

# KITS

4-19-2011 Version # 1



**COMMUNITY ZONING APPEALS BOARD 8  
HENRY REEVES ELEMENTARY SCHOOL  
2005 NW 111 Street, Miami  
Thursday, May 26, 2011 at 7:00 p.m.**

**CURRENT**

- |    |            |  |              |          |   |
|----|------------|--|--------------|----------|---|
| 1. | 11-5-CZ8-1 | <u>MANUEL A LIMA AND FABIA A LIMA</u>              | <u>08-75</u> | 19-52-42 | N |
| 2. | 11-5-CZ8-2 | <u>HABITAT FOR HUMANITY OF GREATER MIAMI, INC.</u> | <u>11-3</u>  | 15-53-41 | N |
| 3. | 11-5-CZ8-3 | <u>HABITAT FOR HUMANITY OF GREATER MIAMI, INC.</u> | <u>11-9</u>  | 11-53-41 | N |



# Official Zoning Agenda

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## COMMUNITY ZONING APPEALS BOARD

### COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, MAY 26, 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

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**1. MANUEL A. LIMA AND FABIA A. LIMA (11-5-CZ8-1/08-075)**

**19-52-42  
Area 8/District 02**

- (1) Applicants are requesting to permit an existing addition to a single-family residence setback 6.32' (7.5' required) from the interior side (north) property line setback 20' (25' required) from the rear (west) property line.

Plans are on file and may be examined in the Department of Planning and Zoning Entitled "Legalization of Addition," as prepared by Fernando Gomez-Pina, P.E., dated stamped received 3/22/10, consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 14416 N.E. 3 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 23,459 sq. ft.

Department of Planning and  
Zoning Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**2. HABITAT FOR HUMANITY OF (11-5-CZ8-2/11-003)  
GREATER MIAMI, INC.**

**15-53-41  
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 3,500 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 12'10" (25' required) from the rear (west) property line.
- (3) Applicant is requesting to permit a lot coverage of 36.6% (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 1/19/2011, consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying west of N.W. 19 Court, approximately 240' north of S.W. 62 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 70'

Department of Planning and  
Zoning Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_



**1. MANUEL A. LIMA AND FABIA A. LIMA**  
**(Applicant)**

**11-5-CZ8-1 (08-075)**  
**Area 8/District 02**  
**Hearing Date: 05/26/11**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
None				

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:** Manuel A. Lima and Fabia A. Lima

**PH:** Z08-075 (11-5-CZ8-1)

**SECTION:** 19-52-42

**DATE:** May 26, 2011

**COMMISSION DISTRICT:** 2

**ITEM NO.:** 1

**A. INTRODUCTION:**

o **SUMMARY OF REQUESTS:**

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

o **REQUESTS:**

Applicant is requesting to permit an existing addition to a single-family residence setback 6.32' (7.5' required) from the interior side (north) property line and setback 20' (25' required) from the rear (west) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Legalization of Addition" as prepared by Fernando Gomez-Pina, P.E., dated stamped received 3/22/10 consisting of 2 sheets. Plans may be modified at public hearing.

o **LOCATION:**

14416 NE 3 Court, Miami-Dade County, Florida

o **SIZE:** 23,459 sq. ft.

**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 du

**Surrounding Properties:**

**NORTH:** RU-1; Single Family Residence

Low-Density Residential, 2.5 to 6 du

**SOUTH:** RU-1; Single Family Residence

Low-Density Residential, 2.5 to 6 du

**EAST:** RU-1; Single Family Residence

Low-Density Residential, 2.5 to 6 du

**WEST:** RU-1; Single Family Residence

Low-Density Residential, 2.5 to 6 du

**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	<b>No objection*</b>
Public Works	<b>No objection</b>
Parks	<b>No comment</b>
MDT	<b>No comment</b>
Fire Rescue	<b>No objection</b>
Police	<b>No comment</b>
Schools	<b>No objection</b>

\*Subject to conditions indicated in their memorandum.

**G. PLANNING AND ZONING ANALYSIS:**

The subject parcel is an interior lot with an existing single family residence thereon, located at 14416 NE 3 Court. Single family residences characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. The approval of this application will allow the continued use of an existing game/study room

and bathroom addition and the legalization of an existing one-car garage to a single-family residence setback closer to the interior side (north) property line and setback closer to the rear (west) property line than that permitted by the Zoning Code. The approval of the requests sought in the application will not add additional dwelling units to the site beyond what is allowed by the Land Use Map of the CDMP. Therefore, the approval of this application is **consistent** with the density threshold of the LUP map of the CDMP.

When this application is analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this application would not affect the stability and appearance of the community, will not result in an obvious departure from the aesthetic character of the surrounding area and would be **compatible** with the surrounding area. Staff opines that the existing 1.18' encroachment of the one-car garage portion of the existing single-family residence is probably due to an inadvertent construction error when the residence was originally built. However, in order to mitigate said encroachment into the interior side (north) setback area, staff recommends that the applicant provides buffering in the form of a 6' high hedge, wood fence or wall along the interior side (north) property line. Additionally, staff recommends that in order to mitigate the negative visual impact of the 5' encroachment of the existing game/study room and bathroom addition into the required 25' rear setback area from the neighboring property to the west, that the applicant also provides said 6' high hedge, wood fence or wall along the rear (west) property line.

Further, due to the configuration of the floor plan of the existing residence, staff opines that it could easily be converted into a multi-family residential use by future owners, which would be contrary to the intent of the RU-1 zoning regulations. Specifically the game/study room and bathroom addition, which is connected to the existing one-car garage by way of a narrow hallway, could easily be converted into a separate residential unit. Therefore, staff recommends as a condition of the approval, that the applicants submit a Declaration of Use restricting the subject property to a single-family residence. In addition, staff also recommends as a condition, that the required building permits be obtained from the Building Department for the existing game/study room and bathroom addition. As such, staff recommends approval with conditions of this application.

**Staff opines that approval of this application is consistent with the CDMP and compatible with the surrounding area. As such, staff recommends approval with conditions of this application under Section 33-311(A)(4)(b) (NUV).**

**I. RECOMMENDATION:**

Approval with conditions.

**J. CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Legalization of Addition" as prepared by Fernando Gomez-Pina, P.E., dated stamped received 3/22/10 consisting of 2 sheets.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a building permit for the existing game/study room and bathroom addition from the Building Department within 90 days after the expiration of the appeal period.
5. That buffering be provided along the interior side (north) and the rear (west) property lines, either in the form of a hedge at a minimum height of 3' at time of planting to be maintained at a maximum height of 6' or a 6' high wall or wood fence. Said buffering shall be installed prior to final zoning inspection for the proposed addition.
6. That the applicants submit a Declaration of Use Agreement restricting the use of the subject property only to a single family residence prior to the issuance of a building permit for said game/study room and bathroom addition.

**DATE TYPED:** 03/25/11  
**DATE REVISED:** 04/26/11,  
**DATE FINALIZED:** 05/18/11  
MCL:GR:NN: NC:TA

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

# Memorandum

**Date:** March 30, 2010  
**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

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



**Subject:** C-08 #Z2008000075-1<sup>st</sup> Revision  
Manuel and Fabia Lima  
14416 N.E. 3 Court  
Request to Permit an Addition that Exceeds Setback Requirements  
(RU-1) (0.51 Acres)  
19-52-42

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

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

#### Concurrency Review Summary

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

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

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

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

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: MANUEL A LIMA AND FABIA A LIMA

This Department has no objections to this application.

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

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

27-APR-11

# Memorandum



**Date:** 14-APR-10  
**To:** Marc LaFerriere, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2008000075

**Fire Prevention Unit:**

Not applicable to MDRF site requirements.

**Service Impact/Demand**

Development for the above Z2008000075  
 located at 14416 N.E. 3 COURT, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 0394 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
 The estimated average travel time is: 7:01 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 19 - North Miami W. - 650 nW 131 Street  
 Rescue, ALS 50' Sqr, TRT-1

**Planned Service Expansions:**

The following stations/units are planned in the vicinity of this development:  
 None.

**Fire Planning Additional Comments**

Not applicable to service impact analysis.

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

DATE: 12-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**

MANUEL A LIMA AND FABIA A  
LIMA

14416 N.E. 3 COURT, MIAMI-DADE  
COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

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Z2008000075

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**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY; NC; No open cases. BNC:Case opened 6-12-2010 (A2010002872) for expired permit. A NOV was issued 6-15-2010,cvn posted 1-27-2011 and cvn appealed 3-4-2011 and hearing pending.

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

**REPORTER NAME:**

NCS Chris Albury

## ZONING INSPECTION REPORT

**Inspector:** RODRIGUEZ, FRANKIE

**Inspection Dat**

**Evaluator:** ANTONIO ATALA

04/13/11

<b>Process #:</b>	<b>Applicant's Name</b>
Z2008000075	MANUEL A LIMA AND FABIA A LIMA
<b>Locations:</b>	14416 N.E. 3 COURT, MIAMI-DADE COUNTY, FLORIDA.
<b>Size:</b>	23,459 SQ. FT.
	<b>Folio #:</b> 3022190001230

**Request:**

Applicants are requesting to permit a single family residence setback 6.32' (7.5' required) from the interior side (north) property line setback 20' (25' required) from the rear (west) property line.

**EXISTING ZONING**

**Subject Property** RU-1,

**EXISTING USE** RESIDENCIAL

**SITE CHARACTERISTICS**

**STRUCTURES ON SITE:**

One story single family residence and a gazebo.

**USE(S) OF PROPERTY:**

Residential.

**FENCES/WALLS:**

Chain link fence surrounds property.

**LANDSCAPING:**

Ground covered with grass. Queensland Umbrella tree at northeast corner. Two Poinciana trees and two other large trees on lot. Several strands of palms of various species also on lot.

**BUFFERING:**

South property line has a dense planting of shrubs.

**VIOLATIONS OBSERVED:**

BNC memo dated 04/12/2011 on file. There are four open Civil Violaton Notices: 995151 by Solid Waste with lien placed for \$850.00, B024299 by BNC with lien placed for \$10,.090.16, P002510 by BNC open with penalties of \$10,510.00 and P002011 by BNC for \$510.00 wit appeal file pending hearing.

**OTHER:**

Setback encroachments which applicant has requested variances.

<b>Process #</b>	<b>Applicant's Name</b>
Z2008000075	MANUEL A LIMA AND FABIA A LIMA

**SURROUNDING PROPERTY**

# ZONING INSPECTION REPORT

**NORTH:**

One story single family residence.

**SOUTH:**

One story single family residence.

**EAST:**

One story single family residence with a detached accessory garage building.

**WEST:**

One story duplex residence.

**SURROUNDING AREA**

The subject property is surrounded by one story single family and duplex residences.

**NEIGHBORHOOD CHARACTERISTICS**

The primary characteristic of the neighborhood is single family residential along the frontage of the subject property. The secondary characteristic of the area is duplex residential to the west of the subject property.

**COMMENTS:**

This report has been updated from my previous inspection on 05/02/2008.

Inspector **RODRIGUEZ, FRANKIE**

Evaluator **N/A**

Process Number: **Z2008000075** Applicant Name **MANUEL A LIMA AND FABIA A LIMA**



Date: 02-MAY-08

Comments: NORTH VIEW OF FRONTAGE OF SUBJECT PROPERTY.



Date: 02-MAY-08

Comments: NORTHEAST VIEW OF ACCESSORY GARAGE BUILDING TO THE EAST OF SUBJECT PROPERTY.



Date: 02-MAY-08

Comments: NORTHEAST VIEW OF ONE STORY SINGLE FAMILY RESIDENCE TO THE EAST OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANKIE**

Evaluator **N/A**

Process Number: **Z2008000075** Applicant Name **MANUEL A LIMA AND FABIA A LIMA**



Date: 02-MAY-08

Comments: NORTHWEST VIEW OF ONE STORY SINGLE FAMILY RESIDENCE ON SUBJECT PROPERTY.



Date: 02-MAY-08

Comments: NORTHWEST VIEW OF ONE STORY SINGLE FAMILY RESIDENCE TO THE NORTH OF SUBJECT PROPERTY.



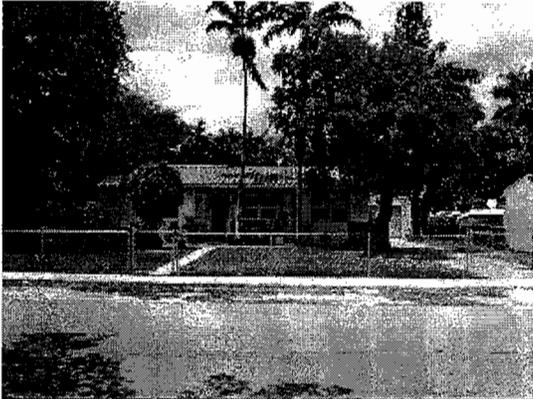
Date: 02-MAY-08

Comments: SOUTHWEST VIEW OF ONE STORY SINGLE FAMILY RESIDENCE TO THE SOUTH OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANKIE**

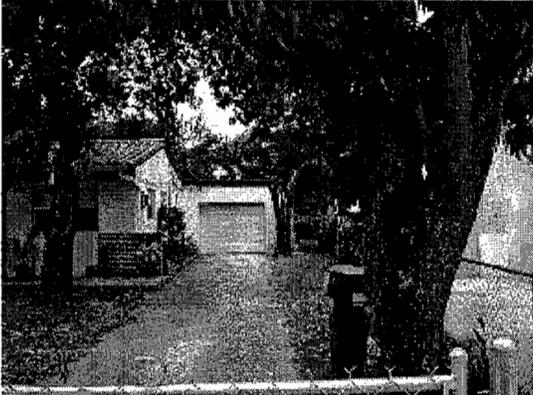
Evaluator **N/A**

Process Number: **Z2008000075** Applicant Name **MANUEL A LIMA AND FABIA A LIMA**



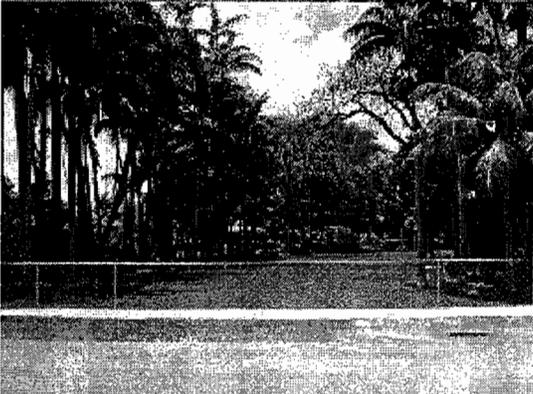
Date: 02-MAY-08

Comments: WEST VIEW OF NORTHERN PORTION OF SUBJECT PROPERTY.



Date: 02-MAY-08

Comments: WEST VIEW OF NORTH PROPERTY LINE OF SUBJECT PROPERTY.



Date: 02-MAY-08

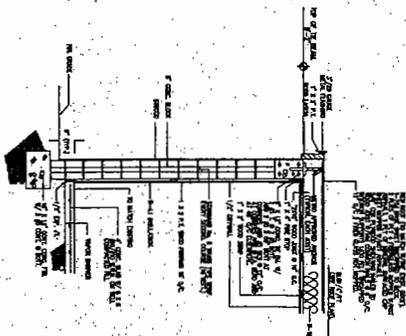
Comments: WEST VIEW OF SOUTHERN PORTION OF SUBJECT PROPERTY AND GAZEBO.



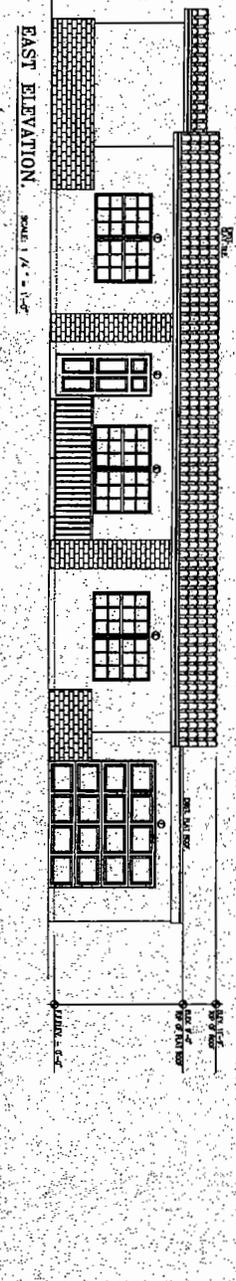


**ARCHITECTURAL NOTES.**

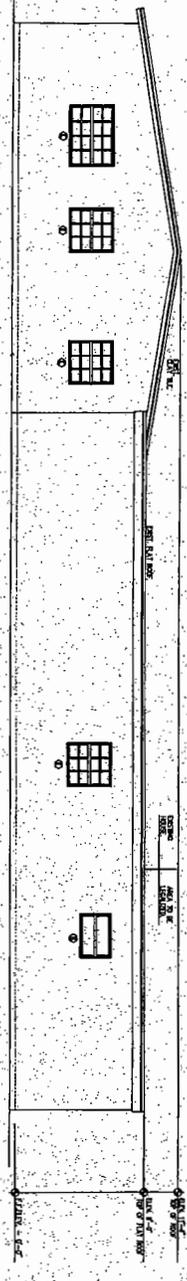
- 1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, SURVEY ALL EXISTING UTILITIES, CONDITIONS AND RECORD THE SAME. ALL UTILITIES SHALL BE PROTECTED OR DELETED AS SHOWN ON THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, SURVEY ALL EXISTING UTILITIES, CONDITIONS AND RECORD THE SAME. ALL UTILITIES SHALL BE PROTECTED OR DELETED AS SHOWN ON THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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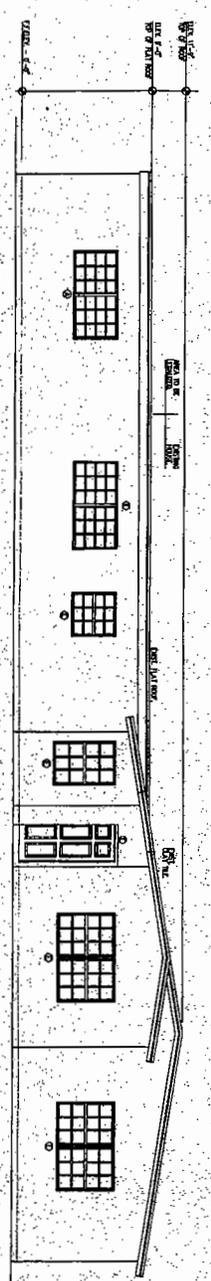
TYPICAL WALL SECTION.  
 SCALE: 1/4" = 1'-0"



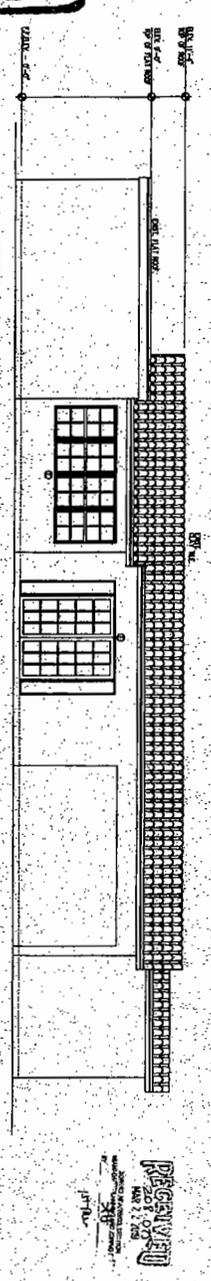
EAST ELEVATION. SCALE: 1/4" = 1'-0"



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



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

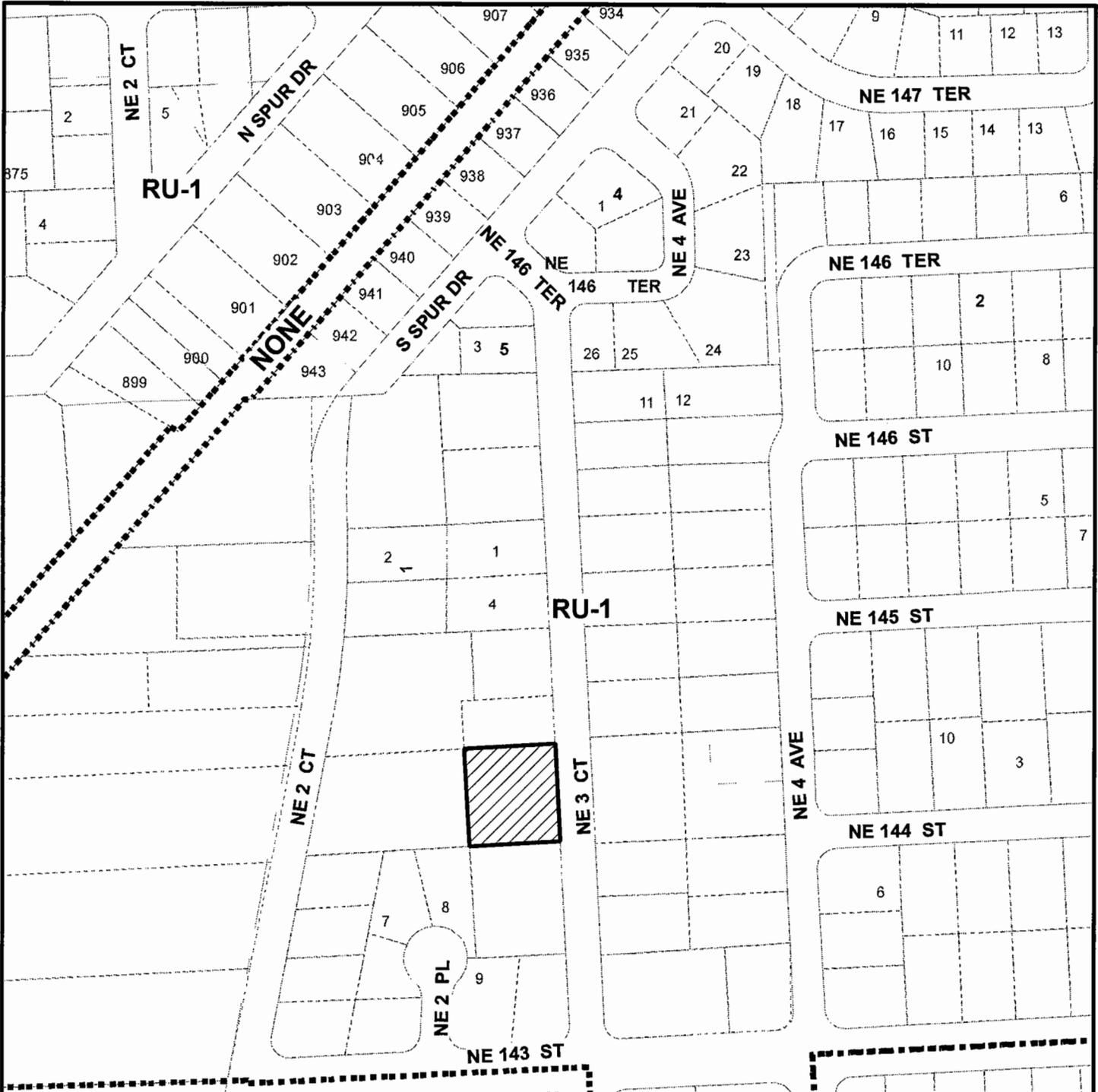


WEST ELEVATION. SCALE: 1/4" = 1'-0"

**RECEIVED**  
 MAR 22 2010

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

SHEET NO. <b>A-2</b>	DATE 3-22-10	DRAWN BY A.S.	CHECKED BY A.S.	APPROVED BY A.S.	SCALE AS SHOWN	PROJECT NO. 14416 NE 3 CT	PROJECT NAME SERGIO B LIMA & ERICK R LIMA	PROJECT LOCATION 14416 NE 3 CT MIAMI, FLORIDA 33612-2814	PROJECT TITLE Legalization Of Addition.	PROJECT ARCHITECT SERGIO B LIMA & ERICK R LIMA	PROJECT ENGINEER FERNANDO GOMEZ, P.M.A., P.E.	PROJECT REGISTERED PROFESSIONAL ENGINEER FERNANDO GOMEZ, P.M.A., P.E.	PROJECT REGISTERED PROFESSIONAL ARCHITECT SERGIO B LIMA & ERICK R LIMA



**MIAMI-DADE COUNTY  
HEARING MAP**

Process Number  
**08-075**

Section: 19 Township: 52 Range: 42  
 Applicant: MANUEL A LIMA & FABIA A LIMA  
 Zoning Board: C08  
 District Number: 02  
 Drafter ID: ALFREDO  
 Scale: NTS



**SUBJECT PROPERTY**



REVISION	DATE	BY
		18



**MIAMI-DADE COUNTY  
AERIAL**

Process Number  
**08-075**

Section: 19 Township: 52 Range: 42  
 Applicant: MANUEL A LIMA & FABIA A LIMA  
 Zoning Board: C08  
 District Number: 02  
 Drafter ID: ALFREDO  
 Scale: NTS



**SUBJECT PROPERTY**



CREATED ON: 04/30/08

REVISION	DATE	BY

**2. HABITAT FOR HUMANITY OF GREATER MIAMI**  
**(Applicant)**

**11-5-CZ8-2 (11-003)**  
**Area 8/District 02**  
**Hearing Date: 05/26/11**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
--------------------	-------------------------	-----------------------	---------------------	------------------------

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:** Z11-003 (11-5-CZ8-2)

**SECTION:** 15-53-41

**DATE:** May 26, 2011

**COMMISSION DISTRICT:** 2

**ITEM NO.:** 2

=====

**A. INTRODUCTION:**

o **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence on a parcel of land with less frontage and lot area than that required by the Zoning Code and to allow said single-family residence with a reduced rear setback and with a proposed lot coverage which exceeds that permitted by the Zoning Code.

o **REQUESTS:**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,500 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a proposed single-family residence to setback 12'10" (25' required) from the rear (west) property line.
- (3) Applicant is requesting to permit a single-family residence with lot coverage of 36.6% (35% maximum permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, Sheet A1 dated stamped received 1/19/2011 consisting of two sheets. Plans may be modified at public hearing.

o **LOCATION:**

Lying west of N.W. 19 Court; approximately 240' west of N.W. 62 Street, Miami-Dade County, Florida.

o **SIZE:** 50' x 70'

**B. ZONING HEARINGS HISTORY:** None

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

1. *The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments.*

*Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.*

**2. Policy LU-1C**

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

**3. Objective LU-12**

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

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

RU-2; Vacant

Low-Medium Density Residential,  
6 to 13 du

**Surrounding Properties:**

**NORTH:** RU-2; vacant

Low-Medium Density Residential,  
6 to 13 du

**SOUTH:** RU-2; Single-family residence

Low-Medium Density Residential,  
6 to 13 du

**EAST:** RU-2; Single-family residence

Low-Medium Density Residential,  
6 to 13 du

**WEST:** RU-2; vacant

Low-Medium Density Residential,  
6 to 13 du

**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	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No comment</b>
MDT	<b>No comment</b>
Fire Rescue	<b>No objection</b>
Police	<b>No comment</b>
Schools	<b>No objection</b>

**G. PLANNING AND ZONING ANALYSIS:**

The subject parcel is an interior lot, which lies west of N.W. 19 Court and approximately 240' north of N.W. 62 Street. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,500 sq. ft. subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (west) property line with a greater lot coverage than that permitted by the Zoning Code. The subject property lies within the Urban Infill Area (UIA) and **Policy LU-1C** of the CDMP indicates *that Miami-Dade County should give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area and **Objective LU-12** of the CDMP indicates that Miami-Dade County should take specific measures to promote infill development that is situated in a CDBG-eligible area. Therefore, the requests are **consistent** with the UIA policy and CDBG objective of the interpretative text of the CDMP as well as with the density threshold of the LUP map of the CDMP.

When request #1, is analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b) staff is of the opinion that the proposed single-family residence on this substandard 3,500 sq. ft. lot is **compatible** with the development on the surrounding area which has been developed with single-family residences on similar substandard lots. Staff notes, pursuant to Resolution #CZAB8-7-05, the property located approximately 50' north of the subject property was granted a similar non-use variance of lot frontage and area requirements allowing the construction of a single-family residence on a parcel of land with a similar lot frontage of 50', and a similar lot area of 3,500 sq. ft. In addition, as previously mentioned staff notes that the subject property is located in an area designated for **Low Medium Density** which permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, which yields a maximum density of 1 dwelling unit on the 3,500 sq. ft. subject site. As such, staff recommends approval of request #1.

When requests #2 and #3 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding

area. The approval of the requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property immediately to the southeast of the subject site, lying north of N.W. 62 Terrace and approximately 250' east of N.W. 19 Avenue, was granted among other things the approval to permit a single-family residence setback 21.6' from the rear property line and with a lot coverage of 35.1%, pursuant to Resolution No. CZAB8-40-08. Overall, staff is supportive of this application subject to conditions and notes that the proposal would be **consistent** with the intent of Policy LU-1C and Objective LU-12 of the CDMP which is to give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development and to promote infill development that is situated in a CDBG-eligible area. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). **As such, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) (NUV).**

I. **RECOMMENDATION:**

**Approval with conditions.**

J. **CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, Sheet A1 dated stamped received 1/19/2011 consisting of two sheets, except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

**DATE TYPED:** 03/28/2011  
**DATE REVISED:**  
**DATE FINALIZED:**  
MCL:GR:NN:CH:TA

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

# Memorandum

**Date:** February 10, 2011

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

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



**Subject:** C-08 #Z2011000003  
Habitat for Humanity of Greater Miami, Inc.  
6239 N.W. 19<sup>th</sup> Court  
To Permit a Single-Family Residence with Less Setbacks than Required  
from Property Lines and to Permit a Greater Lot Coverage than Permitted  
(RU-2) (0.08 Acres)  
15-53-41

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

#### Potable Water Service and Wastewater Disposal

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

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

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

#### Stormwater Management

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

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

#### Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM 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 record for the subject property.

#### Concurrency Review Summary

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

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

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

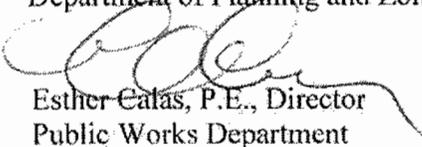
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

# Memorandum



**Date:** November 26, 2008

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

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

**Subject:** Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

# Memorandum



**Date:** 15-FEB-11  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2011000003

## Fire Prevention Unit:

No objection.

## Service Impact/Demand:

Development for the above Z2011000003  
located at LYING WEST OF N.W. 19 COURT, APPROX. 240' NORTH OF S.W. 62 STREET, MIAMI-DADE  
COUNTY, FLORIDA.

in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.  
The estimated average travel time is: 6:10 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 5

## Planned Service Expansions:

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

None.

## Fire Planning Additional Comments

Current service impact calculated based on site plan.

DATE: 01-FEB-11

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF  
GREATER MIAMI, INC

LYING WEST OF N.W. 19 COURT,  
APPROX. 240' NORTH OF S.W. 62  
STREET, MIAMI-DADE COUNTY,  
FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

Z2011000003

---

**HEARING NUMBER**

**HISTORY:**

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

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

None

**REPORTER NAME:**

NCS Chris Albury

# ZONING INSPECTION REPORT

**Inspector:** DIAZ, ROBERT  
**Evaluator:** ANTONIO ATALA

**Inspection Dat**  
04/13/11

**Process #:** Z2011000003      **Applicant's Name:** HABITAT FOR HUMANITY OF GREATER MIAMI, INC  
**Locations:** LYING WEST OF N.W. 19 COURT, APPROX. 240' NORTH OF S.W. 62 STREET, MIAMI-DADE COUNTY, FLORIDA.  
**Size:** 50' X 70'      **Folio #:** 3031150100080

**Request:**

- 1 Applicant is requesting to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,500 sq.ft. (7500 required).
- 2 Applicant is requesting to permit a setback of 12'10"(25' required) from the rear (west) property line.
- 3 Applicant is requesting to permit a lot coverage of 36.5% (35% maximum permitted).

**EXISTING ZONING**

**Subject Property** RU-2,

**EXISTING USE** SFR

**SITE CHARACTERISTICS**

**STRUCTURES ON SITE:**

NONE

**USE(S) OF PROPERTY:**

SINGLE FAMILY HOME

**FENCES/WALLS:**

NONE

**LANDSCAPING:**

2 LARGE TREES

**BUFFERING:**

NONE

**VIOLATIONS OBSERVED:**

NONE

**OTHER:**

**Process #**      **Applicant's Name**  
Z2011000003      HABITAT FOR HUMANITY OF GREATER MIAMI, INC

# ZONING INSPECTION REPORT

## **SURROUNDING PROPERTY**

### **NORTH:**

VACANT LOT

### **SOUTH:**

VACANT LOT

### **EAST:**

HOUSE ACROSS THE ST.

### **WEST:**

VACANT LOT

## **SURROUNDING AREA**

SINGLE FAMILY HOMES/APT BUILDING ON THE OTHERSIDE OF 20 AVE

## **NEIGHBORHOOD CHARACTERISTICS**

RESIDENTIAL

## **COMMENTS:**

Inspector **DIAZ, ROBERT**

Evaluator **ANTONIO ATALA**

Process Number: **Z201100003** Applicant Name **HABITAT FOR HUMANITY OF GREATER MIAMI, INC**



Date: 13-APR-11

Comments: WESTSIDE OF PROPERTY



Date: 13-APR-11

Comments: NORTHSIDE OF PROPERTY



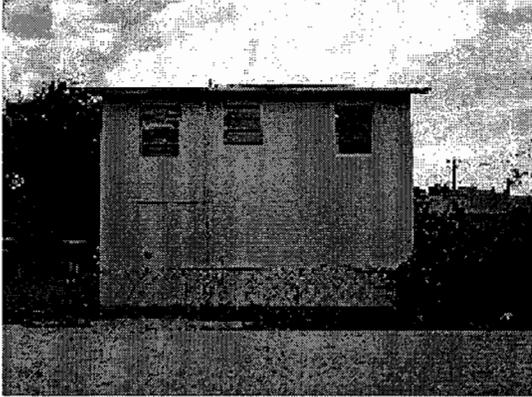
Date: 13-APR-11

Comments: SOUTHSIDE OF PROPERTY

Inspector **DIAZ, ROBERT**

Evaluator **ANTONIO ATALA**

Process Number: **Z201100003** Applicant Name **HABITAT FOR HUMANITY OF GREATER MIAMI, INC**



Date: 13-APR-11

Comments: EASTSIDE OF PROPERTY



South Elevation



West Elevation

**RECEIVED**  
211-003  
JAN 19 2011  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_



North Elevation



East Elevation

**DISCLOSURE OF INTEREST\***

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

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

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
MICHAEL BATTLE, PRESIDENT	0
PAUL JONES, VICE PRESIDENT	0
TIMOTHY PLUMMER, 2ND VICE PRESIDENT	0
	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 \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
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: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
NOT APPLICABLE	0

NOT APPLICABLE  
**RECEIVED**  
 211-003  
 JAN 19 2011  
 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY \_\_\_\_\_

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

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

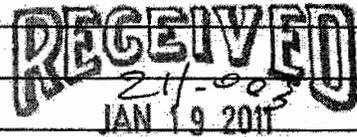
NAME OF PURCHASER: \_\_\_\_\_

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

Date of contract: \_\_\_\_\_

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

NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____



ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

**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 14 day of Dec, 20 10. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)

My commission expires: April 7, 2012



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

N.W. 19TH COURT

18.00± ASPHALT

CENTER IN PARKWAY

5' RAD.

4' PARKWAY

50.00'

TREE 3

TREE 2

VISIBILITY TRIANGLE

VISIBILITY TRIANGLE

4" CONC. DRIVEWAY 3000 PSI W/6X6X1.4 WWF ON WELL COMPACTED BASE CONFIGURE SO AS TO DETER RAIN RUN OFF TO R.O.W. TYP. DRAIN TO LAWN.

CONNECT TO SAN. LATERAL (FIELD VERIFY)

FIELD VERIFY LOCATION OF W.M.

MAIN SHUT OFF VALVE

TYP. ADJ. GRADE 12'-0" NGVD

TYP. ADJ. GRADE 12'-0" NGVD

5' SIDE S.B.

5' SIDE S.B.

NEW FPL METER LOCATION. CONNECT TO EXISTING LATERAL

70.00'

70.00'

TYP. ADJ. GRADE 12'-0" NGVD

TYP. ADJ. GRADE 12'-0" NGVD

5' SIDE S.B.

5' SIDE S.B.

4" X 4" CONC. SLAB 6" BELOW F.F.E. TYP.

GRADE NOTE: FIVE 13'-0" = EL '0'-0" (REF. SHEET A-2)

MIN. OF 6 SHRUBS TO SHADE A.C. UNIT

TYP. PAD GRADE

DROUGHT TOLERANT BAHIA TYP.

PROVIDE RETENTION SWALE @ P.L. TYP.

50.00'

RECEIVED 211-003 JAN 19 2011

ENLARGED SITE PLAN

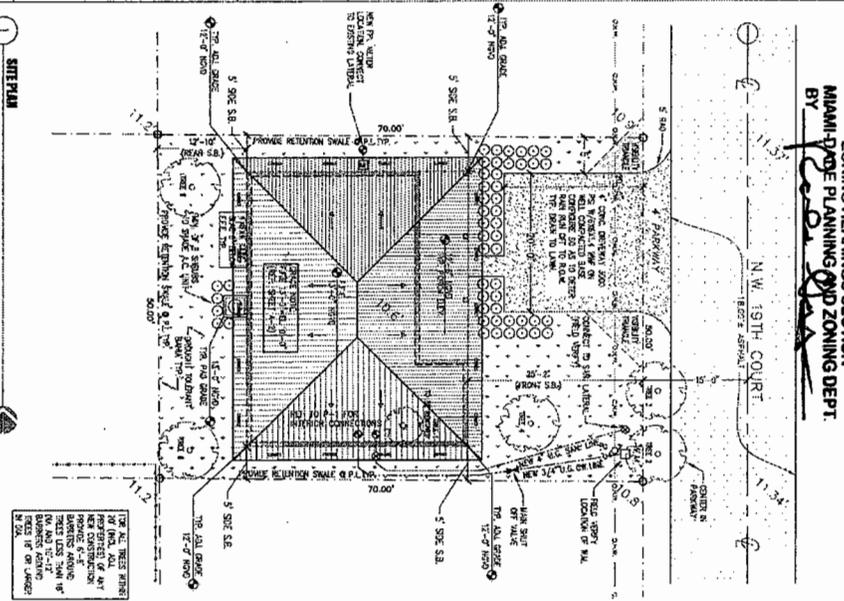
FOR ALL TREES WITHIN 20' (INCL. ADJ. PROPERTIES) OF ANY NEW CONSTRUCTION PROVIDE 6'-8' BARRIERS AROUND TREES LESS THAN 18" DIA AND 10'-12' BARRIERS AROUND TREES 18" OR LARGER IN DIA.

ZONING HEARING SECTION MIAMI-DADE PLANNING AND ZONING DEPT BY [Signature]

SITE PLAN

**RECEIVED**  
 JAN 19 2011  
 2:11-001

HABITAT FOR HUMANITY ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY *[Signature]*



**1. SITE PLAN**

**1. FENCE NOTES**

1. ALL FENCES SHALL BE 4' HIGH AND SHALL BE CONSTRUCTED WITH 4" X 4" POSTS AND 1/2" X 4" RAILS.
2. ALL FENCES SHALL BE SET BACK 5' FROM THE PROPERTY LINE.
3. ALL FENCES SHALL BE SET BACK 10' FROM THE STREET FRONT YARD.
4. ALL FENCES SHALL BE SET BACK 10' FROM THE SIDE AND REAR YARDS.
5. ALL FENCES SHALL BE SET BACK 10' FROM THE CORNERS.
6. ALL FENCES SHALL BE SET BACK 10' FROM THE DRIVEWAY.
7. ALL FENCES SHALL BE SET BACK 10' FROM THE SIDEWALK.
8. ALL FENCES SHALL BE SET BACK 10' FROM THE CURB.
9. ALL FENCES SHALL BE SET BACK 10' FROM THE DRIVEWAY.
10. ALL FENCES SHALL BE SET BACK 10' FROM THE DRIVEWAY.

**2. NEW TREES LIST**

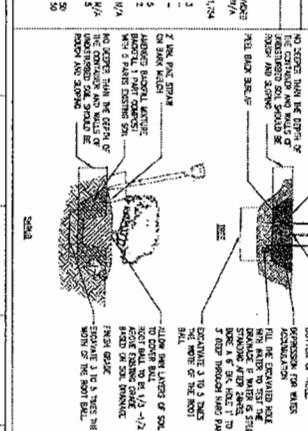
PLANT NAME	QUANTITY	LOCATION
1. PALM TREES	10	FRONT YARD
2. PALM TREES	10	FRONT YARD
3. PALM TREES	10	FRONT YARD
4. PALM TREES	10	FRONT YARD
5. PALM TREES	10	FRONT YARD
6. PALM TREES	10	FRONT YARD
7. PALM TREES	10	FRONT YARD
8. PALM TREES	10	FRONT YARD
9. PALM TREES	10	FRONT YARD
10. PALM TREES	10	FRONT YARD

**3. DISTINGUISHING TREES**

TREE NAME	LOCATION	STATUS
1. PALM TREES	FRONT YARD	TO BE MAINTAINED
2. PALM TREES	FRONT YARD	TO BE MAINTAINED
3. PALM TREES	FRONT YARD	TO BE MAINTAINED
4. PALM TREES	FRONT YARD	TO BE MAINTAINED
5. PALM TREES	FRONT YARD	TO BE MAINTAINED
6. PALM TREES	FRONT YARD	TO BE MAINTAINED
7. PALM TREES	FRONT YARD	TO BE MAINTAINED
8. PALM TREES	FRONT YARD	TO BE MAINTAINED
9. PALM TREES	FRONT YARD	TO BE MAINTAINED
10. PALM TREES	FRONT YARD	TO BE MAINTAINED

**4. LANDSCAPE NOTES**

1. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
2. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
3. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
4. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
5. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
6. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
7. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
8. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
9. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
10. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.



**5. GENERAL LANDSCAPE INSTALLATION DETAILS - A1-X**

**1. TREE**

1. ALL TREES SHALL BE PLANTED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.

**2. SHRUB**

1. ALL SHRUBS SHALL BE PLANTED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.

**3. GROUND COVER**

1. ALL GROUND COVER SHALL BE PLANTED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.

**6. PROJECT LOCATION**

1. PROJECT LOCATION: 6239 NW 19TH COURT, MIAMI, FL.

**7. PROJECT AREA**

1. PROJECT AREA: 1,200 SQ. FT.

**8. PROJECT INDEX**

1. PROJECT INDEX: 1,200 SQ. FT.

**9. LEGAL DESCRIPTION**

1. LEGAL DESCRIPTION: 1,200 SQ. FT.

**10. CONSTRUCTION NOTES**

1. CONSTRUCTION NOTES: 1,200 SQ. FT.

**11. CONSTRUCTION NOTES**

1. CONSTRUCTION NOTES: 1,200 SQ. FT.

**12. CONSTRUCTION NOTES**

1. CONSTRUCTION NOTES: 1,200 SQ. FT.

**13. PROJECT NOTES**

1. PROJECT NOTES: 1,200 SQ. FT.

**14. PROJECT NOTES**

1. PROJECT NOTES: 1,200 SQ. FT.

**15. PROJECT NOTES**

1. PROJECT NOTES: 1,200 SQ. FT.

**16. PROJECT NOTES**

1. PROJECT NOTES: 1,200 SQ. FT.

**17. ABBREVIATIONS**

1. ABBREVIATIONS: 1,200 SQ. FT.

**18. ABBREVIATIONS**

1. ABBREVIATIONS: 1,200 SQ. FT.

**19. ABBREVIATIONS**

1. ABBREVIATIONS: 1,200 SQ. FT.

**20. ABBREVIATIONS**

1. ABBREVIATIONS: 1,200 SQ. FT.

**HABITAT FOR HUMANITY**  
 6239 NW 19TH COURT, MIAMI, FLORIDA

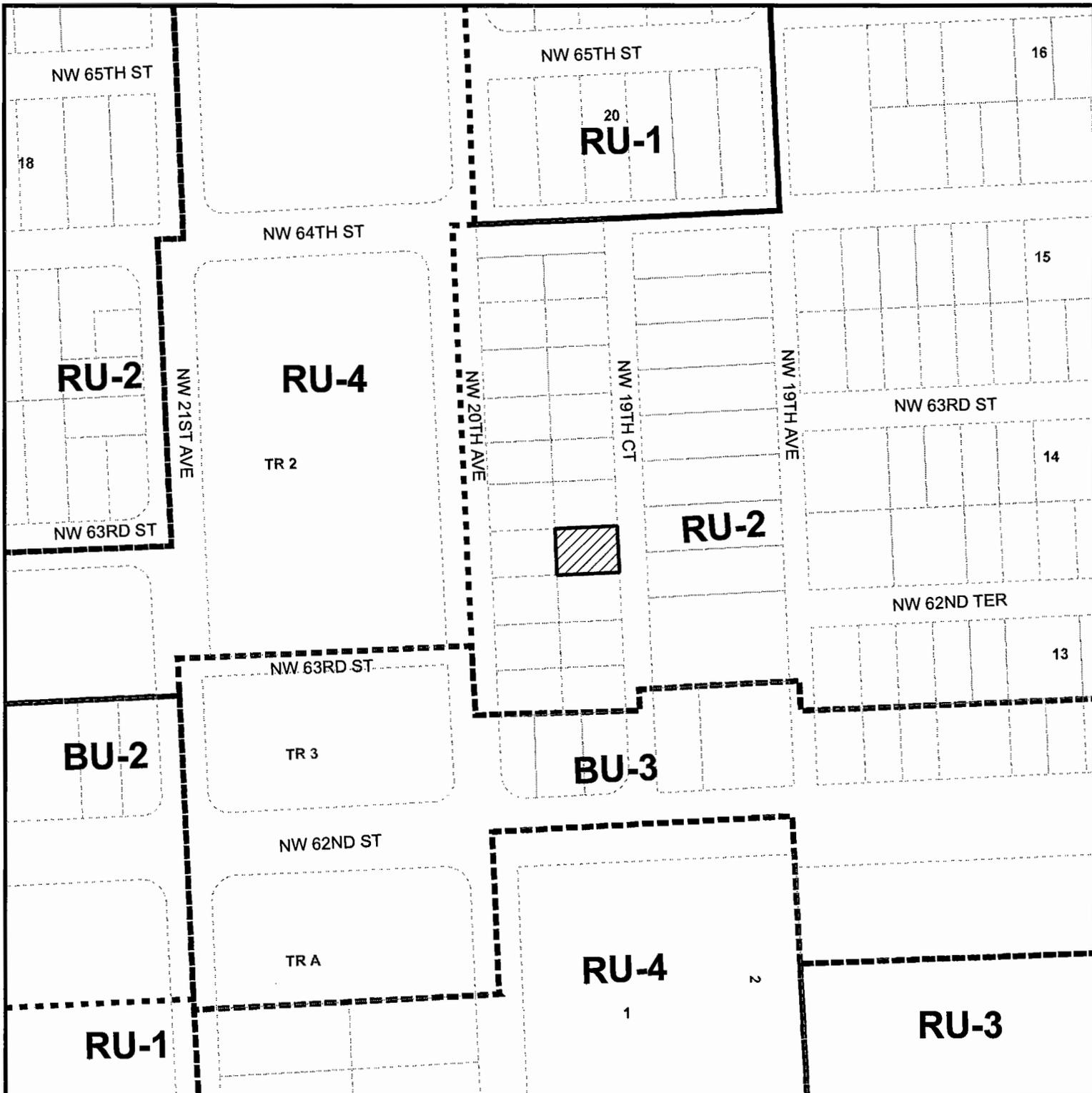
**RECEIVED**  
 JAN 19 2011

**DATE:** 01/19/11  
**SCALE:** AS SHOWN  
**BY:** [Signature]

**PROJECT NUMBER:** A1

**20**





**MIAMI-DADE COUNTY  
HEARING MAP**

Process Number  
**Z2011000003**

**Legend**

-  Zoning
-  Subject Property Case



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



SKETCH CREATED ON: Monday, January 31, 2011

REVISION	DATE	BY
		22



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

Process Number  
**Z2011000003**

**Legend**



 Subject Property

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



SKETCH CREATED ON: Monday, January 31, 2011

REVISION	DATE	BY

**3. HABITAT FOR HUMANITY OF GREATER MIAMI, INC**  
**(Applicant)**

**11-5-CZ8-3 (11-009)**  
**Area 8/District 02**  
**Hearing Date: 05/26/11**

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

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
2007	Director Department of Planning and Zoning	- Non-Use Variance to permit a parcel of land with less lot frontage and lot area than 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:** Z11-009 (11-5-CZ8-3)

**SECTION:** 11-53-41

**DATE:** May 26, 2011

**COMMISSION DISTRICT:** 2

**ITEM NO.:** 3

**A. INTRODUCTION:**

o **SUMMARY OF REQUESTS:**

Approval of this application will allow the applicant to construct a single-family residence with a reduced rear setback and with a proposed lot coverage which exceeds that permitted by the Zoning Code.

o **REQUESTS:**

(1) Applicant is requesting to permit a single-family residence setback 12' 10" (25' required) from the rear (north) property line.

(2) Applicant is requesting to permit a single-family residence with a lot coverage of 36.6% (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 1/19/2011, consisting of 3 sheets. Plans may be modified at public hearing.

o **LOCATION:**

Lying north of N.W. 73 Street, approximately 176' west of N.W. 14 Avenue, Miami-Dade County, Florida.

o **SIZE:** 50' x 70'

**B. ZONING HEARINGS HISTORY:** In July 2007, the subject property was approved to allow a parcel with less frontage and area than allowed by the zoning regulations, pursuant to Resolution #Z-19-07.

**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-1; Vacant

Low -Medium Density Residential,  
6 to 13 dua

**Surrounding Properties:**

**NORTH:** RU-1; single-family residence

Low-Medium Density Residential,  
6 to 13 dua

**SOUTH:** RU-1; single-family residences

Low-Medium Density Residential,  
6 to 13 dua

**EAST:** RU-1; single-family residence

Low-Medium Density Residential,  
6 to 13 dua

**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	<b>No objection*</b>
Public Works	<b>No objection</b>
Parks	<b>No comment</b>
MDT	<b>No comment</b>
Fire Rescue	<b>No objection</b>
Police	<b>No comment</b>
Schools	<b>No objection</b>

\*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. 73 Street, approximately 176' west of N.W. 14 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,500 sq. ft. subject site. The subject property lies within the Urban Infill Area (UIA) and **Policy LU-1C** of the CDMP indicates that *Miami-Dade County should give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area and **Objective LU-12** of the CDMP indicates that *Miami-Dade County should take specific measures to promote infill development that is situated in a CDBG-eligible area.* Therefore, the requests are **consistent** with the UIA policy and CDBG objective of the interpretative text of the CDMP as well as with the density threshold of the LUP map of the CDMP.

When requests #1 and #2 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of requests #1 and #2, will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that two (2) properties located to the northwest of the subject property on NW 74 Street, were approved for similar requests in 2009. For example, in October 2009, the property located at 1460 NW 74 Street was approved pursuant to Resolution #CZAB8-20-09, to permit a single-family residence setback 15' 10" from the rear (north) property line, where 25' is required and to permit a lot coverage of 35.1%, where a maximum of 35% is permitted by the Zoning Code. Staff also notes that the abutting property located to the west of the latter mentioned property, at 1470 NW 74 Street, was approved for identical variances of setbacks and lot coverage pursuant to Resolution #CZAB8-21-09, in November 2009. 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).**

**H. RECOMMENDATION:**

**Approval with conditions.**

**I. 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 1/19/2011, consisting of 3 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

**DATE TYPED:** 03/24/11  
**DATE REVISED:**  
**DATE FINALIZED:** 04/27/11  
MCL:GR:NN:AA:CH

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

*NNN*

# Memorandum

**Date:** February 10, 2011  
**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

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



**Subject:** C-08 #Z2011000009  
Habitat for Humanity of Greater Miami, Inc.  
1437 N.W. 73<sup>rd</sup> Street  
To Permit a Single-Family Residence with Less Setback than Required  
from Property Lines and to Permit a greater Lot Coverage than Permitted  
(RU-1) (0.08 Acres)  
11-53-41

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

#### Potable Water Service and Wastewater Disposal

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

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

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

#### Stormwater Management

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

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

#### Wetlands

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

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

#### Tree Preservation

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

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

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

#### Enforcement History

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

#### Concurrency Review Summary

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

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

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

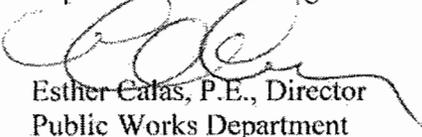
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

# Memorandum



**Date:** November 26, 2008

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

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

**Subject:** Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

# Memorandum



**Date:** 16-FEB-11  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000009

**Fire Prevention Unit:**

No objection.

**Service Impact/Demand:**

Development for the above Z2011000009  
 located at LYING NORTH OF N.W. 73 ST, APPROXIMATELY 176' WEST OF N. W. 14 AVENUE, MIAMI-DADE  
 COUNTY, FLORIDA.  
 in Police Grid 0797 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.  
 The estimated average travel time is: 6:58 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 7 - W Little River - 9350 NW 22 Avenue  
 Rescue, ALS Engine, Squad

**Planned Service Expansions:**

The following stations/units are planned in the vicinity of this development:  
 None.

**Fire Planning Additional Comments**

Current service impact calculated based on site plan.

DATE: 01-FEB-11

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF  
GREATER MIAMI, INC.

LYING NORTH OF N.W. 73 ST,  
APPROXIMATELY 176' WEST OF  
N. W. 14 AVENUE, MIAMI-DADE  
COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

---

Z2011000009

---

**HEARING NUMBER**

**HISTORY:**

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

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

None

**REPORTER NAME:**

NCS Chris Albury

# ZONING INSPECTION REPORT

**Inspector:** DIAZ, ROBERT  
**Evaluator:** CARL HARRISON

**Inspection Date:**  
04/14/11

**Process #:** Z2011000009      **Applicant's Name:** HABITAT FOR HUMANITY OF GREATER MIAMI, INC.  
**Locations:** LYING NORTH OF N.W. 73 ST, APPROXIMATELY 176' WEST OF N. W. 14 AVENUE,  
MIAMI-DADE COUNTY, FLORIDA.  
**Size:** 50X70      **Folio #:** 3031110380300

**Request:**

THE APPLICANT IS REQUESTING APPLICANT IS REQUESTING TO PERMIT A SINGLE FAMILY RESIDENCE WITH LESS SETBACKS THAN REQUIRED FROM PROEPRTY LINES AND TO PERMIT A GREATER LOT COVERAGER THAN PERMITTED.

**EXISTING ZONING**

**Subject Property** RU-1,

**EXISTING USE** V

**SITE CHARACTERISTICS**

**STRUCTURES ON SITE:**

none vacant lot

**USE(S) OF PROPERTY:**

vacant lot

**FENCES/WALLS:**

chain link fence on east, west & north side

**LANDSCAPING:**

one tree 30 ft high/cherry hedge on eastside of property

**BUFFERING:**

cherry hedge on eastside on property

**VIOLATIONS OBSERVED:**

none

**OTHER:**

none

**Process #**      **Applicant's Name**  
Z2011000009      HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

# ZONING INSPECTION REPORT

## **SURROUNDING PROPERTY**

### **NORTH:**

SINGLE FAMILY HOME

### **SOUTH:**

SINGLE FAMILY HOME

### **EAST:**

SINGLE FAMILY HOME

### **WEST:**

SINGLE FAMILY HOME

## **SURROUNDING AREA**

RESIDENTIAL

## **NEIGHBORHOOD CHARACTERISTICS**

RESIDENTIAL SINGLE FAMILY HOME

## **COMMENTS:**

Inspector **DIAZ, ROBERT**

Evaluator **CARL HARRISON**

Process Number: **Z201100009** Applicant Name **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**



Date: 13-APR-11

Comments: NORTHSIDE OF PROPERTY



Date: 18-APR-11

Comments: EASTSIDE OF PROPERTY LINE



Date: 13-APR-11

Comments: NORTHSIDE OF PROPERTY

**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

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
MICHAEL BATTLE, PRESIDENT	0
PAUL JONES, VICE PRESIDENT	0
TIMOTHY PLUMMER, 2ND VICE PRESIDENT	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 \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
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: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
NOT APPLICABLE	0

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211-009  
JAN 19 2011

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY *[Signature]*

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

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

NAME OF PURCHASER: \_\_\_\_\_

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

Date of contract: \_\_\_\_\_

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

NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

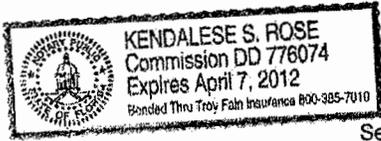
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

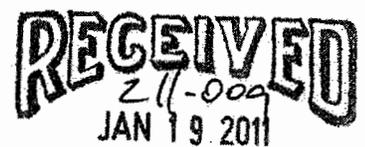
Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 12 day of Oct., 20 10. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)



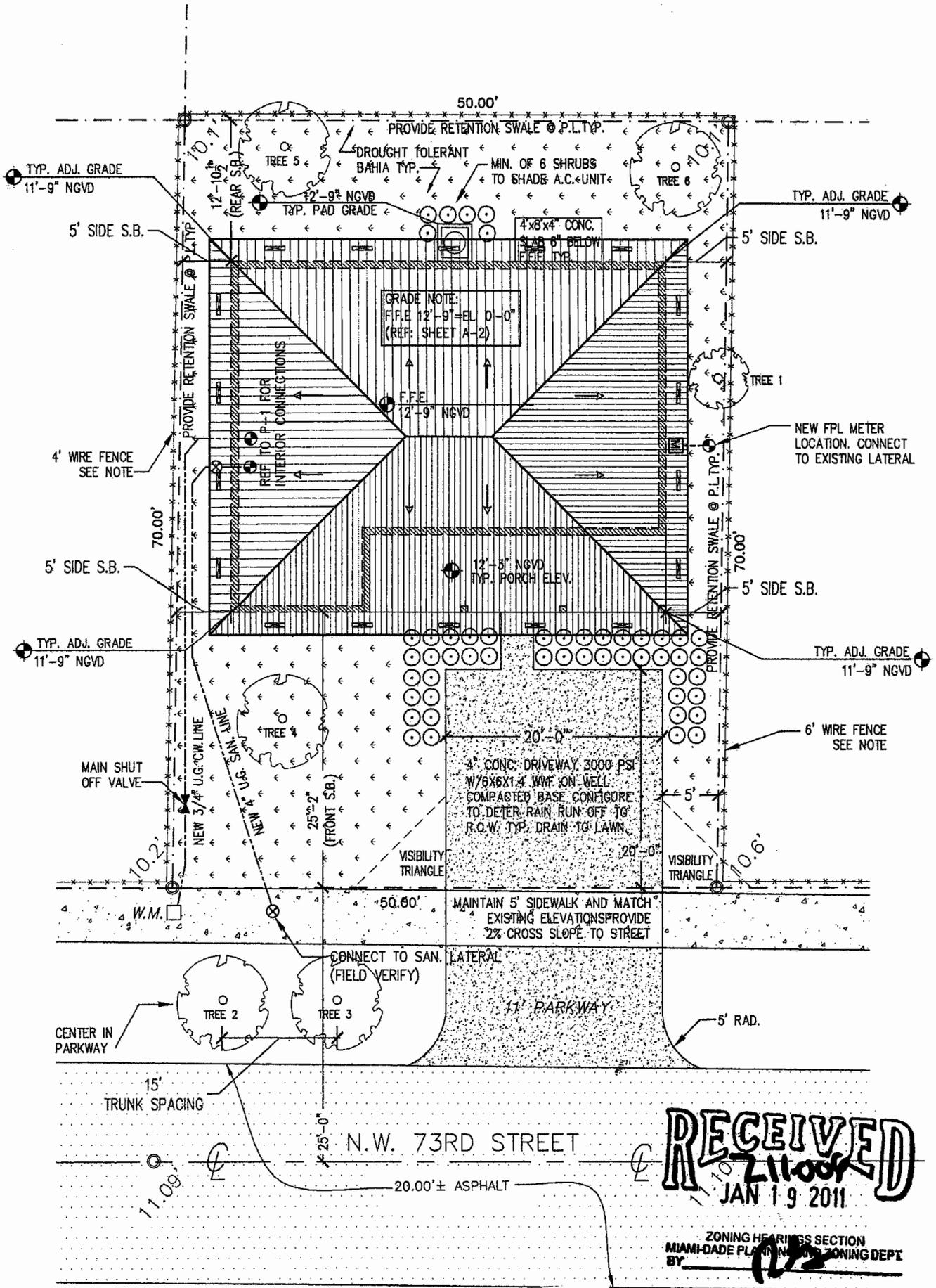
My commission expires: April 7, 2012



ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY [Signature]

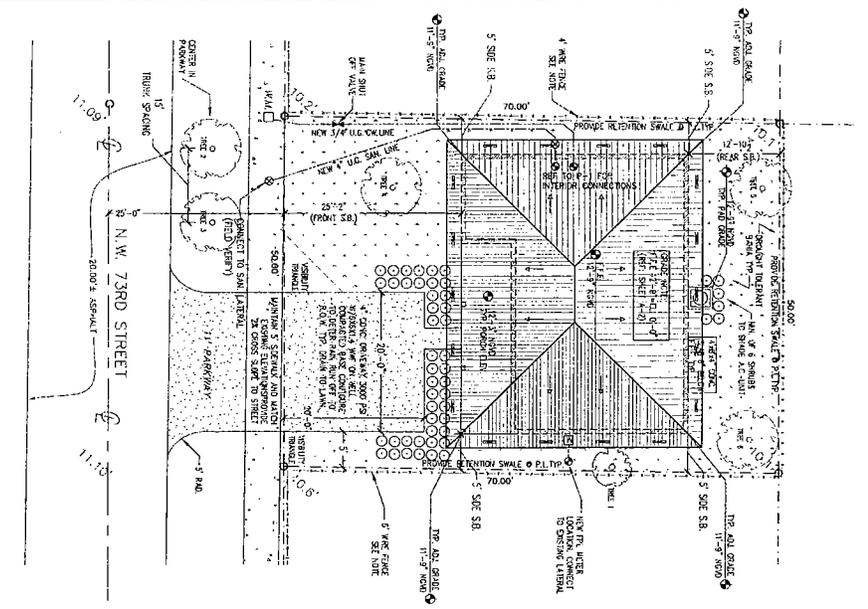
\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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

# HABITAT FOR HUMANITY 1437 NW 73RD ST., Miami, FL.



<b>PR1</b>	
<b>LEG</b>	LOT SEC 18, FLO EAS
<b>P</b>	TC TC
<b>PR</b>	A-1
	A-2
	A-3
	S-1
	S-2
	P-1
	M-1
	E-1
<b>LAI</b>	SI FL
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	R S S N T I

# HABITAT FOR HUMANITY 1437 NW 73RD ST, Miami, FL.



### 1 SITE PLAN

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

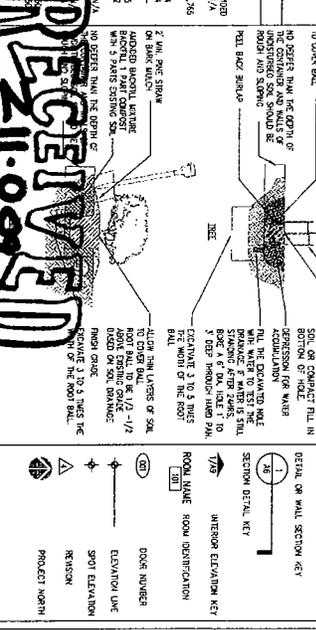
PLANT NAME	QUANTITY	HEIGHT	CONTOUR
1. 1" - 1 1/2" - 2" - 3" - 4" - 5" - 6" - 7" - 8" - 9" - 10" - 11" - 12" - 13" - 14" - 15" - 16" - 17" - 18" - 19" - 20" - 21" - 22" - 23" - 24" - 25" - 26" - 27" - 28" - 29" - 30" - 31" - 32" - 33" - 34" - 35" - 36" - 37" - 38" - 39" - 40" - 41" - 42" - 43" - 44" - 45" - 46" - 47" - 48" - 49" - 50" - 51" - 52" - 53" - 54" - 55" - 56" - 57" - 58" - 59" - 60" - 61" - 62" - 63" - 64" - 65" - 66" - 67" - 68" - 69" - 70" - 71" - 72" - 73" - 74" - 75" - 76" - 77" - 78" - 79" - 80" - 81" - 82" - 83" - 84" - 85" - 86" - 87" - 88" - 89" - 90" - 91" - 92" - 93" - 94" - 95" - 96" - 97" - 98" - 99" - 100"			

PROJECT LOCATION	CONSTRUCTION NOTES
1437 NW 73RD ST, MIAMI, FL 33157	1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE COUNTY.

### 2 LANDSCAPE LEGEND

PLANT NAME	QUANTITY	HEIGHT	CONTOUR
1. 1" - 1 1/2" - 2" - 3" - 4" - 5" - 6" - 7" - 8" - 9" - 10" - 11" - 12" - 13" - 14" - 15" - 16" - 17" - 18" - 19" - 20" - 21" - 22" - 23" - 24" - 25" - 26" - 27" - 28" - 29" - 30" - 31" - 32" - 33" - 34" - 35" - 36" - 37" - 38" - 39" - 40" - 41" - 42" - 43" - 44" - 45" - 46" - 47" - 48" - 49" - 50" - 51" - 52" - 53" - 54" - 55" - 56" - 57" - 58" - 59" - 60" - 61" - 62" - 63" - 64" - 65" - 66" - 67" - 68" - 69" - 70" - 71" - 72" - 73" - 74" - 75" - 76" - 77" - 78" - 79" - 80" - 81" - 82" - 83" - 84" - 85" - 86" - 87" - 88" - 89" - 90" - 91" - 92" - 93" - 94" - 95" - 96" - 97" - 98" - 99" - 100"			

PROJECT NOTES	CONSTRUCTION NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE COUNTY.	1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE COUNTY.



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JAN 9 2011

1437 NW 73RD ST, MIAMI, FL 33157

HABITAT FOR HUMANITY

1437 NW 73rd St.  
Miami, Florida

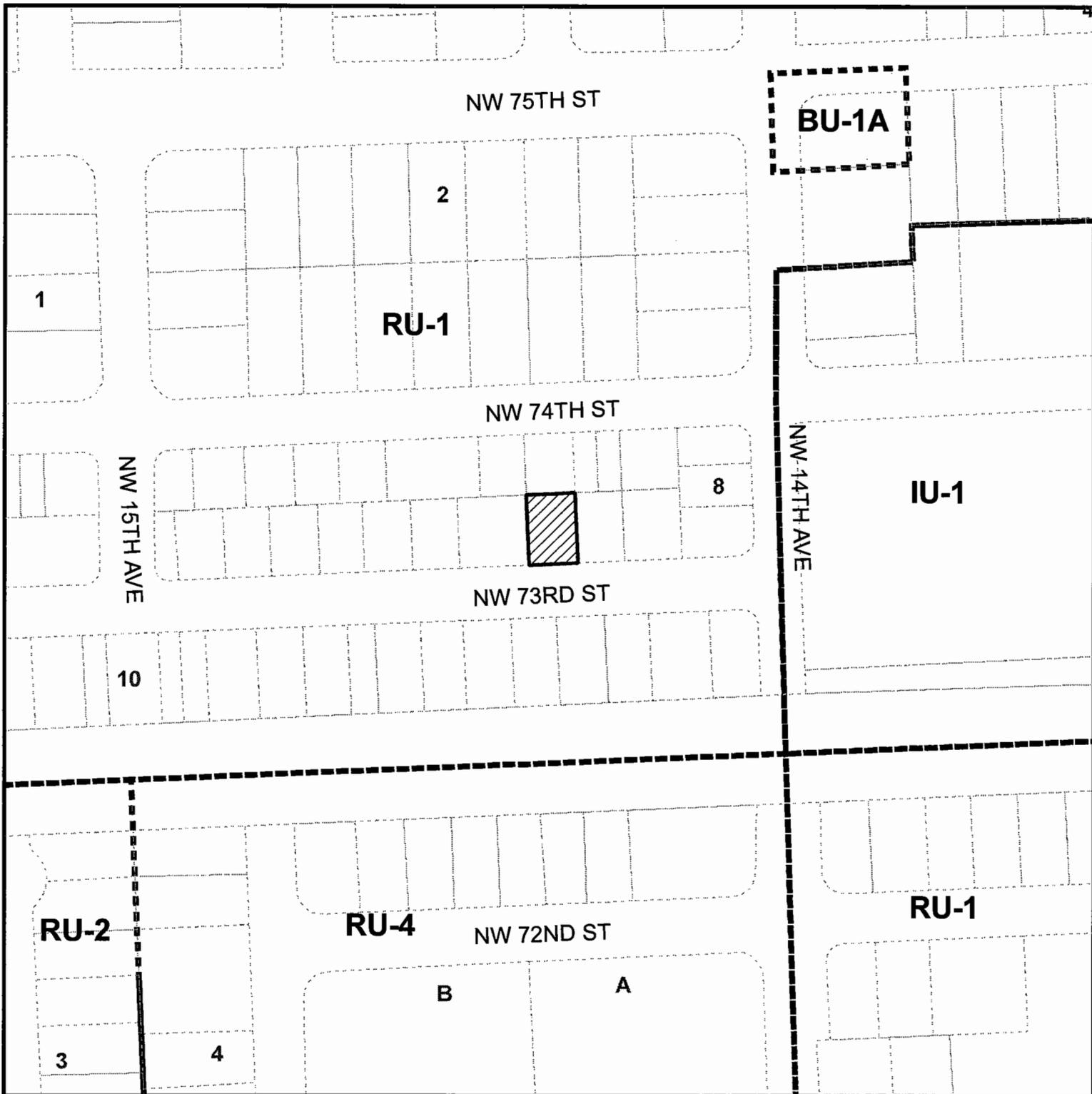
Registration  
10/10/2010  
10/10/2010  
10/10/2010

10/10/2010  
10/10/2010  
10/10/2010

10/10/2010  
10/10/2010  
10/10/2010

17





**MIAMI-DADE COUNTY  
HEARING MAP**

Process Number  
**Z2011000009**

**Legend**

 Zoning

 Subject Property Case



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



SKETCH CREATED ON: Monday, January 31, 2011

REVISION	DATE	BY
		19



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

Process Number  
**Z2011000009**

Legend



 Subject Property

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



SKETCH CREATED ON: Monday, January 31, 2011

REVISION	DATE	BY