KITS

7-1-2011 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 8
DR. MARTIN LUTHER KING JR. PLAZA
2525 NW 62 Street, Miami
Thursday, July 28, 2011 at 7:00 p.m.

PREVIOUSLY DEFERRED

A.	11-5-CZ8-1	MANUEL A LIMA AND FABIA A LIMA	08-75	19-52-42
B.	11-5-CZ8-2	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	11-3	15-53-41
C.	11-5-CZ8-3	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	11-9	11-53-41
D.	11-6-CZ8-1	ST. SIMEON SERBIAN ORTHODOX CHURCH	10-81	13-52-41
E.	11-6-CZ8-2	JOSHUA NEPTUNE	10-193	01-53-41

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, JULY 28, 2011

DR. MARTIN LUTHER KING JR. PLAZA

2525 NW 62 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. 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: _____

Deferred from: June 30, 2011

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

Deferred from: June 30, 2011

C. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-5-CZ8-3/11-009) **11-53-41**
Area 8/District 02

(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 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.

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

SIZE OF PROPERTY: 50' x 70'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from: June 30, 2011

D. ST. SIMEON SERBIAN ORTHODOX CHURCH (11-6-CZ8-1/10-081) **13-52-41**
Area 8/District 02

(1) MODIFICATION of Condition #4 of Resolution No. 4-ZAB-296-83, last modified by plans approved pursuant to Resolution 5-ZAB-288-95, both passed and adopted by Zoning Appeals Board, reading as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "St. Simeon Orthodox Church," as prepared by Wilson R. Hernandez, P.A. Architects & Associates, consisting of 5 sheets dated 11-10-94, except as herein modified to include a 6' high wood fence on the North and East property lines and to exclude the house of worship."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Chapel Addition St. Simeon " The Mirrh Flowing" Serbian Orthodox Church" as prepared by Joseph S. Dobos, dated stamped received 02/22/11, consisting of 3 sheets."

The purpose of request #1 is to allow the applicant to submit a new site plan showing a proposed chapel and conversion of the existing chapel into a social hall for the previously approved religious facility.

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

LOCATION: 175 N.W. 154 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 1.5 Acres

Department of Planning and Zoning Recommendation: Approval with a condition.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from: June 30, 2011

E. JOSHUA NEPTUNE (11-6-CZ8-2/10-193) **01-53-41**
Area 8/District 03

(1) Applicant is requesting to permit an existing addition to a duplex residence setback varying from 7.26' to 7.35' (25' required) from the rear (north) property line.

(2) Applicant is requesting to permit a lot coverage of 30.4% (30% maximum permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Zoning Plans For Setback," as prepared by Properties Solution Service, LLC, dated stamped received December 22, 2010 consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 507 N.W. 101 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 85' x 107.50'

Department of Planning and Zoning Recommendation: Modified approval of request #1 to remove the storage room addition from the plans; denial without prejudice of request #2.

Protests: 0 Waivers: 15

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from: June 30, 2011

NOTICE

****

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

****

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

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

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

11-5-CZ8-1 (08-075)
Area 8/District 02
Hearing Date: 07/28/11

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
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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

A

APPLICANT'S NAME: **MANUEL A LIMA AND FABIA A LIMA**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-5-CZ8-1 (08-075)	June 30, 2011	CZAB8		11

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: July 28, 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: Application not heard due to lack of quorum.

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

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

2

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

#1

APPLICANT'S NAME: **MANUEL A. LIMA AND FABIA A. LIMA**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-5-CZ8-1 (08-75)	May 26, 2011	CZAB8		11

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: June 30, 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: Deferred due to a lack of quorum.

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

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: _____

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:** July 28, 2011

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

==========

A. INTRODUCTION:

- **SUMMARY OF REQUESTS:**

  This application will allow the use of an existing 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.

- **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.

- **LOCATION:**

  14416 NE 3 Court, Miami-Dade County, Florida

- **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 dua
Surrounding Properties:	
NORTH: RU-1; Single Family Residence	Low-Density Residential, 2.5 to 6 dua
SOUTH: RU-1; Single Family Residence	Low-Density Residential, 2.5 to 6 dua
EAST: RU-1; Single Family Residence	Low-Density Residential, 2.5 to 6 dua
WEST: RU-1; Single Family Residence	Low-Density Residential, 2.5 to 6 dua

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

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

F. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

*Subject to conditions indicated in their memorandum.

G. PLANNING AND ZONING ANALYSIS:

This item was deferred from the May 26, 2011 and June 30, 2011 meetings due to a lack of quorum. 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).

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 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 INSPECTED: 04/13/11
DATE TYPED: 03/25/11
DATE REVISED: 04/26/11, 05/27/11
DATE FINALIZED: 07/01/11
MCL:GR:NN: NC:TA

for

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: 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 #Z2008000075-1st 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.

REVISION 1

PH# Z2008000075
CZAB - C08

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

REVISION 2

Memorandum

Date: 14-APR-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2008000075

Fire Prevention Unit:

Not applicable to MDFR 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:

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: 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' Squrt, TRT-1

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 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.
APPLICANT	**ADDRESS**

Z2008000075

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

Process #:	**Applicant's Name**
Z2008000075	MANUEL A LIMA AND FABIA A LIMA

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

Size: 23,459 SQ. FT. **Folio #:** 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 RESIDENSIAL

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.

Process #	**Applicant's Name**
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 previos inspection on 05/02/2008.

Inspector *RODRIGUEZ, FRANKIE*
Evaluator *ANTONIO ATALA*
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.

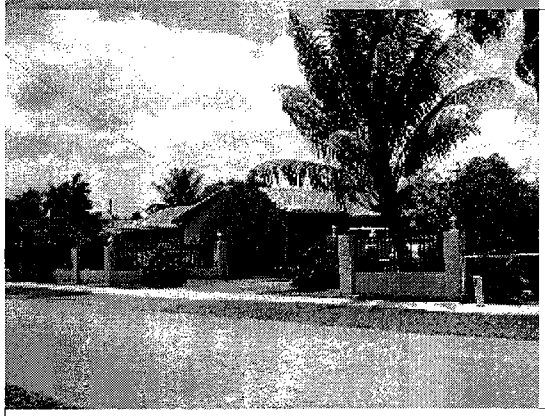
Inspector *RODRIGUEZ, FRANKIE*
Evaluator *ANTONIO ATALA*
Process Number: *Z2008000075* **Applicant Name** *MANUEL A LIMA AND FABIA A LIMA*

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

Date: 02-MAY-08

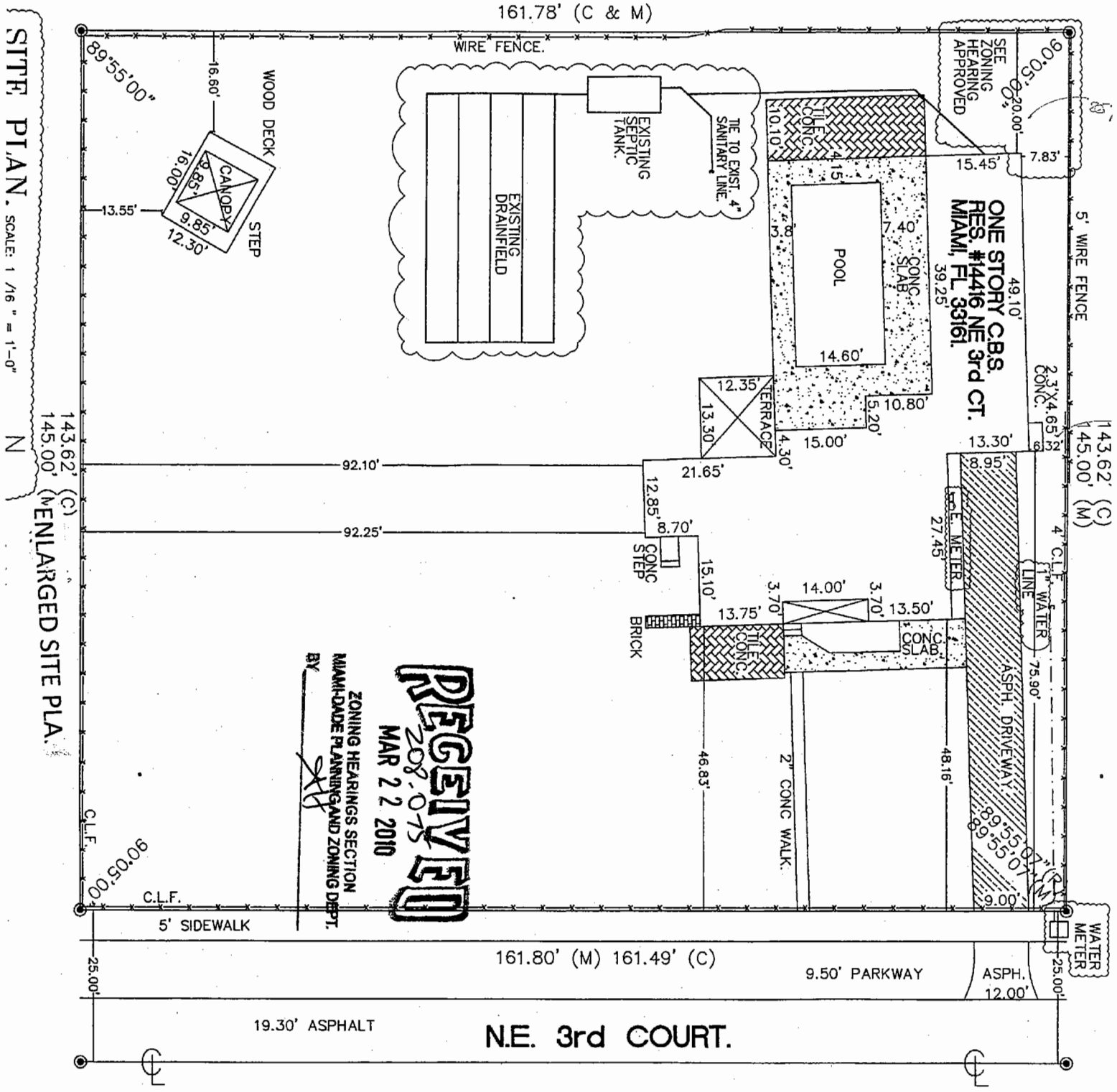
Comments: WEST VIEW OF NORTHERN PORTION OF SUBJECT PROPERTY.

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.



161.78' (C & M)
WIRE FENCE.
SEE ZONING HEARING APPROVED
90°05'00"
89°55'00"
16.60'
WOOD DECK
CANOPY
STEP
16.00'
9.85'
9.85'
12.30'
13.55'
EXISTING SEPTIC TANK.
TIE TO EXIST. 4" SANITARY LINE.
EXISTING DRAINFIELD
TILE CONC.
10.10'
4.15'
15.45'
7.83'
20.00'
POOL
3.8'
7.40'
CONC. SLAB.
39.25'
49.10'
14.60'
ONE STORY C.B.S.
RES. #14416 NE 3rd CT.
MIAMI, FL 33161.
5' WIRE FENCE
2.3'X4.65' CONC.
6.32'
12.35'
TERRACE
13.30'
4.30'
10.80'
5.20'
15.00'
13.30'
8.95'
143.62' (C)
145.00' (M)
92.10'
21.65'
12.85'
8.70'
92.25'
CONC STEP
15.10'
E. METER
27.45'
4' C.L.F.
1" WATER LINE
3.70'
14.00'
3.70'
13.75'
13.50'
BRICK
TILE CONC.
CONC. SLAB.
ASPH. DRIVEWAY.
75.90'
46.83'
2" CONC WALK.
48.16'
89°55'07" (R)
89°55'07" (M)
9.00'
C.L.F.
90°05'00"
C.L.F.
5' SIDEWALK
WATER METER
161.80' (M) 161.49' (C)
9.50' PARKWAY
ASPH. 12.00'
25.00'
25.00'
19.30' ASPHALT
N.E. 3rd COURT.
SITE PLAN. SCALE: 1 /16 " = 1'-0"
143.62' (C)
145.00' (M)
ENLARGED SITE PLA.
N
RECEIVED
208.075
MAR 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

17

RECEIVED
MIAMI-DADE COUNTY
PROCESSED BY STR
DATE: MAR 22 2010
BY: STR

PROPERTY ADDRESS	FOLIO#
14416 NE 3 CT. MIAMI, FLORIDA 33161-2814	30-2219-030-1230

LEGAL DESCRIPTION.

10 52 42.62 AC W/B OF E1/2 OF NW 1/4 OF SE 1/4 OF E/2 OF NW 1/4 LESS HIGHWAY
LOT SIZE 22540 SQUARE FEET OR 30414-2431 04 2002 4

ZONING LEGEND.

ZONING	RU-1
LOT SIZE	22,561.00 S.F.
EXISTING FLOOR AREA	1,869.85 S.F.
NEW GAME ROOM	281.62 S.F.
TOTAL (9.5%R)	2,151.47 S.F.

SCOPE OF WORK.

THE PROPOSED SCOPE OF WORK CONSIST OF: OBTAIN PERMITS FOR LEGALIZATION OF GAME ROOM / STUDY AREA WITH BATHROOM AND BOOK CLOSET ATTACH TO THE EXISTING HOUSE.

MEANS OF EGRESS NOTES

EGRESS DOOR USED IN THE EXIT ACCESS SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 32" WIDE. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THE FORCE REQUIRED TO OPERATE THE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
EGRESS TYPE WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" X 24" IN HGT. AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" FROM THE FINISH LEVEL NOT SHALL ANY PART OF THE OPERATING MECHANISM BE PLACED HIGHER THAN 54" FROM THE FIN. FLR.
EXCEPTION: GROUND FLOOR OPENING SHALL BE PERMITTED TO HAVE A MIN. NET CLEAR OPENING OF 5.0 SQ. FT.

DRAWING INDEX.

ARCHITECTURAL
SP/A-1 SITE PLAN, FL PLAN & NOTES.
A-2 SCHED., ARCH. NOTES & ELEVATIONS.
STRUCTURAL
E/M-1 ELECT/MECH. FL PLAN, NOTES, DIAGRAM & PANEL.
ELECTRICAL/MECHANICAL
E/M-1 ELECT/MECH. FL PLAN, NOTES, DIAGRAM & PANEL.
PLUMBING
P-1 PLUMBING FLOOR PLAN, PLUMB. NOTES.

LEGEND.

DENOTES TYPE OF WINDOW SEE DETAILS SCHEDULES PAGE A-1.
DENOTES TYPE OF DOOR SEE DETAILS SCHEDULES PAGE A-1.

WALL LEGEND.

EXISTING RESIDENCE TO REMAIN.
EXISTING CONC. BLOCK WALLS TO REMAIN.
EXISTING INT. PARTITIONS TO REMAIN.
NEW CONC. BLOCK WALLS TO REMAIN.
NEW INT. PARTITIONS TO REMAIN.

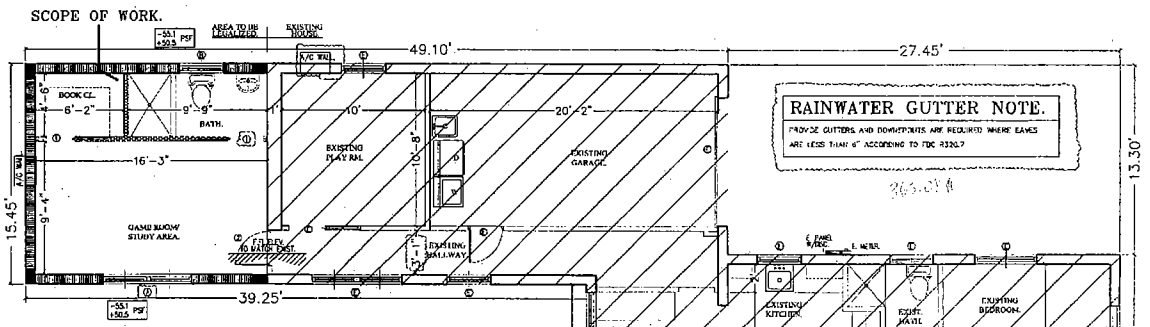
GLAZING.

1. WINDOWS AT TUB & SHOWER WITH SILL BELOW 60" F.F.L. SHALL USE CATEGORY II SAFETY GLASS
2. TUB & SHOWER DOORS OR ENCLOSURES W/ GLASS AREA GREATER THAN 9 SQ. FT. SHALL USE CATEGORY II SAFETY GLASS.

PRODUCT CONTROL APPROVAL AND SHOP DRAWING NOTES

ALL APPROVED SHOP DRAWINGS SHALL BE REVIEWED BY THE A/E OF RECORD AND SUBMITTED AND PROCESSED AT THE BUILDING DEPARTMENT.
PRODUCT CONTROL APPROVAL AND SEPARATE BUILDING PERMITS SHALL BE REQUIRED FOR THE FOLLOWING ITEMS:
WINDOWS, DOORS, & STORM SHUTTERS, AND ROOFING.

SCOPE OF WORK.

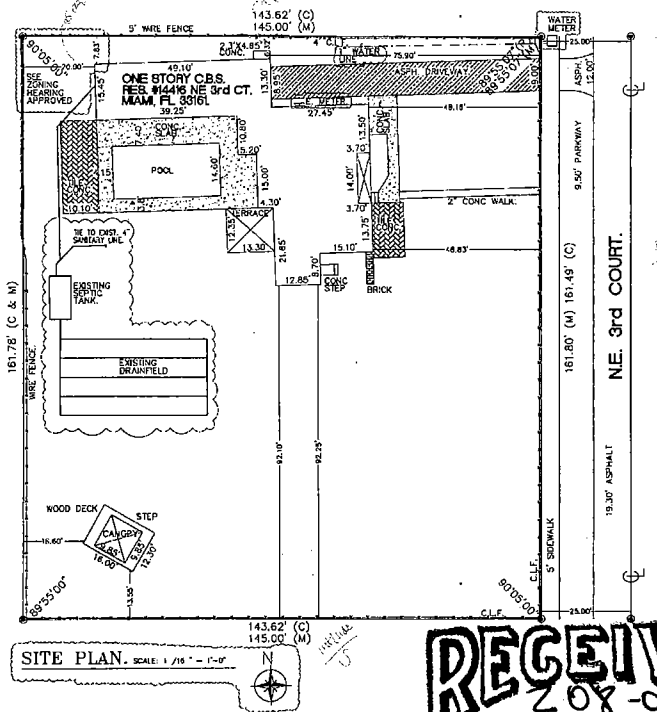


RAINWATER GUTTER NOTE.

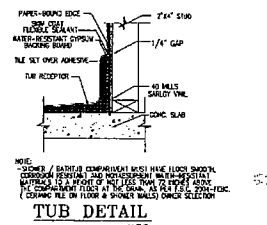
PROVIDE GUTTERS AND DOWNSPOUTS ARE REQUIRED WHERE EAVES ARE LESS THAN 6" ACCORDING TO FBC R3307

EXISTING HOUSE.

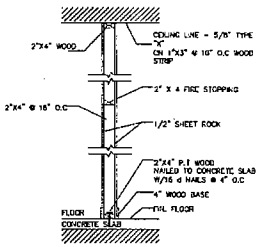
FLOOR PLAN. SCALE: 1/4" = 1'-0"



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



TUB DETAIL
N.T.S.



TYP. INTERIOR PARTITION.
N.T.S.

DOOR SCHEDULE

NO.	SIZE W	SIZE H	SIZE T	DOOR MAT	DOOR QTY	DOOR TYPE	FRAME MAT	FRAME SEL	FRAME FINISH	REMARKS
			1 3/8"	MD	2	POCKET	MD	MD	-	
			1 3/8"	MD	1	SWING	MD	MD	-	
	VARIES	VARIES	VARIES	VARIES	16	VARIES	VARIES	VARIES	VARIES	

WINDOW SCHEDULE

MARK	SIZE W	SIZE H	SILL A.F.F.	QTY	TYPE	FRAME	MODEL	GLAZING TINTED	GLAZING MIR.
A	74"	38-3/8"	5'-8"	1	HORIZONTAL ROLLING	ALUM	PLAIN	CLEAR	GLASS
B	37"	38"	5'-8"	1	SINGLE HUNG	ALUM	PLAIN	CLEAR	GLASS
E	EXIST.	VARIES	VARIES	14	VARIES	ALUM	PLAIN	CLEAR	GLASS

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208-07S
MAR 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

FERNANDO GOMEZ-PINA, P.E.
CONSULTING ENGINEER
FL. R.E. No. 14910 (CIVIL)
FL. C.A. No. 26000 (CIVIL)
CORAL GABLES, FL. 33134
TEL: (305) 461-2185
FAX: (305) 461-2186
FGOMEZPINA@BELLSOUTH.NET

Legalization Of Addition.
SERGIO B LIMA & ERICK R LIMA
14416 NE 3 CT.
MIAMI, FLORIDA 33612-2814

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF FERNANDO GOMEZ-PINA, P.E. AND SHALL NOT BE REPRODUCED OR PUBLISHED IN ANY MANNER.

REVISIONS

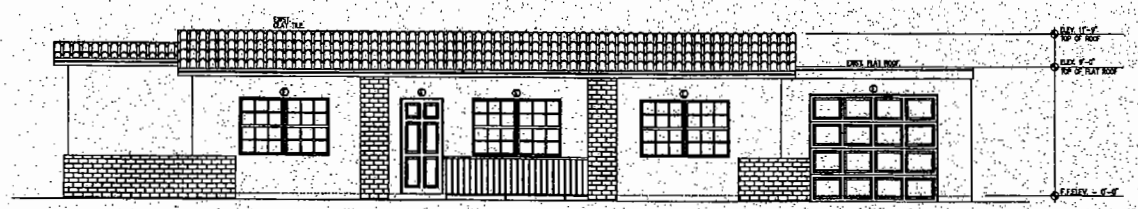
DESCRIPTION
Project No.
G2007193692
Date:
7-27-07
Drawn By:
A.P.
Approved By:
F.G.P.
SEAL

SHEET NO.
SP/A-1

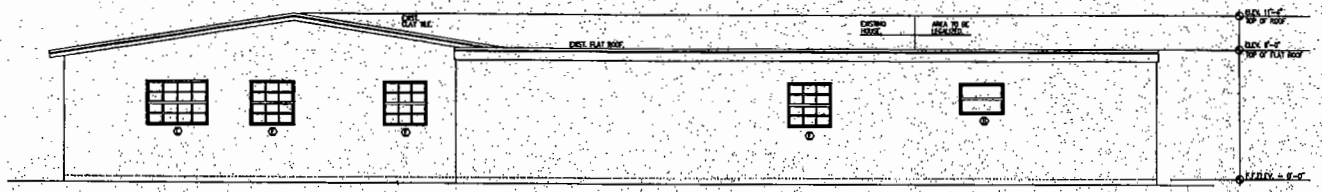
RECEIVED
MIAMI-DADE COUNTY
PROGRESS NO. 2007-07
DATE: MAR 22 2010
BY: SDR

ARCHITECTURAL NOTES.

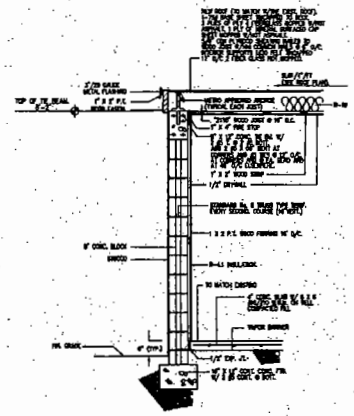
- THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE OVERALL SCOPE OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING.
- THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE, AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES.
- ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED BY OWNER OF OTHERS.
- ALL FURNITURE AND BUILT-INS NOT IN CONTRACT, CONTRACTOR TO COORDINATE SIZE AND LOCATION OF ANY BLOCKING REQUIRED (3" x 4" MIN.) FOR MOUNTING REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL ALL DEBRIS FROM PROJECT SITE.
- DRAWINGS ARE DIAGRAMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS, FIXTURES, EQUIPMENT, ETC.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION.
- REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CONTRACTOR SHALL SECURE AND PAY FOR PERMITS, FEES, INSPECTIONS AND TESTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.



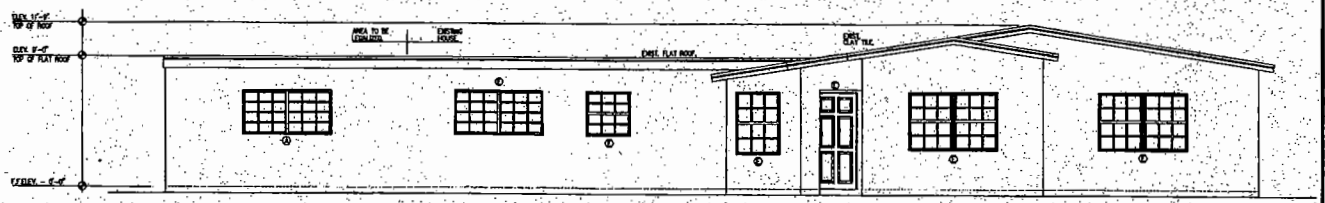
EAST ELEVATION. SCALE: 1/4" = 1'-0"



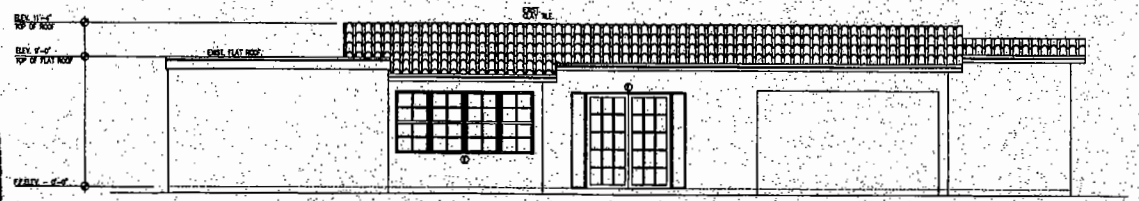
NORTH ELEVATION. SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION.
SCALE: 1/2" = 1'-0"



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



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

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MAR 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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2007-07
MAR 2 2 2010
1ST REV

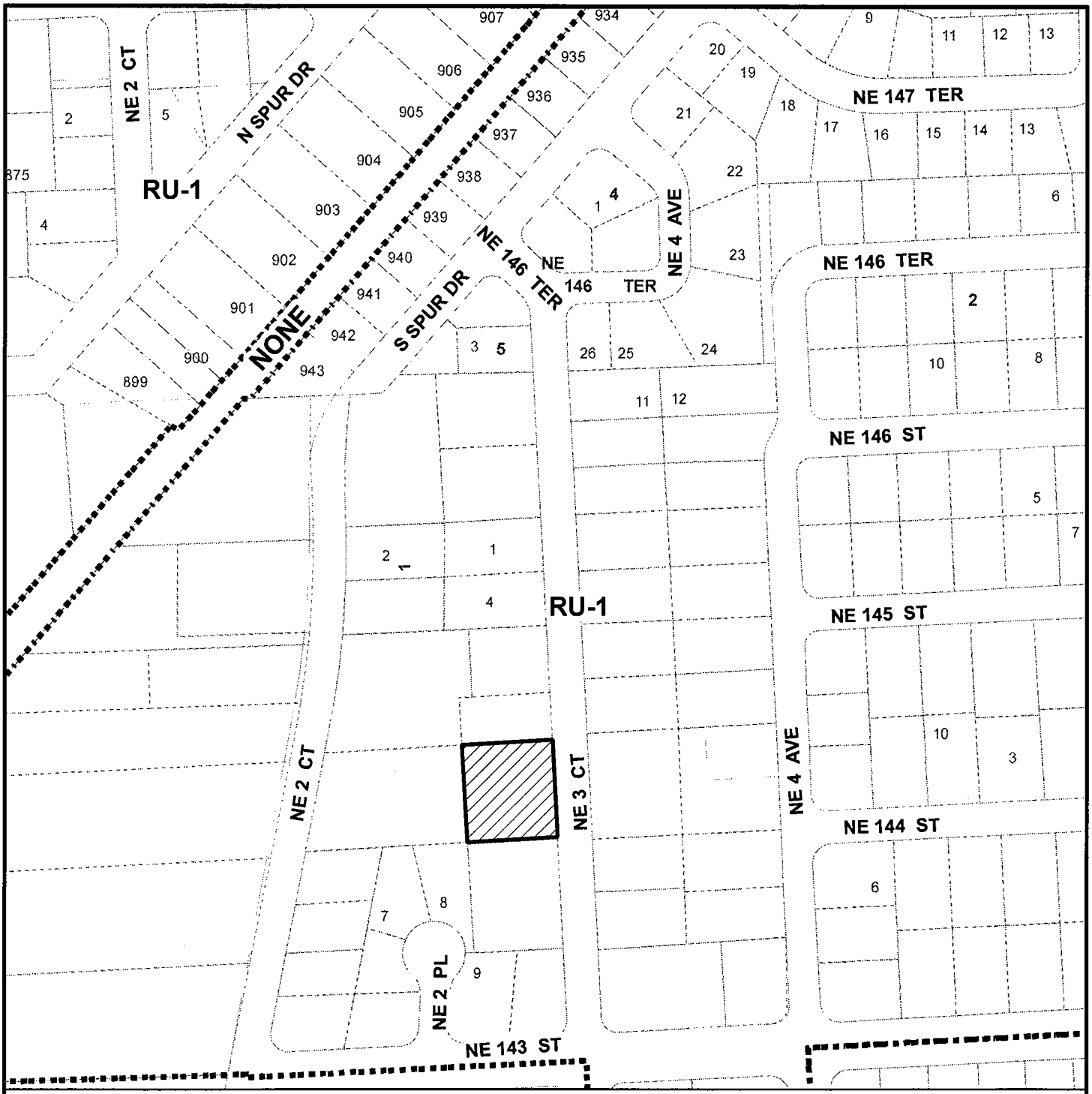
FERNANDO GOMEZ-PINA, P.E.
FLA. REG. NO. 57913, CERT.
2506 CATALINA AVE.
CORAL GABLES, FL. 33134
TEL (305) 461-2238
FAX (305) 461-2239
FGOMEZPINA@BELLSOUTH.NET

Project Title:
Legalization Of Addition.
SERGIO B LIMA & ERICK R LIMA
14416 NE 3 CT.
MIAMI, FLORIDA 33612-2814

REVISIONS

DESCRIPTION
Project No.
C200719.3692
Date:
7-27-07
Drawn By:
A.P.
Approved By:
F.G.P.
SEAL

SHEET NO.
A-2



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

N
W E
S

SUBJECT PROPERTY

MIAMI-DADE COUNTY

CREATED ON: 04/30/08

REVISION	DATE	BY
		LO

MIAMI-DADE COUNTY

AERIAL

Process Number

08-075

N
W E
S

SUBJECT PROPERTY

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

MIAMI-DADE COUNTY

CREATED ON: 04/30/08

REVISION	DATE	BY

B. HABITAT FOR HUMANITY OF GREATER MIAMI **11-5-CZ8-2 (11-003)**
(Applicant) **Area 8/District 02**
Hearing Date: 07/28/11

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
	No History			

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

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

B

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

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-5-CZ8-2 (11-003)	June 30, 2011	CZAB8		11

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: July 28, 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: Application not heard due to lack of quorum.

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

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

2

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

#2

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

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-5-CZ8-2 (11-003)	May 26, 2011	CZAB8		11

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: June 30, 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: Deferred due to a lack of quorum.

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

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: _____

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:** July 28, 2011

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

==========

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) OBJECTVES, POLICIES AND INTERPRETATIVE TEXT:

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

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

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

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

D. NEIGHBORHOOD CHARACTERISTICS:

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

G. PLANNING AND ZONING ANALYSIS:

This item was deferred from the May 26, 2011 and June 30, 2011 meetings due to a lack of quorum. 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).**

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, 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 INSPECTED: 04/13/11
DATE TYPED: 03/28/11
DATE REVISED: 05/27/11
DATE FINALIZED: 07/01/11
MCL:GR:NN:CH:TA

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

Memorandum

MIAMI-DADE COUNTY

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. 19th 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

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

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:

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

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

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

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 **Inspection Dat**

Evaluator: ANTONIO ATALA 04/13/11

Process #:	**Applicant's Name**
Z2011000003	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.

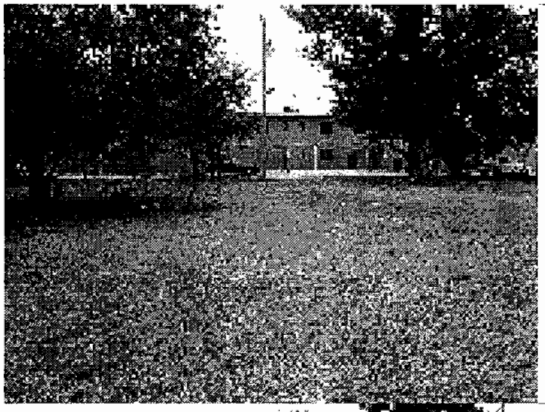
WEST:
VACANT LOT

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: *Z2011000003* **Applicant Name** *HABITAT FOR HUMANITY OF GREATER MIAMI, INC*



Date: 13-APR-11

Comments: WESTSIDE OF PROPERTY

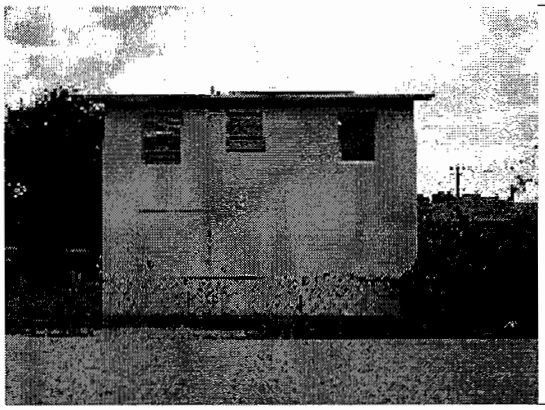
Date: 13-APR-11

Comments: NORTHSIDE OF PROPERTY

Date: 13-APR-11

Comments: SOUTHSIDE OF PROPERTY

Inspector ***DIAZ, ROBERT***
Evaluator ***ANTONIO ATALA***
Process Number: ***Z2011000003*** **Applicant Name** ***HABITAT FOR HUMANITY OF GREATER MIAMI, INC***



Date: 13-APR-11

Comments: EASTSIDE OF PROPERTY

Prop. #360
6239 NW 19 CT

South Elevation

West Elevation

RECEIVED
2-11-005
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

NAME AND ADDRESS	Percentage of Stock
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 _____

NAME AND ADDRESS	Percentage of Interest
NOT APPLICABLE	0

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
NOT APPLICABLE	0

RECEIVED
11-003
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

RECEIVED
21-003
JAN 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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

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

Signature: _____
(Applicant)

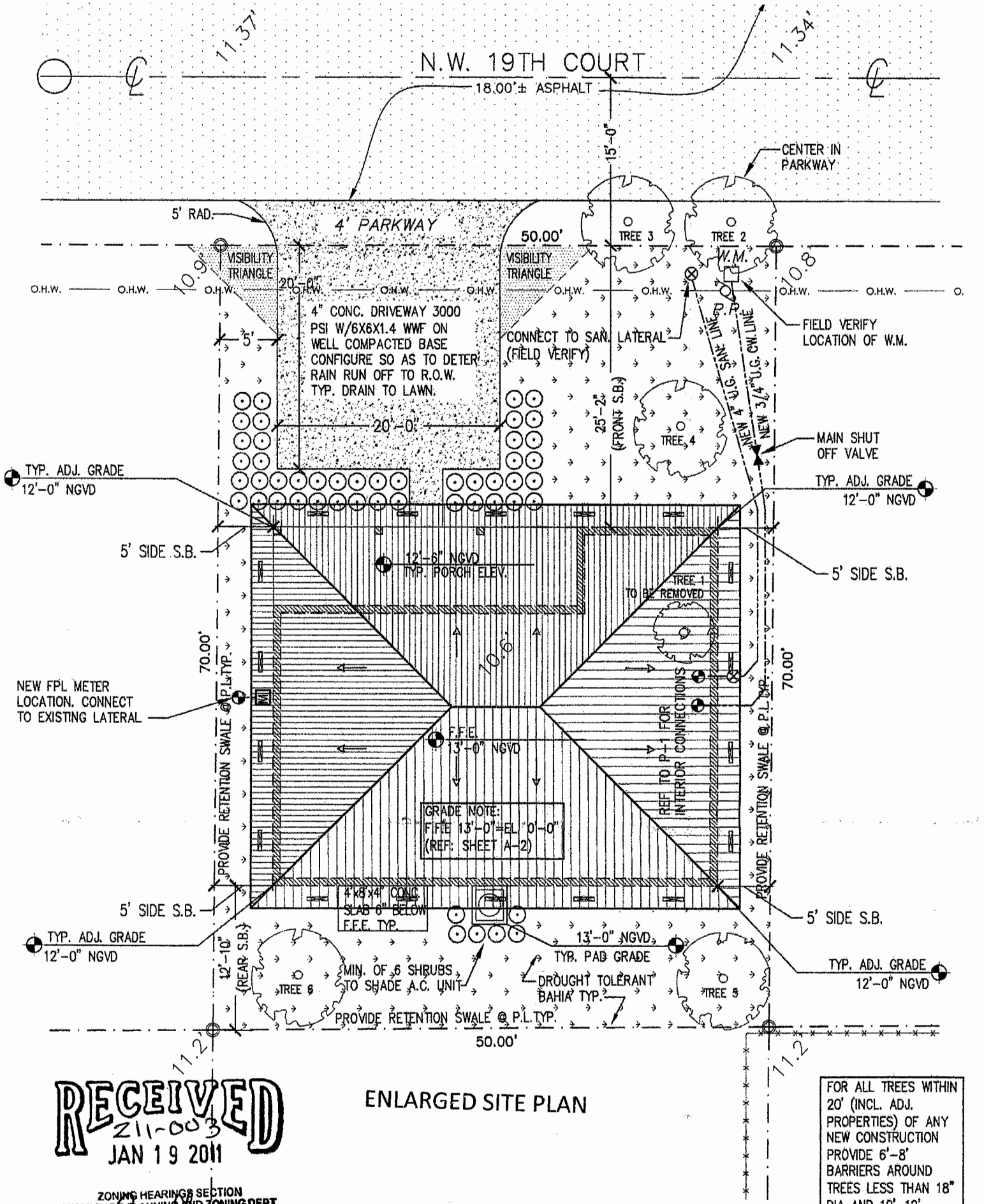
Sworn to and subscribed before me this 14 day of Dec, 2010. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: April 7, 2012

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

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



RECEIVED
Z11-003
JAN 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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.

1 **SITE PLAN**

RECEIVED
Z11-009
JAN 19 2011

HABITAT FOR HUMANITY 6239 NW 19TH COURT.,Miami, Fl.

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

SITE PLAN
SCALE 1"= 8'-0"

PROJECT LOCATION

LEGAL DESCRIPTION

LOT 8 ACCORDING TO THE PLAT OF "BULLARD'S SUBDIVISION", AS RECORDED IN PLAT BOOK 9, AT PAGE 88, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA UNIT	1,088 SQ. FT.
TOTAL AREA UNDER ROOF UNIT	1,280 SQ. FT.

PROJECT INDEX

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

CONSTRUCTION NOTES

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

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

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

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

SOIL STATEMENT

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

CONSTRUCTION NOTES

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

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

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

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

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

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

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,500 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,280 SF (36.5%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-2"
REAR	25'-0"	12'-10"
INT. SIDE	5'-0"	5'-0" & 5'-0"
SIDE STREET	15'-0"	N/A
PARKING	REQUIRED 2 SPACES	PROVIDED 7 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) 375-2141

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

PROJECT NOTES

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

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

TERMITE TREATMENT CERTIFICATES (FBC 105.10)
CONTRACTOR TO PROVIDE AND POST CERTIFICATE OF PROTECTIVE TREATMENT FOR THE PREVENTION OF TERMITES PRIOR TO SLAB INSPECTION IN ACCORDANCE WITH FBC 105.10

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

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

2- GLASS AND EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS AND COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTES-STANDARD Z97.1

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

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

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

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

ABBREVIATIONS

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

LANDSCAPING NOTES

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

1. GRADES AND STANDARDS FOR NURSERY PLANTS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS II PALMS AND TREES. GRADE: FLORIDA NUMBER 1 OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-ROOTED AND FREE OF INSECT PESTS, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATIONS OF ANY UNDERGROUND AND ABOVE GROUND UTILITIES, PROTECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED. REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND, COMPACT MATERIALS IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FINELY DIVIDED, NON-FIBROUS SURFACE LAYER. EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE: FREE OF NEMATODES, REASONABLY FREE OF SUBSOIL, BRUSH, WEEDS AND OTHER LITTER, AND FREE ROOTS, STUMPS, STONES GREATER THAN 2" IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATE BY HAND USING PORTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANTS ESTABLISHED BUT NOT LESS THAN 120 DAYS.

RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED. THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO 95-27.

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

SYMBOLS

- DRAWING NAME — SCALE — DRAWING IDENTIFICATION
- 1/A1 BUILDING SECTION
- 1/A1 WALL SECTION
- DRAWING NUMBER / SHEET NUMBER — DETAIL OR WALL SECTION KEY
- SECTION DETAIL KEY
- 1/A8 INTERIOR ELEVATION KEY
- ROOM NAME 101 — ROOM IDENTIFICATION
- 001 DOOR NUMBER
- ELEVATION LINE
- SPOT ELEVATION
- REVISION
- PROJECT NORTH

FENCE NOTES

1. ANY FENCES ENCROACHING INTO THE FRONT, SIDE, AND REAR YARD AREA SHALL BE ELIMINATED AT TIME OF PERMIT
2. WHERE SIDE YARD FENCES EXIST OR ARE PROPOSED THEY SHALL BE NO HIGHER THAN 4'-0" AND IN GOOD CONDITION. ALL ABOVE GRADE FENCE ELEMENTS AND BELOW GRADE SUPPORTS SHALL BE ENTIRELY ON THE SUBJECT PROPERTY.
3. WHERE REAR YARD FENCES EXIST OR ARE PROPOSED THEY SHALL BE NO HIGHER THAN 6'-0" AND IN GOOD CONDITION. ALL ABOVE GRADE FENCE ELEMENTS AND BELOW GRADE SUPPORTS SHALL BE ENTIRELY ON THE SUBJECT PROPERTY.

NEW SHRUB LIST

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

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

EXISTING TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
001*	PERSEA AMERICANA	AVOCADO		✓	17"	24"	26"

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
002****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12' HEIGHT MIN. X 3' SPREAD X 2.5" CAL.
003****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12' HEIGHT MIN. X 3' SPREAD X 2.5" CAL.
004***	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' HEIGHT MIN. X 3' SPREAD X 2.0" CAL.
005***	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' HEIGHT MIN. X 3' SPREAD X 2.0" CAL.
005***	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' HEIGHT MIN. X 3' SPREAD X 2.0" CAL.

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

LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .080 ACRES (3,500 SF)

		REQUIRED	PROVIDED
LAWN AREA CALCULATION			
A.	Total open space required by Ch 33	N/A	N/A
B.	Max. lawn area permitted for St. Augustine=50% X lot area ONLY BAHIA USED ON PROJECT. SEE PLAN	N/A	1,754
TREES			
	The number of trees required per lot	3	3
	existing number of trees that meet min. requirements =	-	-
	30% palm trees allowed(two palms = one tree) Palms provided	-	-
A.	Percentage of native trees req.=number of trees provided X 30%=	1	5
B.	Street trees (max. avg. spacing of 35' o.c.) # of along street/35=	2	2
	Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	N/A	N/A
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided	5	5
SHRUBS			
A.	Total number of trees required X 10 = the number of shrubs req.	50	50
	Number of shrubs req. x 30% = the number of native shrubs req.	15	50

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

Registration
10 oct 2010
Peter W. Thomas AR 008754

REVISIONS

HABITAT FOR HUMANITY
6239 NW 19th Court.
Miami, Florida

THOMAS & CATZADRA

RECEIVED
Z11-009
JAN 19 2011

SITE /LANDSCAPE PLANS, DETAILS & NOTES

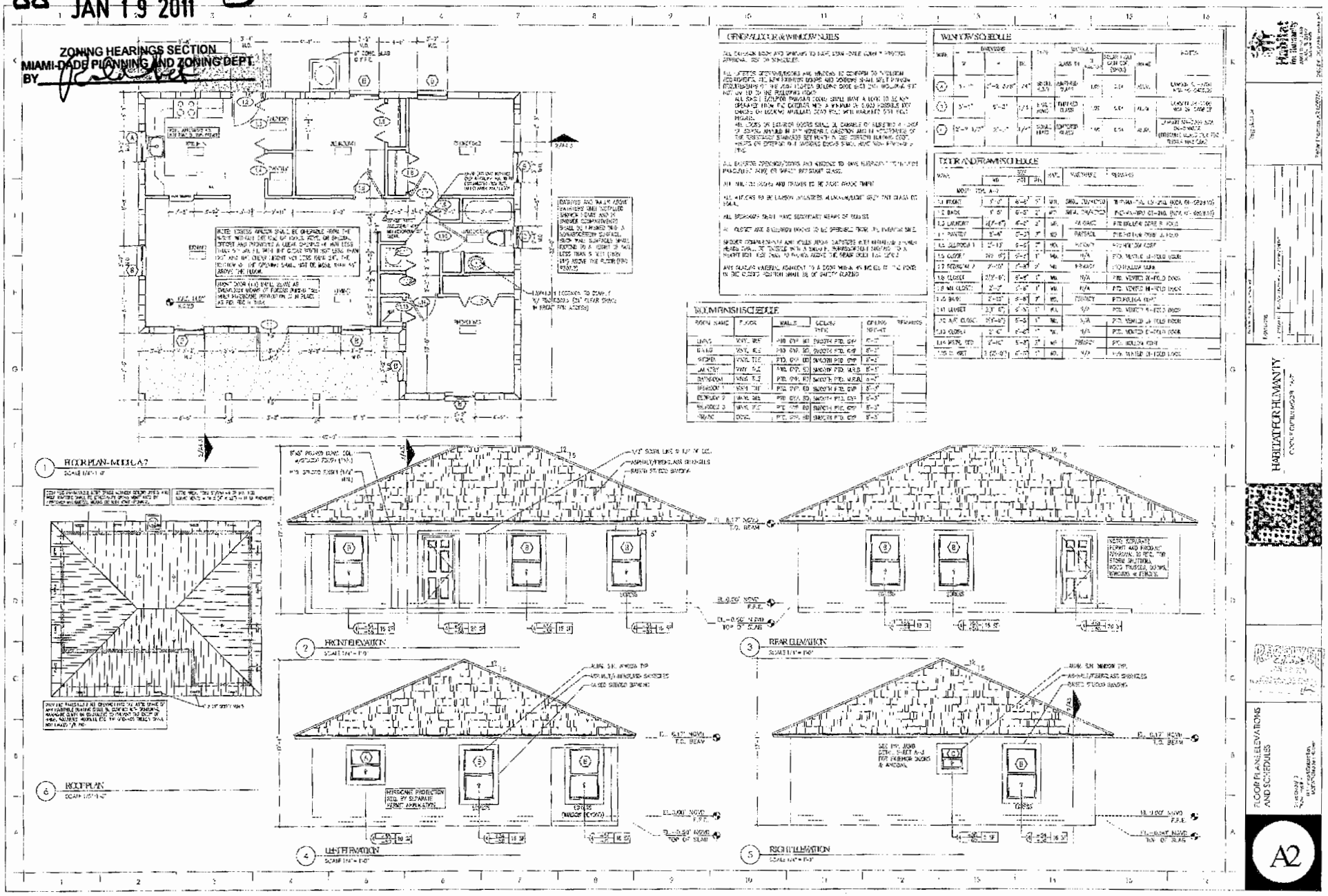
Date: 10/15/10
Drawn by: RJE/TG
File N:Thomas&Catzadra\HABITAT\s2

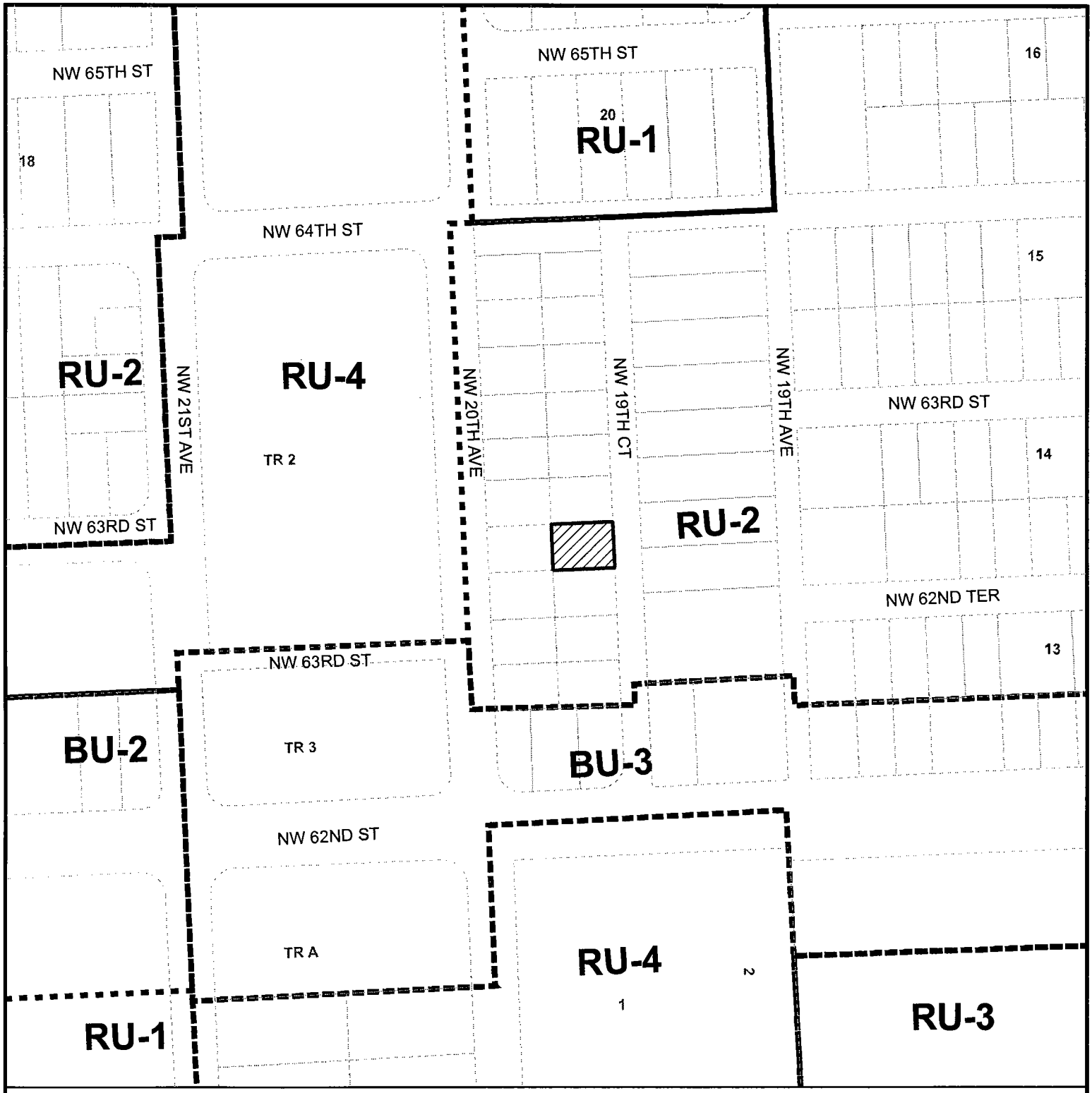
A1

22

RECEIVED
2110003
JAN 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

23





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000003

Legend

Zoning

Subject Property Case

N
W E
S

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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 31, 2011

REVISION	DATE	BY
		24

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000003

Legend

N
W E
S

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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 31, 2011

REVISION	DATE	BY

C. HABITAT FOR HUMANITY OF GREATER MIAMI, INC **11-5-CZ8-3 (11-009)**
(Applicant) **Area 8/District 02**
Hearing Date: 07/28/11

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Year	Applicant	Request	Board	Decision
2007	Director 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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

C

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

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-5-CZ8-3 (11-009)	June 30, 2011	CZAB8		11

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: July 28, 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: Application not heard due to lack of quorum.

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

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

2

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

#3

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

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-5-CZ8-3 (11-009)	May 26, 2011	CZAB8		11

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: June 30, 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: Deferred due to a lack of quorum.

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

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: _____

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:** July 28, 2011

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

==========

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

*Subject to conditions indicated in their memorandum.

G. PLANNING AND ZONING ANALYSIS:

This item was deferred from the May 26, 2011 and June 30, 2011 meetings due to a lack of quorum. 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 INSPECTED: 04/14/11
DATE TYPED: 03/24/11
DATE REVISED: 05/27/11
DATE FINALIZED: 05/27/11
MCL:GR:NN:AA:CH

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

Memorandum

MIAMI-DADE COUNTY

Date: 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. 73rd 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: Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum

Date: 16-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, APPROXIMATLEY 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	
residential		**industrial**	
N/A square feet		N/A square feet	
Office		**institutional**	
N/A square feet		N/A square feet	
Retail		**nursing home/hospitals**	

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

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

11

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, APPROXIMATLEY 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

12

ZONING INSPECTION REPORT

Inspector: DIAZ, ROBERT **Inspection Dat**

Evaluator: CARL HARRISON 04/14/11

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

Locations: LYING NORTH OF N.W. 73 ST, APPROXIMATLEY 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:

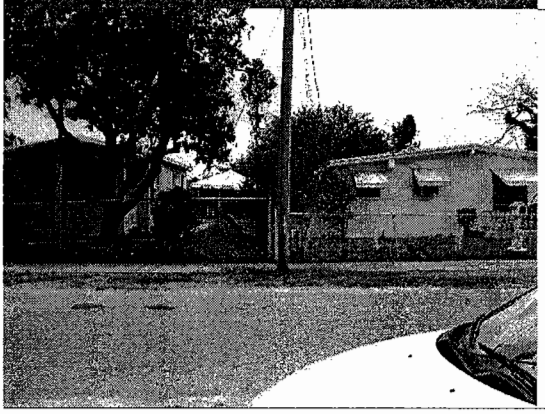
Inspector *DIAZ, ROBERT*
Evaluator *CARL HARRISON*
Process Number: *Z2011000009* **Applicant Name** *HABITAT FOR HUMANITY OF GREATER MIAMI, INC.*

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

NAME AND ADDRESS	Percentage of Stock
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 _____

NAME AND ADDRESS	Percentage of Interest
NOT APPLICABLE	0

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
NOT APPLICABLE	0

RECEIVED
21-009
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

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

_____
(Notary Public)

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

My commission expires: April 7, 2012

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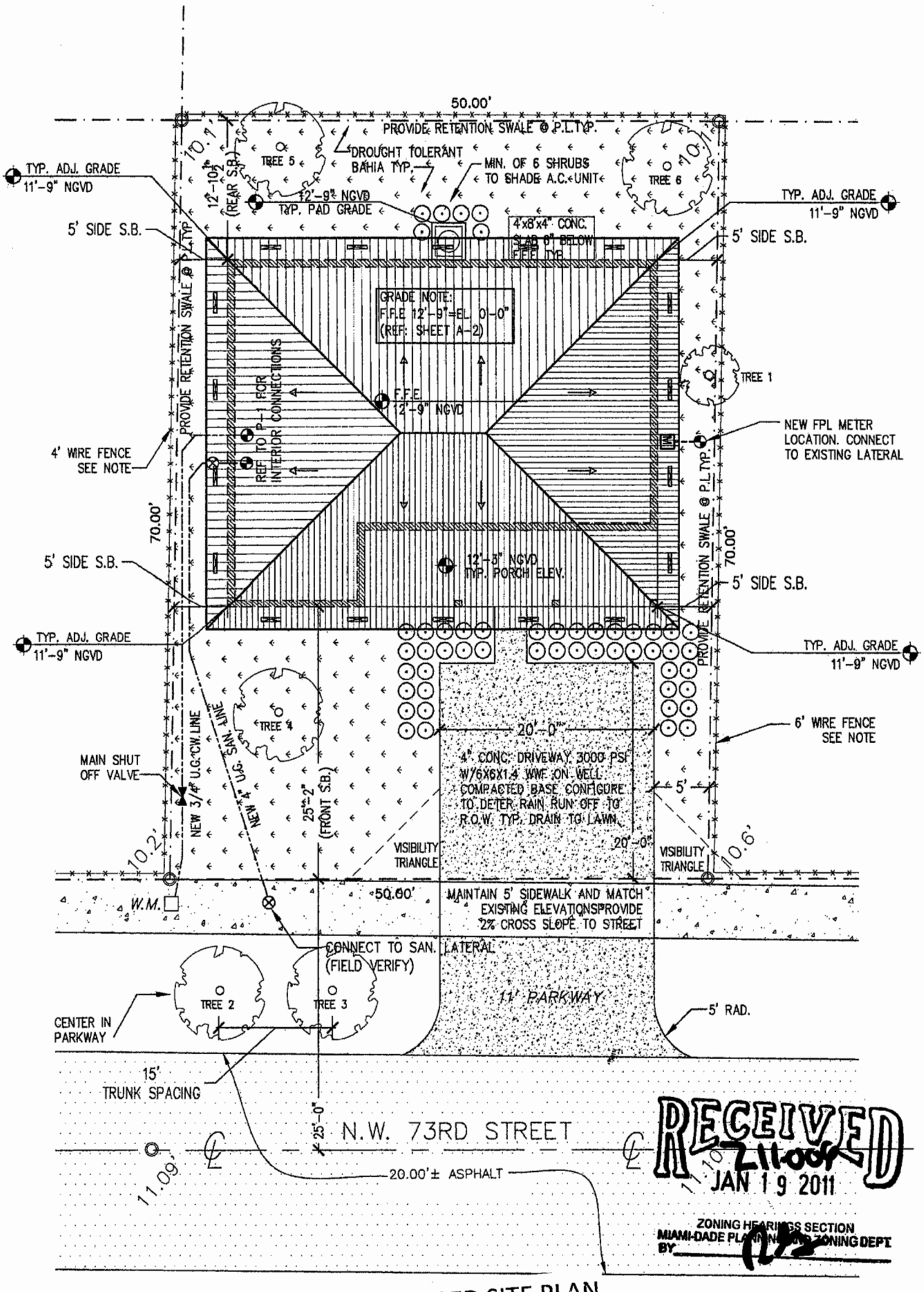
Z11-009
JAN 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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

HABITAT FOR HUMANITY 1437 NW 73RD ST.,Miami, Fl.



ENLARGED SITE PLAN

1 SITE PLAN

18

HABITAT FOR HUMANITY 1437 NW 73RD ST.,Miami, Fl.

SITE PLAN
SCALE 1"=3'-0"

FENCE NOTES

1. ANY FENCES ENCROACHING INTO THE FRONT, SIDE, AND REAR YARD AREA SHALL BE ELIMINATED AT TIME OF PERMIT
2. WHERE SIDE YARD FENCES EXIST OR ARE PROPOSED THEY SHALL BE NO HIGHER THAN 4'-0" AND IN GOOD CONDITION. ALL ABOVE GRADE FENCE ELEMENTS AND BELOW GRADE SUPPORTS SHALL BE ENTIRELY ON THE SUBJECT PROPERTY.
3. WHERE REAR YARD FENCES EXIST OR ARE PROPOSED THEY SHALL BE NO HIGHER THAN 6'-0" AND IN GOOD CONDITION. ALL ABOVE GRADE FENCE ELEMENTS AND BELOW GRADE SUPPORTS SHALL BE ENTIRELY ON THE SUBJECT PROPERTY.

EXISTING TREE LEGEND

TREE	PLANT NAME		NATIVE		CALIPER	HEIGHT	CANOPY
(#)	SCIENTIFIC	COMMON	YES	NO	(INCHES)	(FEET)	(FEET)
001***	LYSILOMA BAHAMENSIS	WILD TAMARIND	✓		13"	26'	12'

NEW SHRUB LIST

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

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

NEW TREE LEGEND

TREE	PLANT NAME		NATIVE		SPECIFICATIONS
(#)	SCIENTIFIC	COMMON	YES	NO	
002****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12' HEIGHT MIN. X 3' SPREAD X 2.5" CAL.
003****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12' HEIGHT MIN. X 3' SPREAD X 2.5" CAL.
004	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' HEIGHT MIN. X 3' SPREAD X 2.0" CAL.
005***	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' HEIGHT MIN. X 3' SPREAD X 2.0" CAL.
006***	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' HEIGHT MIN. X 3' SPREAD X 2.0" CAL.

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

PROJECT LOCATION

(location map)

LEGAL DESCRIPTION

LOT 42 AND 43, BLOCK 8 ACCORDING TO THE PLAT OF "SECOND SECTION COMMERCIAL LIBERTY CITY", AS RECORDED IN PLAT BOOK 18, AT PAGE 55, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LYING IN SECTION 16, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA	1,110 SQ. FT.
TOTAL AREA UNDER ROOF	1,317 SQ. FT.

PROJECT INDEX

A-1 SITE /LANDSCAPE PLANS, DETAILS & NOTES

COOKIE CUTTER APPROVED SHEETS

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

CONSTRUCTION NOTES

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

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

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

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

SOIL STATEMENT

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

LANDSCAPING NOTES

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

1. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS II PALMS AND TREES, GRADE: FLORIDA NUMBER 1 OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-ROUTEDAND FREE OF INSECT PESTS, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATIONS OF ANY UNDERGROUND AND ABOVE GROUND UTILITIES, PROTECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REFRAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED. REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND, COMPACT MATERIALS IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FINELY DIVIDED, NON-FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE: FREE OF NEMATODES. REASONABLY FREE OF SUBSOIL, BRUSH, WEEDS AND OTHER LITTER, AND FREE ROOTS, STUMPS, STONES GREATER THAN 2" IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATE BY HAND USING PORTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANTS ESTABLISHED BUT NOT LESS THAN 120 DAYS.

RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED, THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 95-27.

LANDSCAPE LEGEND

ZONING DISTRICT:RU-1 NET LOT AREA: .078 ACRES (3,500 SF)

		REQUIRED	PROVIDED
	LAWN AREA CALCULATION		
A.	Total open space required by Ch 33	N/A	N/A
B.	Max. lawn area permitted for St. Augustine=50% X lot area ONLY BAHIA USED ON PROJECT. SEE PLAN	N/A	1,765
	TREES		
	The number of trees required per lot	3	4
	existing number of trees that meet min. requirements = 30% palm trees allowed(two palms = one tree) Palms provided	1	4
		-	-
A.	Percentage of native trees req.=number of trees provided X 30%=	1	5
B.	Street trees (max. avg. spacing of 35' o.c.) x # of along street/35= Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	2	2
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided	N/A	N/A
		5	5
	SHRUBS		
A.	Total number of trees required X 10 = the number of shrubs req.	50	50
	Number of shrubs req. x 30% = the number of native shrubs req.	18	50

CONSTRUCTION NOTES

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

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

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

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

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

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

ZONING LEGEND

ZONING: RU-1

	REQUIRED	PROVIDED
HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,500 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,317 sf (37.6%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-2"
REAR	25'-0"	12-10"
INT. SIDE	5'-0"	5'-0"& 5'-0"
SIDE STREET	15'-0"	N/A
PARKING	REQUIRED 2 SPACES	PROVIDED 2 SPACES

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

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

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

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

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

PROJECT NOTES

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

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

TERMITE TREATMENT CERTIFICATES (FBC 105.10) CONTRACTOR TO PROVIDE AND POST CERTIFICATE OF PROTECTIVE TREATMENT FOR THE PREVENTION OF TERMITES PRIOR TO SLAB INSPECTION IN ACCORDANCE WITH FBC 105.10

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

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

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

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

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

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

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

ABBREVIATIONS

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

SYMBOLS

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

Habitat for Humanity
3800 NW 22ND AVE. MIAMI, FL 33142 305-634-3628
EXEC DIRECTOR:ANNE MANNING

Registration
Peter W. Thomas AR 008754
4 Oct 2010

REVISIONS

HABITAT FOR HUMANITY
1437 NW 73rd St.
Miami, Florida

T&C THOMAS & CATZADILLA

21/09

SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 09/30/10
Drawn By: RJS/PG
File: N:Thomas&Catzadilla\HABITAT\c2

A1

RECEIVED
Z11-009
JAN 19 2011

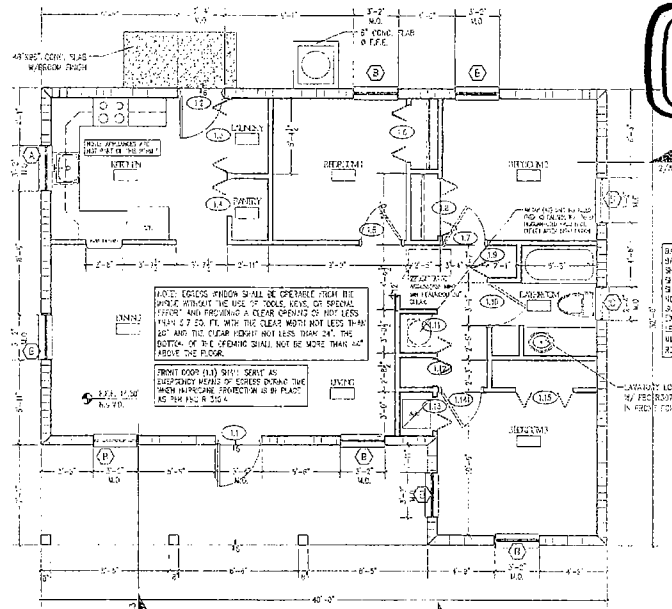
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

19

3345

RECEIVED
21-00
JAN 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

20



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

GENERAL WINDOW NOTES

ALL EXTERIOR DOORS AND WINDOWS TO HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL FOR ALL SCHEDULES.

ALL EXTERIOR DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ANY EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM SECONDARY MEANS OF EGRESS 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO SLIDING AND SWINGING ITEMS.

ALL EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERABLE FROM THE EXTERIOR WITH A MINIMUM OF 5,000 POSSIBLE KEY COMBINATIONS OR EXTERIOR AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.

ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE PERFORMANCE 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 HAVE STEEL (2410) OR IMPACT RESISTANT GLASS

ALL EXTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. FBC 1210.1

ANY GLAZING MATERIAL ADJACENT TO A DOOR WITHIN 48 INCHES OF THE DOOR IN THE CLOSED POSITION SHALL BE OF SAFETY GLAZING

WINDOW SCHEDULE

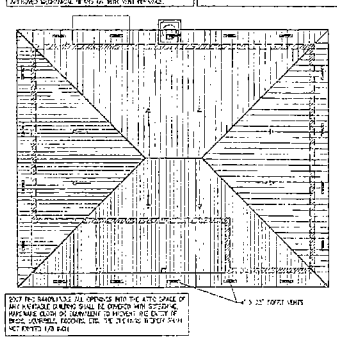
MARK	DIMENSIONS W	DIMENSIONS H	DIMENSIONS TH	TYPE	MATERIALS GLASS TH	MATERIALS U-FACTOR	SOLAR HEAT GAIN COEF. (SHGC)	FRAME	NOTES
A	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.00	0.64	ALUM.	LAWSON SH-7700 NOA 06-0405.06
B	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.00	0.64	ALUM.	LAWSON SH-7700 NOA 06-0405.06
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.00	0.64	ALUM.	LAWSON SH-7700 NOA 06-0405.06 (CROSSED FLEX FRC GLASS 4 HEAD/1.00)

DOOR AND FRAME SCHEDULE

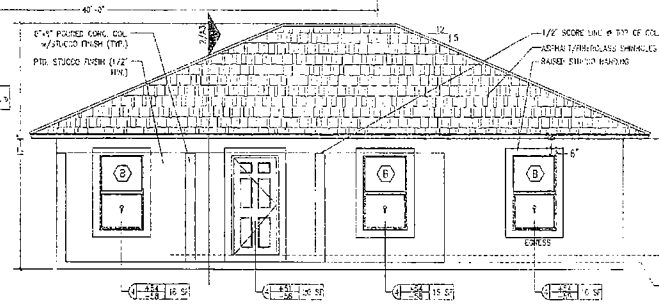
MARK	SIZE WD	SIZE HGT	SIZE TIN	MATL	HARDWARE	REMARKS
MODEL TYPE A-7						
1.1 FRONT	3'-0"	6'-8"	2"	MTL	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0825.10)
1.2 BACK	3'-0"	6'-8"	2"	MTL	SNGL. DB/KEYED	THERMA-TRU CS 210. (NOA 01-0825.10)
1.3 LAUNDRY	2(2'-0")	6'-8"	2"	WD	PASSAGE	PTD.HOLLOW CORE BI-FOLD
1.4 PANTRY	2'-0"	6'-8"	2"	WD	PASSAGE	PTD.HOLLOW CORE BI-FOLD
1.5 BEDROOM 1	2'-10"	6'-8"	2"	WD	PRIVACY	PTD.HOLLOW CORE
1.6 CLOSET	2(2'-0")	6'-8"	1"	WD	N/A	PTD. VENTED BI-FOLD DOOR
1.7 BEDROOM 2	2'-10"	6'-8"	2"	WD	PRIVACY	PTD.HOLLOW CORE
1.8 CLOSET	2(2'-0")	6'-8"	1"	WD	N/A	PTD. VENTED BI-FOLD DOOR
1.9 WH CLOSET	2'-0"	6'-8"	1"	WD	N/A	PTD. VENTED BI-FOLD DOOR
1.10 BATH	2'-10"	6'-8"	2"	WD	PRIVACY	PTD.HOLLOW CORE
1.11 CLOSET	2(1'-0")	6'-8"	1"	WD	N/A	PTD. VENTED BI-FOLD DOOR
1.12 A/C CLOSET	2(1'-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'-10"	6'-8"	2"	WD	PRIVACY	PTD. HOLLOW CORE
1.15 CLOSET	2 (2'-0")	6'-8"	1"	WD	N/A	PTD. VENTED BI-FOLD DOOR

ROOM FINISH SCHEDULE

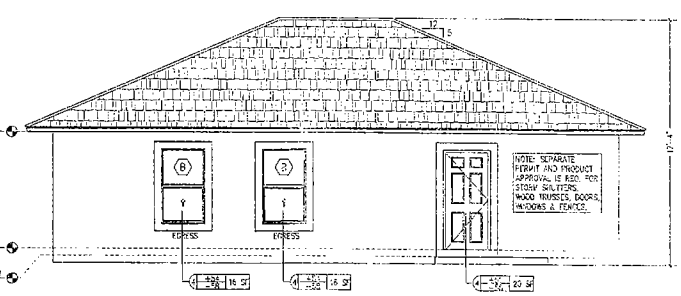
ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	VINYL TILE	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
DINING	VINYL TILE	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
KITCHEN	VINYL TILE	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
LAUNDRY	VINYL TILE	PTD. GYP. BD	SMOOTH PTD. M.R.B.	8'-3"	
BATHROOM	VINYL TILE	PTD. GYP. BD	SMOOTH PTD. M.R.B.	8'-3"	
BEDROOM 1	VINYL TILE	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 2	VINYL TILE	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 3	VINYL TILE	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
HB/AC	CONC.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	



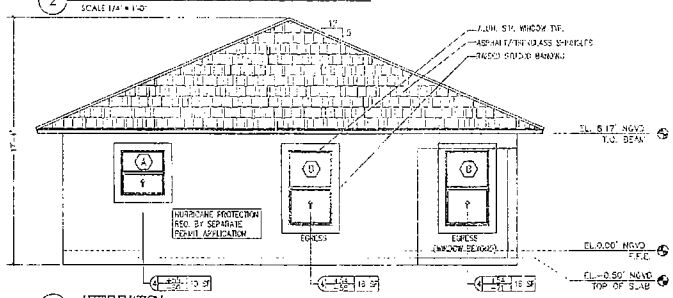
6 ROOF PLAN
SCALE 1/8" = 1'-0"



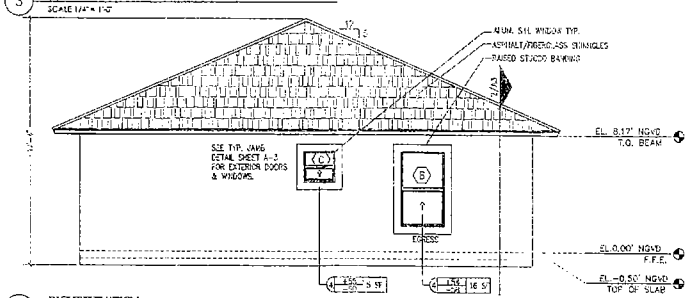
2 FRONT ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

Habitat for Humanity
Peter Brames AR 008754

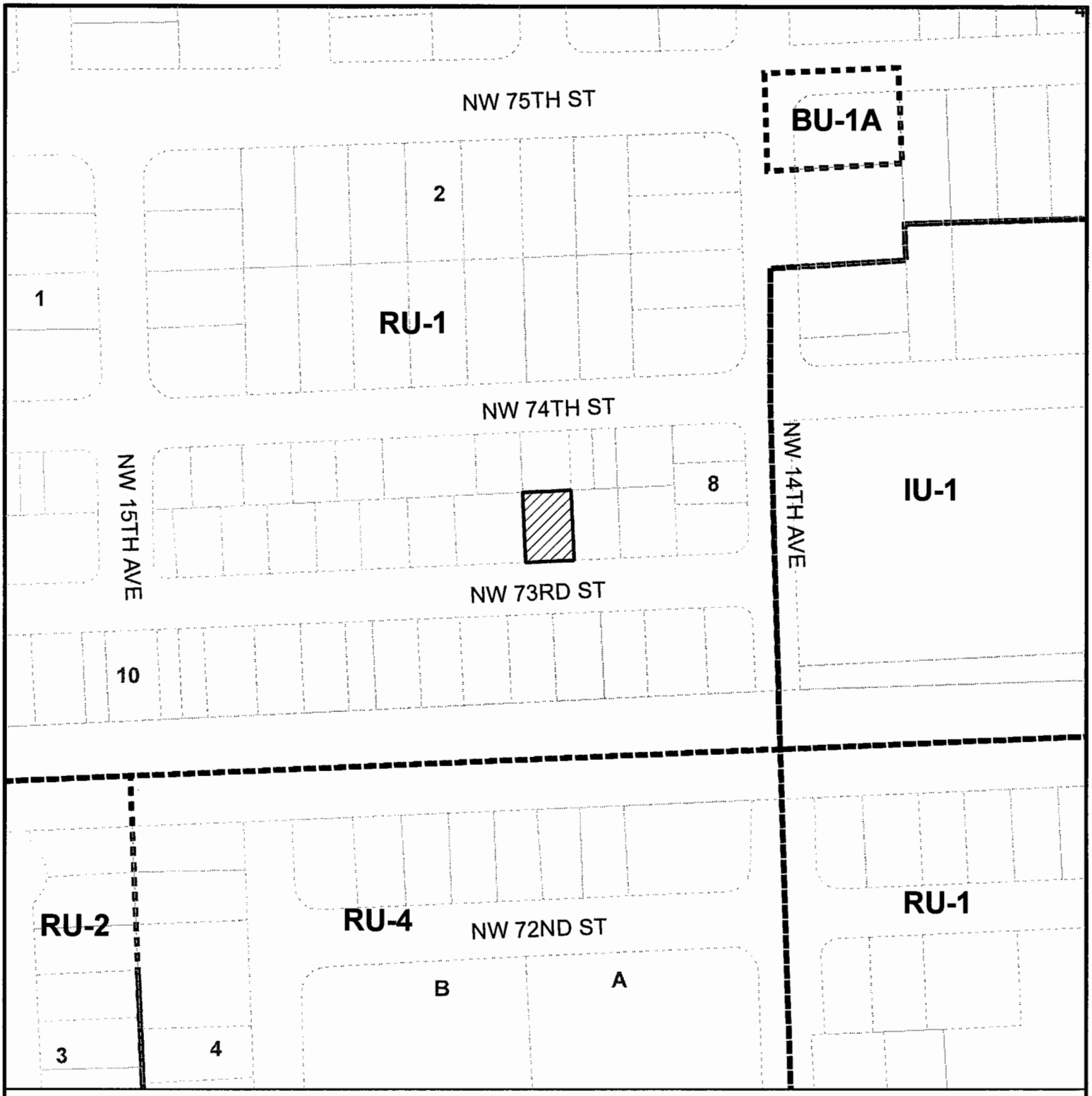
Registration

Revisions

HABITAT FOR HUMANITY
COOKIE CUTTER MODEL "A-7"

FLOOR PLANS, ELEVATIONS AND SCHEDULES

A2



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000009

Legend
Zoning
Subject Property Case

N
W E
S

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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 31, 2011

REVISION	DATE	BY
		21

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000009

Legend

N
W E
S

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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, January 31, 2011

REVISION	DATE	BY

D. ST. SIMEON SERBIAN ORTHODOX CHURCH **11-6-CZ8-1 (10-081)**
(Applicant) **Area 8/District 02**
Hearing Date: 07/28/11

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
1983	St. Simeon	- Non-Use Variance for lot frontage and area. - Non-Use Variance for parking.	ZAB	Approval w/conds.
1988	St. Simeon "The Myrrh Flowing" Serbian Orthodox Church	- Modification of condition of resolution. - Non-Use Variance of height, parking and zoning regulations.	ZAB	Approval w/conds.
1995	St. Simeon Serbian Orthodox Parish	- Modification of resolution. - Special Exception to permit the expansion of a house of worship onto adjacent property. - Non-Use Variance for parking and lot area.	ZAB	Approval w/conds.

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

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

#1

APPLICANT'S NAME: **ST. SIMEON SERBIAN ORTHODOX CHURCH**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-6-CZ8-1 (10-081)	June 30, 2011	CZAB8		11

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: July 28, 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: Application not heard due to lack of quorum.

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

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

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

APPLICANT: St. Simeon Serbian Orthodox Church **PH:** Z10-081 (11-6-CZ8-1)

SECTION: 13-52-41 **DATE:** July 28, 2011

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

==========

A. INTRODUCTION

o SUMMARY OF REQUEST:

This application will allow the applicant to submit a site plan which indicates the expansion of a previously approved religious facility by adding a new chapel and converting the existing chapel into a social hall.

o REQUEST:

(1) MODIFICATION of Condition #4 of Resolution No. 4-ZAB-296-83, last modified by plans approved pursuant to Resolution 5-ZAB-288-95, both passed and adopted by Zoning Appeals Board, reading as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "St. Simeon Orthodox Church," as prepared by Wilson R. Hernandez, P.A. Architects & Associates, dated 11-10-94, except as herein modified to include a 6' high wood fence on the North and East property lines and to exclude the house of worship."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Chapel Addition St. Simeon " The Mirrh Flowing" Serbian Orthodox Church" as prepared by Joseph S. Dobos, dated stamped received 02/22/11, consisting of 3 sheets."

The purpose of request #1 is to allow the applicant to submit a new site plan showing a proposed chapel and the conversion of the existing chapel into a social hall for the previously approved religious facility.

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

o LOCATION:

175 NW 154 Street, Miami-Dade County, Florida.

o SIZE: 1.5 Acres

B. ZONING HEARINGS HISTORY:

In 1983, pursuant to Resolution #4-ZAB-296-83, the Zoning Appeals Board granted non-use variances of lot frontage, area and parking requirements allowing the continued use of church on the subject property. In 1988, pursuant to Resolution #4-ZAB-23-88, the Zoning Appeals Board granted a modification of a previously approved plan along with some non-use variances of building height and parking requirements. In 1995, pursuant to Resolution #5-ZAB-288-95, the Zoning Appeals Board granted a modification of a previously approved plan along with a special exception to expand the religious facility onto adjacent property and some non-use variances of parking regulations and lot area requirements.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. ***Office/Residential.*** *Uses allowed in this category include both professional and clerical offices, hotels, motels and residential uses. Office developments may range from small scale professional office to large-scale office parks. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses (Land Use Element, Page I-36).*

2. ***Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map****. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.*

3. ***Policy LU-4A.*** *When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
SUBJECT PROPERTY:	
RU-3M, religious facility	Office Residential

SURROUNDING PROPERTY:

NORTH:	RU-3M; apartment building	Office Residential
SOUTH:	RU-3M; educational facility	Office Residential
EAST:	RU-1; single-family residence	Low Density Residential 2.5 to 6 dua
WEST:	RU-3M; vacant	Office Residential

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

33-311(A)(7) Generalized Modification Standards. *The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*

F. NEIGHBORHOOD PROVIDER COMMENTS SERVICES:

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

G. PLANNING AND ZONING ANALYSIS:

This item was deferred from the June 30, 2011 meeting due to a lack of quorum. The subject property is a 1.5-acre site zoned RU-3M, Minimum Apartment House, and is currently improved with a religious facility located at 175 NW 154 Street. The LUP map designates this property for **Office/Residential** use. Staff is of the opinion that the submitted site plan which indicates the expansion of an existing religious facility would be **consistent** with the Land Use Plan (LUP) of the CDMP and **compatible** with the surrounding area.

When this application is analyzed under Section 33-311(A)(7), the Generalized Modification Standards, staff opines that this application would not create a negative impact to the surrounding area. Staff notes that the location of the new chapel would not have a negative aural impact to the neighboring properties because the proposed chapel exceeds the spacing requirements as it applies to buildings of public assemblage required by the Zoning code. In addition, staff notes that the proposed chapel is well spaced from the interior side (east) property line and closer to NE 2nd Avenue, which is a major roadway. In addition, staff notes that the existing parking area would not be disturbed except for a small portion where the proposed new chapel will be constructed. As such, staff opines that said expansion would not create a negative impact to the surrounding area, such as additional noise, lighting, glare, access, traffic and parking. In addition, staff notes that the proposed chapel has been designed to match the same architectural elements as the existing building which is currently the church which will be converted into the social hall. As such, staff opines that the proposed expansion would be **compatible** with the area.

The plans submitted by the applicant, depict a proposed 4,352 sq. ft. chapel to be constructed to the south of the existing 9,306 sq. ft. building which is currently the church which will be converted into the social hall. The plans show that the proposed 4,352 sq. ft. chapel will be connected to the existing 9,306 sq. ft. building by an existing canopy, which provides shelter from the elements to those persons attending the religious services provided by this facility. Staff notes, that there will be sufficient parking for the proposed expansion and adequate buffering along the interior side (east) property line where the subject property abuts a single family residence, which is in the form of an existing 6' high wall and a 4.2' wide greenbelt with palm trees and a hedge. In addition, staff notes that the subject property fronts on a major street, NW 2nd Avenue, and that the proposed expansion maintains the existing use on the subject site which staff opines is transitional between the existing RU-3M district lying to the north, south and west of the subject property. **Therefore, staff recommends approval subject to a condition of this application under Section 33-311(A)(7).**

H. RECOMMENDATION:

Approval with a condition.

I. CONDITION:

That all the conditions of Resolution #4-ZAB-296-83 and #5-ZAB-288-95 remain in full force and effect except as herein modified.

DATE INSPECTED: 05/25/11
DATE TYPED: 05/02/11
DATE REVISED: 05/27/11
DATE FINALIZED: 07/01/11
MCL:GR:NN:CH:TA

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: March 1, 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 #Z2010000081-1st Revision
St. Simeon Serbian Orthodox Church
175 N.W. 154th Street
Modification to Previously Approved Plans to a Prior Resolution
(RU-3M) (1.5 Acres)
13-52-41

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

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

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

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

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

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

Wetlands
The subject properties do 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 properties contain 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 reviewed their records and has found one open enforcement record for the subject property.

The following is a summary of the enforcement case:

Folio# 3022180021340
St. Simeon Serbian Orthodox Church (PSO-582)

On March 10, 2008, DERM issued a Warning Notice to the subject facility for the past due submittal of the elapsed time (ET) meter readings for the pump station as required by the DERM permit (PSO-582) for the site. A Notice Of Violation (NOV) was subsequently issued on 11/10/08 for failure to submit the completed ET meter readings. Further enforcement action is currently pending by DERM for this site for the continuing violation.

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# Z2010000081
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: ST. SIMEON SERBIAN ORTHODOX CHURCH

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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

Raul A Pino, P.L.S.
28-FEB-11

REVISION 1

Memorandum

Date: 10-MAR-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000081

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated July 20, 2010.
APPROVAL
No objection to site plan date stamped February 22, 2011.

Service Impact/Demand:

Development for the above Z2010000081
located at 175 N.W. 154 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0331 is proposed as the following:

N/A (residential)	dwelling units	N/A (industrial)	square feet
N/A (Office)	square feet	2,613 (institutional)	square feet
N/A (Retail)	square feet	N/A (nursing home/hospitals)	square feet

Based on this development information, estimated service impact is: 1.76 alarms-annually.
The estimated average travel time is: 6:12 minutes

Existing services

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

Station 32 - Uleta - 358 NE 168 Street
Rescue, ALS Engine.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped February 22, 2011.

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

11

DATE: 23-MAY-11

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

ST. SIMEON SERBIAN ORTHODOX CHURCH	175 N.W. 154 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000081

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: Case opened 2-8-2011 for overgrowth, no violation observed. Case closed 2-16-2011. BNC: No cases.

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

None

REPORTER NAME:

NCO Chris Albury

ZONING INSPECTION REPORT

Inspector: RODRIGUEZ, FRANK **Inspection Dat**

Evaluator: N/A 05/25/11

Process #:	**Applicant's Name**
Z2010000081	ST. SIMEON SERBIAN ORTHODOX CHURCH

Locations: 175 N.W. 154 STREET, MIAMI-DADE COUNTY, FLORIDA.

Size: 1.5 ACRES **Folio #:** 3022180021350

Request:

1 Modification of Condition #4 of Resolution 4-ZAB-296-83, last modified by plans approved pursuant to Resolution 5-ZAB-288-95, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM:
"That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'St. Simeon Orthodox Church,' as prepared by Wilson R. Hernandez, P.A. Architects & Associates, consisting of 5 sheets dated 11-10-94, except as herein modified to include a 6' high wood fence on the North and East property lines and to exclude the house of worship."

TO:
"That in the approval of the plan, the same be substantially in compliance with that submitted for the hearing entitled "New Chapel Addition St. Simeon "The Mirrh Following" Serbian Orthodox Church", as prepared by Joseph S. Dobos consisting of 3 sheets dated stamped received 01/01/11.

The purpose of request #1 is to allow the applicant to submit a new site plan showing an social hall addition for the previously approved religious facility.

EXISTING ZONING

Subject Property RU-3M,

EXISTING USE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

Two story church building.

USE(S) OF PROPERTY:

Religious services

FENCES/WALLS:

CBS wall along east property line. Wood fence along north property line.

LANDSCAPING:

Well maintained landscape.

BUFFERING:

CBS wall at east property line and wood fence at north property line have landscape treatment.

VIOLATIONS OBSERVED:

None

ZONING INSPECTION REPORT

OTHER:
None

Process #	Applicant's Name
Z2010000081	ST. SIMEON SERBIAN ORTHODOX CHURCH

SURROUNDING PROPERTY

NORTH:
Two story apartment building.

SOUTH:
Two story residential structure once used for day care center which is now abandoned.

EAST:
City of North Miami: One story single family residence.

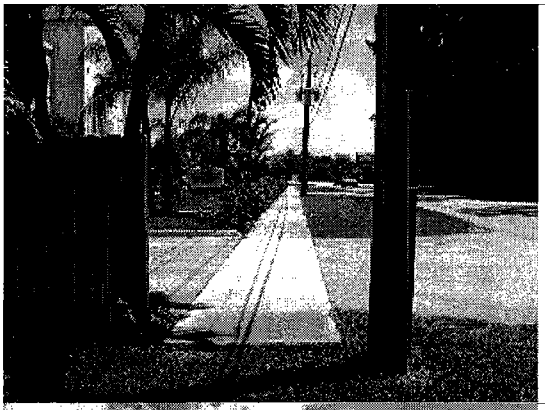
WEST:
Two story Assisted Living Facility & wooded vacant land

SURROUNDING AREA
Single family housing & multi-family housing

NEIGHBORHOOD CHARACTERISTICS:
Mixed single & multi-family residential with several day care center & retirement facilities in the area.

COMMENTS:
The folio number for this property is 30-2218-002-1340. The 2218 digits of the folio number referencing the township, range and section on the zoning map is wrong. The subject property is in S-T-R: 13-52-41. So, there is an error by the Property Appraser's office on folio numbers issued at and around subject property.

Inspector ***RODRIGUEZ, FRANK***
Evaluator ***N/A***
Process Number: ***Z2010000081*** **Applicant Name** ***ST. SIMEON SERBIAN ORTHODOX CHURCH***

	Date: 25-MAY-11 Comments: SOUTH VIEW OF WEST PROPERTY LINE.
	Date: 25-MAY-11 Comments: EAST VIEW OF SOUTH PROPERTY LINE.
	Date: 25-MAY-11 Comments: EASTERN VIEW OF NORTH PROPERTY LINE.

Inspector ***RODRIGUEZ, FRANK***
Evaluator ***N/A***
Process Number: ***Z2010000081*** **Applicant Name** ***ST. SIMEON SERBIAN ORTHODOX CHURCH***

Date: 25-MAY-11

Comments: EASTERN VIEW OF SUBJECT PROPERTY.

Date: 25-MAY-11

Comments: NORTH VIEW OF EAST PROPERTY LINE.

Date: 25-MAY-11

Comments: NORTH VIEW OF SUBJECT PROPERTY.

Inspector ***RODRIGUEZ, FRANK***
Evaluator ***N/A***
Process Number: ***Z2010000081*** **Applicant Name** ***ST. SIMEON SERBIAN ORTHODOX CHURCH***

Date: 25-MAY-11

Comments: NORTH VIEW OF WEST PROPERTY LINE.

Date: 25-MAY-11

Comments: NORTHEASTERN VIEW OF APARTMENT BUILDING TO THE NORTH OF SUBJECT PROPERTY.

Date: 25-MAY-11

Comments: NORTHWESTERN VIEW OF ASSISTED LIVING FACILITY TO THE WEST OF SUBJECT PROPERTY.

Inspector ***RODRIGUEZ, FRANK***
Evaluator ***N/A***
Process Number: ***Z2010000081*** **Applicant Name** ***ST. SIMEON SERBIAN ORTHODOX CHURCH***

Date: 25-MAY-11

Comments: SOUTHEAST VIEW OF ABANDONED DAY CARE CENTER TO THE SOUTH OF SUBJECT PROPERTY.

Date: 25-MAY-11

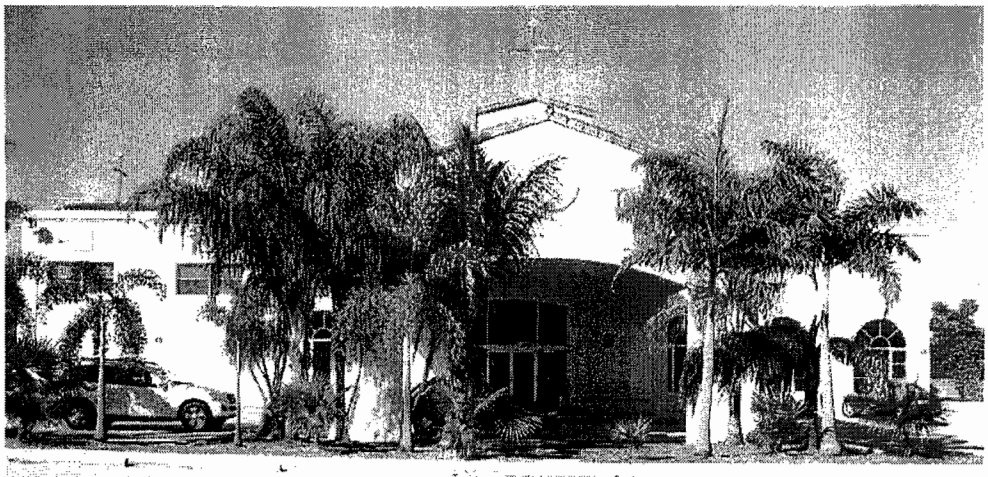
Comments: WESTERN VIEW OF WOODED VACANT LANDS TO THE WEST OF SUBJECT PROPERTY.

Date: 25-MAY-11

Comments: NORTHERN VIEW OF SINGLE FAMILY RESIDENCE TO THE EAST OF SUBJECT PROPERTY.

PHOTOGRAPHS

FRONT ELEVATION



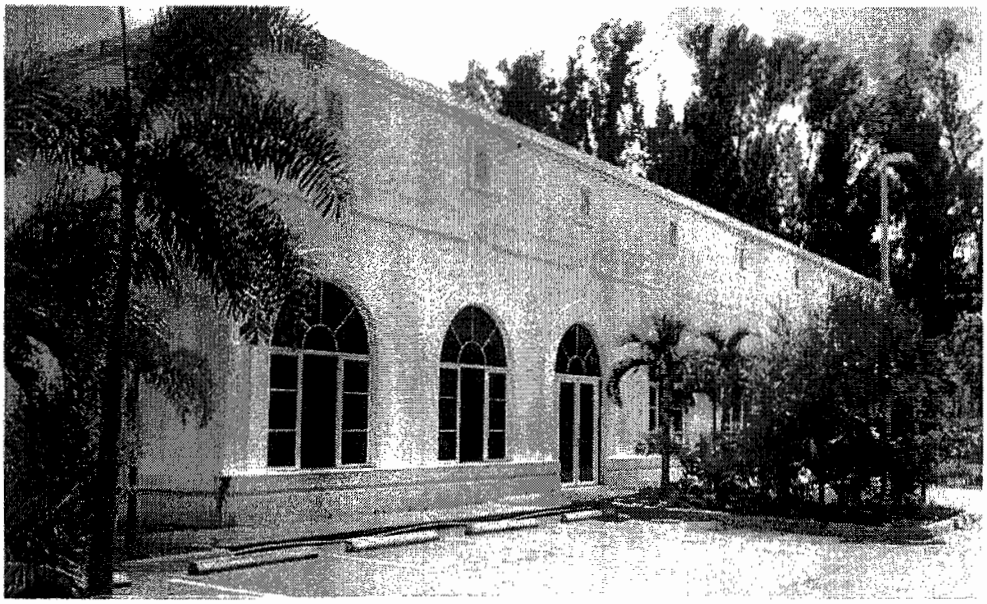
SIDE ELEVATION

REAR ELEVATION

Z10-081

PHOTOGRAPHS

FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION

180-012

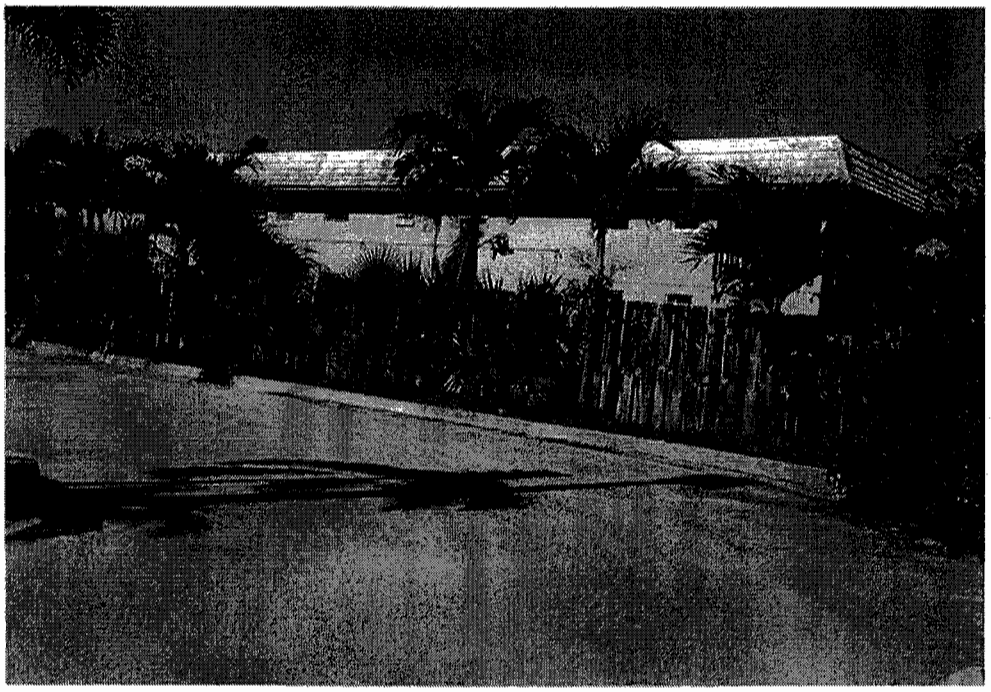
PHOTOGRAPHS

FRONT ELEVATION

Z10-081

SIDE ELEVATION

REAR 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: ST. SIMEON THE MYRRH FLOWING SERBIAN ORTHODOX CHURCH OF SOUTH FLORIDA, INC.

NAME AND ADDRESS	Percentage of Stock
N. F. P.	- 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 N/A

NAME AND ADDRESS	Percentage of Interest
N/A Z10-081	
JSA	

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: N/A

NAME AND ADDRESS	Percentage of Ownership
N/A	

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: N/A

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

Date of contract: _____

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

N/A Z10-081	
~~N/A~~	

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: X Brian Tramma
(Applicant)

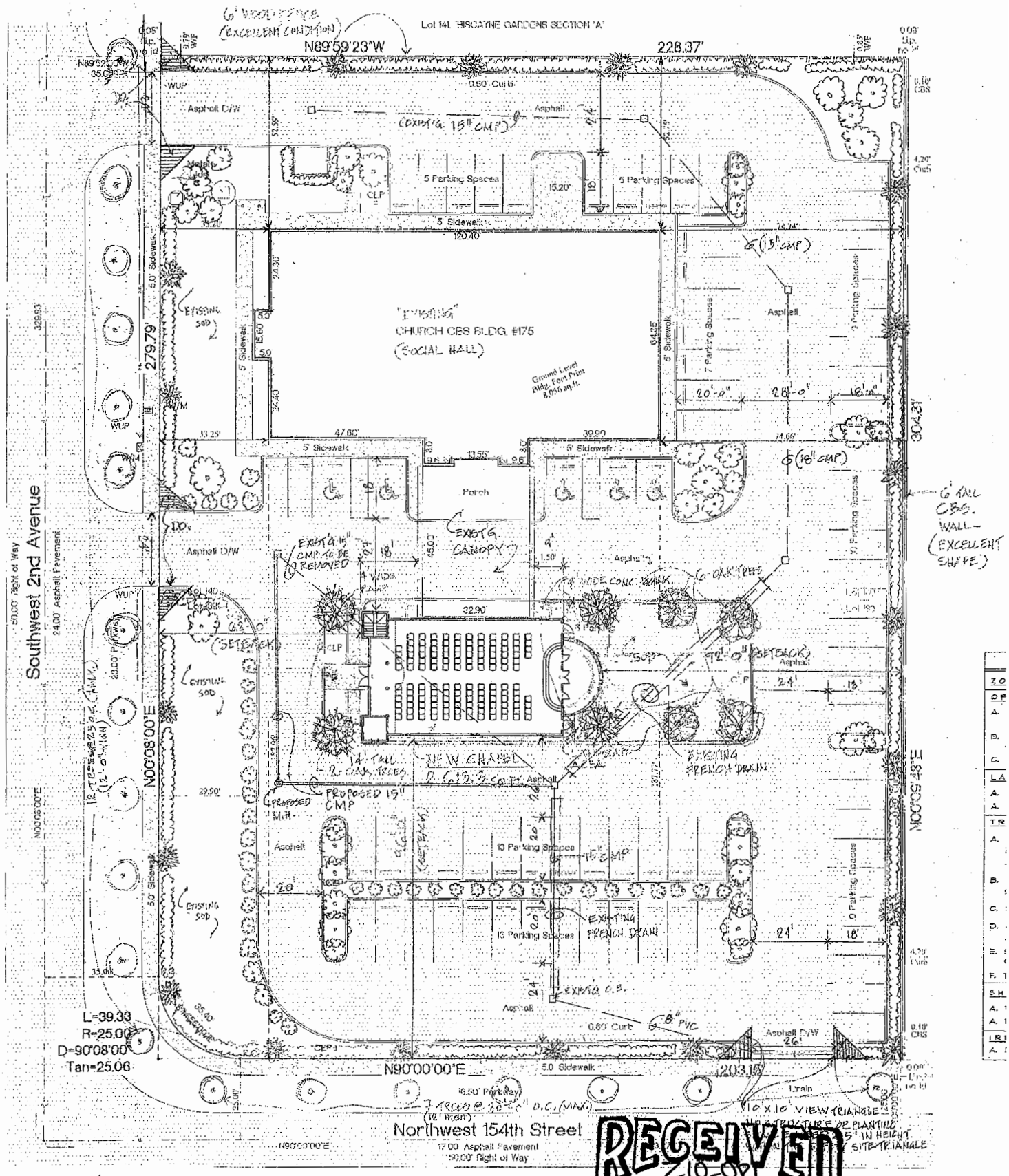
Sworn to and subscribed before me this 21 day of JUNE, 2010. Affiant is personally known to me or has produced _____ as identification.

Peter Lich
(Notary Public)

PETER LICH
MY COMMISSION EXPIRES
May 11, 2012
#DD 748084
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires: May 11, 2012 Seal

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



RECEIVED
2010-091
FEB 22 2011

ENLARGED SITE PLAN

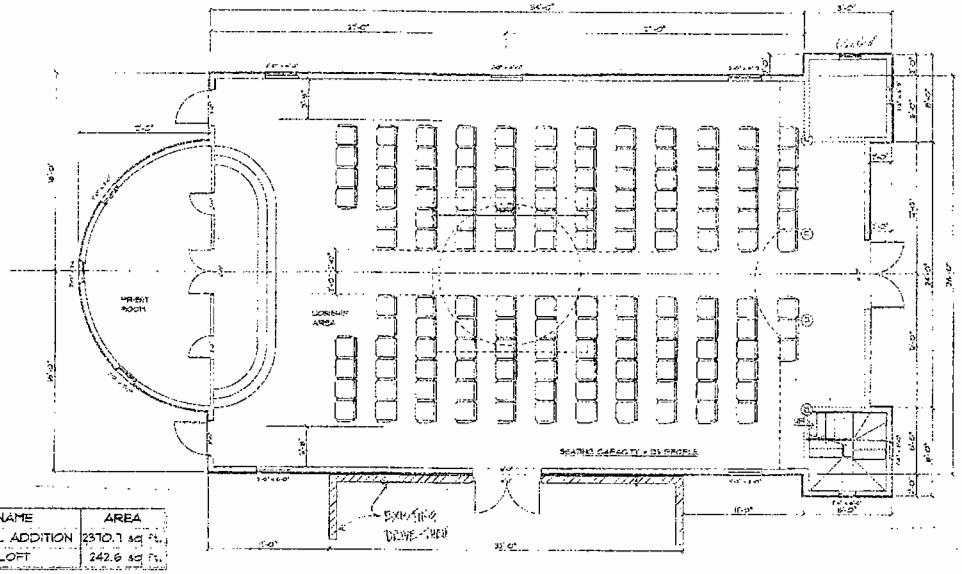
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SHEET NO: A-1 OF:	DATE: 6-21-10	DESIGN REVISIONS 2-2-11	JOSEPH S. DOBOS ARCHITECT INC.	NEW CHAPEL ADDITION
CHK. BY:	PROJECT: 1101		2720 EAST OAKLAND PARK BLVD., #109	ST. SIMEON "THE MIRRH FLOWING"
DWG:	DRAWN: M.R.T.		FT. LAUDERDALE, FLORIDA 33306	SERBIAN ORTHODOX CHURCH
			(954) 567-0339	175 N.W. 154 ST. MIAMI, FLORIDA

27

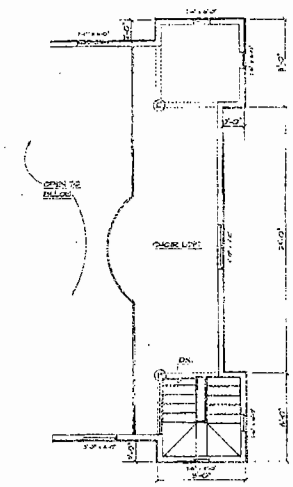
28

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-081
DATE: FEB 22 2011
BY: KDK

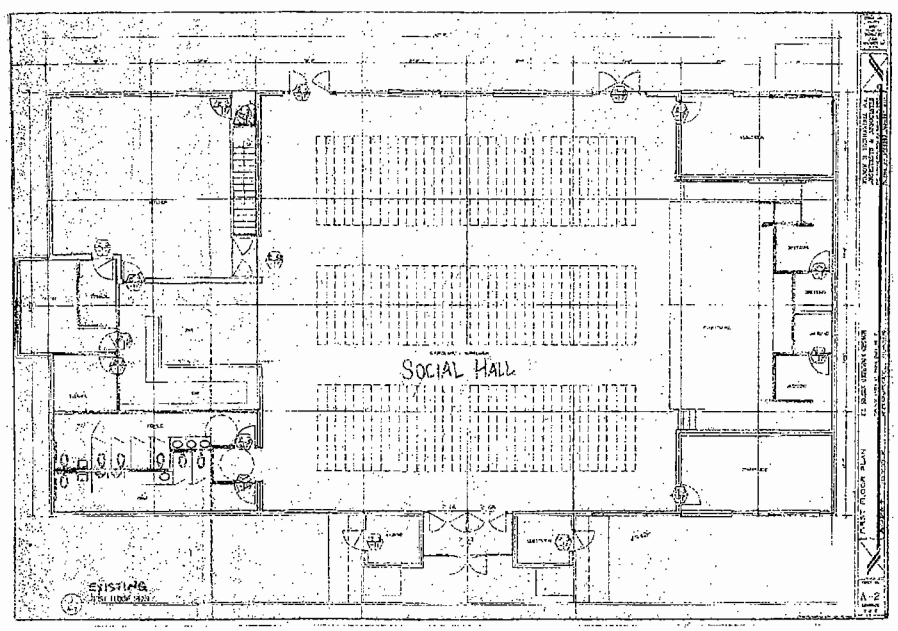


NAME	AREA
CHAPEL ADDITION	2370.7 sq. ft.
CHOIR LOFT	242.6 sq. ft.
TOTAL AREA	2,613.3 SQ. FT.

FLOOR PLAN
3/16" = 1'-0"



FLOOR PLAN
3/16" = 1'-0"



RECEIVED
210-081
FEB 22 2011

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

NEW CHAPEL ADDITION
ST. SIMEON "THE MIRRH FLOWING"
SERBIAN ORTHODOX CHURCH
175 N.W. 154 ST. MIAMI, FLORIDA

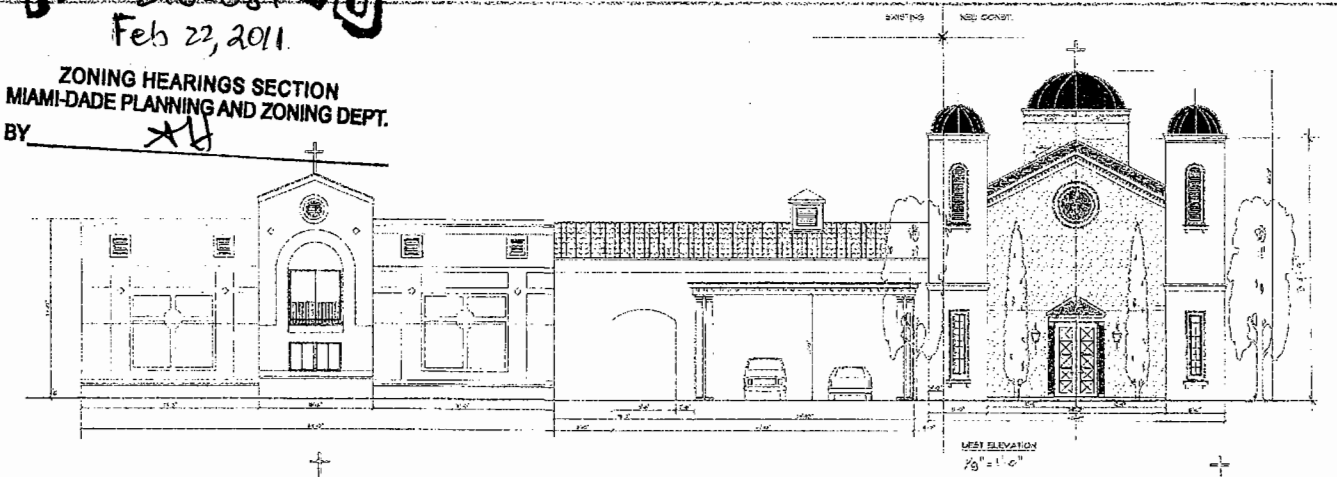
JOSEPH S. DOBOS
ARCHITECT P.A. Inc.
P 954.567.0335
F 954.567.0349
2720 EAST OAKLAND PARK BLVD. #100
FT. LAUDERDALE, FLORIDA 33306

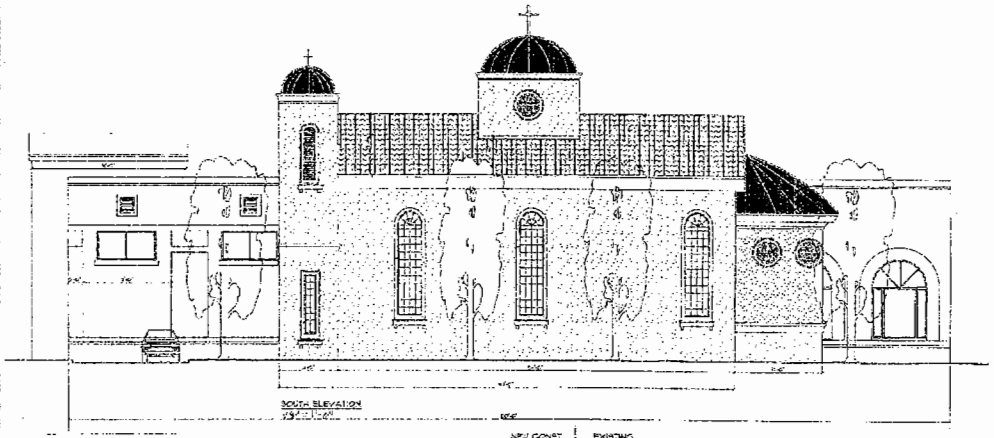
B-1

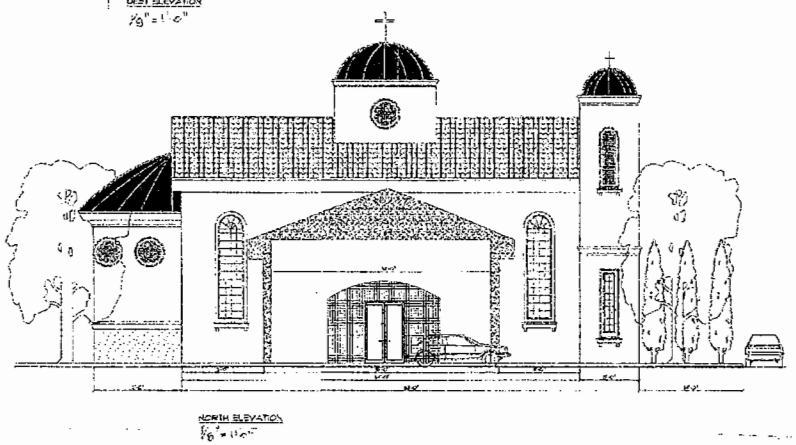
RECEIVED
210-081
Feb 22, 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

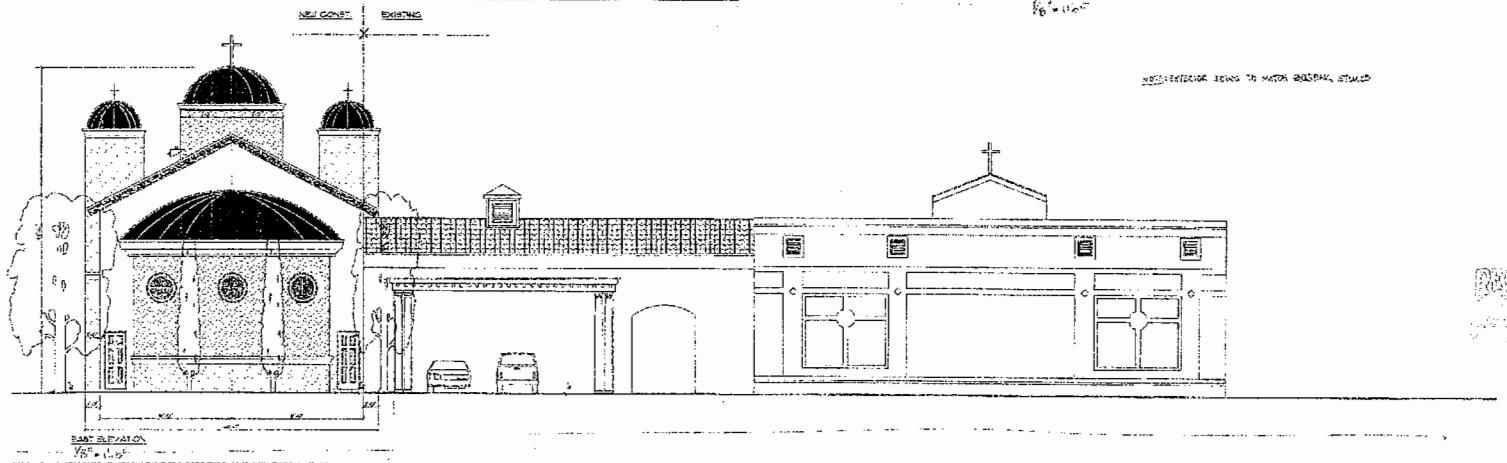
RECEIVED
MIAMI-DADE COUNTY
PROCESS # 210.081
DATE: FEB 22 2011
BY: SDE

29





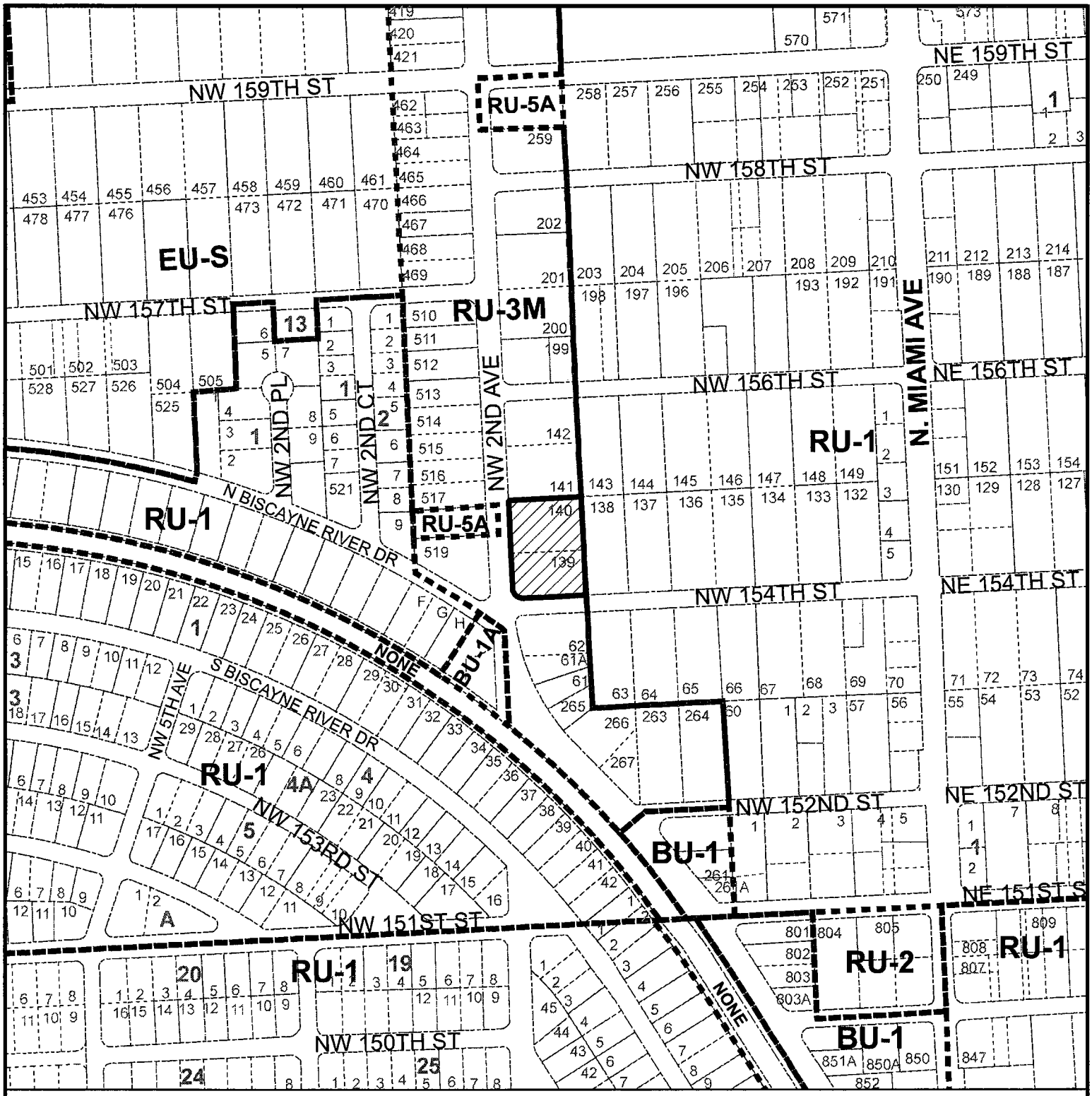




NEW CHAPEL ADDITION
ST. SIMEON "THE MIRRH FLOWING"
SERBIAN ORTHODOX CHURCH
175 N.W. 154 ST. MIAMI, FLORIDA

JOSEPH S. DOBOS
ARCHITECT P.A. Inc.
2720 EAST OAKLAND PARK BLVD. 3100
FT. LAUDERDALE, FLORIDA 33306
P. 954.567.0339
F. 954.567.0448

B-2



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000081

Section: 13 Township: 52 Range: 41
Applicant: ST. SIMEON SERBIAN ORTHODOX CHURCH
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

Legend

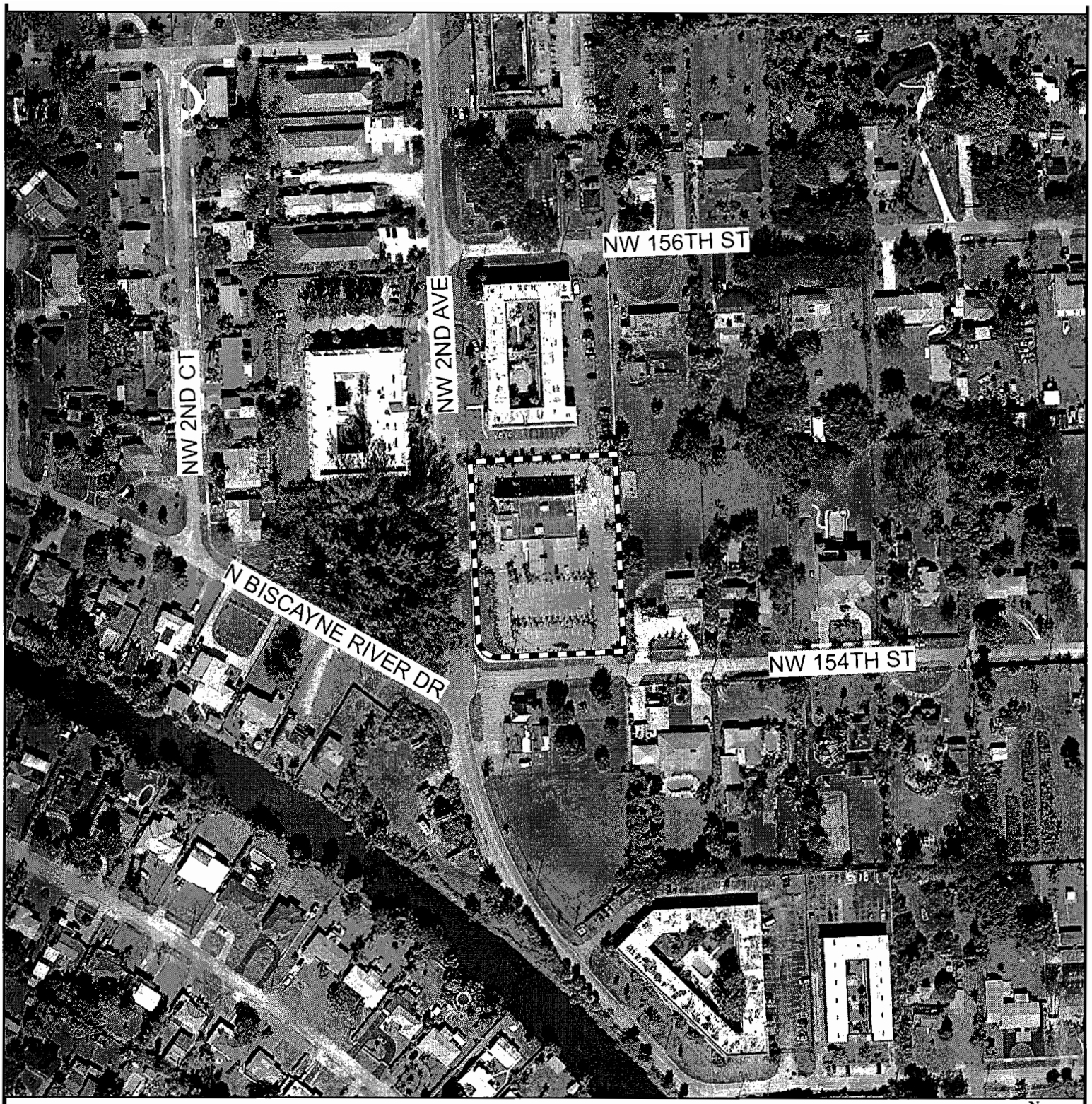
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 28, 2010

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000081

Section: 13 Township: 52 Range: 41
Applicant: ST. SIMEON SERBIAN ORTHODOX CHURCH
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

N
W E
S

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 28, 2010

REVISION	DATE	BY

E. JOSHUA NEPTUNE
(Applicant)

11-6-CZ8-2 (10-193)
Area 8/District 03
Hearing Date: 07/28/11

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

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

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
	No History			

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

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

#2

APPLICANT'S NAME: **JOSHUA NEPTUNE**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-6-CZ8-2 (10-193)	June 30, 2011	CZAB8		11

REC: Modified approval of request #1 to remove the storage room addition from the plans; denial without prejudice of requests.

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

■ DEFER: ☐ INDEFINITELY ■ TO: July 28, 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: Application not heard due to lack of quorum.

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

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

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

APPLICANTS: Joshua Neptune **PH:** Z10-193 (11-6-CZ8-2)

SECTION: 1-53-41 **DATE:** July 28, 2011

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

==========

A. INTRODUCTION:

- **SUMMARY OF REQUESTS:** The applicant seeks to permit an existing family room addition to the duplex residence encroaching into the rear (north) setback area and to permit a 0.4% increase in the lot coverage for said residence.

- **REQUESTS:**

  (1) Applicant is requesting to permit an existing addition to a duplex residence setback varying from 7.26' to 7.35' (25' required) from the rear (north) property line.

  (2) Applicant is requesting to permit a lot coverage of 30.4% (30% maximum permitted).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Zoning Plans For Setback," as prepared by Properties Solution Service, LLC, dated stamped received December 22, 2010. Plans may be modified at public hearing.

- **LOCATION:** 507 NW 101 Street, Miami-Dade County, Florida.

- **SIZE:** 85' x 107.5'

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 Density Residential****. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

2. *Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the*

specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-2; duplex residence	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: RU-2; single-family residence	Low Density Residential, 2.5 to 6 dua
SOUTH: RU-2; single-family residence	Low Density Residential, 2.5 to 6 dua
EAST: RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
WEST: RU-1; duplex 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 June 30, 2011 meeting due to a lack of quorum. The subject property is a duplex residence that is located at 507 NW 101 Street in an area characterized by duplex and 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 subject parcel is currently zoned RU-2, Two-family Residential District. However, the interpretative text of the CDMP states that *all such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses.* The approval of the request sought in the application will not add additional dwelling units to the site beyond what is allowed by the interpretative text and the LUP map of the CDMP. Therefore, the request is **consistent** with the interpretative text and the LUP map of the CDMP.

When the requests #1 and #2 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of the these requests would be **incompatible** with the surrounding area and would affect the stability and appearance of the community. Staff opines that approval of the applicant's request of a 7.26' to 7.35' setback for the existing storage room addition into the rear (north) setback area, where 25' is required is excessive and would set a precedent for overly intensive requests of variances to the setback requirements in this area. However, in staff's opinion, if the storage room addition is removed, the existing residence would setback 17.6' from the rear (north) property line, of which staff would be supportive and in staff's opinion, would be similar another approval in the area. Staff's research indicates that a property located at 326 NW 102 Street, was approved to allow the residence setback 15.65' from the rear (south) property line in 1998 pursuant to Administrative Variance #V1998000148. As such, a modified approval of this request to remove the storage room addition from the plans would then allow the existing residence to setback 17.86' from the rear (north) property line would have a minimal negative visual impact on the abutting residence located to the north and would be **compatible** with the surrounding area.

Additionally, staff opines that request #2 is germane to request #1 and that the modified approval of request # 1 to allow a 17.86' setback where 25' is required would therefore eliminate the need for this request. The removal of the existing storage room addition would result in an approximately 3% reduction of the lot coverage for the residence thereby bringing the residence into conformity with the RU-2 zoning regulations. However, staff recommends as a condition for the modified approval of request #1 that the existing storage room be eliminated and that the applicant obtains permits for all the additions to the residence. **Therefore, staff recommends a modified approval of request #1 to allow the residence to setback 17.86' from the rear (north) property line, and denial without prejudice of request #2, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard**.

Based on the aforementioned, staff opines that a modified approval of request #1 and the denial without prejudice of request #2, would be **compatible** with the area and **consistent** with the LUP map and the interpretative text of the CDMP.

H. RECOMMENDATION:

Modified approval of request #1 to remove the storage room addition from the plans; denial without prejudice of requests #2.

I. 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 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 "Zoning Plans For Setback," as prepared by Properties Solution Service, LLC, dated stamped received December 22, 2010, **except as herein amended to show the removal of the existing storage room addition**.

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

4. That the applicant shall obtain a demolition permit for the storage room addition from the Building Department within 90 days after the appeal period deadline date and remove said addition based on staff's recommendation.

5. That the applicant shall obtain a building permit for the existing residence from the Building Department within 90 days after the appeal period deadline date.

DATE TYPED: 05/02/11
DATE REVISED: 06/07/11
DATE FINALIZED: 07/01/11
MCL:GR:NN:TA:CH

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: January 13, 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 #Z2010000193
Joshua Neptune
507 N.W. 101st Street
To Permit a Duplex Residence Setback Less than Required from Property Lines
(RU-2) (0.21 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 the Code requirements.

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

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

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

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
According to the site plan submitted with this zoning application, the proposal to permit an existing duplex with setbacks less than required from property lines will not impact tree resources. Therefore, DERM 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: 04-JAN-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000193

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand:

Development for the above Z2010000193
located at 507 NW 101 ST, 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: 5:19 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: 23-MAY-11

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

JOSHUA NEPTUNE

APPLICANT

507 NW 101 ST, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000193

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC: No open cases. BNC; Case opened 1-8-2010 for work without permit,cvn issued 8-11-2010 for garage enclodure,cvn appealed 8-30-2010. Hearing withdrew, cvn paid 11-12-2010. Notice of assessment 12-15-2010,assessment hearing scheduled 5-10-2010.

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

REPORTER NAME:

NCO Chris Albury

ZONING INSPECTION REPORT

Inspector: EDWARDS, RALPH

Inspection Dat

Evaluator: N/A

05/26/11

Process #:	**Applicant's Name**
Z2010000193	JOSHUA NEPTUNE

Locations: 507 NW 101 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 85' x 107.50' **Folio #:** 3031010090060

Request:

1 Applicant is requesting to permit an exsiting addition to a duplex residence setback varying from 7.26' to 7.35' (25' required) from the rear (North) property line.
2 Applciant is requesting to permti the existing deuplex residence setback a minimum 17.86' (25' required) from the rear (north) property line.
3 Applicant is requesting to permit a LOT COVERAGE of 30.4% (30% maximum permitted).

EXISTING ZONING

Subject Property RU-2,

EXISTING USE RESIDENT

SITE CHARACTERISTICS

STRUCTURES ON SITE:

RESIDENTIAL HOUSE

USE(S) OF PROPERTY:

RESIDENTIAL HOUSE

FENCES/WALLS:

4' CHAIN LINK FENCE ALL AROUND PROPERTY

LANDSCAPING:

FICUS HEDGE,MANGO TREES

BUFFERING:

NONE

VIOLATIONS OBSERVED:

REAR SETBACK ON NORTHSIDE OF PROPERTY IN VIOLATION, ONLY 7 OR 8 FT SETBACK

OTHER:

Process #	**Applicant's Name**
Z2010000193	JOSHUA NEPTUNE

ZONING INSPECTION REPORT

SURROUNDING PROPERTY

NORTH:
RU 2 RESIDENTIAL HOME

SOUTH:
RU 2 RESIDENTIAL HOME

EAST:
RU 1 RESIDENTIAL HOME

WEST:
RU 1 RESIDENTIAL HOME

SURROUNDING AREA
RESIDENTIAL AREA. RU 1/RU 2/RU3/ RU 3B

NEIGHBORHOOD CHARACTERISTICS:
RESIDENTIAL HOMES

COMMENTS:

Inspector ***EDWARDS, RALPH***
Evaluator ***N/A***
Process Number: ***Z2010000193*** **Applicant Name** ***JOSHUA NEPTUNE***

Date: 26-MAY-11

Comments: 1. SUBJECT PROPERTY FRONT SOUTH ELEVATION.

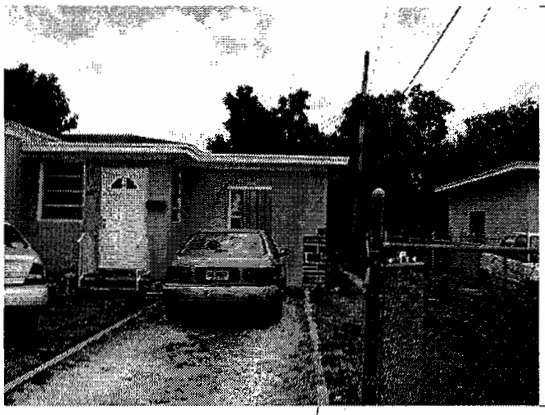
Date: 06-JUN-11

Comments: 2. SUBJECT PROPERTY WEST SIDE NORTH VIEW.

Date: 06-JUN-11

Comments: 3. SUBJECT PROPERTY EAST SIDE NORTH VIEW.

Inspector ***EDWARDS, RALPH***
Evaluator ***N/A***
Process Number: ***Z2010000193*** **Applicant Name** ***JOSHUA NEPTUNE***



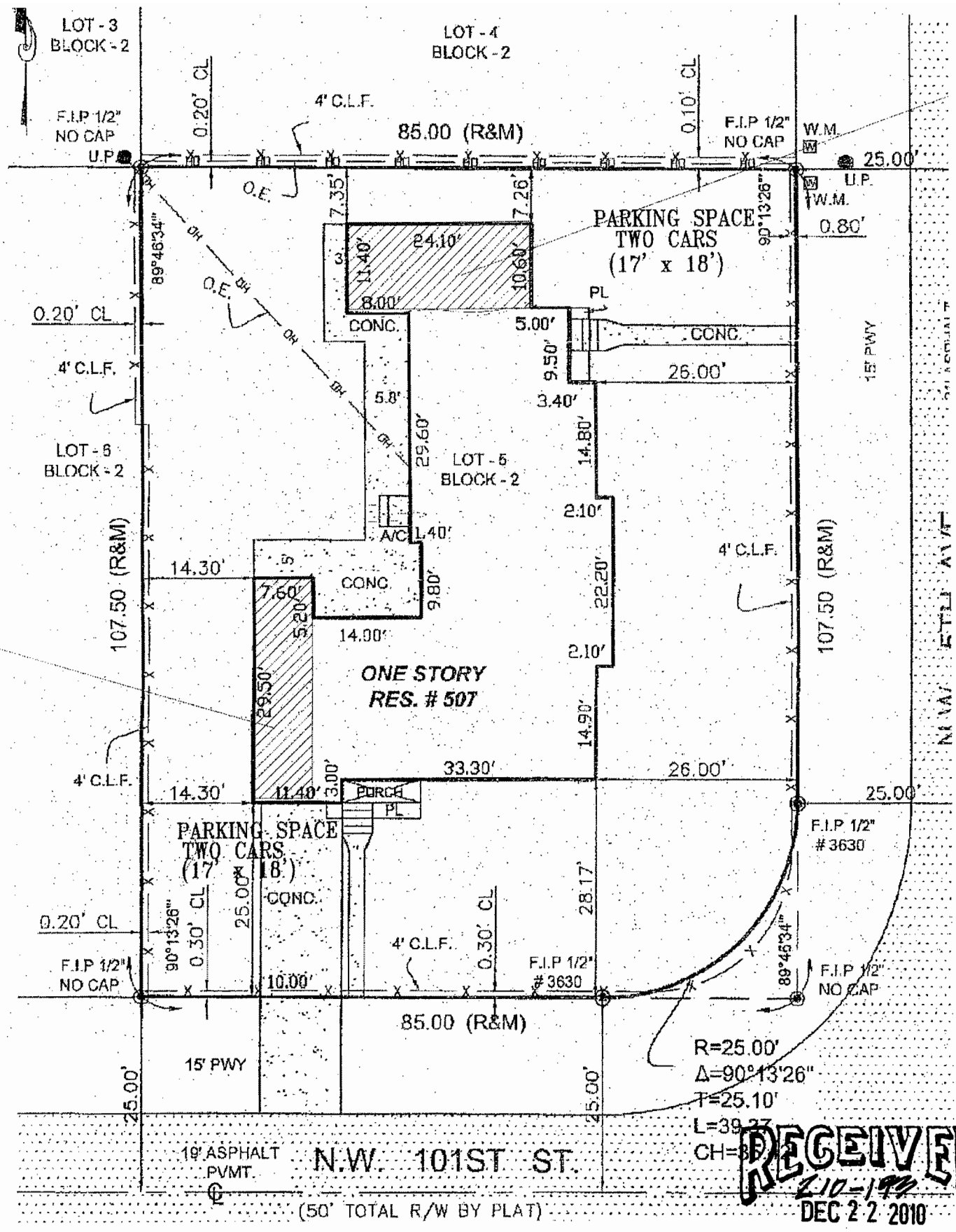
Date: 06-JUN-11

Comments: 4. SUBJECT PROPERTY NORTH SIDE EAST ELEVATION.

Date: 06-JUN-11

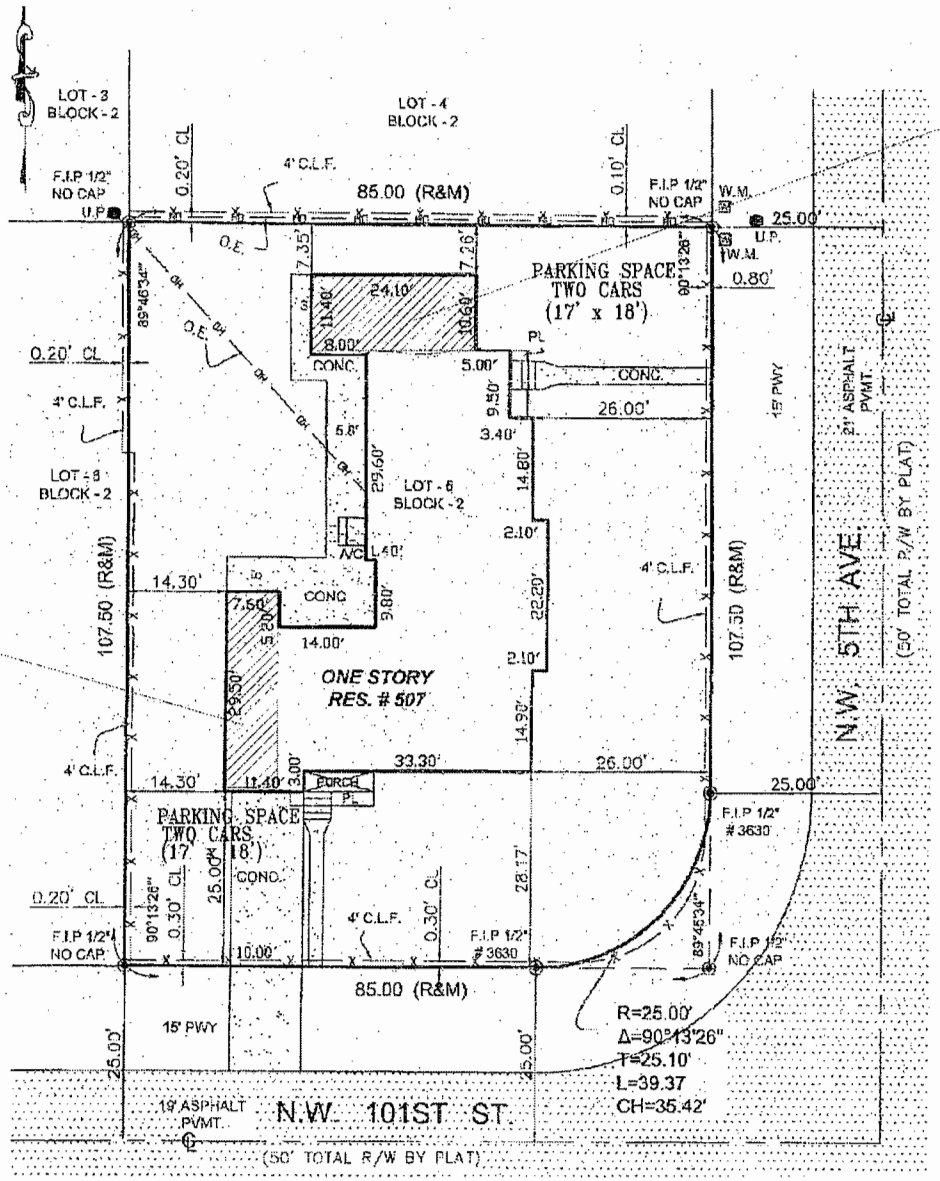
Comments: 5. SUBJECT PROPERTY NORTH SIDE WEST VIEW.

Back of my house



RECEIVED
Z10-193
DEC 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGED SITE PLAN



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MIAMI-DADE COUNTY
PROCESS #: Z10-193
DATE: DEC 22 2010
BY: RDE

RECEIVED
Z10-193
DEC 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

PROPERTIES
11864 SW 26 Street
Building 1, Suite 1-2
Miami, Florida 33175
PH: 305-228-8000
FX: 305-228-8451
Florida Register # 41610 P.E.

ZONING PLANS FOR SET BACK
JOSHUA NEPTUNE
507 NW 101 ST., MIAMI, FLORIDA, 33150

SITE PLAN

REVISIONS

DESCRIPTION
Date
09-08-10
Drawn By:
P.S.S.
Approved By:

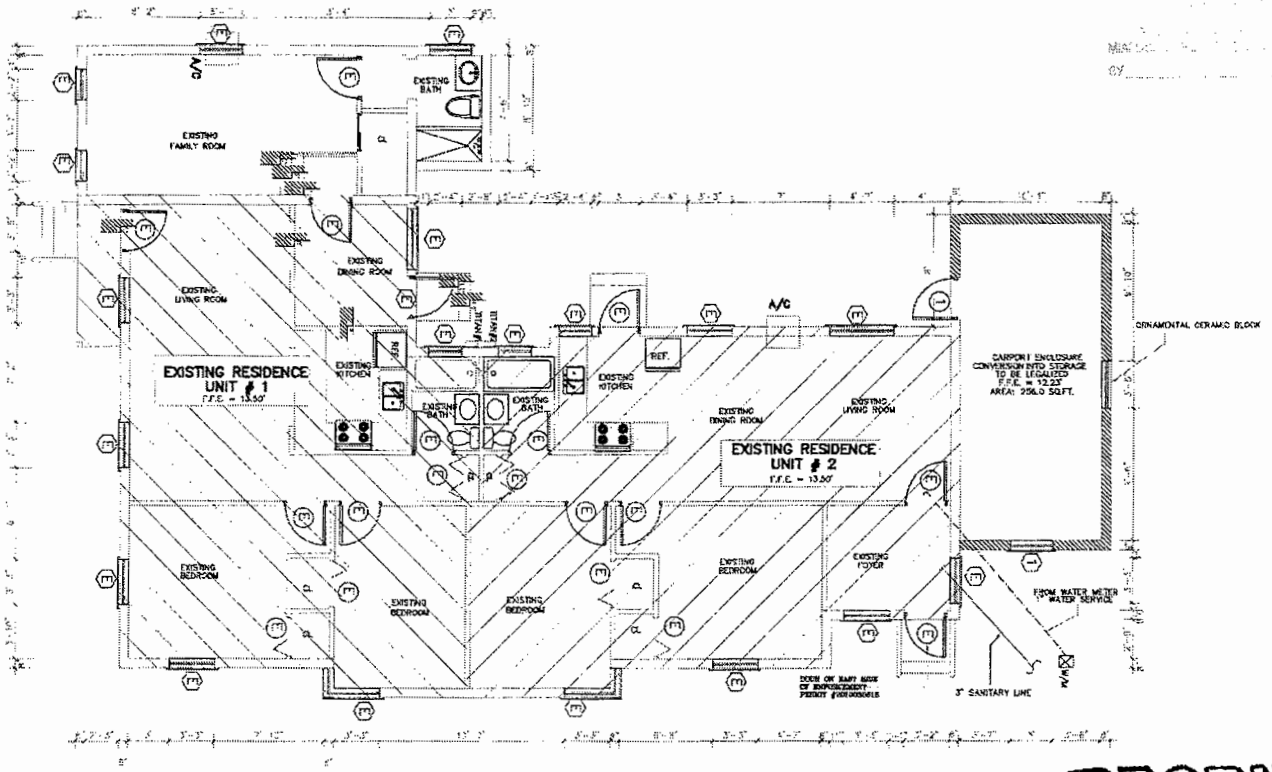
SEAL
GOLAVILLE K. RAO
Civil & Structural
Florida Register # 41610 P.E.

SHEET NO.
A-1
1 OF 3

81

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-193
DATE: DEC 22 2010
BY: SDE

Z10-193



FLOOR PLAN

RECEIVED
Z10-193
DEC 22 2010
ZONING H...
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

PROPERTIES
11865 SW 26 Street, Building 1, Suite 1-2, Miami, Florida 33175
PH: 305-228-8000
FX: 305-228-8481
Florida Register # 41516 P.E.

Project Title: ZONING PLANS FOR SET BACK
Owner: JOSHUA NEPTUNE
Address: 507 NW 101 ST., MIAMI, FLORIDA, 33150

This Sheet: FLOOR PLAN

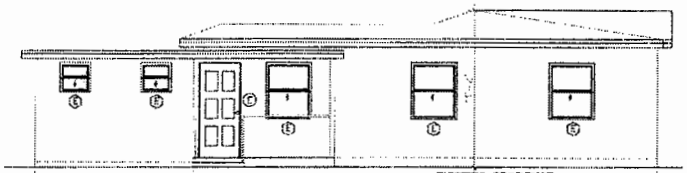
REVISIONS

DESCRIPTION
Date: 09-08-10
Drawn By: P.S.S
Approved By:

SEAL
GOLAVILLE K. RAO
Civil & Structural
Florida Register # 41516 P.E.

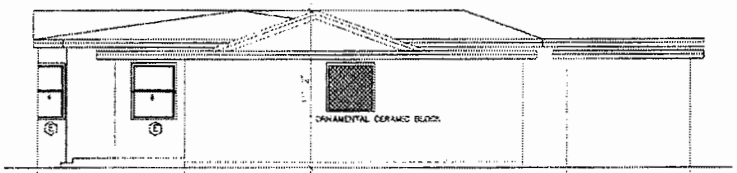
SHEET NO.
A-2
2 OF 3

19



SOUTH ELEVATION

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



NORTH ELEVATION

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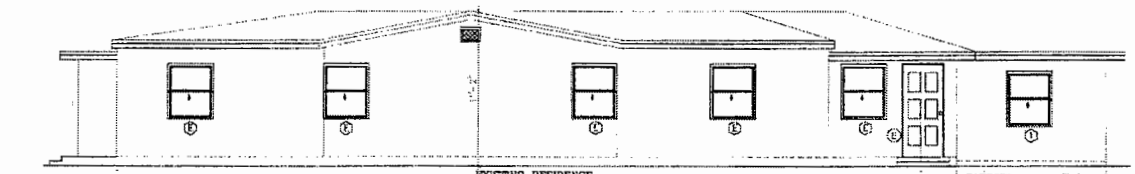
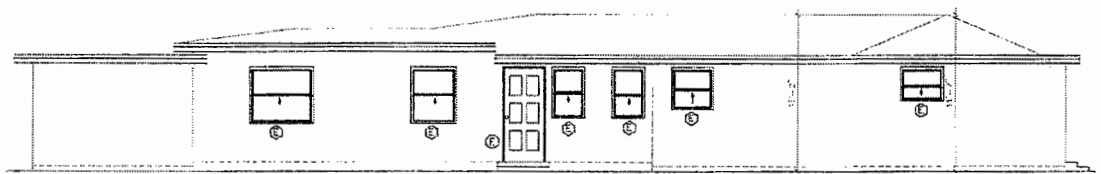


EAST ELEVATION

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



WEST ELEVATION

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

210-193

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MIAMI-DADE PLANNING AND ZONING DEPT.

BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 210-193
DATE: DEC 22 2010
BY: [illegible]

PROPERTIES

ZONING PLANS FOR SET BACK

JOSHUA NEPTUNE

507 NW 101 ST., MIAMI, FLORIDA, 33150

ELEVATION PLAN

REVISIONS

DESCRIPTION
Date: 09-08-10
Drawn By: P.S.S
Approved By:

SEAL
GOLAVILLE K. RAO
Civil & Structural
Florida Registration # 41519 P.E.

SHEET NO:
A-3

3 OF 3

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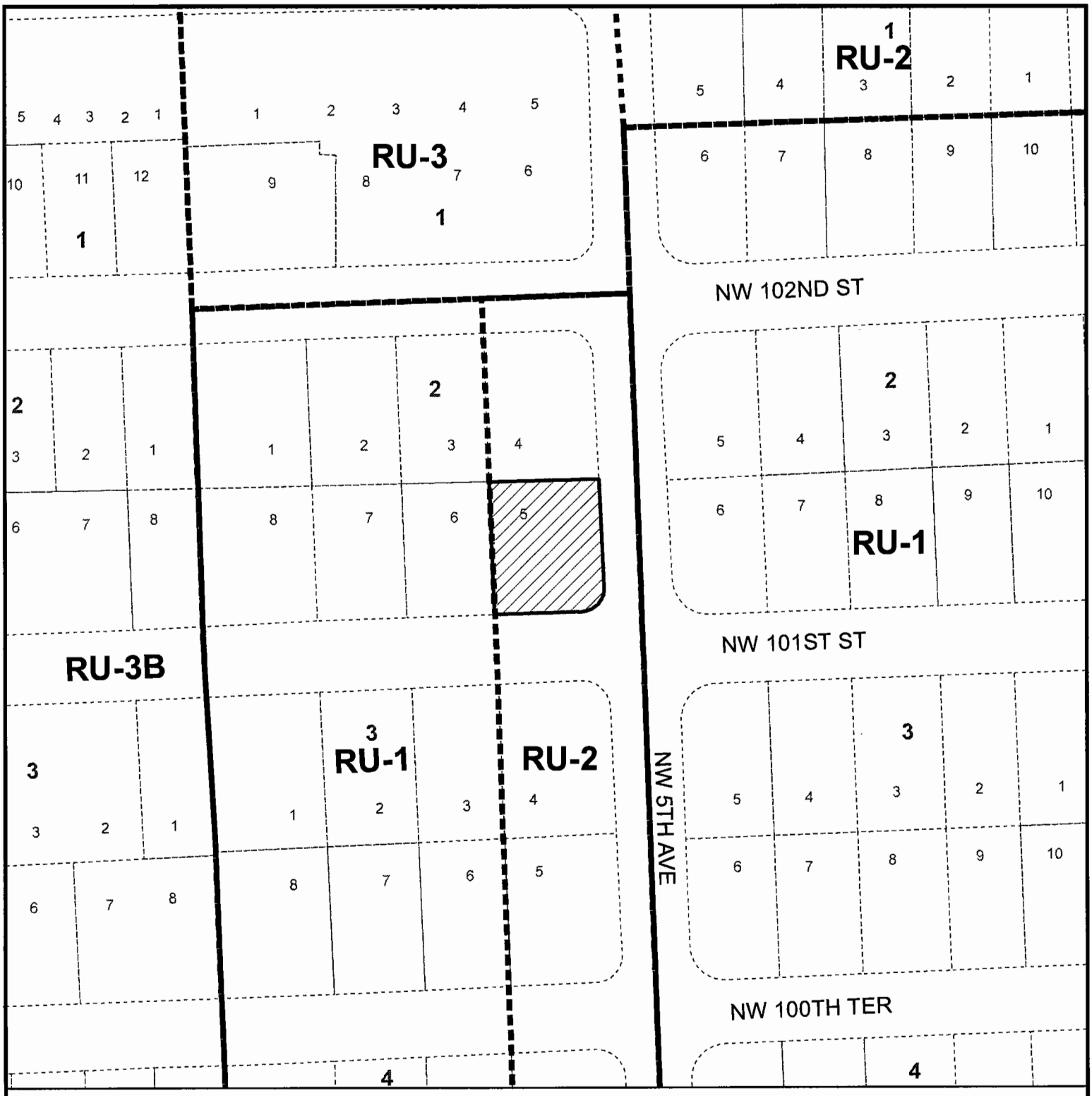

MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000193

Legend

Zoning

Subject Property Case

N
W E
S

Section: 01 Township: 53 Range: 41
Applicant: JOSHUA NEPTUNE
Zoning Board: C8
Commission District: 3
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, January 5, 2011

REVISION	DATE	BY
		21

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000193

Legend

N
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S

Subject Property

Section: 01 Township: 53 Range: 41
Applicant: JOSHUA NEPTUNE
Zoning Board: C8
Commission District: 3
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, January 5, 2011

REVISION	DATE	BY