KITS

3-2-2011 Version # 2

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 8

HENRY REEVES ELEMENTARY SCHOOL

2005 NW 111 Street, Miami

Thursday, March 31, 2011 at 7:00 p.m.

PREVIOUSLY DEFERRED

A.	11-2-CZ8-1	ELLEN GARDNER 79 ST LLC	10-78	10-53-41	

CURRENT

1.	11-3-CZ8-1	AGUILLARD EUSTACHE & KANOL ISIDORE	10-161	01-53-41	N
2.	11-3-CZ8-2	ANGEL & INES PEREZ	10-162	04-53-41	N
3.	11-3-CZ8-3	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-168	16-53-41	N
4.	11-3-CZ8-4	HABITAT FOR HUMANITY OF GREATER MIAMI INC.	10-172	15-53-41	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, MARCH 31, 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. 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 of request #1 and approval with conditions of request #2.

Protests: 6 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from: 2/24/2011

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1. AGUILLARD EUSTACHE & KANOL ISIDORE (11-3-CZ8-1/10-161) **01-53-41**
Area 8/District 03

(1) Applicants are requesting to permit an existing addition to a single-family residence setback 9'-1" (25' required) from the rear (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Kanol Repair," as prepared by Charles C. Mitchell, P.E., consisting of 2 sheets dated stamped received 9/22/10. Plans may be modified at public hearing.

LOCATION: 10055 N.W. 5 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 67.41' x 109'

Department of Planning and Zoning Recommendation: Denial without prejudice.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. ANGEL & INES PEREZ (11-3-CZ8-2/10-162) **04-53-41**
Area 8/District 02

(1) Applicants are requesting to permit an existing addition to a single-family residence setback 16.48' (25' required) from the rear (north) property line.

(2) Applicants are requesting to permit the single-family residence setback 24' (25' required) from the front (south) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Carport to be legalized for: Ines Perez & W Angel," as prepared by Nestor J. Cifuentes, consisting of one sheet dated stamped received 9/22/10. Plans may be modified at public hearing.

LOCATION: 8925 N.W. 35 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 65' x 101.59'

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. (11-3-CZ8-3/10-168) **16-53-41**
Area 8/District 02

(1) Applicant is requesting to permit a parcel of land with a lot area of 6,225 sq. ft. (7,500 required).

(2) Applicant is requesting to permit a single-family residence setback 20'-7" (25' required) from the front (north) property line on a dual frontage lot.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, Sheet 'A-1' dated stamped received 12/8/10 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 between N.W. 68 Street and N.W. 68 Terrace, approximately 80' west of N.W. 31 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' x 77'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

4. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-3-CZ8-4/10-172) **15-53-41**
Area 8/District 02

(1) Applicant is requesting to permit a single-family residence setback 19'-11" (25' required) from the rear (south) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, consisting of 2 sheets. Sheet 'A-1' dated stamped received 11/16/10 and Sheet 'A-2' dated stamped received 10/5/10. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 69 Terrace, approximately 50' west of N.W. 21 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 75'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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

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

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

A. ELLEN GARDNER 79 ST LLC
(Applicant)

11-2-CZ8-1 (10-078)
Area 8/District 02
Hearing Date: 03/31/11

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. - Non-Use Variance of setbacks, lot area and parking requirements. - 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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#1

APPLICANT'S NAME: **ELLEN GARDNER 79 ST LLC**

REPRESENTATIVE: Michael Gil

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-2-CZ8-1 (10-078)	February 24, 2011	CZAB8		11

REC: Approval or request #1 and approval with conditions of request #2.

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

■ DEFER: ☐ INDEFINITELY ■ TO: March 31, 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 in order for the applicant to meet with the objectors.

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	S	Voncarol Yvette KINCHEN	X		
VICE CHAIRMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS	X		
		VOTE:	4	0	

EXHIBITS: ■ YES ☐ NO

COUNTY ATTORNEYS: **CYNJI LEE** **DARON FITCH**

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:** March 31, 2011

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

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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) 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:

This item was deferred from the February 24, 2011 meeting in order to allow the applicant to meet with the neighbors. 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; 03/02/11
DATE FINALIZED: 03/02/11
MCL:GMR:NN:NC:TA

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

NDN GMR

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

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

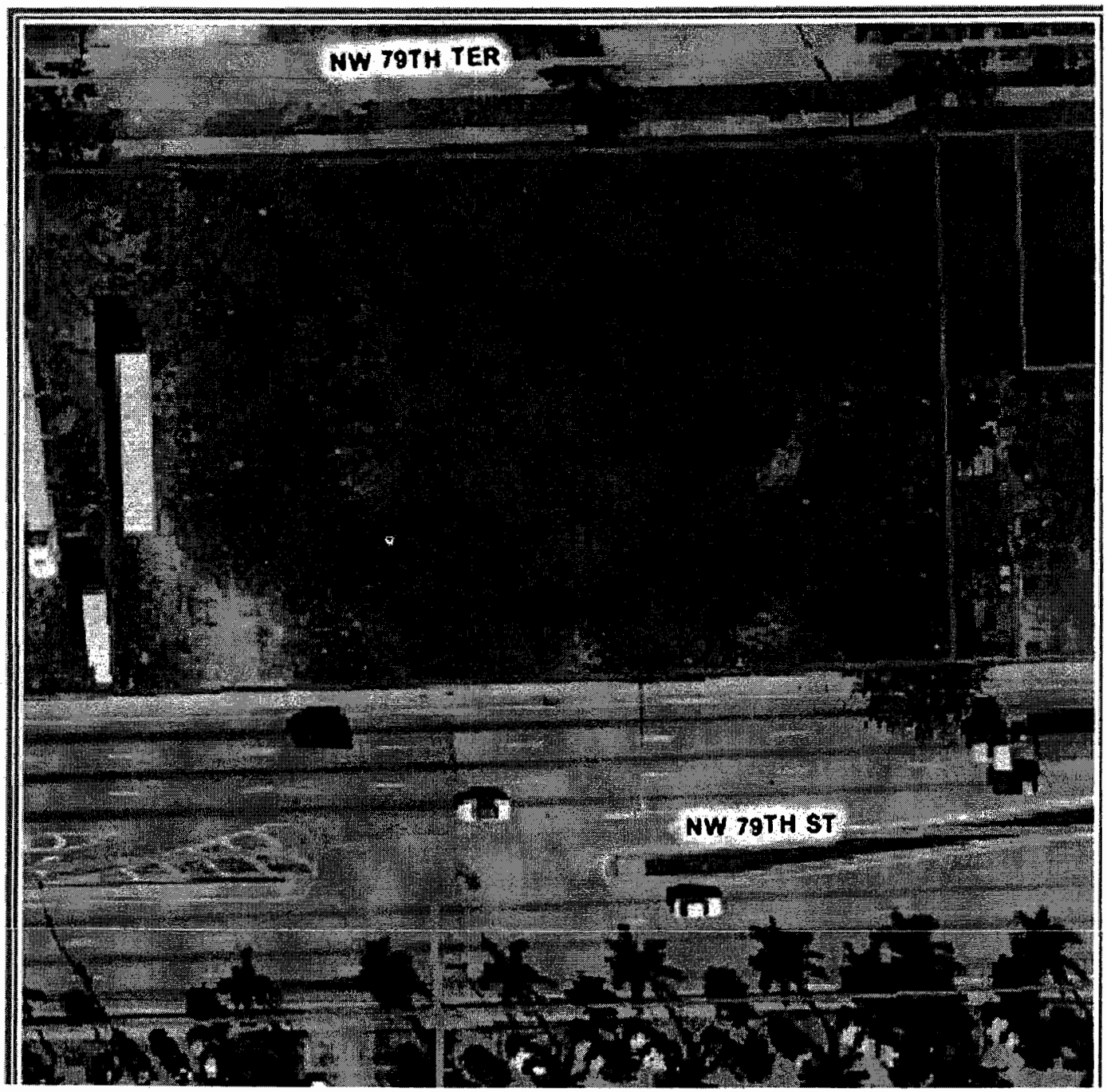
HEARING NUMBER

HISTORY:

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

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

REPORTER NAME:



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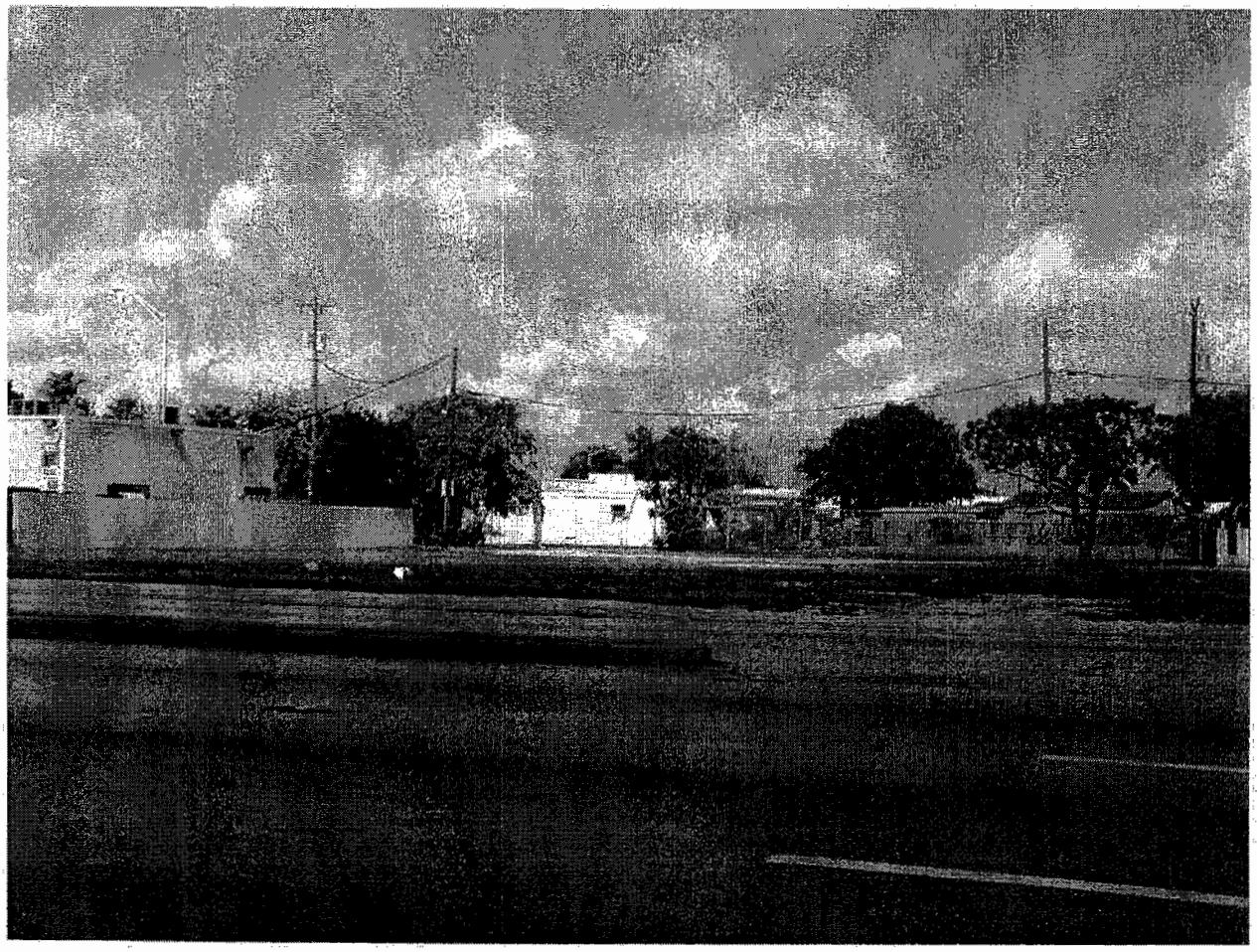
BY



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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 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 8126 SW 1st Manor Coral Springs, FL 33071	100%

Z 10-078

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)

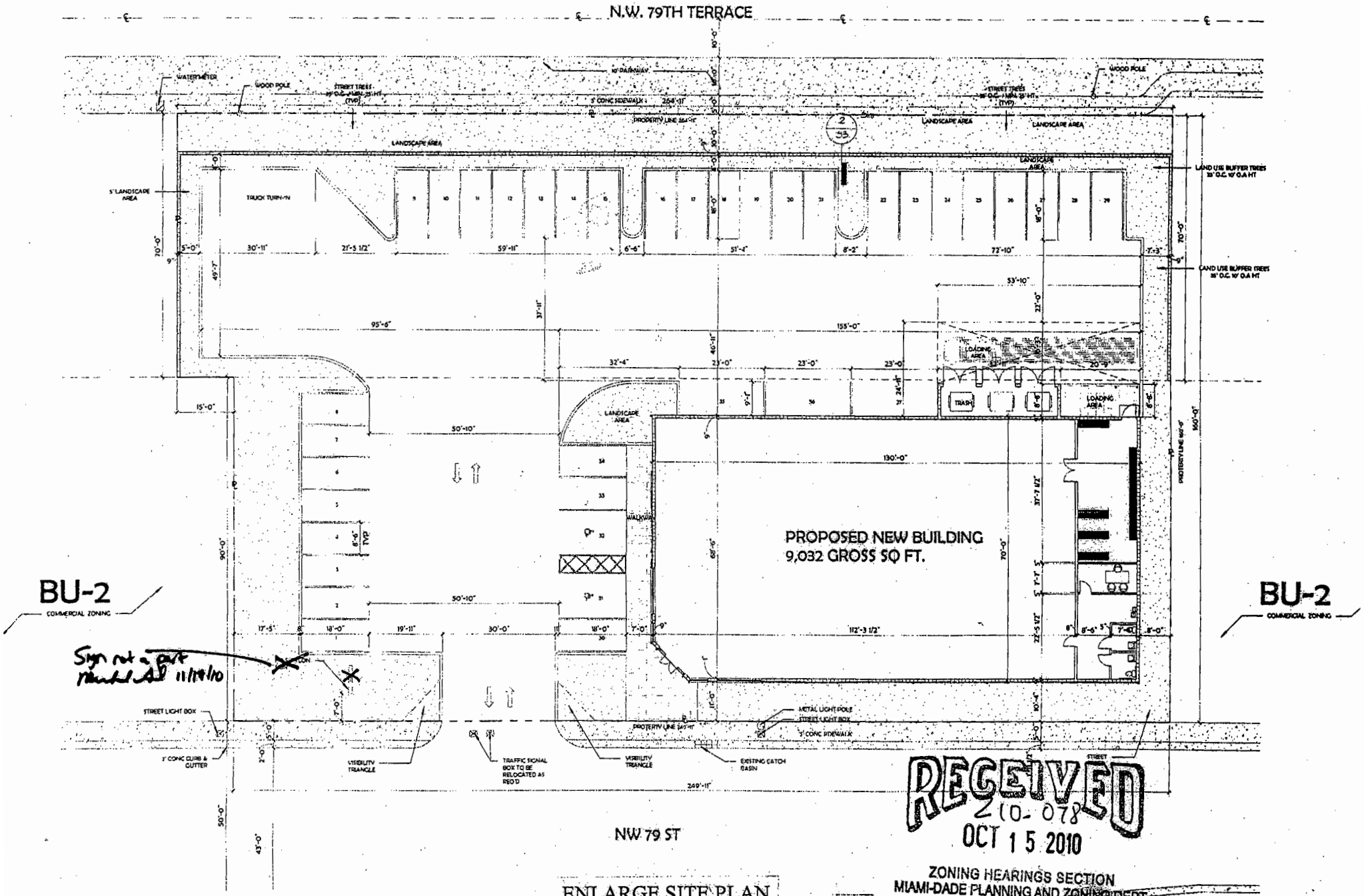
Sworn to and subscribed before me this 14 day of Jun 2010. Affiant is personally known to me or has produced Drivers License as identification.

(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

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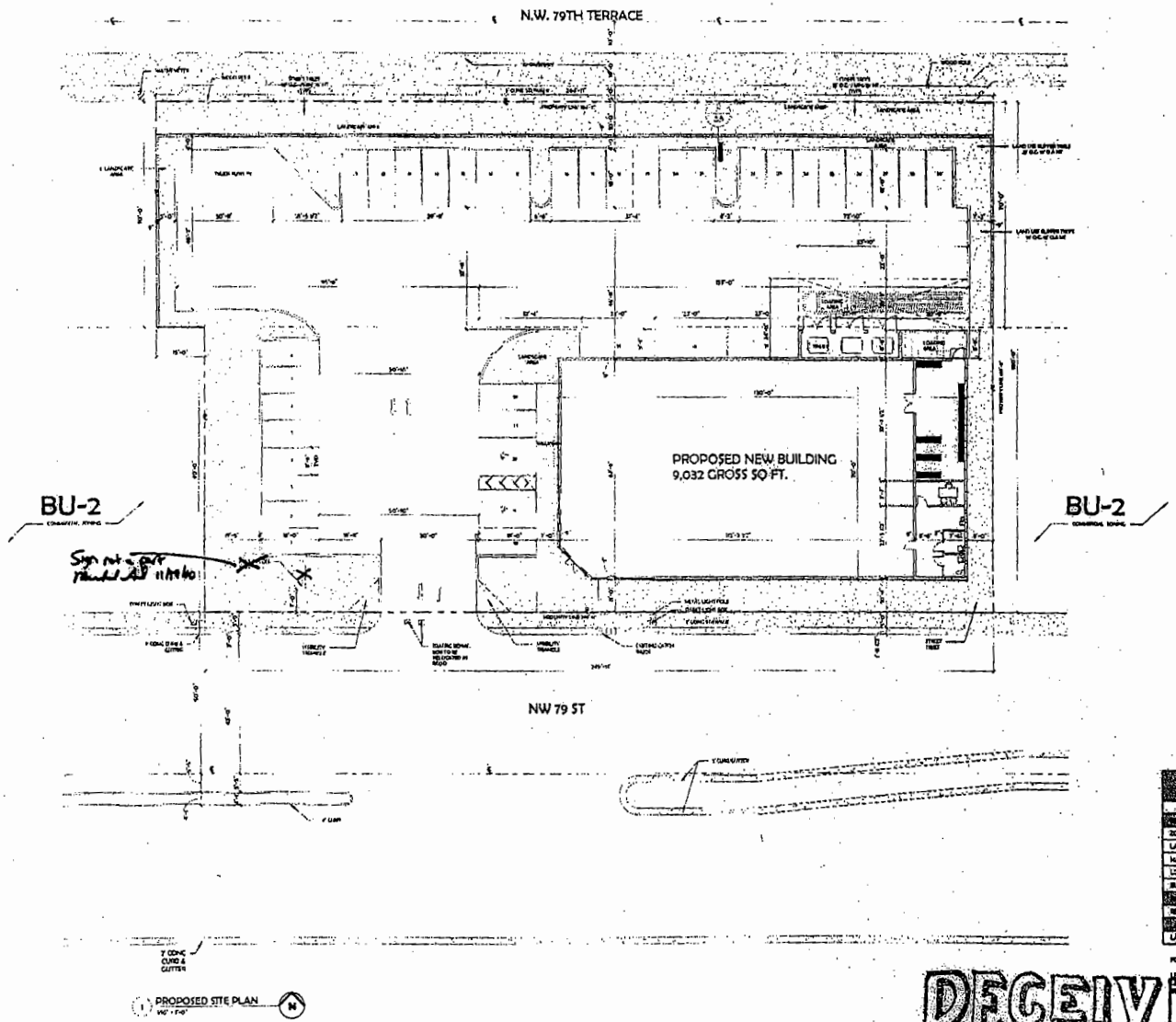
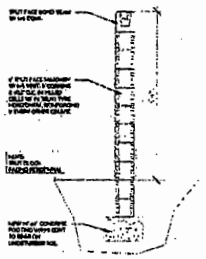
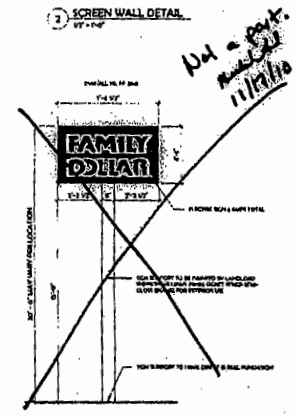


1 PROPOSED SITE PLAN



2 SCREEN WALL DETAIL



3 PYLON SIGN

[illegible] LEGEND / PROJECT DATA		
	REQUIRED/ALLOWED	PROVIDED
[illegible]		
ZONING	BU-2	
LAND USE	EMPTY LOT	
HEIGHT	4 STORIES (45'-0")	1 STORY (15'-0")
LOT SIZE	6,030 SQ FT	
BUILDING FOOTPRINT	[illegible]	[illegible]
[illegible]		
RETAIL SPACE	[illegible]	[illegible]
[illegible]		
LANDSCAPED AREA	[illegible] SQ FT (10%)	[illegible] SQ FT (24.3%)

FOLIO NUMBER: [illegible]

LEGAL DESCRIPTION: [illegible]

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REVISIONS

PROPOSED NEW RETAIL BUILDING
FAMILY DOLLAR RETAIL STORE
NW 79ST AVENUE & 79TH STREET
MIAMI, FLORIDA

- DRAWN SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRV SUB PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: 01-04-10

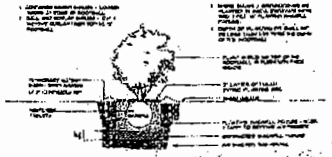
DRAWN BY: NDR
CHECKED BY: AR SKLAR

PROPOSED SITE PLAN

S3

PROJECT #: [illegible]

DATE: [illegible]



SHRUB PLANTING DETAIL

N.W. 79TH TERRACE

PROPOSED NEW BUILDING
9,032 GROSS SQ FT.

BU-2

BU-2

Sign not a part
11/9/10

NW 79 ST

General Notes:

1. All plant material shall be Florida No. 1 or better as given in the current Grades and Standard for Nursery Plants, 2nd Edition, February 1998, Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
2. All plant materials 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 as to be superior to both branching and symmetry.
6. Contractor shall notify S.U.N.S.H.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 2'- 0" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
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 0 to 18 inches of the planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
10. All sodded 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 left be healthy and in flourishing condition or active growth one year from date of final acceptance.
12. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
13. All synthetic burlap, synthetic string or cords or wire basket 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 6-6-6 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 watering, 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 landscape 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. Sodded 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 accordance with all local codes
20. The plan sheet 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 (41,036 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% =	7386 sf	9629 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=	7756 sf	9999 sf
LAWN AREA CALCULATION		
A. Total sf of landscaped open space required by Chapter 33:	7756 sf	9999 sf
B. Maximum lawn area (Bi Aug sod) permitted: 20% x 7756 sf =	1551 sf	0 sf
TREES		
A. No. of trees required per net lot acre = 22	20	22
B. % Palms allowed 30%	6	12
% Palms permitted to count as street trees 1:1 basis	7	7
C. % Native trees required 30 x 30% =	6	12
D. Street trees NW 79th Street	9	9
TOTAL NUMBER OF TREES	29	31
SHRUBS		
A. 30 trees required x 10=# no. of shrubs allowed	300	474
B. Native shrubs required 474 x 30% =	143	456

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'
BB	3	Bursera simaruba/ Gumbo Limbo	Yes	2"	15' x 8'	70'	35'
CD	3	Coccoloba diversifolia/ Pigeon Plum	Yes	2"	10' x 8'	25'	20'
CS	8	Conocarpus erectus/ Orange Geiger	Yes	2"	10' x 8'	20'	15'
WR	13	Washingtonia Filifera/ Fanpalm	No		8' CW	30'	
PR	3	Phoenix roebelenii/ Pygmy Date Palm	No	Double trunk	8'OA Ht	10'	
TF	110	Tripsacum floridanum/ Florida Gamma Grass	Yes		18" x 18", 24" O.C.		
TD	14	Tripsacum dactyloides/ Fakahatchee Grass	Yes		24" O.C.		
DT	55	Dianella tasmanica/ Blueberry Flax Lily	No		18" x 18", 18" O.C.		
CI	318	Chrysobalanus icaco/ Cocoplum	Yes		24" O.C. 24" O.C.		
MF	118	Neomarica Iongifolia/ Brazilian Walking Iris	Yes		24" x 24", 24" O.C.		
YE	20	Thunbergia erecta/ King's Mantle	No		24" x 24", 24" O.C.		
		Bahia sod	No				
		Eucalyptus, melaleuca or wooded mulch					

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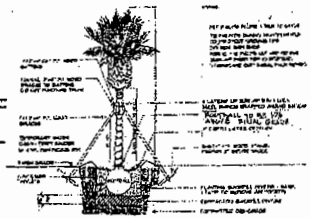
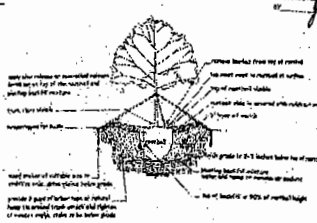
MIAMI-DADE PLANNING AND ZONING DEPT.

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



PALM PLANTING DETAIL

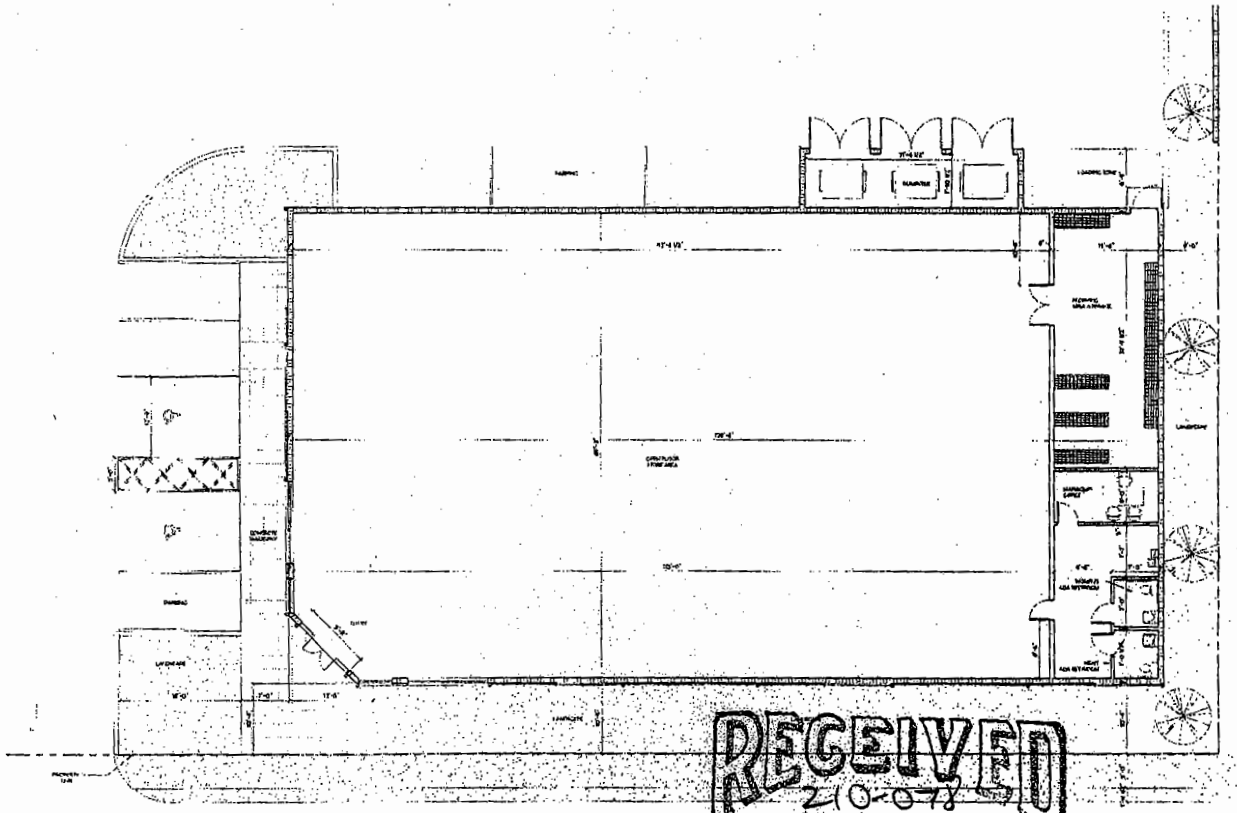


TREE PLANTING & STAKING DETAIL

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

REVISED
9/10/10

22



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1 FLOOR PLAN

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REVISIONS

FAMILY DOLLAR RETAIL STORE

REVIEW SET
PRELIMINARY
NOT FOR CONSTRUCTION
DRIVEN PERMIT SET
PERMIT SET
BID SET
CONSTRUCTION SET

SUBMITTAL DATE: 09-03-10

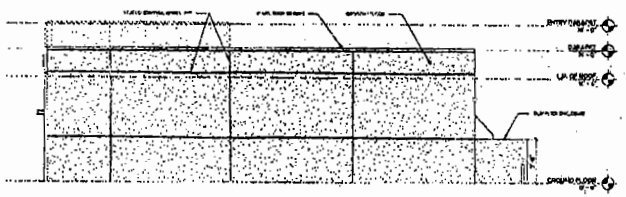
DRAWN BY:
Author
CHECKED BY:
AR SKLAR

FLOOR PLAN

F1

PROJECT #: 09-08

DATE: 09-03-10



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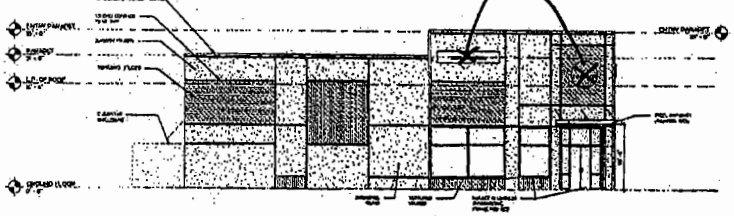

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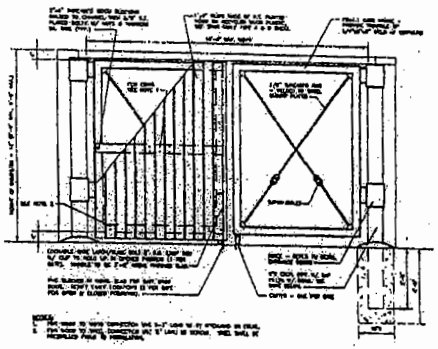
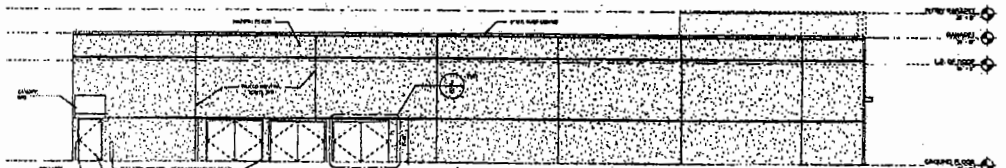
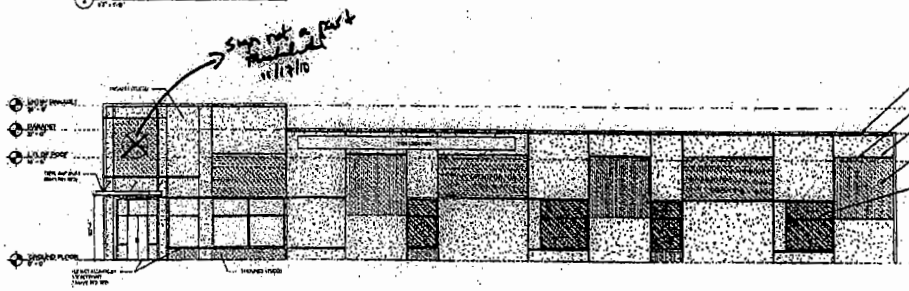


3 TYP. DOUBLE GATE DETAIL



2 NORTH / REAR (79TH TERRACE ELEVATION)



1 SOUTH / FRONT (79TH ST. ELEVATION)

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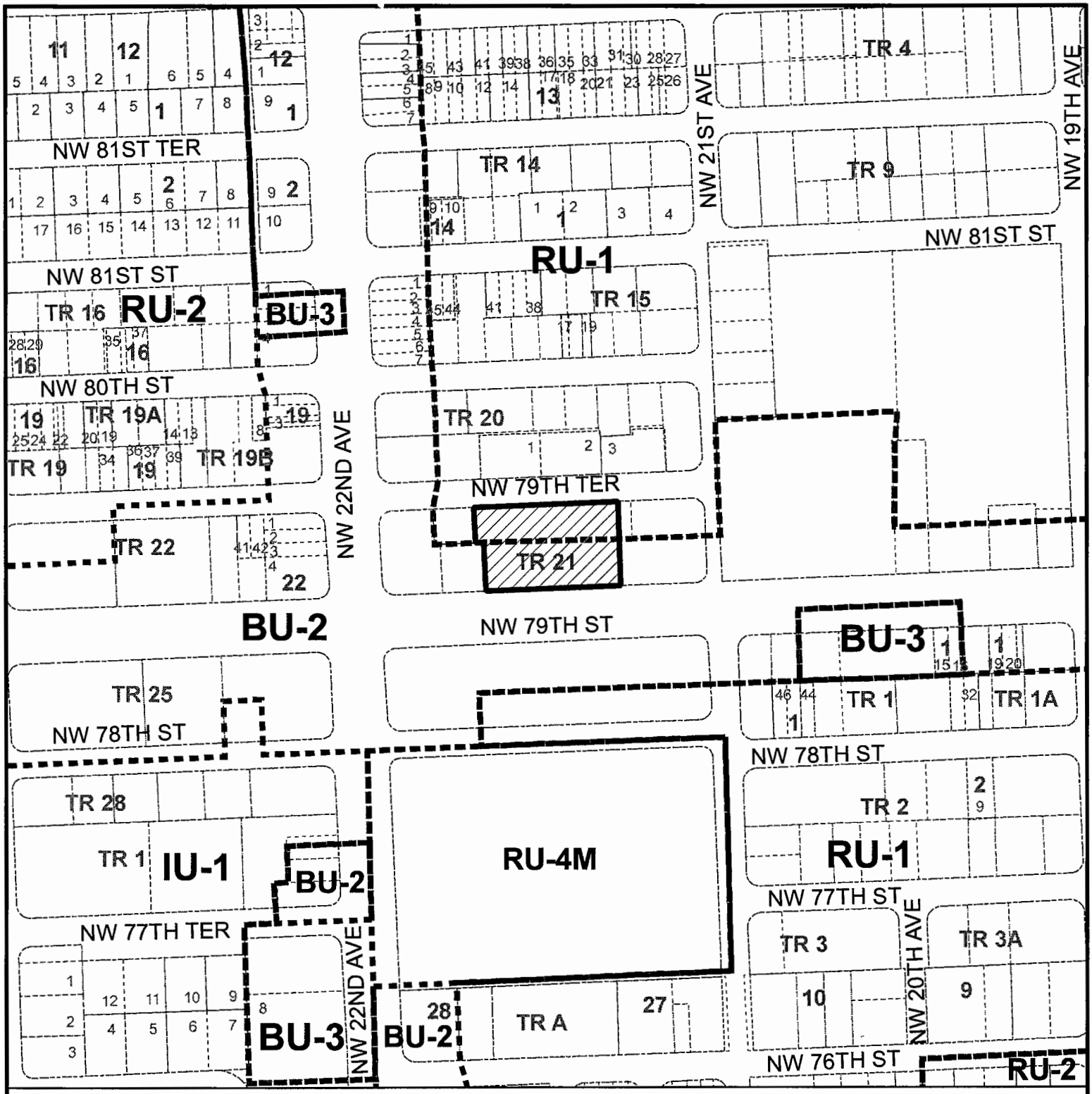


MIAMI-DADE COUNTY

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
		24

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000078

N
W E
S

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

1. AGUILLARD EUSTACHE/KANOL ISIDORE
(Applicant)

11-3-CZ8-1 (10-161)
Area 8/District 03
Hearing Date: 03/31/11

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
1947	Clyde Lucas	- Multiple zone change.	BCC	Approved

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

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

APPLICANTS: Aguilard Eustache/Kanol Isidore **PH:** Z10-161 (11-3-CZ8-1)

SECTION: 1-53-41 **DATE:** March 31, 2011

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

==========

A. INTRODUCTION:

- **SUMMARY OF REQUEST:** The applicants seek to permit an existing bedroom addition to the single-family residence setback less than required from the rear (north) property.

- **REQUEST:**

  Applicants are requesting to permit an existing addition to a single-family residence setback 9.6' (25' required) from the rear (north) property line.

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Kanol Repair" as prepared by Charles Mitchell, P.E., dated 9/22/10 and consisting of 2 pages. Plans may be modified at public hearing.

- **LOCATION:** 10055 NW 5 Avenue, Miami-Dade County, Florida.

- **SIZE:** 67.41' x 109'

B. ZONING HEARINGS HISTORY: None.

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

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

D. NEIGHBORHOOD CHARACTERISTICS:

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

SOUTH:	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
EAST:	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
WEST:	RU-2; single-family residence	Low Density Residential, 2.5 to 6 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 COMMENT:

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

G. PLANNING AND ZONING ANALYSIS:

The subject property is located at 10055 NW 5 Avenue, in an area characterized by single-family residences. The subject property is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. The approval of the request sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Therefore, the request is **consistent** with the density threshold of the LUP map of the CDMP.

When the request is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of the application would be **incompatible** with the surrounding area and would affect the stability and appearance of the community. The applicants' letter of intent indicates that the encroachment into the rear (north) setback is a result of the conversion of a detached garage into a master bedroom and the connection of the garage to the principal building by the creation of a den as indicated in the submitted floor plans. The resulting 15.5' encroachment into the rear setback area is in staff's opinion overly excessive and approval would set a precedent for similar requests in this area. Staff notes that there were no other properties in the surrounding area that were approved for variances to the rear setback

regulations that were similar to or more intensive than what is being requested herein. **Therefore, staff recommends denial without prejudice of this application, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard**.

Based on the aforementioned, staff opines that the existing single-family residence is **consistent** with the Low-Density designation of the LUP map of the CDMP, however, the approval of the requested 15.4' encroachment into the rear (north) setback area would be **incompatible** with the surrounding predominant residential developments. **Staff therefore, recommends the application be denied without prejudice under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.**

H. RECOMMENDATION:

Denial without prejudice.

I. CONDITIONS: None.

DATE TYPED: 02/01/11
DATE REVISED: 02/03/11, 02/09/11, 02/23/11
DATE FINALIZED: 02/23/11
MCL:GR:NN:AA:CH

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

NOV

Memorandum

MIAMI-DADE COUNTY

Date: October 12, 2010

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

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

Subject: C-08 #Z2010000161
Aguillard Eustache, Kanol Isidore
10055 N.W. 5th Avenue
To Permit Setback Less than Required
(RU-1) (0.17 Acres)
01-53-41

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

Potable Water Service
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. DERM has no objection to the interim use of a septic tank and drainfield, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. Based on available information, the proposed single-family residence or duplex served by a septic tank would not exceed the maximum allowable sewage loading for the subject property.

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

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

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

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

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

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

Memorandum

Date: November 26, 2008

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

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum

Date: 25-OCT-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000161

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2010000161
located at 10055 N.W. 5 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0685 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:31 minutes

Existing services

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

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

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

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: 30-SEP-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

AGUILLARD EUSTACHE/KANOL ISIDORE	10055 N.W. 5 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000161

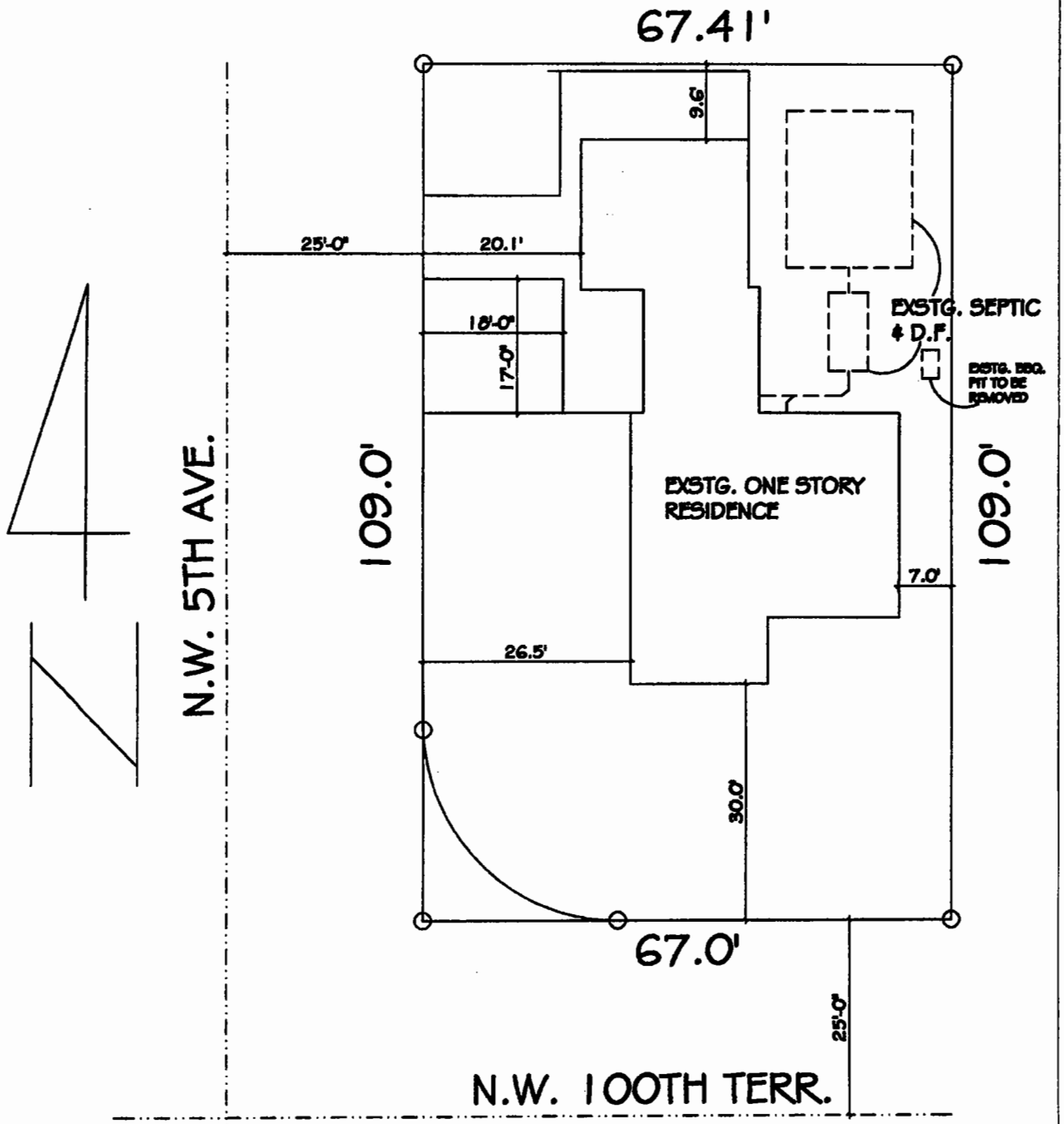
HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC; (2) Cases open for expired permit and (2) cases open for work without permit.

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

REPORTER NAME:

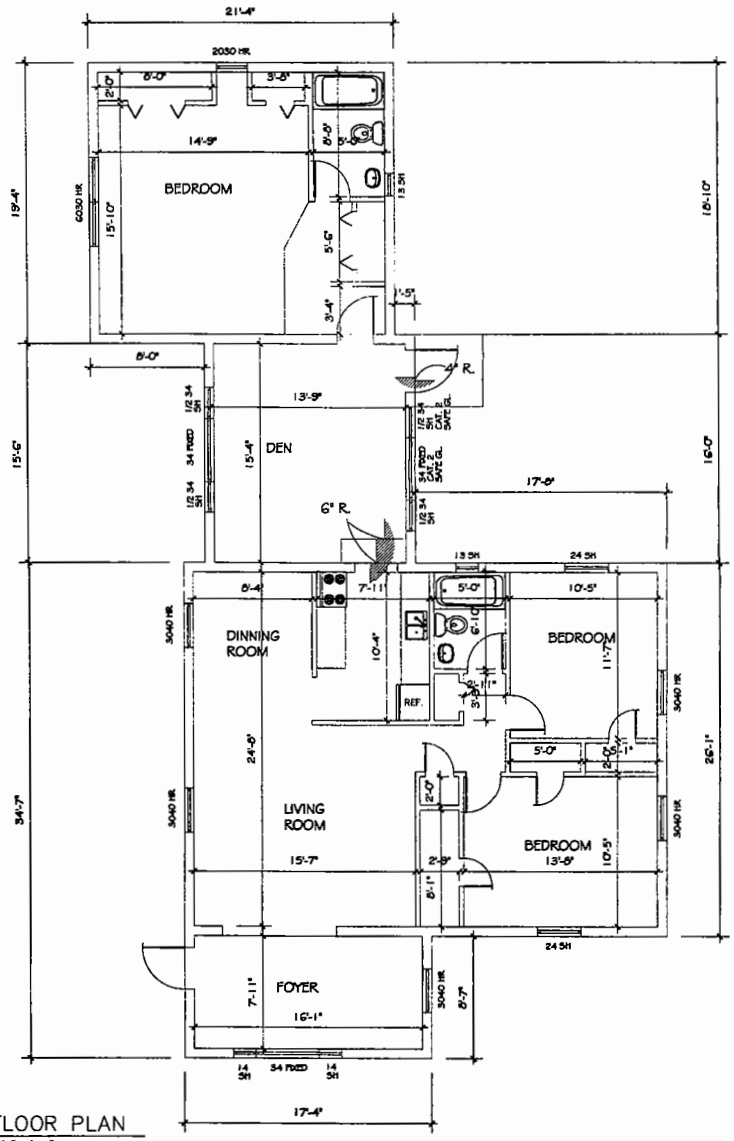


SITE PLAN

1"=20'-0"

RECEIVED
Z10-161
SEP 22 2010
ZONING ADMINISTRATIVE REVIEW SECT.
MIAMI-DADE PLANNING AND ZONING DEPT.
BY RDA

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-161
DATE: SEP 22 2010
BY: ROA



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

ZONING LEGEND
Single Family and Duplex

ZONING	R-1
Height (To ridge of Roof)	12'-7"
Net Land Area	7,348
Lot Coverage	1,674 SF OR 23%

SETBACKS	REQUIRED	PROVIDED
FRONT	25'	30.0'
SIDE	7.5'	7.0'
SIDE STREET	15'	20.1'
REAR	25'	9.6'

Area adjacent to lake or canal to be graded so as to prevent direct 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.

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 552.79 (10) Florida Statutes effective 7/10/87

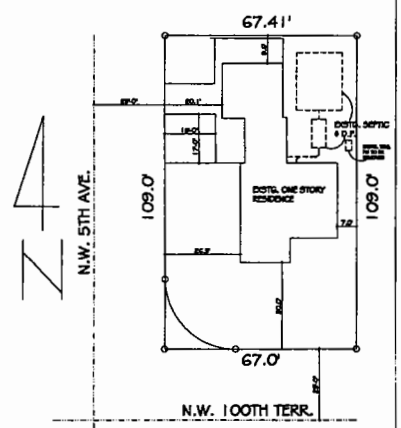
Applicant: Will comply with Ordinance 80-90 (Section 13-13.1of the Miami-Dade County Code: Notice of rock mining operations where blasting is permitted) prior to starting construction.

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.

LEGAL DESCRIPTION:
1 53 41 SHORES ESTS
PB 45-26 LOT 6, BLK. 3



SITE PLAN
1"=20'-0"

RECEIVED
210-161
SEP 22 2010
BY: ROA

CHARLES C. MITCHELL, P.E.
924 N. FEDERAL HWY.
HOLLYWOOD, FLA. 33023
OFF: (305)336-5069
CIVIL/STRUCTURAL ENG.
FLA. REG. NO. #11127

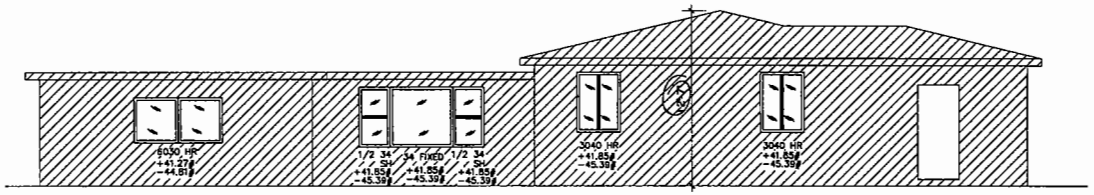
DATE
28 JUNE 2010

KANOL (REPAIR)
10055 NW 5TH AVE.
MIAMI, FL.

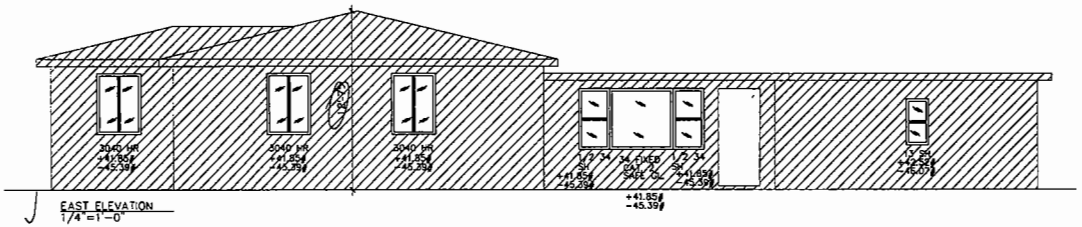
A-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-161
DATE: SEP 22 2010
BY: EOA

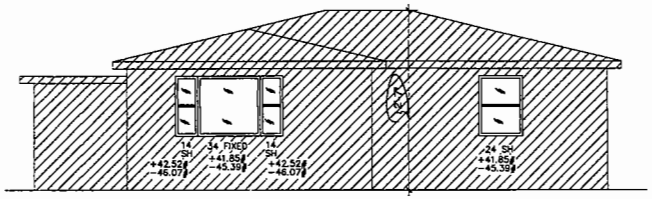
12



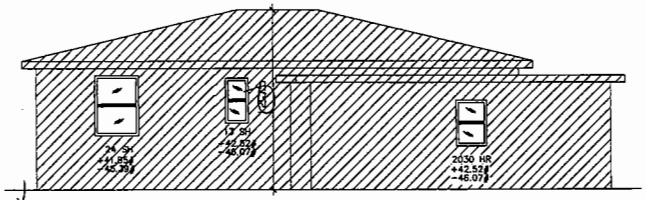
WEST ELEVATION
1/4"=1'-0"



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



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



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

RECEIVED
Z10-161
SEP 22 2010

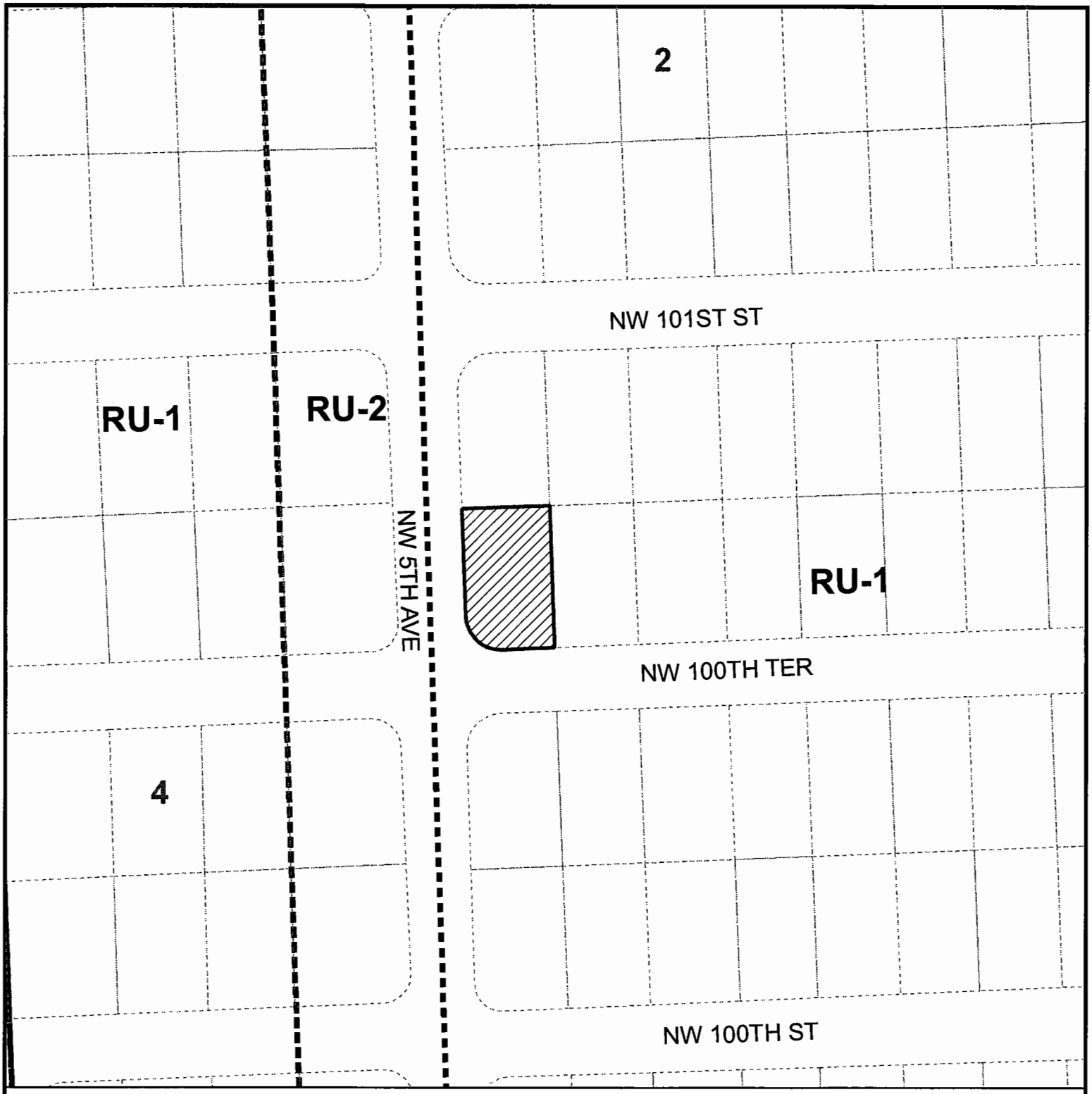
CHARLES C. MITCHELL, P.E.	
924 N. FEDERAL HWY.	
HOLLYWOOD, FLA. 33023	
OFF: (305)336-5069	
CIVIL/STRUCTURAL ENG.	#11127
FLA. REG. NO.	

DATE
23 JUNE 2010

KANOL (REPAIR)

10055 NW 5TH AVE.
MIAMI, FL.

A-2



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000161

Legend
Zoning
Subject Property Case

N
W E
S

Section: 01 Township: 53 Range: 41
Applicant: AGUILLARD EUSTACHE/KANOL ISIDORE
Zoning Board: C8
Commission District: 3
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 27, 2010

REVISION	DATE	BY
		13

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000161

Legend

Subject Property

N
W E
S

Section: 01 Township: 53 Range: 41
Applicant: AGUILLARD EUSTACHE/KANOL ISIDORE
Zoning Board: C8
Commission District: 3
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 27, 2010

REVISION	DATE	BY

2. ANGEL & INES PEREZ
(Applicant)

11-3-CZ8-2 (10-162)
Area 8/District 02
Hearing Date: 03/31/11

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
1965	Edward Ross	- Variance setback requirements.	ZAB	Approved

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

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

APPLICANT: Angel and Ines Perez **PH:** Z10-162 (11-3-CZ8-2)

SECTION: 04-53-41 **DATE:** March 31, 2011

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

==========

A. INTRODUCTION:

o SUMMARY OF REQUESTS:

This application will allow the continued use of an addition to an existing single-family residence setback closer to the rear (north) property line, and the continued use of an existing single-family residence setback closer to the front property line than permitted by the Zoning Code.

o REQUESTS:

(1) Applicant is requesting to permit an existing addition to a single-family residence setback 16.48' (25' required) from the rear (north) property line.

(2) Applicant is requesting to permit a single-family residence setback 24' (25' required) from the front (south) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Carport to be legalized for Ines Perez & W Angel" as prepared by Nestor Cifuentes, consisting of one sheet dated stamped received 9/22/10. Plans may be modified at public hearing.

o LOCATION:

8925 NW 35 Court, Miami-Dade County, Florida

o SIZE: 65' x 101.59'

B. ZONING HEARINGS HISTORY:

In 1965, pursuant to Resolution #3-ZAB-455-65, the Zoning Appeals Board granted a variance of setback requirements to allow the construction of a carport addition to the single family residence to setback 17' where 25' is required from the rear (north) property line and to setback 23.5' from the side street (west) property line.

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

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for ***Low Density Residential****. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could*

include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	RU-1; Single Family Residence	Low-Density Residential, 2.5 to 6 dua
Surrounding Properties:		
NORTH:	RU-1; Single Family Residence	Low-Density Residential, 2.5 to 6 dua
SOUTH:	RU-1; Single Family Residence	Low-Density Residential, 2.5 to 6 dua
EAST:	RU-1; Single Family Residence	Low-Density Residential, 2.5 to 6 dua
WEST:	RU-1; Single Family Residence	Low-Density Residential, 2.5 to 6 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 a corner lot with an existing single family residence thereon, located at 8925 NW 35 Court. Single family residences characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development

Master Plan (CDMP) designates this site as **Low Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. The approval of this application will allow the continued use of an existing garage addition and an existing single-family residence setback closer to the rear (north) and to the front (south) property lines than that permitted by the Zoning Code. The approval of the requests sought in the application will not add additional dwelling units to the site beyond what is allowed by the Land Use Map of the CDMP. Therefore, the requests are **consistent** 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 plans submitted by the applicants depict an existing 11.7' x 23.5' covered area attached to the west side of the existing residence and an existing 13.95' x 20.5' metal roof structure attached to the north side of the existing garage addition, both of these structures are depicted on the submitted plans to be removed. As such, staff recommends that both of these structures be removed prior to building permit for the existing addition being requested under this application (request #1).

Further, staff notes that in 1965, pursuant to Resolution #3-ZAB-455-65, the Zoning Appeals Board granted the approval of a carport addition to setback 17' where 25' is required from the rear (north) property line and to setback 23.5' (25' required) from the side street (west) property line on the subject property. As such, staff opines that approval of the 16.48' rear setback being requested, will not create a more noticeable visual impact than the previously approved 17' rear setback. However, in order to diminish the visual impact of said garage addition which encroaches 8.52' into the rear (north) setback area from the neighboring property to the north, staff recommends that the applicants provide a 6' high hedge, wood fence or wall along the rear (north) property line.

In request #2, the applicants are seeking to legalize an existing single family residence which encroaches one (1) foot into the front (south) setback area. Staff is of the opinion that the one (1) foot encroachment is probably due to an inadvertent construction error when the residence was originally built. Furthermore, staff notes, that in 1992, pursuant to an Administrative Variance Application #V1992000410, the Director of the (then) Building and Zoning Department granted the approval for a single family residence setback 22.75' where 25' is required from the rear (east) property line and with a lot coverage of 37.1% where 35% is permitted on a parcel of land located approximately 250 feet to the northwest of the subject property, located at 8915 NW 36 Avenue.

Staff opines that approval of requests #1 and #2 are consistent with the CDMP and compatible with the surrounding area. 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 De That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Carport to be legalized for Ines Perez & W Angel" as prepared by Nestor Cifuentes, consisting of one sheet dated stamped received 9/22/10. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

4. That the existing 11.7' x 23.5' covered area attached to the west side of the existing residence and an existing 13.95' x 20.5' metal roof structure attached to the north side of the existing garage addition be removed be removed as depicted on the plans submitted by the applicants within 90 days of the expiration of the appeal period for this Zoning Hearing, unless a time extension is granted by the Director of the Department of Planning and Zoning.

5. That the applicant obtain a building permit for the garage addition from the Building Department within 90 days after the expiration of the appeal period.

6. That buffering be provided along the rear (north) property line, either in the form of a hedge at a minimum height of 3' at time of planting to be maintain at a maximum height of 6' or a 6' high wall or wood fence. Said buffering shall be installed prior to final zoning inspection for the proposed addition.

DATE TYPED: 01/31/11
DATE REVISED: 02/08/11
DATE FINALIZED:
MCL:GR:NN: NC:TA

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: October 15, 2010

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

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

Subject: C-08 #Z2010000162
Angel Perez and Ines Perez
8925 N.W. 35th Street
Single-Family Residence Setback Less than Required from Property Lines
(RU-1) (0.1455 Acres)
04-53-41

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

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

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

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

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

Stormwater Management
The proposed project will not affect the existing stormwater management system.

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

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

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

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

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

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

Memorandum

Date: November 26, 2008

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

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum

Date: 28-OCT-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000162

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2010000162
located at 8925 N.W. 35 COURT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0736 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: 6:12 minutes

Existing services

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

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

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not aplicable 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: 15-FEB-11

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

ANGEL & INES PEREZ	8925 N.W. 35 COURT, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000162

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: Case opened 12-9-2009 for work without permit 20100133879, case still open.

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

NONE

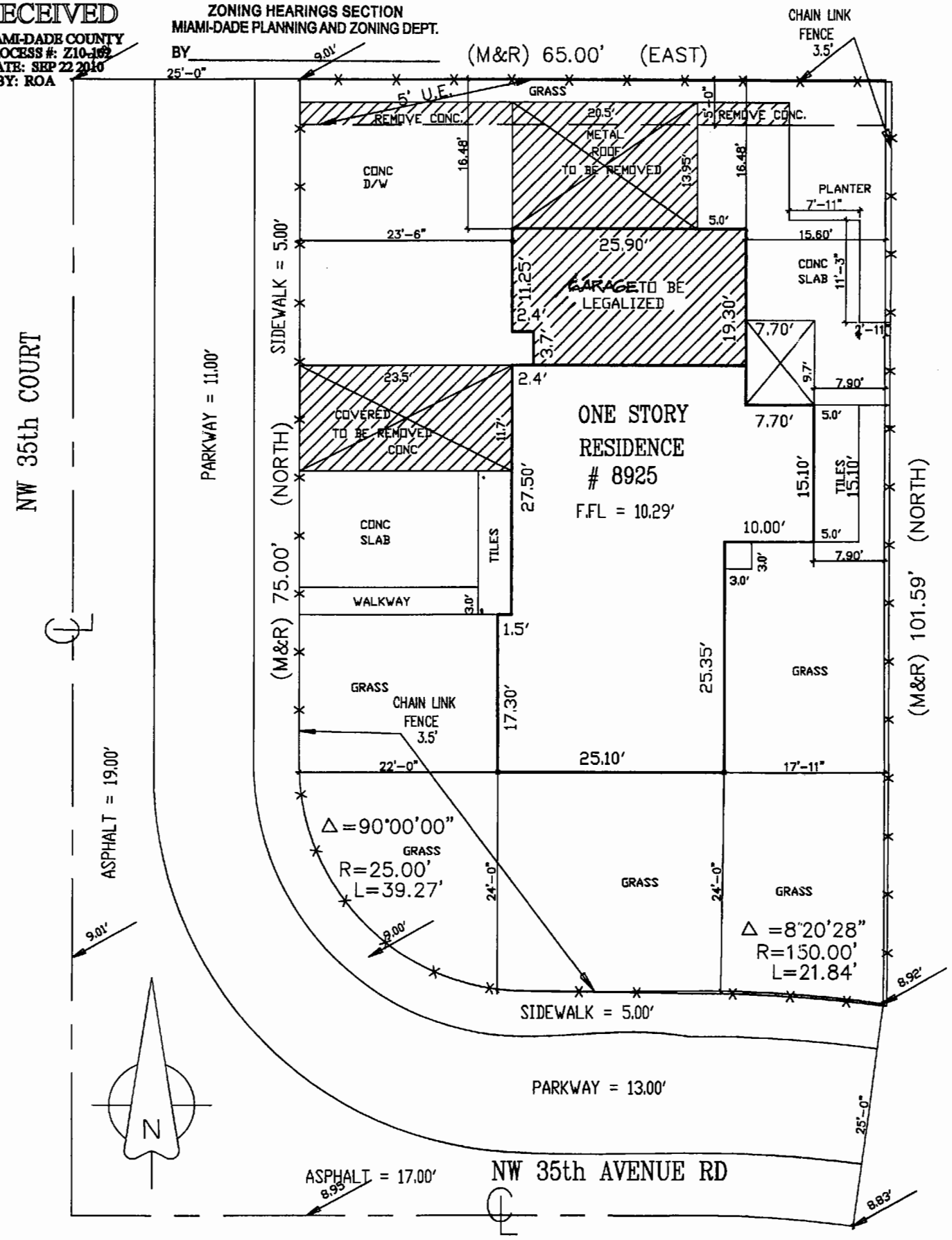
REPORTER NAME:

NCS Chris Albury

RECEIVED
Z10-162
SEP 2 2 2010

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-162
DATE: SEP 22 2010
BY: ROA

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



ENLARGED SITE PLAN

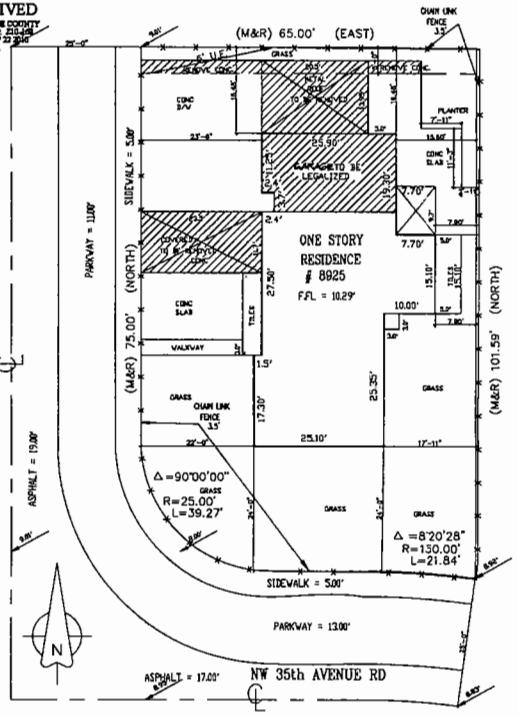
11

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 210162
DATE: SEP 22 2010
BY: BOA

RECEIVED
210162
SEP 22 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY_____



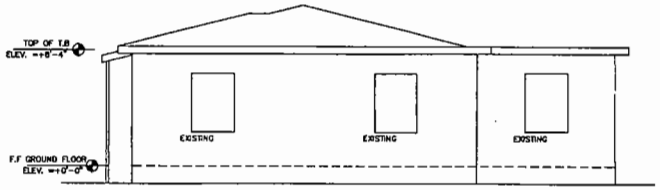
SITE PLAN
SCALE: 3/32" = 1'-0"

AREA TABLE	
LOT AREA	8388 S/F
EXISTING RESIDENCE	1248 S/F
CARPORT TO BE LEGALIZED	379 S/F
TOTAL AREA	1824 S/F

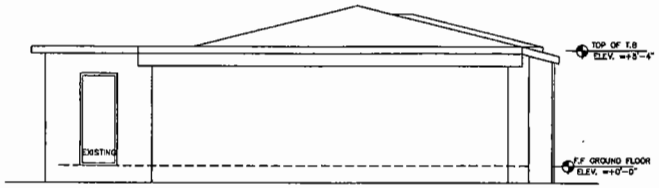
LEGAL DESCRIPTION :

LOT 13 BLK 14 " BROADMOOR MANOR "

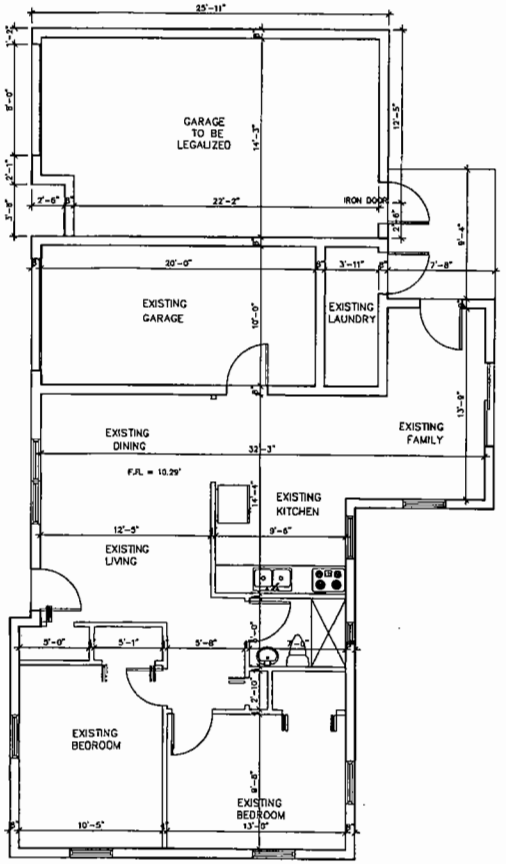
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50 AT PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.



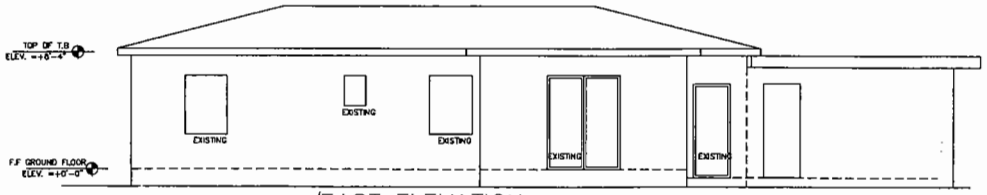
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

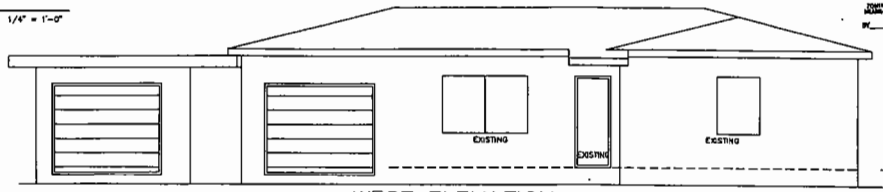


FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

RECEIVED
210162
SEP 22 2010



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

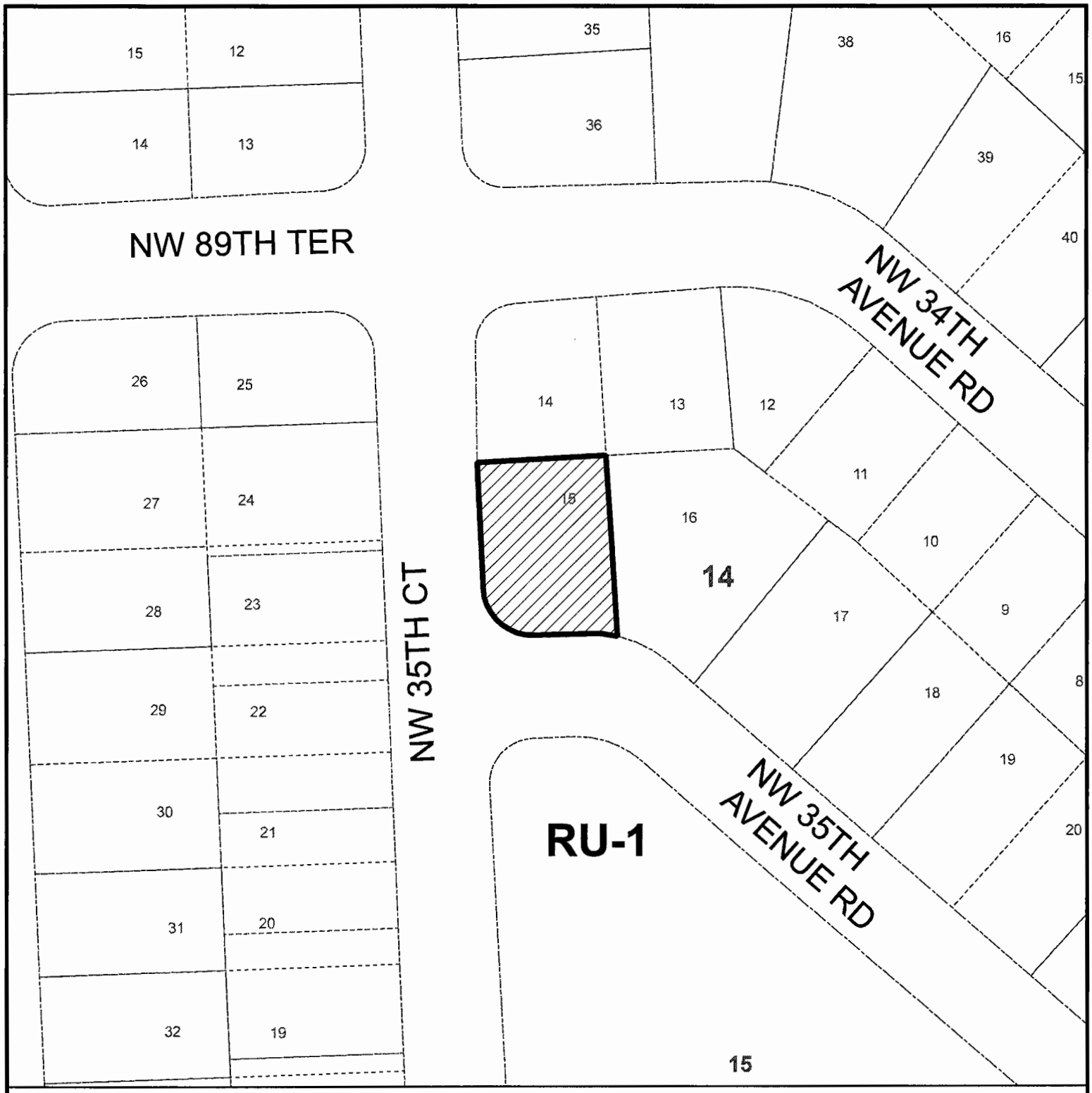
04-30-10

NESTOR J. CIFUENTES
8600 SW 33 TERR
Miami Florida
FE No 29450

CARPORT TO BE LEGALIZED FOR:
INES PEREZ &W ANGEL.
8925 NW 35th COURT, MIAMI, FL 33147

REVISION
REVISION
REVISION
REVISION

SHEET
A1



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000162

Section: 04 Township: 53 Range: 41
Applicant: ANGEL AND INES PEREZ
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
		13

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000162

N
W E
S

Section: 04 Township: 53 Range: 41
Applicant: ANGEL AND INES PEREZ
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 13, 2010

REVISION	DATE	BY

3. HABITAT FOR HUMANITY OF GREATER MIAMI, INC **11-3-CZ8-3 (10-168)**
(Applicant) **Area 8/District 02**
Hearing Date: 03/31/11

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
1976	Directors	- Zone change from RU-3B to RU-1.	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:** Z10-168 (11-3-CZ8-3)

SECTION: 16-53-41 **DATE:** March 31, 2011

COMMISSION DISTRICT: 2 **ITEM #:** 3

==========

A. INTRODUCTION:

- **SUMMARY OF REQUESTS:**

  This application will allow the construction of a single-family residence on a dual frontage lot setback closer to the front (north) property line, and with a smaller lot area, than that permitted by the Zoning Code.

- **REQUESTS:**

  (1) Applicant is requesting to permit a single-family residence on a dual frontage lot setback 20'7" (25' required) from the front (north) property line.

  (2) Applicant is requesting to permit a smaller lot area (6225 sq ft) than required (7500 sq ft required).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla. Sheet 'A1' dated stamped received 12/8/10 and sheet 'A2' dated stamped received 10/5/10 for a total of two sheets. Plans may be modified at public hearing.

- **LOCATION:**

  Lying north of N.W. 68 Street; approximately 80' west of N.W. 31 Avenue, Miami-Dade County, Florida.

- **SIZE:** 80' x 77.9'

B. ZONING HEARINGS HISTORY: In 1976, pursuant to Resolution #Z-135-76, the subject lot was a part of a larger parcel of land that was rezoned from RU-3B, Bungalow Court District, to RU-1, Single-Family Residential District.

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 Density Residential*** *use. This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes and townhomes.*

2. ***Policy LU-1C***
   Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped

environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

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

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	RU-1; Vacant	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:		
NORTH:	RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
SOUTH:	RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
EAST:	RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
WEST:	RU-1; Vacant	Low Density Residential, 2.5 to 6 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, dual frontage lot which lies north of N.W. 68 Street and approximately 80' west of N.W. 31 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 Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 6,225 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 north property line than that permitted by the Zoning Code. The subject property lies within the Urban Infill Area (UIA) and **Policy LU-1C** of the CDMP indicates that Miami-Dade County should give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand. Additionally, the subject property is located in an Enterprise Zone and **Objective LU-12** of the CDMP indicates that Miami-Dade County should take specific measures to promote infill development that is situated in an Enterprise Zone. Therefore, the requests are **consistent** with the UIA policy and Enterprise Zone objective 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 subject parcel fronts onto both NW 68 Street and NW 68 Terrace, which is a dedicated roadway located to the rear of the house as it is depicted on the submitted plans. The approval of the requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that two (2) properties lying northeasterly of the subject property were approved for similar variances. For example, in 1961, a property located approximately 246' northeast of the subject property, at 3111 NW 69 Street, was approved for a lot area of 3,629 sq. ft., where 7,500 sq. ft. was required, pursuant to Resolution #ZB-520-61. Additionally, in 1977, another property located at 3100 NW 70 Street, approximately 361' northeast of the subject property, was approved pursuant to Resolution #Z-15-77, to permit the residence setback 18' from the front (north) property line where 25' is required. Overall, staff is supportive of this application subject to conditions and notes that the proposal would be **consistent** with the intent of Policy LU-1C and Objective LU-12 of the CDMP which is to give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of

substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development and to promote infill development that is situated in a CDBG-eligible area. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). 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 12/8/10 and sheet 'A2' dated stamped received 10/5/10 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: 01/19/11
DATE REVISED: 01/25/11, 02/03/11
DATE FINALIZED: 02/28/11
MCL:GR:NN:CH:SF

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

Memorandum

MIAMI-DADE COUNTY

Date: October 19, 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 #Z2010000168
Habitat for Humanity for Greater Miami, Inc.
3111 N.W. 68th Street
To Permit a Single-Family Residence Setback with Less than Required from Property Lines
(RU-1) (0.14 Acres)
16-53-41

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
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.

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: 01-NOV-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000168

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2010000168
located at 3111 N.W. 68 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0861 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: 5:10 minutes

Existing services

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

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-FEB-11

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.	3111 N.W. 68 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Z2010000168	
HEARING NUMBER	

HISTORY:

ENFORCEMENT HISTORY; NC: No open cases. Prior case for unimproved property 7-22-2010, referred to GSA. Prior case 8-19-2010 for unimproved property, referred to GSA. BNC: No open cases.

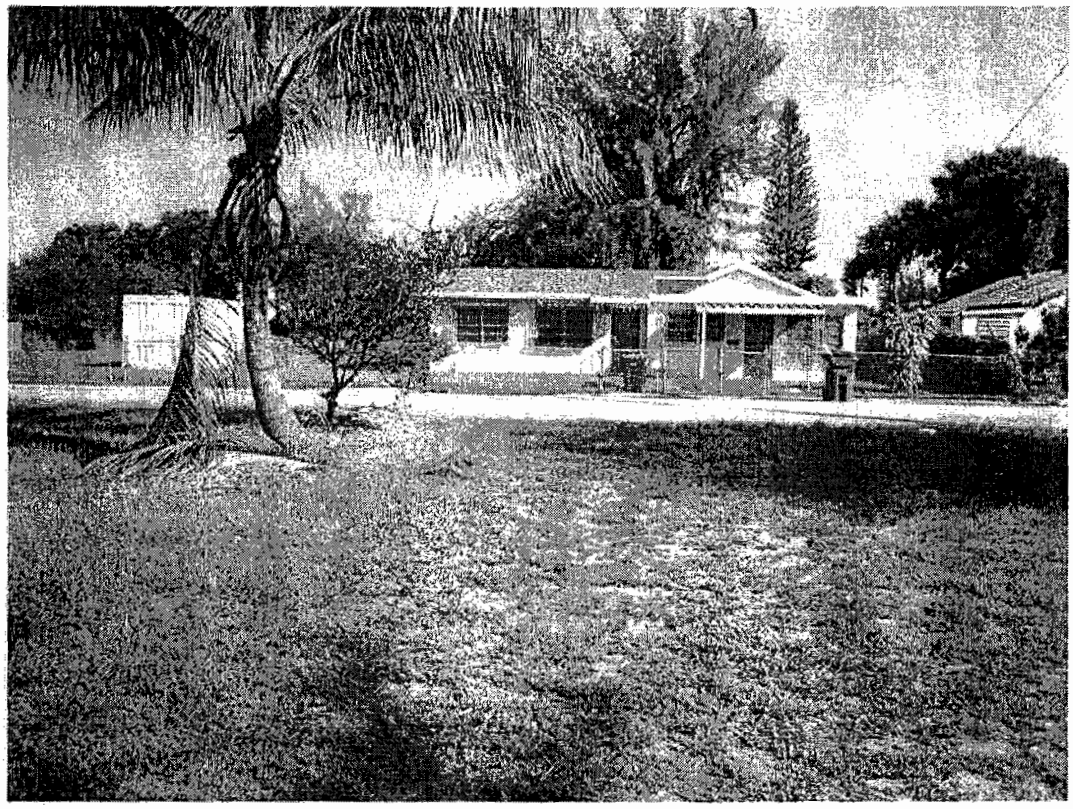
OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

None

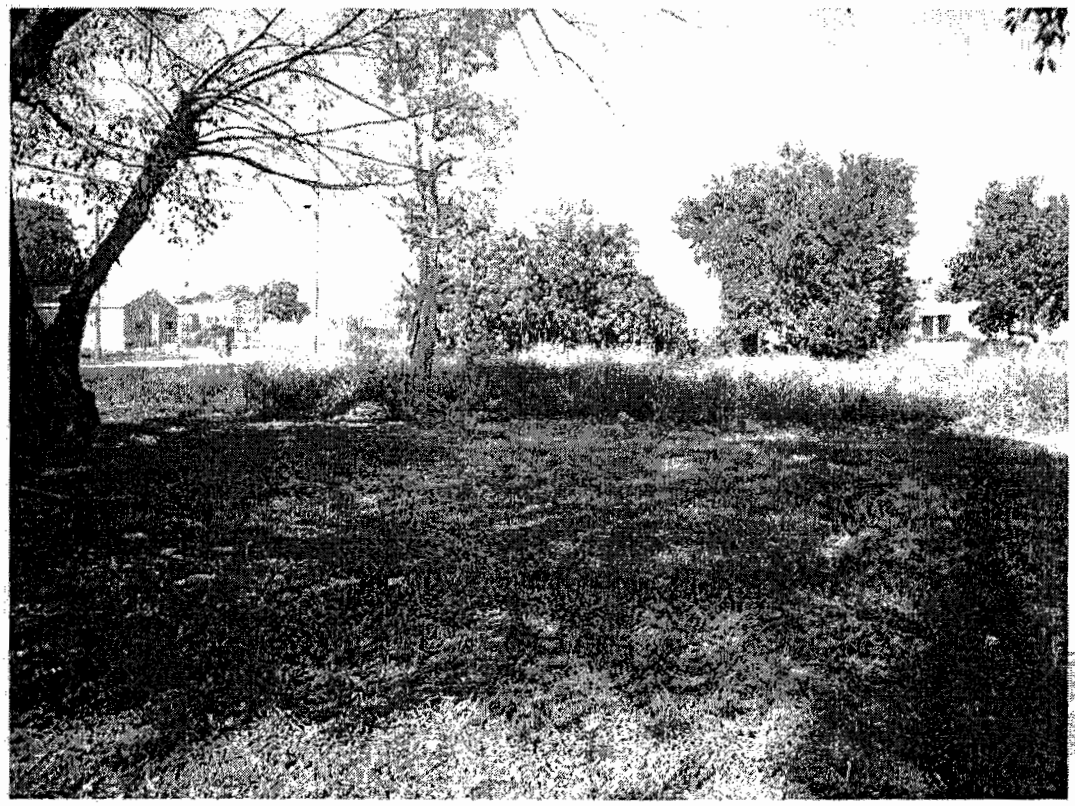
REPORTER NAME:

NCS Chris Albury

Prop. #372
3111 NW 68 ST



South Elevation



West Elevation

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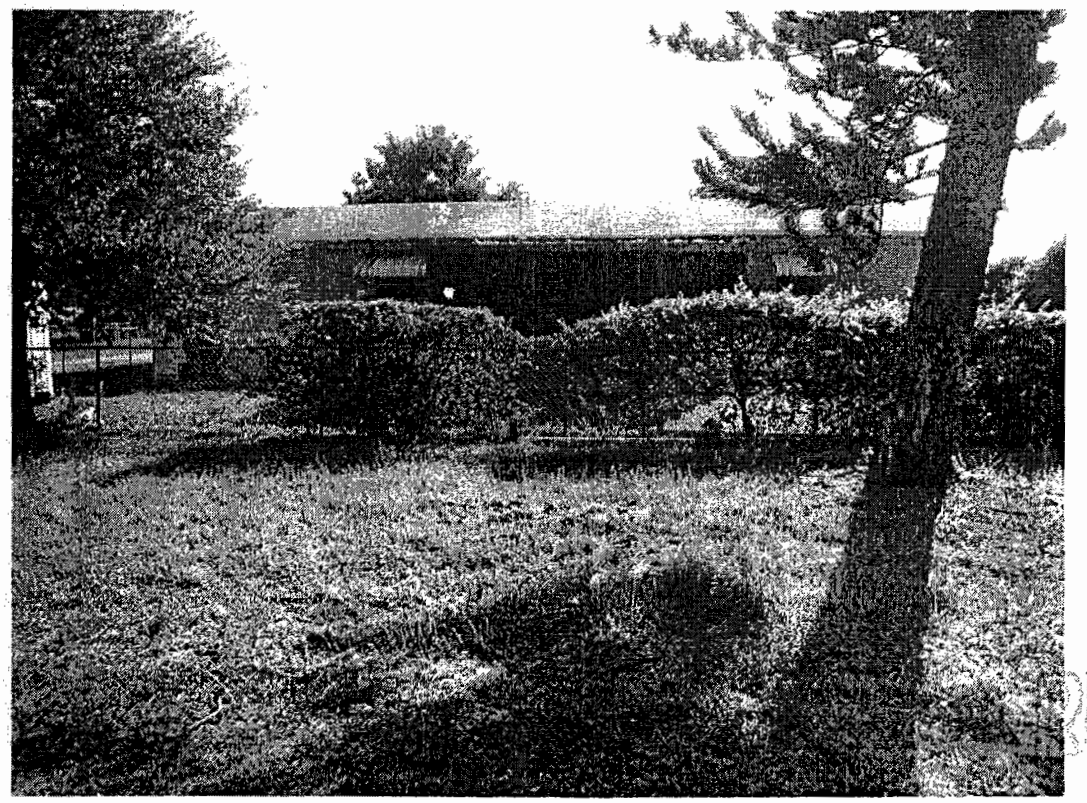
OCT 05 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

Prop. #372
3111 NW 68 ST

North Elevation



East Elevation

RECEIVED
210.168
OCT 05 2010
ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.
BY

DISCLOSURE OF INTEREST*

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

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

NAME AND ADDRESS	Percentage of Stock
MICHAEL BATTLE, PRESIDENT	0
PAUL JONES, VICE PRESIDENT	0
TIMOTHY PLUMMER, 2ND VICE PRESIDENT	0
ANNE E. MANNING, ASST. SECRETARY	0

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest
NOT APPLICABLE	0

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

Z10-168

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: _____ 7/01/08
(Applicant)

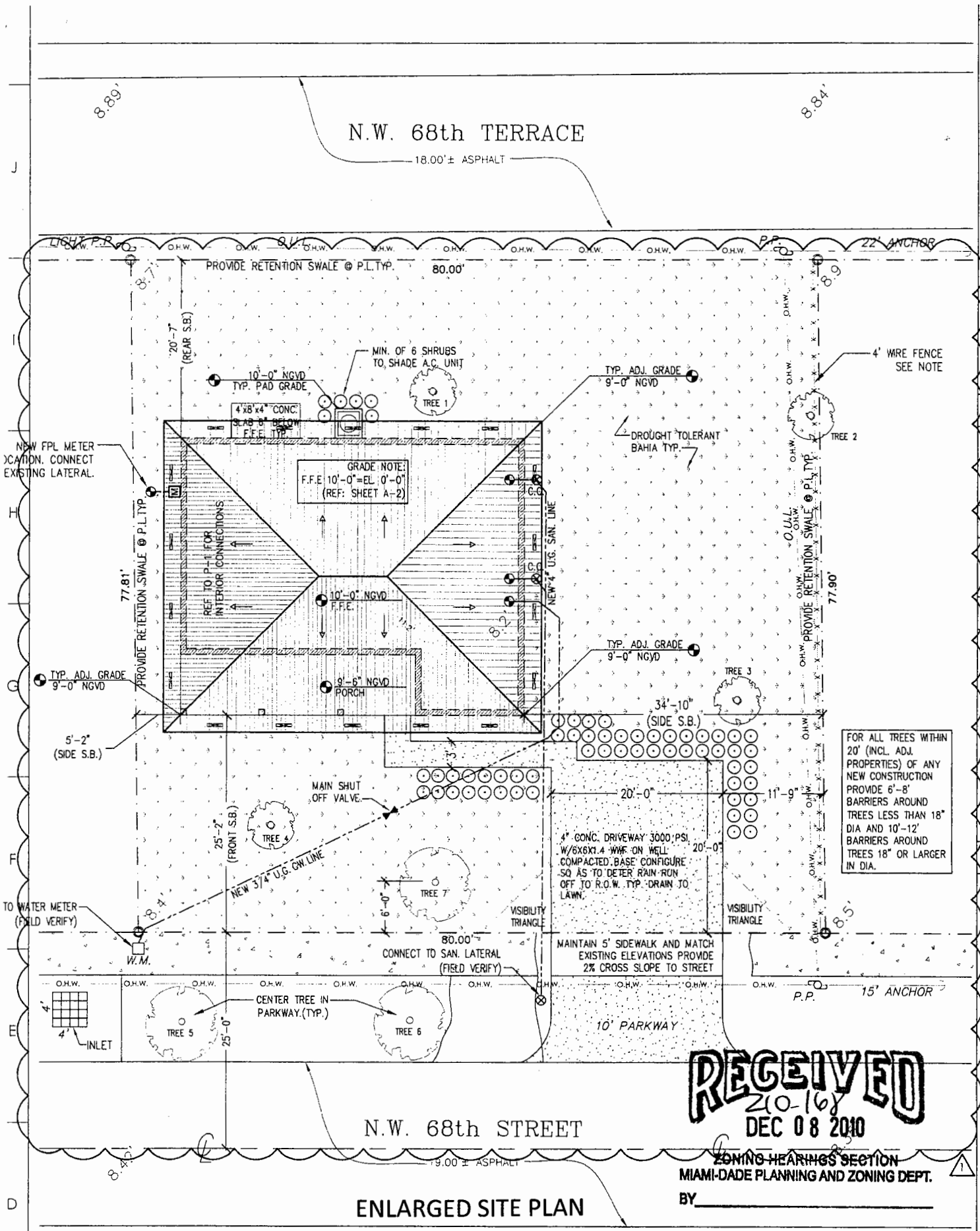
Sworn to and subscribed before me this 24 day of Sept. 2008. Affiant is personally know to me or has produced Jessica Dekker as identification.

_____
(Notary Public)

JESSICA DEKKER
MY COMMISSION # DD 636194
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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DEC 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

ENLARGED SITE PLAN

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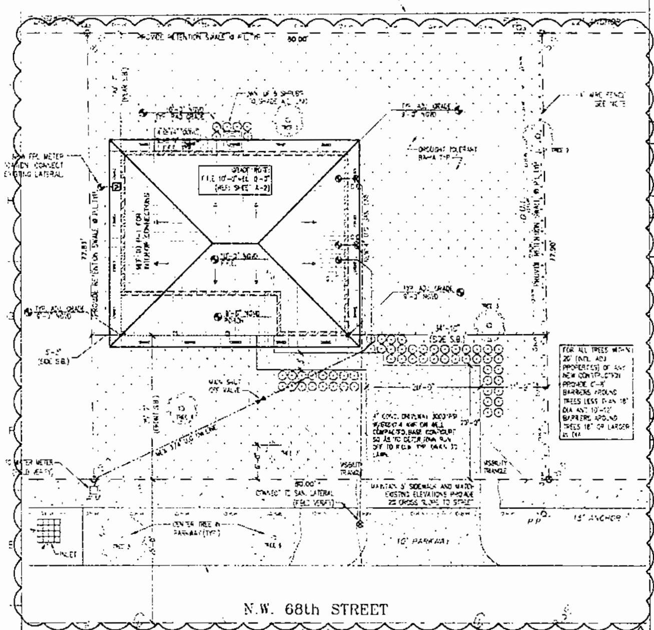
HABITAT FOR HUMANITY 3111 NW 68th St.,Miami, Fl.



SITE PLAN
SCALE 1"=10'-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.

EXISTING TREE LEGEND

TREE (#)	SCIENTIFIC	COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY
001	COCOS NUCIFERA	COCONUT		✓	14"	30'	
002	QUERCUS VIRGINIANA	LIVE OAK	✓		11"	12'	
003	ARAUCARIA HETEROPHYLLA	NORFOLK PINE		✓	24"	46'	
004****	FICUS BENJAMINA	FICUS		✓	38"	37'	

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 (#)	SCIENTIFIC	COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
C05****	COCCOLOBA UVIFERA	SEAGRAPE	✓		12' HEIGHT MIN. X 3' SPREAD
C06****	COCCOLOBA UVIFERA	SEAGRAPE	✓		12' HEIGHT MIN. X 3' SPREAD
C07	COCCOLOBA UVIFERA	SEAGRAPE	✓		12' HEIGHT MIN. X 3' SPREAD

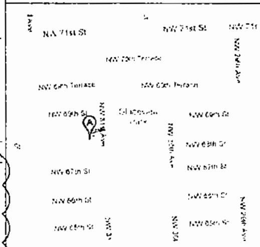
NEW/EXISTING TREE NOTES
1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION [illegible]
* INDICATES THAT TREE IS TO BE REMOVE AS PER TREE PERMIT
** INDICA[illegible]
*** INDIC[illegible]
PLANTED [illegible]
**** STR[illegible]
(TYPE) [illegible]
FEET OF [illegible]
LOT TREE[illegible] AT TIME OF PLANTING

LANDSCAPE LEGEND

ZONING DISTRICT RU-2 NET LOT AREA: .082 ACRES (6,225 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 ac area		
	ONLY BAHIA USED ON PROJECT SEE PLAN	N/A	4,485
	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	3	3
A.	Percentage of native trees required number of trees provided X 30%	1	4
B.	Street trees (max. avg. spacing of 35' o.c.) ... of along street/35' Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25'	3	3
	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
	Total number of trees provided	6	6
	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

PROJECT LOCATION



LEGAL DESCRIPTION

LOT 6, FIRST ADDITION TO FERN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 67, 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 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

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. 99-27.

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 COMPLETION, WARRANTIES AND RELEASE OF LIENS.

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

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

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

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

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

SOIL STATEMENT

UPON VISUAL OBSERVATION THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK WITH ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. IF UPON EXCAVATION IT BECOMES EVIDENT THAT THIS PRESSURE CANNOT BE OBTAINED, THE GENERAL CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY. FOR CONSTRUCTION OF NEW GROUND FLOOR SLAB, CLEAR, REMOVE AND DISPOSE OF ALL VEGETATION, ORGANIC SOILS AND DEBRIS. FILL AND BACKFILL IN LAYERS NOT GREATER THAN 12 IN. LOOSE THICKNESS WITH STRUCTURAL FILL MATERIAL AND COMPACT TO 95% MINIMUM DENSITY (PROCTOR TEST) AT THE TIME OF CONSTRUCTION. A 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-1

	REQUIRED	PROVIDED
HEIGHT (TO RIDGE OF ROOF)		15'-0"
MINIMUM LOT SIZE		5,250 sf
PROVIDED LOT SIZE		6,225 sf
ALLOWED LOT COVERAGE		35%
PROVIDED LOT COVERAGE		1,280 sf (20.5%)
SETBACKS:		
FRONT	25'-0"	25'-2"
REAR	25'-0"	20'-7"
INT. SIDE	5'-0"	5'-2" & 34'-10"
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.

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 1618.2.5.1

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 1816.1.1) 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 T.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

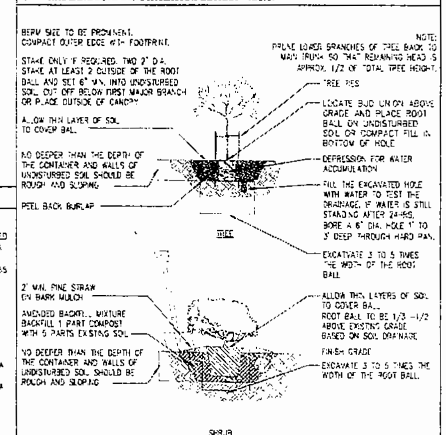
5. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE RAILS AND STILE NOT LESS THAN 1 3/4" INCHES IN THICKNESS WITH RETAINING TONGUES OR SPLINES NOT LESS THAN 3/8" IN LEAST DIMENSION

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

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	DR.	DOOR
	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
	WIN.	WINDOW

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
INTERIOR ELEVATION KEY
ROOM NAME 101 ROOM IDENTIFICATION
DOOR NUMBER
ELEVATION LINE
SPOT ELEVATION
REVISION
PROJECT NORTH

Habitat for Humanity

Registration
Peter W. Thomas AR 008754
7 DEC. 2010

REVISIONS

THOMAS & CALZADILLA

HABITAT FOR HUMANITY
3111 NW 68th St.
Miami, Florida

SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 09/15/10
Drawn by: PJC/TG

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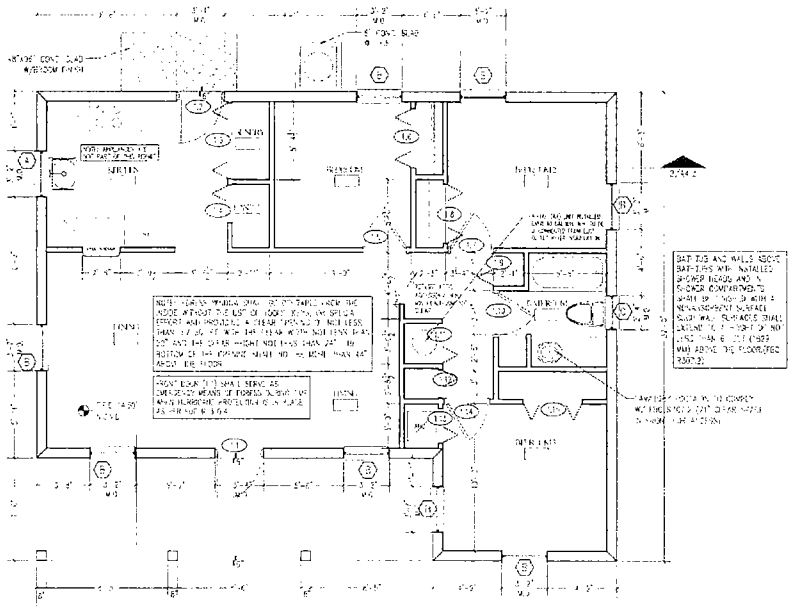
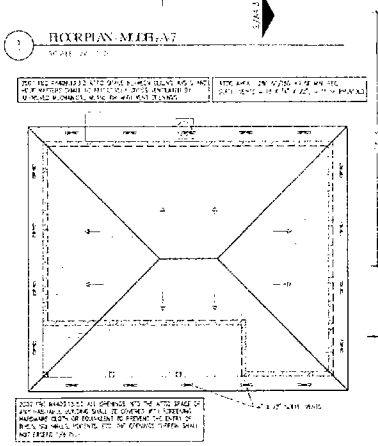
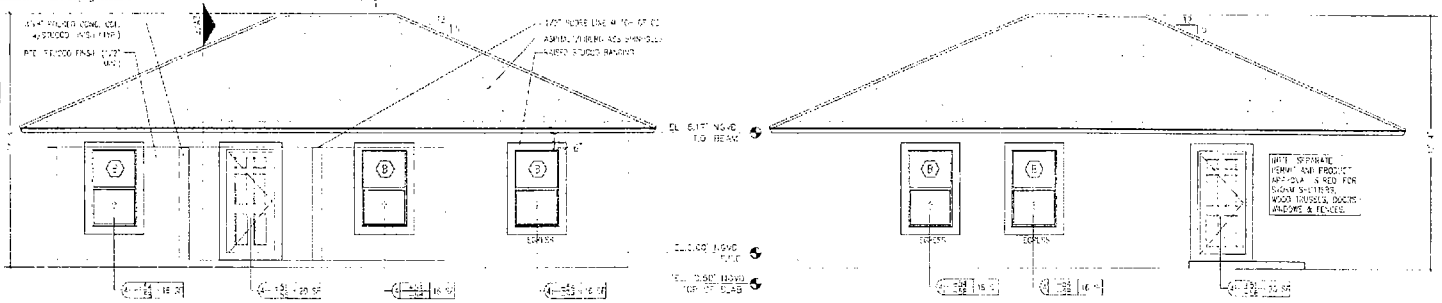
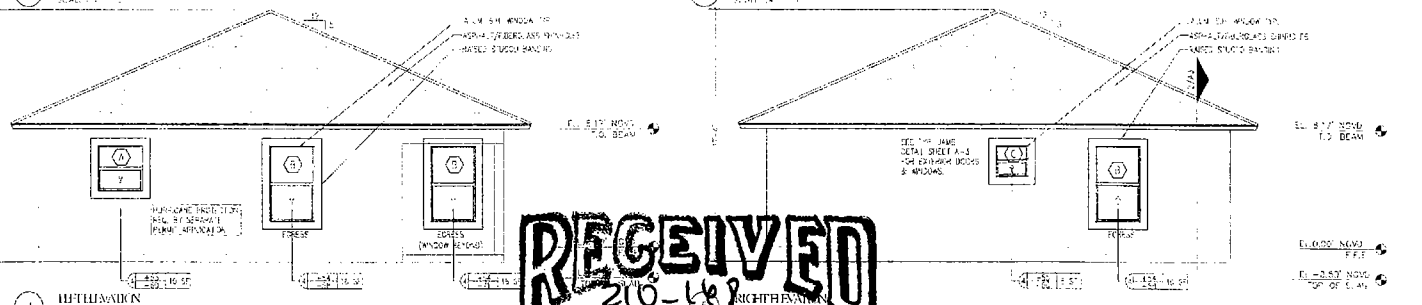
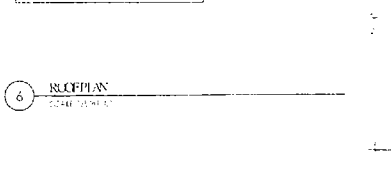










GENERAL DOOR & WINDOW NOTES

ALL EXTERIOR DOOR AND WINDOWS TO HAVE MIAMI DADE COUNTY PRODUCT APPROVAL AS PER DRAWINGS

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INFILTRATION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE, LATEST EDITION, BUT NOT LIMITED TO THE FOLLOWING ITEMS:

ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A DOOR TO BE KEY-CLEARED FROM THE EXTERIOR WITH A MINIMUM OF 6LBS OF POSSIBLE KEY CHANGE OF LOCKING MECHANISM. DEADBOLT WITH HARDENED STRIKE BOX ASSEMBLY.

ALL DOORS OR EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 150LBS APPLIED BY ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE ACCEPTABLE STANDARDS SET FORTH BY THE CURRENT BUILDING CODES. RULES FOR EXTERIOR CUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO HAVE IMPACT PROTECTION (HURRICANE SHIELD OR IMPACT RESISTANT GLASS

ALL INTERIOR DOORS AND DRAWERS TO BE PAINT GRADE FINISH

ALL WORK TO BE CARRIED OUT IN A WORKMANLIKE MANNER AND LEAVE THE PREMISES CLEAN AND TIDY AT THE END OF EACH DAY

A. WINDOWS SHALL HAVE SECONDARY MEANS OF EGRESS

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

UNDER COMPARTMENTED AND WALLS ABOVE BATHTUBS AND INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET PER 2307.2

ANY GLAZING MATERIAL AS SHOWN IS A DOOR WITHIN AN ARC OF 180 DEGREES FROM THE CLOSED POSITION SHALL BE OF SAFETY GLAZING

WIND DATA SCHEDULE

MARK	DIMENSIONS A	B	C	EXTERIOR GLASS TYP. OF OPENING	GLASS TYP. OF GLAZING	SOLAR HEAT GAIN COEFF. (SHGC)	U-VALUE	NOTES
○	3'-0"	5'-0"	3/4"	SINGLE CASEMENT	LAMINATED GLASS	.23	0.64	ASCP
○	2'-0"	5'-0"	3/4"	SINGLE CASEMENT	LAMINATED GLASS	.23	0.64	ASCP
◇	3'-0"	2'-0"	3/4"	FIXED CASEMENT	LAMINATED GLASS	.23	0.64	ASCP

NOTES:
1. FLASHING SILL PER NOA 96-0409.02
2. LARSON SILL PER NOA 96-0306.02
3. LARSON SILL PER NOA 96-0306.02 & 04-0505.09 (FIXED), & LARSON SILL PER NOA 96-0306.02 (VENTED)

DOOR AND FRAME SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	SIZE THICK	MATL	HARDWARE	REMARKS
MODEL TYPE A-7						
1 FRONT	3'-0"	6'-8"	2"	WD	PASSAGE	PRE-HUNG, UL CLASS EXIT DOOR W/ DEADBOLT
2 BACK	3'-0"	6'-8"	2"	WD	SMALL SWITCHER	PRE-HUNG, UL CLASS EXIT DOOR W/ DEADBOLT
3 GARAGE	9'-0"	8'-0"	2"	MT	PASSAGE	PRE-HUNG SECTIONAL DOOR
4 PANTRY	2'-6"	6'-8"	2"	WD	PASSAGE	PRE-HUNG DOOR W/ FIXED LITE
5 BEDROOM 2	2'-6"	6'-8"	2"	WD	PASSAGE	PRE-HUNG DOOR W/ FIXED LITE
6 BEDROOM 3	2'-6"	6'-8"	2"	WD	PRIVACY	PRE-HUNG DOOR
7 CLOSET	2'-0"	6'-8"	2"	WD	N/A	PRE-VENTED BI-FOLD DOOR
8 DELETED						
9 DELETED	2'-6"	6'-8"	2"	WD	PRIVACY	PRE-HUNG DOOR
10 DOOR	2'-0"	6'-8"	1 3/8"	AL	PASSAGE	PRE-HUNG DOOR
11 CLOSET	3'-0"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
12 LINEN CLOSET	2'-0"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
13 DOOR	2'-6"	6'-8"	1 3/8"	WD	PRIVACY	PRE-HOLLOW CORE
14 A/C CLOSET	2'-6"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
15 CLOSET	2'-0"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
16 LAUNDRY	2'-6"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
17 DOOR	2'-6"	6'-8"	1 3/8"	WD	PRIVACY	PRE-HOLLOW CORE
18 LINEN CLOSET	2'-0"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
19 LINEN CLOSET	2'-0"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
20 LINEN CLOSET	2'-0"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
21 CLOSET	2'-0"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
22 CLOSET	2'-0"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
23 CLOSET	2'-0"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
24 LINEN CLOSET	2'-0"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR
25 CLOSET	2'-0"	6'-8"	1 3/8"	WD	N/A	PRE-VENTED BI-FOLD DOOR

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	VINYL TILE	PTD. GYP. BD.	SW9091- PTD. GYP. BD.	8'-0"	
DINING	VINYL TILE	PTD. GYP. BD.	SW9091- PTD. GYP. BD.	8'-0"	
KITCHEN	VINYL TILE	PTD. GYP. BD.	SW9091- PTD. GYP. BD.	8'-0"	
HALLWAY	VINYL TILE	PTD. GYP. BD.	SW9091- PTD. GYP. BD.	8'-0"	
BATHROOM	VINYL TILE	PTD. GYP. BD.	SW9091- PTD. GYP. BD.	8'-0"	
LAUNDRY	VINYL TILE	PTD. GYP. BD.	SW9091- PTD. GYP. BD.	8'-0"	
BEDROOM 2	VINYL TILE	PTD. GYP. BD.	SW9091- PTD. GYP. BD.	8'-0"	
BEDROOM 3	VINYL TILE	PTD. GYP. BD.	SW9091- PTD. GYP. BD.	8'-0"	
MASTER BEDROOM	VINYL TILE	PTD. GYP. BD.	SW9091- PTD. GYP. BD.	8'-0"	
GARAGE	CONC.	PTD. GYP. BD.	SW9091- PTD. GYP. BD.	8'-0"	

1 FLOOR PLAN - MODEL A-7

2 FRONT ELEVATION

3 REAR ELEVATION

4 LEFT ELEVATION

5 RIGHT ELEVATION

6 ROOF PLAN

RECEIVED
210-168
OCT 05 2010

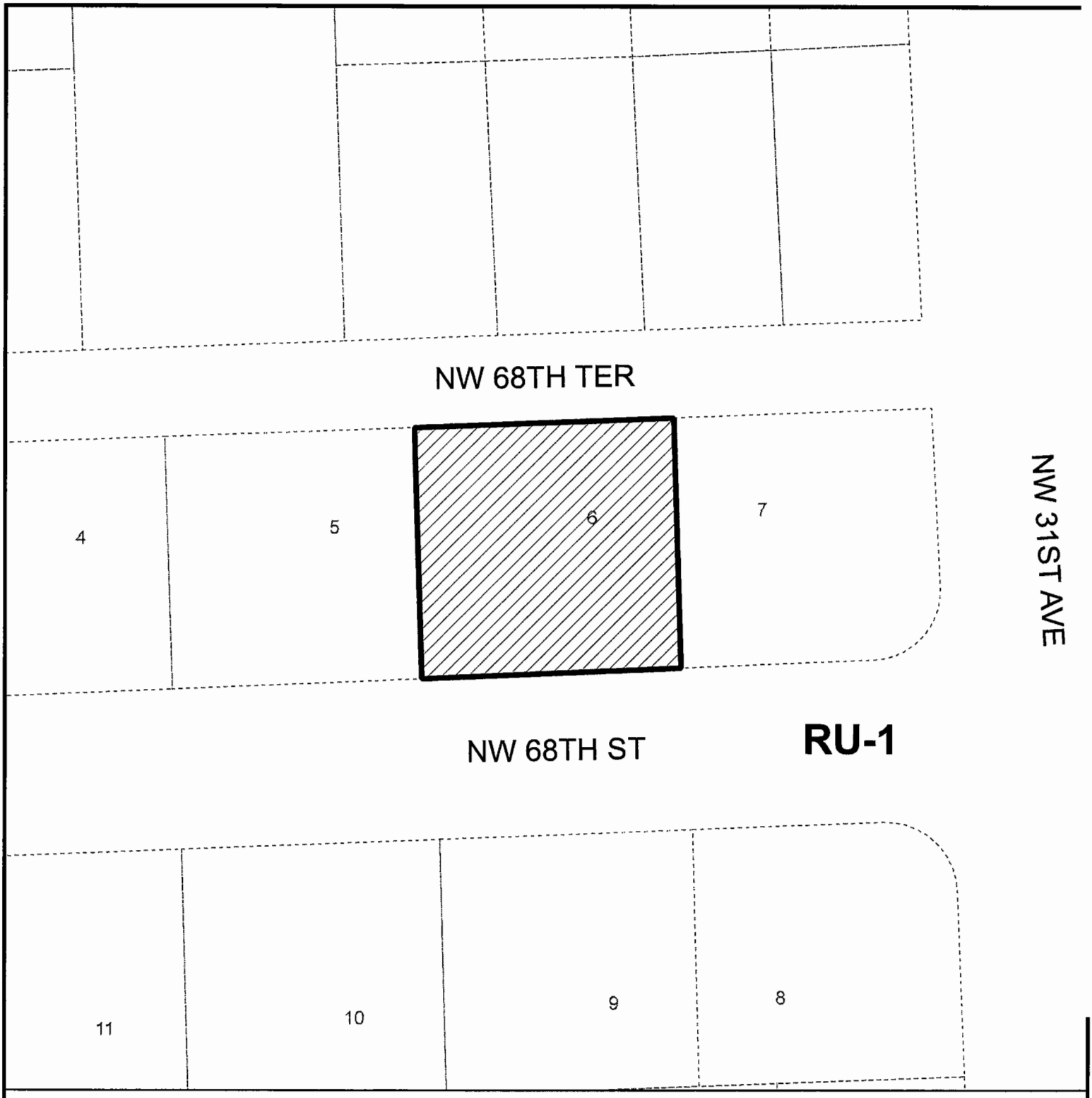
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY_____

HABITAT FOR HUMANITY

FLOOR PLANS, ELEVATIONS AND SCHEDULES

A2



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000168

Section: 16 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 7, 2010

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000168

Section: 16 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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 7, 2010

REVISION	DATE	BY

4. HABITAT FOR HUMANITY OF GREATER MIAMI, INC **11-3-CZ8-4 (10-172)**
(Applicant) **Area 8/District 02**
Hearing Date: 03/31/11

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	- 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:** Z10-172 (11-3-CZ8-4)

SECTION: 15-53-41 **DATE:** March 31, 2011

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

==========

A. INTRODUCTION:

- **SUMMARY OF REQUEST:**

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

- **REQUEST:**

  Applicant is requesting to permit a single-family residence setback 9'11" (25' required) from the rear (south) property line.

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla. Sheet 'A1' dated stamped received 11/16/10 and sheet 'A2' dated stamped received 8/5/10 for a total of two sheets. Plans may be modified at public hearing.

- **LOCATION:**

  Lying south of N.W. 69 Terrace; approximately 80' west of N.W. 21 Avenue, Miami-Dade County, Florida.

- **SIZE:** 50' x 75'

B. ZONING HEARINGS HISTORY: In 2007, the subject property was approved to allow a parcel with less frontage and lot area than allowed by the Zoning Code, pursuant to Resolution No. Z-44-07.

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; Vacant	Low-Medium Density Residential, 6 to 13 dua
WEST:	RU-2; Single-family residence	Low-Medium Density Residential, 6 to 13 dua

E. PERTINENT 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. 69 Terrace and approximately 80' west of N.W. 21 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 3,750 sq. ft. subject site.* As previously mentioned, in 2007 the subject site was granted approval of a request to permit a lot frontage of 50' and a lot area of 3,750 sq ft pursuant to Resolution #Z-44-07 in order to allow development of a single-family residence on the site. The approval of this application will not add additional dwelling units to the site beyond the one that was approved in 2007. 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 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 an area within both a Community Development Block Grant (CDBG)-eligible area and an Enterprise Zone, and **Objective LU-12** of the CDMP indicates that Miami-Dade County should take specific measures to promote infill development that is situated in one or more of Empowerment Zones, Enterprise Zones and CDBG-eligible areas.* Therefore, the application is **consistent** with the **Policy LU-1C** and **Objective LU-12** of the CDMP as well as with the density threshold of the LUP map of the CDMP.

When the request is analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the request will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that there is a parcel on the southern side of this same block that was approved for the same setback variance that the applicant is requesting. This parcel is immediately southeast of the applicant property, and the corners of the two parcels touch each other (Resolution 4-ZAB 85-80). Overall, staff is supportive of this application subject to conditions and notes that the proposal would be **consistent** with the intent of Policy LU-1C and Objective LU-12 of the CDMP which is to give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development and to promote infill development that is situated in a CDBG-eligible area. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). **As such, staff recommends approval with conditions of request #1 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 8/5/10 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: 01/20/11
DATE REVISED: 01/21/11, 02/03/11; 02/23/11
DATE FINALIZED: 02/28/11
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 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 #Z2010000172
Habitat for Humanity of Greater Miami, Inc.
2110 N.W. 69th Terrace
To Permit a Greater Lot Coverage than Permitted and to Permit a Single-Family Residence Setback Less than Required from Property Lines
(RU-1) (0.086 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

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

Tree Preservation
According to the site plans submitted with this application the subject property contains a specimen-sized (trunk diameter 18 inches or greater) tree (#006). Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Please be advised that the proposed work should not affect the existing trees root systems, which would cause the effective destruction of the trees and constitute a violation of Section 24-49 of the Code. DERM recommends that appropriate actions be taken to not adversely impact tree 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.

PH# Z2010000172
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

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

This Department has no objections to this application.

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

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

Raul A Pino, P.L.S.
01-DEC-10

Memorandum

Date: 26-OCT-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000172

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2010000172
located at LYING SOUTH OF N.W. 69 TERRACE, APPROXIMATELY 50' WEST OF N.W. 21 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 8863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 4:08 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

Currenet service impact calculated based on site plan dated October 5, 2010.

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

DATE: 13-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.	LYING SOUTH OF N.W. 69 TERRACE, APPROXIMATELY 50' WEST OF N.W. 21 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000172

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:

11

DISCLOSURE OF INTEREST*

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

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

NAME AND ADDRESS	Percentage of Stock
MICHAEL BATTLE, PRESIDENT	0
PAUL JONES, VICE PRESIDENT	0
TIMOTHY PLUMMER, 2ND VICE PRESIDENT	0
ANNE E. MANNING, ASST. SECRETARY	0

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest
NOT APPLICABLE	0

210172

OCT 25 2010

ZONING HEARINGS SECTION

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

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)

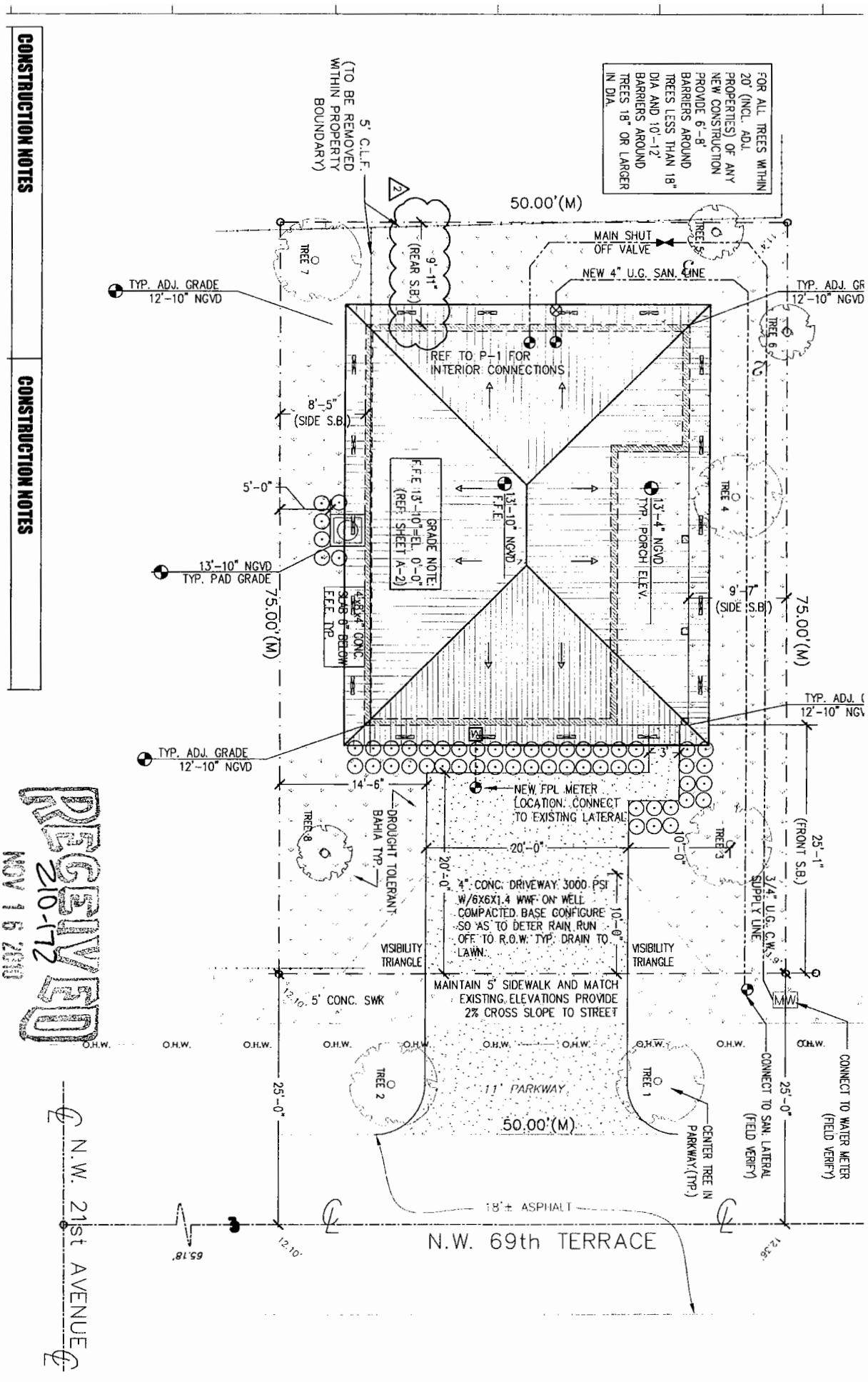
Sworn to and subscribed before me this 21 day of Sept. 20 10. Affiant is personally know to me or has produced Jessica Dekker as identification.

_____
(Notary Public)

JESSICA DEKKER
MY COMMISSION # DD 690194
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.



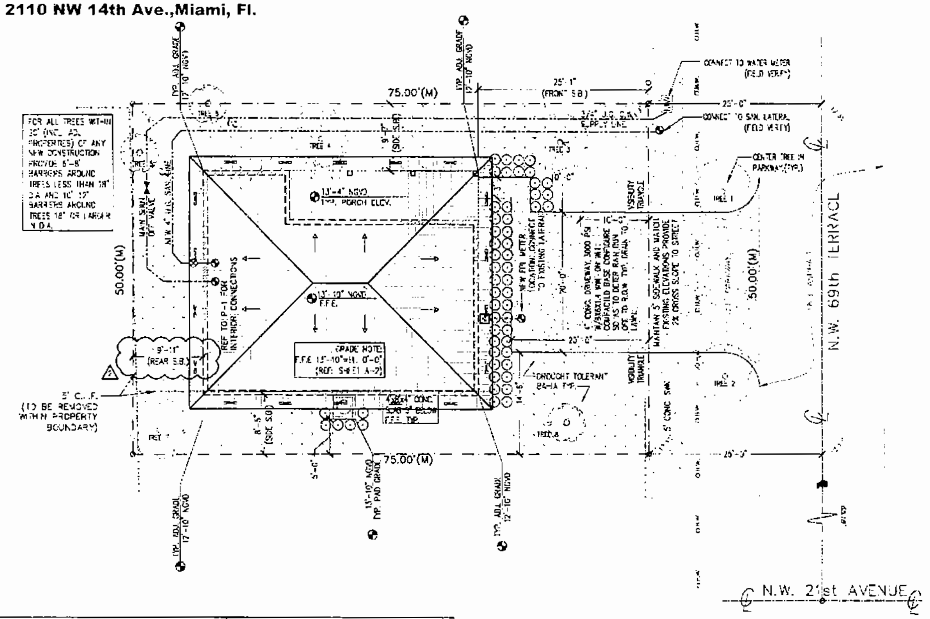
SHRUB NOTES

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 MAI

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-172
DATE: NOV 16 2010
BY: SDE

HABITAT FOR HUMANITY

2110 NW 14th Ave.,Miami, Fl.



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

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 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.

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 THE BID ALL COSTS PERTAINING TO THE WORK AND/OR REPLACEMENT OF ANY OBJECT OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE WORK.

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

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

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

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.

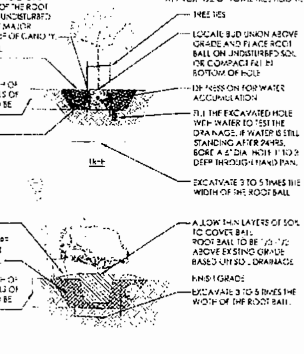
PROJECT AREA

TOTAL ENCLOSED AREA 1,589 SQ.FT

PROJECT INDEX

- A1 SITE /LANDSCAPE PLANS, DETAILS & NOTES
- OWNER / BUILDER APPROVED SHEETS
- A2 FLOOR PLANS ELEVATIONS AND SCHEDULES
- A3 LANDSCAPE NOTES, SCHED. & WALL SECTIONS
- S1 FRAMING, FOUNDATION PLANS, & DETAILS
- S2 TOA SHEETS
- P1 PLUMBING PLANS, DETAILS AND SCHEDULES
- M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
- E1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



NEW TREE LEGEND

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

1. CONTRACTOR SHALL PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
2. * INDICATES THAT TREE IS TO BE REMOVED AS PER TREE PERMIT
3. ** INDICATES PROHIBITED TREE WHICH SHALL BE REMOVED AS PER TREE PERMIT
4. *** INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE. NEW TREES IN SHALL BE PLANTED WITHIN 22' OF BUILDING.
5. **** STREET TREES PLANTED ALONG PRIVATE ROADWAYS SHALL BE PLACED WITHIN SEVEN 7' FEET OF THE EDGE OF ROADWAY PAVEMENT AND/OR WHERE PRESENT WITHIN SEVEN 7' FEET OF THE SIDEWALK. STREET TREES SHALL BE MIN. 12'-0" AT TIME OF PLANTING.

LANDSCAPE LEGEND

ZONING DISTRICT RU-2 NET LOT AREA: .082 ACRES (3,584 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	1697 SF
	TREES		
	The number of trees required per lot existing number of trees that meet min. requirements x 30% palm trees allowed (two palms = one tree) Palms provided	3	3
A.	Percentage of native trees required number of trees provided X 30%=	-	3
B.	Street trees (max. avg. spacing of 35' o.c.) XXX lf along street/35=	5	5
	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.)		
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 provided	50	50

EXISTING TREE LEGEND

SYMBOL (#) ON PLAN	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
005	SABAL PALMETTO	CABBAGE PALMETTO	✓		10	4'	8'
006***	TERMINALIA CATAPPA	ALMOND		✓	30"	22'	38'
005***	UNKNOWN				5"	9'	6'

SHRUB NOTES

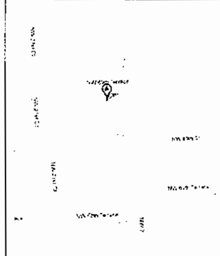
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. SHRUBS WITHIN 10' OF A DRIVEWAY/PARKING PAD SHALL BE MAINTAINED TO A HEIGHT OF MAX. 30".

NEW SHRUB LIST

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

NOTE: ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.

PROJECT LOCATION



LEGAL DESCRIPTION

THE WEST 50 FEET OF THE EAST 100 FEET OF THE NORTH 75 FEET, OF BLOCK 19, PARA VILLA HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 105, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,750 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,280 sf (34.1%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	9'-11"
INT. SIDE	5'-0"	9'-5" & 9'-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 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 MEAS. 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 2411.3.2.1.1

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 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 PANE. 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.

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 GRADES SUPPORTS SHALL BE ENTIRELY ON THE SUBJECT PROPERTY.

LANDSCAPING NOTES

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

1. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS II PALMS AND TREES. GRADE: FLORIDA NUMBER 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 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 MIAMI-DADE COUNTY AND ORD. NO. 95 27.

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 PANEL BOARD
	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
	P.D.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECEPT.	RECEPTACLE
	REF.	REFRIGERATOR
	RM.	ROOM
S	STOR.	STORAGE
	S.S.	STAINLESS STEEL
	S.R.	SUPPLY REGISTER
T	T.B.C.	TO BE CHOSEN
	T.B.D.	TO BE DETERMINED
	T&G	TONGUE & GROOVE
	TYP.	TYPICAL
V	V.I.F.	VERIFY IN FIELD
	VNR.	VENEER
W	W.H.	WATER HEATER
	WD.	WOOD
	WIN.	WINDOW

SYMBOLS

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

SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 09/10/10
Drawn by: R.E.A.G
File: N:\Thomas&Calzadilla\HABITAT\

A1

THOMAS & CALZADILLA

HABITAT FOR HUMANITY

2110 NW 69th Terr.
Miami, Florida

REVISIONS
[illegible] BLDG. COMMENTS
COMMENTS ADDRESSED
[illegible] 2010 ZAP COMMENTS

Registration
Peter W. Thomas AR 008754
26 Oct 2010

Habitat for Humanity

15

RECEIVED
Z10-172
NOV 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

RECEIVED
Z10-172
OCT 05 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-172
DATE: OCT 05 2010
BY: SDR

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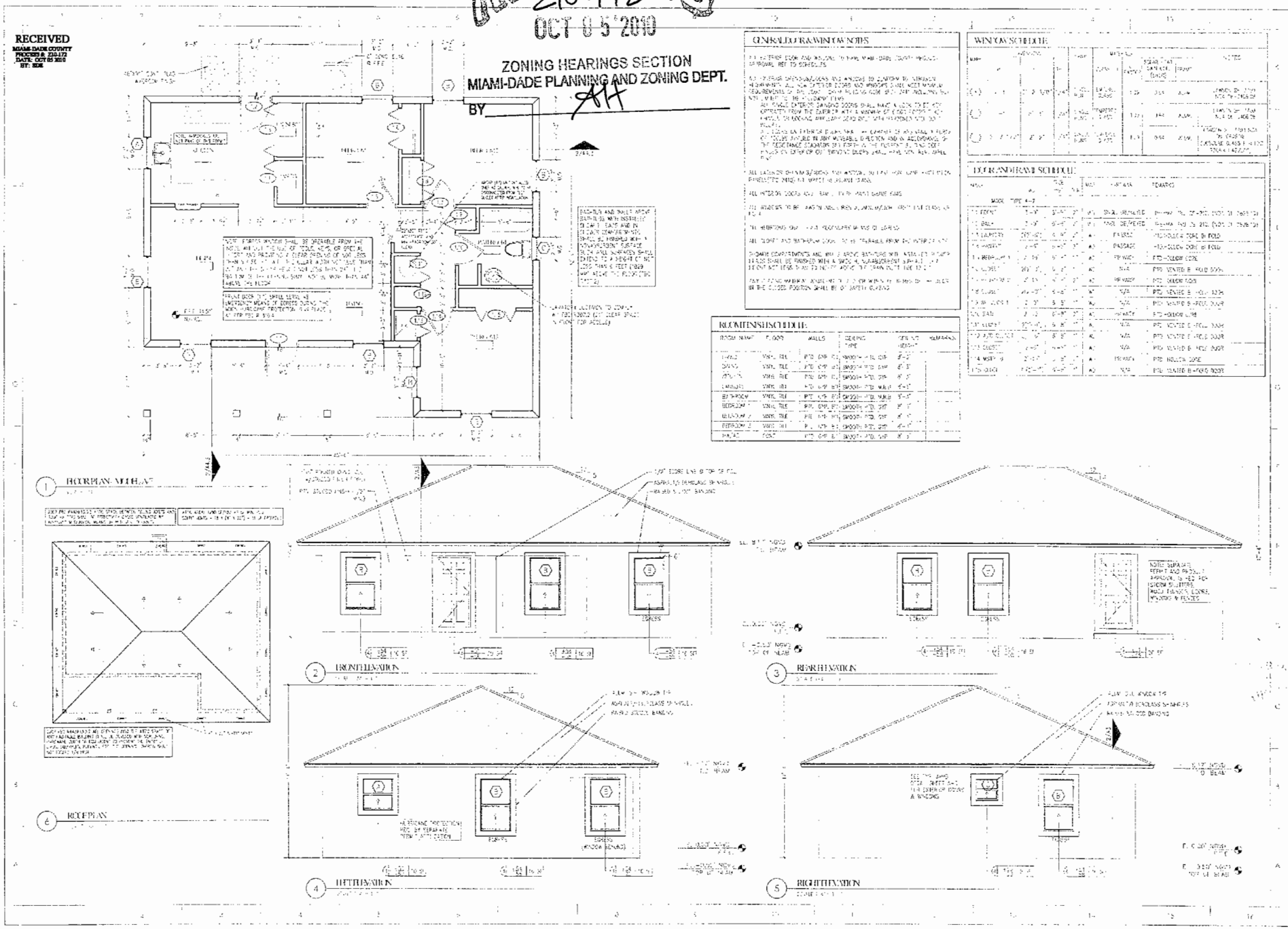


GENERAL DOOR & WINDOW NOTES

[illegible]

WINDOW SCHEDULE

[illegible]

DOOR AND FRAME SCHEDULE

[illegible]

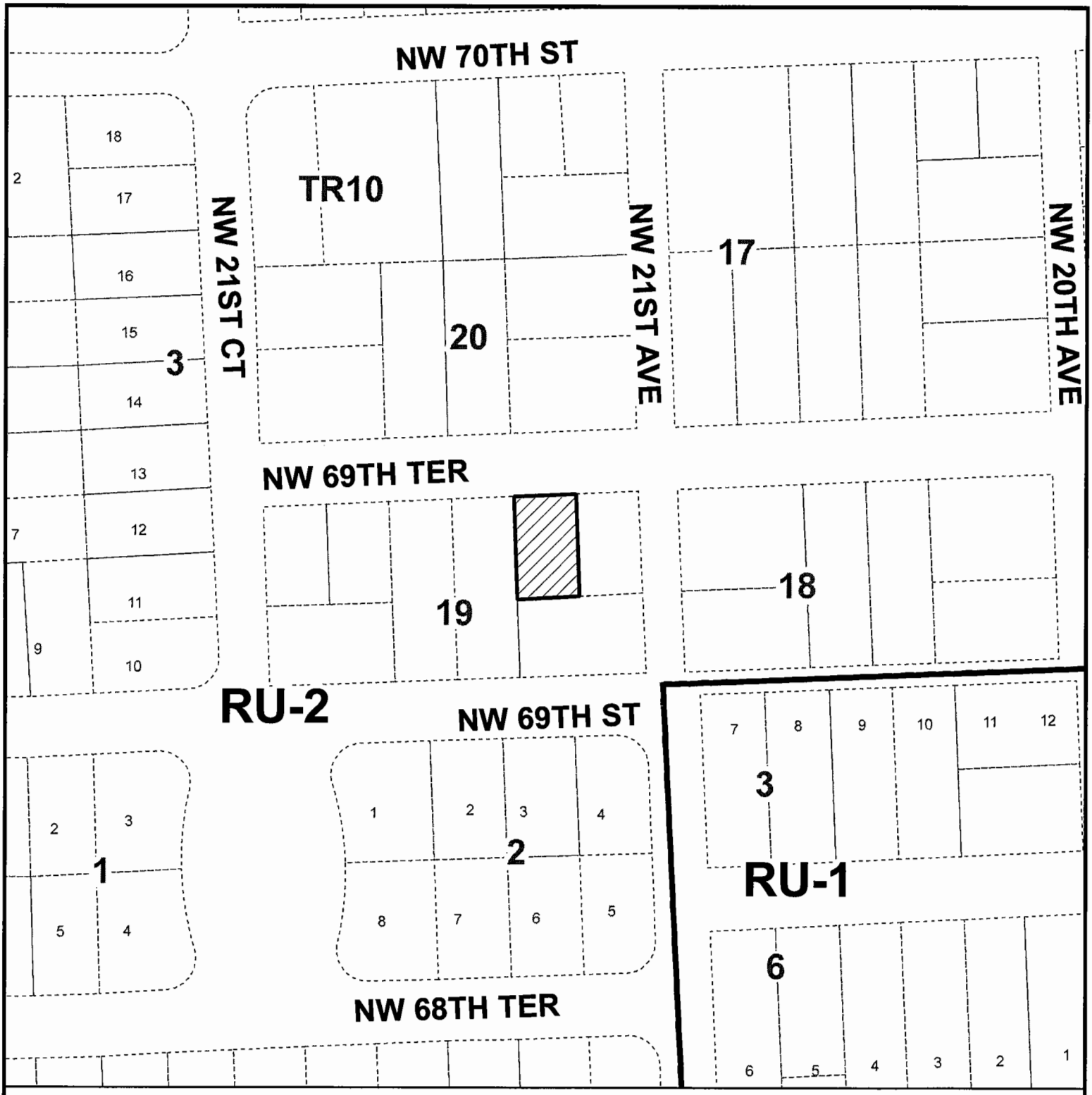
ROOM FINISH SCHEDULE

[illegible]

HABITAT FOR HUMANITY

FLOOR PLANS, ELEVATIONS AND SCHEDULES

A2



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000172

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

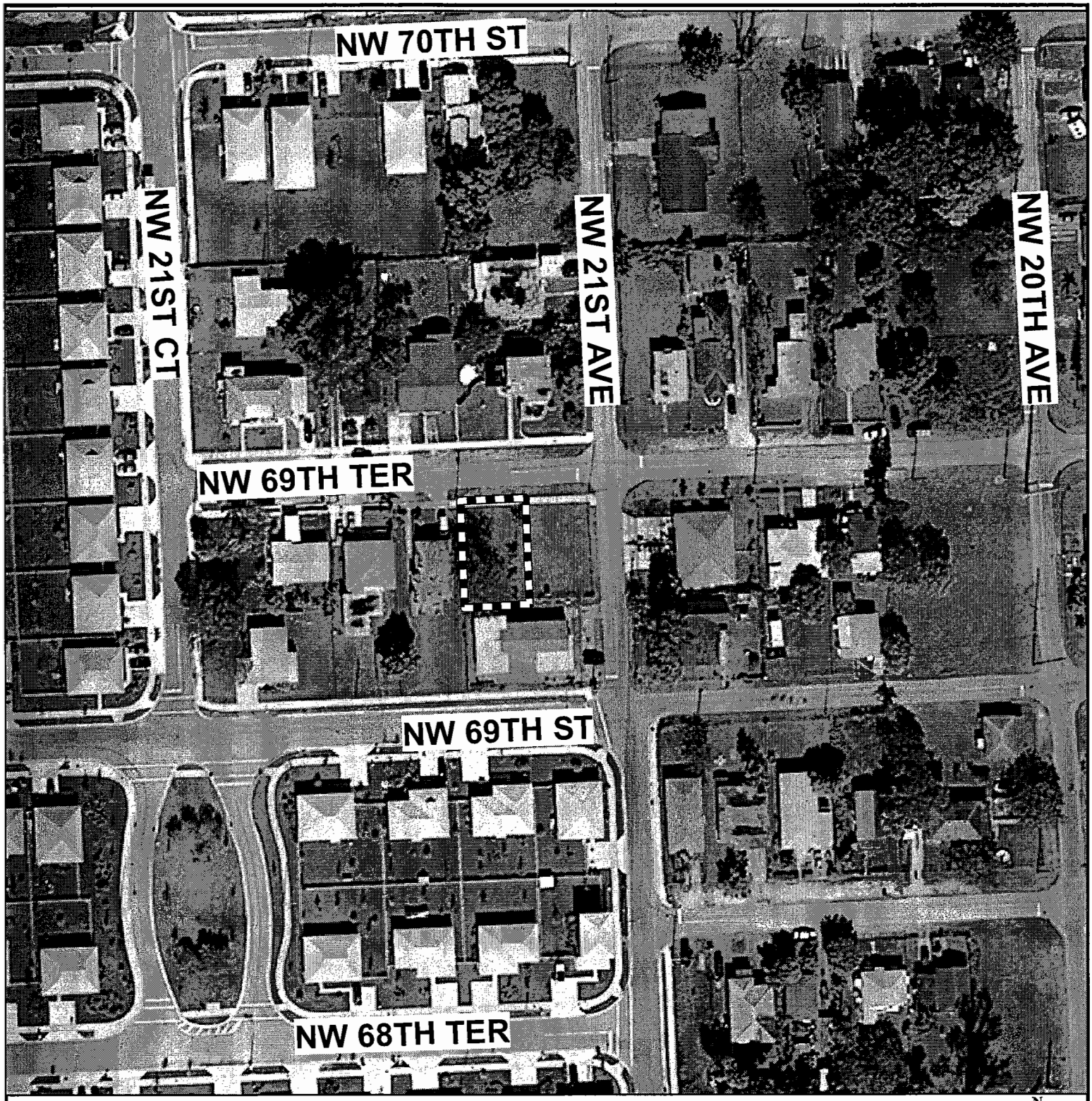
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 13, 2010

REVISION	DATE	BY
		17



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000172

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI INC.
Zoning Board: C8
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Scale: NTS

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W E
S

Legend
Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 13, 2010

REVISION	DATE	BY