KITS

4-4-2011 Version # 2

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 8

HENRY REEVES ELEMENTARY SCHOOL

2005 NW 111 Street, Miami

Wednesday, April 27, 2011 at 7:00 p.m.

PREVIOUSLY DEFERRED

A.	11-3-CZ8-1	AGUILLARD EUSTACHE & KANOL ISIDORE	10-161	01-53-41	

CURRENT

1.	11-4-CZ8-1	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-135	10-53-41	N
2.	11-4-CZ8-2	HABITAT FOR HUMANITY OF GREATER MIAMI INC.	10-167	15-53-41	N
3.	11-4-CZ8-3	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-170	11-53-41	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, APRIL 27, 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. 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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1. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-4-CZ8-1/10-135) **10-53-41**
Area 8/District 02

(1) Applicant is requesting to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,771 sq. ft. (7,500 sq. ft. required).

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

(3) Applicant is requesting to permit 1 street tree (4 required).

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

LOCATION: The southeast corner of N.W. 71 Street, and N.W. 21 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 75.43'

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1 and #2 and denial without prejudice of request #3.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-4-CZ8-2/10-167) **15-53-41 Area 8/District 02**

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

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

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 10/05/10, consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 66 Street, approximately 80' west of N.W. 18 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-4-CZ8-3/10-170) **11-53-41 Area 8/District 02**

(1) Applicant is requesting to permit a parcel of land with a lot frontage of 47' (75' required) and a lot area of 3,584 sq. ft. (7,500 sq. ft. required).

(2) Applicant is requesting to permit a single-family residence setback 11'- 4" (25' required) from the rear (west) property line setback 9'-11" (15' required) from the side street (south) property line.

(3) Applicant is requesting a lot coverage of 35.7% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 3/3/11, for a total of two sheets. Plans may be modified at public hearing.

LOCATION: NW corner of NW 73rd Street and N.W. 14 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 47' x 76.27'

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. AGUILLARD EUSTACHE/KANOL ISIDORE
(Applicant)

11-3-CZ8-1 (10-161)
Area 8/District 03
Hearing Date: 04/27/11

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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#1

APPLICANT'S NAME: **AGUILLARD EUSTACHE & KANOL ISIDORE**

REPRESENTATIVE: Kanol Isidore

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-3-CZ8-1 (10-161)	March 31, 2011	CZAB8		11

REC: Denial without prejudice.

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

■ DEFER: ☐ INDEFINITELY ■ TO: April 27, 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: At the Board's request for the applicant to obtain a translator for the hearing.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)	X		
COUNCILMAN	S	Patrick CURE	X		
COUNCILMAN		Arthemon JOHNSON			X
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
VICE CHAIRMAN	M	Fredericke Alan MORLEY	X		
CHAIRWOMAN		Joy J. DAVIS	X		
		VOTE:	4	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **CRAIG COLLER**

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:** April 27, 2011

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

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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:

This item was deferred from the March 31, 2011 meeting to allow the applicant to request a translator. 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, 04/01/11
DATE FINALIZED: 04/01/11
MCL:GR:NN:AA:CH

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: 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: 18-APR-11

REVISION 1

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 current cases. BNC: 20100138994 FOR WORK WITHOUT PERMIT 8-19-2010 NOV, CVN 12-22-2010, non compliance 3-30-2011. A2011002204 expired permit nov to contractor also referred to BCCO. 20100137808 work without permit, nov posted 6-23-2010,cvn mailed 11-3-2010,cvn posted 11-24-2010. Mail came back no such number. CVN posted 11-29-2010,non compliance affadavit 1-22-2011,notice of assessment penalities 124-2011 and recommended for lien 2-22-2011,lien checklist submitted to fus 4-14-2011

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

REPORTER NAME:

NCO Chris Albury

ZONING INSPECTION REPORT

Inspector: HASSUN, PEDRO **Inspection Dat**

Evaluator: ANTONIO ATALA 03/29/11

Process #:	**Applicant's Name**
Z2010000161	AGUILLARD EUSTACHE & KANOL ISIDORE

Locations: 10055 N.W. 5 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Size: 67.41' X 109' **Folio #:** 3031010040260

Request:

1 applicant is requesting to permit setback less than required.

EXISTING ZONING

Subject Property RU-1,

EXISTING USE RESIDENTIAL

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY SINGLE FAMILY RESIDENCE

USE(S) OF PROPERTY:

SINGLE FAMILY RESIDENCE NOT OCCUPIED.

FENCES/WALLS:

THERE IS A 6 FT CHAINLINK FENCE ON THE EAST PROPERTY LINE AND ALSO ON THE NORTH NEIGHBOR'S SIDE. THERE IS ALSO A 4 FT CHAINLINK FENCE AT THE REAR YARD & GATE AT THE BUILDING LINE OF THE EAST SIDE WHICH IS NOT SHOWN ON THE PROVIDED SURVEY.

LANDSCAPING:

POOR LANDSCAPING. 4 FT COCONUT PALM IN THE SE CORNER, 10 FT ARECA CLUSTER IN THE FRONT YARD, 7 FT HT X 10 LINEAR FT UNTRIMMED CHERRY HEDGE ON THE NW CORNER. 6 FT HT X 20 LINEAR FT TRIMMED PINE HEDGE ON THE EAST PL, 3 FT CATUS ON WEST PL & 6 FT HT CATUS ON THE NORTH PL. (PL= PROPERTY LINE) NO STREET TREES.

BUFFERING:

NONE

VIOLATIONS OBSERVED:

BNC MENO ON FILE DATED 09/30/2010 REQUIRES UPDATING. BNC HAS FOUR OPEN CASES, THREE WITH CURRENT OWNERSHIP AND ONE WITH PREVIOS OWNERSHIP. CLERK OF THE COURTS HAS TEN OPEN CIVIL VIOLATION NOTICES ON THIS PROPERY BY BNC. EIGHT CVNS' ARE ISSUED TO THE CURRNET OWNERSHIP WITH NO PAYMENT AND ACCUMILATED PENALTIES EACH FOR $10,510.00.

OTHER:

NONE

Process # **Applicant's Name**

ZONING INSPECTION REPORT

Z2010000161 AGUILLARD EUSTACHE & KANOL ISIDORE

SURROUNDING PROPERTY

NORTH:
RU-1 SINGLE FAMILY RESIDENCE

SOUTH:
RU-1 SINGLE FAMILY RESIDENCE

EAST:
RU-1 SINGLE FAMILY RESIDENCE

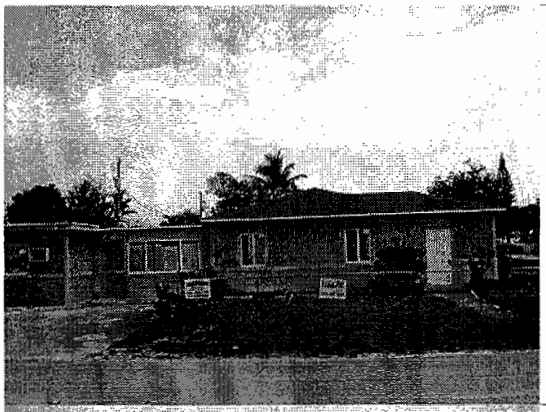
WEST:
RU-2 SINGLE FAMILY RESIDENCE & DUPLEX TO THE SW.

SURROUNDING AREA
THIS AREA IS LOW DENSITY WITH SINGLE FAMILY HOMES AND DUPLEXES. THERE IS ALSO A VERY POOR LANSCAPING, STREET TREES.

NEIGHBORHOOD CHARACTERISTICS
THIS AREA IS MIXED USE OF SINGLE FAMILY RESIDENCE AND DUPLEXS, MOSTY NOT WELL MAINTAINED.

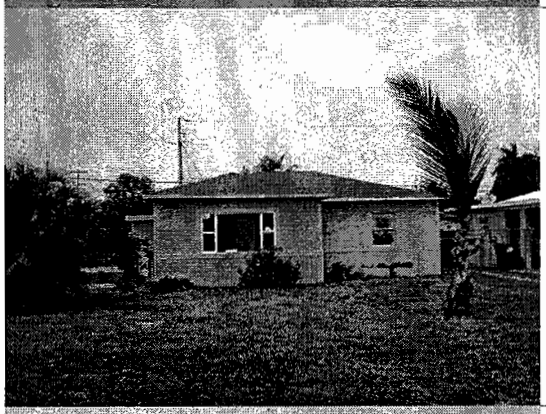
COMMENTS:
NONE

Inspector ***HASSUN, PEDRO***
Evaluator ***ANTONIO ATALA***
Process Number: ***Z2010000161*** **Applicant Name** ***AGUILLARD EUSTACHE & KANOL ISIDORE***



Date: 29-MAR-11

Comments: VIEW FROM NW 5TH AVE. WESTERN EXPOSURE OF SUBJECT PROPERTY.



Date: 29-MAR-11

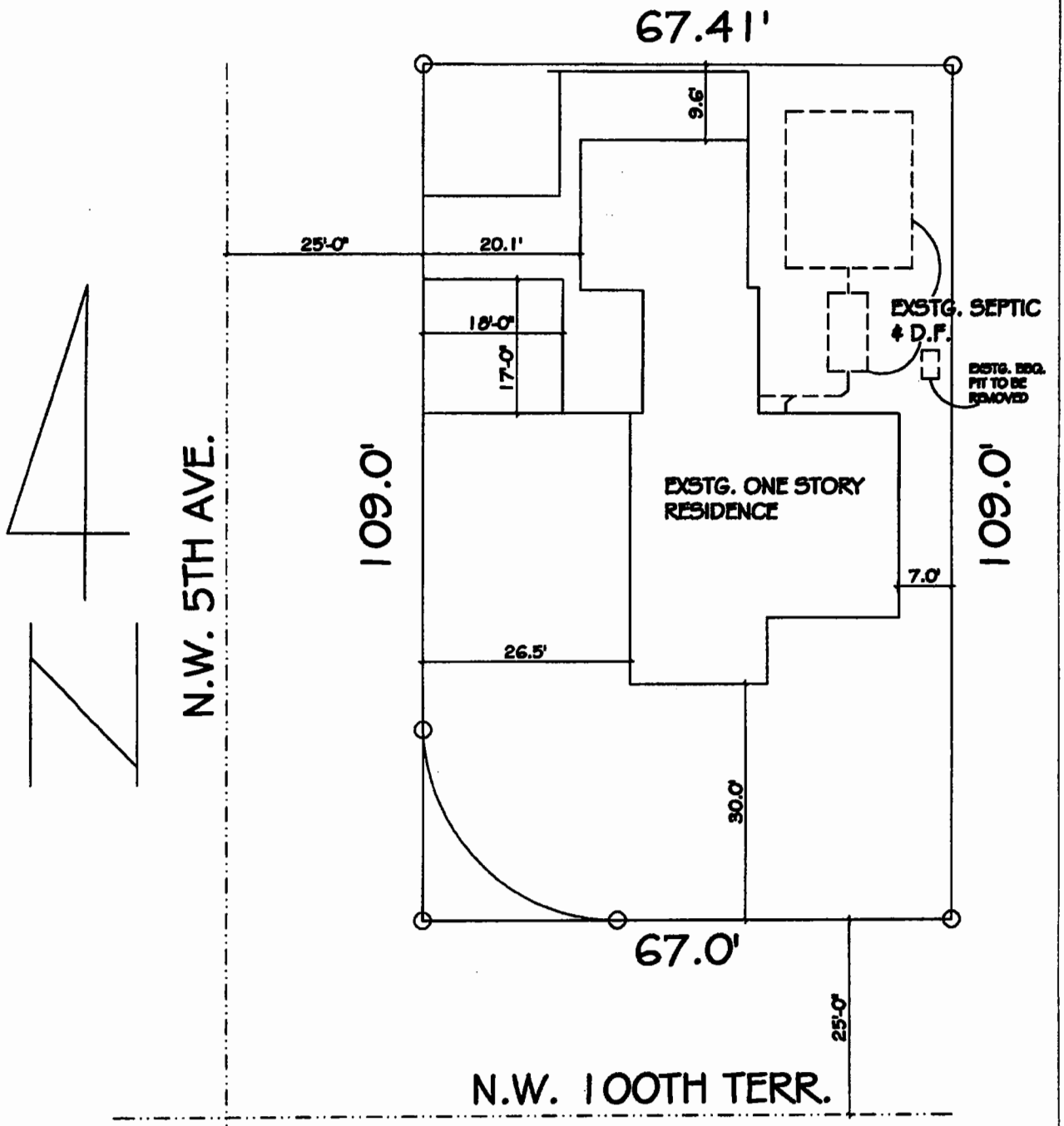
Comments: VIEW FROM NW 100 TERRACE. SOUTHERN EXPOSURE OF THE SUBJECT PROPERTY.

Date: 29-MAR-11

Comments: SOUTHWEST EXPOSURE OF SSUBJECT PROPERTY FROM THE CORNER OF NW 5 AVE & 100 TERRACE.

Inspector ***HASSUN, PEDRO***
Evaluator ***ANTONIO ATALA***
Process Number: ***Z2010000161*** **Applicant Name** ***AGUILLARD EUSTACHE & KANOL ISIDORE***

	Date: 29-MAR-11 Comments: LOT SOUTH OF SUBJECT PROPERTY AKA 10025 NW 5 AVENUE.
	Date: 29-MAR-11 Comments: LOT TO THE EAST OF SUBJECT PROPERTY AKA 435 NW 100 TERRACE.
	Date: 29-MAR-11 Comments: LOT TO THE NORTH OF SUBJECT PROPERTY AKA 442 NW 101 STREET.



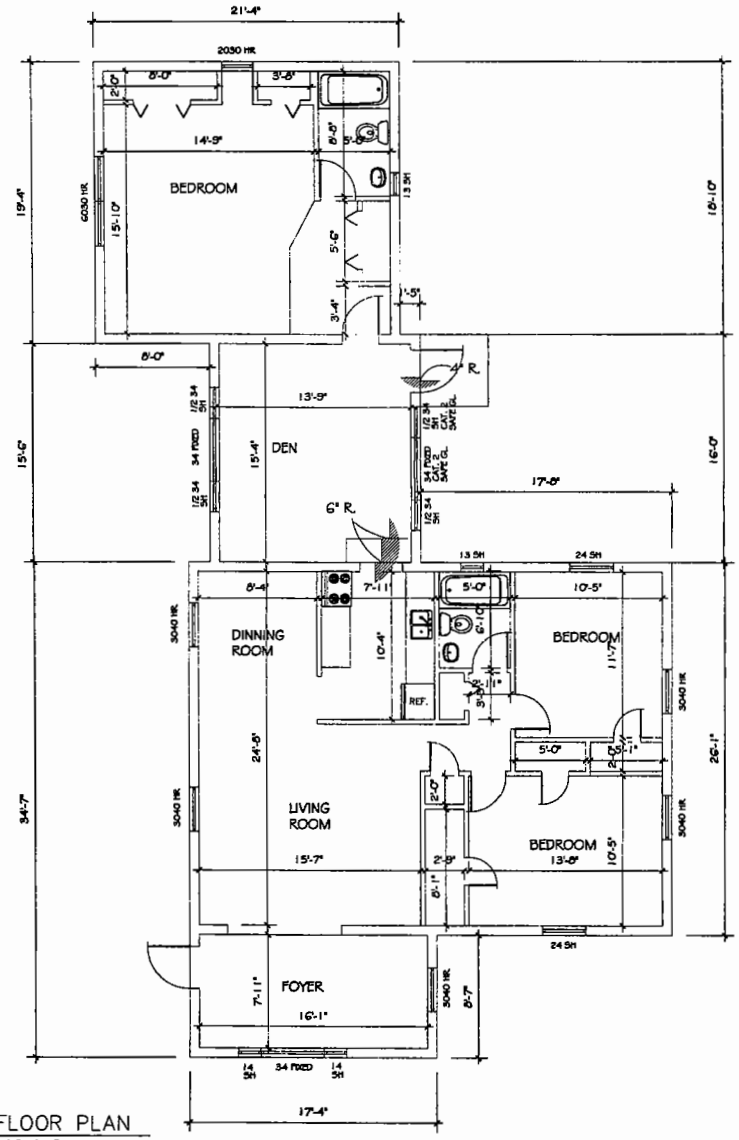
SITE PLAN

1"=20'-0"

RECEIVED
Z10-161
SEP 2 2 2010
ZONING ADMINISTRATIVE REVIEW SECT.
MIAMI-DADE PLANNING AND ZONING DEPT.
BY RDA

16

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



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

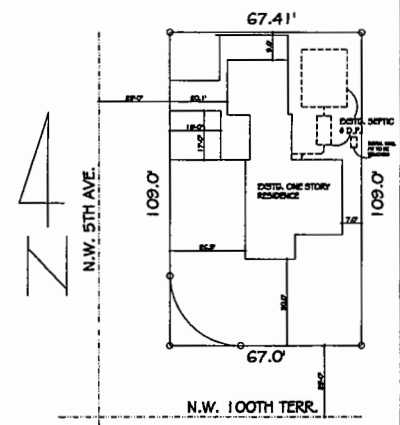
Applicant: Will comply with Ordinance 80-90 (Section 13-13.1 of the Miami-Dade County Code: Notice of rock mining operations where blasting is permitted) prior to starting construction.

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: RDA

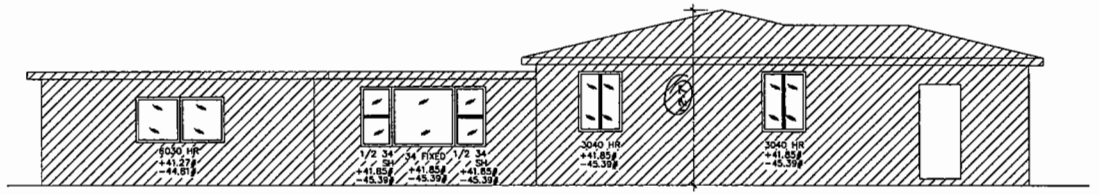
CHARLES C. MITCHELL, P.E.
924 N. FEDERAL HWY.
HOLLYWOOD, FLA. 33023
OFF: (305)336-5069
CIVIL/STRUCTURAL ENG.
FLA. REG. NO. #11127

DATE
28 JUNE 2010

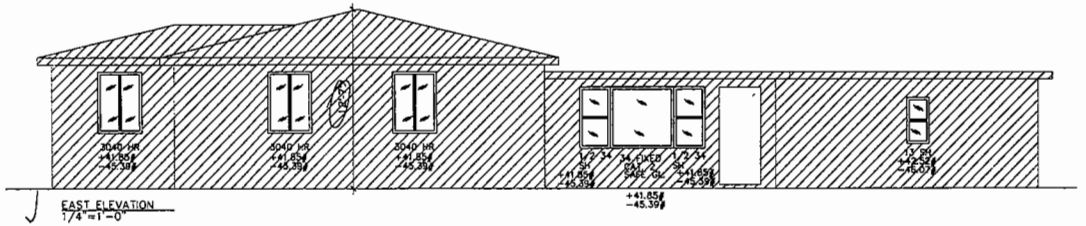
KANOL (REPAIR)
10055 NW 5TH AVE.
MIAMI, FL.

A-1

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



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



EAST ELEVATION
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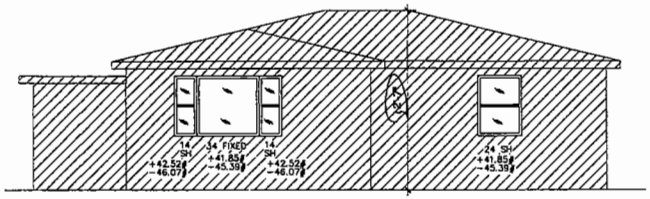
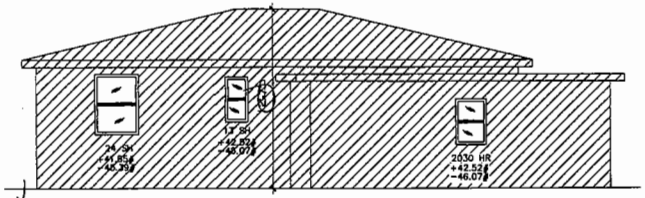


SOUTH ELEVATION
1/4"=1'-0"



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

RECEIVED
Z10-161
SEP 22 2010

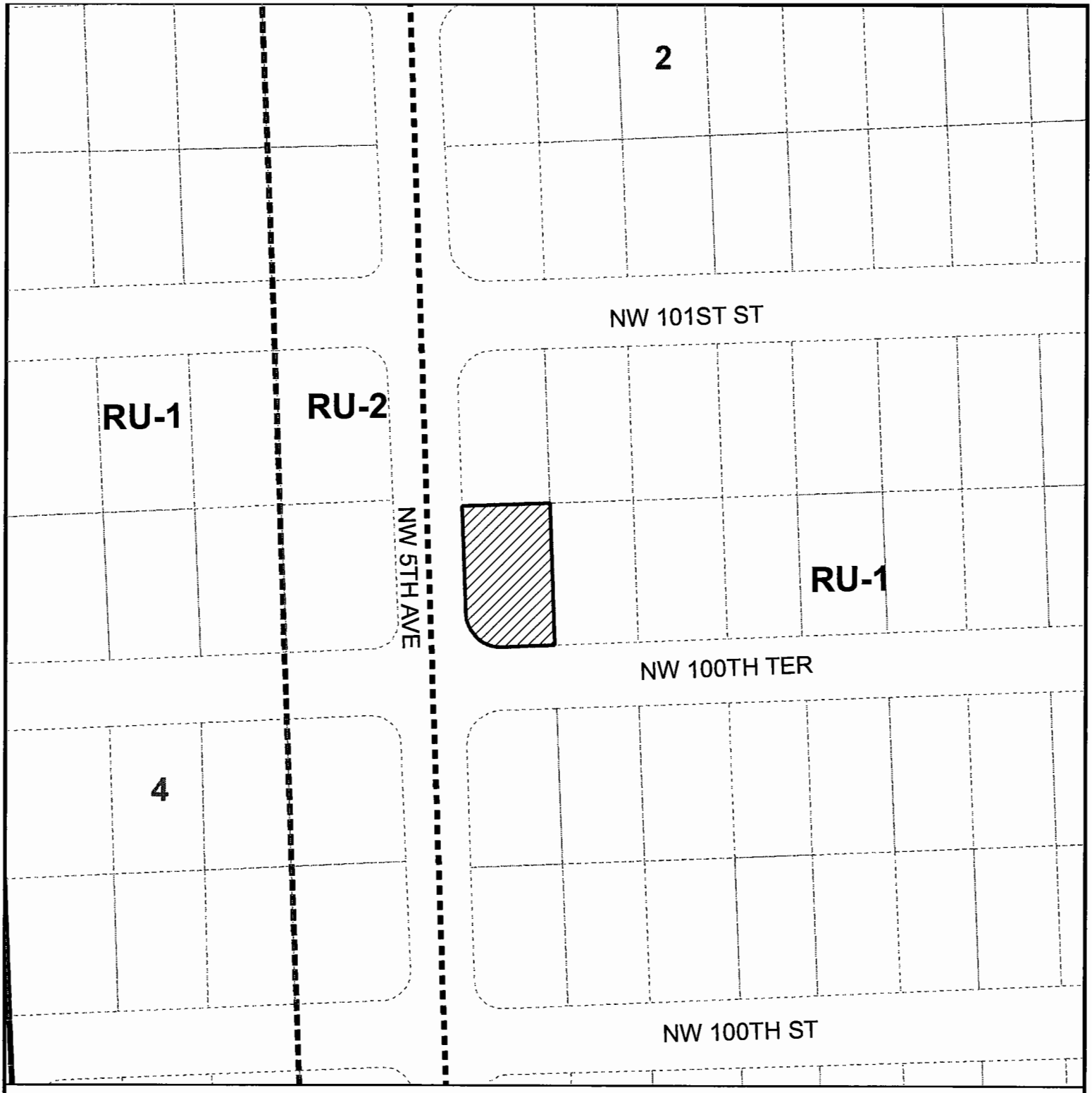
CHARLES C. MITCHELL, P.E.
924 N. FEDERAL HWY.
HOLLYWOOD, FLA. 33023
OFF.: (305)336-5069
CIVIL/STRUCTURAL ENG. #11127
FLA. REG. NO.

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
		18

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

1. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-4-CZ8-1 (10-135)
Area 8/District 02
Hearing Date: 04/27/11

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
1954	Planning & Zoning Building Dept.	- Zone change from RU-4 to RU-1, RU-2, RU-3, RU-4.	BCC	Approved

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-135 (11-4-CZ8-1)

SECTION: 10-53-41 **DATE:** April 27, 2011

COMMISSION DISTRICT: 2 **ITEM #:** 1

==========

A. INTRODUCTION:

- **SUMMARY OF REQUESTS:**

  This application will allow the construction of a single-family on a lot with less lot frontage and lot area than required, setback closer to the rear (east) property line, and will allow the applicant to provide fewer street trees than that required by the Zoning Code.

- **REQUESTS:**

  (1) Applicant is requesting to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,771 sq. ft. (7,500 sq. ft. required).

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

  (3) Applicant is requesting to permit 1 street tree (4 required).

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

- **LOCATION:** The southeast corner of N.W. 71 Street, and N.W. 21 Court, Miami-Dade County, Florida.

- **SIZE:** 50' x 75.43'

B. ZONING HEARINGS HISTORY: None.

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

1. *The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Medium Density Residential*** *use. This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.*

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	Medium Density Residential, 13 to 25 dua
Surrounding Properties:	
NORTH: RU-2; Duplex	Medium Density Residential, 13 to 25 dua
SOUTH: RU-2; Single-family residence	Medium Density Residential, 13 to 25 dua
EAST: RU-2; Single-family residence	Medium Density Residential, 13 to 25 dua
WEST: RU-2; Vacant	Medium Density Residential, 13 to 25 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 memoranda.

G. PLANNING AND ZONING ANALYSIS:

The subject parcel is a corner lot, which lies on the southeast corner of NW 71 Street and NW 21 Court. Single-family residences, vacant lots, and a duplex 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 **Medium Density Residential** use. *This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments* yielding a maximum density permitted of 2 dwelling units on the 3,771 sq. ft. (50' x 75.43') subject site. However, due to the substandard size of the lot and the development of this area with predominantly single-family residences, staff recommends the development of the subject property be limited to a single-family residence. The subject property lies within the Urban Infill Area (UIA) and ***Policy LU-1C*** *of the CDMP indicates that Miami-Dade County should give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area and ***Objective LU-12*** *of the CDMP indicates that Miami-Dade County should take specific measures to promote infill development that is situated in a CDBG-eligible area.* **Therefore, the development of a single-family residence on the substandard-sized, RU-2 zoned subject property is consistent with the UIA policy and CDBG objective of the interpretative text of the CDMP as well as with the density threshold of the LUP map of the CDMP.**

When requests #1 and #2 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property to the east of the subject site was granted approval of a request to permit the construction of a single-family residence on a lot with a lot area of 4,200 sq. ft. and a lot frontage of 37.5', pursuant to Resolution No. ZB-515-61. In addition, staff notes that a property located at 7130 NW 21 Court, to the northwest of the subject site, was granted approval of a request to permit an addition to a single-family residence setback 15.82' from the rear property line, pursuant to Administrative Variance No. V1994000342. Overall, staff is supportive of requests #1 and #2, subject to conditions, and notes that said requests 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).**

When request #3 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 affect the stability and appearance of the community and would be **incompatible** with the surrounding area. The

approval of the request will result in an obvious departure from the aesthetic character of the surrounding area. Staff's research did not reveal any similar approval of variances to permit fewer street trees than required. Moreover, staff opines that since the subject site is a corner lot, the applicant should provide the four (4) required street trees in order to provide an aesthetically pleasing vista at the intersection of NW 71 Street and NW 21 Court. **As such, staff recommends denial without prejudice of request #3 under Section 33-311(A)(4)(b)(NUV).**

I. RECOMMENDATION:

Approval with conditions of requests #1 and #2 and denial without prejudice of request #3.

J. CONDITIONS: For requests #1 and #2.

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 Of Greater Miami," as prepared by Buckler Architects, dated stamped received 9/8/10 and consisting of three sheets, except as herein modified to show the four (4) required street trees. 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 development of the site be limited to one single-family residence.

DATE TYPED: 03/03/11
DATE REVISED:
DATE FINALIZED: 03/27/11
MCL:GR:NN:TA:NC

For

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: September 23, 2010

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

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

Subject: C-08 #Z2010000135
Habitat for Humanity of Greater Miami, Inc.
71xx N.W. 21st Court
To Permit a Parcel of Land with Less Lot Frontage and Area than Required and to Permit a Single-Family Residence Setback than Required from Property Lines
(RU-2) (0.086 Acres)
10-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

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

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

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

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

Tree Preservation
Tree Removal Permit 2010-TREE-PER-00383 was issued for this property to Habitat for Humanity of Greater Miami Inc on September 2, 2010 and is scheduled to expire on September 2, 2011. Tree Removal Permit 2010-TREE-PER-00383 requires the preservation of one specimen-sized (Trunk diameter 18 inches or greater) Ficus Aurea and one Tropical Almond tree on the northeast part of the property as identified in DERM-approved permitted plans. The site plan submitted with this application entitled "Habitat for Humanity of Greater Miami Inc", Sheet A-1, prepared by Buckler Architects and dated June 17, 2010 (revised August 25, 2010) depicts these trees "to remain". However, pleased be advised that these trees are mislabeled on the site plans ; the specimen Ficus Aurea is labeled "Ficus Benjamina" and the Tropical Almond is labeled "Avocado".

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

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

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

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

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

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

PH# Z2010000135
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.
07-OCT-10

Memorandum

Date: 29-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000135

Fire Prevention Unit:

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

Service Impact/Demand:

Development for the above Z2010000135
located at THE SOUTHEAST CORNER OF N.W. 71 STREET & N.W. 21 COURT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:35 minutes

Existing services

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

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

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Service impact calculated based on site plan dated September 8, 2010.

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

DATE: 14-SEP-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	SOUTHEAST CORNER OF NORTHWEST 71 STREET & NORTHWEST 21 COURT, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000135

HEARING NUMBER

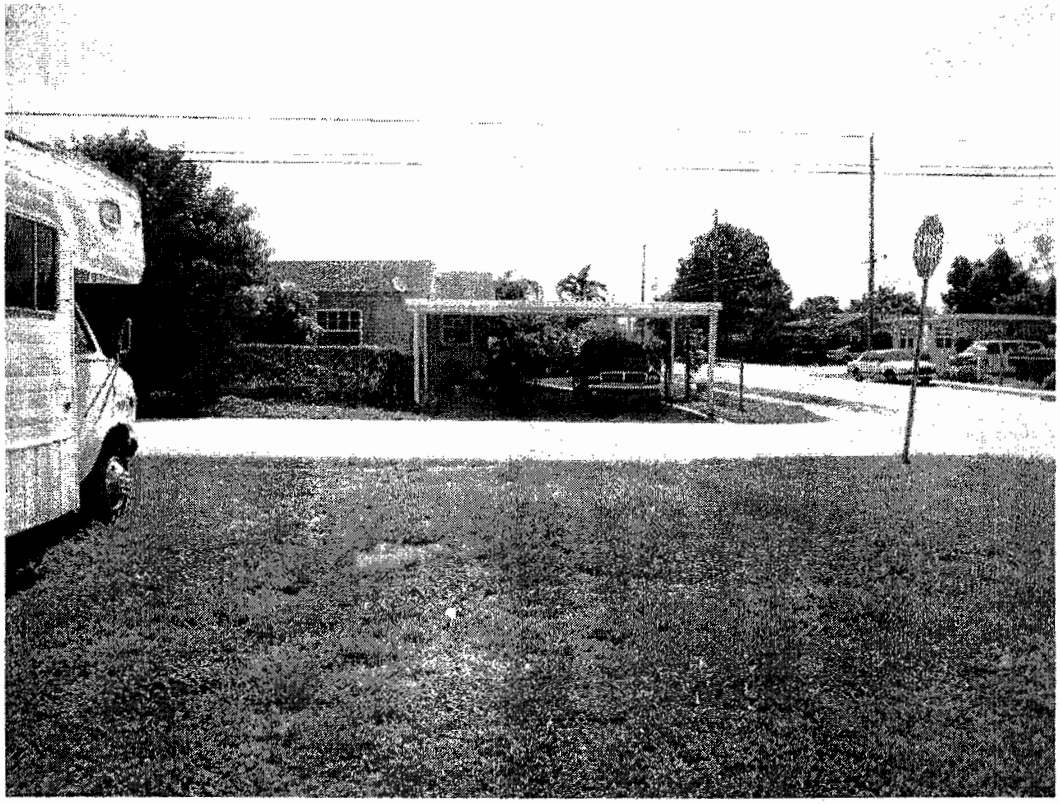
HISTORY:

9/14/10 BNC - Bldg Enforcement - No cases. NC Division - No active cases. 1 closed case (abandoned vehicle), 1 closed case (junk/trash).

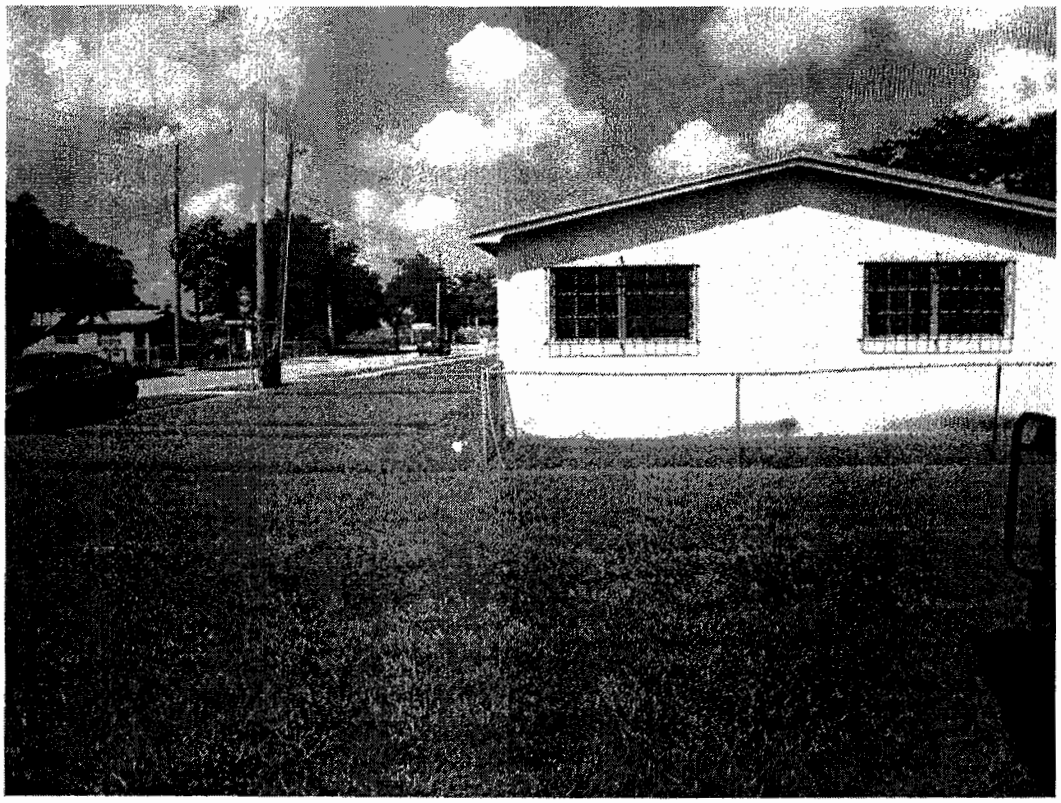
OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

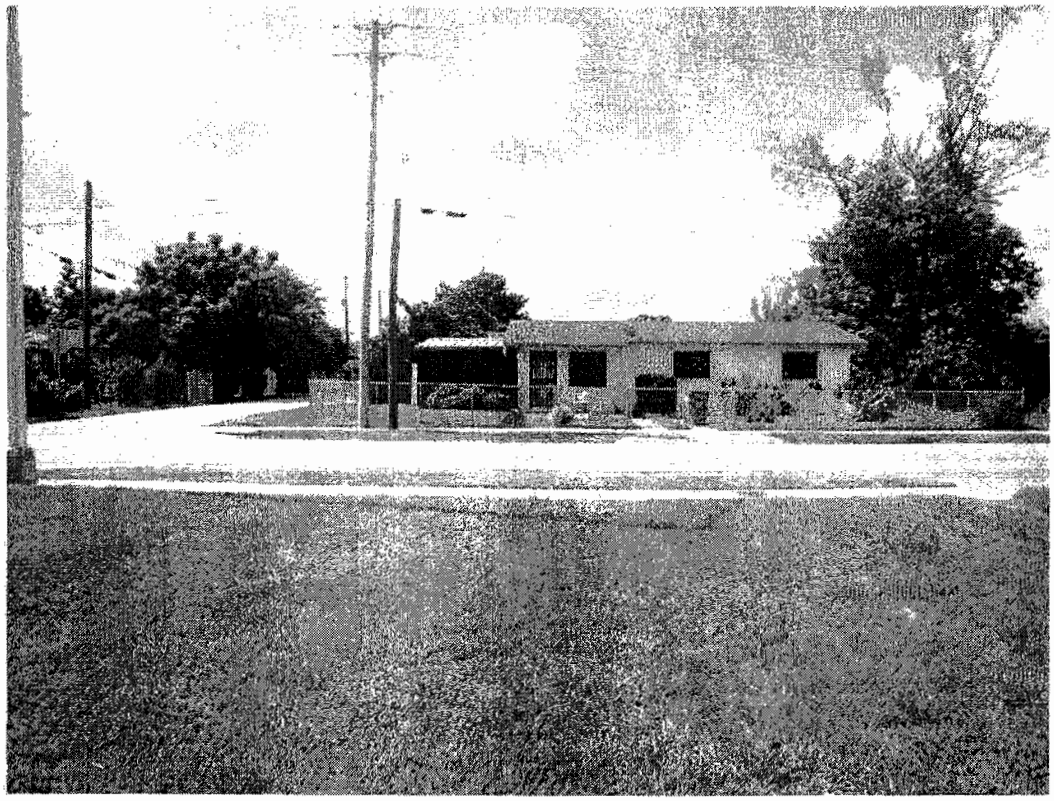
R. Williams



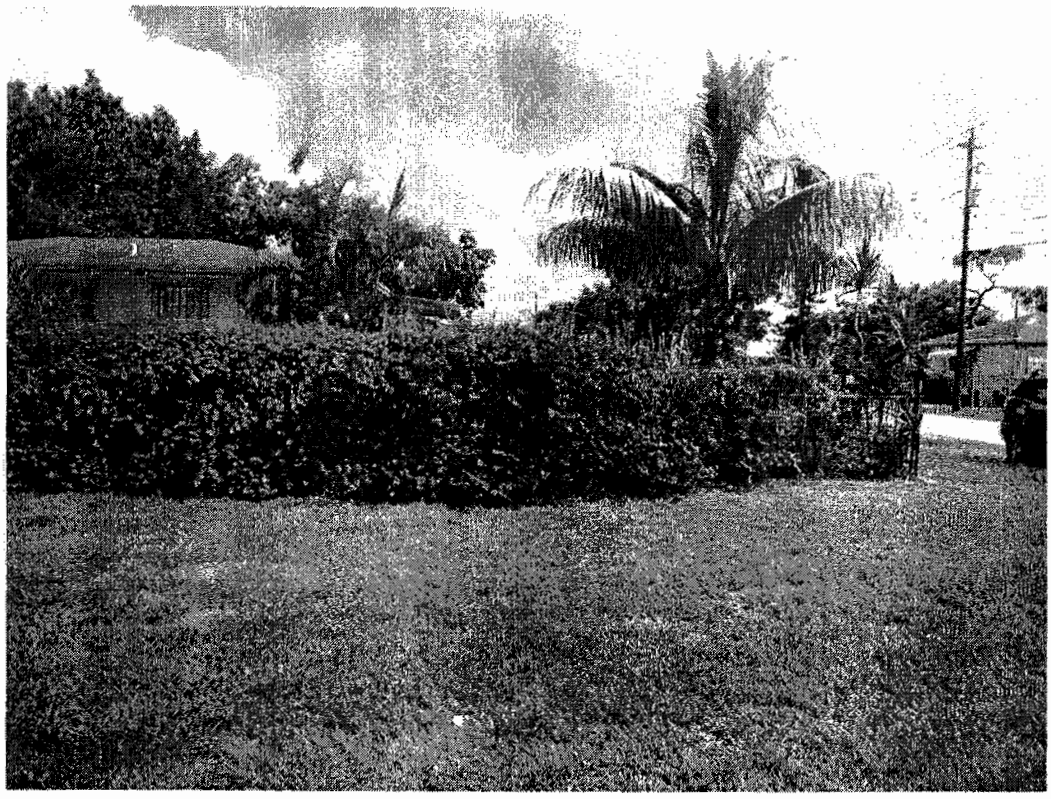
North Elevation



East Elevation



South Elevation



West Elevation

DISCLOSURE OF INTEREST*

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

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

NAME AND ADDRESS	Percentage of Stock
MICHAEL BATTLE, PRESIDENT	0
SCOTT REMBOLD, VICE PRESIDENT	0
ARLENNA WILLIAMS, 2ND VICE PRESIDENT	0
ANNE E. MANNING, ASST. SECRETARY	0

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest
NOT APPLICABLE	0
210-135	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
NOT APPLICABLE	0

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

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
NOT APPLICABLE	0
210-135	

Date of contract: _____ AH

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

NOT APPLICABLE	0

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

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

Signature: _____
(Applicant)

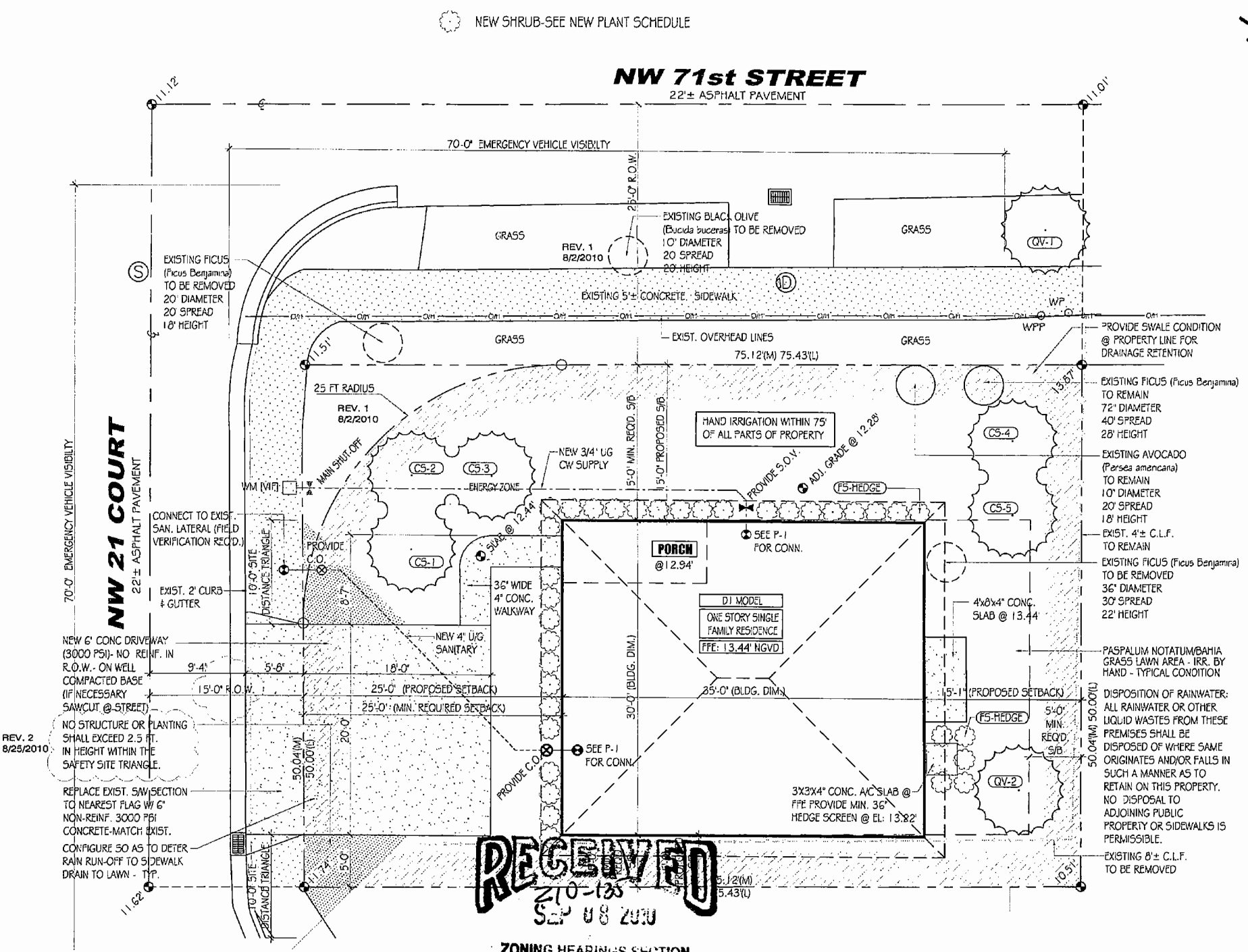
Sworn to and subscribed before me this 2 day of Sept, 20 10. Affiant is personally know to me or has produced Jessica Dekker as identification.

_____
(Notary Public)

My commission expires: _____

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

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



Architectural Site Plan

ENLARGED SITE PLAN

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MIAMI-DADE COUNTY
PROCESS #: 210-135
DATE: SEP 08 2010
BY: [illegible]

Key Plan

N.T.S.

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210-135
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [signature]

Typical Slab Detail

NEW PLANT SCHEDULE REV. 1 8/2/2010

KEY	BOTANICAL NAME/COMMON NAME	HT. & SPREAD	REMARKS	QTY
CS-1 TO 5	CORDIA BOISSIERI/WHITE GEIGER	10'HX2 CPLR.	1, 2, 3	5
QV-1	QUERCUS VIRGINIANA/LIVE OAK	12'HX2 CPLR.	1, 2, 3	2
QV-2	QUERCUS VIRGINIANA/LIVE OAK	10'HX2 CPLR.	1, 2, 3	2
FS-HEDGE	FORESTIERA SEGREGATA/FLA PRIVET	SEE NOTE 4	1, 2, 3, 4	70
PN	PASPALUM NOTATUM/BAHIA GRASS	SOD		-

1. ALL PLANTS NEW 2. ALL PLANTS NATIVE 3. NO PLANTING UNDER POWERLINES
4. SEE PLAN FOR LOCATIONS 18" MIN. HGT. @ 24" O.C.

LANDSCAPING LEGEND

- EXISTING TREE TO BE REMOVED-SEE SITE PLAN FOR IDENTIFICATION
- NEW TREE-SEE NEW PLANT SCHEDULE
- EXISTING TREE TO REMAIN-SEE SITE PLAN FOR IDENTIFICATION
- NEW SHRUBS-SEE NEW PLANT SCHEDULE

Landscape Legend

REV. 2 8/20/2010

	REQUIRED	PROVIDED
A.	2,253	2,276
B.	2	2
Lawn area	1,517	2,276
Trees	7	7
Shrubs	70	70
	21	70

General Landscape Installation Notes

Landscaping Notes

TYPICAL DRIVEWAY SLAB DETAIL

N.T.S.

General Construction Notes

Flood Legend

	Lowest Floor Elev.	Garage/Storage	Adjacent Grade Elev.	Adjacent Area Elev.
Existing	N/A	N/A	N/A	N/A
Proposed	13.44	N/A	12.25	N/A

Zoning Legend

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
INTERIOR SIDE 1		5'-0"
INTERIOR SIDE 2		N/A
SIDE STREET	15'-0"	15'-0"
REAR	25'-0"	25'-0"

NW 71st STREET

NW 21 COURT

Architectural Site Plan

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

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

BUCKLER ARCHITECTS

DATE: 06-17-10
PROJECT: New 1 Sty SFR
ADDRESS: 71XX NW 21 CT
Miami, FL 33147
OWNER: Habitat for Humanity
Anne Manning, Exec. Director
REVISIONS: REV. 1 8/2/2010
REV. 2 8/20/2010

Drawing Index

A1
1 OF 1
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17

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DATE: SEP 08 2010
BY: SDE

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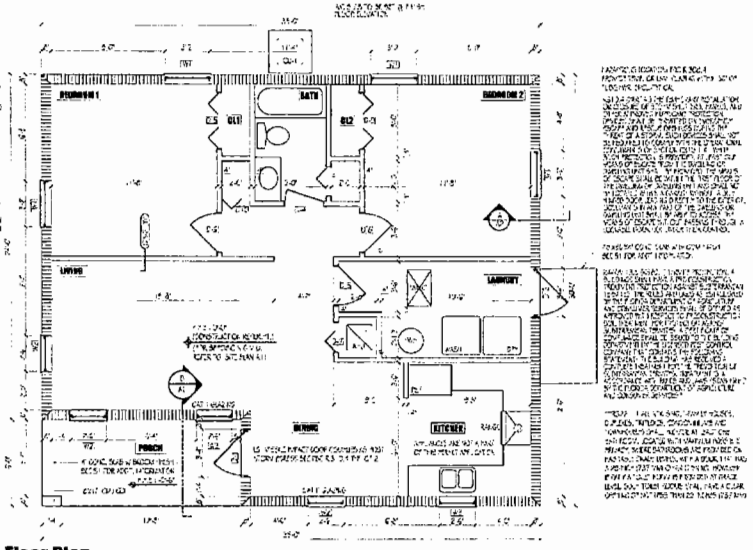
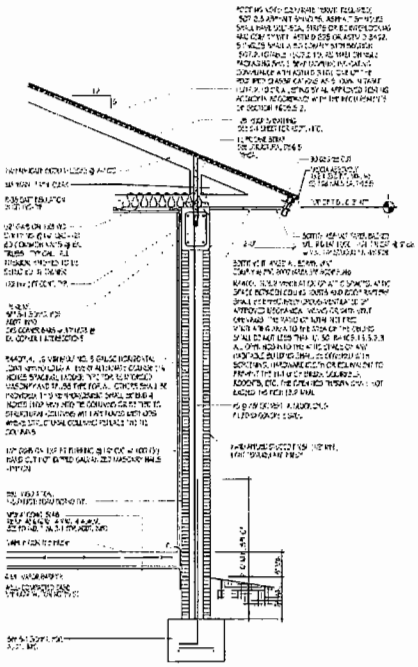
210-165
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AD



Floor Plan

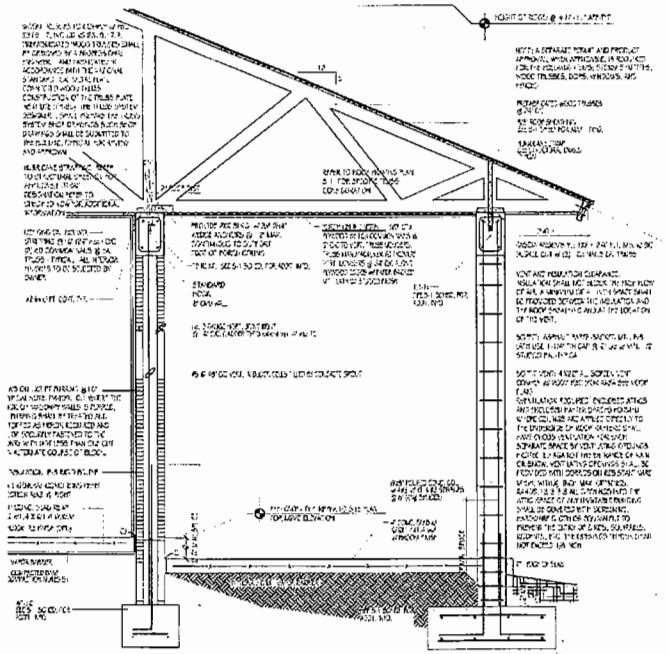
SCALE: 1/4"=1'-0"

Table FBC R302.1			
EXTERIOR WALL ELEMENT	MIN. FIRE-RESISTANCE RATING	MIN. FIRE-SEPARATION DISTANCE	
EXTERIOR WALLS	(1) HOUR-NOT SUPPORTING	5 FEET	
PROJECTIONS	(1) HOUR-NOT SUPPORTING	2 FEET	
OPENINGS	NOT ALLOWED	3 FEET	
PENETRATIONS	NONE ALLOWED	3 FEET	



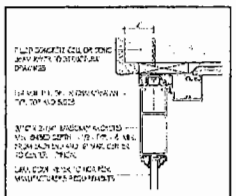
A/A2: Section Thru Exterior Wall

SCALE: 3/4"=1'-0"



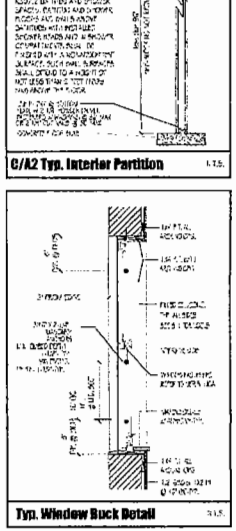
B/A2: Wall Section Thru Porch

SCALE: 3/4"=1'-0"

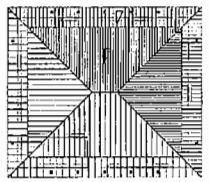


Typ. Exterior Door Jamb

C/A2 Typ. Interior Partition



Typ. Window Buck Detail



Roof Plan

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

General Door & Window Notes

210-165
SEP 08 2010

Door Schedule (See General Notes for additional information)

#	ROOM	SIZE	STYLE	MATERIAL	NOTES
D1	Front Door	3'0"x8'0" 1-3/4"	6 Panel	Sol. Cherry	
D2	Back Door	3'0"x8'0" 1-3/4"	6 Panel	Sol. Cherry	
D3	Linen	2'0"x6'8" 1-3/8"	Louvered	Pine	
D4	Pull	2'0"x6'8" 1-3/8"	Colonial	Pine	**** As per FBC 2007 Sec. **
D5	Bath / Powder	2'6"x6'8" 1-3/8"	Mirrored	Pine	
D6	Bedroom 1	2'6"x6'8" 1-3/8"	Colonial	Pine	
D7	WIC Closet	2'6"x6'8" 1-3/8"	Mirrored	Pine	
D8	Bedroom 2	2'6"x6'8" 1-3/8"	Colonial	Pine	
D9	Bedroom 2 Closet	4'0"x6'8" 1-3/8"	Mirrored	Pine	
D10	Closet 2	2'0"x6'8" 1-3/8"	Mirrored	Pine	

Window Schedule (01) (SEE GENERAL NOTES FOR ADDITIONAL INFORMATION)

#	ROOM	SIZE	TYPE	U.O.N.O.	NOTES
W1	BEDR.	5'0"x5'0"	SL. SG. HUNG	TEMPERED	* FLORIDA ACCEPTANCE
W2	BATH / LAUNDRY	2'0"x3'0"	SL. SG. HUNG	TEMPERED	* FLORIDA ACCEPTANCE
W3	BEDR. 2	5'0"x5'0"	SL. SG. HUNG	TEMPERED	* FLORIDA ACCEPTANCE

HABITAT FOR HUMANITY
OF GREATER MIAMI, INC.

DATE: 06-08-06
PROJECT: New Still Form, Plan
ADDRESS:
OWNER: Habitat for Humanity
Ann Manning, Exec. Director
305 630-3081
REVISIONS: 08/06/2010

BUCKLER ARCHITECTS

AUG 18 2010

A2
2 OF 10
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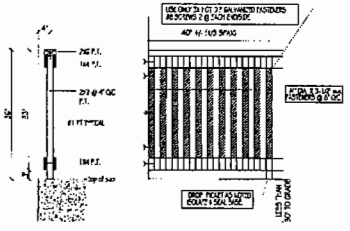
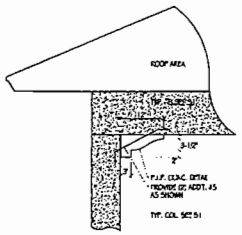
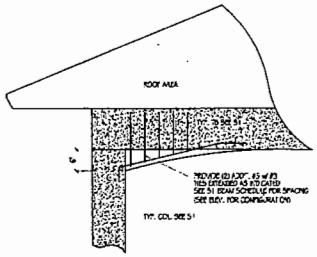


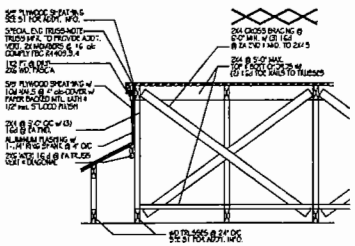
1 A3 **Decorative Railing Detail - Optional**
SCALE: 3/4"=1'-0"



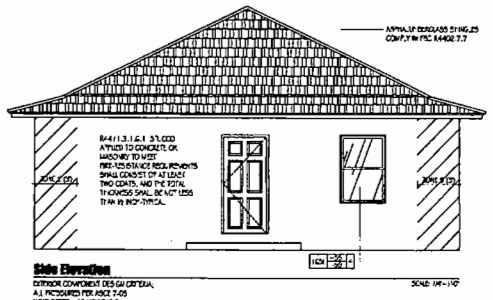
2 A3 **Decorative PIP Porch Detail - Optional**
SCALE: 3/4"=1'-0"

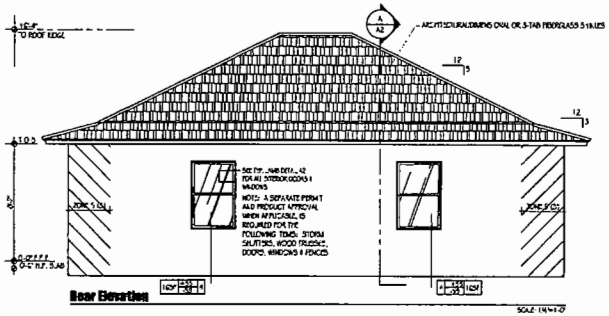


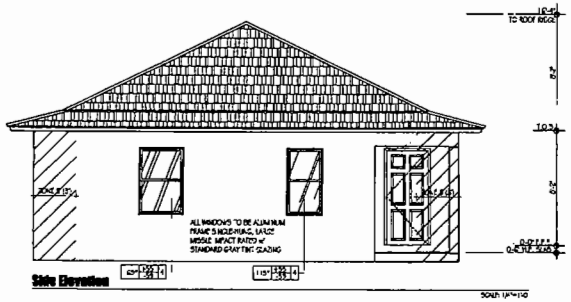
3 A3 **Decorative PIP Porch Arch Detail - Optional**
SCALE: 3/4"=1'-0"

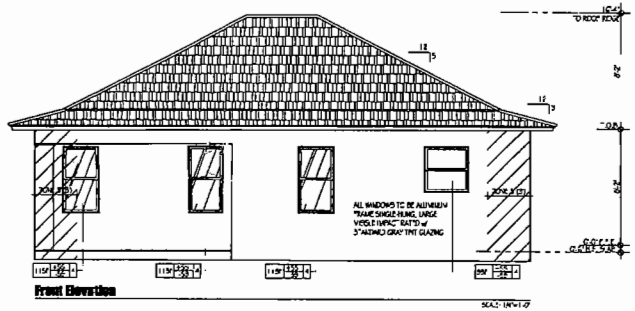


4 A3 **Roof Detail - Optional**
SCALE: 3/4"=1'-0"









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

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
BUCKLER ARCHITECTS

DATE: 05-06-09
PROJECT: New Sgl. Fam. Res.
ADDRESS:
OWNER: Habitat for Humanity
Anne Mariwicz, Exec. Director
305 636-3021
REVISIONS:

MODEL D1

AUG 18 2010
ARCHITECT OF RECORD
PAUL M. BUCKLER
#13700

A3
3 OF 9
ARCHITECTURAL

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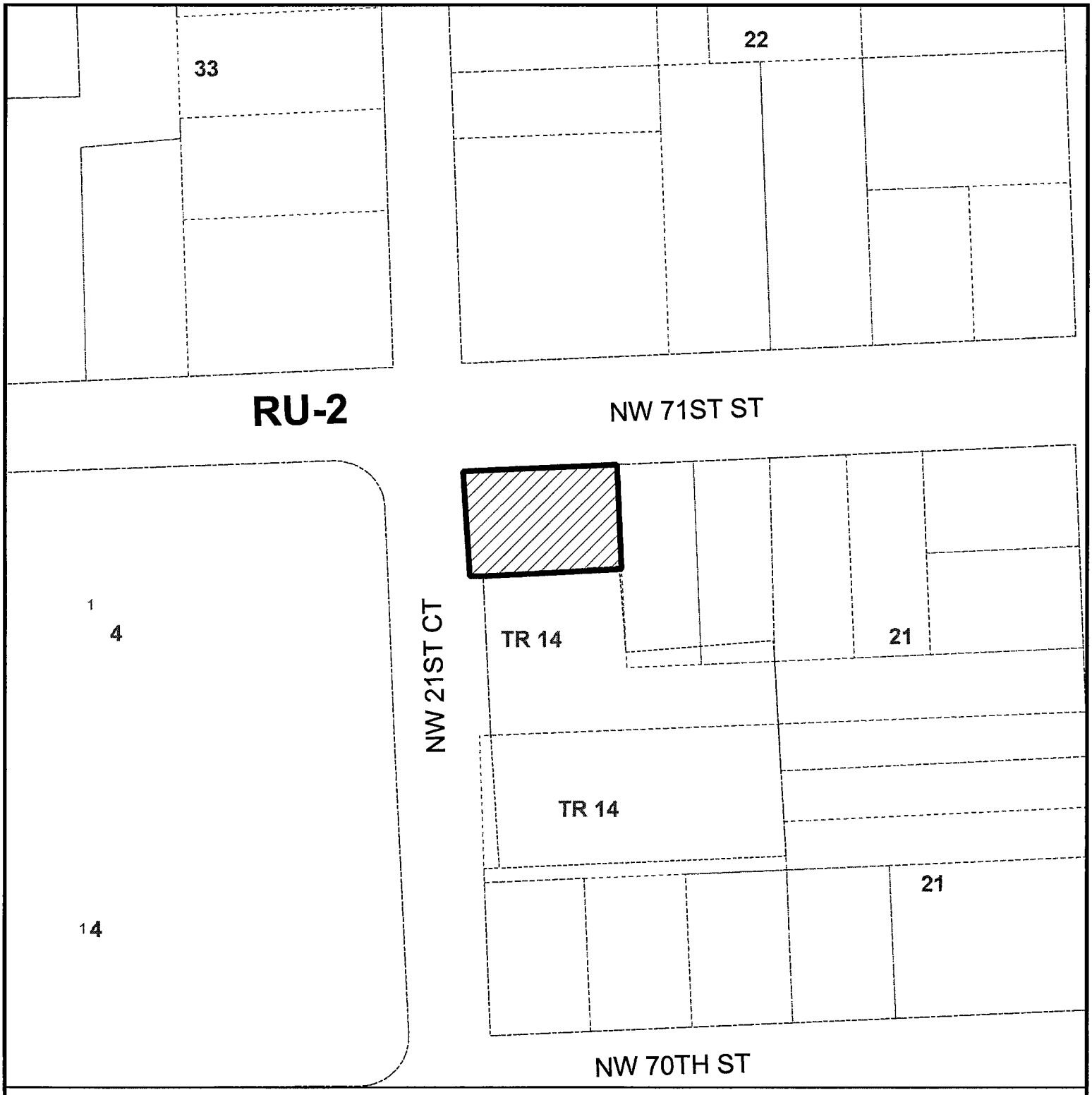


MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000135

N
W E
S

Section: 10 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 14, 2010

REVISION	DATE	BY
		20

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000135

N
W E
S

Section: 10 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 14, 2010

REVISION	DATE	BY

2. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-4-CZ8-2 (10-167)
Area 8/District 02
Hearing Date: 04/27/11

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2007	Director of the Department of Planning & Zoning	- Non-Use Variance to permit a lot frontage of 40' (75' required) & a lot area of 3,600 sq. ft. (7,500 sq. ft. required).	BCC	Approved

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-167 (11-4-CZ8-2)

SECTION: 15-53-41 **DATE:** April 27, 2011

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

==========

A. INTRODUCTION:

o SUMMARY OF REQUESTS:

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

o REQUESTS:

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

(3) Applicant is requesting to permit a single-family residence with lot coverage of 35.87% (35% maximum permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 10/05/10, consisting of 2 sheets. Plans may be modified at public hearing.

o LOCATION:

Lying north of N.W. 66 Street, approximately 80' west of N.W. 18 Avenue, Miami-Dade County, Florida.

o SIZE: 40' x 90'

B. ZONING HEARINGS HISTORY: In 2007, the subject property was approved to allow a parcel with less frontage and area than allowed by the zoning regulations, pursuant to Resolution No. Z-39-07.

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

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

2. ***Policy LU-1C***
Miami-Dade County shall give priority to infill development on vacant sites in currently

urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

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

D. NEIGHBORHOOD CHARACTERISTICS:

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

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

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

F. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

*Subject to conditions indicated in their memorandum.

G. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 66 Street and approximately 80' west of N.W. 18 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. An existing religious facility is located to the southwest of the site and commercial uses are located immediately to the east of the site along SW 18 Avenue. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. *This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre.* As previously mentioned, in 2007 the subject site was granted approval of a request to permit a lot frontage of 40' (75' required) and a lot area of 3,600 square feet (7,500 sq. ft. required). The approval of this application will allow the construction of a proposed single-family residence setback closer to the rear (north) property line with marginally greater lot coverage than that permitted by the Zoning Code. The approval of the requests sought in this application will not add additional dwelling units to the site beyond what was previously approved in 2007. The subject property lies within the Urban Infill Area (UIA) and ***Policy LU-1C*** *of the CDMP indicates that Miami-Dade County should give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area and ***Objective LU-12*** *of the CDMP indicates that Miami-Dade County should take specific measures to promote infill development that is situated in a CDBG-eligible area.* **Therefore, the requests are consistent with the UIA policy and CDBG objective of the interpretative text of the CDMP as well as with the density threshold of the LUP map of the CDMP.**

When requests #1 and #2 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that approximately 500' to the north of the subject site, between NW 67 Street and NW 68 Terrace, there are no less than six (6) lots which were approved for exactly the same set of Zoning Variances (Resolution Numbers CZAB 8-26-11, 8-13-11, 8-25-10, 8-24-10, 8-23-10 and 8-22-10). Overall, staff is supportive of this application, subject to conditions, and notes that the proposal would be **consistent** with the intent of Policy LU-1C and Objective LU-12 of the CDMP which is to give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard

or underdeveloped environmentally suitable urban areas contiguous to existing urban development and to promote infill development that is situated in a CDBG-eligible area. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). **As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV).**

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 10/05/10, consisting of 2 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: 03/02/11
DATE REVISED:
DATE FINALIZED: 03/27/11
MCL:GR:NN:TA:NC

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: October 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 #Z2010000167
Habitat for Humanity of Greater Miami, Inc.
1801 N.W. 66th Street
To Permit a Greater Lot Coverage than Permitted and to Permit a Single-Family Residence Setback with Less than Required from Property Lines
(RU-2) (0.08 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

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

Tree Preservation
The subject property contains specimen-sized (trunk diameter 18 inches or greater) trees (#1 and #4). Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. The applicant is aware of DERM preservation requirements and has submitted a site plan that provides for the preservation of the specimen sized trees; however non specimen trees will be removed. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

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

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

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

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

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

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

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

Memorandum

Date: November 26, 2008

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

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum

Date: 26-OCT-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000167

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2010000167
located at LYING NORTH OF N.W. 66 STREET, APPROXIMATELY 80' WEST OF NW 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

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

Existing services

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

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

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

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 NORTH OF N.W. 66 STREET, APPROXIMATELY 80' WEST OF NW 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000167

HEARING NUMBER

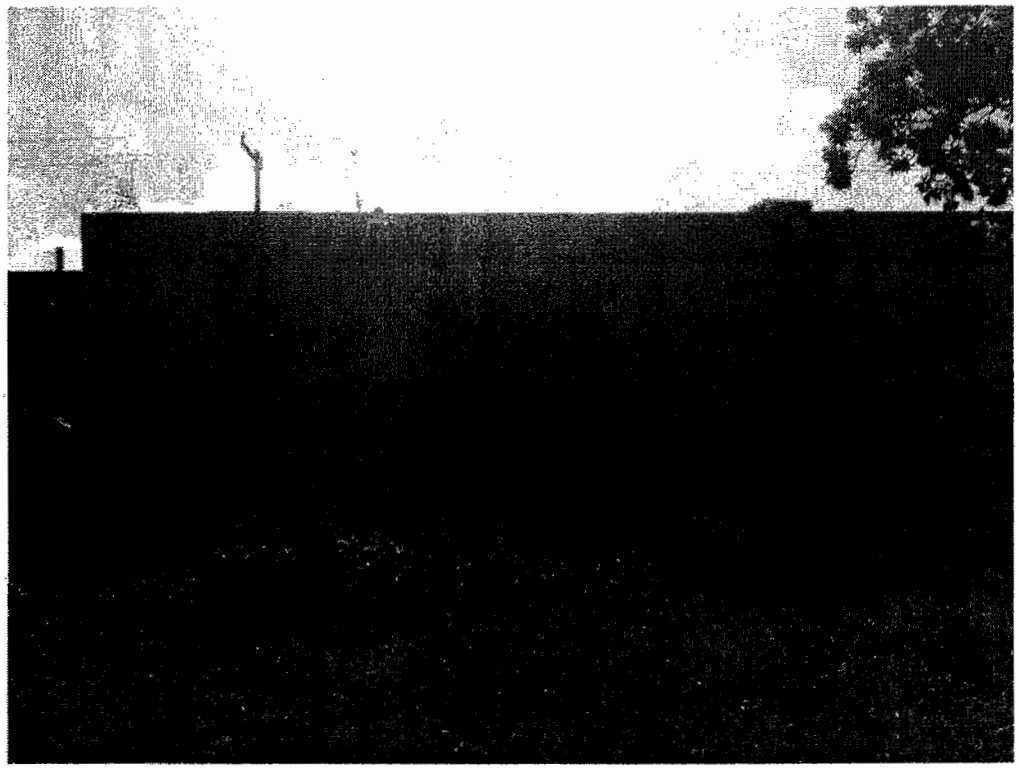
HISTORY:

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

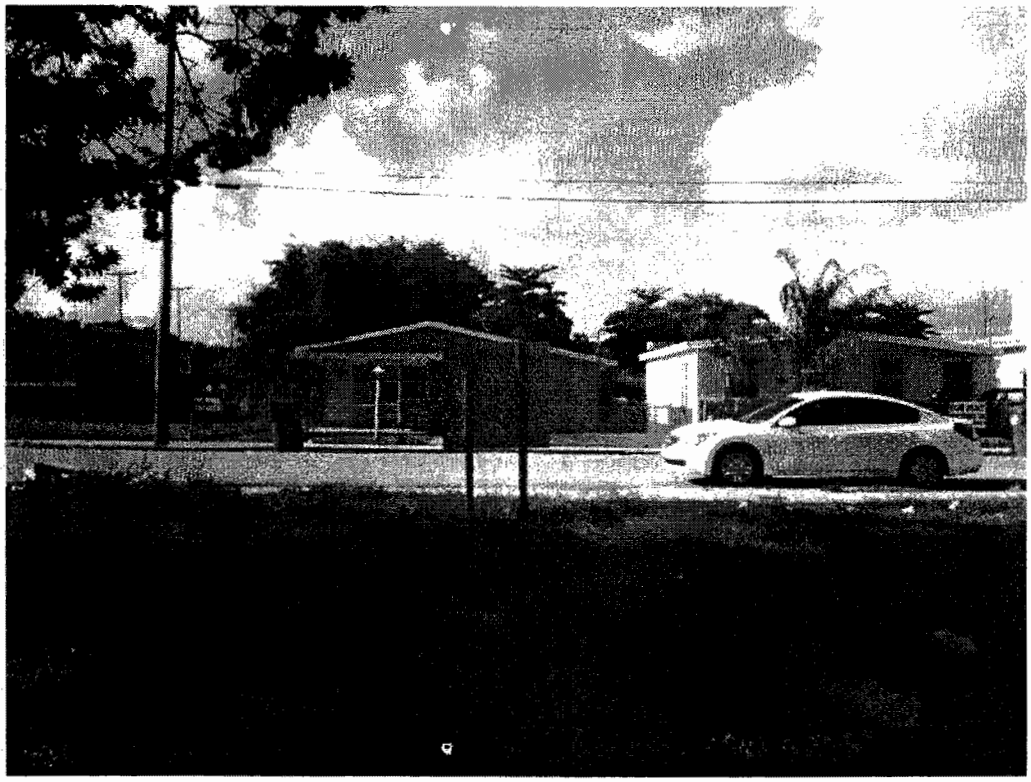
OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

North Elevation



East Elevation



South Elevation

West Elevation

DISCLOSURE OF INTEREST*

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

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

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

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest
NOT APPLICABLE	0

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

2010
HEARINGS SECTION

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

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

Signature: _____
(Applicant)

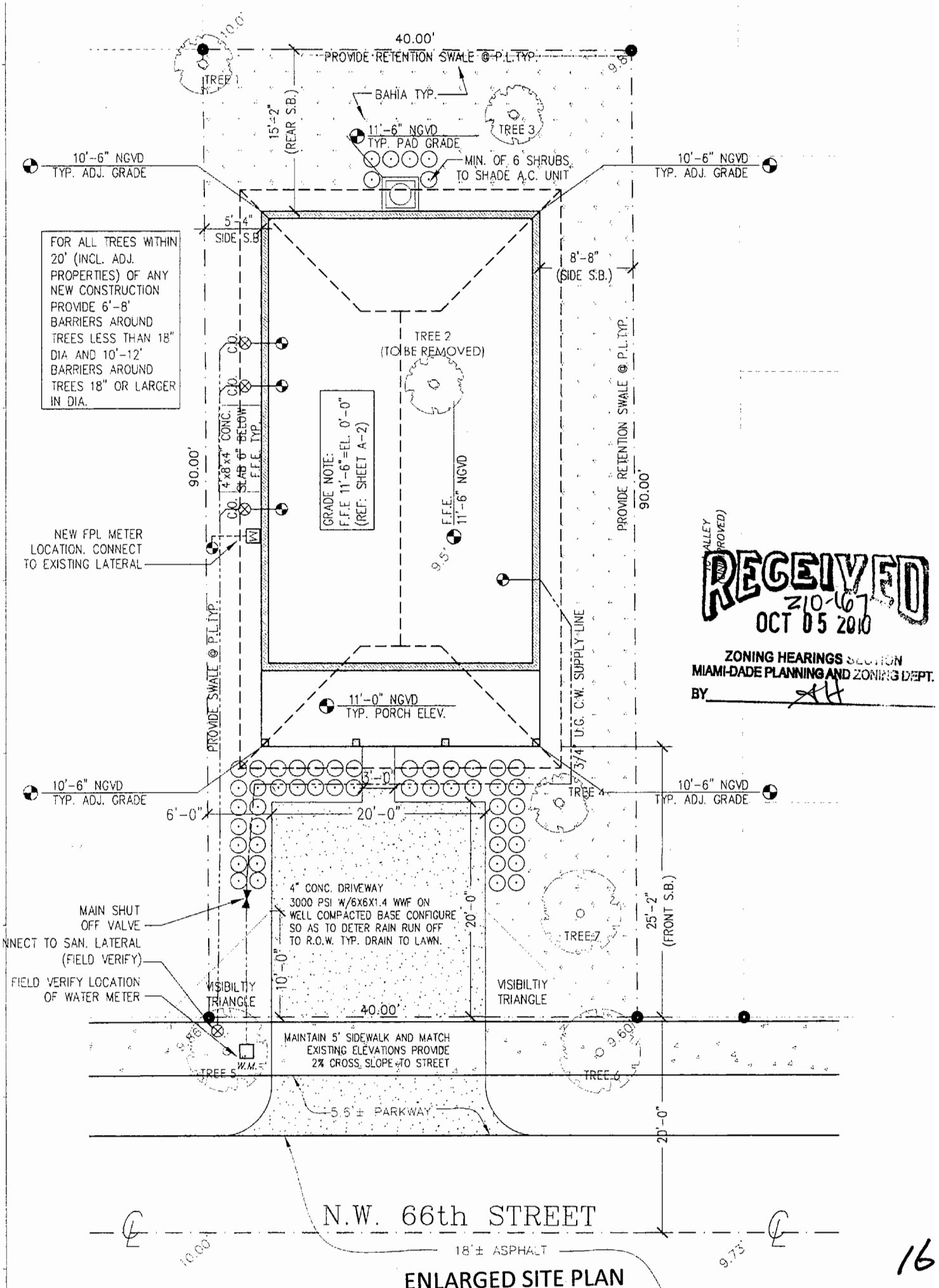
Sworn to and subscribed before me this 24 day of Sept. 2010. Affiant is personally know to me or has produced Jessica DeKker as identification.

_____
(Notary Public)

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

My commission expires: _____ Seal

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



ALLEY APPROVED)

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

ENLARGED SITE PLAN

16

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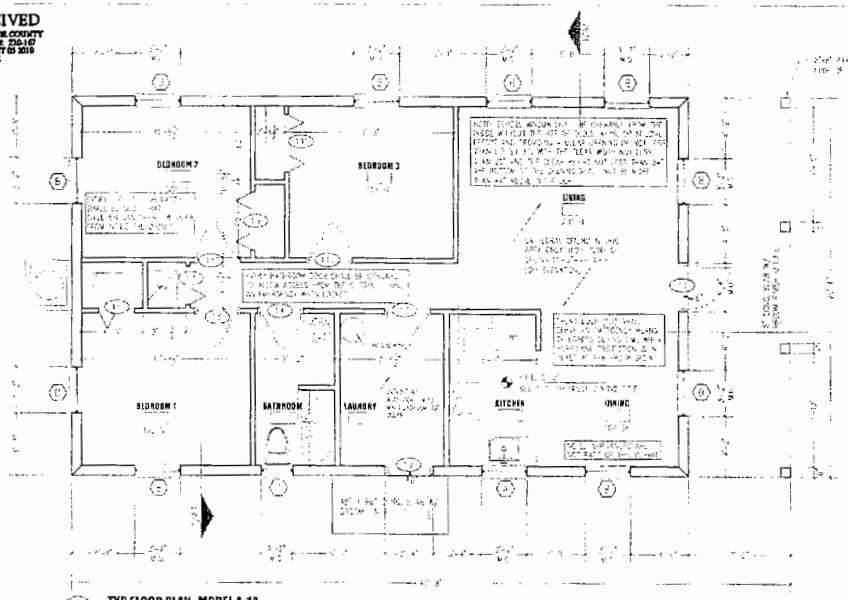
MIAMI-DADE COUNTY
PROCESS #: 210-167
DATE: OCT 05 2010
BY: SDR



1 TYP. FLOOR PLAN - MODEL A-1A

GENERAL DOOR & WINDOW NOTES

ALL EXTERIOR DOOR AND WINDOWS TO HAVE MIAMI DADE COUNTY APPROVED IMPACT PER TO SCHEDULES.

ALL EXITS OF A HABITABLE ROOM SHALL PROVIDE DIRECT ACCESS TO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. EXCEPTIONS: 1. SLEEPING ROOMS OF DWELLING UNITS WITHIN SINGLE-FAMILY AND MULTIFAMILY RESIDENCES SHALL BE PERMITTED TO HAVE EXITS THROUGH ADJOINING OR INTERVENING ROOMS PROVIDED THE ROOMS ARE NOT SUBJECT TO LOCKING FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE AND THE TOTAL OCCUPANT LOAD SERVED BY SUCH ARRANGEMENT DOES NOT EXCEED THE OCCUPANT LOAD FOR WHICH THE EXIT IS DESIGNED. 2. BATHROOMS CONTAINING NOT MORE THAN ONE WATER CLOSET, ONE LAVATORY AND ONE BATHTUB OR SHOWER SHALL BE PERMITTED TO HAVE ONE DOOR OPENING DIRECTLY INTO AN ADJOINING SLEEPING ROOM, PROVIDED THE DOOR OPENING IS EQUIPPED WITH A LOCK THAT PERMITS DOOR TO BE OPENED FROM THE INSIDE OF THE BATHROOM WITHOUT THE USE OF A KEY OR TOOL. 3. BATHROOMS CONTAINING NOT MORE THAN ONE WATER CLOSET, ONE LAVATORY AND ONE BATHTUB OR SHOWER SHALL BE PERMITTED TO HAVE TWO DOOR OPENINGS, PROVIDED EACH DOOR OPENING IS EQUIPPED WITH A LOCK THAT PERMITS DOOR TO BE OPENED FROM THE INSIDE OF THE BATHROOM WITHOUT THE USE OF A KEY OR TOOL. 4. BATHROOMS CONTAINING NOT MORE THAN ONE WATER CLOSET, ONE LAVATORY AND ONE BATHTUB OR SHOWER SHALL BE PERMITTED TO HAVE ONE DOOR OPENING DIRECTLY INTO A PUBLIC HALL, PROVIDED THE DOOR OPENING IS EQUIPPED WITH A LOCK THAT PERMITS DOOR TO BE OPENED FROM THE INSIDE OF THE BATHROOM WITHOUT THE USE OF A KEY OR TOOL.

ALL EXTERIOR WINDOWS AND GLAZED DOORS TO HAVE LOW-E GLASS AND PROTECTIVE PANELS(BEING EITHER OF IMPACT RESISTANT GLASS)

ALL BRICK SOLDIER AND COURSES TO BE PAINT GRADE FINISH

ALL WINDOWS TO BE FURNISHED WITH ALUMINUM SLIDE SCREEN OR SOLID ROLL-UP SHUTTERS

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS

ALL CLOSET AND BATHROOM DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH DOORS SHALL BE FINISHED TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR

WINDOW SCHEDULE

MARK	DIMENSIONS	TYPE	MATERIALS	GLAZING	REMARKS
A	4' - 0" x 4' - 0"	CASEMENT	ALUMINUM	DUAL PANE LOW-E	IMPACT RESISTANT
B	2' - 0" x 4' - 0"	CASEMENT	ALUMINUM	DUAL PANE LOW-E	IMPACT RESISTANT
C	2' - 0" x 2' - 0"	FIXED	ALUMINUM	DUAL PANE LOW-E	IMPACT RESISTANT
D	3' - 0" x 4' - 0"	CASEMENT	ALUMINUM	DUAL PANE LOW-E	IMPACT RESISTANT
E	2' - 0" x 4' - 0"	CASEMENT	ALUMINUM	DUAL PANE LOW-E	IMPACT RESISTANT

DOOR AND FRAME SCHEDULE

MARK	SIZE	TYPE	MATERIAL	FINISH	REMARKS
1	3' - 0" x 6' - 8"	MODEL TYPE A-1	WOOD	PAINT GRADE	SOLID CORE
2	2' - 6" x 6' - 8"		WOOD	PAINT GRADE	SOLID CORE
3	2' - 0" x 6' - 8"		WOOD	PAINT GRADE	SOLID CORE
4	2' - 6" x 6' - 8"		WOOD	PAINT GRADE	SOLID CORE
5	3' - 0" x 6' - 8"		WOOD	PAINT GRADE	SOLID CORE
6	2' - 6" x 6' - 8"		WOOD	PAINT GRADE	SOLID CORE
7	2' - 6" x 6' - 8"		WOOD	PAINT GRADE	SOLID CORE
8	2' - 6" x 6' - 8"		WOOD	PAINT GRADE	SOLID CORE

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT
LIVING	VCT	PTD WD	PAINT	PAINT	8' - 0"
DINING	VCT	PTD WD	PAINT	PAINT	8' - 0"
KITCHEN	VCT	PTD WD	PAINT	PAINT	8' - 0"
LAUNDRY	VCT	PTD WD	PAINT	PAINT	8' - 0"
BATHROOM	VCT	PTD WD	PAINT	PAINT	8' - 0"
BEDROOM 1	VCT	PTD WD	PAINT	PAINT	8' - 0"
BEDROOM 2	VCT	PTD WD	PAINT	PAINT	8' - 0"
BEDROOM 3	VCT	PTD WD	PAINT	PAINT	8' - 0"
HALL	VCT	PTD WD	PAINT	PAINT	8' - 0"

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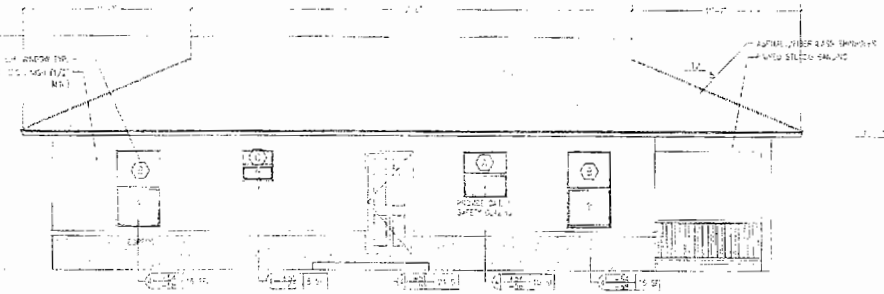
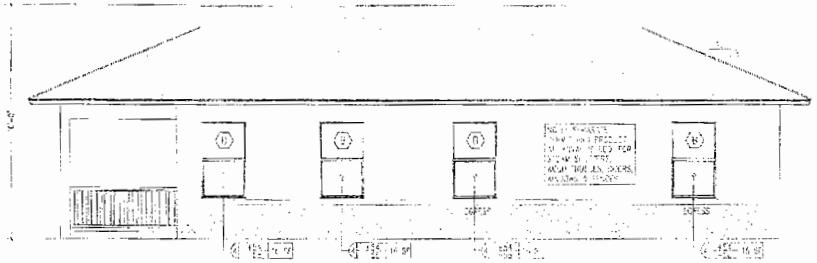
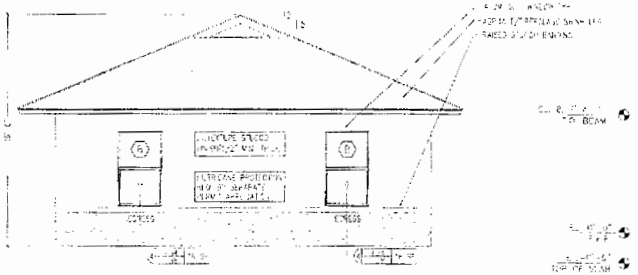
OCT 05 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



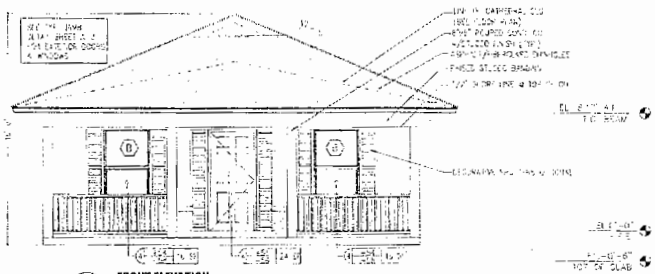
2 LEFT ELEVATION



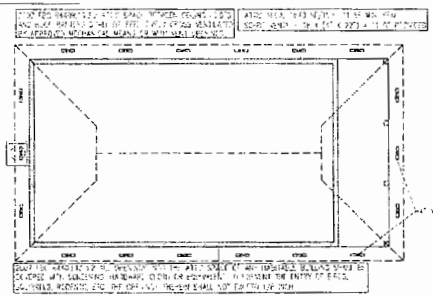
3 RIGHT ELEVATION



4 REAR ELEVATION



5 FRONT ELEVATION



6 ROOF PLAN

HABITAT FOR HUMANITY

FLOOR PLANS, ELEVATIONS AND SCHEDULES

A2

HABITAT FOR HUMANITY 1801 NW 66th St.,Miami, Fl.

RECEIVED
MIAMI-DADE ... PROCESS ... DATE: OCT 05 2010 BY: SDR

1 SITE PLAN

EXISTING TREE LEGEND

TREE (#)	SCIENTIFIC	COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
O1	FICUS BENJAMINA	FICUS		✓	22	45	40
O2	PERSEA AMERICANA	AVOCADO		✓	14	12	15
O3	PERSEA AMERICANA	AVOCADO		✓	14	19	15
O4	DIOSPYROS DIGYNA	BLACKSAPOTE		✓	28	26	19

NEW SHRUB LIST

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

SHRUB NOTES

1. ALL SHRUBS SHALL BE MIN. 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
O5****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" HEIGHT MIN. X 3' SPREAD
O6****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" HEIGHT MIN. X 3' SPREAD
O7****	CORDIA SEBESTENA	ORANGE GEIGER	✓		6'-0" HEIGHT MIN. X 3' SPREAD
O8	CORDIA SEBESTENA	ORANGE GEIGER	✓		6'-0" HEIGHT MIN. X 3' SPREAD

NEW/EXISTING TREE NOTES

1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
2. * INDICATES THAT TREE IS TO BE REMOVED AS PER TREE PERMIT
3. ** INDICATES PROHIBITED TREE WHICH SHALL BE REMOVED AS PER TREE PERMIT
4. *** INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE. NEW TREES IN ... SHALL BE PLANTED WITHIN 22' OF BUILDING.
5. **** STREET TREES PLANTED ALONG PRIVATE ROADWAYS SHALL BE PLANTED WITHIN SEVEN (7) FEET OF THE EDGE OF ROADWAY PAVEMENT AND/OR WHERE PRESENT WITHIN SEVEN (7) FEET OF THE SIDEWALK. STREET TREES SHALL BE MIN. 12'-0" AT TIME OF PLANTING
6. TREES SHALL BE MIN. 10'-0" AT TIME OF PLANTING

PROJECT LOCATION

[Location map: NW 68th St, NW 67th St, NW 66th St, NW 63rd St, NW 18th Ave, NW 17th Ave, NW 19th Ave]

LEGAL DESCRIPTION

LOT 23, BLOCK 18, LIBERTY CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ... PAGE ... OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA: 1,113 S.F.
TOTAL AREA UNDER ROOF: 1,242 S.F.

PROJECT INDEX

- A1 SITE/LANDSCAPE PLANS, DETAILS & NOTES
- A-2 FLOOR PLANS, ELEVATIONS AND SCHEDULES
- A-3 LANDSCAPE NOTES, SCHED. & WALL SECTIONS
- S-1 FRAMING, FOUNDATION PLANS, & DETAILS
- S-2 HOA SHEETS
- P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
- M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
- E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

CONSTRUCTION NOTES

THE CONTRACTOR BY AND THROUGH SUBMITTAL OF A BID, AGREES THAT THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND HAVING SATISFIED HIMSELF AS 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 HE MAY INCLUDE IN THE BID ANY 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 WITH THE FLORIDA BUILDING CODE, LATEST EDITION AND ALL APPLICABLE FEDERAL, STATE & LOCAL CODES.

ANY CONFLICTS OR OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION 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 THE 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 ... THE TYPE OF CONSTRUCTION ... TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

ZONING LEGEND

ZONING: RU-2

HEIGHT TO RIDGE OF ROOF		6.5'
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		[illegible]

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR	25'-0"	15'-0"
INT. SIDE	5'-0"	5'-4" & 8'-6"
SIDE STREET	15'-0"	N/A

PARKING	REQUIRED	PROVIDED
	2 SPACES	2 SPACES

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

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

NO 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 CURB.

PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH ... PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC SECTION 1609.1.2.

A. 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 ...

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

BURGLARY NEIGHBORHOOD NOTE:

ALL EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.

GLASS AND GLASS DOORS SHALL BE TEMPERED SAFETY GLASS AND COMPLY WITH THE AMERICAN NATIONAL STANDARD ...

EXTERIOR DOORS TO LIVING AREAS SHALL BE SECURE WITH A LATCH AND SINGLE DEAD BOLT WITH 1" MINIMUM THROW ...

SWINGING DOORS SHALL BE OF SOLID CORE, FLUSH CONSTRUCTION, AND SHALL BE NOT LESS THAN 1-3/8" IN THICKNESS ...

SLIDING GLASS DOORS OR STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE RAILS AND STILE NOT LESS THAN 1-3/4" INCHES IN THICKNESS ...

LOCKS ON EXTERIOR DOORS SHALL BE A MIN. OF 4,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.

A REMOVABLE CHAIN LINK FENCE ON PROPERTY.

ABBREVIATIONS

A	ALUM. / ARCH.	ALUMINUM / ARCHITECTURAL
B	BM. / BOT.	BEAM / BOTTOM
C	C.M.U. / CAB. / CLG. / COL. / COMP. / CONC. / CTR.	CONCRETE MASONRY UNIT / CABINET / CEILING / COLUMN / COMPRESSOR / CONCRETE / CENTER
D	DN. / DW.	DOWN / DISHWASHER
E	EF. / ELEC. / ELEV.	ELECTRICAL PANEL / ELECTRICAL / ELEVATION
F	F.F. / FXD.	FINISH FLOOR / FIXED
G	GA. / GYP.	GENERAL CONTRACTOR / GYPSUM BOARD
H	H.V.A.C.	HEATING/VENTILATION/AIR CONDITIONING
I	INT.	INTERIOR
L	LAV.	LAVATORY / LIGHT
M	MIN. / MISC. / MTL.	MINIMUM / MISCELLANEOUS / METAL
O	O.C. / OPP.	ON CENTER / OPPOSITE HAND
P	P.L. / PLYWD. / PLUM.	PROPERTY LINE / PLYWOOD / PLUMBING
R	REF.	REFRIGERATOR
S	STOR. / S.S. / S.R.	STORAGE / STAINLESS STEEL / SUPPLY REGISTER
T	T.B.D. / T&G / TYP.	TO BE DETERMINED / TONGUE & GROOVE / TYPICAL
V	VTR / VNR	VENT THROUGH ROOF / VENEER
W	W.H. / WD. / WIN.	WATER HEATER / WOOD / WINDOW

LANDSCAPING NOTES

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

1. GRADES AND STANDARDS FOR NURSERY PLANTS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS. PALMS AND TREES, GRADE FLORIDA NO. 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 AND FREE FROM INSECTS, 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.

... ANY PREMISES SHALL BE DISPOSED OF ... FAILS IN SUCH MANNER AS HEREIN PROVIDED ... OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING ... SHALL BE DEEMED A NUISANCE AND SHALL BE CORRECTED ... OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 95-97

LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .082 ACRES (3,600 SF)

		REQUIRED	PROVIDED
	LAWN AREA CALCULATION	N/A	N/A
A	Total area sodded not regulated by Ch 33		
B	Max lawn area (Augmented sod) permitted: ONLY DROUGHT TOLERANT BAHIA ...	N/A	N/A
	TREES		
	The number of trees required per lot: existing number of trees that meet min. requirements. 30 S.P. trees allowed per ...	3	5
A	Percentage of native trees ...	2	2
B	Street trees (max. avg. spacing of 35' o.c.) ...	2	2
C	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D	Total number of trees provided	3	5
	SHRUBS		
A	The total number of trees required X 10 = the number of shrubs req.	30	50
	The number of shrubs req. X 30% = the number of native shrubs req.	15	50

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

SYMBOLS

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

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210-167
OCT 05 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY ___

SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 9/8/2010
Drawn by: PJF/EG

A1

THOMAS & CALZADILLA

HABITAT FOR HUMANITY
1801 NW 66th Street
Miami, Florida

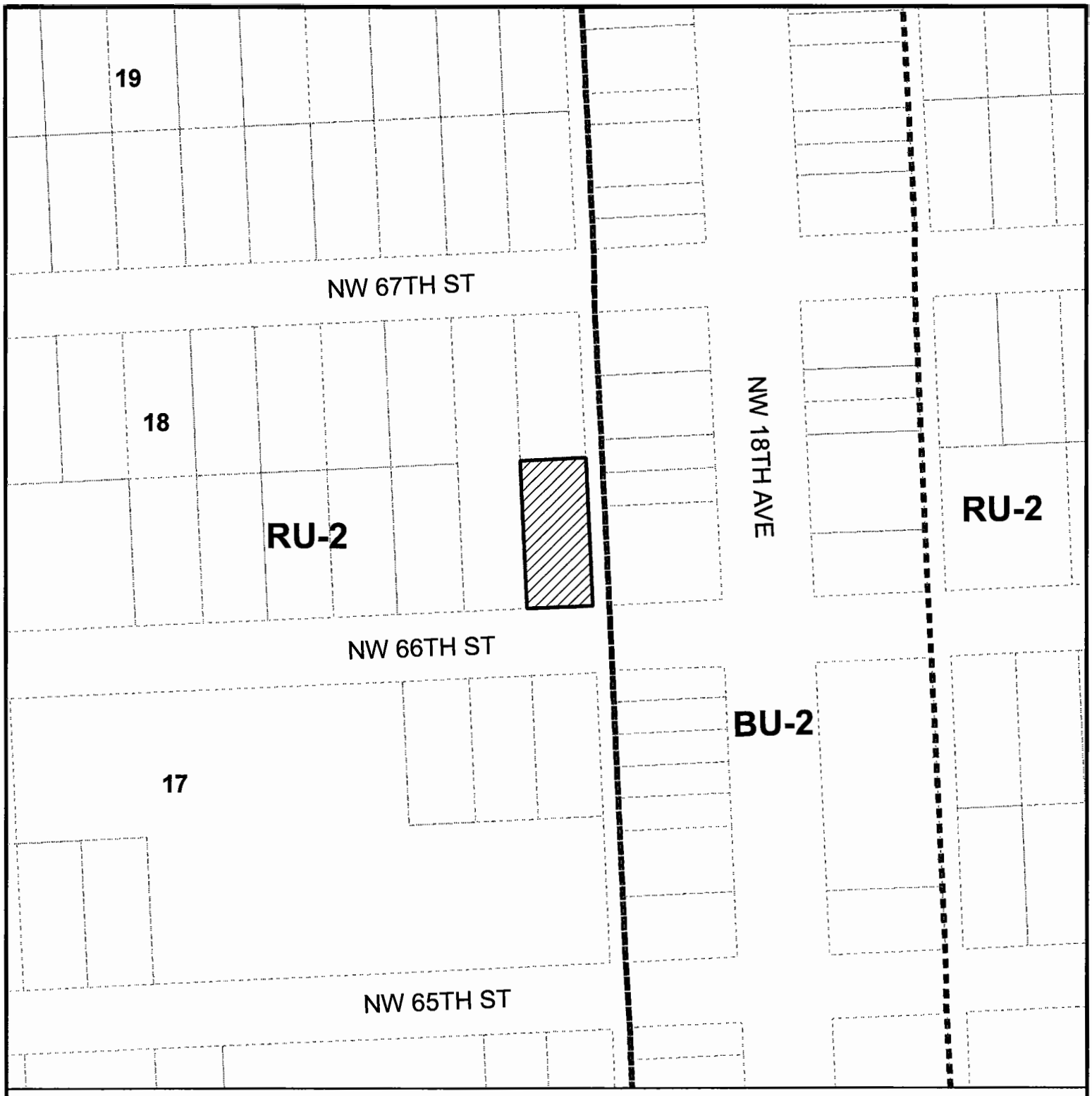
REVISIONS

Registration
3 Sept 2010
Peter W. Thomas AR 008754

Habitat for Humanity

18

356



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000167

Legend
Zoning
Subject Property Case

N
W E
S

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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, October 12, 2010

REVISION	DATE	BY
		19

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000167

Legend
Subject Property

N
W E
S

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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, October 12, 2010

REVISION	DATE	BY

3. HABITAT FOR HUMANITY OF GREATER MIAMI, INC **11-4-CZ8-3 (10-170)**
(Applicant) **Area 8/District 02**
Hearing Date: 04/27/11

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Year	Applicant	Request	Board	Decision
No History				

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-170 (11-4-CZ8-3)

SECTION: 11-53-41 **DATE:** April 27, 2011

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

==========

A. INTRODUCTION:

o SUMMARY OF REQUESTS:

This application will allow the construction of a single-family residence on a substandard size lot with less lot frontage than required, setback closer to the rear (west) and side street (south) property lines, and resulting in lot coverage greater than that permitted by the Zoning Code.

o REQUESTS:

(1) Applicant is requesting to permit a parcel of land with a lot frontage of 47' (75' required) and a lot area of 3584 sq. ft. (7,500 sq. ft. required).

(2) Applicant is requesting to permit a single-family residence setback 11'- 4" (25' required) from the rear (west) property line setback 9'-11" (15' required) from the side street (south) property line.

(3) Applicant is requesting a lot coverage of 35.7% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 03/03/11, for a total of two sheets. Plans may be modified at public hearing.

o LOCATION:

NW corner of NW 73rd Street and NW 14th Avenue, Miami-Dade County, Florida.

o SIZE: 47' x 76.27'

B. ZONING HEARINGS HISTORY: None.

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

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

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

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

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	RU-1; Vacant	Low-Medium Density Residential, 6 to 13 dua
Surrounding Properties:		
NORTH:	RU-1; Vacant	Low-Medium Density Residential, 6 to 13 dua
SOUTH:	RU-1; Single-family residences	Low-Medium Density Residential, 6 to 13 dua
EAST:	IU-1; Warehouse	Industrial and Office
WEST:	RU-1; 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 a corner lot, which lies on the northwest corner of NW 73rd Street and NW 14th Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. An existing warehouse building is located to the east of the site. 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* for a maximum density of 1 unit on the this site. Approval of this application will allow the construction of a proposed single-family residence on a lot with a lot frontage of 47' and a lot area of 3,584 square feet. The approval of this application will also allow the construction of said residence setback closer to the rear (west) and side street (south) property line with marginally greater lot coverage than that permitted by the Zoning Code. The subject property lies within the Urban Infill Area (UIA) and ***Policy LU-1C*** *of the CDMP indicates that Miami-Dade County should give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area and ***Objective LU-12*** *of the CDMP indicates that Miami-Dade County should take specific measures to promote infill development that is situated in a CDBG-eligible area.* **Therefore, the requests are consistent with the UIA policy and CDBG objective of the interpretative text of the CDMP as well as with the density threshold of the LUP map of the CDMP.**

When requests #1 through #3 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that a property located at 1470 NW 74 Street, within the same block as the subject site, was granted approval of requests to permit a single-family residence on a lot with a frontage of 50', a lot area of 3,637 sq. ft., to permit the proposed residence setback 15'10" from the rear property line, and to permit a lot coverage of 35.1%, pursuant to Resolution No. CZAB8-20-09. In addition, staff's research reveals that there are two (2) additional lots within the subject block which were approved for similar Zoning Variances of lot frontage, lot area, setbacks, and lot coverage, pursuant to Resolution Numbers CZAB 8-21-09 and Z-19-07. Overall, staff is supportive of this application, subject to conditions, and notes that the proposal would be **consistent** with the intent of Policy LU-1C and Objective LU-12 of the CDMP which is to give priority to infill development on vacant sites

in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development and to promote infill development that is situated in a CDBG-eligible area. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). **As such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b) (NUV).**

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 03/03/11, 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: 03/09/11
DATE REVISED: 03/10/11
DATE FINALIZED: 03/27/11
MCL:GR:NN:CH:NC

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

NDN

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 #Z2010000170
Habitat for Humanity of Greater Miami, Inc.
7302 N.W. 14th Avenue
To Permit a Parcel of Land with Less Frontage and Area than Required, to Permit a Single-Family Residence Setback Less than Required from Property Lines and to Permit a Greater Lot Coverage than Permitted
(RU-1) (0.082 Acres)
11-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REVISION 1

PH# Z2010000170
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

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

This Department has no objects to this application.

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

Raul A Pino, P.L.S.
22-MAR-11

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: Z2010000170

Fire Prevention Unit:

No objections.

Service Impact/Demand

Development for the above Z2010000170
located at 7302 N.W. 14 AVENUE , MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0797 is proposed as the following:

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

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

Existing services

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

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

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Service impact calculated absed on site plan.

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

DATE: 16-MAR-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.	NW corner of NW 73rd street and NW 14th Ave.
APPLICANT	**ADDRESS**

Z2010000170

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No violations. BNC: No violations

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

none

REPORTER NAME:

NCS Chris Albury

Prop. #333
7302 NW 14 AVE

South Elevation

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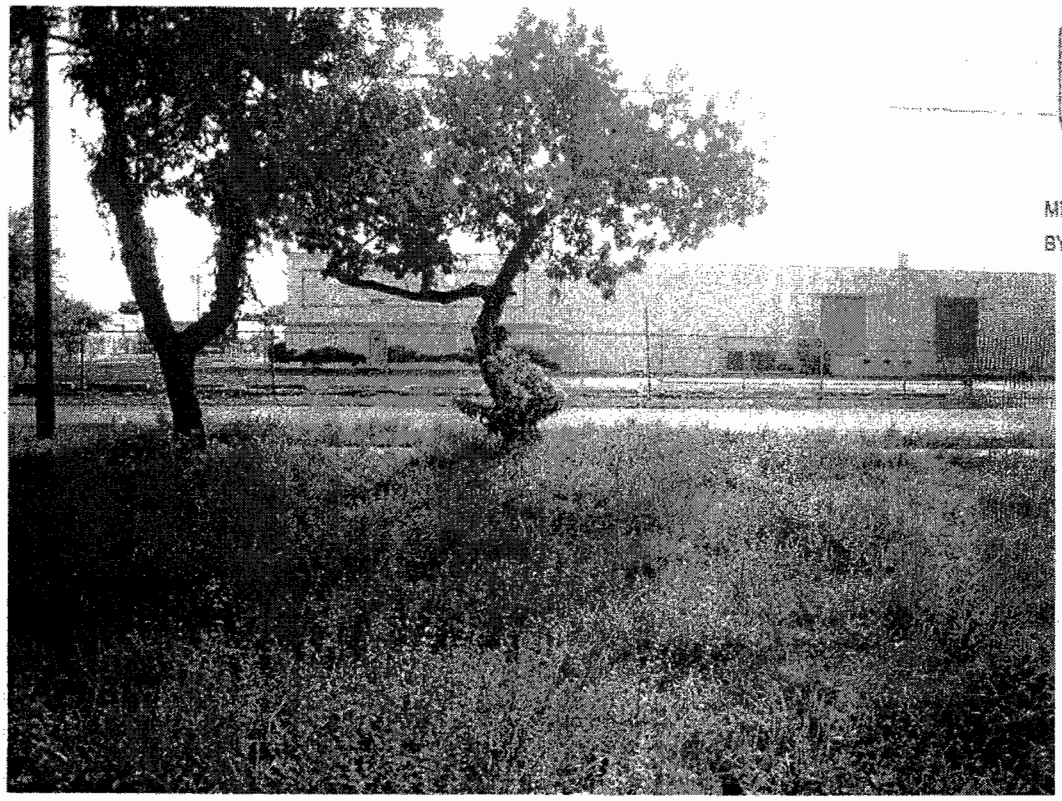
MIAMI-DADE
BY

West Elevation

Prop. #333
7302 NW 14 AVE

North Elevation



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BY

East Elevation

DISCLOSURE OF INTEREST*

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

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

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

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest
NOT APPLICABLE	0

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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BY

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)

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

Sworn to and subscribed before me this 24 day of Sept. 2010. Affiant is personally known to me or has produced Jessica Dekker as identification.

Jessica Dekker
(Notary Public)

JESSICA DEKKER
MY COMMISSION # DD 636194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters
Seal

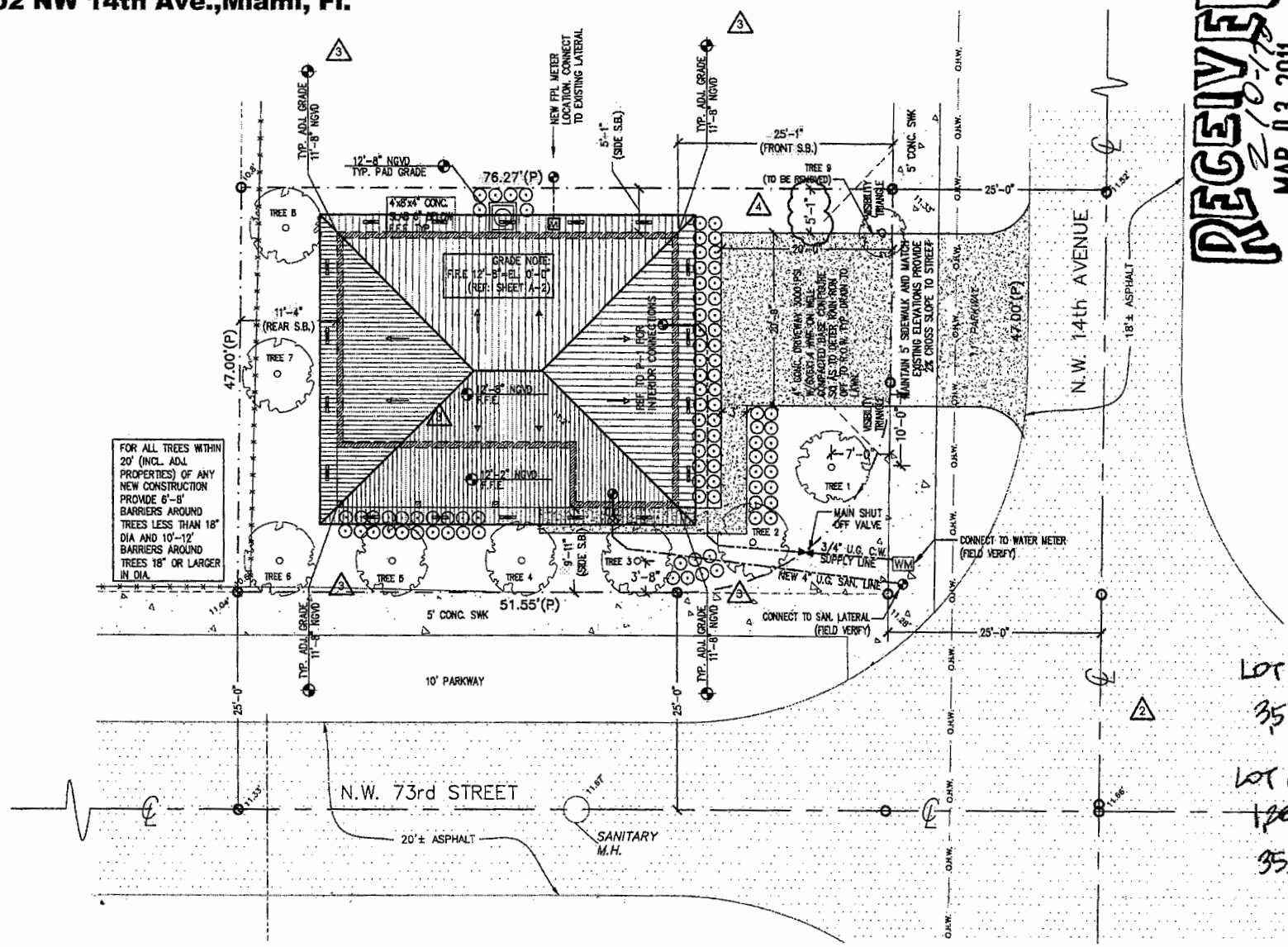
My commission expires: _____

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

15

HABITAT FOR HUMANITY

7302 NW 14th Ave.,Miami, Fl.



LOT AREA
3,584.6 ft²

LOT COVERAGE
1,280 ft²
35.7%

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2/10/11
MAR 03 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SHRUB NOTES
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. ... DRIVEWAY/PARKING PAD SHALL BE MAINTAINED ...

ENLARGE SITE PLAN

PROJECT LOCATION	CONSTRUCTION NOTES

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

HABITAT FOR HUMANITY

7302 NW 14th Ave.,Miami, Fl.

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

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
80	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3 GAL. 24" X 18" SF, OC, FULL

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

EXISTING TREE LEGEND

SYMBOL (#) ON PLAN	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
007*	PERSEA AMERICANA	AVOCADO		✓	17	15	16

CONSTRUCTION NOTES

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

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

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

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

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

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

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)	16'-0"	
MINIMUM LOT SIZE	3,750 sf — 7500 sf	
PROVIDED LOT SIZE	3,584 sf	
ALLOWED LOT COVERAGE	30% — 35%	
PROVIDED LOT COVERAGE	1,584 sf (44.2%) 1280 sf	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	11'-4"
INT. SIDE	5'-0"	5'-1"
SIDE STREET	15'-0"	9'-11"
PARKING	REQUIRED 2 SPACES	PROVIDED 2 SPACES

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OR STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142

HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.O.R.

PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DADE COUNTY PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH NOTED WIND PRESSURES. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC SECTION 541.2.2.1.

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 18 4.1.7)

"THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

BURGLARY INTRUSION NOTES.

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

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

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

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

5. SWINGING DOORS OF STEEL, 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.

ABBREVIATIONS

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

SYMBOLS

DRAWING NAME — SCALE — DRAWING IDENTIFICATION

1/A1 BUILDING SECTION

1/A1.1 WALL SECTION

DRAWING NUMBER — SHEET NUMBER — DETAIL OR WALL SECTION KEY

SECTION DETAIL KEY

INTERIOR ELEVATION KEY

ROOM NAME 101 — ROOM IDENTIFICATION

DOOR NUMBER

ELEVATION LINE

SPOT ELEVATION

REVISION

PROJECT LOCATION

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.

LEGAL DESCRIPTION

LOTS 48 AND 49, BLOCK 9, SECOND SECTION COMMERCIAL LIBERTY CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SOIL STATEMENT

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

PROJECT AREA

TOTAL ENCLOSED AREA 1,089 SQ. FT.

PROJECT INDEX

A-1 SITE/LANDSCAPE PLANS, DETAILS & NOTES

COOKIE CUTTER APPROVED SHEETS

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

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***	CORDIA SEBESTENA	ORANGE GEIGER	✓		12' MIN. HEIGHT X 3' SPREAD
003***	CORDIA SEBESTENA	ORANGE GEIGER	✓		12' MIN. HEIGHT X 3' SPREAD
004***	CORDIA SEBESTENA	ORANGE GEIGER	✓		12' MIN. HEIGHT X 3' SPREAD
005***	CORDIA SEBESTENA	ORANGE GEIGER	✓		12' MIN. HEIGHT X 3' SPREAD
006***	CORDIA SEBESTENA	ORANGE GEIGER	✓		12' MIN. HEIGHT X 3' SPREAD
007***	COCCOLOBA UVIFERA	SEAGRAPE	✓		10' MIN. HEIGHT X 3' SPREAD
008***	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. requirement = 30% palm trees allowed (two palms = one tree) if palms provided	3 / 3	3 / 3
A.	Percentage of native trees required—number of trees provided X 30%	1	3
B.	Street trees (max. avg. spacing of 35' o.c.) xxxx if along street/35 = Plant all street trees (max. avg. spacing of 25' o.c.) xxxx linear feet along street/25 =	5	5
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided	5 / 8	6 / 8
	SHRUBS		
A.	The total number of trees required X 10 = the number of shrubs req. The number of shrubs req. X 30% = the number of native shrubs req.	80 / 24	80 / 80

LANDSCAPING NOTES

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

1. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS I PALMS AND TREES, GRADE FLORIDA NUMBER 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 NOXIOUS.
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, FAIRLY 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 ... PROVIDED, THE DISPOSAL OF ANY RAINWATER ...

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BY ___

SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 09/08/10
Drawn by: RJE/EG
File: H:Thomas&Castaneda\HABITAT\

VARIANCE

A1

HABITAT FOR HUMANITY

7302 NW 14th Ave.
Miami, Florida

THOMAS & CASTANEDA

REVISIONS

1. 11-15-10 PRIME COMMENTS
2. 1-19-10 ZONING COMMENTS
3. 10-11-10 REVISION
4. 10-11-10 REVISION
DRIVEWAY MOVED

Registration

26 FEB 2010

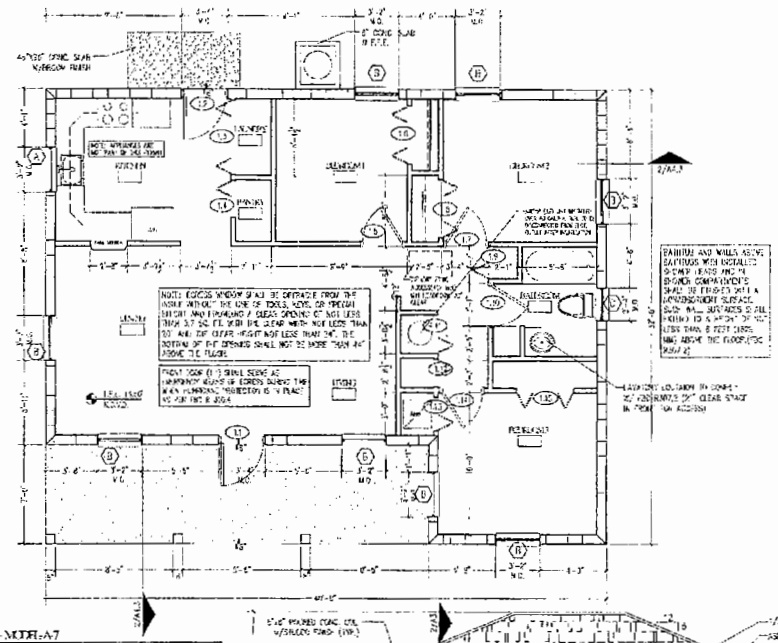
Peter W. Thomas AR 008754

Habitat for Humanity

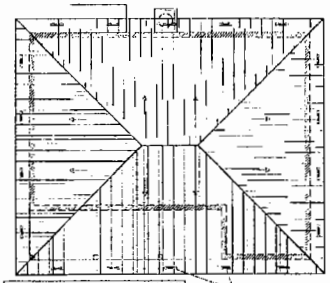
16

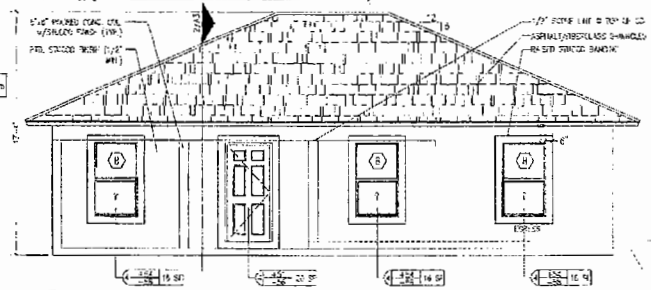
333 (Z2010-170)

17

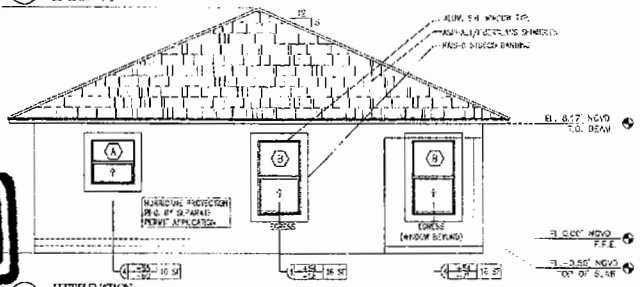


1 FLOOR PLAN - MODEL A-7
SCALE: 1/4" = 1'-0"

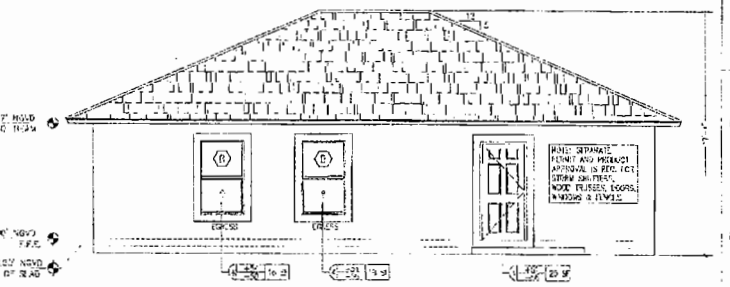




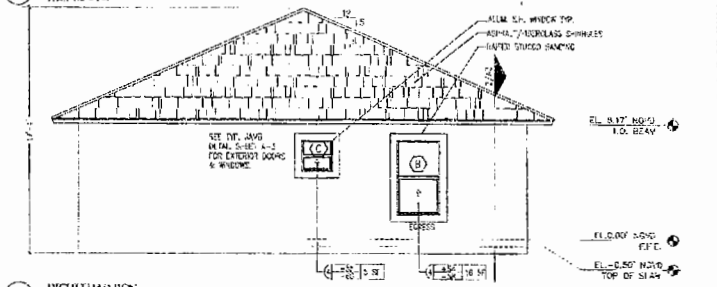
2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

GENERAL DOOR & WINDOW NOTES

ALL EXTERIOR DOORS AND WINDOWS TO HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL PER TAS REQUIRES.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INFILTRATION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2611 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:
ALL SWING EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE SET OPERATED FROM THE EXTERIOR WITH A MINIMUM OF SLIDING DOUBLE KEY CYLINDER DEADLOCKING HARDWARE. ANY DEAD BOLT WITH HARDENED STEEL INSERTS.
ALL DOORS OR EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED TO ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE REMAINING STANDARDS SET FORTH IN THE CURRENT BUILDING CODE. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINS.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO HAVE HURRICANE PROTECTION (IMPACT/SEE 2412) OR IMPACT RESISTANT GLASS.

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE MDF.

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

ALL CLOSET AND BATHROOM DOORS TO BE CERAMIC TILE OR PREMIUM VINYL.

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH ENCLOSED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. PER 2701.2

TAPE OR SIMILAR MATERIAL ADJACENT TO A DOOR WHERE BE INCLUDED OF THE DOOR IN THE CLOSED POSITION SHALL BE OF SAFETY GLAZING.

WINDOW SCHEDULE

MARK	DIMENSIONS W.	H.	TH.	TYPE	MANUFACTURER U-VALUE	SHGC	CLEAR VISUAL FRONT	NOTES
A	3'-0"	5'-0" 3 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.00	0.64	ALUM. LAWSON SH-7200 NOA 08-0606.06
B	2'-0"	5'-0"	1/4"	SINGLE HUNG	TEMPERED GLASS	.00	0.64	ALUM. LAWSON SH-7700 NOA 08-0606.06
C	2'-0 1/2"	3'-0"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.00	0.64	ALUM. LAWSON SH-7400 NOA 08-0606.06 (TRANSOM) SLIDER PER PLAN NOA & NEAT FAC

DOOR AND FRAME SCHEDULE

MARK	SIZE WIDTH	HEIGHT	THICK	MATL	HARDWARE	REMARKS
MODEL USE A-7						
1.1 FRONT	3'-0"	6'-8"	2"	MTL	SGL. ENTRY SET	THERMA-TRU (S-2100 (NOA 10-0809.10)
1.2 BACK	3'-0"	6'-8"	2"	MTL	SGL. ENTRY SET	THERMA-TRU (S-2100 (NOA 07-0818.10)
1.3 LAUNDRY	2'-6"	6'-8"	2"	WD.	PASSAGE	PREMIUM CORE BI FOLD
1.4 PANTRY	2'-6"	6'-8"	2"	WD.	PASSAGE	PREMIUM CORE BI FOLD
1.5 BEDROOM 1	2'-6"	6'-8"	2"	WD.	PRIVACY	PTD HOLLOW CORE
1.6 CLOSET	2'-0"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.7 BEDROOM 2	2'-6"	6'-8"	2"	WD.	PRIVACY	PTD HOLLOW CORE
1.8 CLOSET	2'-0"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.9 WH CLOSET	2'-0"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.10 BATH	2'-6"	6'-8"	2"	WD.	PRIVACY	PTD HOLLOW CORE
1.11 CLOSET	2'-0"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.12 A/C CLOSET	2'-0"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.13 CLOSET	2'-0"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.14 MSTR. BED	2'-6"	6'-8"	2"	WD.	PRIVACY	PTD HOLLOW CORE
1.15 CLOSET	2'-0"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	VINYL TILE	PTD. GYP. BD.	SMOOTH PTD. GYP.	8'-0"	
DINING	VINYL TILE	PTD. GYP. BD.	SMOOTH PTD. GYP.	8'-0"	
KITCHEN	VINYL TILE	PTD. GYP. BD.	SMOOTH PTD. GYP.	8'-0"	
LAUNDRY	VINYL TILE	PTD. GYP. BD.	SMOOTH PTD. GYP.	8'-0"	
BATHROOM	VINYL TILE	PTD. GYP. BD.	SMOOTH PTD. MR BD.	8'-0"	
BEDROOM 1	VINYL TILE	PTD. GYP. BD.	SMOOTH PTD. GYP.	8'-0"	
BEDROOM 2	VINYL TILE	PTD. GYP. BD.	SMOOTH PTD. GYP.	8'-0"	
BEDROOM 3	VINYL TILE	PTD. GYP. BD.	SMOOTH PTD. GYP.	8'-0"	
TUB/SHC	CERAMIC	PTD. GYP. BD.	SMOOTH PTD. GYP.	8'-0"	

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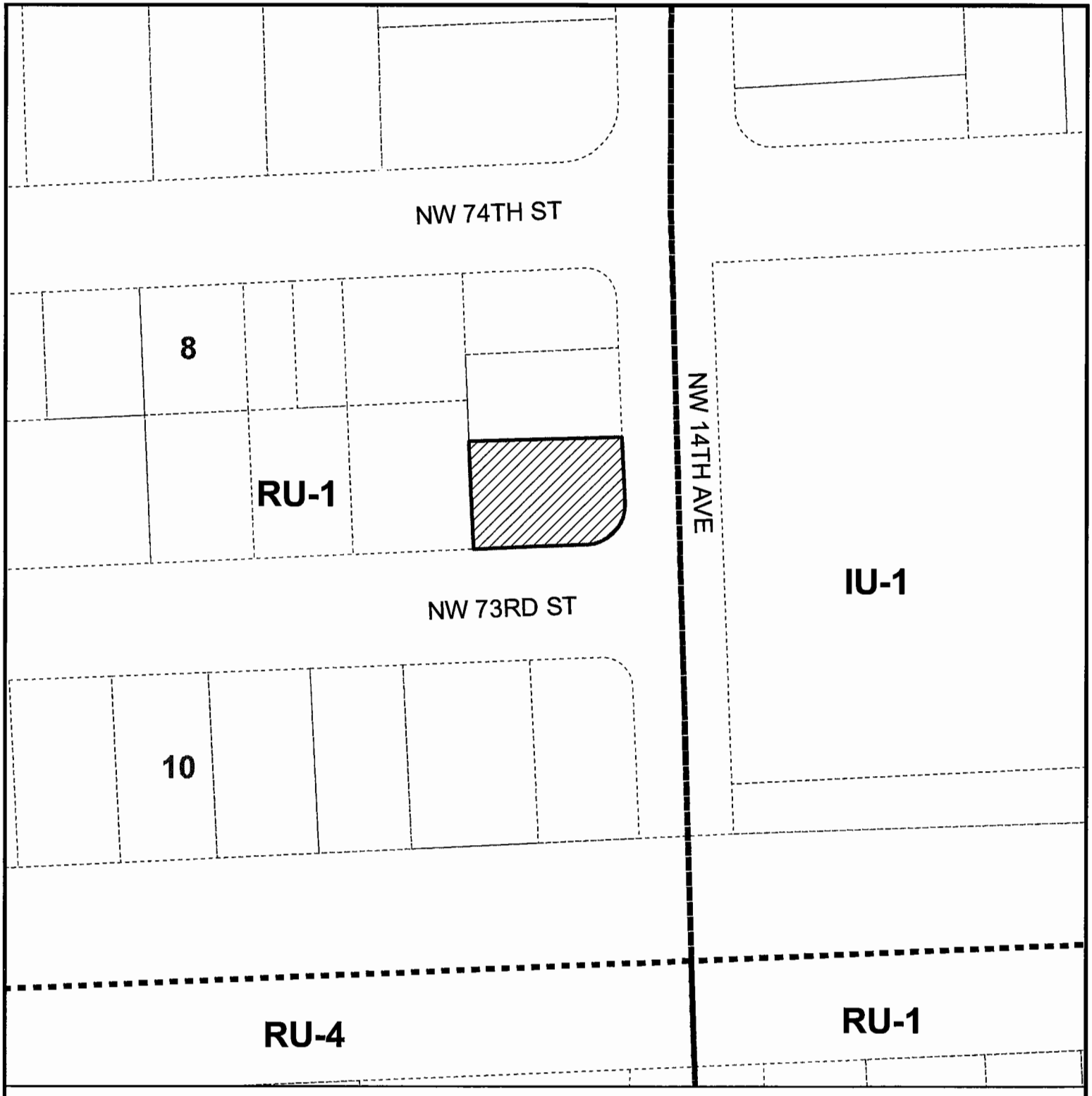
HABITAT FOR HUMANITY
FLOOR PLANS, ELEVATIONS AND SCHEDULES
A2
(20-170)



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000170

Legend
Zoning
Subject Property Case

N
W E
S

Section: 11 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
Zoning Board: C8
Commission District: 2
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 8, 2010

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000170

Legend
Subject Property

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Section: 11 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
Zoning Board: C8
Commission District: 2
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 8, 2010

REVISION	DATE	BY