

# FINAL AGENDA

5-8-2012 Version # 1



**COMMUNITY ZONING APPEALS BOARD 8**  
**DR. MARTIN LUTHER KING JR. PLAZA**  
**2525 NW 62 Street, Miami**  
**Wednesday, June 13, 2012 at 7:00 p.m.**

**PREVIOUSLY DEFERRED**

A. 12-4-CZ8-2     NEW SOLID ROCK MISSIONARY BAPTIST CHURCH     11-122     03-53-41

**CURRENT**

1. 12-6-CZ8-1     HABITAT FOR HUMANITY OF GTR MIAMI     11-5     11-53-41     N

2. 12-6-CZ8-2     HABITAT FOR HUMANITY OF GREATER MIAMI, INC.     11-29     11-53-41     N

3. 12-6-CZ8-3     HABITAT FOR HUMANITY OF GREATER MIAMI     12-24     15-53-41     N

4. 12-6-CZ8-4     HABITAT FOR HUMANITY OF GREATER MIAMI     12-25     15-52-41     N

5. 12-6-CZ8-5     HABITAT FOR HUMANITY OF GREATER     12-26     16-53-41     N

6. 12-6-CZ8-6     HABITAT FOR HUMANITY OF GREATER MIAMI     12-27     15-53-41     N

7. 12-6-CZ8-7     HABITAT FOR HUMANITY OF GREATER MIAMI     12-28     15-53-41     N

8. 12-6-CZ8-8     HABITAT FOR HUMANITY OF GREATER     12-29     15-53-41     N

9. 12-6-CZ8-9     HABITAT FOR HUMANITY OF GREATER MIAMI     12-36     15-53-41     N

# FINAL AGENDA

5-8-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 8  
DR. MARTIN LUTHER KING JR. PLAZA  
2525 NW 62 Street, Miami  
Wednesday, June 13, 2012 at 7:00 p.m.

## CURRENT

10. 12-6-C8-10     HABITAT FOR HUMANITY OF GREATER MIAMI INC.     12-37     15-53-41     N



# Official Zoning Agenda

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## COMMUNITY ZONING APPEALS BOARD

### COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, JUNE 13, 2012

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

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**A. NEW SOLID ROCK MISSIONARY BAPTIST CHURCH (12-4-CZ8-2/11-122) 03-53-41  
Area 8/District 02**

- (1) NON-USE-VARIANCE of zoning regulations requiring off street parking spaces to be hard surfaced; to waive same to permit the continued use of the existing parking spaces on natural terrain.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs or its successors department entitled "New Solid Rock Missionary Baptist Church" prepared by Brown and Associates, consisting of 1 sheet and dated stamped received 10/19/11. Plans may be modified at public hearing.

LOCATION: 9026 NW 22 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' X 119'

Department of Regulatory and  
Economic Resources  
Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 0

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

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

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

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

Deferred from: April 18, 2012

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**1. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.(12-6-CZ8-1/11-005) 11-53-41  
Area 8/District 02**

- (1) NON-USE VARIANCE 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) NON-USE VARIANCE to permit a single family residence setback a minimum of 12.40' (25' required) from the rear (north) property line.
- (3) NON-USE VARIANCE to permit a lot coverage of 37% (35% permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla and dated stamped received 3/20/12 consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: Lying North of NW 73 Street and approximately 125' West of NW 15 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' X 70'



LOCATION: The Southwest corner of NW 19 Avenue & NW 62 Terrace,  
Miami-Dade County, Florida.

SIZE OF PROPERTY: 52' X 90'

Department of Regulatory and  
Economic Resources  
Recommendation:

Approval with conditions.

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

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

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

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

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

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**4. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.(12-6-CZ8-4/12-025) 15-52-41  
Area 8/District 03**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 4,493 sq. ft. (7,500 sq. ft. required).
- (2) NON-USE VARIANCE to permit a single family residence setback a minimum of 15.25' (25' required) from the rear (south) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla. Sheet A-1 dated stamped received 3/12/12, Sheet A-2 dated stamped received 1/7/12 consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: Lying South of NW 67 Street & approximately 53' west of NW 19 Avenue,  
Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' X 89.86'

Department of Regulatory and  
Economic Resources  
Recommendation:

Approval with conditions.

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

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

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

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

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

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**5. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.(12-6-CZ8-5/12-026) 16-53-41  
Area 8/District 02**

NON-USE VARIANCE to permit a single family residence setback a minimum of 15' (25' required) from the rear (north) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla dated stamped received 3/12/12 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 1879 NW 62 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' X 90'

Department of Regulatory and  
Economic Resources

Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

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

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

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

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

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**6. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.(12-6-CZ8-6/12-027) 15-53-41  
Area 8/District 02**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,840 sq. ft. (7,500 sq. ft. required).
- (2) NON-USE VARIANCE to permit a single family residence setback a minimum of 20.65' (25' required) from the rear (south) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla. Sheet A-1 dated stamped received 3/12/12 and Sheet A-2 dated stamped received 2/7/12 for a total of 2 sheets. Plans may be modified at public hearing.

LOCATION: Lying South of NW 71 Street and approximately 280 ft East from NW 18 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' X 96'

Department of Regulatory and  
Economic Resources

Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

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

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

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

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

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**7. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.(12-6-CZ8-7/12-028) 15-53-41  
Area 8/District 02**

NON-USE VARIANCE to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 4,360 sq. ft. (7500 sq. ft. required).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla dated stamped received 2/7/12 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: Lying East of NW 24 Avenue and approximately 81ft South of NW 60 Street,  
Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' X 109'

Department of Regulatory and  
Economic Resources  
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

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

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

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

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

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**8. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.(12-6-CZ8-8/12-029) 15-53-41  
Area 8/District 02**

NON-USE VARIANCE to permit a single family setback a minimum of 13.85' (15' required) from the street side (east) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla. Sheet A-1 dated stamped received 3/12/12 and sheet A-2 dated stamped received 2/7/12 consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: The Southwest Corner of NW 25 Avenue and NW 67 Street,  
Miami-Dade County, Florida.

SIZE OF PROPERTY: 45' X 140'

Department of Regulatory and  
Economic Resources  
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

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

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

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

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

**9. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.(12-6-CZ8-9/12-036) 15-53-41  
Area 8/District 02**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) NON-USE VARIANCE to permit a single family residence setback a minimum of 15' (25' required) from the rear (north) property line.
- (3) NON-USE VARIANCE to permit a lot coverage 36.75% (35% permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla dated stamped received 2/21/12 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 1859 NW 68 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' X 90'

Department of Regulatory and  
Economic Resources  
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

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

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

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

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

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**10. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.(12-6-CZ8-10/12-037) 15-53-41  
Area 8/District 03**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) NON-USE VARIANCE to permit a single family residence setback 15' (25' required) from the rear (south) property line.
- (3) NON-USE VARIANCE to permit a lot coverage of 36.75% (35% maximum permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas & Calzadilla with sheet A1 dated stamped received 3/12/12 and sheet A2 dated stamped received 3/19/12 for a total of 2 sheets. Plans may be modified at public hearing.

LOCATION: 1730 NW 68 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' X 90'



**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 8**

**PH: Z11-122 (12-04-CZ08-2)**

**June 13, 2012**

**Item No. A**

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	New Solid Rock Missionary Baptist Church
<b>Summary of Requests</b>	The applicant is seeking to permit the continued use of existing parking on natural terrain.
<b>Location</b>	9026 N.W. 22 <sup>nd</sup> Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	75' x 119'
<b>Existing Zoning</b>	BU-1
<b>Existing Land Use</b>	Religious Facility
<b>2015-2025 CDMP Land Use Designation</b>	Business and Office and Low-Medium Density Residential (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Denial without prejudice.</b>

This item was deferred from the April 18, 2012 meeting of the Community Zoning Appeals Board (CZAB) 8 to allow the applicant to research the cost of paving and to determine how long they will need to continue to park on natural terrain.

**REQUEST:**

NON-USE VARIANCE of zoning regulations requiring off street parking areas to be hard surfaced; to waive same to permit the continued use of parking areas on natural terrain.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department, entitled "New Solid Rock Missionary Baptist Church" as prepared by Brown and Associates, consisting of one (1) sheet and dated stamped received 10/19/11. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** Existing 2,239 sq. ft. religious facility with parking on natural terrain.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	BU-1; religious facility	Business and Office
<b>North</b>	BU-1A; vacant	Business and Office
<b>South</b>	BU-1A; duplex residence	Business and Office Low-Medium Density Residential (6 to 13 dua)
<b>East</b>	RU-1; single-family residence BU-1A; vacant	Business and Office
<b>West</b>	RU-1; single-family residence BU-1A; vacant	Low-Medium Density Residential (6 to 13 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an interior lot, located at 9026 N.W. 22<sup>nd</sup> Avenue. Single-family residences characterize the surrounding area where the subject property lies.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to maintain the existing parking areas on natural terrain. However, the parking areas on natural terrain may create overcrowding and cause spillage of traffic on the abutting roadway.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Business and Office** use. The CDMP Land Use Element interpretative text for the Business and Office land use category provides for the accommodation of *the full range of sales and service activities*. Further, said Land Use Element interpretative text for Institutions, Utilities and Communications, states that ***Neighborhood or community-serving institutional uses, may be approved where compatible in all urban land use categories.*** The existing one-story, 2,239 square foot church is located on the portion of the property that is designated for Business and Office use and is zoned BU-1, Neighborhood Business District. This zoning district permits religious facilities such as the church. As such, the existing religious facility use is **compatible** with the uses allowed in the BU-1 zoning district and is **consistent** with the CDMP Business and Office LUP map designation.

**ZONING ANALYSIS:**

Resolution Z-4-93, passed and adopted by the Board of County Commissioners in 1993, approved a church use on the subject property with less parking, a reduced driveway, reduced back up space for parking spaces, less lot frontage, lot area and landscaped open space than required. In 1995, pursuant to resolution 5-ZAB-144-95, the applicant was approved on a temporary basis for a period of two years, to permit 11 parking spaces to be on natural terrain and to waive the requirement that off-street parking spaces be hard surfaced. While staff has never been opposed to the use on a BU-1 zoned property, the variances requested point to the limitations of the physical site. Furthermore, staff opines that the applicant has had sufficient time (16 years) to pave the parking areas of the subject property.

When the subject request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval of this request would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **incompatible** with same. The approval of this request would allow the applicant to continue to permit parking on natural terrain in lieu of the required hard surface. Paved parking is required according to Section 33-126 of the Miami-Dade County Zoning Code (the Code). The Code provides *that in all Districts, except AU, RU-1, RU-2 and RU-3, all off-street parking areas be surfaced with a minimum of a rolled six-inch rock base and a one-inch durable weatherproof asphaltic pavement. The occupancy or use of a given structure or premises shall be prohibited until the required off-street parking area has been improved, inspected and approved.* Said parking requirements allow for an organized parking area with clearly delineated parking spaces and drives, which facilitates the flow of traffic on-site. Staff is of the opinion that the approval of the subject request may cause overcrowding as a result of having an unpaved

parking area with no delineation of parking spaces and would have a negative impact on the circulation of vehicles on the site. Staff further opines that this could result in the spillage of parking onto N.W. 22<sup>nd</sup> Avenue, which is a well travelled north/south roadway and would have a negative impact on traffic in this area. Additionally, staff notes that photographs submitted by the applicant indicate that cars park on the adjacent contiguous property, which is not a part of this application and therefore may not be used for parking. As such, staff opines that the approval of the subject request would negatively impact the surrounding properties with the spillage of parking onto the abutting roadway. **Therefore, staff recommends denial without prejudice of the subject request under Section 33-311(A)(4)(b), Non-Use Variances From Other than Airport Regulations.**

Furthermore, staff notes that the Public Works and Waste Management Department (PWWM) objects to this application noting that "the proposed driveway connection to N.W. 22<sup>nd</sup> Street may interfere with the existing light pole on the sidewalk". In addition, its memo requires that the parking spaces be redesigned at 90 degrees so that vehicles may back-out and exit the property.

**CIRCULATION AND PARKING:**

The site plan submitted depicts the existing religious facility with 11 parking spaces, four (4) of which are angled parking spaces, a reduced driveway and reduced back up space for the parking spaces.

**ENVIRONMENTAL REVIEW:** Not applicable.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Denial without prejudice.**

**CONDITIONS FOR APPROVAL:** None.

ES:GR:NN:CH:JC



Eric Silva, AICP, Assistant Director  
Zoning and Community Design  
Miami-Dade County Sustainability, Planning  
and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

NDN  
GMR

# ZONING RECOMMENDATION ADDENDUM

Applicant: New Solid Rock Missionary Baptist Church  
PH: Z11-122

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Environment (PERA)	No objection
Public Works and Waste Management	Objects
Parks	No objection
Fire Rescue	No objection
Police	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

<p><b>Business and Office</b> (Pg. I-41)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.</i></p>
<p><b>Institutions, Utilities and Communications</b> (Pg. I-53)</p>	<p><b>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan</b></p>

# ZONING RECOMMENDATION ADDENDUM

Applicant: New Solid Rock Missionary Baptist Church  
PH: Z11-122

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-11(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>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.</i>
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MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 8  
MOTION SLIP

#3

APPLICANT'S NAME: **NEW SOLID ROCK MISSIONARY BAPTIST CHURCH**

REPRESENTATIVE: Vinnette Lamb

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-04-CZ8-2 (11-122)	April 18, 2012	CZAB8	12

**REC: Denial without prejudice.**

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_

DEFER:       INDEFINITELY       TO: June 13, 2012       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 to allow the applicant to research the cost of paving so that they are better prepared to explain to the board how long they will need to continue to park on natural terrain.

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

EXHIBITS:  YES       NO

COUNTY ATTORNEY: DAVID HOPE

**A. NEW SOLID ROCK MBC**  
**(Applicant)**

**12-4-CZ8-2 (11-122)**  
**Area 8/District 02**  
**Hearing Date: 06/13/12**

Property Owner (if different from applicant) **Ozzie & Prudence Flowers.**

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

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1995	New Solid Rock Mission Baptist Church	- Non-Use Variance of Zoning Regulations requiring off street parking spaces to be hard surfaced to waive same to permit 11 parking spaces to be on natural terrain.	ZAB	Approved with Condition(s)

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.

# Memorandum



**Date:** November 9, 2011

**To:** Charles Danger, P.E., Interim Director  
Permitting, Environment and Regulatory Affairs

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

**Subject:** C-08 #Z2011000122  
New Solid Rock Missionary Baptist Church  
9026 N.W. 22<sup>nd</sup> Avenue  
To Permit Parking on Natural Terrain  
(BU-1) (.23 Acres)  
03-53-41

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The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and it meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

#### Potable Water Service

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

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

Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

#### 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 for this proposed development order.

#### Wetlands

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

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

#### Tree Preservation

The proposal to permit parking on natural terrain will not impact tree resources. 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

The subject properties have two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

#### Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

Cc: Eric Silva, Permitting, Environment and Regulatory Affairs

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: NEW SOLID ROCK MISSIONARY BAPTIST CHURCH

This Department objects to this application.

The proposed angled parking is designed for one-way traffic. Redesign parking spaces at 90 degrees so vehicles may back-out and exit the property.

The proposed driveway connection to NW 22 Street may interfere with the existing light pole on the sidewalk.

Additional improvements may be required at time of permitting.

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

This 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.

16-DEC-11

# Memorandum



**Date:** 01-NOV-11  
**To:** Charles Danger, Director  
 Department of Permitting, Environment and Regulatory Affairs  
**From:** William W. Bryson, Fire Chief.  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000122

**Fire Prevention Unit:**

No objection via case Z2011000122.

**Service Impact/Demand**

Development for the above Z2011000122  
 located at 9026 NW 22 AVE, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 0738 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
 The estimated average travel time is: 4:06 minutes

**Existing services**

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

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

Not 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.

# Memorandum



**Date:** November 28, 2011

**To:** Charles Danger, P.E., Interim Director  
Permitting, Environment and Regulatory Affairs

**From:** Maria I. Nardi, Chief *M.I.*  
Planning and Research Division  
Parks, Recreation and Open Spaces

**Subject:** Z2011000122: NEW SOLID ROCK MISSIONARY BAPTIST CHURCH

---

**Application Name:** NEW SOLID ROCK MISSIONARY BAPTIST CHURCH

**Project Location:** The site is located at the 9026 NW 22 AVE, Miami-Dade County.

**Proposed Development:** The applicant is requesting a non-use variance to park on natural terrain for an existing church.

**Impact and demand:** This application does not generate any residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

DATE: 22-FEB-12  
REVISION 1

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

NEW SOLID ROCK MISSIONARY  
BAPTIST CHURCH

9026 NW 22 AVE, MIAMI-DADE  
COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

Z2011000122

---

HEARING NUMBER

**HISTORY:**

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

NEW SOLID ROCK

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

**REPORTER NAME:**

**ZONING INSPECTION REPORT**

**Inspector:** EDWARDS, RALPH  
**Evaluator:** JACQUELINE CARRANZA

**Inspection Date**  
02/22/12

**Process #:** Z2011000122      **Applicant's Name** NEW SOLID ROCK MISSIONARY BAPTIST CHURCH  
**Locations:** 9026 NW 22 AVE, MIAMI-DADE COUNTY, FLORIDA.  
**Size:** 75'X119'      **Folio #:** 3031030000190

**Request:**  
NON USE VARIANCE to permit parking on natural terrain.

**EXISTING ZONING**

**Subject Property** BU-1,

**EXISTING USE** CHURCH

**SITE CHARACTERISTICS**

**STRUCTURES ON SITE:**

small church building with new office building behind the church with parking lot

**USE(S) OF PROPERTY:**

RELIGIOUS

**FENCES/WALLS:**

A 5' MASONRY WALL ON THE WEST SIDE OF THE PROPERTY

**LANDSCAPING:**

REAR OF THE PROPERTY NEXT TO THE PARKING AREA HAS HEDGES. A FEW TREES ON THE PROPERTY

**BUFFERING:**

HEDGES

**VIOLATIONS OBSERVED:**

THERE IS A 2ND BUILDING TOO CLOSE TO THE CHURCH; IT IS LESS THAN 5' FROM THE CHURCH

**OTHER:**

**Process #**      **Applicant's Name**  
Z2011000122      NEW SOLID ROCK MISSIONARY BAPTIST CHURCH

**SURROUNDING PROPERTY**

# ZONING INSPECTION REPORT

**NORTH:**  
VACANT

**SOUTH:**  
SINGLE FAMILY RU1

**EAST:**

**WEST:**

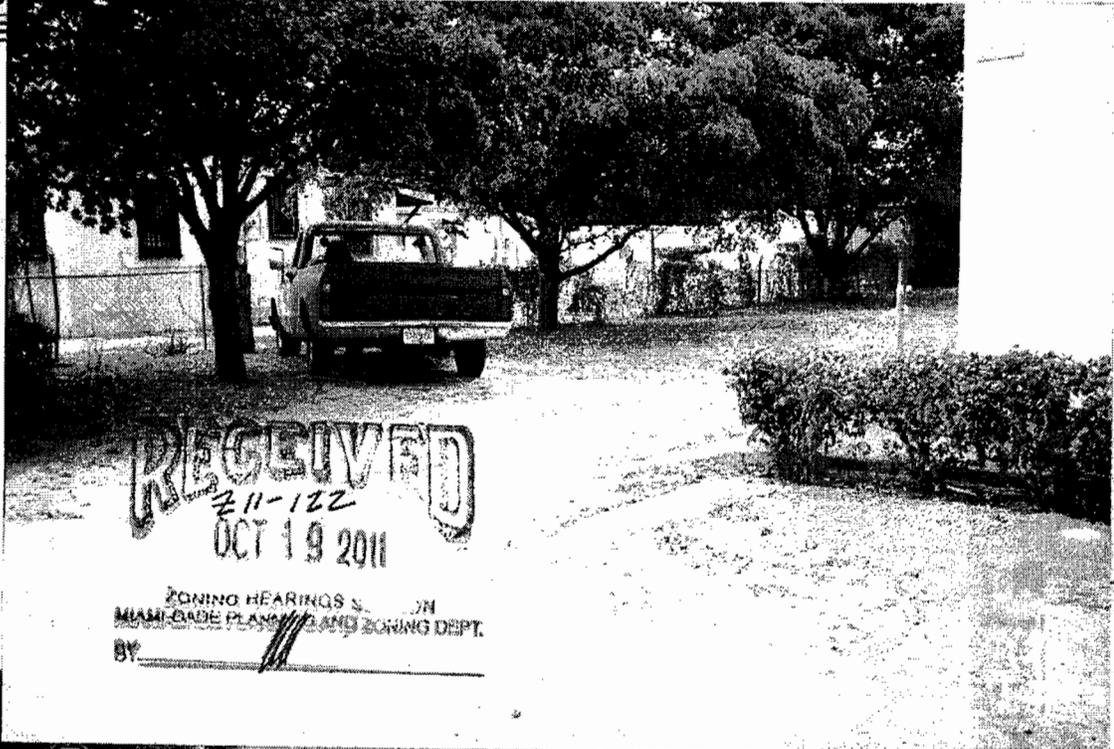
**SURROUNDING AREA**

**NEIGHBORHOOD CHARACTERISTICS:**

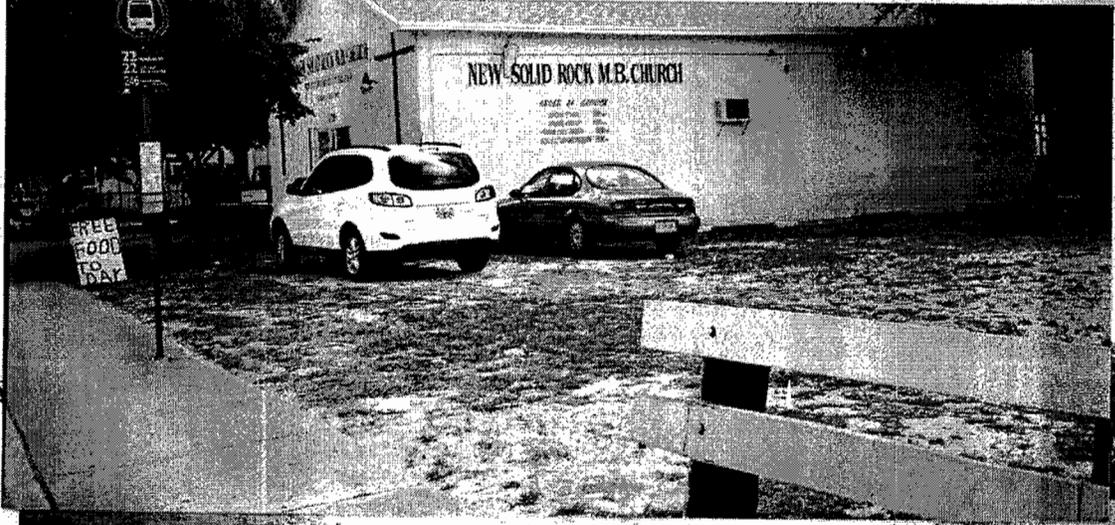
**COMMENTS:**

PHOTOGRAPHS

FRONT E



SIDE



REA



DEPT.

**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: New Solid Rock Missionary Baptist Church

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Onzie Flowers</u>	<u>50%</u>
<u>1779 NW 90 Street, Miami, FL 33147</u>	
<u>Prudence Flowers</u>	<u>50%</u>
<u>1779 NW 90 St, Miami, FL 33147</u>	

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

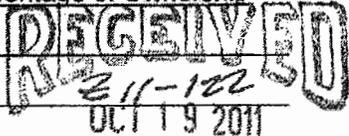
TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

  
 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: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

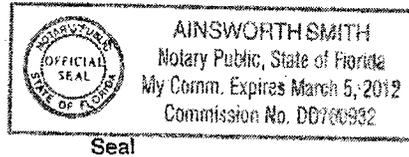
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: Orlando Flowers  
(Applicant)

Sworn to and subscribed before me this 22<sup>nd</sup> day of Sept 2011. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)  
My commission expires: 3-5-2012



X ✓

\*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.

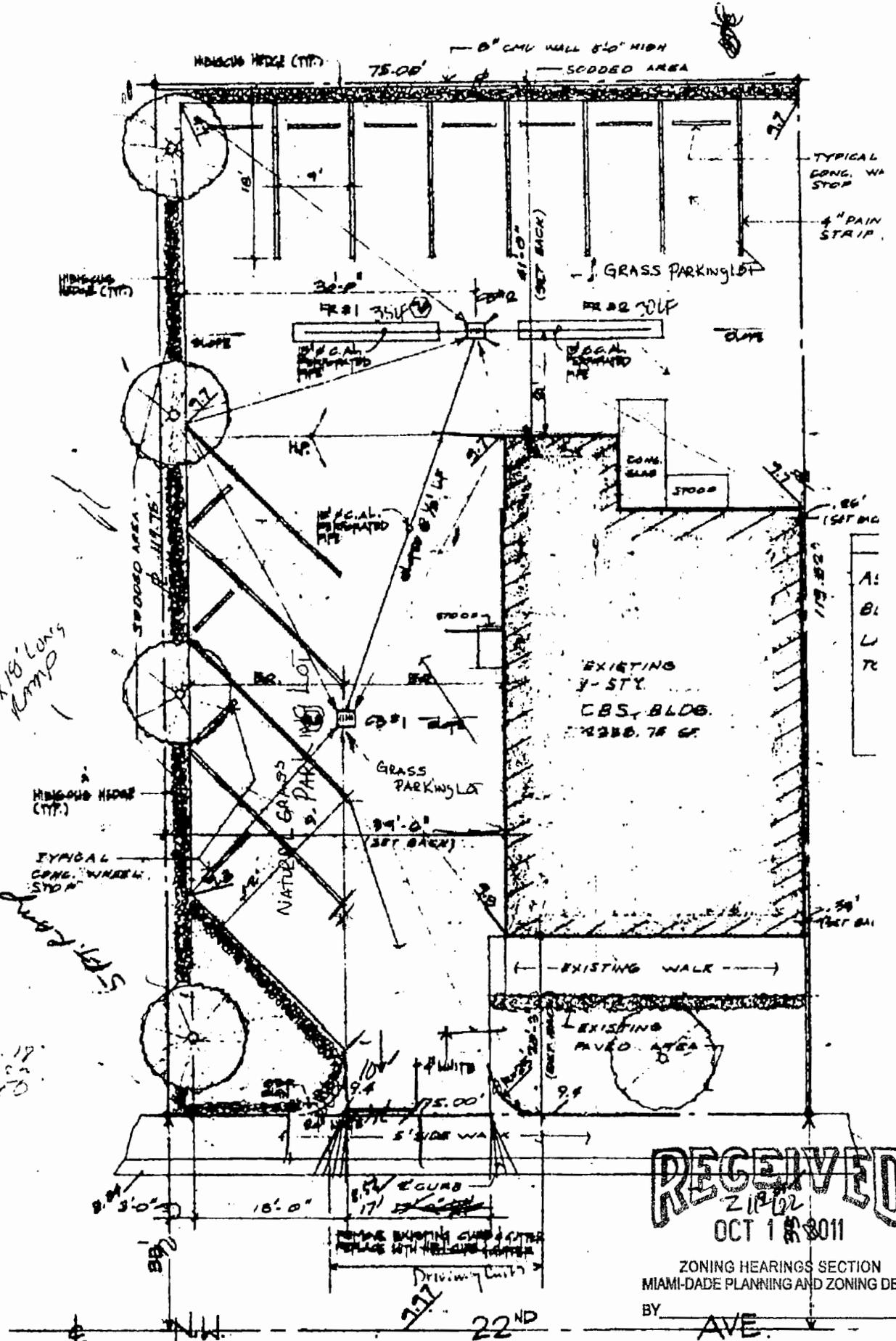
**RECEIVED**  
211-122  
OCT 19 2011

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

12' x 18' LONG RAMP

5' x 7' RAMP

19' 5" 10'



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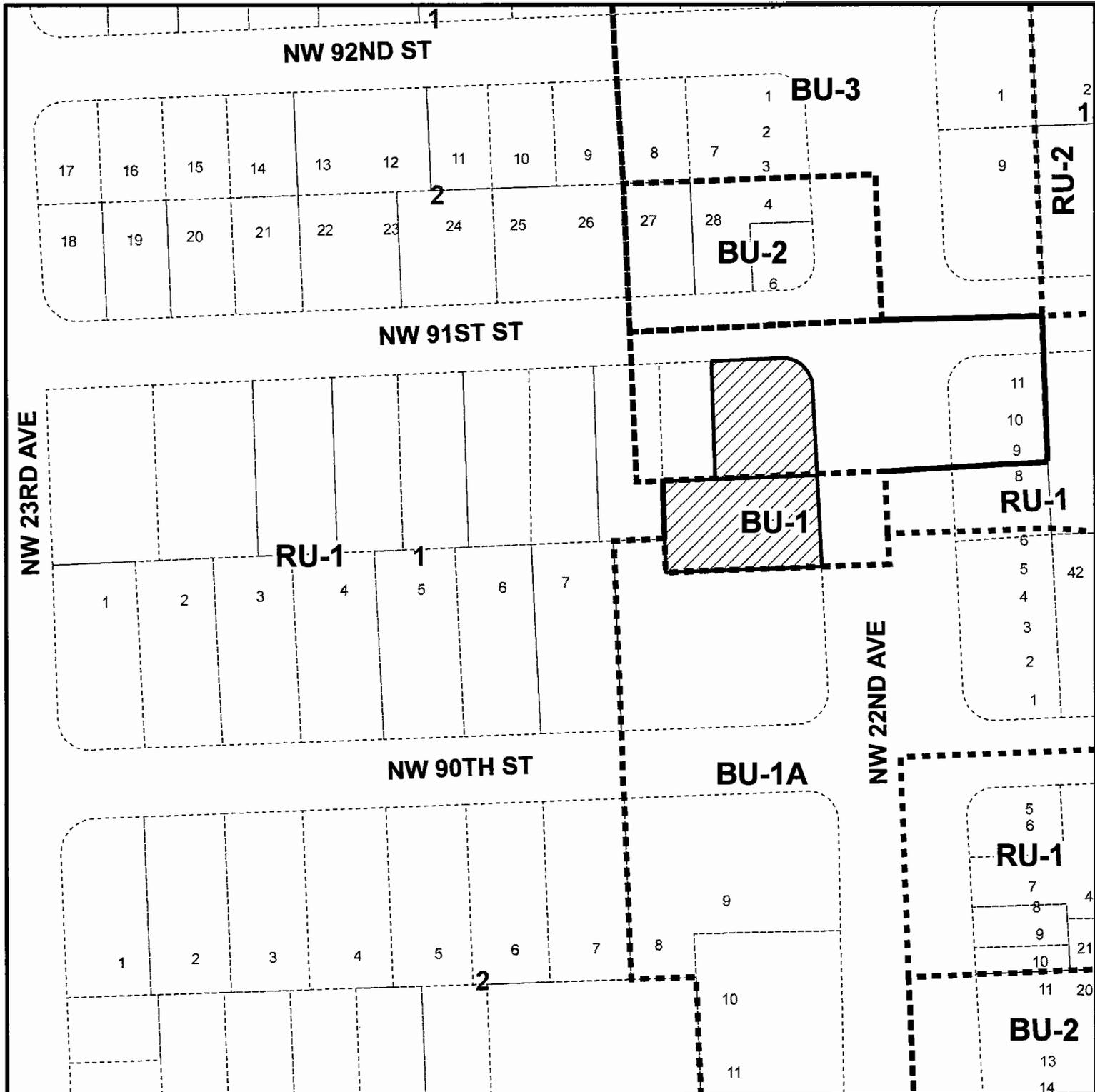
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY \_\_\_\_\_ AVE \_\_\_\_\_

**PROPOSED  
 PARKING LOT PLAN**

ENLARGED SITE PLAN

19





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

Process Number  
**Z2011000122**



Section: 03 Township: 53 Range: 41  
 Applicant: NEW SOLID ROCK MISSIONARY BAPTIST CHURCH  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Tuesday, November 29, 2011

REVISION	DATE	BY
		21



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

Process Number

**Z2011000122**

Legend



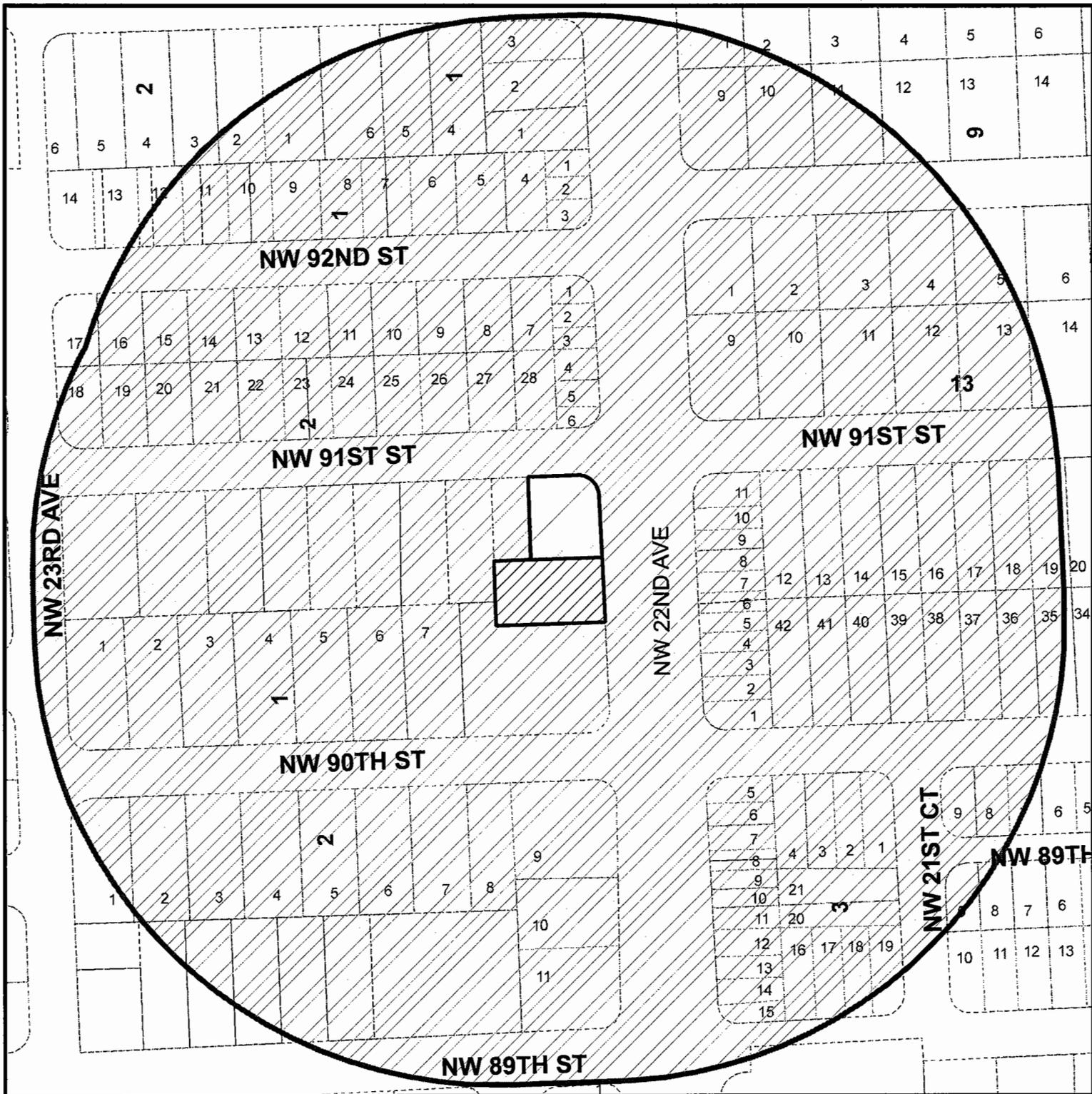
 Subject Property

Section: 03 Township: 53 Range: 41  
 Applicant: NEW SOLID ROCK MISSIONARY BAPTIST CHURCH  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS



SKETCH CREATED ON: Tuesday, November 29, 2011

REVISION	DATE	BY
		22



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 03 Township: 53 Range: 41  
 Applicant: NEW SOLID ROCK MBC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

Process Number  
**Z2011000122**  
 RADIUS: 500



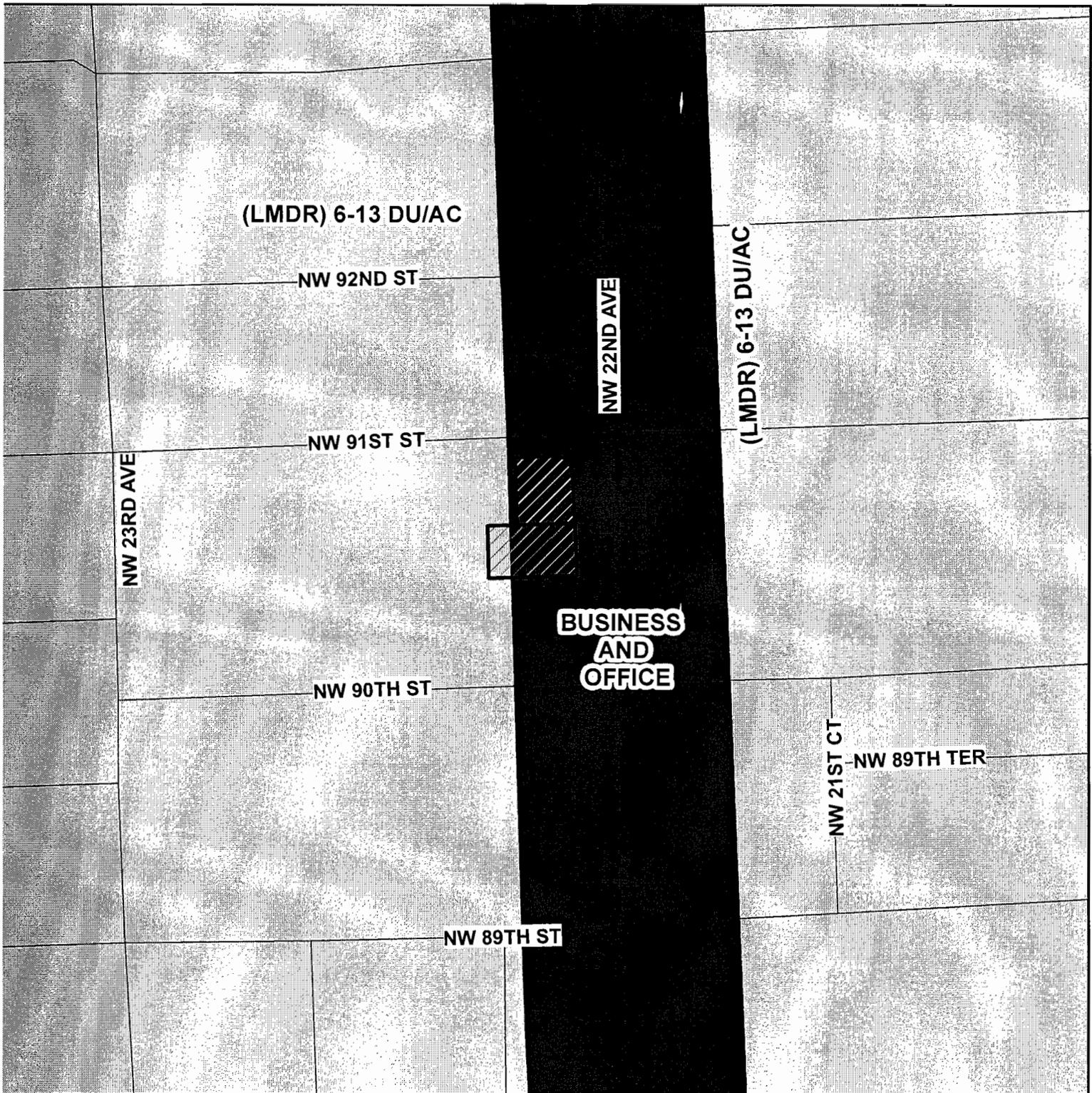
**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer



SKETCH CREATED ON: Thursday, November 3, 2011

REVISION	DATE	BY
		23



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2011000122**



Section: 03 Township: 53 Range: 41  
 Applicant: NEW SOLID ROCK MBC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Thursday, November 3, 2011

REVISION	DATE	BY

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 8**

**PH: Z11-005 (12-6-CZ8-1)**

**June 13, 2012**

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Habitat for Humanity of Greater Miami, Inc.
<b>Summary of Requests</b>	The applicant is seeking to allow a single-family residence on a parcel of land with less lot frontage and area than required, greater lot coverage than permitted and setback closer to the rear property line.
<b>Location</b>	Approx. 125 ft. west of NW 15 Avenue and North of 73 Street, Miami-Dade County, Florida.
<b>Property Size</b>	50' x 70'
<b>Existing Zoning</b>	RU-1
<b>Existing Land Use</b>	Vacant
<b>2015-2025 CDMP Land Use Designation</b>	Low-Medium Density Residential, 6 to 13 dua (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- (1) NON-USE VARIANCE 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) NON-USE VARIANCE to permit a single family residence setback a minimum of 12.40' (25' required) from the rear (north) property line.
- (3) NON-USE VARIANCE to permit a lot coverage of 37% (35 % permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity" as prepared by Thomas and Calzadilla and dated stamped received 3/20/12 consisting of 2 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** A proposed 1,280 sq. ft. single-family residence.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1; vacant land	Low-Medium Density Residential (6 to 13 dua)
<b>North</b>	RU-1; single-family residences	Low-Medium Density Residential (6 to 13 dua)
<b>South</b>	RU-1; single-family residence and vacant land	Low-Medium Density Residential (6 to 13 dua)
<b>East</b>	RU-1; vacant land	Low-Medium Density Residential (6 to 13 dua)
<b>West</b>	RU-1; vacant land	Low-Medium Density Residential (6 to 13 dua)

### **NEIGHBORHOOD COMPATIBILITY:**

The subject property is an interior, substandard sized lot in an area comprised of single-family residences and vacant lots.

### **SUMMARY OF THE IMPACTS:**

The approval of this application could have a positive impact on the surrounding neighborhood with the development of affordable housing on a substandard vacant lot. However, the requested variances are due to the size constraints of the property and could have a negative visual impact on the surrounding area.

### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as **Low Medium Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text for Low Medium Density Residential Communities. 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.* The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot with less lot frontage and area than required, greater lot coverage than permitted and setback closer to the rear (north) property line than that permitted by the Zoning Code.

The proposed single-family residence furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The subject parcel is located within the Model City/Brownsville Targeted Urban Area, and as such furthers **Objective LU-12**, which indicates that the 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.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **consistent** with the CDMP Low Medium Density designation of the LUP map and the CDMP's Land Use Element the interpretative text, **Policy LU-1C** and **Objective LU-12**.

### **ZONING ANALYSIS:**

When requests #1, #2 and #3 are analyzed under the Non-Use Variances From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests to permit a single-family residence with setback less than required from the rear property line along with less lot frontage and lot area than required and greater lot coverage would be **compatible** with the surrounding area, would not be detrimental to the neighborhood

and would not affect the appearance of the community. Staff found similar approvals for variances of the rear setback, lot area and lot frontage and lot coverage requirements on several properties surrounding the subject property. For example, pursuant to Resolution #CZAB8-48-11, a property east of the subject property was approved to allow the development of a residence with a lot coverage of 36.6% (35% permitted) and a reduced rear setback of 12.83' (25' required) from the property line. In addition, pursuant to Resolution # CZAB8-25-11, a property to the west of the subject property was approved to allow the development of a residence with a lot frontage of 50' (75' required), lot area of 3,500 sq. ft. (7,500 sq. ft. required) and setback 15.83' (25' required) from the rear property line. As such, staff opines that approval of this application would not be out of character with the surrounding area which is comprised of lots with similar dimensions as the 50' x 70' subject parcel and would therefore have similar physical constraints in development.

Further, staff notes that the approval of the requests will allow new development on a substandard vacant lot within the Model City/Brownsville Targeted Urban Area as identified in the Urban Economic Revitalization Plan for Targeted Urban Areas. **As such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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, and other requirements.
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 and Calzadilla and dated stamped received 3/20/12 consisting of 2 sheets.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:GR:NN:JV:JC



Eric Silva, AICP, Assistant Director  
Zoning and Community Planning  
Miami-Dade County  
Sustainability, Planning and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

*NDW  
EMR*

- ZONING RECOMMENDATION ADDENDUM
- HISTORY
- MOTION SLIPS\*
- DEPARTMENT MEMORANDA
- DISCLOSURE OF INTEREST\*
- HEARING PLANS\*
- MAPS

\*If applicable

# ZONING RECOMMENDATION ADDENDUM

*Habitat for Humanity of Greater Miami, Inc.*  
Z11-005

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, <b>Environment</b> & Regulatory Affairs	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No comment
Schools	No objection
*Subject to conditions in their memorandum.	

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

<b>Low-Medium Density Residential</b> (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low-Medium Density Residential</b>. 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.</i>
<b>Land Use Policy 1C</b> (Pg. I-2)	<i>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.</i>
<b>Land Use Objective 12</b> (Pg. I-24)	<i>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 an 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.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>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.</i>
--	---

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

**12-6-CZ8-1 (11-005)**  
**Area 8/District 02**  
**Hearing Date: 06/13/12**

Property Owner (if different from applicant) Same.

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

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

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

No History

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

**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 #Z2011000005  
Habitat for Humanity of Greater Miami, Inc.  
1623 N.W. 73<sup>rd</sup> Street  
To Permit a Parcel of Land with Less Lot Frontage and Area than  
Required, to Permit a Single-Family Residence Setback Less than  
Required from Property Lines and to Permit a Greater Lot Coverage than  
Permitted  
(RU-1) (0.08 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

There are no tree resources issues on the subject property.

#### Enforcement History

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

#### Concurrency Review Summary

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

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

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

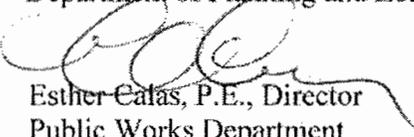
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

# Memorandum



**Date:** November 26, 2008

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

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

**Subject:** Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

# Memorandum



**Date:** 16-FEB-11  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000005

**Fire Prevention Unit:**

No objection.

**Service Impact/Demand:**

Development for the above Z2011000005  
 located at 1523 NW 73 ST, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 0797 is proposed as the following:

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

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

**Existing services**

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

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

Current service impact calculated based on site plan.

DATE: 18-MAY-12

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

HABITAT FOR HUMANITY OF GTR  
MIAMI

approx. 125 ft west of nw 15 ave and  
north of nw 73 st

---

APPLICANT

---

ADDRESS

Z2011000005

---

HEARING NUMBER

**HISTORY:**

ENFORCEMENT HISTORY: Folio 3031110380540 3031110380530 NC; No Open Cases. BNC;  
No BSS cases open/closed.

HABITAT FOR hUMANITY

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

**REPORTER NAME:**

# Memorandum



**Date:** May 24, 2012

**To:** Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Department of Regulatory and Economic Resources

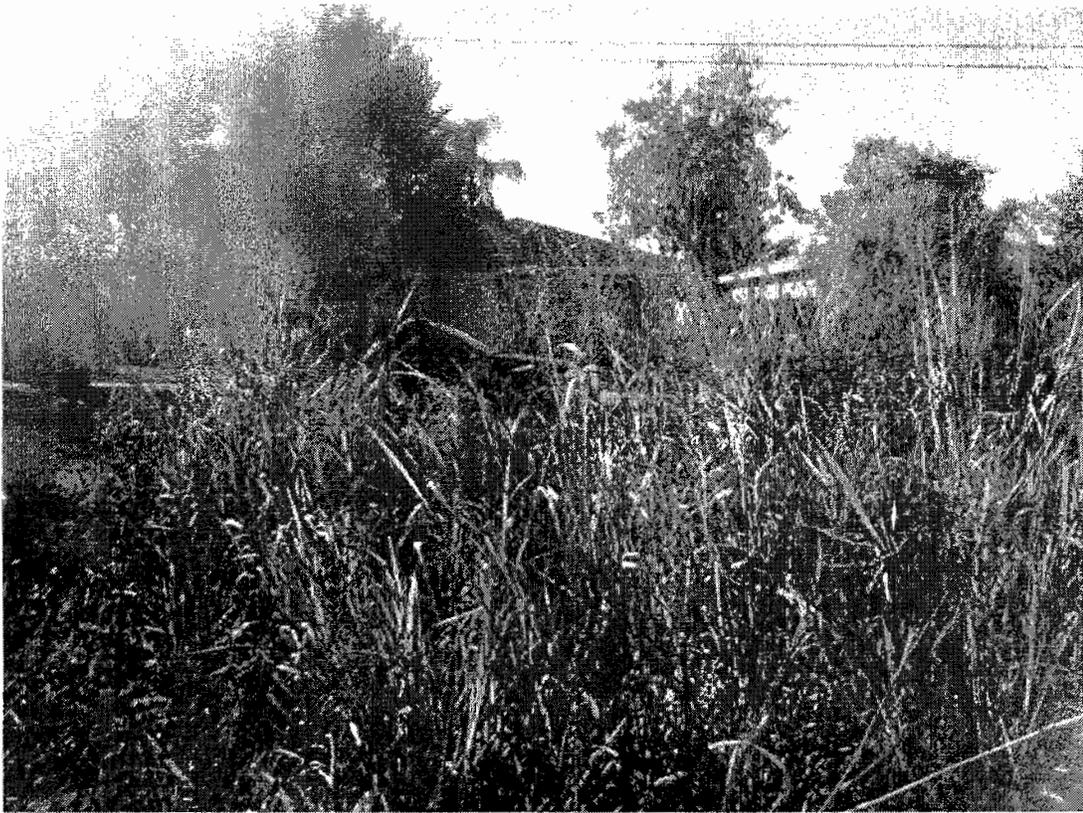
**From:** James Byers, Zoning Permitting Division Chief  
Department of Regulatory and Economic Resources

**Subject:** Z2011000005

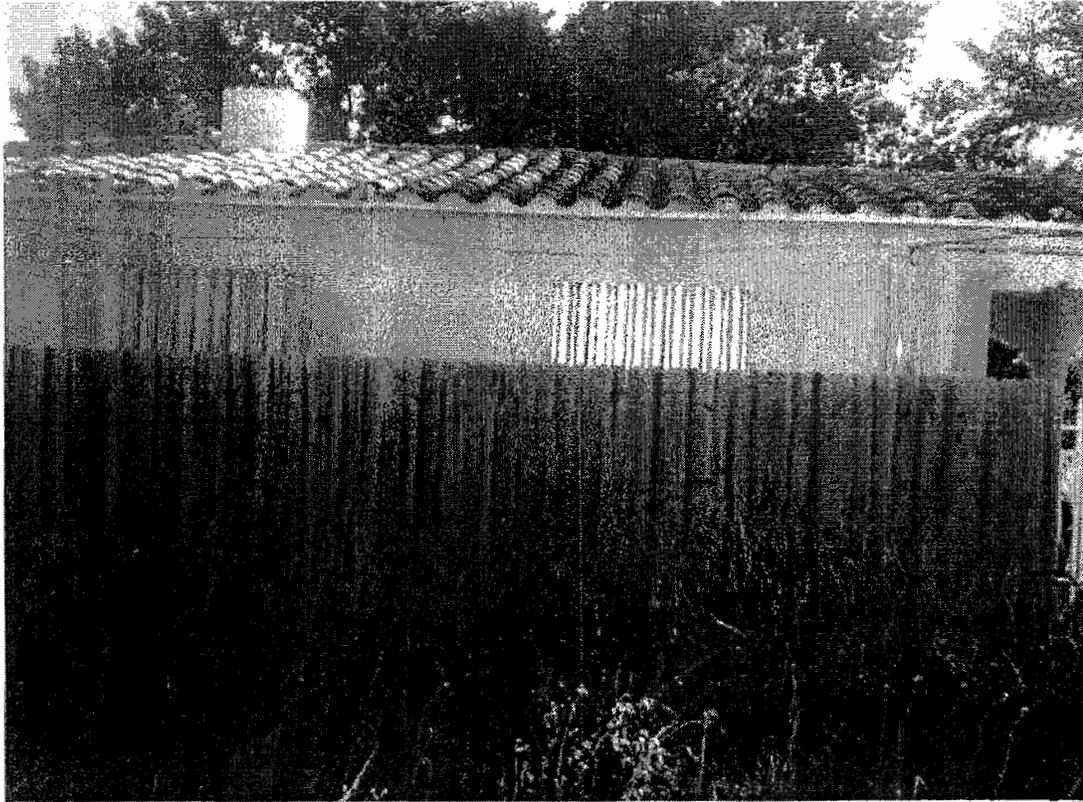
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Property was inspected by Ralph Edwards. Inspector observed a vacant lot with no unauthorized use and no violations.

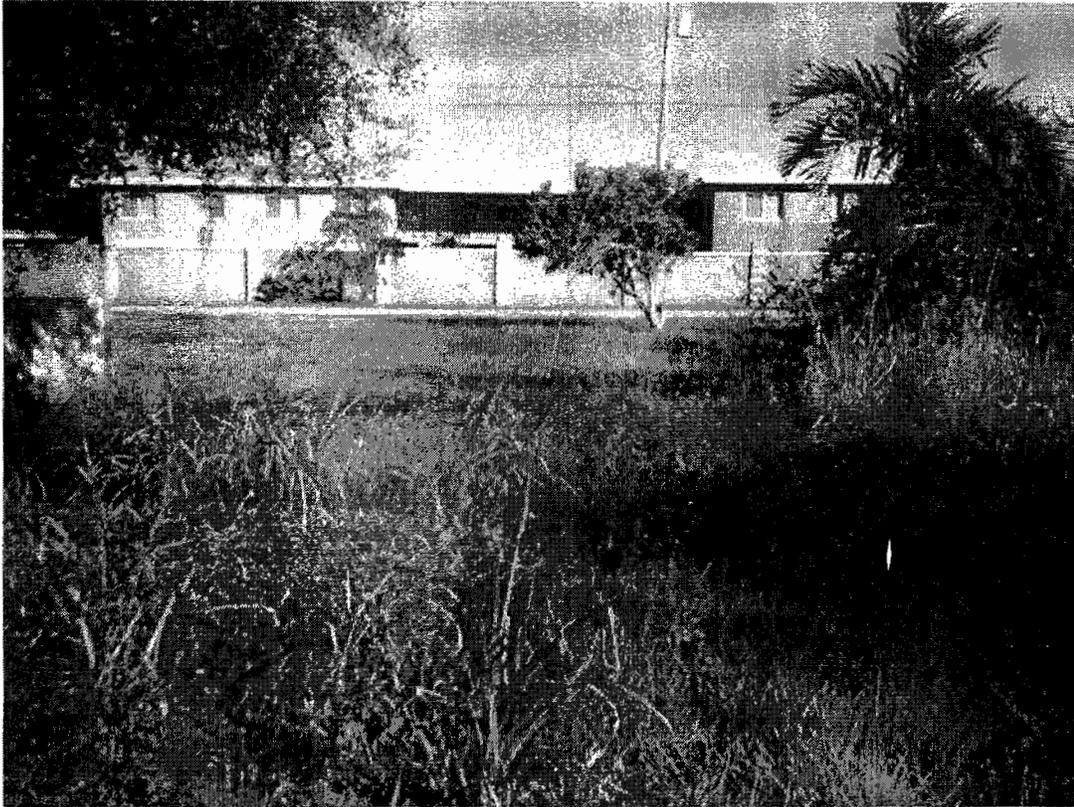
Prop. #337  
1623 NW 73 ST



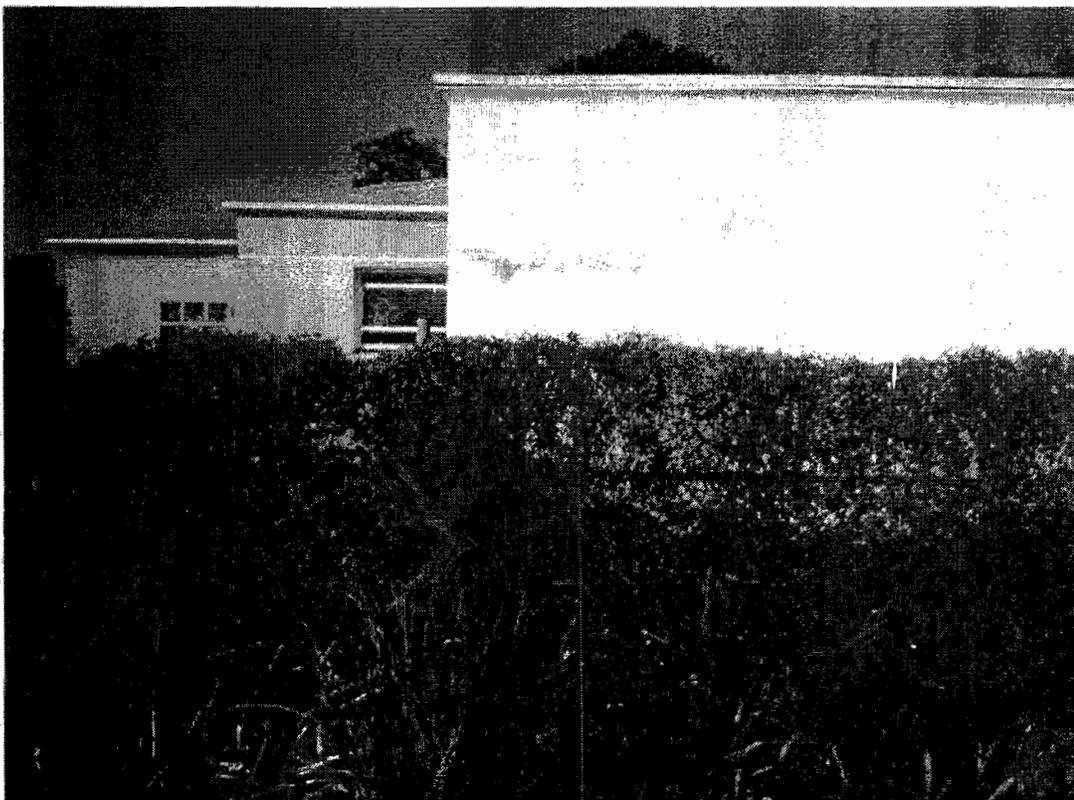
South Elevation



West Elevation



North Elevation



East Elevation

DISCLOSURE OF INTEREST\*

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

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

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

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

TRUST/ESTATE NAME \_\_\_\_\_

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

**RECEIVED**  
 2-11-05  
 JAN 19 2010  
 ZONING ADMINISTRATIVE REVIEW SECT.  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY: ROA

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].

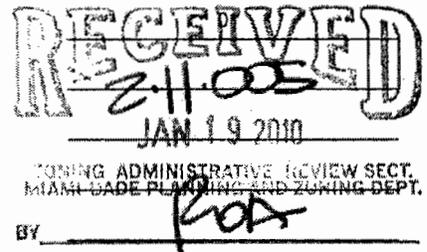
NAME OF PURCHASER: \_\_\_\_\_

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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



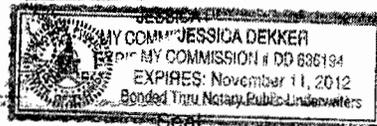
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature]  
(Applicant)

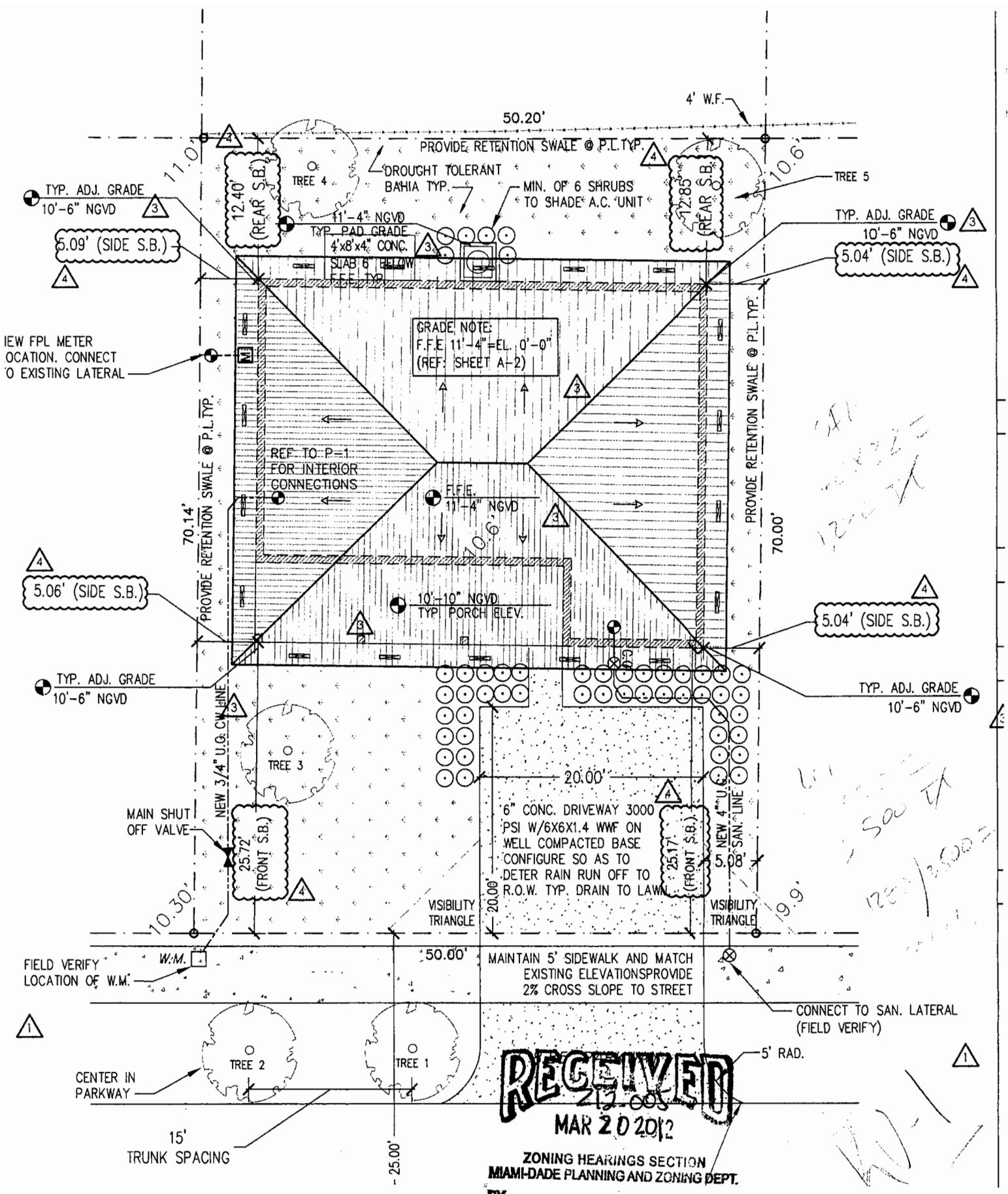
Sworn to and subscribed before me this 15 day of Dec, 2010. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)



My commission expires: \_\_\_\_\_

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



**RECEIVED**  
 MAR 20 2012

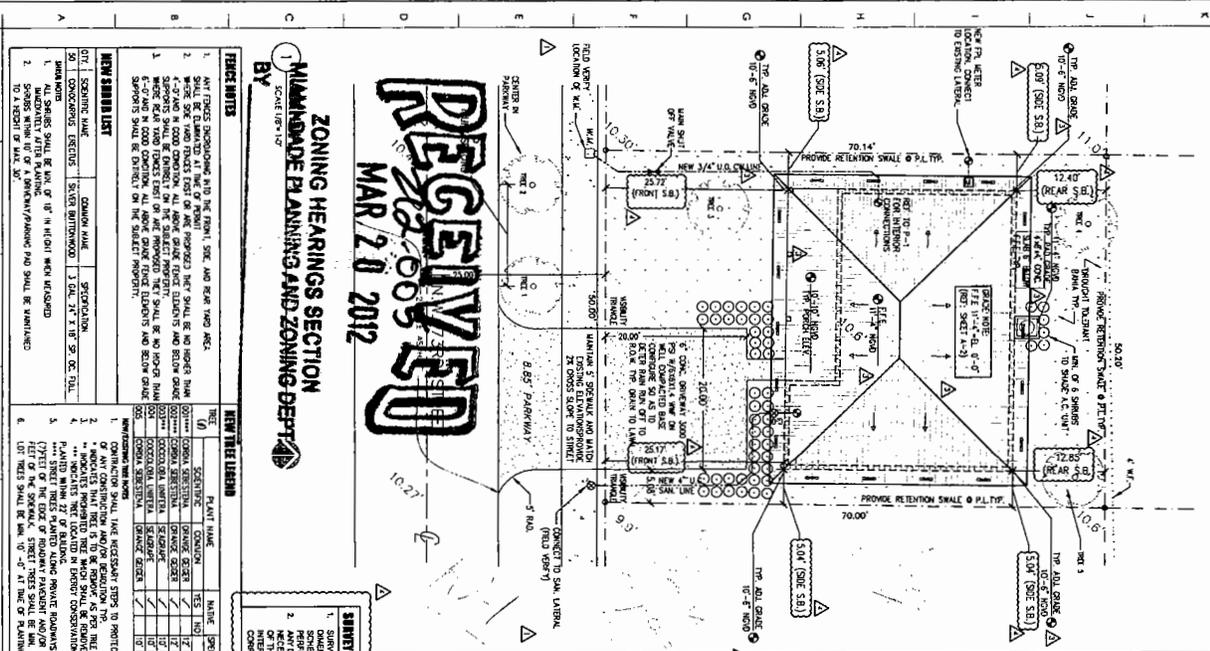
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY \_\_\_\_\_

ENLARGED SITE PLAN

# HABITAT FOR HUMANITY 1623 NW 73RD ST., Miami, FL.

**RECEIVED**  
MAR 20 2012

## ZONING HEARINGS SECTION HUMANITARIAN PLANNING AND ZONING DEPT.



PROJECT LOCATION	CONSTRUCTION NOTES
<p>1. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.</p> <p>2. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.</p>	<p>1. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.</p> <p>2. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.</p>

PROJECT DATA	PROJECT NOTES
<p>1. TOTAL PROJECT AREA: 1,200 SQ. FT.</p> <p>2. TOTAL PROJECT AREA: 1,200 SQ. FT.</p>	<p>1. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.</p> <p>2. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.</p>

LANDSCAPING NOTES	CONSTRUCTION NOTES
<p>1. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.</p> <p>2. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.</p>	<p>1. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.</p> <p>2. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.</p>

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REVISIONS	ABBREVIATIONS
<p>1. REVISION 1: [Description]</p> <p>2. REVISION 2: [Description]</p>	<p>A. ARCHITECT</p> <p>B. ARCHITECT (S&amp;P)</p> <p>C. CIVIL ENGINEER</p> <p>D. CIVIL ENGINEER (S&amp;P)</p> <p>E. CIVIL ENGINEER (S&amp;P)</p> <p>F. CIVIL ENGINEER (S&amp;P)</p> <p>G. CIVIL ENGINEER (S&amp;P)</p> <p>H. CIVIL ENGINEER (S&amp;P)</p> <p>I. CIVIL ENGINEER (S&amp;P)</p> <p>J. CIVIL ENGINEER (S&amp;P)</p> <p>K. CIVIL ENGINEER (S&amp;P)</p> <p>L. CIVIL ENGINEER (S&amp;P)</p> <p>M. CIVIL ENGINEER (S&amp;P)</p> <p>N. CIVIL ENGINEER (S&amp;P)</p> <p>O. CIVIL ENGINEER (S&amp;P)</p> <p>P. CIVIL ENGINEER (S&amp;P)</p> <p>Q. CIVIL ENGINEER (S&amp;P)</p> <p>R. CIVIL ENGINEER (S&amp;P)</p> <p>S. CIVIL ENGINEER (S&amp;P)</p> <p>T. CIVIL ENGINEER (S&amp;P)</p> <p>U. CIVIL ENGINEER (S&amp;P)</p> <p>V. CIVIL ENGINEER (S&amp;P)</p> <p>W. CIVIL ENGINEER (S&amp;P)</p> <p>X. CIVIL ENGINEER (S&amp;P)</p> <p>Y. CIVIL ENGINEER (S&amp;P)</p> <p>Z. CIVIL ENGINEER (S&amp;P)</p>

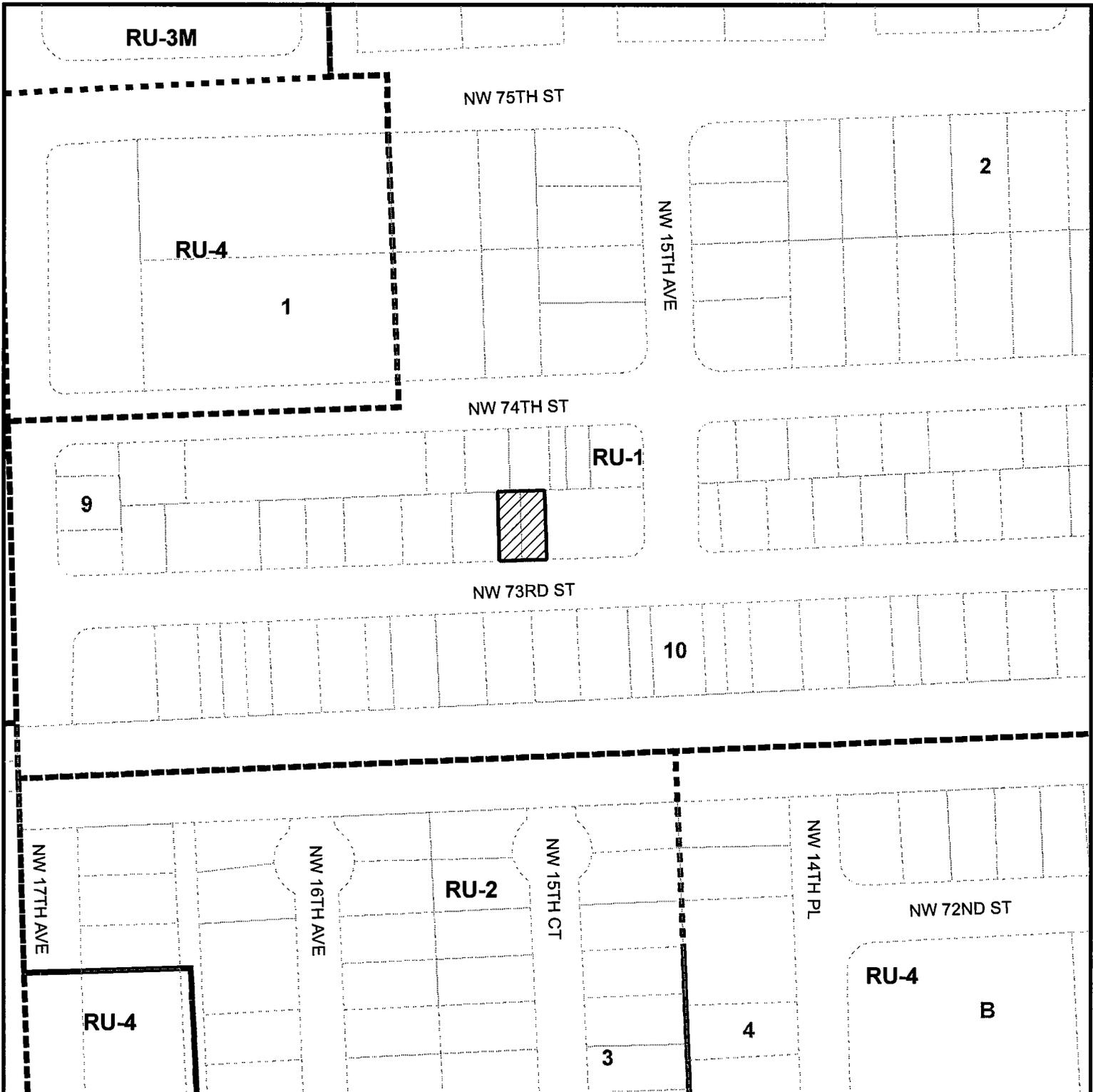
**DATE:** 10/08/10  
**DRAWN BY:** [Name]  
**CHECKED BY:** [Name]

**HABITAT FOR HUMANITY**  
1623 NW 73RD ST.  
MIAMI, FLORIDA

Registration  
*[Signature]*  
Peter W. Thomas AR 006754

18

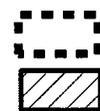




**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2011000005**

**Legend**



Zoning

Subject Property Case



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



SKETCH CREATED ON: Tuesday, February 1, 2011

REVISION	DATE	BY
		20



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

Process Number  
**Z2011000005**

Legend



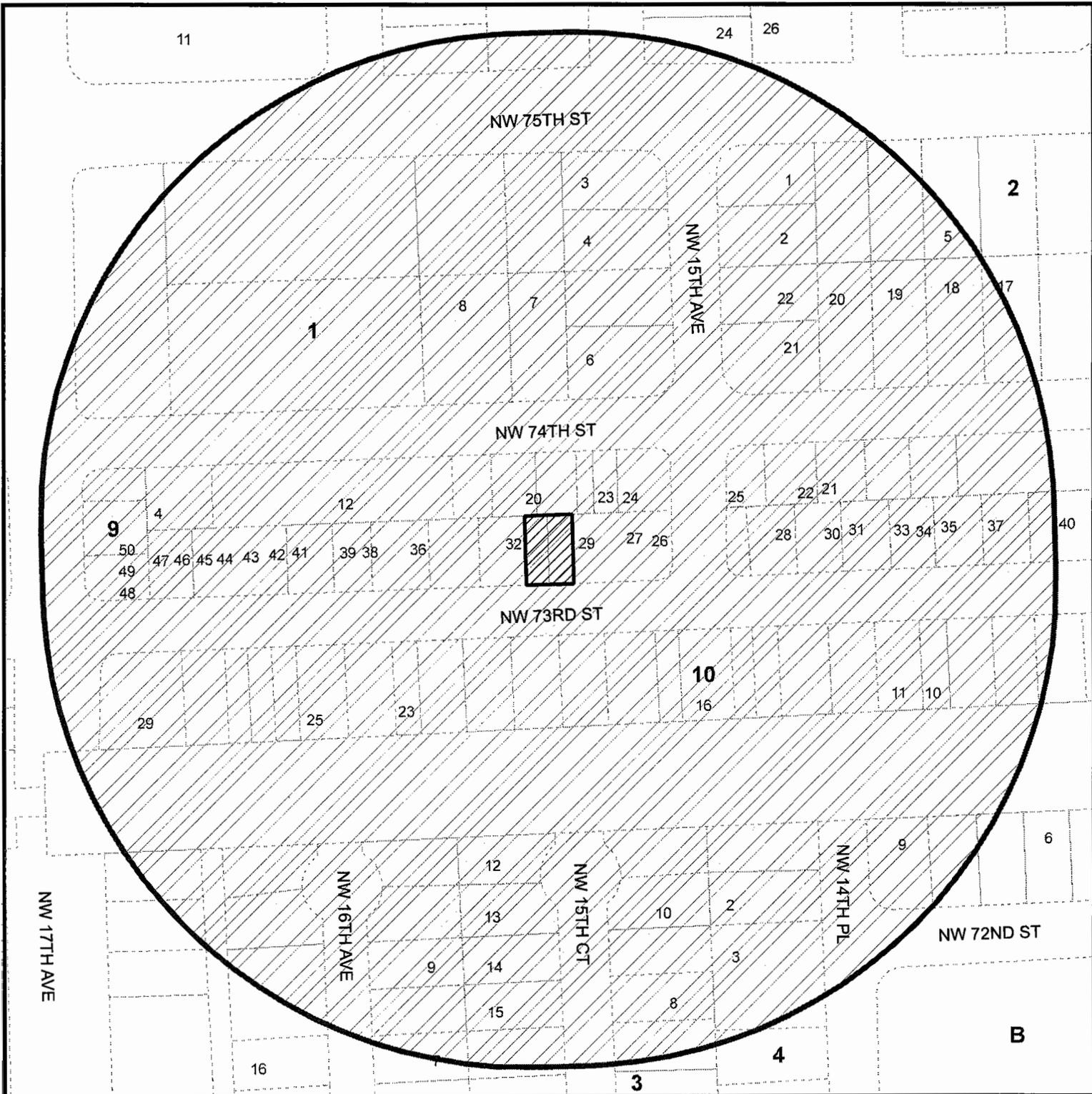
 Subject Property

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



SKETCH CREATED ON: Tuesday, February 1, 2011

REVISION	DATE	BY
		21



**MIAMI-DADE COUNTY  
RADIUS MAP**

Process Number  
**Z2011000005**  
RADIUS: 500

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

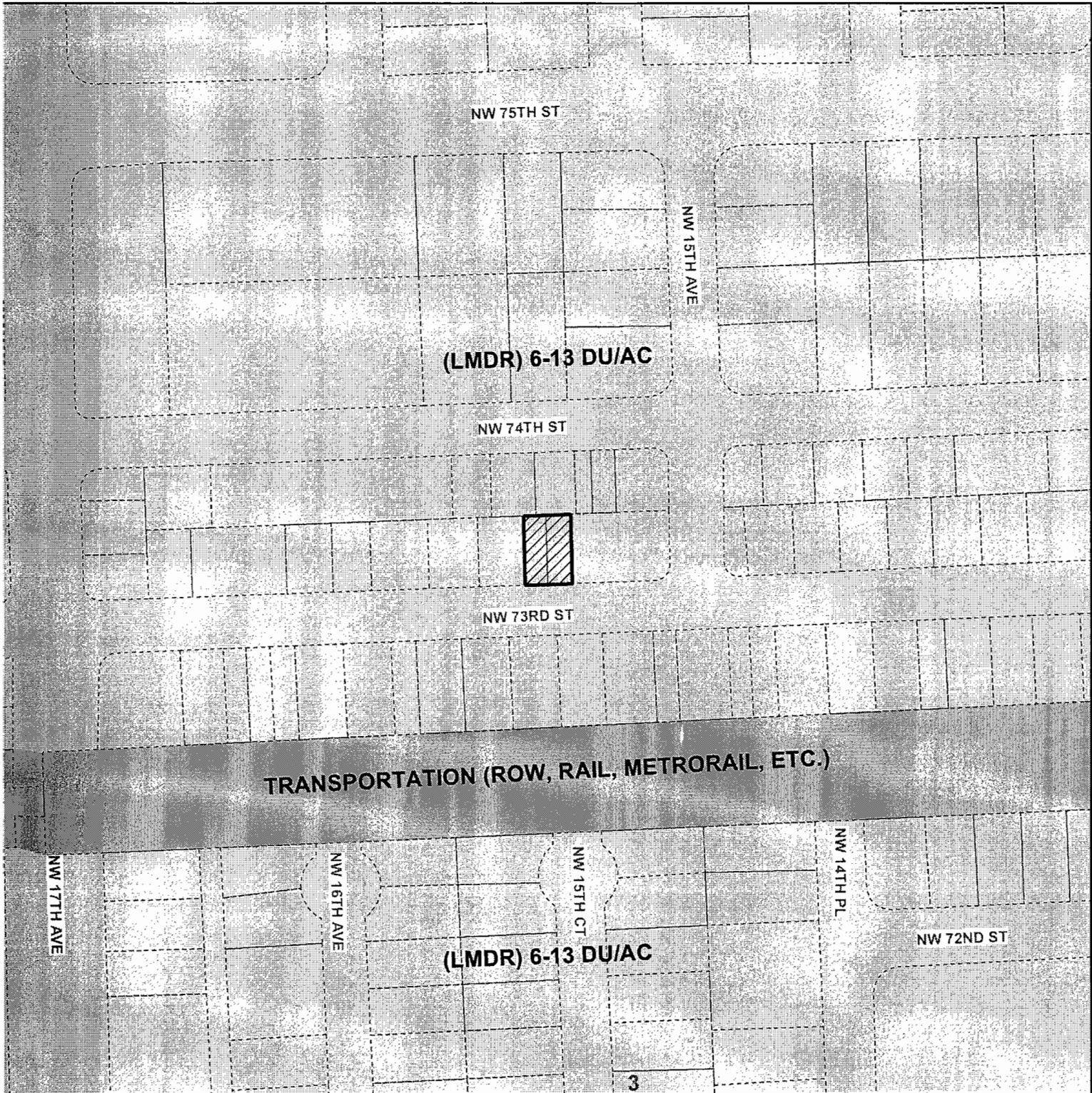
**Legend**

-  Buffer
-  Subject Property
-  Property Boundaries



SKETCH CREATED ON: Tuesday, February 1, 2011

REVISION	DATE	BY
		22



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2011000005**

**Legend**



 Subject Property Case

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



SKETCH CREATED ON: Tuesday, February 1, 2011

REVISION	DATE	BY

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 8**

**PH: Z11-029 (12-6-CZ8-2)**

**June 13, 2012**

**Item No. 2**

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Habitat for Humanity of Greater Miami, Inc.
<b>Summary of Requests</b>	The applicant is seeking to allow a single-family residence on a parcel of land with less lot frontage and area than required and setback closer to the rear (west) property line.
<b>Location</b>	SW corner of NW 83 Street and NW 14 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	51' x 93'
<b>Existing Zoning</b>	RU-1
<b>Existing Land Use</b>	Vacant
<b>2015-2025 CDMP Land Use Designation</b>	Low Density Residential, 2.5 to 6 dua (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 51' (75' required) and a lot area of 4,743 sq. ft. (7,500 sq. ft. required).
- (2) NON-USE VARIANCE to permit a proposed single-family residence with a rear setback of 16'-10" (25' required) from the rear (west) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Habitat for Humanity, Inc." as prepared by Buckler Architects consisting of three sheets (3) and dated 3/14/11. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** A proposed 1,317 sq. ft. single-family residence.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>North</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>South</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>East</b>	RU-1; 4 triplexes	Low Density Residential (2.5 to 6 dua)
<b>West</b>	RU-1; vacant land	Low Density Residential (2.5 to 6 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is a corner, substandard sized lot in an area comprised of single-family residences and vacant lots.

**SUMMARY OF THE IMPACTS:**

The approval of this application could have a positive impact on the surrounding neighborhood with the development of affordable housing on a substandard vacant lot. However, the requested variances are due to the size constraints of the property and could have a negative visual impact on the surrounding area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text for Low Density Residential Communities. *This category permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The Land Use Element Interpretive Text under Residential Communities provides that this density category is generally characterized by single family housing, e.g., single family detached, cluster, 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.* 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 than that permitted by the Zoning Code.

The proposed single-family residence furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The subject parcel is located within the West Little River Targeted Urban Area, and as such furthers **Objective LU-12**, which indicates that the 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.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **compatible** with the surrounding residential uses and would be **consistent** with the CDMP Low Density designation of the LUP map and the CDMP's Land Use Element Interpretative Text, **Policy LU-1C** and **Objective LU-12**.

**ZONING ANALYSIS:**

When requests #1 and #2 are analyzed under the Non-Use Variances From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests to permit a single-family residence with setback less than required from the rear

property line along with less lot frontage and lot area than required would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Further, in staff's opinion, approval of the application would not affect the appearance of the community. Staff found similar approvals for variances of the rear setback, lot area and lot frontage coverage requirements on several properties surrounding the subject property. For example, pursuant to Administrative Adjustment V1982000103, the property located at 8190 NW 14 Court was approved for a lot frontage of 51' (75' required), lot area of 4,731 sq. ft. (7,500 sq. ft. required) and setback 12.73' (25' required) from the rear property line. Additionally, pursuant to Resolution #CZAB8-5-03, a property located at 8140 NW 14 Ave was approved to allow a residence with a lot frontage of 51' (75' required) and lot area of 4,743 sq. ft. (7,500 sq. ft. required). As such, staff opines that approval of this application would not be out of character with the surrounding area which is comprised of lots with similar dimensions as the 51' x 93' subject parcel and would therefore have similar physical constraints in development.

Further, staff notes that the approval of the request will allow new development on a substandard vacant lot within the West Little River Targeted Urban Area as identified in the Urban Economic Revitalization Plan for Targeted Urban Areas. **As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

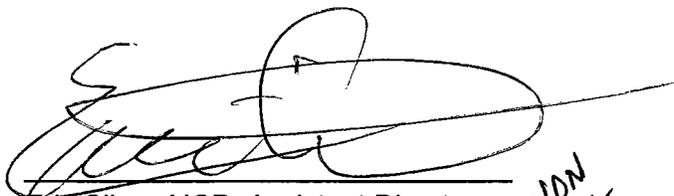
**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity, Inc." as prepared by Buckler Architects consisting of three sheets (3) and dated 3/14/11.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:GR:NN:CH:JC



Eric Silva, AICP, Assistant Director  
Zoning and Community Planning  
Miami-Dade County  
Sustainability, Planning and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

NDN  
E.M.R.

ZONING RECOMMENDATION ADDENDUM  
HISTORY  
MOTION SLIPS\*  
DEPARTMENT MEMORANDA  
DISCLOSURE OF INTEREST\*  
HEARING PLANS\*  
MAPS

\*If applicable

# ZONING RECOMMENDATION ADDENDUM

*Habitat for Humanity of Greater Miami, Inc.*  
Z11-029

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, <b>Environment</b> & Regulatory Affairs	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No comment
Schools	No objection
*Subject to conditions in their memorandum.	

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

<b>Low Density Residential</b> (Pg. I-31)	<i>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.</i>
<b>Land Use Policy 1C</b> (Pg. I-2)	<i>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.</i>
<b>Land Use Objective 12</b> (Pg. I-24)	<i>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 an 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.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>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.</i>
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**2. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**  
**(Applicant)**

**12-6-CZ8-2 (11-029)**  
**Area 8/District 02**  
**Hearing Date: 06/13/12**

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:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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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.

# Memorandum



**Date:** February 24, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs

**Subject:** C-08 #Z2011000029-1<sup>st</sup> Revision  
Habitat for Humanity of Greater Miami, Inc.  
8290 N.W. 14 Avenue  
To Permit a Parcel of Land with Less Frontage and Area than  
Required and to Permit a Single-Family Residence with Less  
Setback than Required from Property Lines  
(RU-1) (0.109 Acres)  
11-53-41

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application 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. The Department does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

### Stormwater Management

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

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

#### Wetlands

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

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

#### Tree Preservation

The subject property contains a prohibited tree as defined in Section 24-49.9 of the Code, which is located on the southeast part of the property. The site plan submitted with this application depicts this tree to remain. However be advised that pursuant to Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from the site prior to development. Notwithstanding the foregoing, the applicant is advised that Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any other tree on the subject property that is not a prohibited species. The applicant is advised to contact the Tree Program for permitting procedures and requirements prior to development of site and landscaping plans.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

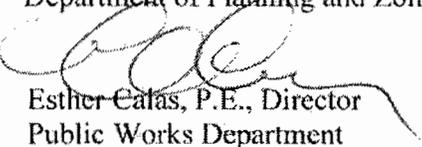
cc: Eric Silva, Sustainability, Planning and Economic Enhancement

# Memorandum



**Date:** November 26, 2008

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

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

**Subject:** Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

# Memorandum



**Date:** 12-APR-11  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000029

**Fire Prevention Unit:**

- No objection.

**Service Impact/Demand**

Development for the above Z2011000029  
 located at swc of nw 83 st and NW 14 AVE, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 0796 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.  
 The estimated average travel time is: 6:27 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.

DATE: 18-MAY-12  
REVISION 1

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

HABITAT FOR HUMANITY OF  
GREATER MIAMI, INC.

the southwest corner of nw 83 st and  
NW 14 AVE, MIAMI-DADE COUNTY,  
FLORIDA.

---

APPLICANT

---

ADDRESS

---

Z2011000029

---

HEARING NUMBER

**HISTORY:**

ENFORCEMENT HISTORY: NC: No open cases. BNC; No BSS cases open/closed.

Habitat for Humanity

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

**REPORTER NAME:**

# Memorandum



**Date:** May 24, 2012

**To:** Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Department of Regulatory and Economic Resources

**From:** James Byers, Zoning Permitting Division Chief  
Department of Regulatory and Economic Resources

**Subject:** Z2011000029

---

Property was inspected by Ralph Edwards. Inspector observed a vacant lot with no unauthorized use and no violations.

**DISCLOSURE OF INTEREST\***

PLANNING AND ZONING DEPT.  
 PLANNING AND ZONING DEPT.  
 BY: *[Signature]*

**MIAMI-DADE COUNTY**  
**PROCESS # 211-028**  
**DATE: MAR 14 2011**

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

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

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
MICHAEL BATTLE, PRESIDENT	0
SCOTT REMBOLD, VICE PRESIDENT	0
ARLENN WILLIAMS, 2ND VICE PRESIDENT	0

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

TRUST/ESTATE NAME \_\_\_\_\_

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

**RECEIVED**  
 211-028  
 MAR 14 2011

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

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

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

**RECEIVED**  
NAME OF PURCHASER:  
**MIAMI-DADE COUNTY**  
PROCESS #: **Z11-029**  
DATE: **MAR 17 2011**  
BY: **GRT**

7500-11  
MIAMI-DADE COUNTY  
PLANNING AND ZONING DEPT  
BY: *[Signature]*

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)

**RECEIVED**  
Z11-029  
MAR 14 2011

Sworn to and subscribed before me this 16 day of Dec, 2010  
produced \_\_\_\_\_ as identification.

Affiant is personally know to me or has  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: *[Signature]*

*[Signature]*  
(Notary Public)



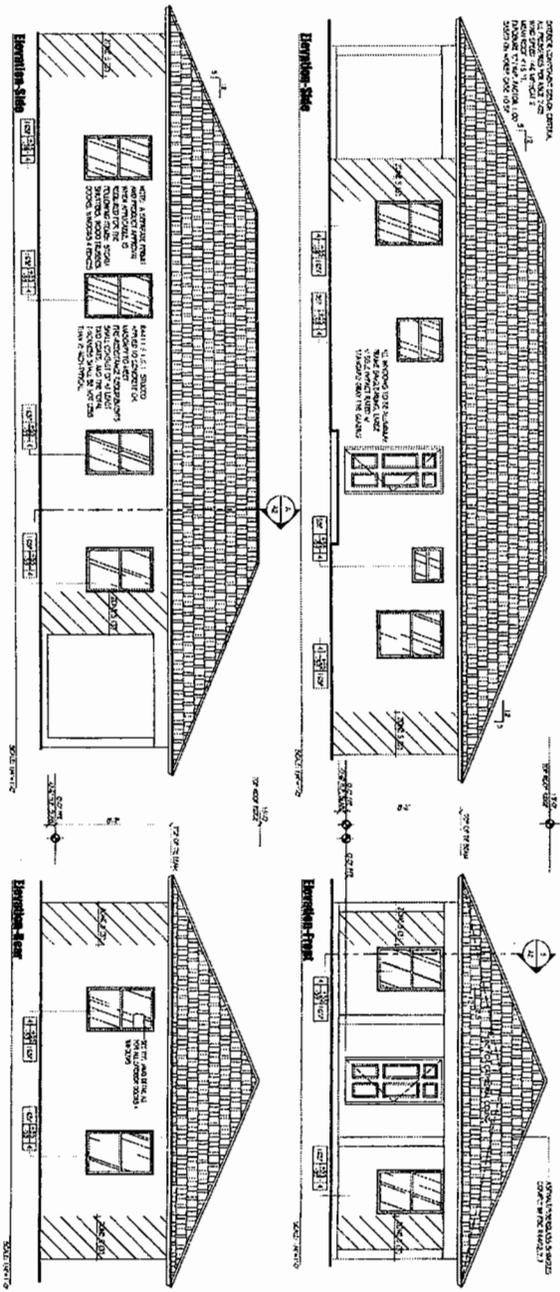
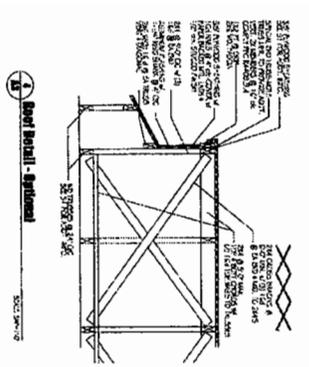
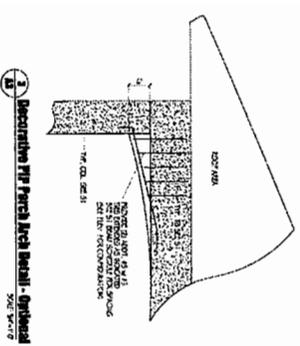
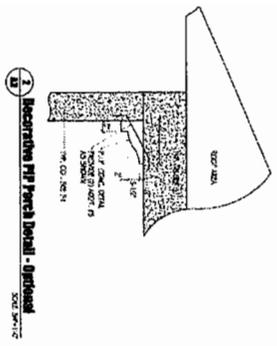
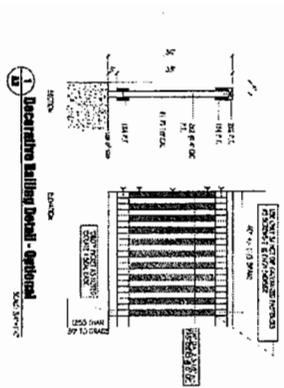
My commission expires: \_\_\_\_\_

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







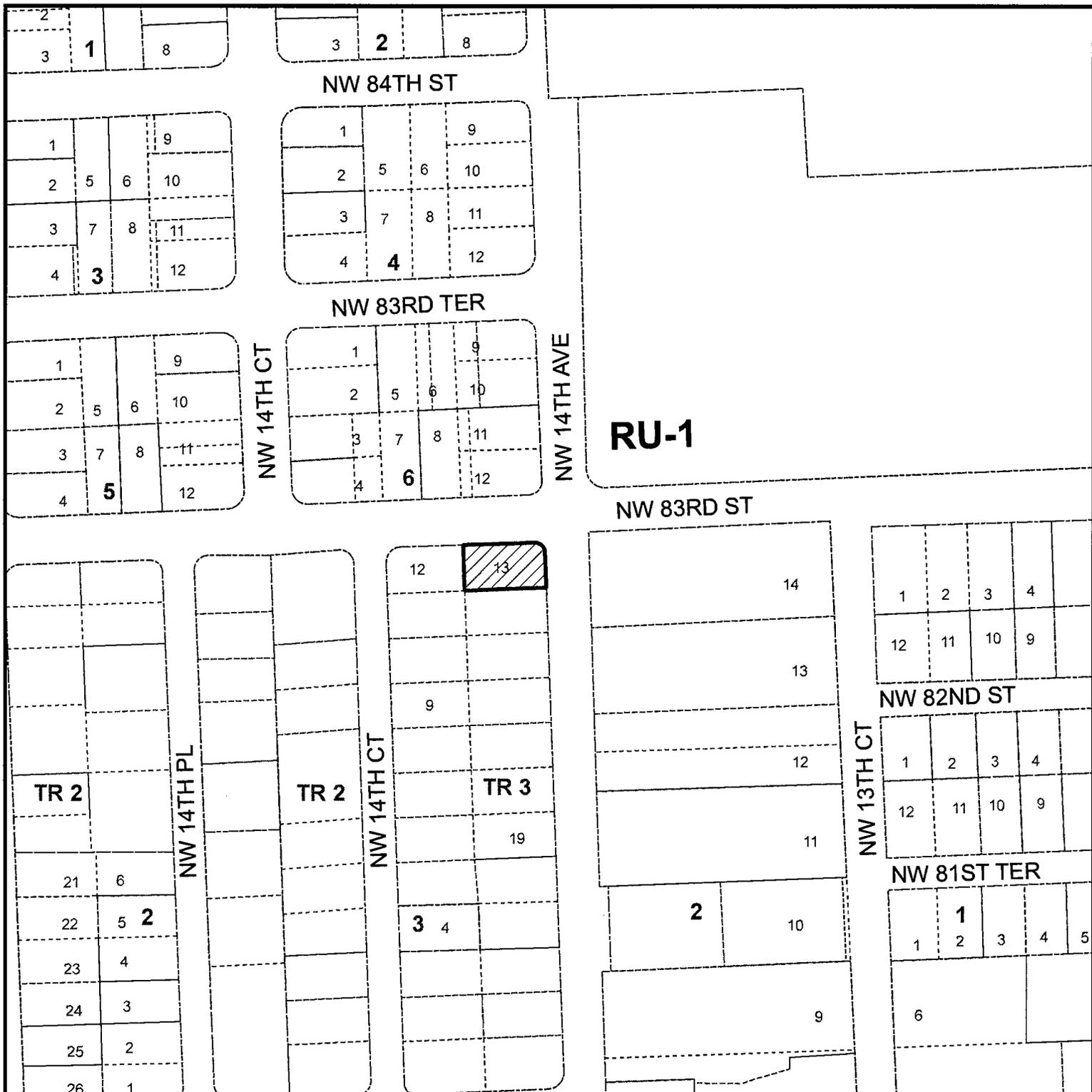


**RECEIVED**  
MAR. 14 2011  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

**RECEIVED**  
MAR 14 2011

**MODEL A1**  
SEP 15 2010  
BUCKLER ARCHITECTS

**BUCKLER ARCHITECTS**  
ARCHITECTS



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

Process Number  
**Z2011000029**



Section: 11 Township: 53 Range: 41  
 Applicant: **HABITAT FOR HUMANITY OF  
 GREATER MIAMI, INC.**  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: **KEELING STENNETT**  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
		19



**MIAMI-DADE COUNTY**

**AERIAL YEAR 2009**

**Section: 11 Township: 53 Range: 41**

**Applicant: HABITAT FOR HUMANITY  
OF GREATER MIAMI, INC.**

**Zoning Board: C8**

**Commission District: 2**

**Drafter ID: KEELING STENNETT**

**Scale: NTS**

**Process Number**

**Z2011000029**



**Legend**

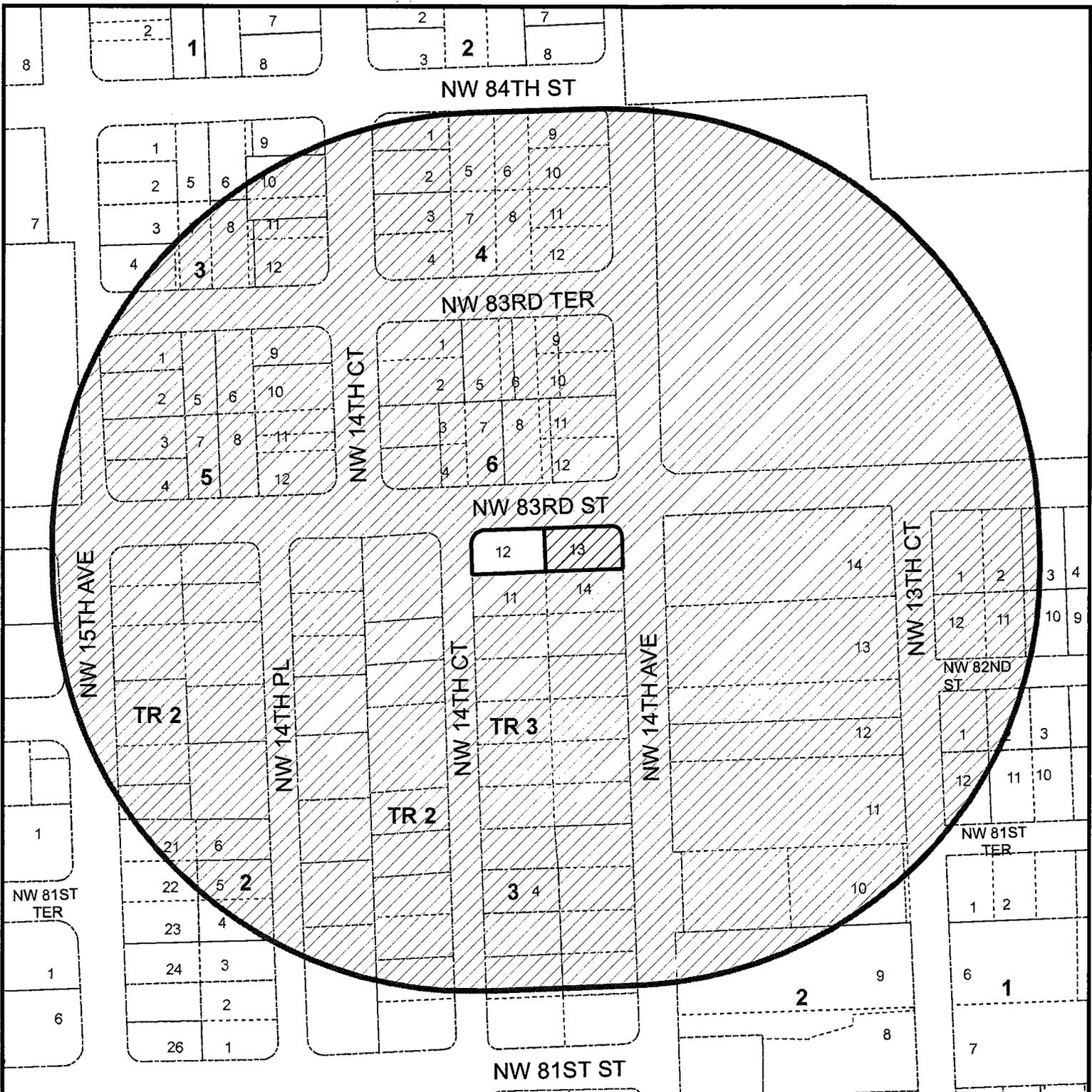


Subject Property



SKETCH CREATED ON: Tuesday, March 15, 2011

REVISION	DATE	BY
		20



**MIAMI-DADE COUNTY  
RADIUS MAP**

Process Number  
**Z2011000029**  
RADIUS: 500'

Section: 11 Township: 53 Range: 41  
Applicant: **HABITAT FOR HUMANITY OF GREATER MIAMI INC.**  
Zoning Board: C8  
Commission District: 2  
Drafter ID: **KEELING STENNETT**  
Scale: NTS

**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, March 15, 2011

REVISION	DATE	BY
		21



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2011000029**



Section: 11 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF  
 GREATER MIAMI, INC.

Zoning Board: C8  
 Commission District: 2  
 Drafter ID: KEELING STENNETT  
 Scale: NTS

**Legend**

 Subject Property Case



REVISION	DATE	BY

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 8**

PH: Z12-024 (12-6-CZ8-3)

June 13, 2012

Item No. 3

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Habitat for Humanity
<b>Summary of Requests</b>	The applicant is seeking to allow a single-family residence to setback closer to the rear (south) property line than permitted.
<b>Location</b>	The southwest corner of NW 19 Avenue & NW 62 Terrace, Miami-Dade County, Florida.
<b>Property Size</b>	52' X 90'
<b>Existing Zoning</b>	RU-2
<b>Existing Land Use</b>	Vacant
<b>2015-2025 CDMP Land Use Designation</b>	Low-Medium Density Residential, 6 to 13 dua ( <i>see attached Zoning Recommendation Addendum</i> )
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards ( <i>see attached Zoning Recommendation Addendum</i> )
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUEST:**

- (1) NON-USE VARIANCE to permit a proposed single-family residence setback a minimum of 15' (25' required) from the rear (south) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 3/12/12, and consisting of 2 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** A proposed 1,110 sq. ft. single-family residence.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-2; vacant land	Low-Medium Density Residential (6 to 13 dua)
<b>North</b>	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
<b>South</b>	BU-3; vacant land	Low-Medium Density Residential (6 to 13 dua)
<b>East</b>	RU-2; vacant land	Low-Medium Density Residential (6 to 13 dua)
<b>West</b>	RU-2 & BU-3; vacant land	Low-Medium Density Residential (6 to 13 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is a corner lot in an area comprised of single-family residences and vacant lots.

**SUMMARY OF THE IMPACTS:**

The approval of this application could have a positive impact on the surrounding neighborhood with the development of affordable housing on a vacant lot. However, the requested variance could have a negative visual impact on the abutting single-family residences to the south.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as ***Low Medium Density Residential*** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text for Low Medium Density Residential Communities. 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.* The approval of this application will allow the construction of a proposed single-family residence setback closer to the rear (south) property line than that permitted by the Zoning Code.

The proposed single-family residence furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The subject parcel is located within the Model City/Brownsville Targeted Urban Area, and as such furthers **Objective LU-12**, which indicates that the 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.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **compatible** with the surrounding residential uses and would be **consistent** with the CDMP Low Medium Density designation of the LUP map and the CDMP's Land Use Element interpretative text, **Policy LU-1C** and **Objective LU-12**.

**ZONING ANALYSIS:**

When request #1 is analyzed under the Non-Use Variances From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request to permit a single-family residence with setback less than required from the rear property line would be **compatible** with the surrounding area, would not be detrimental to the

neighborhood and would not affect the appearance of the community. Further, in staff's opinion, approval of the application would not affect the appearance of the community.

Staff found similar approvals for variances of rear setback requirements on several properties within the area. For example, pursuant to Resolution #CZAB8-30-11, the property lying south of NW 62 Terrace and approximately 52' east of NW 19 Avenue, was approved to allow the development of a single-family residence with a setback of 16' from the rear (south) property line. Staff also notes that the properties located to the northeast of the subject property at 1863 NW 62 Terrace and 1861 NW 62 Terrace, were also approved pursuant to Resolution Nos. CZAB8-40-08 and CZAB8-5-11 respectively, to allow residences with reduced rear setbacks of 21'-7" and 15'-3" respectively. As such, staff opines that approval of this application would not be out of character with the surrounding area which is comprised of lots with similar dimensions as the 52' x 90' subject parcel and would therefore have similar physical constraints in development.

Further, staff notes that the approval of the request will allow new development on a substandard vacant lot within the Model City/Brownsville Targeted Urban Area as identified in the Urban Economic Revitalization Plan for Targeted Urban Areas. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

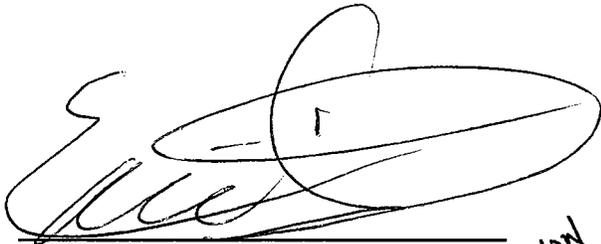
**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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, and other requirements.
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 3/12/12, and consisting of 2 sheets.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:GR:NN:CH:JC



Eric Silva, AICP, Assistant Director  
Zoning and Community Planning  
Miami-Dade County  
Sustainability, Planning and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

*NDW  
GMR*

- ZONING RECOMMENDATION ADDENDUM
- HISTORY
- MOTION SLIPS\*
- DEPARTMENT MEMORANDA
- DISCLOSURE OF INTEREST\*
- HEARING PLANS\*
- MAPS

\*If applicable

## ZONING RECOMMENDATION ADDENDUM

*Habitat for Humanity of Greater Miami, Inc.*  
Z12-024

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, <b>Environment</b> & Regulatory Affairs	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

<b>Low-Medium Density Residential (Pg. I-31)</b>	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low-Medium Density Residential</b>. 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.</i>
<b>Land Use Policy 1C (Pg. I-2)</b>	<i>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.</i>
<b>Land Use Objective 12 (Pg. I-24)</b>	<i>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 an 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.</i>

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>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.</i>
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**3. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**  
**(Applicant)**

**12-6-CZ8-3 (12-024)**  
**Area 8/District 02**  
**Hearing Date: 06/13/12**

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

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

Disclosure of interest form attached? Yes  No

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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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.

# Memorandum



**Date:** February 27, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs

**Subject:** C-08 #Z2012000024  
Habitat for Humanity of Greater Miami, Inc.  
1890 NW 62<sup>nd</sup> Terrace  
Non Use Variance of Setbacks Requirements to Permit Setbacks  
Less than Required  
(RU-2) (0.10 Acres)  
15-53-41

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" field of the memorandum.

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application 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 for this proposed development order.

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

#### Stormwater Management

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

#### Wetlands

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

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

#### Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24 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. 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 the Tree Program for additional information regarding permitting procedures and requirements prior to site development.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: HABITAT OF HUMANITY OF GREATER MIAMI

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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



Raul A Pino, P.L.S.

29-FEB-12

# Memorandum



**Date:** 22-FEB-12  
**To:** , Director  
 Department of Sustainability, Planning and Economic Enhancement  
**From:** William W. Bryson, Fire Chief.  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2012000024

**Fire Prevention Unit:**

No objection.

**Service Impact/Demand**

Development for the above Z2012000024  
 located at 1890 NW 62 TERR, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.  
 The estimated average travel time is: 6:02 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.

# Memorandum



**Date:** February 29, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Maria I. Nardi, Chief *M. I. Nardi*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2012000024: HABITAT OF HUMANITY OF GREATER MIAMI

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**Application Name:** HABITAT OF HUMANITY OF GREATER MIAMI

**Project Location:** The site is located at 1890 NW 62 TERR, Miami-Dade County.

**Proposed Development:** The applicant is requesting approval for non-use variance of required setbacks and lot coverage for one single family dwelling unit.

This application is located in Park Benefit District 1, which has a surplus of 407.20 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

DATE: 17-FEB-12

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

HABITAT OF HUMANITY OF  
GREATER MIAMI

1890 NW 62 TERR, MIAMI-DADE  
COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

Z2012000024

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**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY; NC: No open cases. Prior case from August 5, 2009 for overgrowth and warning issued. Citation issued August 21, 2009. Violation corrected October 5, 2009. On December 31, 2009 cvn not paid and cvn was submitted to close on March 17, 2010 and closed June 11, 2010 due change ownership. BNC: No open cases.

Habitat of Humanity of Greater Miami

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

**REPORTER NAME:**

# Memorandum



**Date:** JUNE 7 2012

**To:** Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Miami-Dade Sustainability, Planning and Economic Enhancement

**From:** James Byers, Zoning Permitting Division Chief  
Department of Permitting, Environment and Regulatory Affairs

**Subject:** Z20110000024

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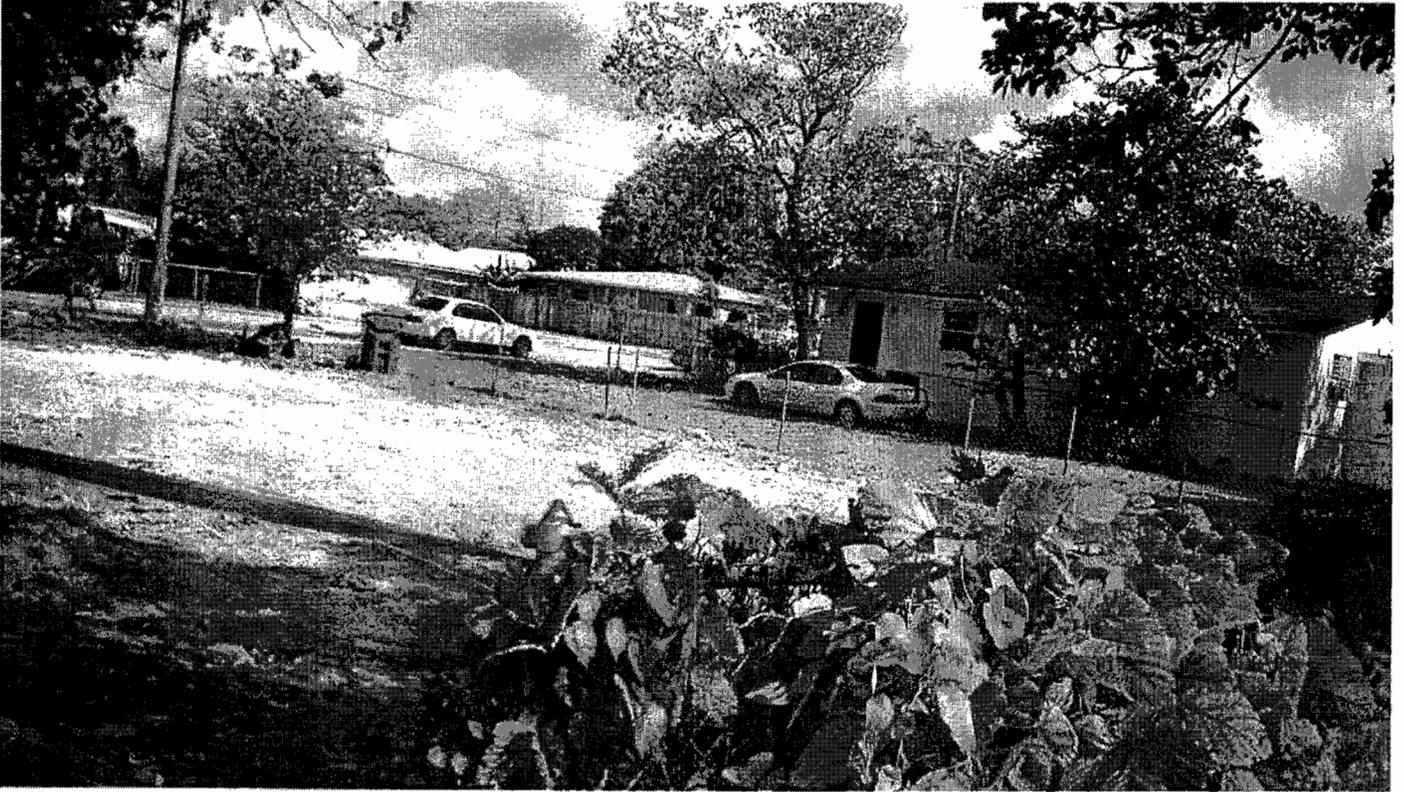
An inspection was conducted on May 16, 2012, at the property lying east of NW 72 Avenue between NW 36 Street and NW 41 Street. This is a vacant parcel not requiring a CU at this time.

There were no other zoning violations or unauthorized uses observed.

If you have any questions or need further information, please let me know!

Ralph Edwards

1890 NW 62 TERRACE  
NORTH ELEVATION



1890 NW 62 TERRACE  
SOUTH ELEVATION



1890 NW 62 TERRACE  
EAST ELEVATION



1890 NW 62 TERRACE  
WEST ELEVATION





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	
NOT APPLICABLE	

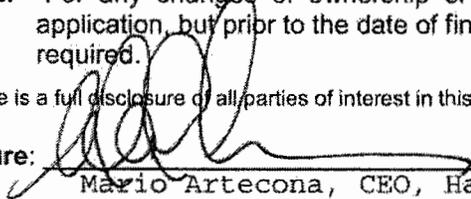
Date of contract: \_\_\_\_\_

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

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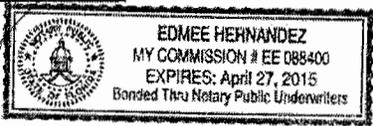
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

**Signature:**  \_\_\_\_\_  
Mario Artecona, CEO, Habitat for Humanity of Greater Miami, Inc.

Sworn to and subscribed before me this 2 day of Feb, 2012. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

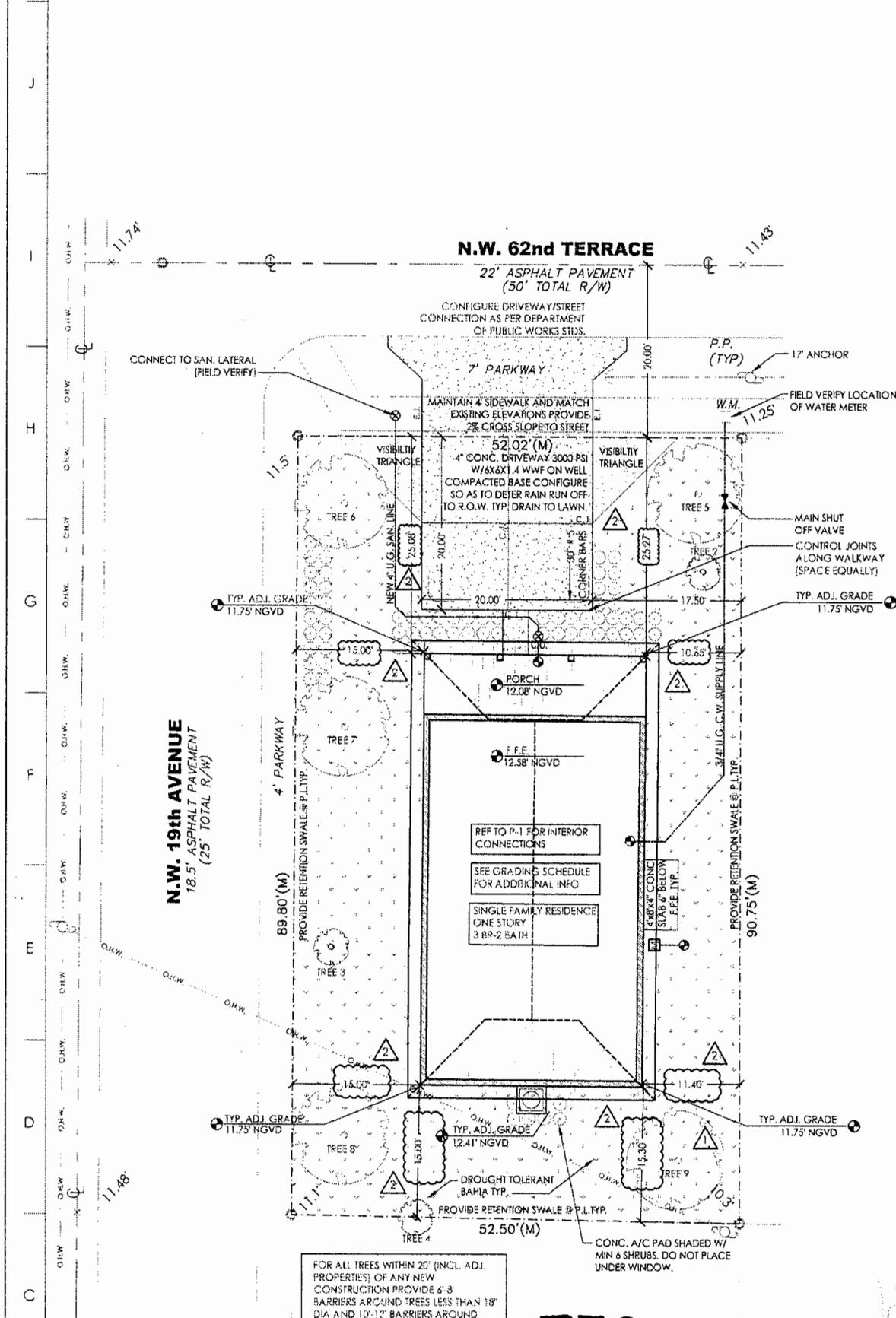
\_\_\_\_\_  
(Notary Public)



My commission expires: \_\_\_\_\_

Seal

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



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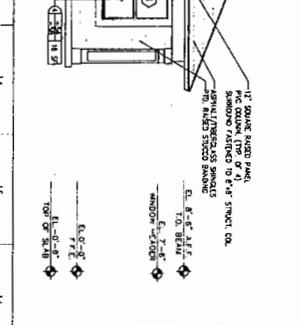
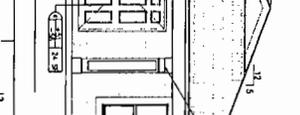
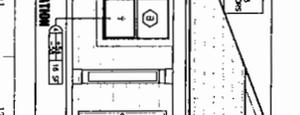
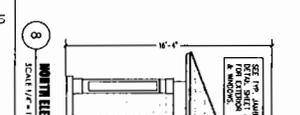
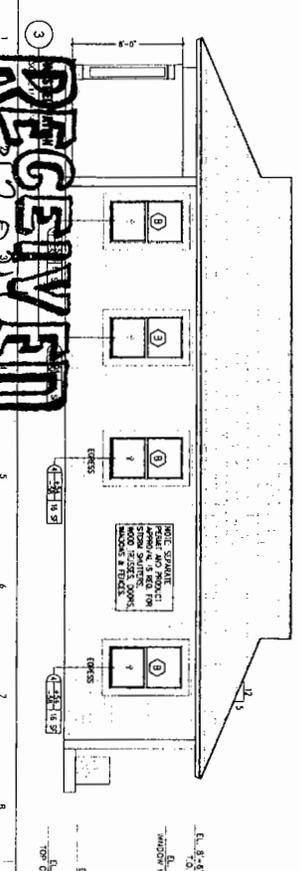
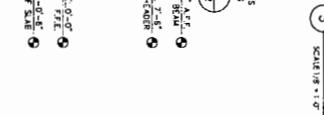
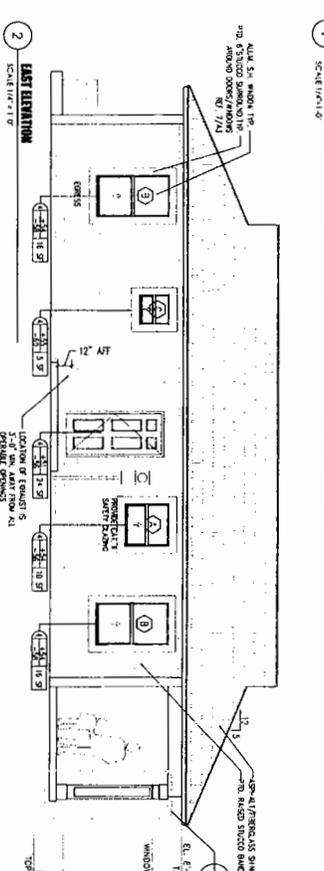
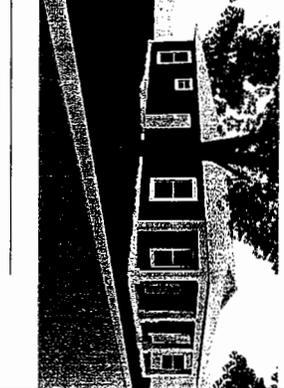
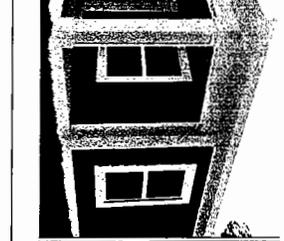
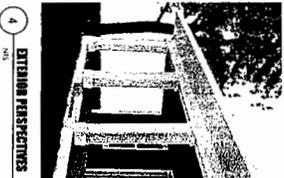
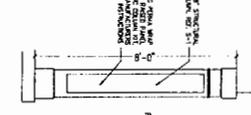
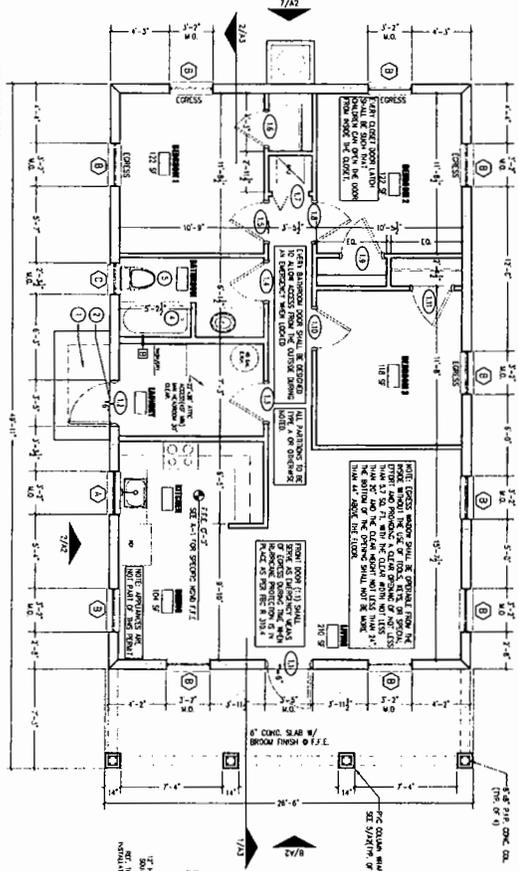
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272-024  
MAR 28 2012

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



- REVISIONS**
1. REVISED FLOOR PLAN TO SHOW CHANGES TO THE ROOMS AND TO THE WALLS AND CEILING.
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  3. REVISED FLOOR PLAN TO SHOW CHANGES TO THE ROOMS AND TO THE WALLS AND CEILING.
  4. REVISED FLOOR PLAN TO SHOW CHANGES TO THE ROOMS AND TO THE WALLS AND CEILING.



**RECEIVED**  
MAR 20 2012

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



FLOOR PLANS, ELEVATIONS AND SCHEDULES  
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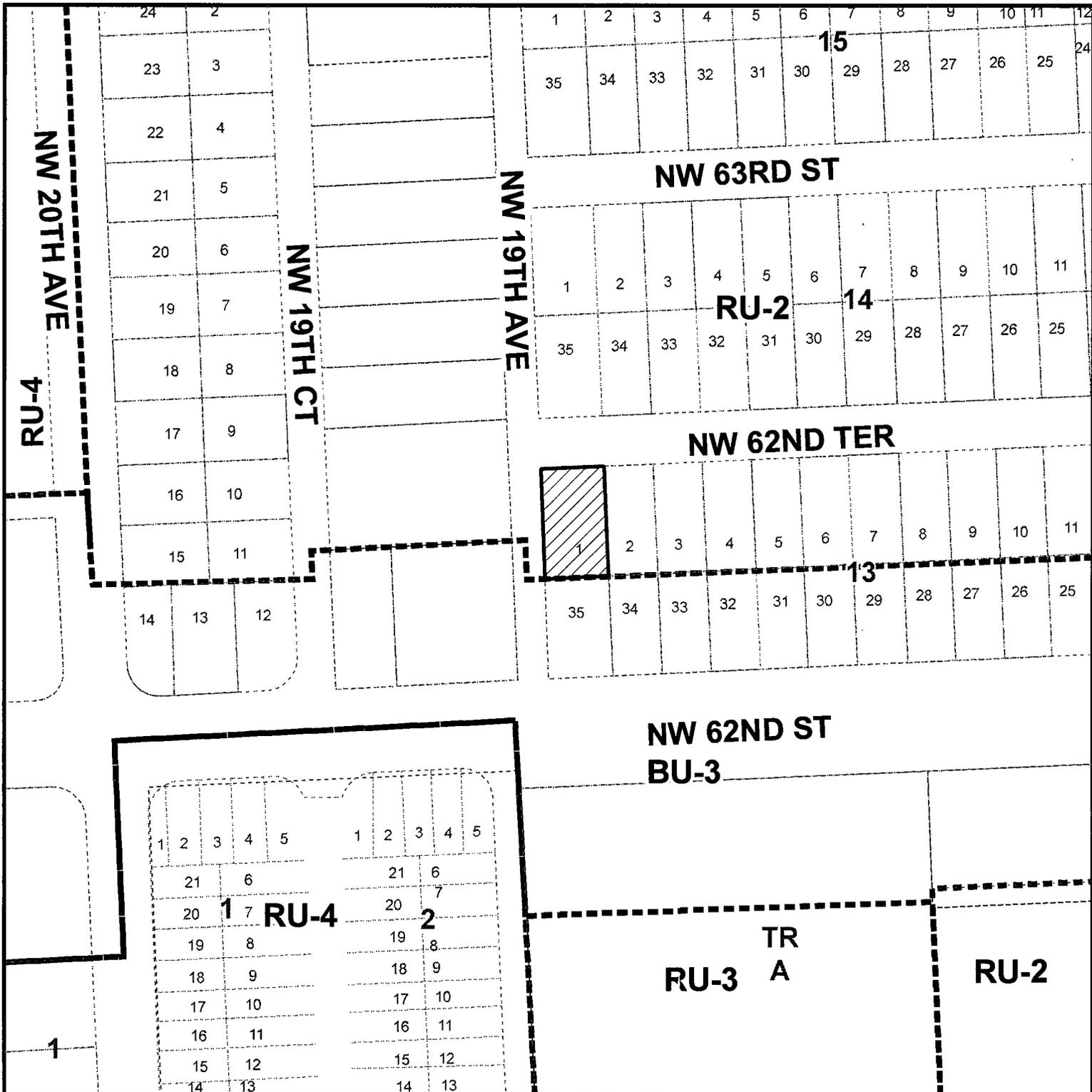
212-024



**HABITAT FOR HUMANITY**  
1890 NW 42ND Ter.  
Miami, Florida

Registration  
*Phil Jones*  
14 March 2012  
Paster W. Thomas AR 008754





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

Process Number

**Z2012000024**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT OF HUMANITY OF GREATER MIAMI  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Thursday, February 23, 2012

REVISION	DATE	BY
		21



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

Process Number

**Z201200024**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT OF HUMANITY OF GREATER MIAMI  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

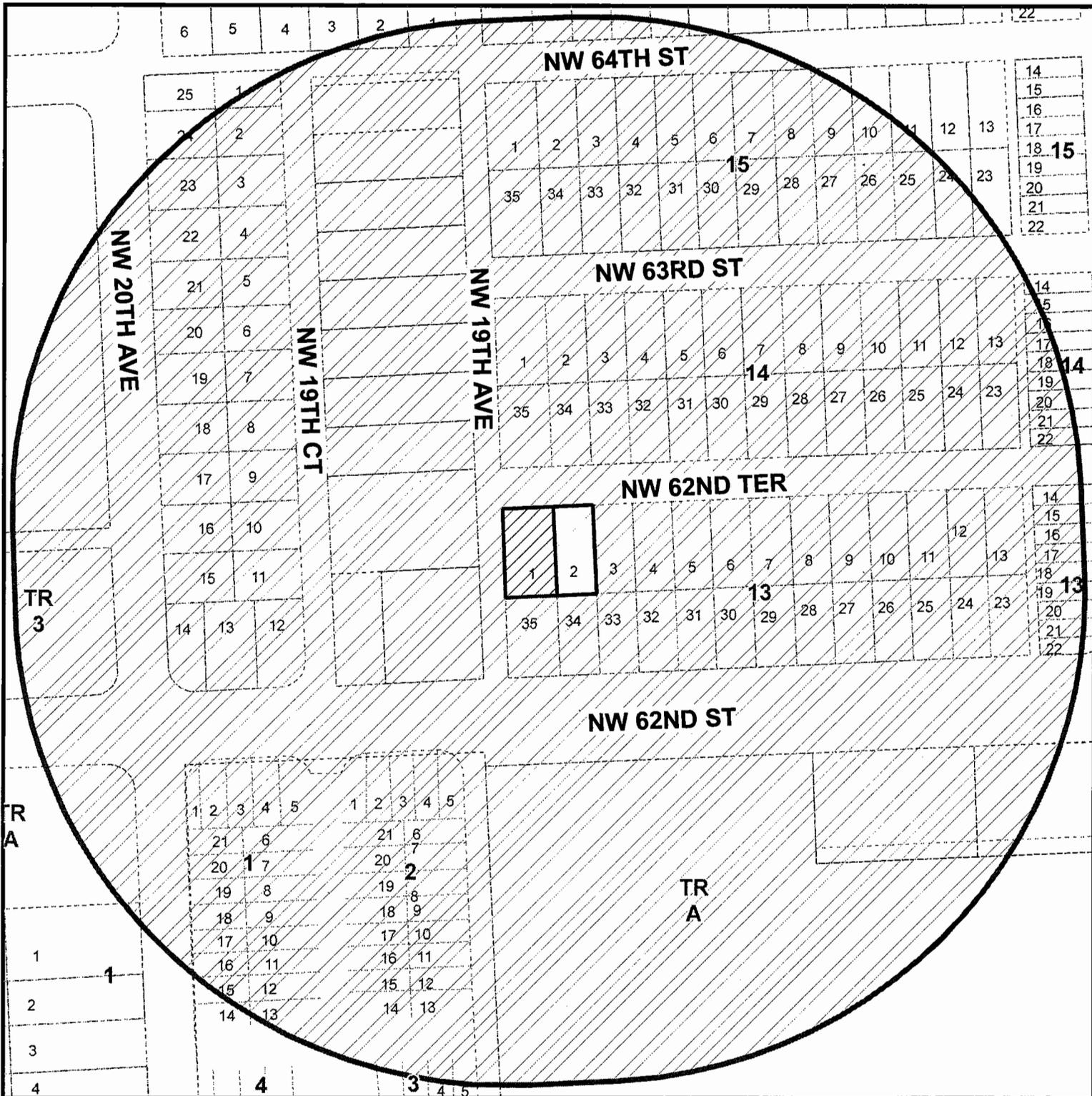
Legend

 Subject Property



SKETCH CREATED ON: Thursday, February 23, 2012

REVISION	DATE	BY
		22



**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT OF HUMANITY OF GREATER MIAMI  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

Process Number

**Z2012000024**

RADIUS: 500

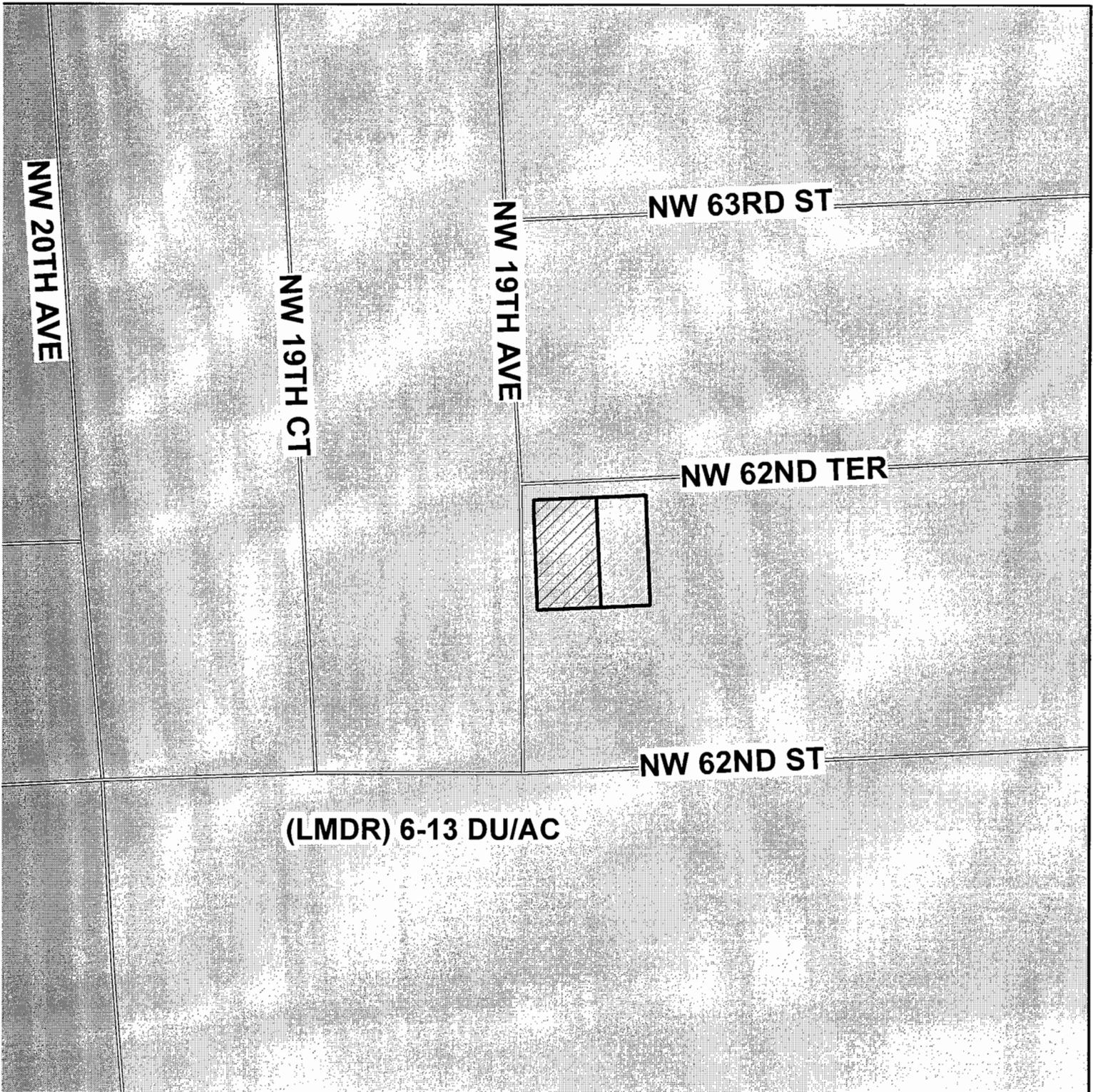
**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer



SKETCH CREATED ON: Thursday, February 23, 2012

REVISION	DATE	BY
		23



**(LMDR) 6-13 DU/AC**

**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2012000024**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT OF HUMANITY OF GREATER MIAMI  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Thursday, February 23, 2012

REVISION	DATE	BY

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 8**

**PH: Z12-025 (12-6-CZ8-4)**

**June 13, 2012**

Item No. 4

<b>Recommendation Summary</b>	
<b>Commission District</b>	3
<b>Applicant</b>	Habitat for Humanity of Greater Miami, Inc.
<b>Summary of Requests</b>	The applicant is seeking to allow a single-family residence to setback closer to the rear property line and with less lot frontage and lot area than required.
<b>Location</b>	South of NW 67 Street and approximately 53' west of NW 19 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	50' X 89.86'
<b>Existing Zoning</b>	RU-1
<b>Existing Land Use</b>	Vacant lot
<b>2015-2025 CDMP Land Use Designation</b>	Low Medium Density Residential (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUEST:**

- (1) NON-USE VARIANCE to permit a lot frontage of 50' (75' required) and a lot area of 4,450 sq. ft. (7,500 sq. ft. required).
- (2) NON-USE VARIANCE to permit a single-family residence setback a minimum of 15.25' (25' required from the rear (south) property line).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Habitat for Humanity" as prepared by Thomas & Calzadilla, sheet A1 dated stamped received 3/12/12 and sheet A2 dated stamped received 1/7/12 for a total of 2 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** Proposed 1,110 sq. ft. single-family residence

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1; vacant lot	Low Medium Density Residential (6 to 13 dua)
<b>North</b>	RU-1; vacant lot	Low Medium Density Residential (6 to 13 dua)
<b>South</b>	RU-1; single-family residence	Low Medium Density Residential (6 to 13 dua)
<b>East</b>	RU-1; single-family residence	Low Medium Density Residential (6 to 13 dua)
<b>West</b>	RU-1; single-family residence	Low Medium Density Residential (6 to 13 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is a vacant lot, located south of NW 67 Street and 53' west of NW 19 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies.

**SUMMARY OF THE IMPACTS:**

The approval this application could have a positive impact on the surrounding neighborhood with the development of affordable housing on a substandard vacant lot. However, the requested variances which are due to the size constraints of the property could have a negative visual impact on the surrounding area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as ***Low Medium Density Residential*** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text for Low Medium Density Residential Communities. 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.* The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (south) property line with less lot frontage and lot area than that permitted by the Zoning Code.

The proposed single-family residence furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The subject parcel is located within the Model City/Brownsville Targeted Urban Area, and as such furthers **Objective LU-12**, which indicates that the 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.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **consistent** with the Low Medium Density designation of the CDMP's LUP map and consistent with the CDMP's Land Use Element interpretative text, **Policy LU-1C** and **Objective LU-12** and would be **compatible** with the surrounding residential uses.

**ZONING ANALYSIS:**

When requests #1 and #2 are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests to permit a single-family residence with less setback from the rear property line (request #2), less lot frontage and lot area (request #1) than required would be **compatible** with the surrounding

area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff found similar approvals for variance of setbacks, lot frontage and lot area requirements for single-family residences within the surrounding area. For example, a property located at 1886 NW 67 Street was approved pursuant to Resolution #CZAB 8-27-07 for lot frontage of 40' where 75' is required and lot area of 3,600 sq. ft. where 7,500 sq. ft. is required by the Zoning Code. Pursuant to Resolution #Z-35-07 and CZAB #8-26-11, another property located to the northeast at 1867 NW 67 Street was granted approval for among other things lot frontage of 40', where 75' is required, lot area of 3,600 sq. ft. where 7,500 sq. ft. is required, and for a single-family residence setback 15'3" from the rear property line, where 25' is required by the Zoning Code. Additionally, a property located to the southeast at 1879 SW 65 Street was granted approval pursuant to Resolution #CZAB8-11-11 to permit a single-family residence with lot frontage of 40', where 75' is required; lot area of 3,600 sq. ft., where 7,500 sq. ft. is required and; for a single-family residence setback 15'3" from the rear property line, where 25' is required by the Zoning Code.

Staff opines that the approval of requests #1 and #2 would not be out of character with the surrounding area as evidenced by similar approvals. Further, staff notes that the approval of the requests will allow new development on a substandard vacant lot within the Model City/Brownsville Targeted Urban Area as identified in the Urban Economic Revitalization Plan for Targeted Urban Areas. **As such, staff recommends approval of requests #1 and #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

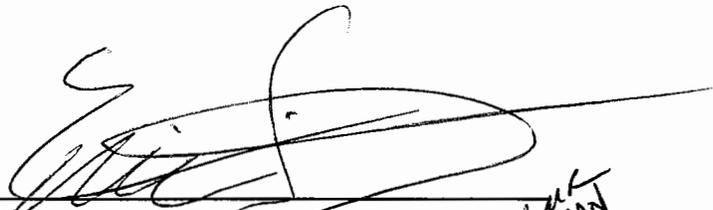
**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs or its successor Department 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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat For Humanity" as prepared by Thomas & Calzadilla Metropolitan Architecture, sheet A1 dated stamped received 3/12/12 and sheet A2 dated stamped received 1/7/12 for a total of 2 sheets.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:GR:NN:CH:AN



Eric Silva, AICP, Assistant Director  
Zoning and Community Planning  
Miami-Dade County  
Sustainability, Planning and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

*back  
NDN*

- ZONING RECOMMENDATION ADDENDUM
- HISTORY
- MOTION SLIPS\*
- DEPARTMENT MEMORANDA
- DISCLOSURE OF INTEREST\*
- HEARING PLANS\*
- MAPS

\*If applicable

## ZONING RECOMMENDATION ADDENDUM

*Habitat for Humanity of Greater Miami, Inc.  
Z12-025*

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, <b>Environment</b> & Regulatory Affairs	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

<b>Low-Medium Density Residential</b> <i>(Pg. I-31)</i>	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low-Medium Density Residential</b>. 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.</i>
<b>Land Use Policy 1C</b> <i>(Pg. I-2)</i>	<i>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.</i>
<b>Land Use Objective 12</b> <i>(Pg. I-24)</i>	<i>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 an 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.</i>

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>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.</i>
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**4. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**  
**(Applicant)**

**12-6-CZ8-4 (12-025)**  
**Area 8/District 03**  
**Hearing Date: 06/13/12**

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

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

Disclosure of interest form attached? Yes  No

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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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.

# Memorandum



**Date:** February 28, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs 

**Subject:** C-08 #Z2012000025  
Habitat for Humanity of Greater Miami, Inc.  
1908 NW 67<sup>th</sup> Street  
Non Use Variance of Setback Requirements Less than Required  
(RU-1) (0.10 Acres)  
15-52-41

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application 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 for this proposed development order.

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

#### Stormwater Management

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

#### Wetlands

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

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

#### Tree Preservation

According to the landscape plan submitted with this application, the subject property contains a specimen-sized (trunk diameter 18 inches or greater) Ficus aurea tree (#1). Please be advised that this specimen-sized tree does not appear to be impacted by the proposed project. Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24 of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Also, the site contains prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from the site prior to development.

The applicant is required to comply with the above tree permitting requirements. 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 the Tree Program for additional information regarding tree permitting procedures and requirements prior to site development.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: HABITAT FOR HUMANITY/GREATER MIAM

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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



Raul A Pino, P.L.S.

29-FEB-12

# Memorandum



**Date:** 23-FEB-12  
**To:** , Director  
 Department of Sustainability, Planning and Economic Enhancement  
**From:** William W. Bryson, Fire Chief.  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2012000025

**Fire Prevention Unit:**

No objection.

**Service Impact/Demand**

Development for the above Z2012000025  
 located at 1908 NW 67 ST, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 0863 is proposed as the following:

<u>1</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Office		institutional	
<u>N/A</u>	square feet	<u>N/A</u>	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: 4:58 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 2 - Model Cities - 6460 NW 27 Avenue  
 Rescue, BLS 65' Aerial, Battalion 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.

# Memorandum



**Date:** February 29, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Maria I. Nardi, Chief *M.I.N.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2012000025: HABITAT OF HUMANITY OF GREATER MIAMI

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**Application Name:** HABITAT OF HUMANITY OF GREATER MIAMI

**Project Location:** The site is located at 1908 NW 67 ST,, Miami-Dade County.

**Proposed Development:** The applicant is requesting approval for non-use variance of required setbacks for one single family dwelling unit.

This application is located in Park Benefit District 1, which has a surplus of 407.2 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

DATE: 17-FEB-12

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

HABITAT FOR  
HUMANITY/GREATER MIAM

1908 NW 67 ST, MIAMI-DADE  
COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

Z2012000025

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**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY: NC; No open cases. BNC: Complaintt received from other department for expired permit. NOV mailed July 8, 2008, ticket mailed August 29, 2008. Ticket paid November 14, 2008. Recommened for lien November 19, 2008. Final notice of intent to lien August 10, 2010. Lien recorded november 15, 2010, case number 20080123224X. Another case was opened for expired permit 20120148054X and NOV mailed October 7, 2011. Ticket mailed January 17, 2012.

Habitat for Humanity

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

**REPORTER NAME:**

# Memorandum



**Date:** JUNE 7 2012

**To:** Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Miami-Dade Sustainability, Planning and Economic Enhancement

**From:** James Byers, Zoning Permitting Division Chief  
Department of Permitting, Environment and Regulatory Affairs

**Subject:** Z20110000025

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An inspection was conducted on May 16, 2012, at 53' West of NW 19 Avenue and South of NW 67 Street. This is a vacant parcel not requiring a CU at this time.

There were no other zoning violations or unauthorized uses observed.

If you have any questions or need further information, please let me know!

Ralph Edwards

1908 NW 67 ST  
EAST ELEVATION



1908 NW 67 ST  
WEST ELEVATION



1908 NW 67 ST  
NORTH ELEVATION



1908 NW 67 ST  
SOUTH ELEVATION





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

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

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
NOT APPLICABLE	_____
_____	_____
NOT APPLICABLE	_____
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_____	_____

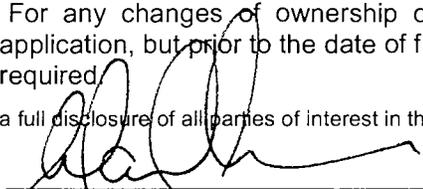
Date of contract: \_\_\_\_\_

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

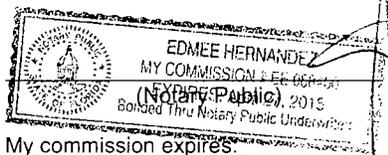
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**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

**Signature:**   
Mario Artecona, CEO, Habitat for Humanity of Greater Miami, Inc.

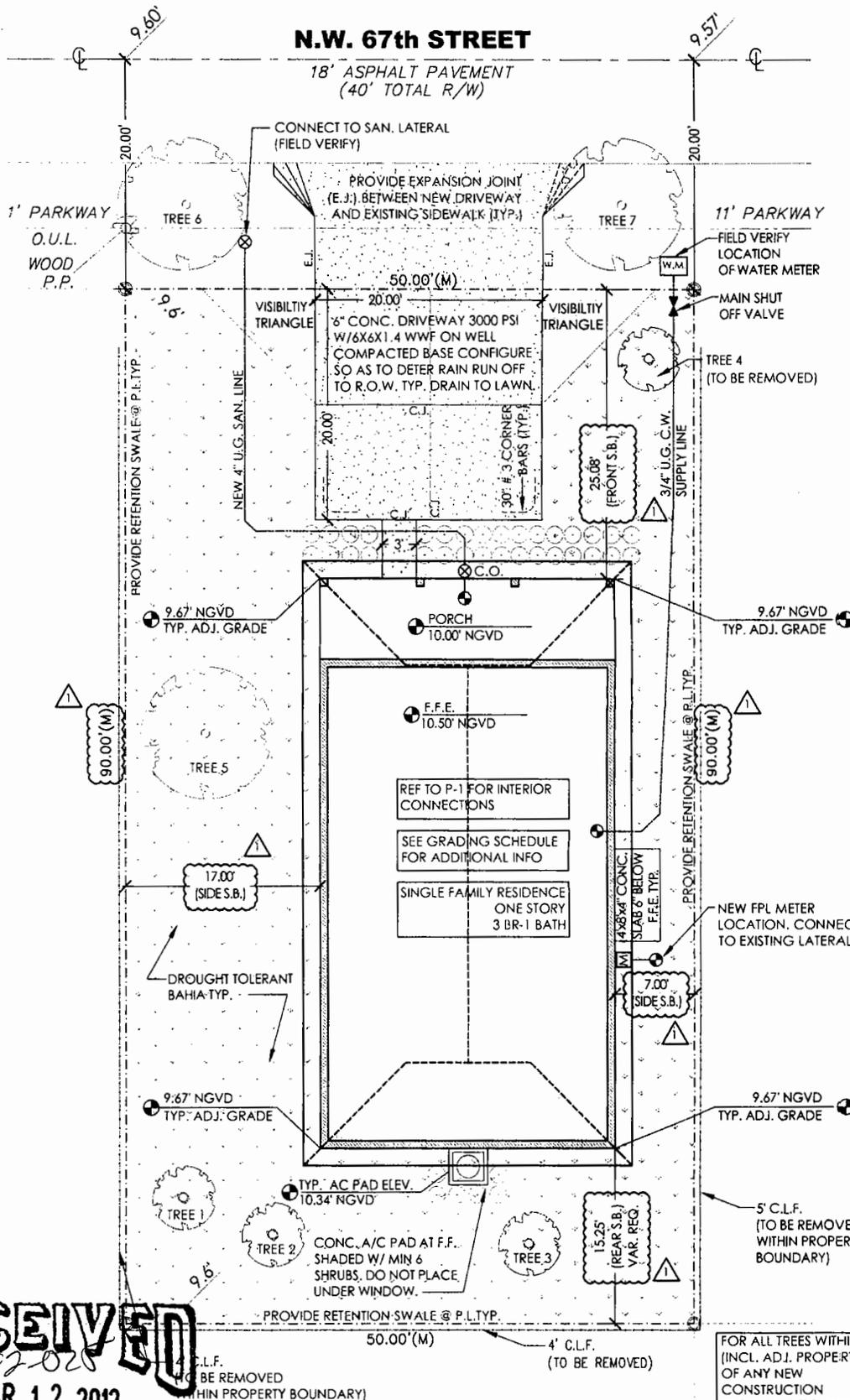
Sworn to and subscribed before me this 27 day of Jan, 2012. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.



My commission expires: \_\_\_\_\_

Seal

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



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

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

**ENLARGED SITE PLAN**

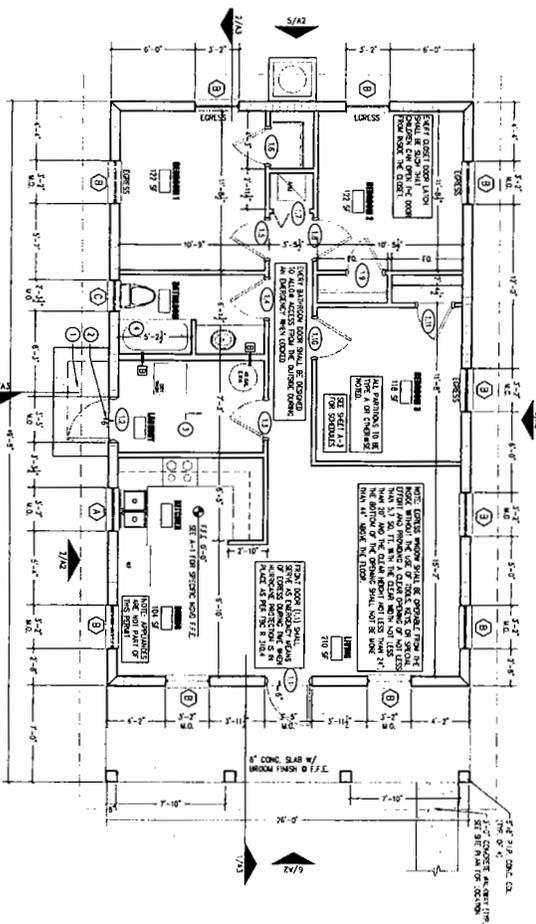
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**Habitat for Humanity**  
 PLANNING AND ZONING DEPT.

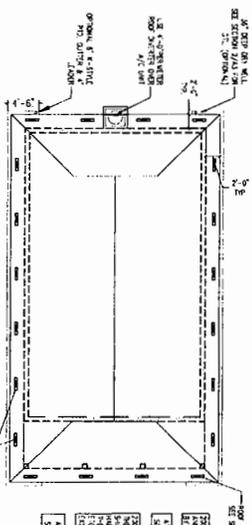
- PLAN NOTES**
1. ALL 1/2" CONC. SLAB AND BRICK FINISH.
  2. ALL 1/2" BRICKWORK IS PERMITTED TO BE OPEN. BRICKWORK SET SHOULD BE SET PER PLAN FOR SOLIDITY.
  3. ALL 1/2" BRICKWORK IS PERMITTED TO BE OPEN. BRICKWORK SET SHOULD BE SET PER PLAN FOR SOLIDITY.
  4. ALL 1/2" BRICKWORK IS PERMITTED TO BE OPEN. BRICKWORK SET SHOULD BE SET PER PLAN FOR SOLIDITY.
  5. ALL 1/2" BRICKWORK IS PERMITTED TO BE OPEN. BRICKWORK SET SHOULD BE SET PER PLAN FOR SOLIDITY.

**TENANT STATEMENT**

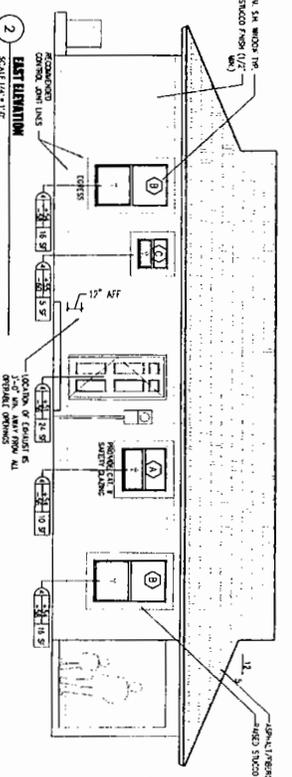
WE, THE TENANT, HEREBY STATE THAT WE HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE LEASE AGREEMENT AND WE AGREE TO BE BOUND BY THE SAME. WE HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE LEASE AGREEMENT AND WE AGREE TO BE BOUND BY THE SAME.



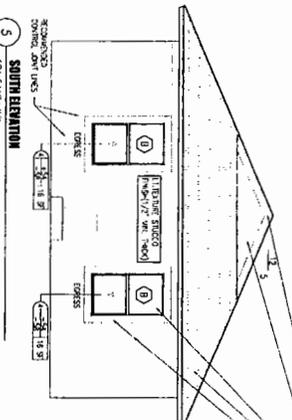
1. 1ST FLOOR PLAN - NORTH  
 SCALE: 1/8" = 1'-0"



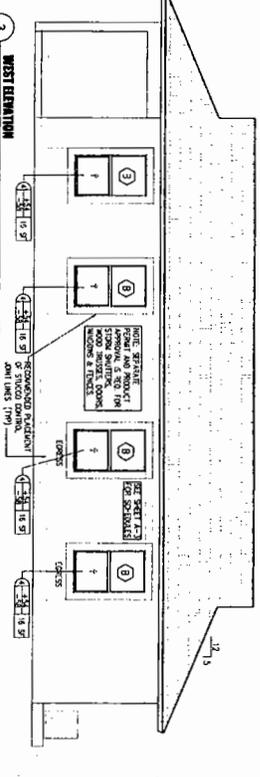
4. ROOF PLAN  
 SCALE: 1/8" = 1'-0"



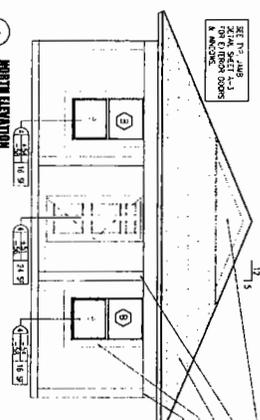
2. EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



5. SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



3. WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



6. NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

**FLOOR PLANS, ELEVATIONS AND SCHEDULES**  
 A2

VARIANCE SET



**HABITAT FOR HUMANITY**

1908 N.W. 67th St  
 Miami, Florida

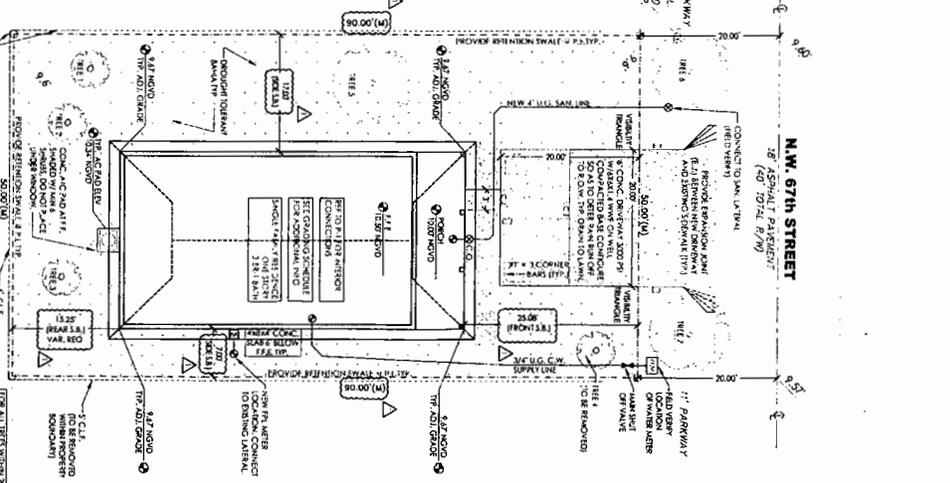
REVISED  
 Peter W. Trickett, AP 008754  
 26 Jan 2012

# HABITAT FOR HUMANITY

1908 NW 67TH ST., MIAMI FL

ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.

**RECEIVED**  
 MAR 12 2012



EXISTING THE LAND	CONSTRUCTION NOTES	CONSTRUCTION NOTES	PROJECT NOTES
<p><b>EXISTING THE LAND</b></p> <p>1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.</p> <p>2. ALL EXISTING TREES SHALL BE MAINTAINED AND PROTECTED.</p> <p>3. ALL EXISTING FENCES SHALL BE MAINTAINED AND PROTECTED.</p>	<p><b>CONSTRUCTION NOTES</b></p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ZONING ORDINANCE.</p> <p>2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANNING AND ZONING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.</p> <p>3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANNING AND ZONING DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.</p>	<p><b>CONSTRUCTION NOTES</b></p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ZONING ORDINANCE.</p> <p>2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANNING AND ZONING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.</p> <p>3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANNING AND ZONING DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.</p>	<p><b>PROJECT NOTES</b></p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ZONING ORDINANCE.</p> <p>2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANNING AND ZONING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.</p> <p>3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANNING AND ZONING DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.</p>

NEW SHOWN LIST	LANDSCAPING NOTES	GENERAL LANDSCAPE INSTALLATION DETAILS - 11.2
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**RECEIVED**  
 MAR 12 2012

**HABITAT FOR HUMANITY**

1908 NW 67th St  
 Miami, Florida

Regulation  
 T. March 2012

Patric W. Thompson AIC 006754

**PROJECT NOTES**

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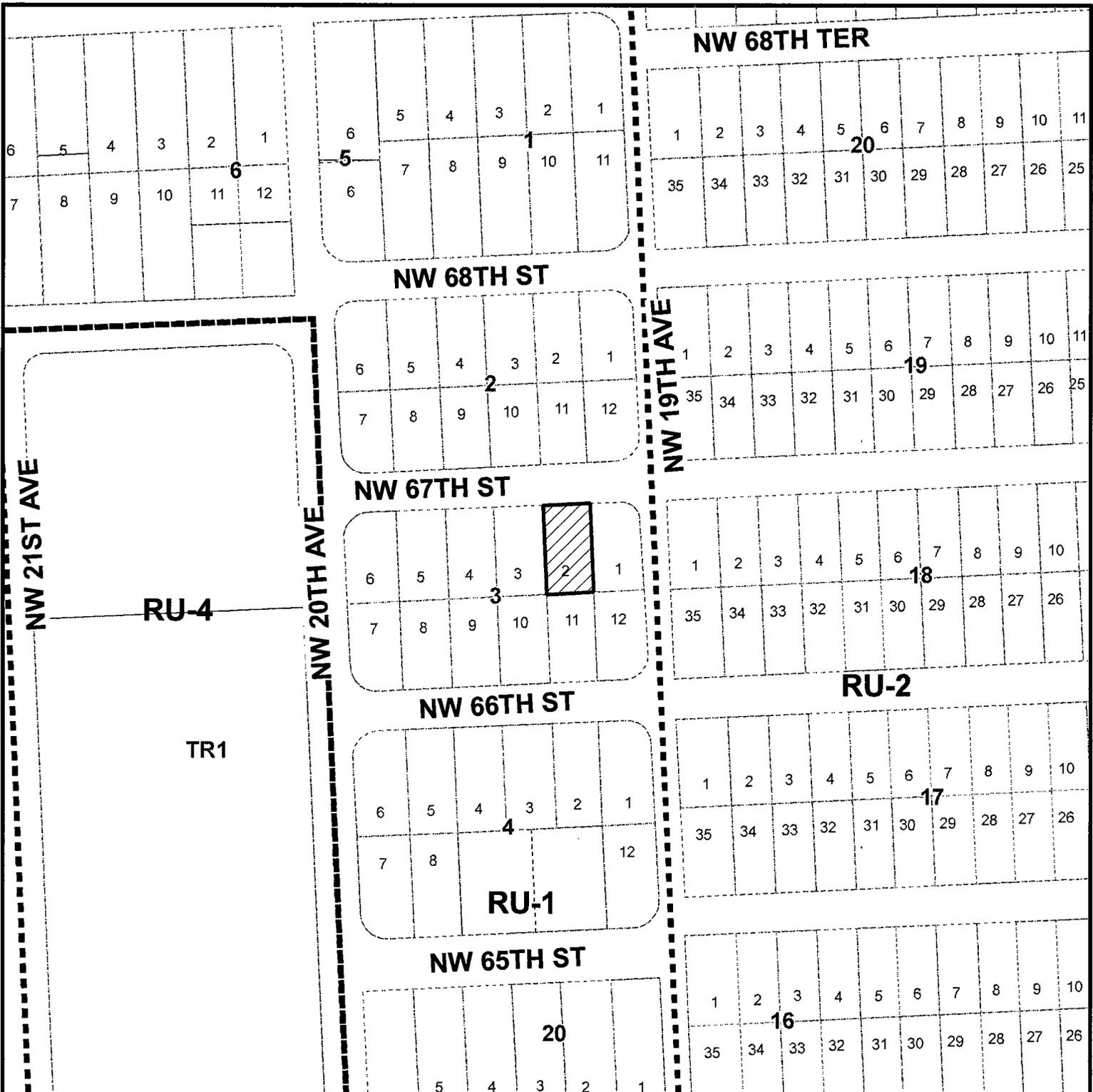
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**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z201200025**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY/GREATER MIAM  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Thursday, February 23, 2012

REVISION	DATE	BY
		21



**MIAMI-DADE COUNTY**

AERIAL YEAR 2009

Process Number

**Z201200025**



Section: 15 Township: 53 Range: 41  
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 Zoning Board: C8  
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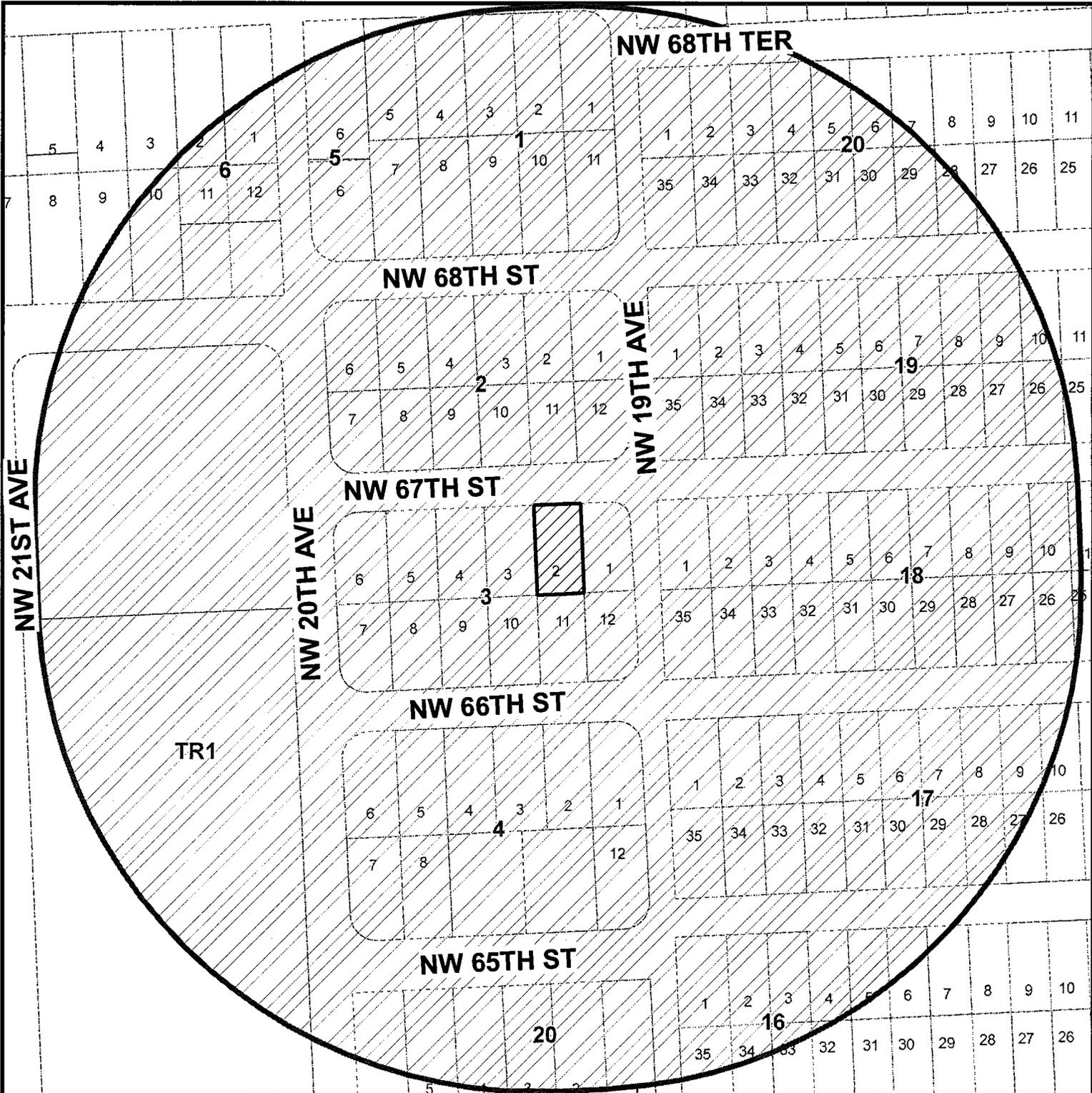
**Legend**

 Subject Property



SKETCH CREATED ON: Thursday, February 23, 2012

REVISION	DATE	BY
		22



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY/GREATER MIAM  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

Process Number

**Z2012000025**

RADIUS: 500



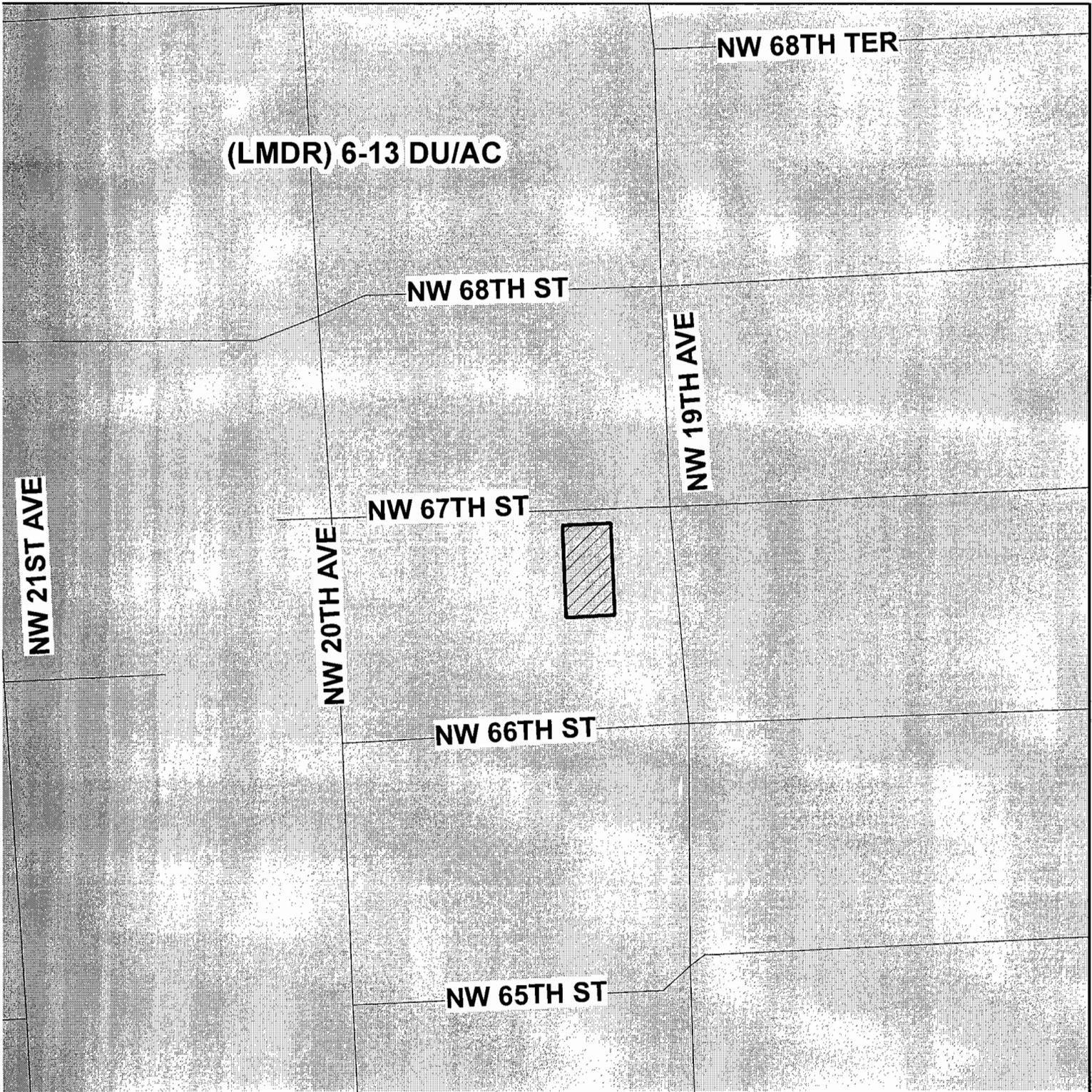
**Legend**

- Subject Property
- Buffer



SKETCH CREATED ON: Thursday, February 23, 2012

REVISION	DATE	BY
		23



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2012000025**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY/GREATER MIAM  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Thursday, February 23, 2012

REVISION	DATE	BY

**Miami-Dade County Department of Permitting, Environment and Regulatory Affairs  
Staff Report to Community Council No. 8**

**PH: Z12-026 (12-6-CZ8-5)**

**June 13, 2012**

**Item No. 5**

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Habitat for Humanity
<b>Summary of Requests</b>	The applicant is seeking to allow a single-family residence to setback closer to the rear (north) property line than permitted.
<b>Location</b>	Located approximately 90' east of NW 19 Avenue and north of NW 62 Terrace, Miami-Dade County, Florida.
<b>Property Size</b>	0.16-acre
<b>Existing Zoning</b>	RU-2
<b>Existing Land Use</b>	Vacant
<b>2015-2025 CDMP Land Use Designation</b>	Low-Medium Density Residential, 6 to 13 dua ( <i>see attached Zoning Recommendation Addendum</i> )
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards ( <i>see attached Zoning Recommendation Addendum</i> )
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUEST:**

NON-USE VARIANCE to permit a proposed single-family residence setback a minimum of 15' (25' required) from the rear (north) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 3/12/12, and consisting of 2 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** A proposed 1,110 sq. ft. single-family residence.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-2; vacant land	Low-Medium Density Residential (6 to 13 dua)
<b>North</b>	RU-2; single-family residences	Low-Medium Density Residential (6 to 13 dua)
<b>South</b>	RU-2; single-family residence & vacant land	Low-Medium Density Residential (6 to 13 dua)
<b>East</b>	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
<b>West</b>	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an interior lot in an area comprised of single-family residences and vacant lots.

**SUMMARY OF THE IMPACTS:**

The approval of this application could have a positive impact on the surrounding neighborhood with the development of affordable housing on a vacant lot. However, the requested variance could have a negative visual impact on the abutting single-family residences to the north.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as ***Low-Medium Density Residential*** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text for Low-Medium Density Residential Communities. 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.* The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (north) property line than that permitted by the Zoning Code.

The proposed single-family residence furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The subject parcel is located within the Model City/Brownsville Targeted Urban Area, and as such furthers **Objective LU-12**, which indicates that the 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.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **compatible** with the surrounding residential uses and would be **consistent** with the CDMP Low-Medium Density designation of the LUP map and the CDMP's Land Use Element interpretative text, **Policy LU-1C** and **Objective LU-12**.

**ZONING ANALYSIS:**

When the request to permit the proposed residence setback 15' (25' required) from the rear (north) property line is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be **compatible** with the surrounding area. Further, in staff's opinion, approval of the

application would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff found similar approvals for variances to allow a residence setback closer to the rear property line than permitted on the two (2) abutting properties located to the rear (north) of the subject property as well as other properties within the area. Pursuant to Resolution #CZAB8-20-10 and Resolution #CZAB8-21-10, the properties located at 1866 NW 63 Street and 1864 NW 63 Street respectively, were approved to allow the development of single-family residences setback 15'-2" from the rear (south) property lines. Staff notes that a property located to the east of the subject property at 1861 NW 62 Terrace was also approved pursuant to Resolution #CZAB8-5-11, to allow a residence setback 15'-3" from the rear (north) property line. As such, staff opines that approval of this application would not be out of character with the surrounding area.

Further, staff notes that the approval of the request will allow new development on a vacant lot within the Model City/Brownsville Targeted Urban Area as identified in the Urban Economic Revitalization Plan for Targeted Urban Areas. **As such, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

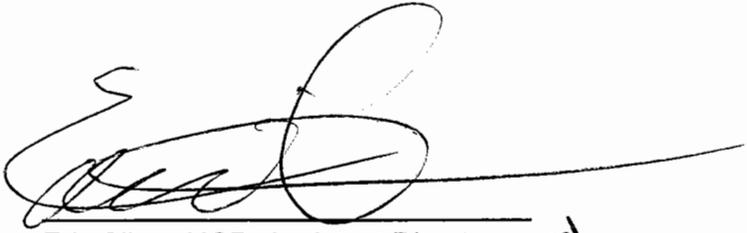
**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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, and other requirements.
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 3/12/12, and consisting of 2 sheets.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:GR:NN:AN:CH



Eric Silva, AICP, Assistant Director  
Zoning and Community Planning  
Miami-Dade County  
Sustainability, Planning and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

*NDW  
[Signature]*

- ZONING RECOMMENDATION ADDENDUM
- HISTORY
- MOTION SLIPS\*
- DEPARTMENT MEMORANDA
- DISCLOSURE OF INTEREST\*
- HEARING PLANS\*
- MAPS

\*If applicable

# ZONING RECOMMENDATION ADDENDUM

*Habitat for Humanity of Greater Miami, Inc.*  
Z12-026

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, Environment & Regulatory Affairs	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

<b>Low-Medium Density Residential (Pg. I-31)</b>	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low-Medium Density Residential</b>. 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.</i>
<b>Land Use Policy 1C (Pg. I-2)</b>	<i>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.</i>
<b>Land Use Objective 12 (Pg. I-24)</b>	<i>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 an 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.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>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.</i>
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**5. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**  
**(Applicant)**

**12-6-CZ8-5 (12-026)**  
**Area 8/District 02**  
**Hearing Date: 06/13/12**

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

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

Disclosure of interest form attached? Yes  No

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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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.

# Memorandum

**Date:** February 28, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs

**Subject:** C-08 #Z2012000026  
Habitat for Humanity of Greater Miami, Inc.  
1879 NW 62<sup>nd</sup> Terrace  
Non-Use Variance of Setbacks Less than Required  
(RU-2) (0.16 Acres)  
16-53-41



The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application 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.

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

#### Stormwater Management

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

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

#### Wetlands

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

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

#### Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24 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. 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 the Tree Program for additional information regarding permitting procedures and requirements prior to site development.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: HABITAT FOR HUMANITY OF GREATER

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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



Raul A Pino, P.L.S.

29-FEB-12

# Memorandum



**Date:** 08-MAR-12  
**To:** , Director  
 Department of Sustainability, Planning and Economic Enhancement  
**From:** William W. Bryson, Fire Chief.  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2012000026

**Fire Prevention Unit:**

No objection

**Service Impact/Demand**

Development for the above Z2012000026  
 located at 1879 NW 62 TERRACE, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.  
 The estimated average travel time is: 5:37 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 2 - Model Cities - 6460 NW 27 Avenue  
 Rescue, BLS 65' Aerial, Battalion 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.

# Memorandum



**Date:** February 29, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Maria I. Nardi, Chief *M.I.N.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2012000026: HABITAT OF HUMANITY OF GREATER MIAMI

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**Application Name:** HABITAT OF HUMANITY OF GREATER MIAMI

**Project Location:** The site is located at 1879 NW 62 TERRACE, Miami-Dade County.

**Proposed Development:** The applicant is requesting approval for a variance of required setbacks for one single family dwelling unit.

This application is located in Park Benefit District 1, which has a surplus of 407.2 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

DATE: 23-FEB-12

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

1879 NW 62 TERRACE, MIAMI-  
DADE COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

Z2012000026

---

HEARING NUMBER

**HISTORY:**

ENFORCEMENT HISTORY: NC: No open cases. Previous case opened October 7, 2009 for junk/trash and a warning was issued. Case was closed on November 4, 2009. Case opened October 4, 2010 for failure perform lot maintenance and warning issued. Citation issued October 22, 2010 and violation not corrected and sent to contractor December 8, 2010. CVN was submitted to be closed March 15, 2011 due change ownership. another case was opened October 4, 2010 for property unsecured and NOV issued. Violation corrected December 8, 2010 and sent billing for collection December 20, 2010. BNC: A case was opened March 3, 2011 for work without permit for front/rear addition and nov was issued. A ticket was mailed June 14, 2011 and violation not corrected and non compliance affidavit was issued October 19, 2011. Final notice demand for lien was issued November 17, 2011 and pending lien hearing scheduled December 23, 2011. Pictures were taken of structure demolished February 2, 2012.

Habitat for Humanity

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

**REPORTER NAME:**

# Memorandum



**Date:** June 7, 2012

**To:** Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Miami-Dade Sustainability, Planning and Economic Enhancement

**From:** James Byers, Zoning Permitting Division Chief  
Department of Permitting, Environment and Regulatory Affairs

**Subject:** Z20120000026

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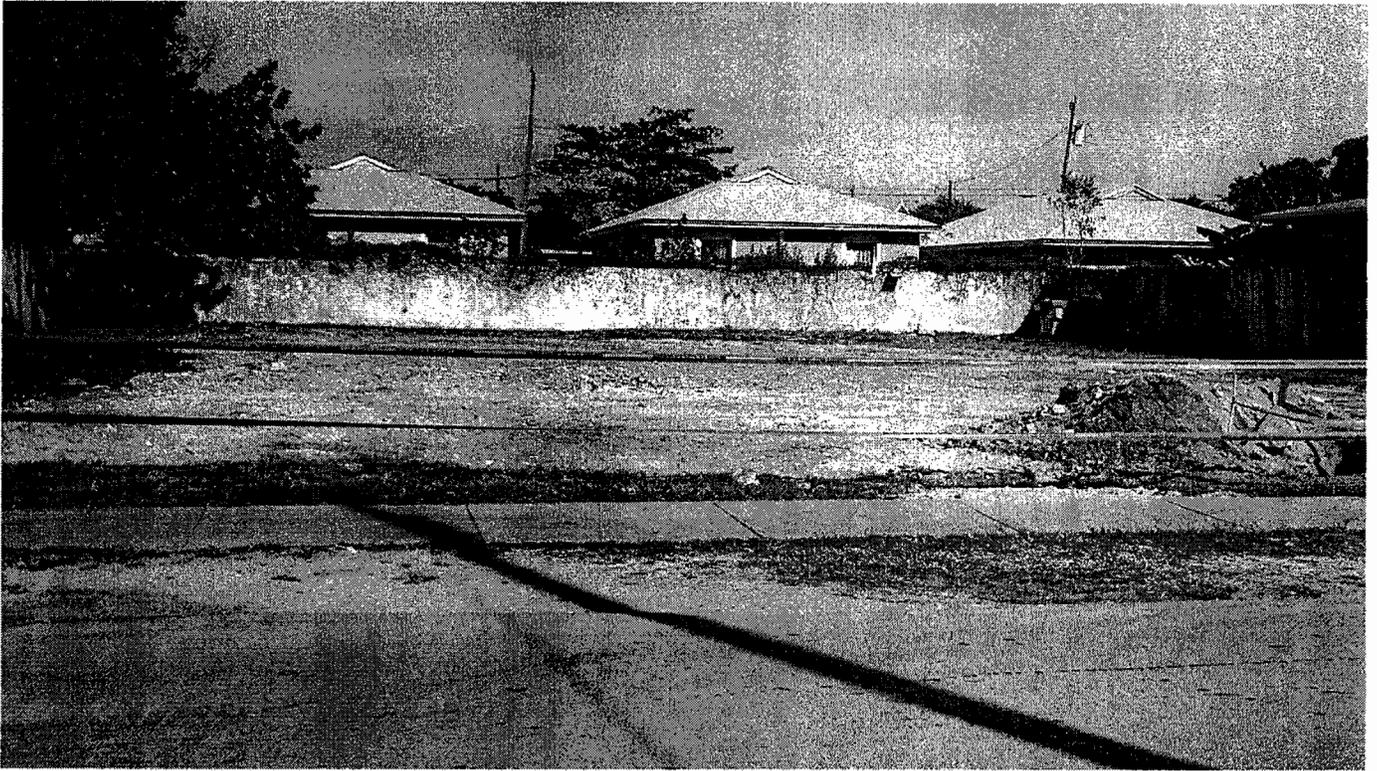
An inspection was conducted on May 16, 2012, at 1879 NW 62 terrace.

There were no other zoning violations or unauthorized uses observed.

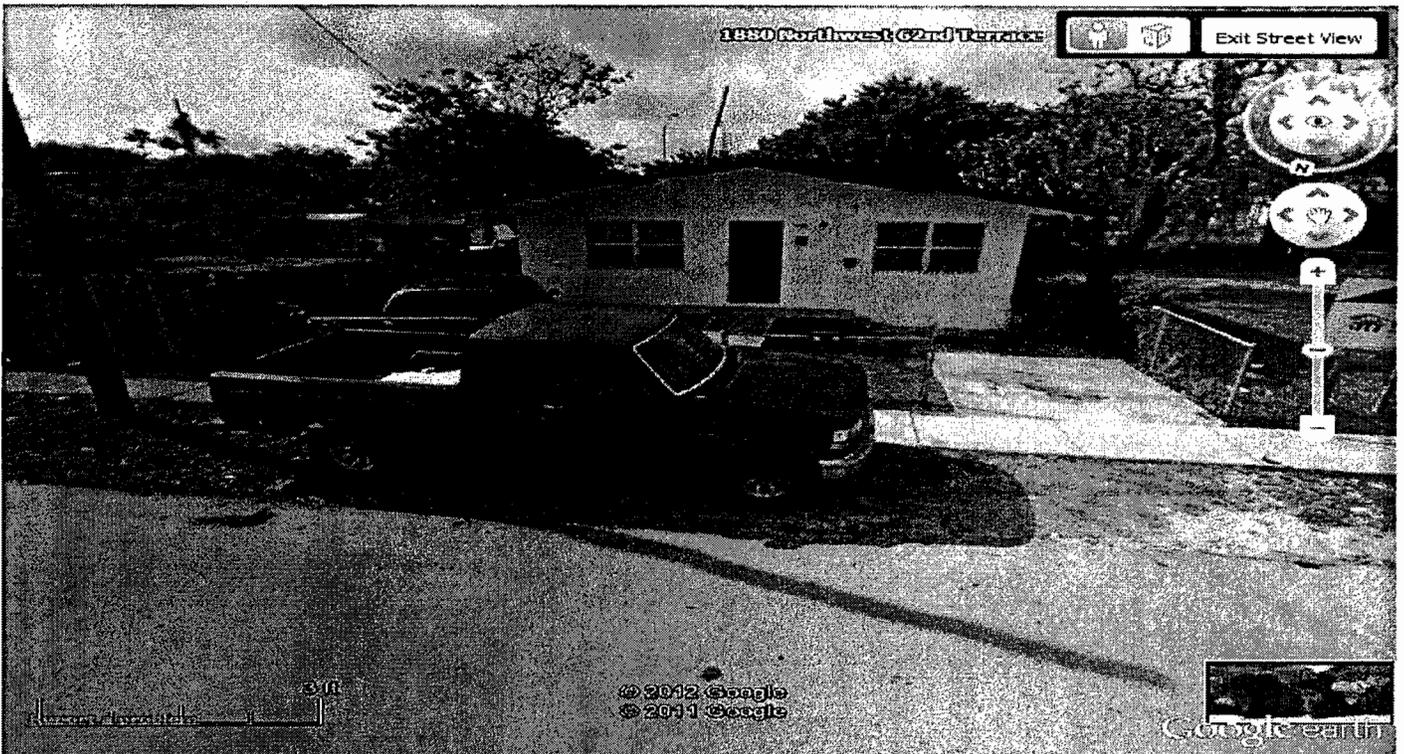
If you have any questions or need further information, please let me know!

Ralph Edwards

1879 NW 62 TERRACE  
NORTH ELEVATION



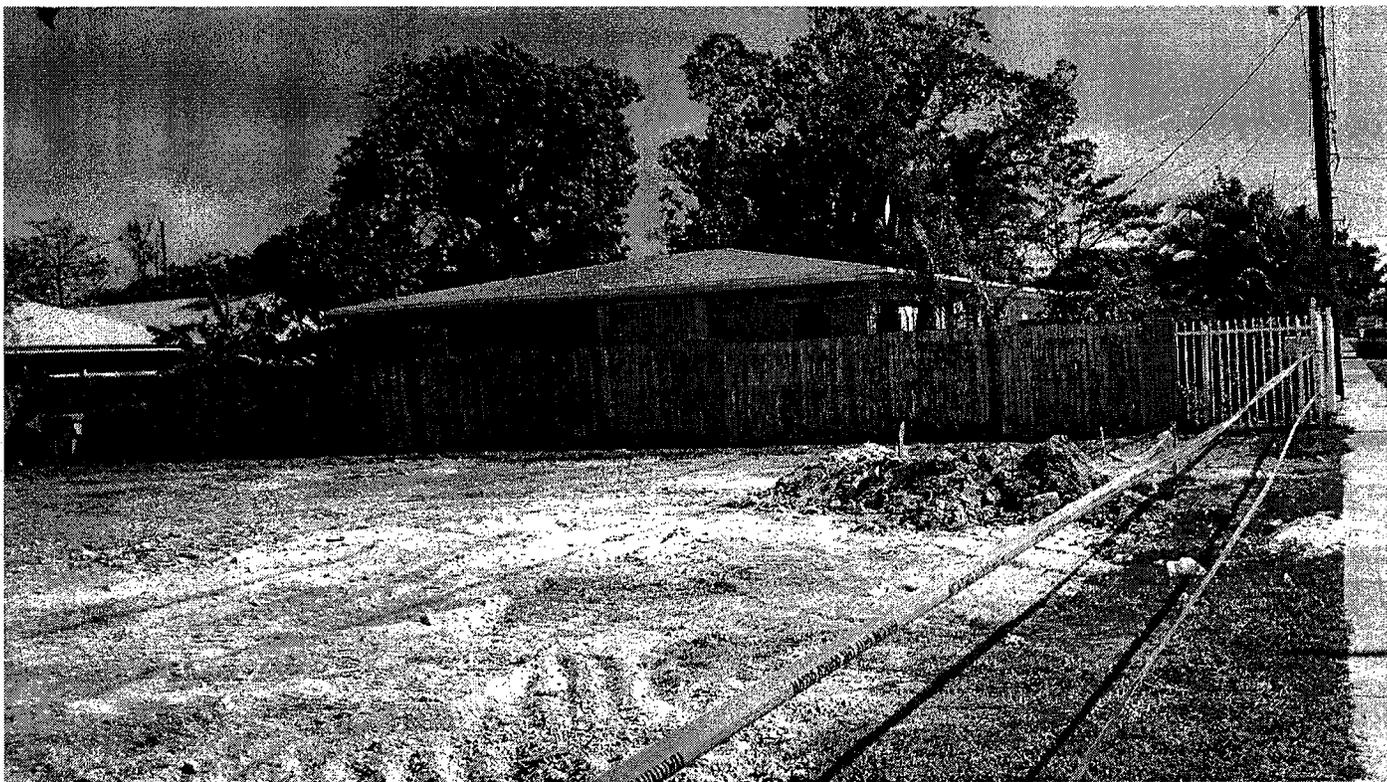
1879 NW 62 TERRACE  
SOUTH ELEVATION



1879 NW 62 TERRACE  
EAST ELEVATION



1879 NW 62 TERRACE  
WEST ELEVATION





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	
NOT APPLICABLE	

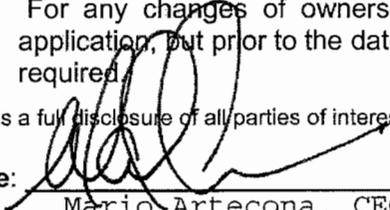
Date of contract: \_\_\_\_\_

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**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:**  \_\_\_\_\_  
Mario Artecona, CEO, Habitat for Humanity of Greater Miami, Inc.

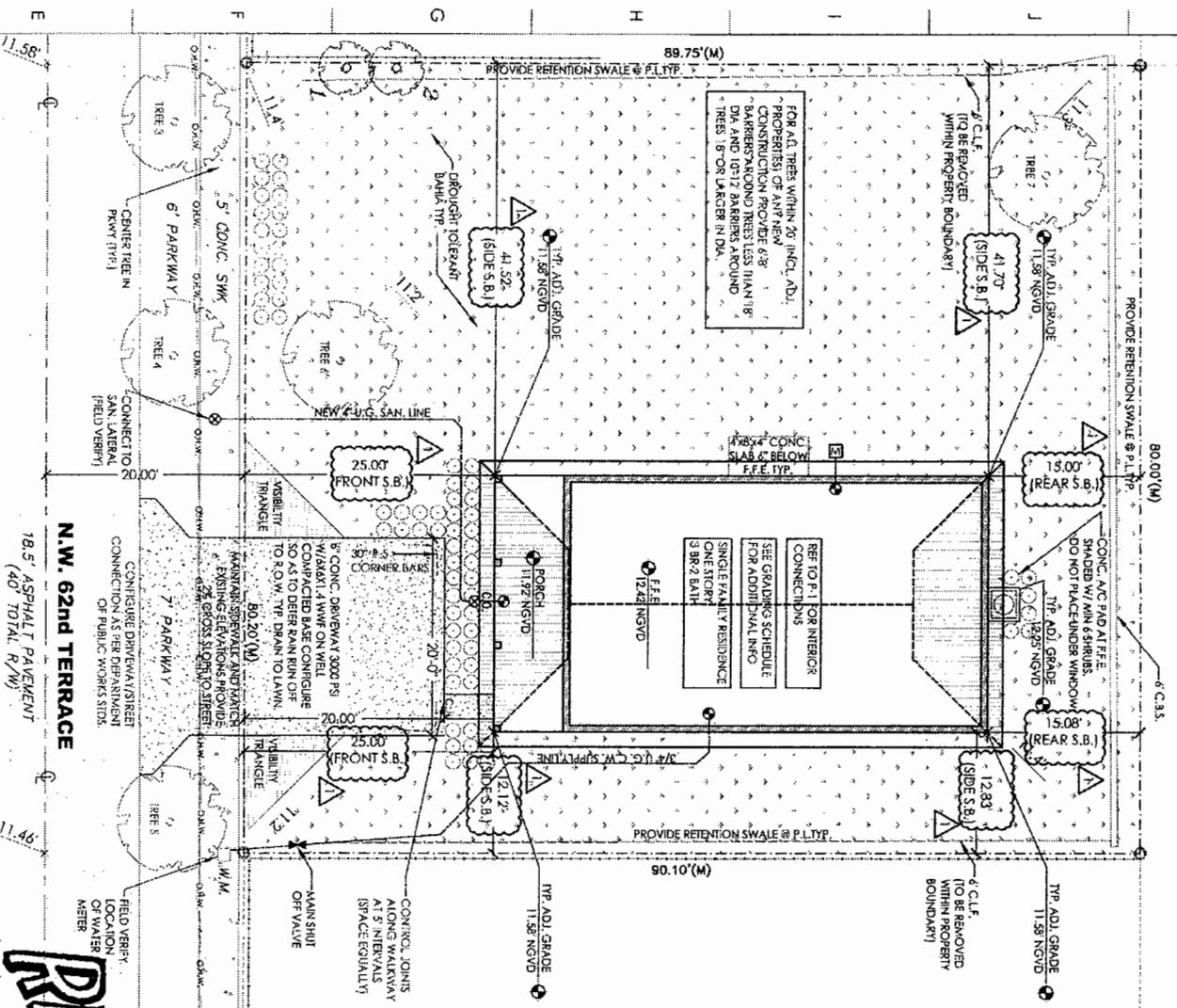
Sworn to and subscribed before me this 27 day of Jan., 2012. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.



My commission expires: \_\_\_\_\_ Seal

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

ENLARGED SITE PLAN



**RECEIVED**  
 MAR 12 2012  
 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY *[Signature]*

TREE #	SCIENTIFIC	COMMON	NATIVE	SPECIFICATIONS
002	QUERCUS VIRGINIANA	OAK	✓	10" 17" 16"

TREE #	SCIENTIFIC	COMMON	NATIVE	SPECIFICATIONS
003	CORDIA SEBESTENA	ORANGE GEIGER	✓	12 HEIGHT MIN. X 3 SPREAD
004	CORDIA SEBESTENA	ORANGE GEIGER	✓	12 HEIGHT MIN. X 3 SPREAD
005	CORDIA SEBESTENA	ORANGE GEIGER	✓	12 HEIGHT MIN. X 3 SPREAD
006	CORDIA SEBESTENA	ORANGE GEIGER	✓	10 HEIGHT MIN. X 3 SPREAD
007	CORDIA SEBESTENA	ORANGE GEIGER	✓	10 HEIGHT MIN. X 3 SPREAD

**NEW SHRUB LIST**

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

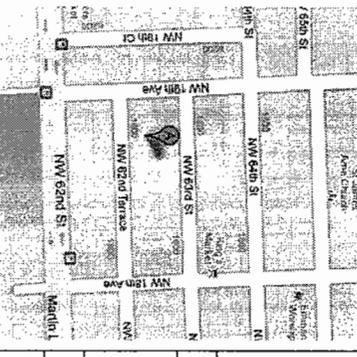
NOTE: ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED AFTER PLANTING.

- CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
- INDICATES THAT TREE IS TO BE REMOVED AS PER TREE PERMIT
- INDICATES PROHIBITED TREE WHICH SHALL BE REMOVED AS PER TREE PERMIT
- INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE. NEW TREES IN SHALL BE PLANTED WITHIN 22' OF BUILDING.
- STREET TREES PLANTED ALONG PRIVATE ROADWAYS SHALL BE PLACED WITHIN SEVEN FEET OF THE EDGE OF ROADWAY PAVEMENT AND/OR WHERE PRESENT WITHIN SEVEN FEET OF THE SIDEWALK.

**FENCE NOTES**

NO FENCE SHALL EXTEND INTO THE FRONT setback REQUIREMENT.

**PROJECT LOCATION**



ELEVATION	NGVD	STANDARD DIMS.
HIGHEST C.O.R.	11.58'	11'-7"
TYPICAL ADJ. GRADE	11.58'	11'-7"
INTERIOR F.F.E.	11.92'	11'-11"
A/C PAD	12.42'	12'-5"
F.F.E. - EL. 0'-0" (REF. SHEET A-2)	12.25'	12'-5"

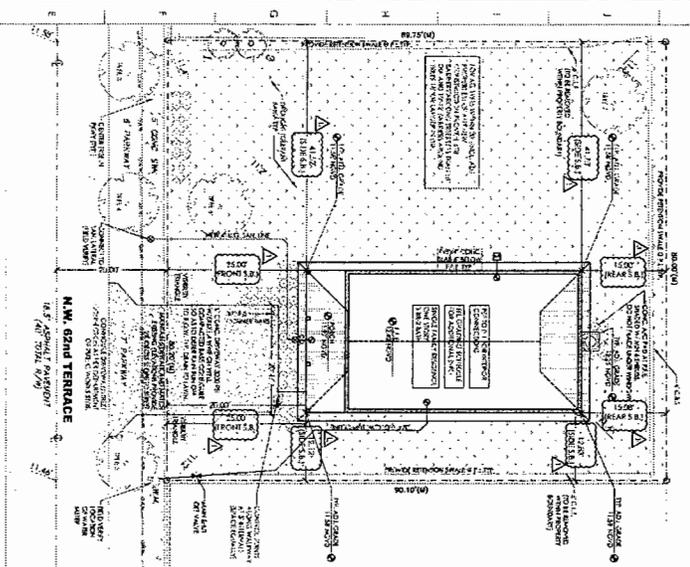
**SURVEYOR NOTES**

- SURVEYOR SHALL REVIEW SITE PLAN DIMENSIONS AND ELEVATIONS, GRADING SCHEDULE AND ZONING LEGEND BEFORE PERFORMING ANY SITE WORK.
- ANY DISCREPANCY OR CONFLICTS SHALL NECESSITATE IMMEDIATE CORRECTION BY THE ARCHITECT FOR CLARIFICATION, INTERPRETATIONS OR WORK.

**LANDSCAPING NOTES**

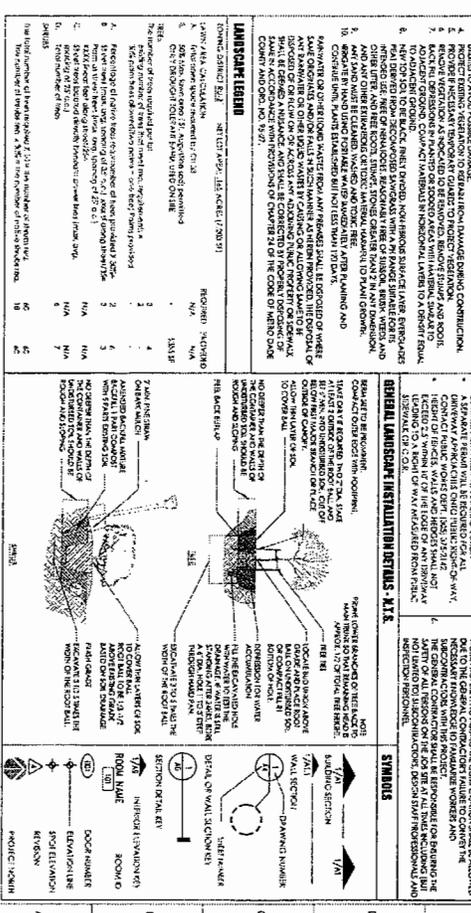
- STANDARDS FOR TREES, PALMS AND FLORIDA DEPARTMENT OF AGRICULTURE.
- GRADES AND STANDARDS FOR NURSERY PLANTS IN PALMS AND ALL PLANT MATERIAL IN GENERAL SPECIES AND SHALL BE SCOUT INSPECT PESTS, PLANT DISEASES, W DETERMINE LOCATIONS OF ANY UTILITIES TO AVOID POSSIBLE DAMAGE.
- PROTECT EXISTING VEGETATION.
- PROVIDE IF NECESSARY TEMPORARY REMOVE VEGETATION AS INDICATED BACK FILL DEPRESSIONS IN PLANT ADJACENT GROUND. COMPACT TO ADJACENT GROUND.

**HABITAT FOR HUMANITY**  
1879 NW 62 TERR., MIAMI FL



**RECEIVED**  
MAR 12 2012  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

EXISTING THE LAND	NEW THE BUILDING	NEW SHEDS LIST	CONSTRUCTION NOTES	GENERAL NOTES																																																																																																			
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**A1**

DATE: 02/21/12  
DRAWN BY: FAVO  
CHECKED BY: J. BROWN

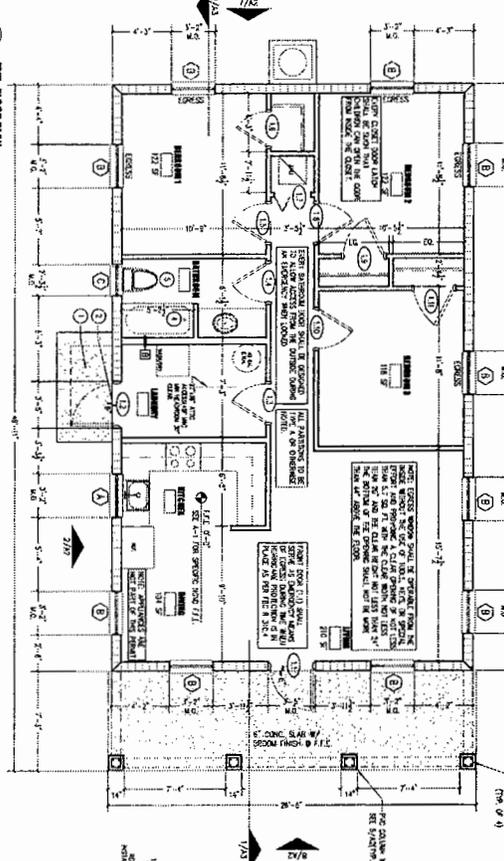
**HABITAT FOR HUMANITY**

1879 NW 62nd Ter.  
Miami, Florida

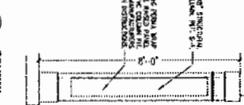
Registration  
14 March 2012  
Feller W. Thomas AP 008654

**PLAN NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL FINISHES ARE TO BE AS SHOWN UNLESS NOTED OTHERWISE.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
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1. FLOOR PLAN  
SCALE: 1/8" = 1'-0"



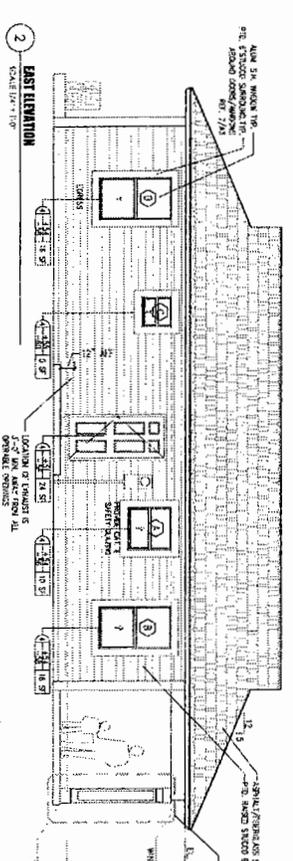
5. COLUMN  
SCALE: 1/8" = 1'-0"



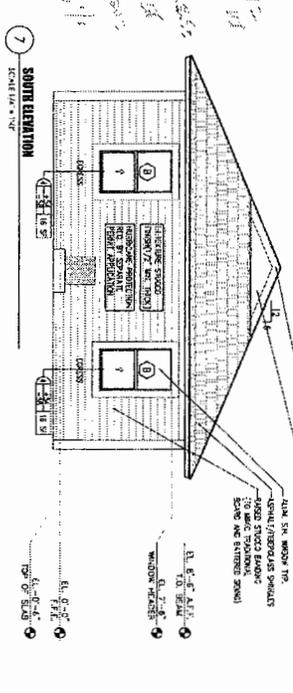
6. ROOF PLAN  
SCALE: 1/8" = 1'-0"



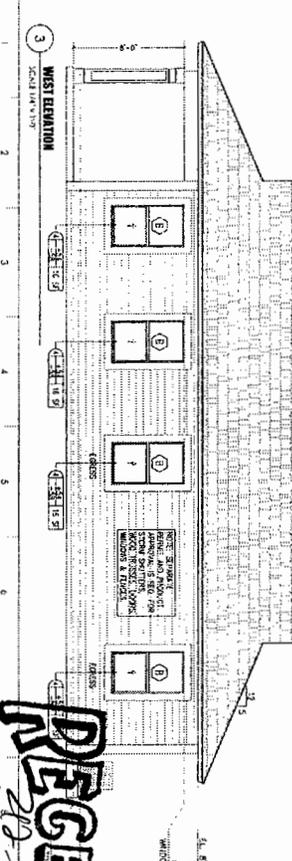
7. EXTERIOR PERSPECTIVES



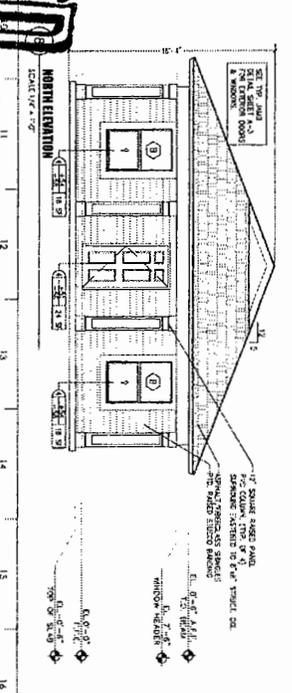
2. EAST ELEVATION  
SCALE: 1/8" = 1'-0"



7. SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3. WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4. NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**RECEIVED**  
MAR 12 2012

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

**A2**

FLOOR PLANS, ELEVATIONS AND SCHEDULES

DATE: 02/14/12  
DRAWN BY: RSK/BJ  
CHECKED BY: RSK/BJ/HABITAT

**HABITAT FOR HUMANITY**

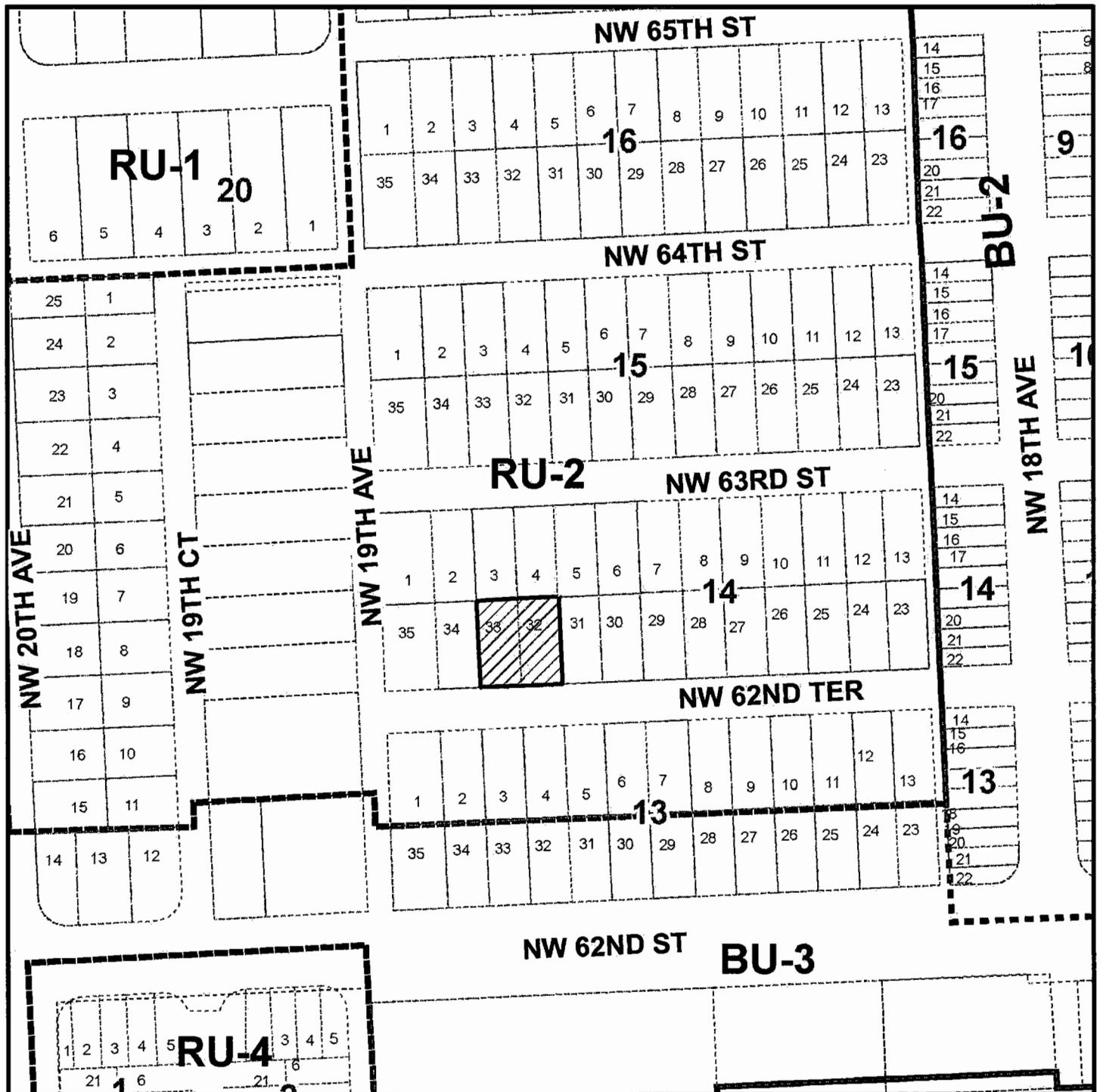
1872 NW 32nd Ter.  
Miami, Florida

Registration  
*John Deere*  
11 March 2012

Refer W. Thomas AR 006734

**Habitat for Humanity**

1872 NW 32nd Ter.  
Miami, Florida



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

Process Number  
**Z2012000026**

Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

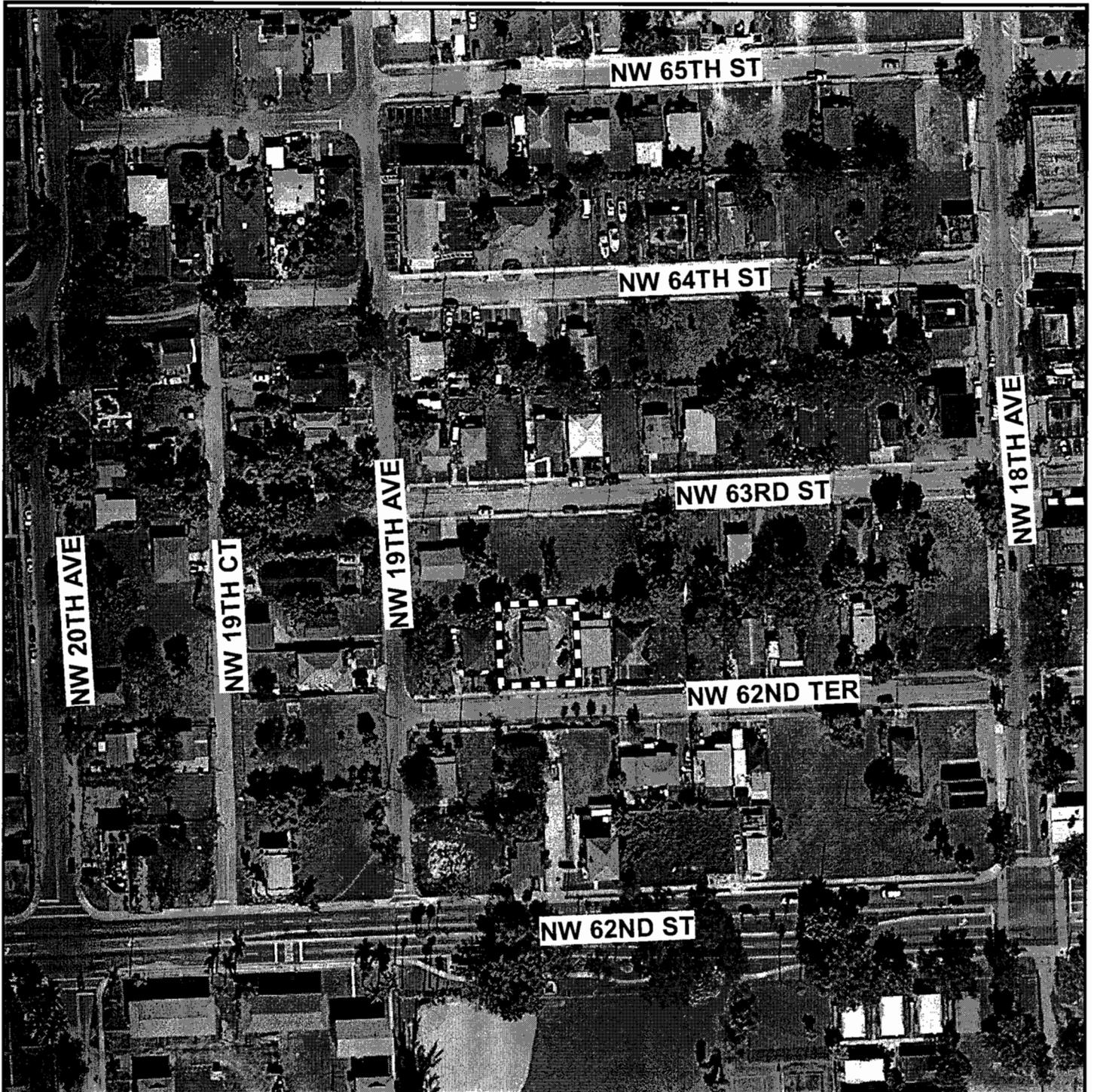
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY
		21



**MIAMI-DADE COUNTY**

**AERIAL YEAR 2009**

Process Number

**Z201200026**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
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 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

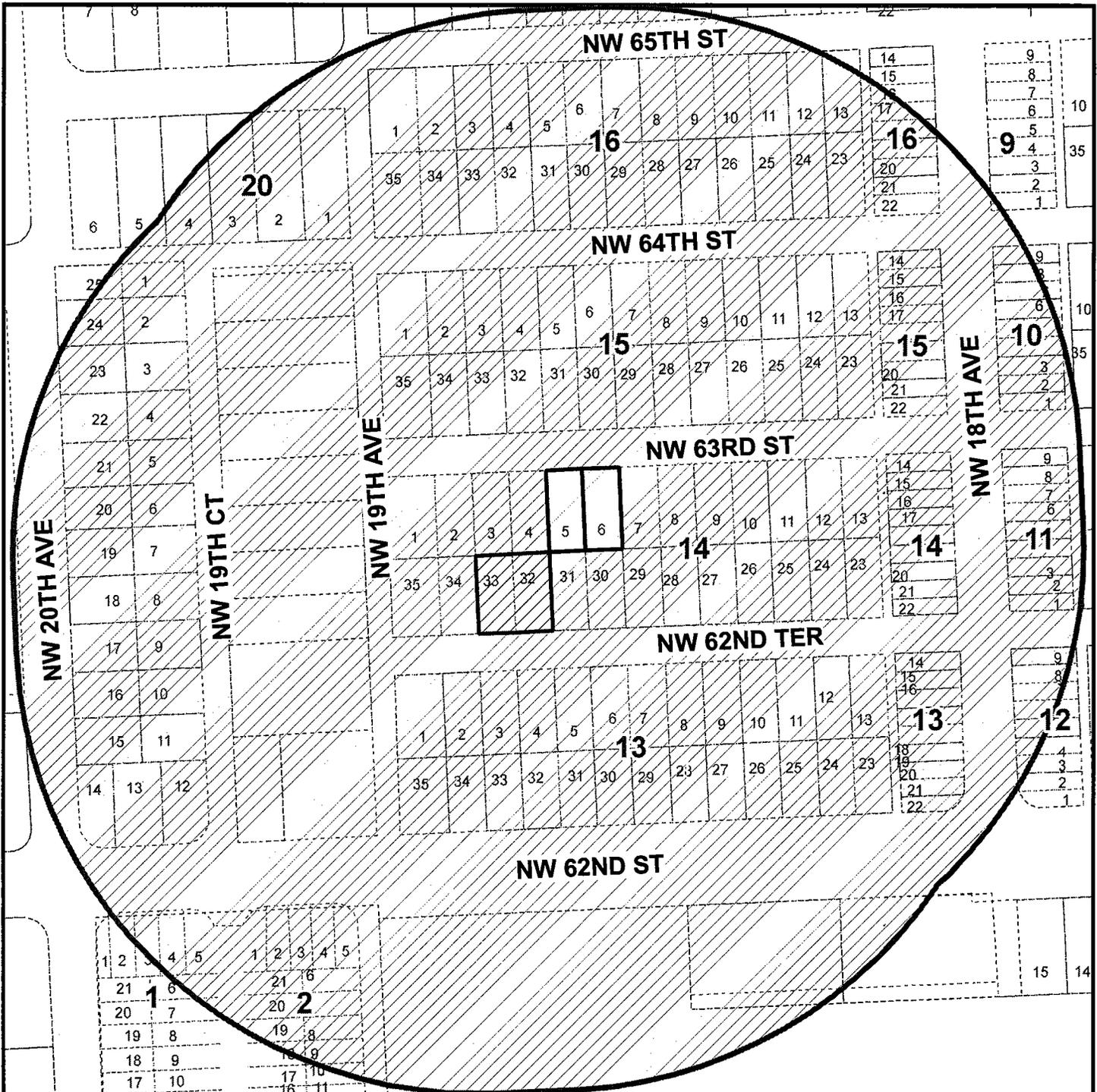
**Legend**

 Subject Property



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY
		22



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number

**Z2012000026**

RADIUS: 500

Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

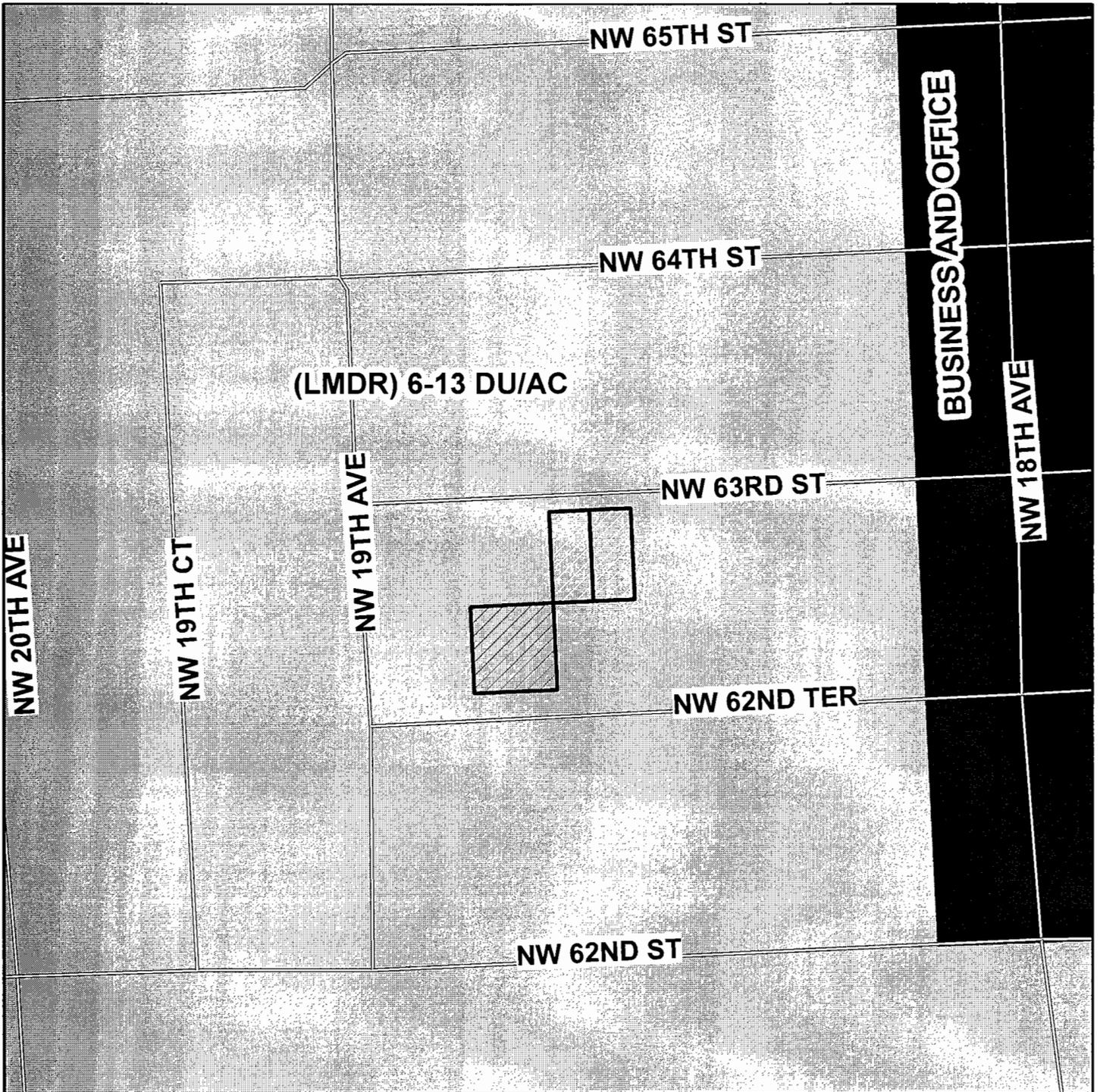
**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY
		23



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2012000026**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 8**

**PH: Z12-027 (12-6-CZ8-6)**

**June 13, 2012**

**Item No. 6**

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Habitat for Humanity of Greater Miami, Inc.
<b>Summary of Requests</b>	The applicant is seeking to allow a single-family residence on a parcel of land with a setback closer to the rear (south) property line and a greater lot coverage than is permitted.
<b>Location</b>	Approx. 280 ft. East of NW 18 Avenue and South of NW 71 Street, Miami-Dade County, Florida.
<b>Property Size</b>	40' x 96'
<b>Existing Zoning</b>	RU-2
<b>Existing Land Use</b>	Single-family residence
<b>2015-2025 CDMP Land Use Designation</b>	Low-Medium Density Residential, 6 to 13 dua ( <i>see attached Zoning Recommendation Addendum</i> )
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards ( <i>see attached Zoning Recommendation Addendum</i> )
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,840 sq. ft. (7,500 sq. ft. required).
- (2) NON-USE VARIANCE to permit a proposed single-family residence setback a minimum of 20.65' (25' required) from the rear (south) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 3/12/12, and consisting of 2 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** A proposed 1,317 sq. ft. single-family residence.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
<b>North</b>	RU-2; educational institution	Low-Medium Density Residential (6 to 13 dua)
<b>South</b>	RU-2; vacant land	Low-Medium Density Residential (6 to 13 dua)
<b>East</b>	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
<b>West</b>	RU-2; vacant land	Low-Medium Density Residential (6 to 13 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an interior, substandard sized lot in an area comprised of single-family residences and vacant lots.

**SUMMARY OF THE IMPACTS:**

The approval of this application could have a positive impact on the surrounding neighborhood with the development of affordable housing on a substandard vacant lot. However, the requested variances are due to the size constraints of the property and could have a negative visual impact on the surrounding area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as ***Low Medium Density Residential*** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text for Low Medium Density Residential Communities. 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.* The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (south) property line with than that permitted by the Zoning Code.

The proposed single-family residence furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The subject parcel is located within the Model City/Brownsville Targeted Urban Area, and as such furthers **Objective LU-12**, which indicates that the 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.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **consistent** with the CDMP Low Medium Density designation of the LUP map and the CDMP's Land Use Element the interpretative text, **Policy LU-1C** and **Objective LU-12**.

**ZONING ANALYSIS:**

When requests #1 and #2 are analyzed under the Non-Use Variances From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests to permit a single-family residence with less lot frontage, lot area and setback than required would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff found similar approvals for variances of the rear setback, lot frontage lot area requirements on several

properties surrounding the subject property. For example, pursuant to Resolution #CZAB8-36-11, the properties located south of the subject property at 1751 NW 70 Street and 1741 NW 70 Street were approved to allow the residences with a setback of 20'-4" from the rear (north) property lines where 25' is required. Additionally, a property located further south at 1778 NW 70 Street was approved pursuant to Resolution #CZAB8-34-11 to allow the parcel with a setback of 15'-11" from the rear (south) property line where 25' is required and a lot coverage of 35.6% where 35% is permitted. As such, staff opines that approval of this application would not be out of character with the surrounding area which is comprised of lots with similar dimensions as the 40' x 96' subject parcel and would therefore have similar physical constraints in development.

Further, staff notes that the approval of the requests will allow new development on a substandard vacant lot within the Model City/Brownsville Targeted Urban Area as identified in the Urban Economic Revitalization Plan for Targeted Urban Areas. **As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

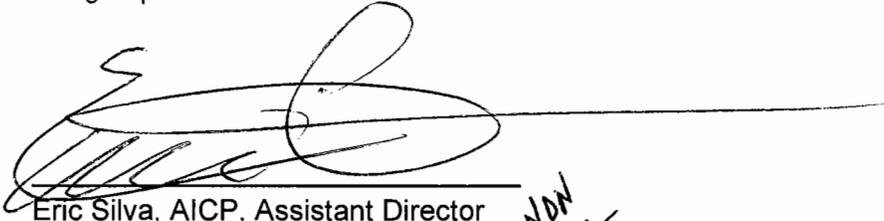
**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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, and other requirements.
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 3/12/12, and consisting of 2 sheet.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:GR:NN:JV:JC

A large, stylized handwritten signature in black ink, appearing to read 'Eric Silva', is written over a horizontal line. The signature is fluid and somewhat abstract.

Eric Silva, AICP, Assistant Director  
Zoning and Community Planning  
Miami-Dade County  
Sustainability, Planning and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

*NDW  
6/11/12*

ZONING RECOMMENDATION ADDENDUM  
HISTORY  
MOTION SLIPS\*  
DEPARTMENT MEMORANDA  
DISCLOSURE OF INTEREST\*  
HEARING PLANS\*  
MAPS

\*If applicable

## ZONING RECOMMENDATION ADDENDUM

*Habitat for Humanity of Greater Miami, Inc.  
Z12-027*

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, <b>Environment</b> & Regulatory Affairs	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

<b>Low –Medium Density Residential</b> <i>(Pg. I-31)</i>	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low-Medium Density Residential</b>. 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.</i>
<b>Land Use Policy 1C</b> <i>(Pg. I-2)</i>	<i>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.</i>
<b>Land Use Objective 12</b> <i>(Pg. I-24)</i>	<i>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 an 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.</i>

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>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.</i>
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**6. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**  
**(Applicant)**

**12-6-CZ8-6 (12-027)**  
**Area 8/District 02**  
**Hearing Date: 06/13/12**

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

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

Disclosure of interest form attached? Yes  No

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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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.

# Memorandum



**Date:** February 29, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs

**Subject:** C-08 #Z2012000027  
Habitat for Humanity of Greater Miami, Inc.  
1748 NW 71<sup>st</sup> Street  
Non-Use Variance of Setbacks Less than Required  
(RU-2) (0.08 Acres)  
15-53-41

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is fluid and cursive, written over the "From:" field of the memorandum.

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

#### Potable Water Service

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 for this proposed development order.

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

#### Stormwater Management

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

#### Wetlands

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

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

#### Tree Preservation

According to the landscape plan submitted with this application, the subject property contains a specimen-sized (trunk diameter 18 inches or greater) Ficus aurea tree (#3). Please be advised that this specimen-sized tree does not appear to be impacted by the proposed project. Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible.

Be advised that Tree Removal Permit TREE #00003652 was issued for this property for the removal of one christmas palm on February 27, 2012. All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit on February 27, 2013 in order to avoid violation of permit conditions.

Please be advised that a new Miami-Dade County Tree Removal/Relocation Permit or an amendment to this permit is required prior to the removal and/or relocation of any other trees on the subject property. Please contact the Tree Program at 305-372-6600, voice option #2, for information regarding tree permits.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: HABITAT FOR HUMANITY OF GREATER

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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



Raul A Pino, P.L.S.

29-FEB-12

# Memorandum



**Date:** 08-MAR-12  
**To:** , Director  
Department of Sustainability, Planning and Economic Enhancement  
**From:** William W. Bryson, Fire Chief.  
Miami-Dade Fire Rescue Department  
**Subject:** Z2012000027

## Fire Prevention Unit:

No objection.

## Service Impact/Demand

Development for the above Z2012000027  
located at 1748 NW 71 ST, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.  
The estimated average travel time is: 6:02 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 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.

# Memorandum



**Date:** February 29, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Maria I. Nardi, Chief *M.I.N.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2012000027: HABITAT OF HUMANITY OF GREATER MIAMI

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**Application Name:** HABITAT OF HUMANITY OF GREATER MIAMI

**Project Location:** The site is located at 1748 NW 71 S, Miami-Dade County.

**Proposed Development:** The applicant is requesting approval for a non-use variance for lot coverage requirements for one single family dwelling unit.

This application is located in Park Benefit District 1, which has a surplus of 407.2 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

DATE: 22-FEB-12

**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

1748 NW 71 ST, MIAMI-DADE  
COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

Z2012000027

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**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY; NC: No open cases. Prior case was opened June 4, 2009 and warning issued for junk/trash. Violation corrected June 25, 2009. A case was opened October 5, 2010 for foreclosure registry and case was closed October 7, 2010. A case was opened November 4, 2011 for failure renew foreclosed property but was closed December 23, 2011. BNC: No open cases.

Habitat for Humanity of Greater

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

**REPORTER NAME:**

# Memorandum



**Date:** May 16, 2012

**To:** Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Department of Regulatory and Economic Resources

**From:** James Byers, Zoning Permitting Division Chief  
Department of Regulatory and Economic Resources

**Subject:** Z2012000027

---

Property was inspected by Ralph Edwards. Inspector observed a vacant lot with no unauthorized use and no violations.

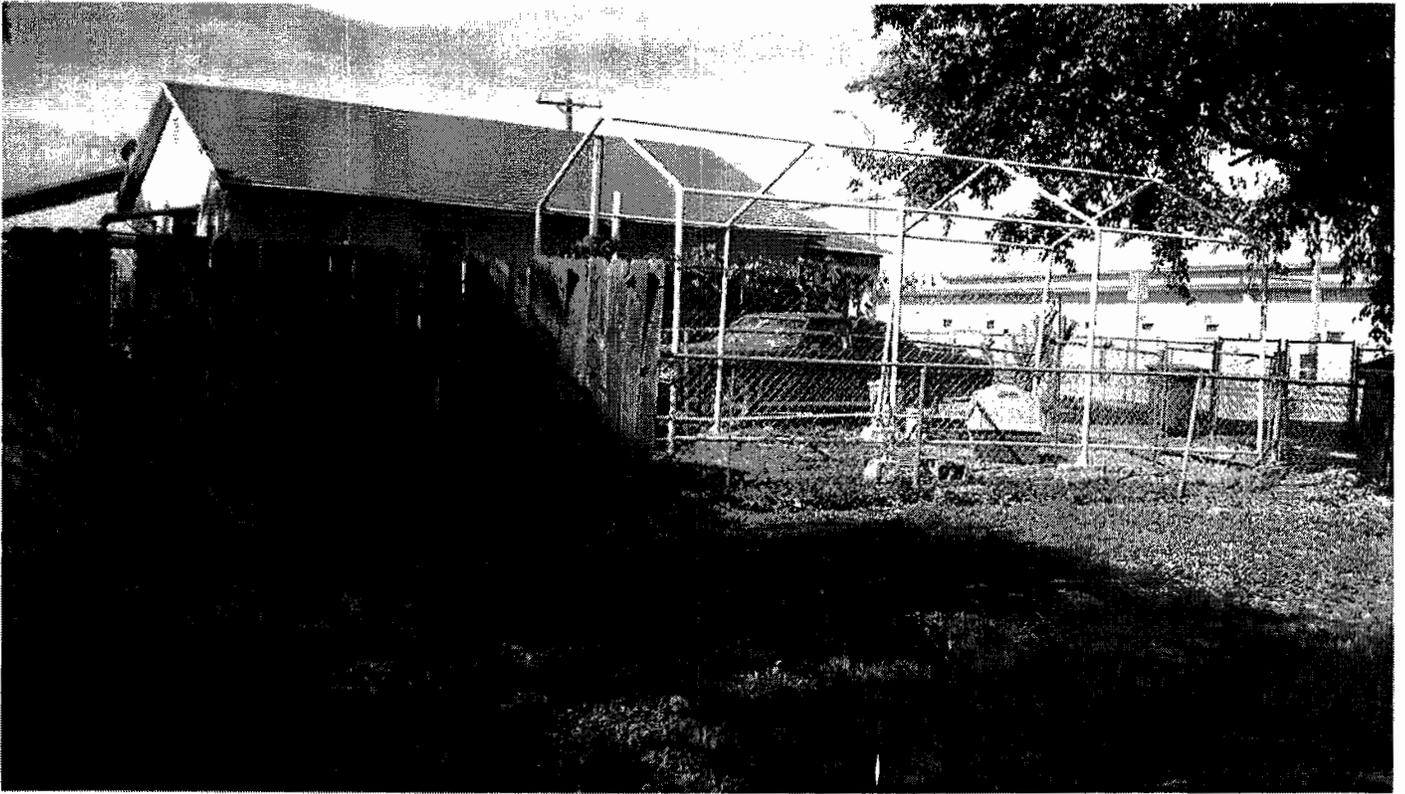
1748 NW 71 ST  
NORTH ELEVATION



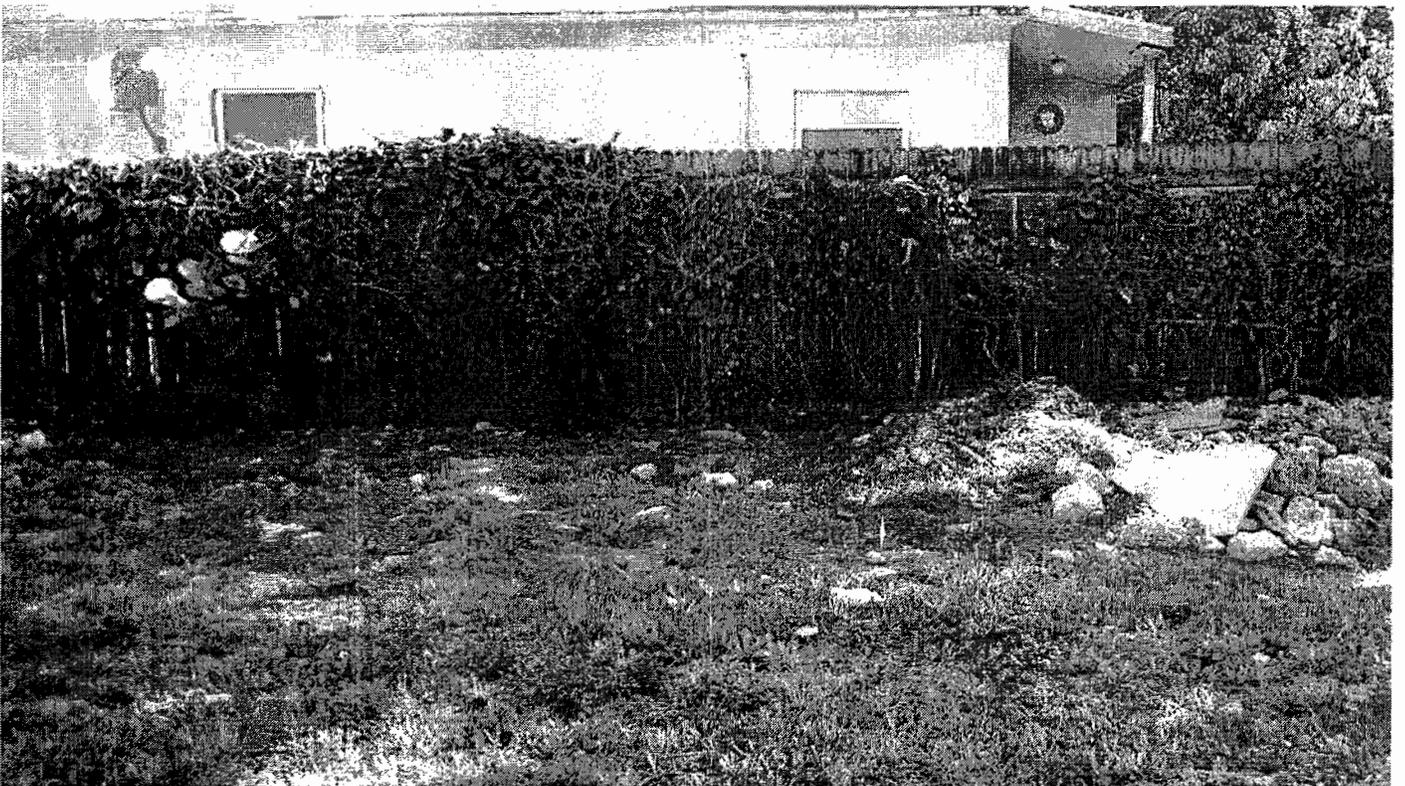
1748 NW 71 ST  
SOUTH ELEVATION



1748 NW 71 ST  
EAST ELEVATION



1748 NW 71 ST  
WEST ELEVATION





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

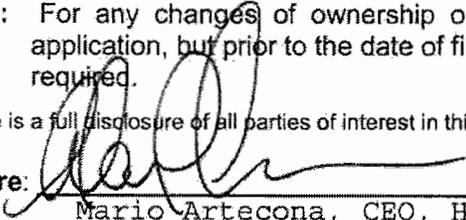
NOT APPLICABLE	
NOT APPLICABLE	

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

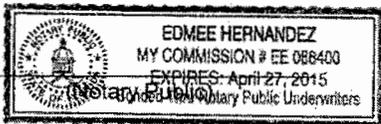
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.


**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:  \_\_\_\_\_  
Mario Artecona, CEO, Habitat for Humanity of Greater Miami, Inc.

Sworn to and subscribed before me this 27 day of January, 2012. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

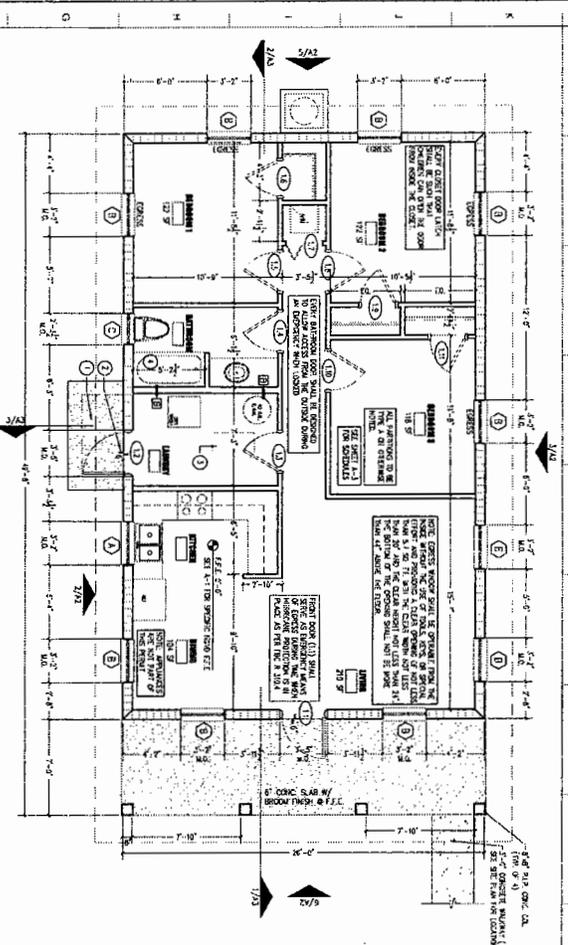


My commission expires: \_\_\_\_\_ Seal

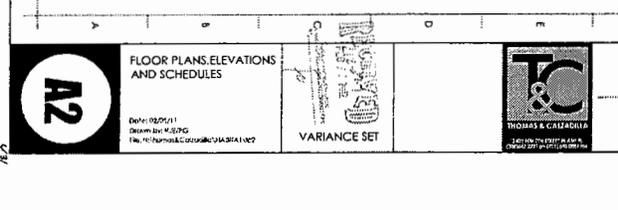
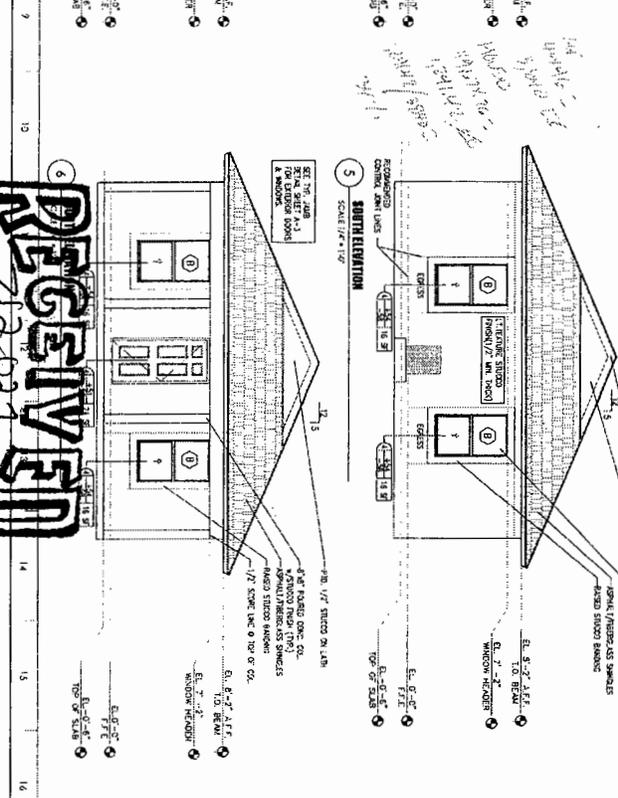
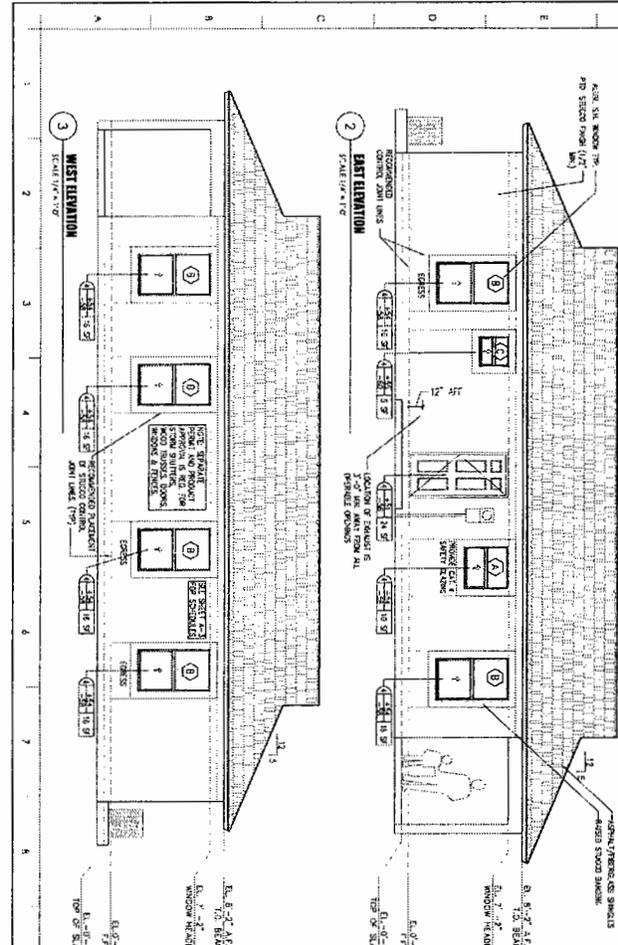
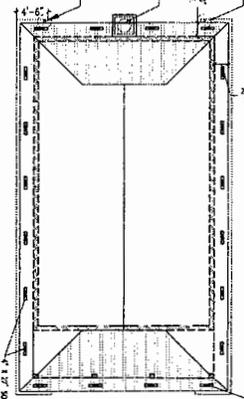
\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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







- PLAN NOTES**
1. SEE PLAN FOR ALL DIMENSIONS.
  2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  3. FINISH FLOOR IS 1/2" CONCRETE ON 4" GRAVEL.
  4. FINISH CEILING IS 8'-0" UNLESS NOTED OTHERWISE.
  5. FINISH WALLS ARE 5/8" CMU WITH 1/2" GYPSUM BOARD.
  6. FINISH DOORS ARE 1-1/2" SOLID CORE.
  7. FINISH WINDOWS ARE 1-1/2" ALUMINUM FRAME WITH 1/2" GLASS.
  8. FINISH STAIRS ARE 1-1/2" SOLID CORE.
  9. FINISH BATHS ARE 1-1/2" SOLID CORE.
  10. FINISH KITCHEN ISLAND IS 1-1/2" SOLID CORE.
  11. FINISH COUNTERS ARE 1-1/2" SOLID CORE.
  12. FINISH SINKS ARE 1-1/2" SOLID CORE.
  13. FINISH STOVE IS 1-1/2" SOLID CORE.
  14. FINISH REFRIG. IS 1-1/2" SOLID CORE.
  15. FINISH DISHWASHER IS 1-1/2" SOLID CORE.
  16. FINISH CUPBORDS ARE 1-1/2" SOLID CORE.
  17. FINISH CABINETS ARE 1-1/2" SOLID CORE.
  18. FINISH FLOORING IS 1/2" CARPET ON 1" PAD.
  19. FINISH WALLS ARE 5/8" CMU WITH 1/2" GYPSUM BOARD.
  20. FINISH CEILING IS 8'-0" UNLESS NOTED OTHERWISE.



**TERMINAL STATEMENT**

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original drawings and specifications for the building described herein, and that the same have been prepared by me or under my direct supervision and control, and that I am a duly licensed professional engineer in the State of Florida, and that I am the author of the same.

**NOTICE TO CONTRACTOR**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

**RECEIVED**

FEB 07 2012

ZONING HEARINGS SECTION  
MEMPHIS PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

**A2**

FLOOR PLANS, ELEVATIONS AND SCHEDULES

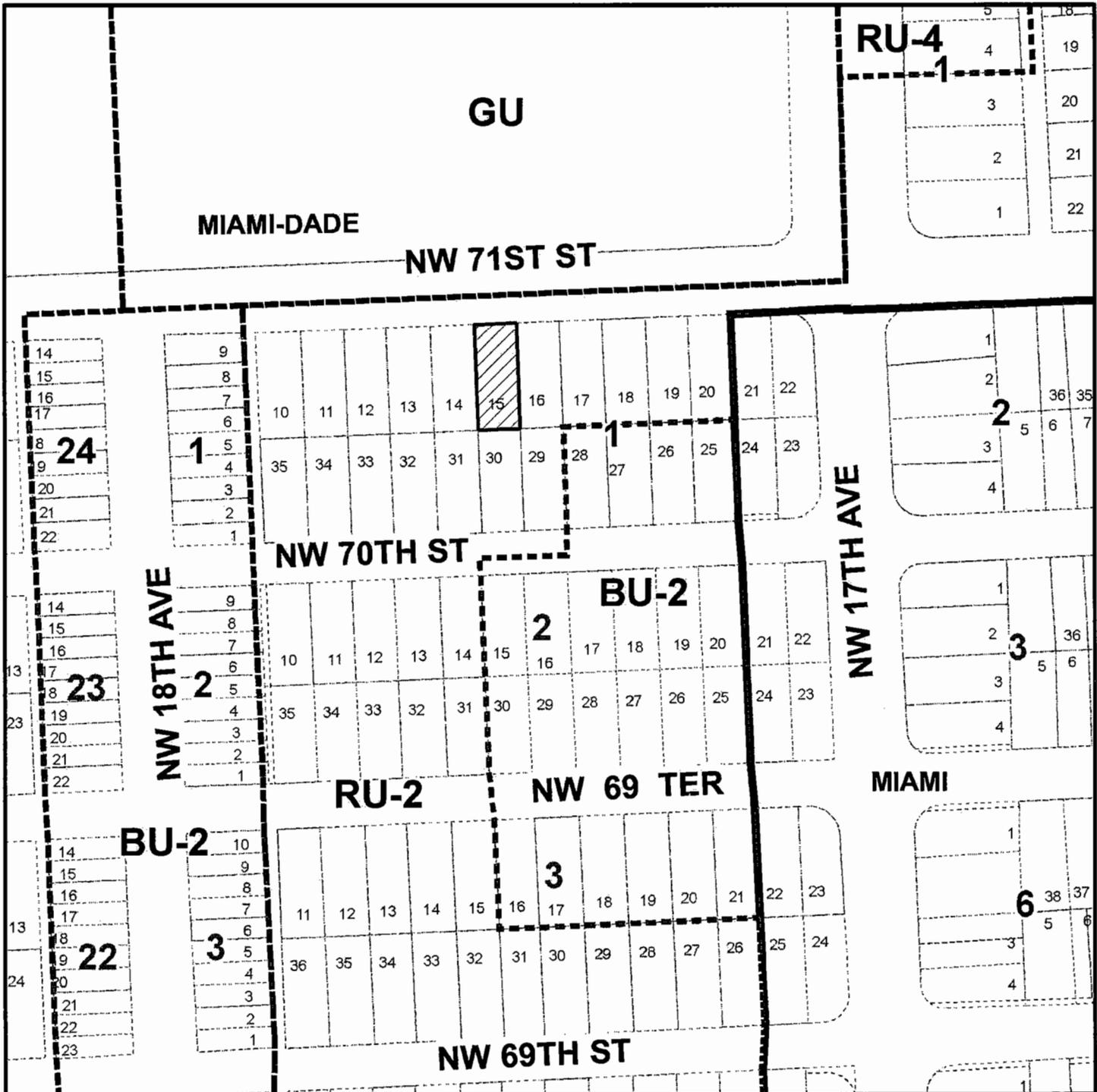
DATE: 02/01/12  
DRAWN BY: M. J. B. JR.  
FILE: H:\HABITAT\2012\02\01\A2.DWG

**HABITAT FOR HUMANITY**

1748 NW 71st St.  
Miami, Florida

Registration  
John Thomas  
26 Jan 2012  
Pulver W. Thomas AR 008754

**Habitat for Humanity**  
1748 NW 71st St.  
Miami, Florida



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

Process Number  
**Z2012000027**



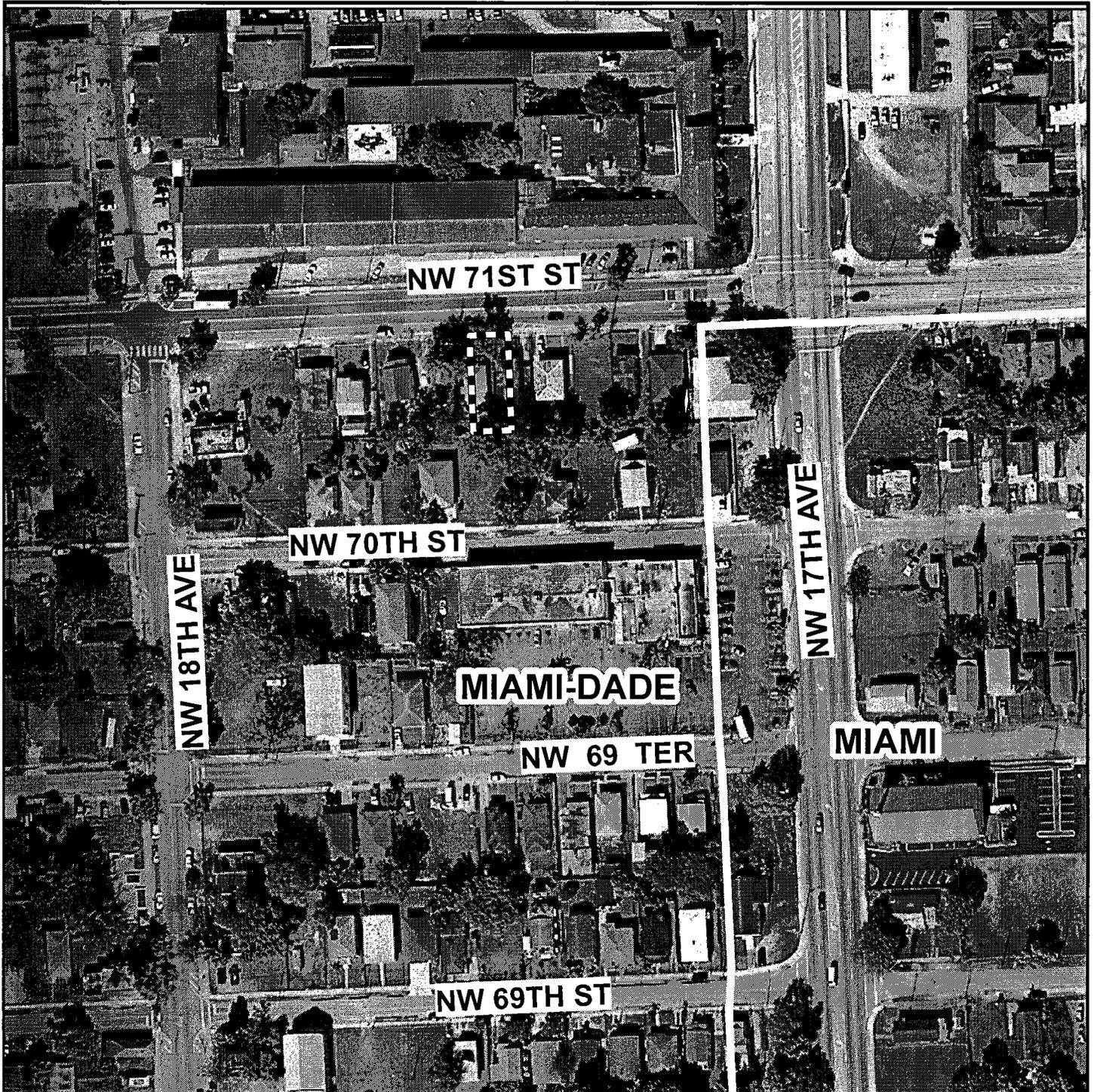
Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**  
 Subject Property Case  
 Zoning



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY
		21



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

Process Number

**Z201200027**

Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

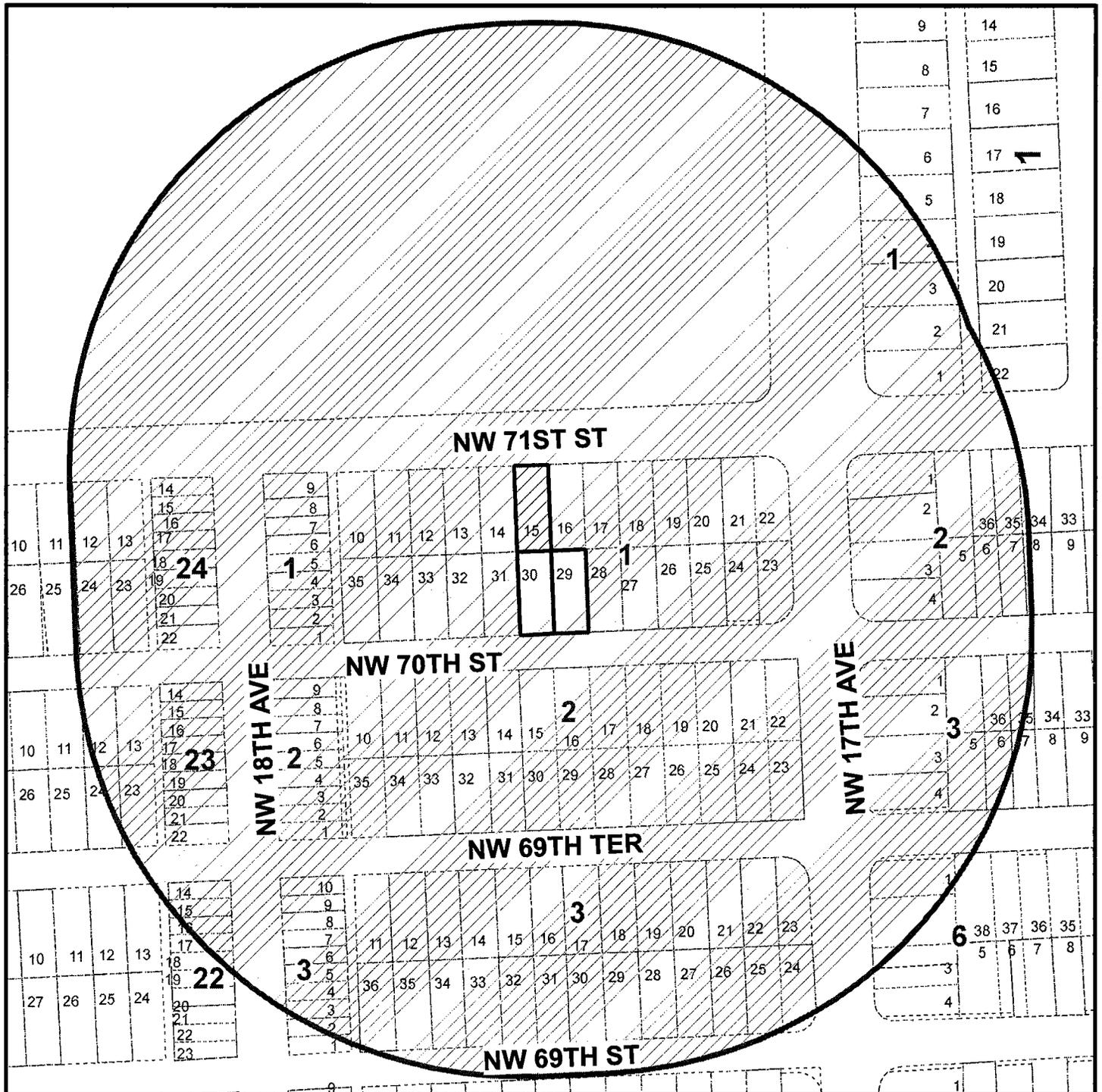
Legend

 Subject Property



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY
		22



**MIAMI-DADE COUNTY  
RADIUS MAP**

Process Number

**Z2012000027**

RADIUS: 500

Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

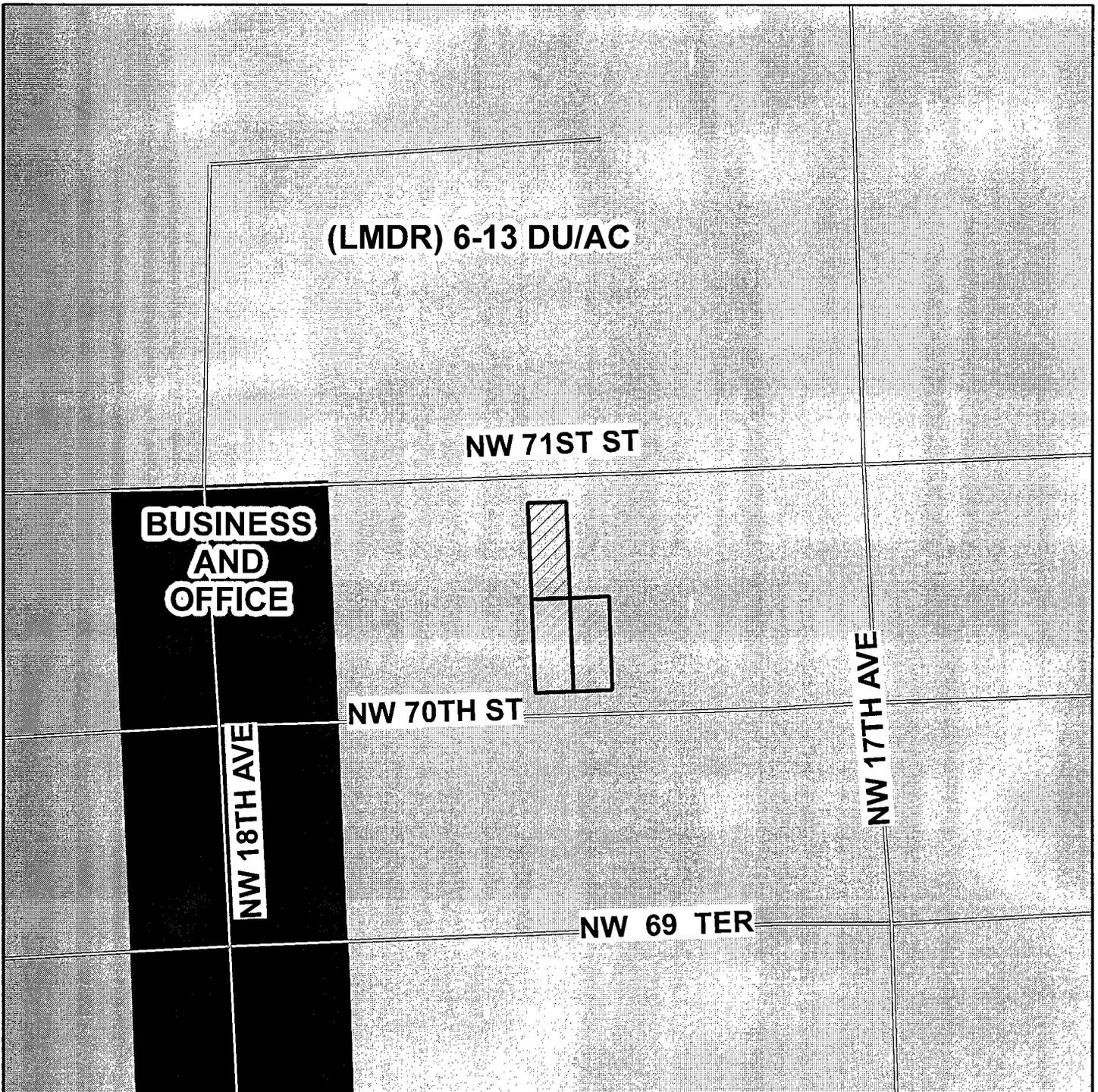
**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY
		23



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2012000027**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 8**

**PH: Z12-028 (12-6-CZ8-7)**

**June 13, 2012**

Item No. 7

<b>Recommendation Summary</b>	
<b>Commission District</b>	3
<b>Applicant</b>	Habitat for Humanity of Greater Miami, Inc.
<b>Summary of Requests</b>	The applicant is seeking to permit a parcel of land with less lot frontage and lot area than required.
<b>Location</b>	South of NW 60 Street and east of NW 24 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	40' X 109'
<b>Existing Zoning</b>	RU-1
<b>Existing Land Use</b>	Vacant lot
<b>2015-2025 CDMP Land Use Designation</b>	Low Medium Density Residential (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUEST:**

NON-USE VARIANCE to permit a parcel of land with lot frontage of 40' (75' required) and a lot area of 4,360 sq. ft. (7,500 sq. ft. required)

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Habitat for Humanity" as prepared by Thomas & Calzadilla and dated stamped received 2/7/12 consisting of 2 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** Proposed 1,317 sq. ft. single-family residence

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1; vacant lot	Low Medium Density Residential (6 to 13 dua)
<b>North</b>	RU-1; single-family residence	Low Medium Density Residential (6 to 13 dua)
<b>South</b>	RU-1; single-family residence	Low Medium Density Residential (6 to 13 dua)
<b>East</b>	RU-1; multi-family residence	Low Medium Density Residential (6 to 13 dua)
<b>West</b>	RU-1; single-family residence	Low Medium Density Residential (6 to 13 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is a vacant lot, located at the south of NW 60 Street along NW 24 Avenue. Residential and institutional uses characterize the surrounding area where the subject property lies.

**SUMMARY OF THE IMPACTS:**

The approval this application could have a positive impact on the surrounding neighborhood with the development of affordable housing on a substandard vacant lot. However, the requested variance is due to the size constraints of the property and could have a negative visual impact on the surrounding area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as ***Low Medium Density Residential*** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text for Low Medium Density Residential Communities. 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.* The approval of this application will allow the construction of a proposed single-family residence with lot coverage greater than that permitted by the Zoning Code.

The proposed single-family residence furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The subject parcel is located within the Model City/Brownsville Targeted Urban Area, and as such furthers **Objective LU-12**, which indicates that the 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.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **consistent** with the Low Medium Density designation of the CDMP's LUP map and consistent with the CDMP's Land Use Element interpretative text, **Policy LU-1C** and **Objective LU-12** and would be **compatible** with the surrounding residential uses.

**ZONING ANALYSIS:**

When the request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request to permit a single-family residence with a lot frontage of 40' (75' required) and lot area of 4,360 (7,500' required) would be **compatible** with the surrounding area, would not be detrimental to

the neighborhood and would not affect the appearance of the community. Staff found similar approvals for variance of lot frontage and lot area requirements for single-family residences within the surrounding area. For example, a property located to the east at 5995 NW 24 Avenue was approved pursuant to Resolution #2-ZAB-526-64 for lot frontage of 41.16' where 75' is required and lot area of 4,314 sq. ft. where 7,500 sq. ft. is required by the Zoning Code. Pursuant to Resolution #3-ZAB-448-66, another property located to the northeast at 6033 NW 23 Court was granted approval for frontage of 46', where 75' is required and lot area of 3,718 sq. ft. where 7,500 sq. ft. is required by the Zoning Code.

Staff opines that the approval of the request would not be out of character with the surrounding area as evidenced by similar approvals. Further, staff notes that the approval of the request will allow new development on a substandard vacant lot within the Model City/Brownsville Targeted Urban Area as identified in the Urban Economic Revitalization Plan for Targeted Urban Areas. **As such, staff recommends approval of the request under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs or its successor Department 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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat For Humanity" as prepared by Thomas & Calzadilla Metropolitan Architecture and dated stamped received 2/7/12 consisting of 2 sheets.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:GR:NN:CH:AN



Eric Silva, AICP, Assistant Director  
Zoning and Community Planning  
Miami-Dade County  
Sustainability, Planning and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

*NDN  
6/11/12*

ZONING RECOMMENDATION ADDENDUM

HISTORY

MOTION SLIPS\*

DEPARTMENT MEMORANDA

DISCLOSURE OF INTEREST\*

HEARING PLANS\*

MAPS

\*If applicable

# ZONING RECOMMENDATION ADDENDUM

*Habitat for Humanity of Greater Miami, Inc.*  
Z12-028

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, Environment & Regulatory Affairs	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

<b>Low Density Residential</b> (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Density Residential</b>. 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.</i>
<b>Land Use Policy 1C</b> (Pg. I-2)	<i>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.</i>
<b>Land Use Objective 12</b> (Pg. I-24)	<i>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 an 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.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>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.</i>
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**7. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**  
**(Applicant)**

**12-6-CZ8-7 (12-028)**  
**Area 8/District 03**  
**Hearing Date: 06/13/12**

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

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

Disclosure of interest form attached? Yes  No

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

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.

# Memorandum



**Date:** March 6, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs

**Subject:** C-08 #Z2012000028  
Habitat for Humanity of Greater Miami, Inc.  
3800 NW 22<sup>nd</sup> Avenue  
Non Use Variance of Setbacks Less than Required  
(RU-1) (0.10 Acres)  
15-53-41

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is fluid and cursive, written over the printed name in the "From:" field.

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application 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 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 for this proposed development order.

### Wetlands

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

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

### Tree Preservation

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

The applicant is required to comply with the above tree permitting requirements. The Department 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 the Tree Program for additional information regarding tree permitting procedures and requirements prior to site development.

### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

### Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: HABITAT FOR HUMANITY OF GREATER

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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



Raul A Pino, P.L.S.

29-FEB-12

# Memorandum



**Date:** 30-MAY-12  
**To:** , Director  
Department of Sustainability, Planning and Economic Enhancement  
**From:** William W. Bryson, Fire Chief.  
Miami-Dade Fire Rescue Department  
**Subject:** Z2012000028

## Fire Prevention Unit:

No objection via case Z2012000028.

## Service Impact/Demand

Development for the above Z2012000028  
located at approx. 81 ft south of nw 60 st/east of nw 24 Ave  
in Police Grid 0918 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.  
The estimated average travel time is: 5:12 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.

# Memorandum



**Date:** February 29, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Maria I. Nardi, Chief *M.I.N.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2012000028: HABITAT OF HUMANITY OF GREATER MIAMI

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**Application Name:** HABITAT OF HUMANITY OF GREATER MIAMI

**Project Location:** The site is located at 5923 NW 24 AVE, Miami-Dade County.

**Proposed Development:** The applicant is requesting approval for a non-use variance for lot coverage requirements for one single family dwelling unit.

This application is located in Park Benefit District 1, which has a surplus of 407.2 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

DATE: 23-FEB-12

**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

5923 NW 24 AVE, MIAMI-DADE  
COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

Z2012000028

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**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY: NC: No open cases. Previous case opened August 4, 2009 for overgrown grass and a warning was issued. Citation issued August 20, 2009 and case submitted to be closed due change ownership. Another case opened October 5, 2009 for overgrown grass and warning and citation issued and cvn submitted for void duee no proof service. A case opened October 19, 2010 for setback and a warning was issued. Case closed November 23, 2010 due error in processing case. Case opened October 26, 2010 for setback and warning issued and case closed November 23, 2010. Another case opened for setback November 23, 2010 and citation issued January 4, 2011, non compliance February 25, 2011. Citation submitted for closure on March 15, 2011. Another case opened for setback and closed March 15, 2011. BNC: Case opened March 12, 2010 for expired permit. Non compliance affidavit issued June 15, 2010 and ticket paid February 3, 2011. BCCO memo requesting license hold release read February 7, 2011.

Habitat for Humanity of Greater

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

**REPORTER NAME:**

Date:

**Edwards, Ralph (PERA)**

---

**From:** Edwards, Ralph (PERA)  
**Sent:** Wednesday, May 16, 2012 9:09 AM  
**To:** Gutierrez, Franklin (SPEE)  
**Cc:** Thompson, Cleveland (SPEE); Byers, James (PERA)  
**Subject:** Zoning analysis form for z2012000028  
**Attachments:** image001.jpg

**Date:** May 16, 2012  
**To:** Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Miami-Dade Sustainability, Planning and Economic Enhancement  
**From:** James Byers, Zoning Permitting Division Chief  
Department of Permitting, Environment and Regulatory Affairs  
**Subject:** Z2012000028

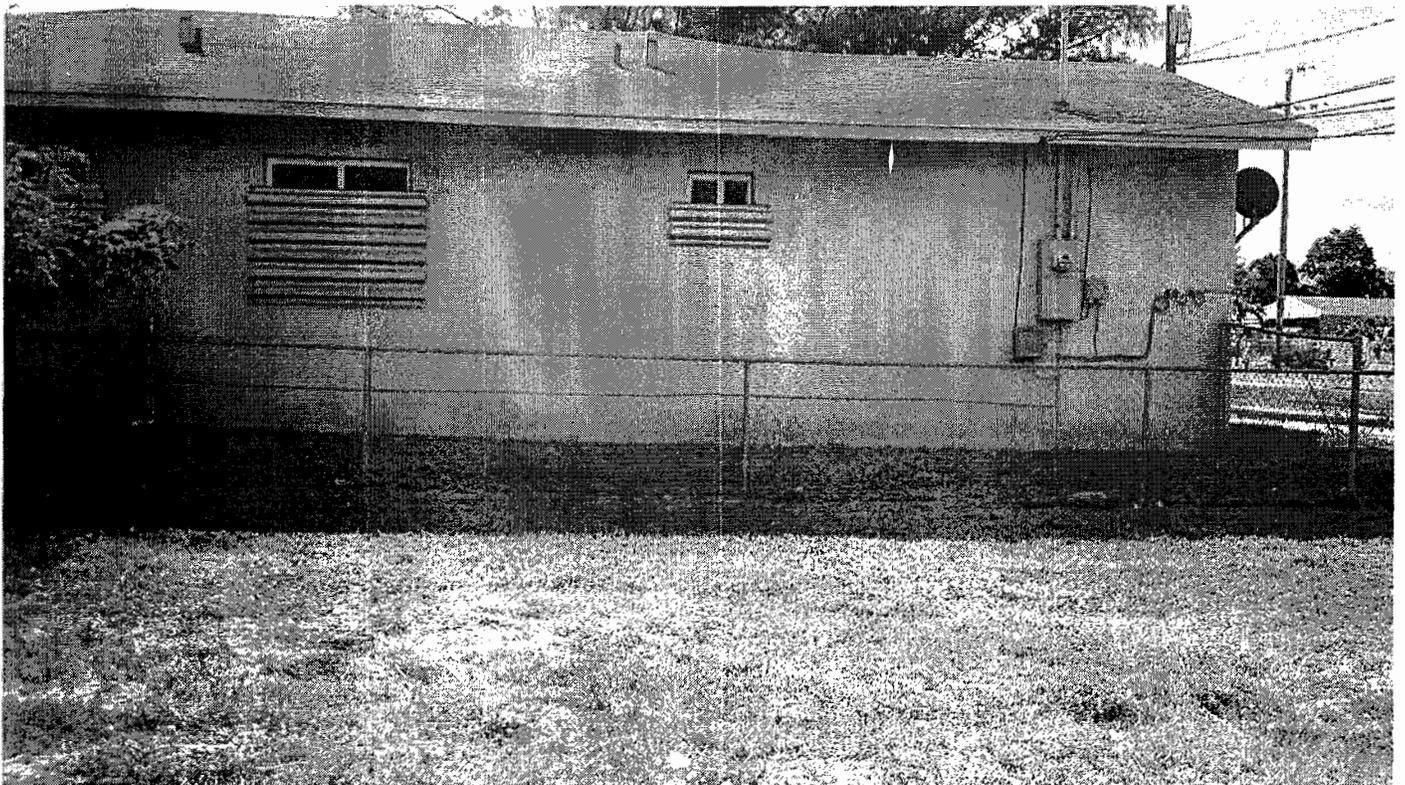
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Property was inspected by Ralph Edwards. Inspector observed a vacant lot with no unauthorized use and no violations.

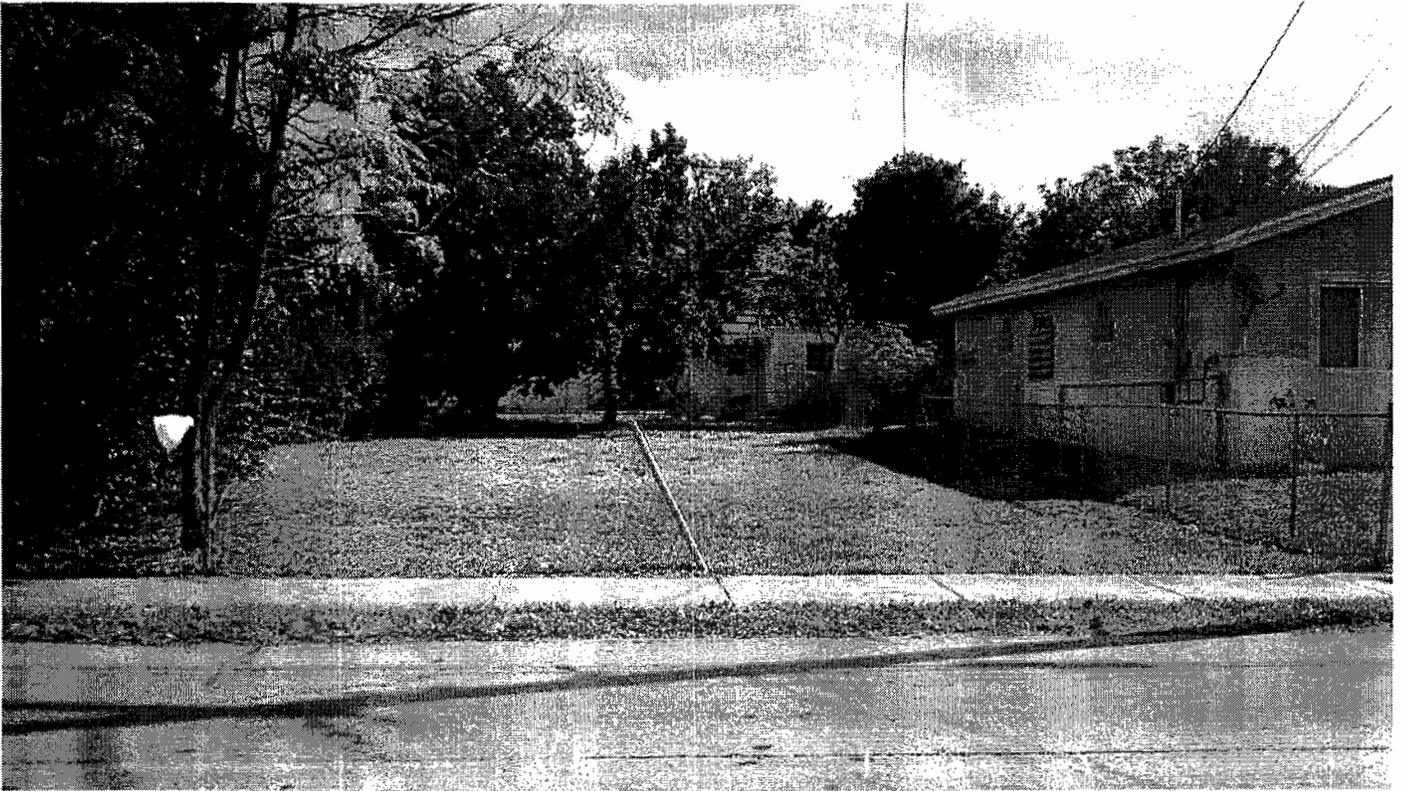
5923 NW 24 AVE  
NORTH ELEVATION



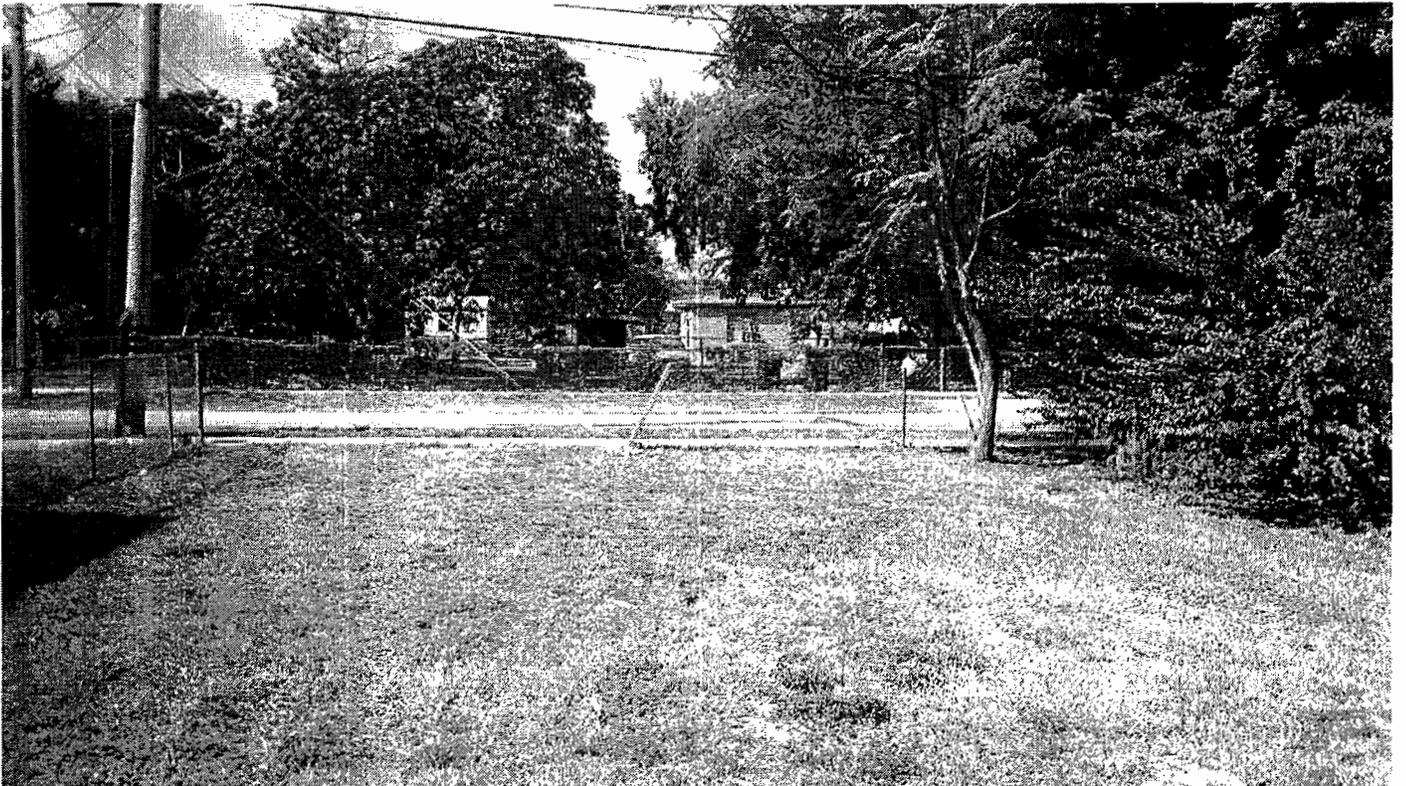
5923 NW 24 AVE  
SOUTH ELEVATION



5923 NW 24 AVE  
EAST ELEVATION



5923 NW 24 AVE  
WEST ELEVATION



DISCLOSURE OF INTEREST\*

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

CORPORATION NAME: Habitat for Humanity of Greater Miami, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Arlenna Williams, Chairman</u>	<u>-0-</u>
<u>J. Hayes Worley, Jr., Vice Chairman</u>	<u>-0-</u>
<u>Jeff Springer, Treasurer</u>	<u>-0-</u>
<u>Manny de Zarraga, Secretary</u>	<u>-0-</u>

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

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>NOT APPLICABLE</u>	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

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	
NOT APPLICABLE	

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

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

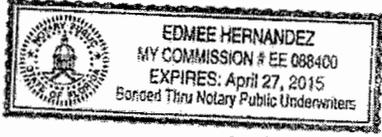
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required

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

Signature: [Signature]  
Mario Artecona, CEO, Habitat for Humanity of Greater Miami, Inc.

Sworn to and subscribed before me this 2 day of Feb, 2012. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

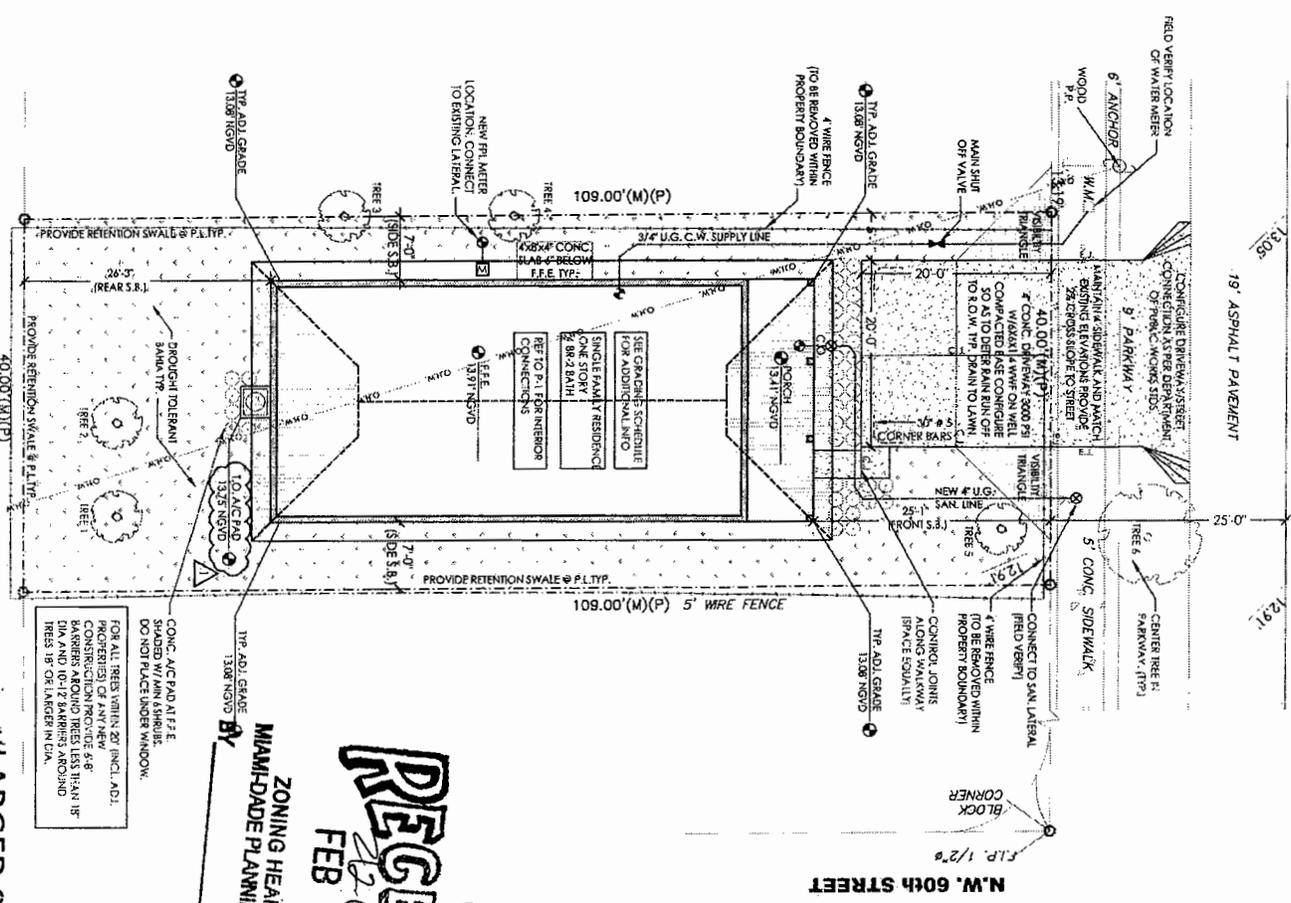
\_\_\_\_\_  
(Notary Public)



My commission expires: \_\_\_\_\_

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

N.W. 24th AVENUE  
(50' TOTAL R/W)  
19' ASPHALT PAVEMENT



CONC. AC PAV. AT 11% SLOPE AND 1/2\"/>

1 SITE PLAN  
SCALE 1:10

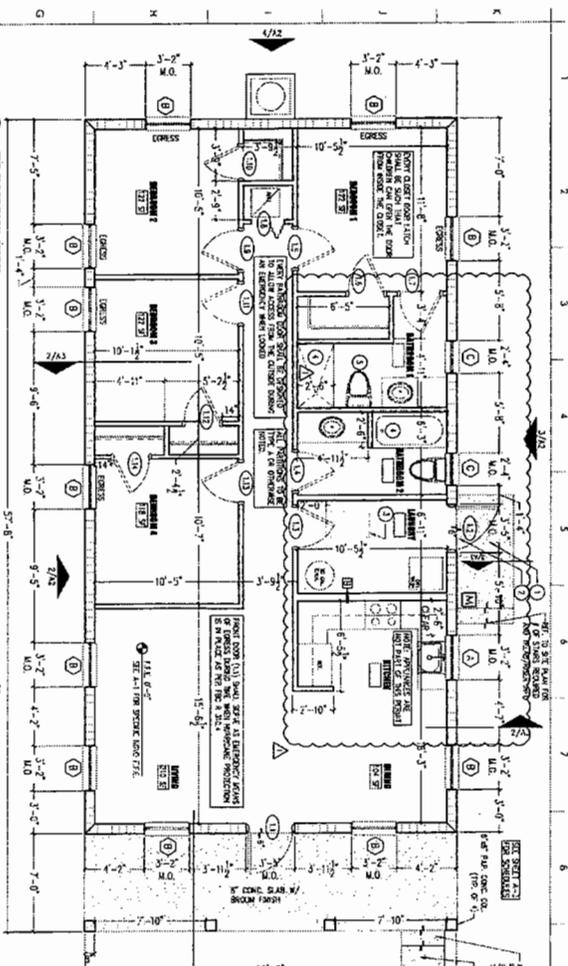
ENLARGED SITE PLAN  
ENLARGED SITE PLAN

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

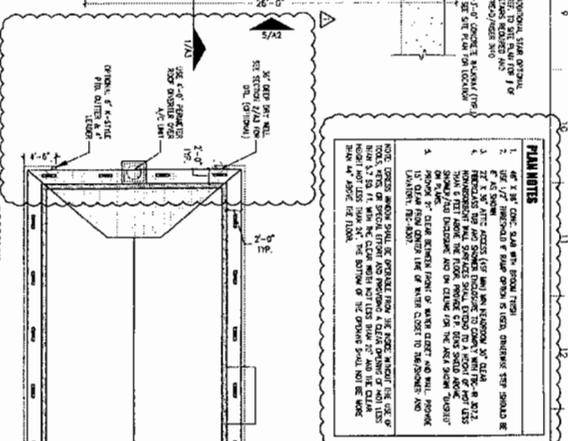
RECEIVED  
FEB 7 2012

NEW TREE LEGEND			
TREE (#)	PLANT NAME	NATIVE	SPECIFICATIONS
006	CORDIA SEBESTENA	ORANGE GEIGER	YES NO 1/2' HEIGHT MIN. X 3.3 SPREAD
NEW SHRUB LIST			
QTY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
40	CONOCARPUS ERECTUS	SILVER BUTTWOOD	3 GAL. 24" X 18" SP. OC. FULL
NOTE: ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED AFTER PLANTING.			
1	CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.		
2	INDICATES THAT TREE IS TO BE REMOVED AS PER TREE PERMIT		
3	INDICATES PROHIBITED TREE WHICH SHALL BE REMOVED AS PER TREE PERMIT		
4	INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE. NEW TREES IN SHALL BE PLANTED WITHIN 22' OF BUILDING.		
5	TREE TRUNKS PLANTED ALONG PRIVATE ROADWAYS SHALL BE PLACED WITHIN SEVEN FEET OF THE EDGE OF ROADWAY PAVEMENT AND/OR WHERE PRESENT WITHIN SEVEN FEET OF THE SIDEWALK.		
SURVEYOR NOTES			
1	SURVEYOR SHALL REVIEW SITE PLAN DIMENSIONS AND ELEVATIONS, GRADING SCHEDULE AND ZONING LEGEND BEFORE PERFORMING ANY SITE WORK.		
2	ANY DISCREPANCY OR CONFLICTS SHALL NECESSITATE IMMEDIATE NOTIFICATION OF THE ARCHITECT FOR CLARIFICATION, INTERPRETATIONS AND/OR CORRECTIONS.		
FENCE NOTES			
1	NO FENCE SHALL EXTEND INTO THE FRONT SETBACK REQUIREMENT.		
2	WHERE SIDE YARD FENCES EXIST OR ARE PROPOSED THEY SHALL BE NO HIGHER THAN 4'-0" AND IN GOOD CONDITION, ALL ABOVE GRADE FENCE ELEMENTS AND BELOW GRADE SUPPORTS SHALL BE ENTIRELY ON THE SUBJECT PROPERTY.		
3	WHERE REAR YARD FENCES EXIST OR ARE PROPOSED THEY SHALL BE NO HIGHER THAN 6'-0" AND IN GOOD CONDITION, ALL ABOVE GRADE FENCE ELEMENTS AND BELOW GRADE SUPPORTS SHALL BE ENTIRELY ON THE SUBJECT PROPERTY.		
GRADING SCHEDULE			
ELEVATION	NGVD	STANDARD DIMS.	
HIGHEST C.O.R.	13.05	13'-0"	
TYPICAL ADJ. GRADE	13.08	13'-1"	
PORCH	13.41	13'-5"	
INTERIOR F.F.E.	13.91	13'-11"	
AC PAV.	13.75	13'-9"	
PROJECT LOCATION			
LANDSCAPING NOTES			
STANDARDS FOR TREES, PLANTS A FLORIDA DEPARTMENT OF AGRIC			
1	GRADES AND STANDARDS FOR FOR NURSERY PLANTS IN PALMS		
2	ALL PLANT MATERIAL IN GENERAL THE SPECIES AND SHALL BE SOL INSPECT PESTS, PLANT DISEASES, DETERMINE LOCATIONS OF ANY UTILITIES TO AVOID POSSIBLE D PROJECT EXISTING VEGETATION PROVIDE IF NECESSARY TEMPOR REMOVE VEGETATION AS INDIC BACK FILL DEPRESSIONS IN PLAI ADJACENT GROUND, COMPACT TO ADJACENT GROUND.		
3	NEW TOP SOIL TO BE BLACK FR PEAT DERIVED FROM DECORATE INTENDED USE: FREE OF NON-HAIC OTHER LITTER AND FREE ROOTS AND ANT OTHER EXTENSIVOS ANY SAND MUST BE CLEANED, 10. IRRIGATE BY HAND USING FORT CONTINUE UNTIL PLANTS ESTABL RAINWATER OR OTHER LIQUID WA SAME ORIGINATES AND/OR FALLS ANY RAINWATER OR OTHER LIQUID DISPOSED OF OR FLOW ON OR A SHALL BE DERIVED A NUISANCE A SAME IN ACCORDANCE WITH PRC COUNTY AND ORD. NO. 95-27.		
LANDSCAPE LEGEND			
ZONING DISTRICT: S-11 NET LOT /			
LAWN AREA CALCULATION			
A	Total open space required by C		
B	50% Max. lawn area   51. Anygus		
ONLY THROUGH TOLERANT BAH TREES:			





1 FLOOR PLAN - NORTH SIDE  
SCALE: 1/8" = 1'-0"



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

- FINISH NOTES**
1. ALL FINISHES SHALL BE AS SHOWN ON THESE PLANS.
  2. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
  3. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  4. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  5. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

**TERRITORY STATEMENT**

ALL FINISHES SHALL BE AS SHOWN ON THESE PLANS. THE FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

**RECEIVED**  
FEB 7 2012

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

**BY:** [Signature]

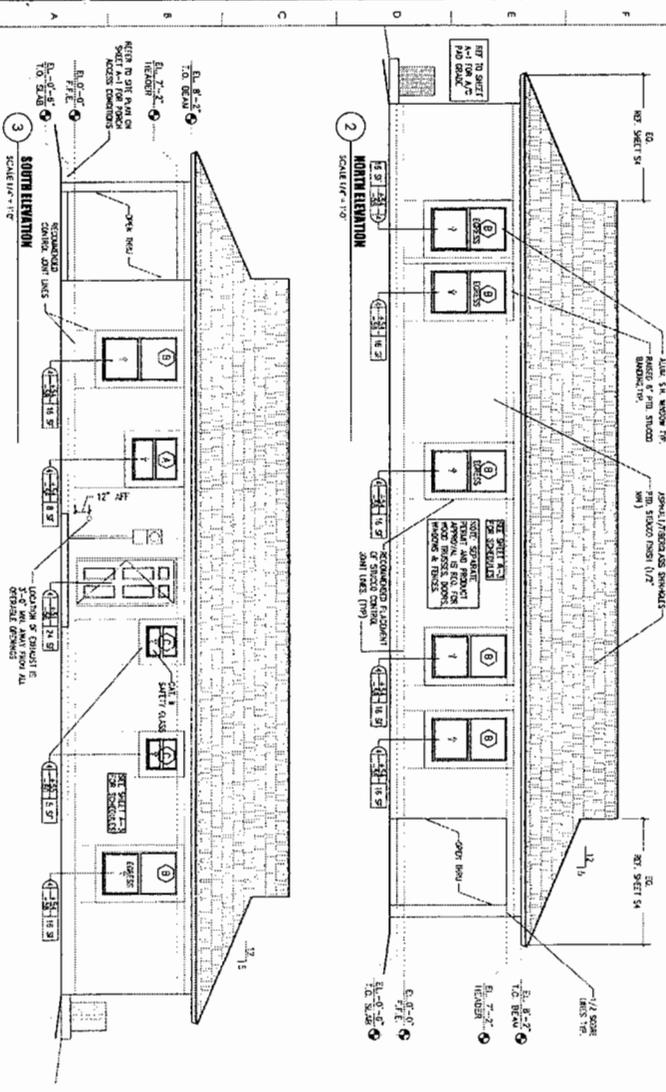
**DATE:** [Date]

**PROJECT:** [Project Name]

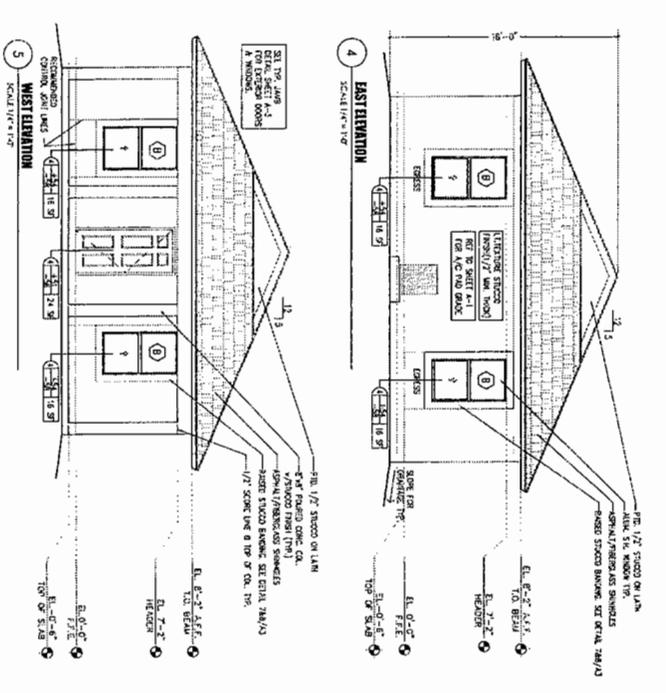
**ADDRESS:** [Address]

**PERMIT NO.:** [Permit Number]

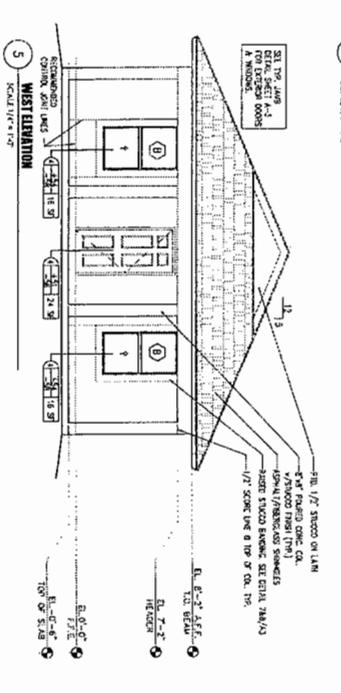
**SCALE:** 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



5 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**FLOOR & ROOF PLANS, ELEVATIONS**

**A2**

Date: [Date]  
Drawn by: [Name]  
By: [Name]

**HABITAT FOR HUMANITY**

3922 NW 24TH ST.  
MIAMI, FLORIDA

**THOMAS & CALAFORNIA**

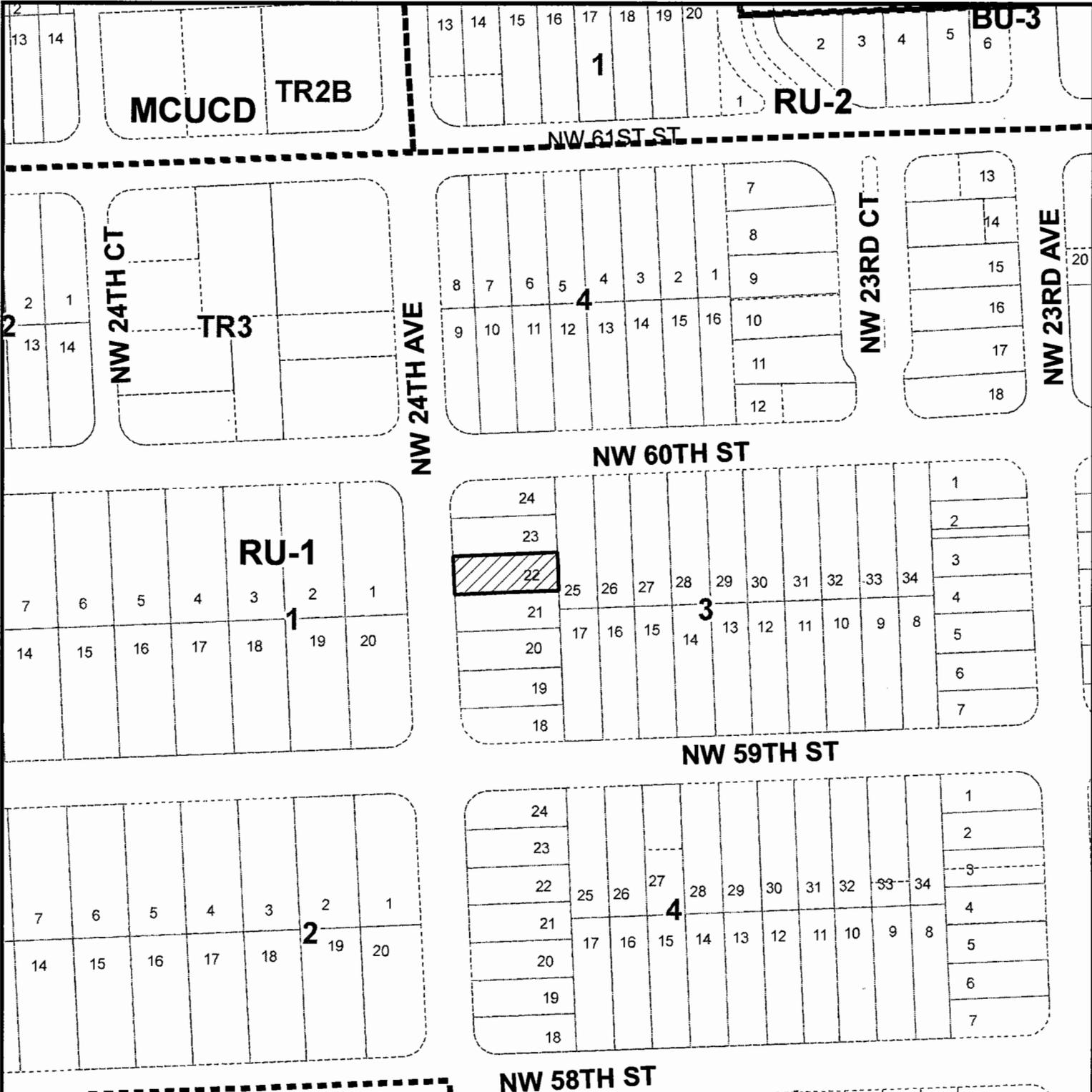
Registration  
[Signature]  
20 Jan 2012

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01.18.12	OTHER CHANGED CHANGES

**Habitat for Humanity**

MIAMI-DADE COUNTY  
FLORIDA



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

Process Number

**Z2012000028**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY
		21



**MIAMI-DADE COUNTY**

AERIAL YEAR 2009

Process Number

**Z2012000028**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

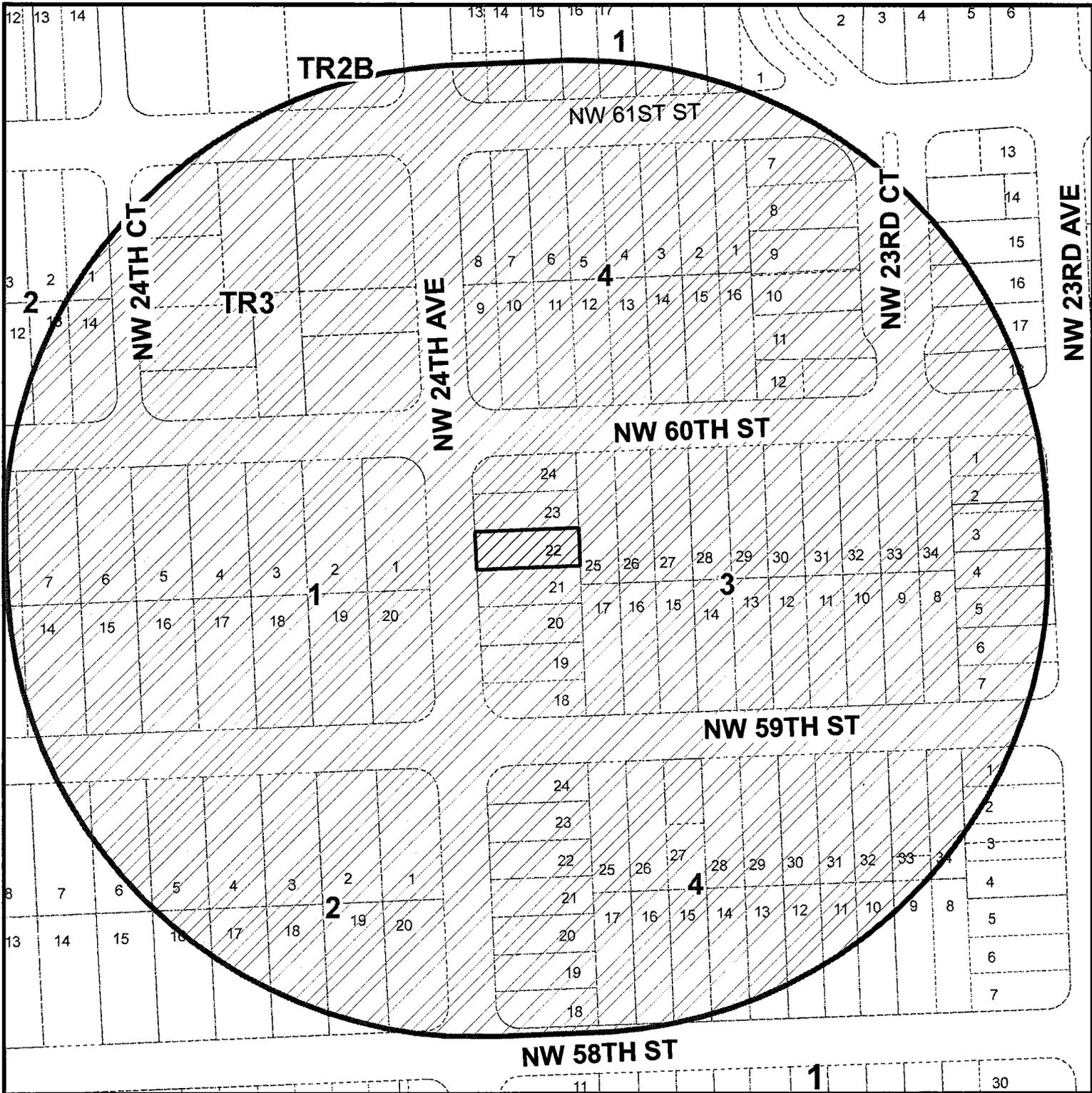
Legend

 Subject Property



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY
		22



**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

Process Number  
**Z2012000028**  
 RADIUS: 500



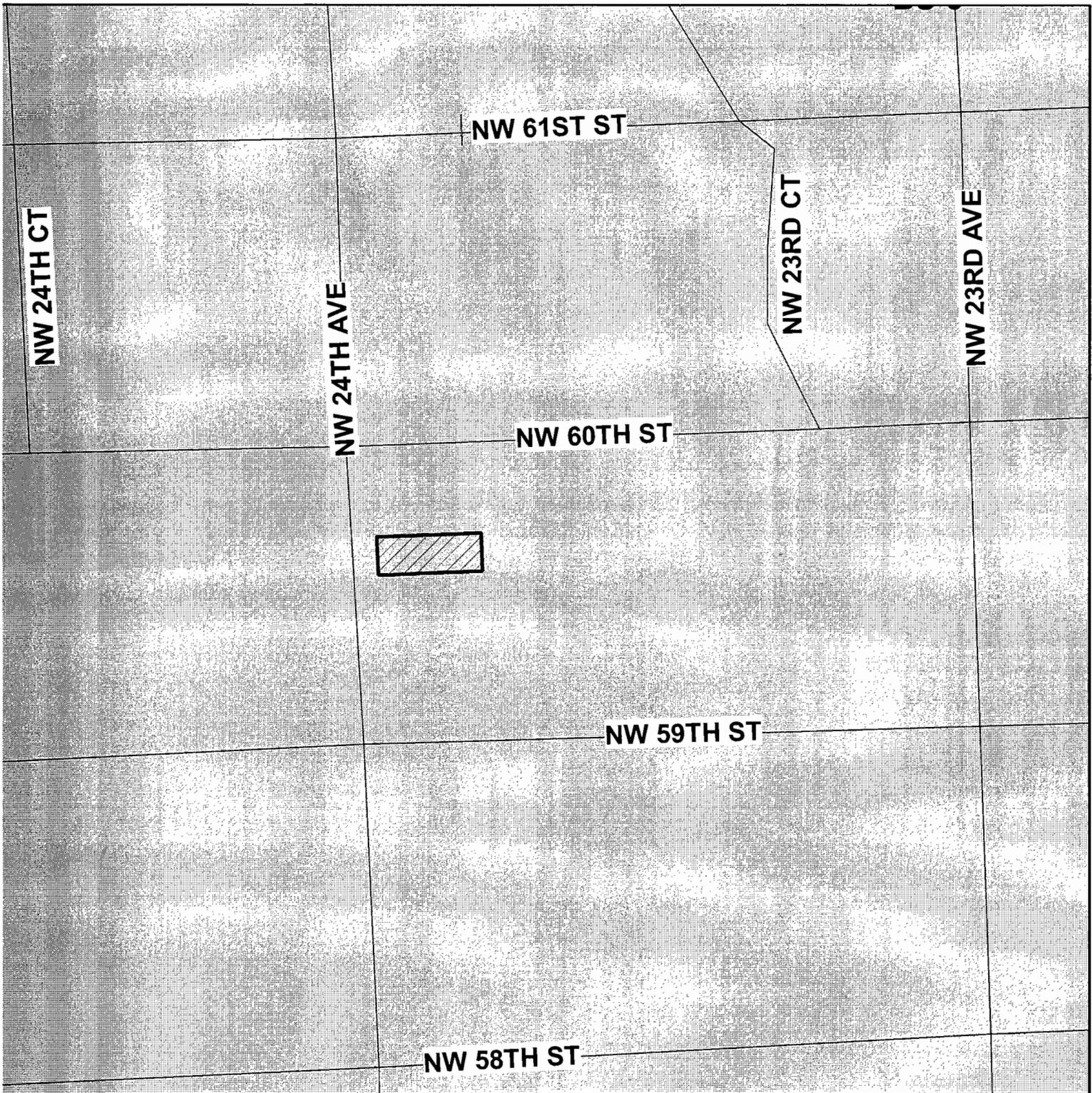
**Legend**

-  Subject Property
-  Buffer



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY
		23



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2012000028**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Friday, February 24, 2012

REVISION	DATE	BY

**Miami-Dade County Department of Permitting, Environment and Regulatory Affairs  
Staff Report to Community Council No. 8**

**PH: Z12-029 (12-6-CZ8-8)**

**June 13, 2012**

Item No. 8

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Habitat for Humanity of Greater Miami, Inc.
<b>Summary of Requests</b>	The applicant is seeking to allow a single-family residence to setback closer to the side street (east) property line than permitted.
<b>Location</b>	Southwest corner of NW 25 Avenue and NW 67 Street, Miami-Dade County, Florida.
<b>Property Size</b>	50' x 140'
<b>Existing Zoning</b>	RU-2
<b>Existing Land Use</b>	Vacant
<b>2015-2025 CDMP Land Use Designation</b>	Low-Medium Density Residential, 6 to 13 dua (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUEST:**

NON-USE VARIANCE to permit a proposed single-family residence setback a minimum of 13.85' (15' required) from the side street (east) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, consisting of sheet A1 dated stamped received 3/12/12, and sheet A2 dated stamped received 2/7/12, for a total of 2 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** A proposed 1,110 sq. ft. single-family residence.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-2; vacant land	Low-Medium Density Residential (6 to 13 dua)
<b>North</b>	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
<b>South</b>	RU-2; duplex	Low-Medium Density Residential (6 to 13 dua)
<b>East</b>	RU-2; vacant	Low-Medium Density Residential (6 to 13 dua)
<b>West</b>	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is corner lot in an area comprised of single-family residences and vacant lots.

**SUMMARY OF THE IMPACTS:**

The approval of this application could have a positive impact on the surrounding neighborhood with the development of affordable housing on a substandard vacant lot. However, the requested variance is due to the size constraints of the property and could have a negative visual impact on the surrounding area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as ***Low-Medium Density Residential*** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text for Low-Medium Density Residential Communities. 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.* The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to side street (east) property line with than that permitted by the Zoning Code.

The proposed single-family residence furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The subject parcel is located within the Model City/Brownsville Targeted Urban Area, and as such furthers **Objective LU-12**, which indicates that *the 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.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **compatible** with the surrounding residential uses and would be **consistent** with the CDMP Low-Medium Density designation of the LUP map and the CDMP's Land Use Element interpretative text, **Policy LU-1C** and **Objective LU-12**.

**ZONING ANALYSIS:**

When the request to permit the proposed residence setback 13.85' (15' required) from the side street (east) property line is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be **compatible** with the surrounding area. Further, in staff's opinion, approval of the

application would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff found a similar approval of a variance to allow a parsonage located at 2406 NW 67 Street, to setback 11' from the side street where 15' was required, that was approved pursuant to Resolution #2-ZAB-426-64. As such, staff opines that approval of this application would not be out of character with the surrounding area which is comprised of lots with similar dimensions as the 50' x 140' subject parcel and would therefore have similar physical constraints in development.

Further, staff notes that the approval of the request will allow new development on a substandard vacant lot within the Model City/Brownsville Targeted Urban Area as identified in the Urban Economic Revitalization Plan for Targeted Urban Areas. **As such, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, consisting of sheet A1 dated stamped received 3/12/12, and sheet A2 dated stamped received 2/7/12, for a total of 2 sheets.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:GR:NN:AN:CH



Eric Silva, AICP, Assistant Director  
Zoning and Community Planning  
Miami-Dade County

*NDN  
6/11/12*

Sustainability, Planning and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

- ZONING RECOMMENDATION ADDENDUM
- HISTORY
- MOTION SLIPS\*
- DEPARTMENT MEMORANDA
- DISCLOSURE OF INTEREST\*
- HEARING PLANS\*
- MAPS

\*If applicable

# ZONING RECOMMENDATION ADDENDUM

*Habitat for Humanity of Greater Miami, Inc.  
Z12-029*

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, Environment & Regulatory Affairs	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

<b>Low-Medium Density Residential (Pg. I-31)</b>	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low-Medium Density Residential</b>. 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.</i>
<b>Land Use Policy 1C (Pg. I-2)</b>	<i>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.</i>
<b>Land Use Objective 12 (Pg. I-24)</b>	<i>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 an 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.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>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.</i>
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**8. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**  
**(Applicant)**

**12-6-CZ8-8 (12-029)**  
**Area 8/District 02**  
**Hearing Date: 06/13/12**

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

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

Disclosure of interest form attached? Yes  No

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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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.

# Memorandum



**Date:** February 29, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs

**Subject:** C-08 #Z2012000029  
Habitat for Humanity of Greater Miami, Inc.  
2500 NW 67<sup>th</sup> Street  
Non Use Variance of Lot Frontage Area and Setbacks Less than  
Required  
(RU-2) (.14 Acres)  
15-53-41

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" field of the memorandum.

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application 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 for this proposed development order.

Notwithstanding the foregoing, 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 alternative means of sewage disposal. Use of an alternative 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 for this proposed development order.

#### Wetlands

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

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

#### Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/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. The Department 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 the Tree Program for additional information regarding permitting procedures and requirements prior to site development.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: HABITAT FOR HUMANITY OF GREATER

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.

Additional improvements may be required at time of permitting/platting.

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



Raul A Pino, P.L.S.

29-FEB-12

# Memorandum



**Date:** 08-MAR-12  
**To:** , Director  
Department of Sustainability, Planning and Economic Enhancement  
**From:** William W. Bryson, Fire Chief.  
Miami-Dade Fire Rescue Department  
**Subject:** Z2012000029

---

## Fire Prevention Unit:

No objection.

## Service Impact/Demand

Development for the above Z2012000029  
located at 2500 NW 67 ST, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 0862 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.  
The estimated average travel time is: 4:31 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.

# Memorandum



**Date:** February 29, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Maria I. Nardi, Chief *M.I.N.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2012000029: HABITAT OF HUMANITY OF GREATER MIAMI

---

**Application Name:** HABITAT OF HUMANITY OF GREATER MIAMI

**Project Location:** The site is located at 2500 NW 67 ST, Miami-Dade County.

**Proposed Development:** The applicant is requesting approval for a non-use variance for required setbacks for one single family dwelling unit.

This application is located in Park Benefit District 1, which has a surplus of 407.2 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

DATE: 22-FEB-12

**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

2500 NW 67 ST, MIAMI-DADE  
COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

Z2012000029

---

**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY; NC: No open cases. Previous case opened January 15, 2009 for failure maintain row and a warning was issued and violation corrected March 12, 2009. Another case was opened August 24, 2011 for failure perform lot maintenance and warning issued. Violation corrected September 12, 2011. BNC: No open cases.

Habitat for Humanity of Greater

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

**REPORTER NAME:**

# Memorandum



**Date:** May 31, 2012

Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Department of Regulatory and Economic Resources

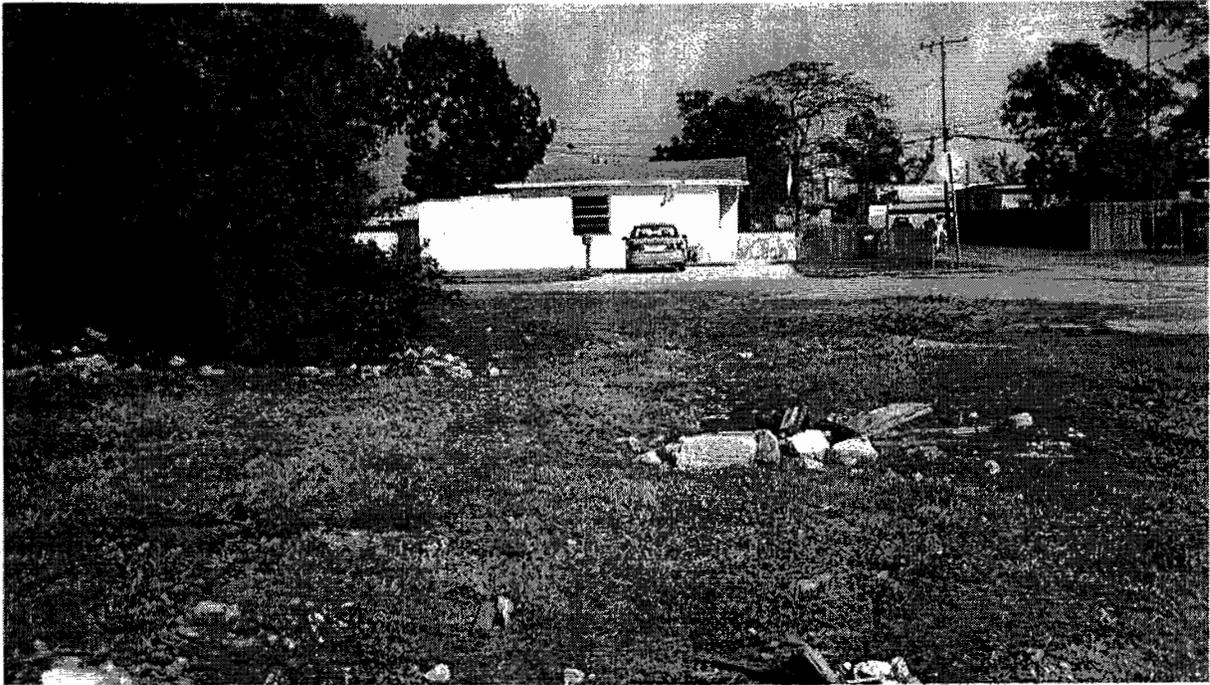
**From:** James Byers, Zoning Permitting Division Chief  
Department of Regulatory and Economic Resources

**Subject:** Z2012000029

---

Property was inspected by Ralph Edwards. Inspector observed a vacant lot with no unauthorized use and no violations.

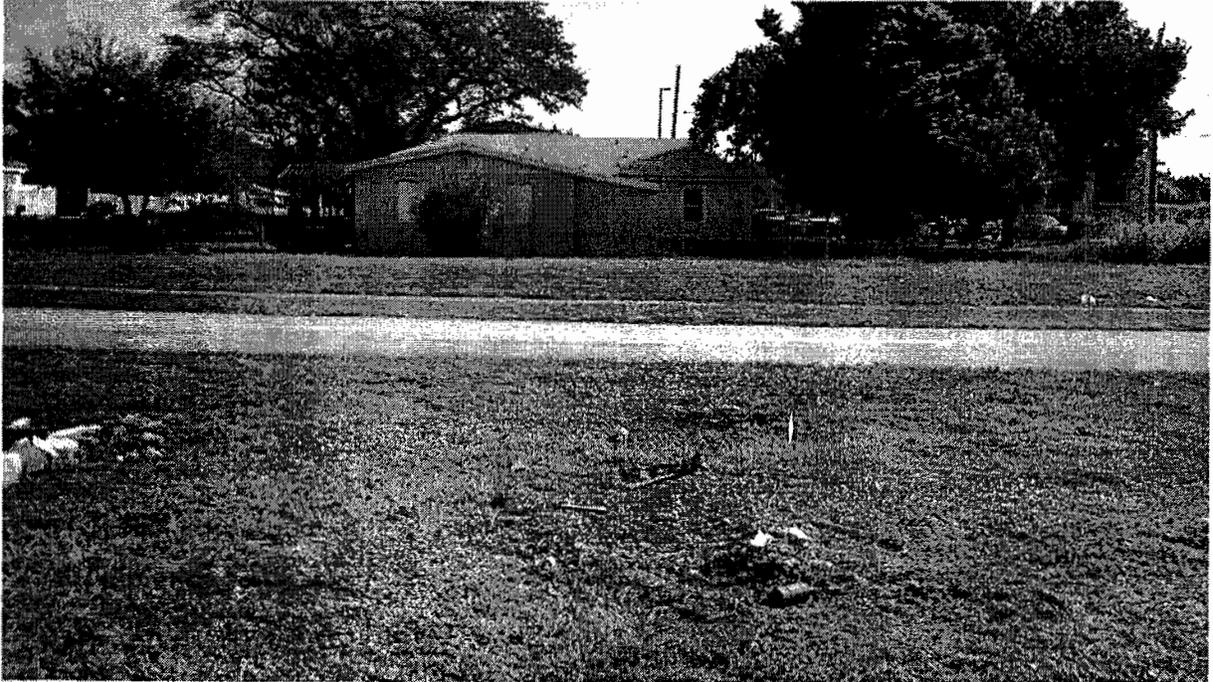
2500 NW 67 Street  
NORTH ELEVATION



2500 NW 67 Street  
EAST ELEVATION



2500 NW 67 Street  
EAST ELEVATION



2500 NW 67 Street  
SOUTH 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.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Arlenna Williams, Chairman</u>	<u>- 0 -</u>
<u>J. Hayes Worley, Jr., Vice Chairman</u>	<u>- 0 -</u>
<u>Jeff Springer, Treasurer</u>	<u>- 0 -</u>
<u>Manny de Zarraga, Secretary</u>	<u>- 0 -</u>

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

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>NOT APPLICABLE</u>	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

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	
NOT APPLICABLE	

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

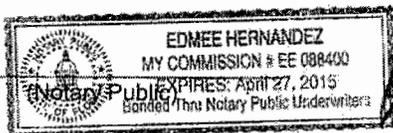
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.


**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:** *[Signature]*  
Mario Artecona, CEO, Habitat for Humanity of Greater Miami, Inc.

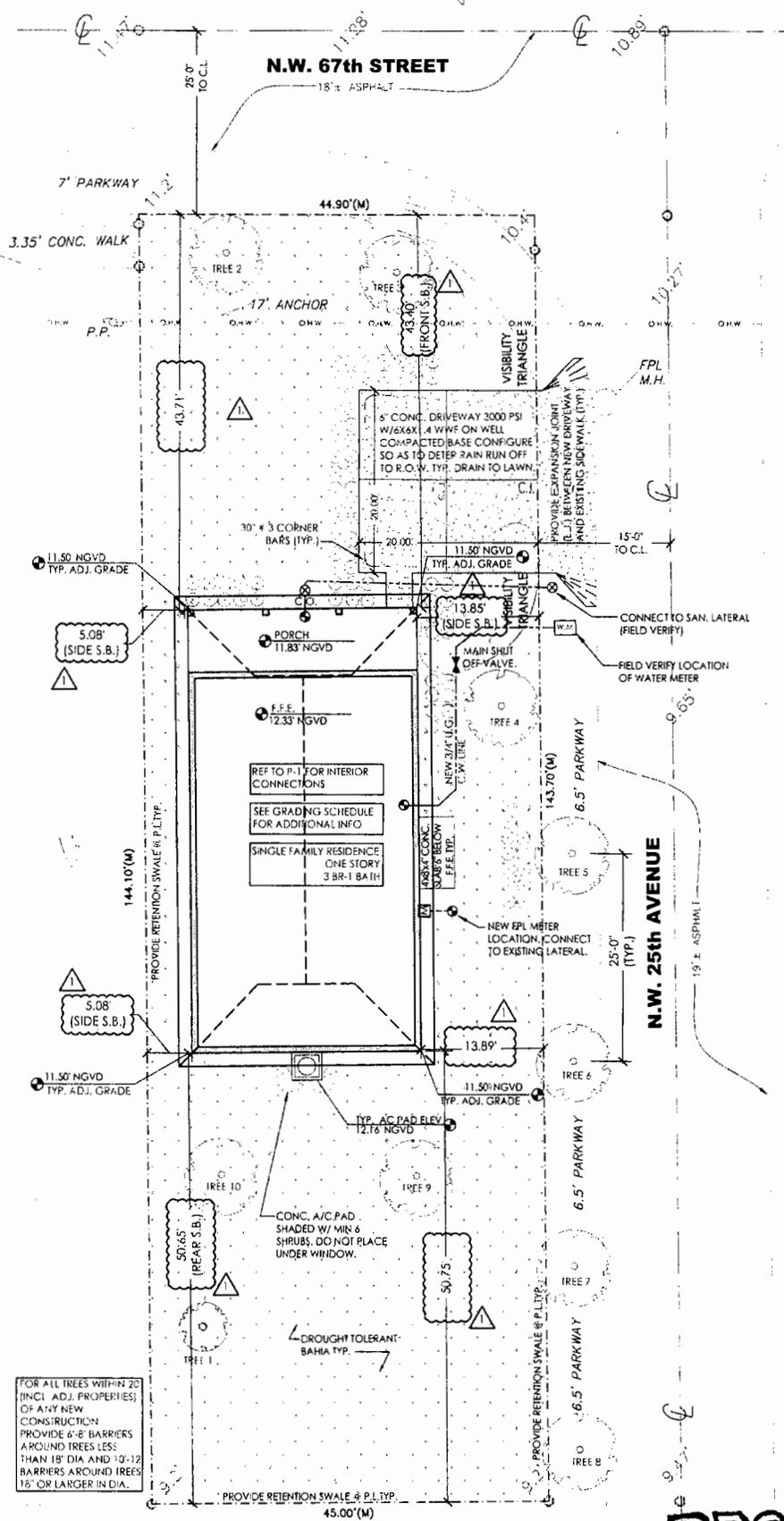
Sworn to and subscribed before me this 27 day of Jan., 2012. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.



My commission expires: \_\_\_\_\_

Seal

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



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.

REF TO P-1 FOR INTERIOR CONNECTIONS  
 SEE GRADING SCHEDULE FOR ADDITIONAL INFO  
 SINGLE FAMILY RESIDENCE  
 ONE STORY  
 3 BR-1 BATH

1

**SITE PLAN**  
 SCALE: 1:10

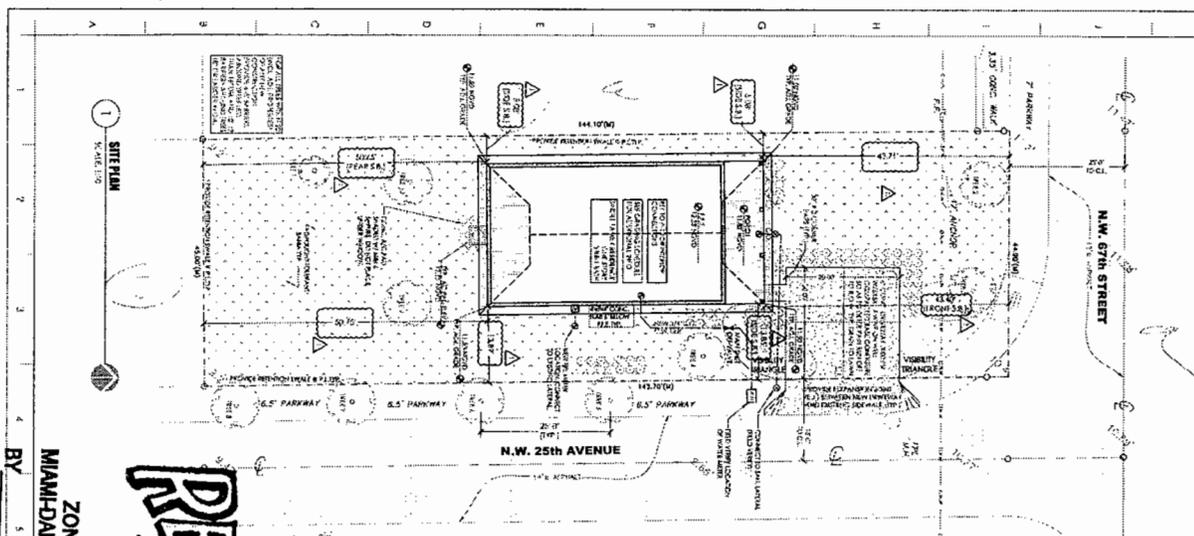


**RECEIVED**  
 2/20/2012  
 MAR 12 2012

ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY ENLARGED SITE PLAN.

18

**HABITAT FOR HUMANITY**  
2500 NW 67th St. Miami, FL



**RECEIVED**  
MAR 12 2012  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

SECTION	DATE	REVISIONS
1	03/08/12	ISSUED FOR PERMITTING
2	03/08/12	ISSUED FOR PERMITTING
3	03/08/12	ISSUED FOR PERMITTING
4	03/08/12	ISSUED FOR PERMITTING
5	03/08/12	ISSUED FOR PERMITTING
6	03/08/12	ISSUED FOR PERMITTING
7	03/08/12	ISSUED FOR PERMITTING
8	03/08/12	ISSUED FOR PERMITTING
9	03/08/12	ISSUED FOR PERMITTING
10	03/08/12	ISSUED FOR PERMITTING
11	03/08/12	ISSUED FOR PERMITTING
12	03/08/12	ISSUED FOR PERMITTING
13	03/08/12	ISSUED FOR PERMITTING
14	03/08/12	ISSUED FOR PERMITTING
15	03/08/12	ISSUED FOR PERMITTING
16	03/08/12	ISSUED FOR PERMITTING

SECTION	DATE	REVISIONS
1	03/08/12	ISSUED FOR PERMITTING
2	03/08/12	ISSUED FOR PERMITTING
3	03/08/12	ISSUED FOR PERMITTING
4	03/08/12	ISSUED FOR PERMITTING
5	03/08/12	ISSUED FOR PERMITTING
6	03/08/12	ISSUED FOR PERMITTING
7	03/08/12	ISSUED FOR PERMITTING
8	03/08/12	ISSUED FOR PERMITTING
9	03/08/12	ISSUED FOR PERMITTING
10	03/08/12	ISSUED FOR PERMITTING
11	03/08/12	ISSUED FOR PERMITTING
12	03/08/12	ISSUED FOR PERMITTING
13	03/08/12	ISSUED FOR PERMITTING
14	03/08/12	ISSUED FOR PERMITTING
15	03/08/12	ISSUED FOR PERMITTING
16	03/08/12	ISSUED FOR PERMITTING

SECTION	DATE	REVISIONS
1	03/08/12	ISSUED FOR PERMITTING
2	03/08/12	ISSUED FOR PERMITTING
3	03/08/12	ISSUED FOR PERMITTING
4	03/08/12	ISSUED FOR PERMITTING
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13	03/08/12	ISSUED FOR PERMITTING
14	03/08/12	ISSUED FOR PERMITTING
15	03/08/12	ISSUED FOR PERMITTING
16	03/08/12	ISSUED FOR PERMITTING

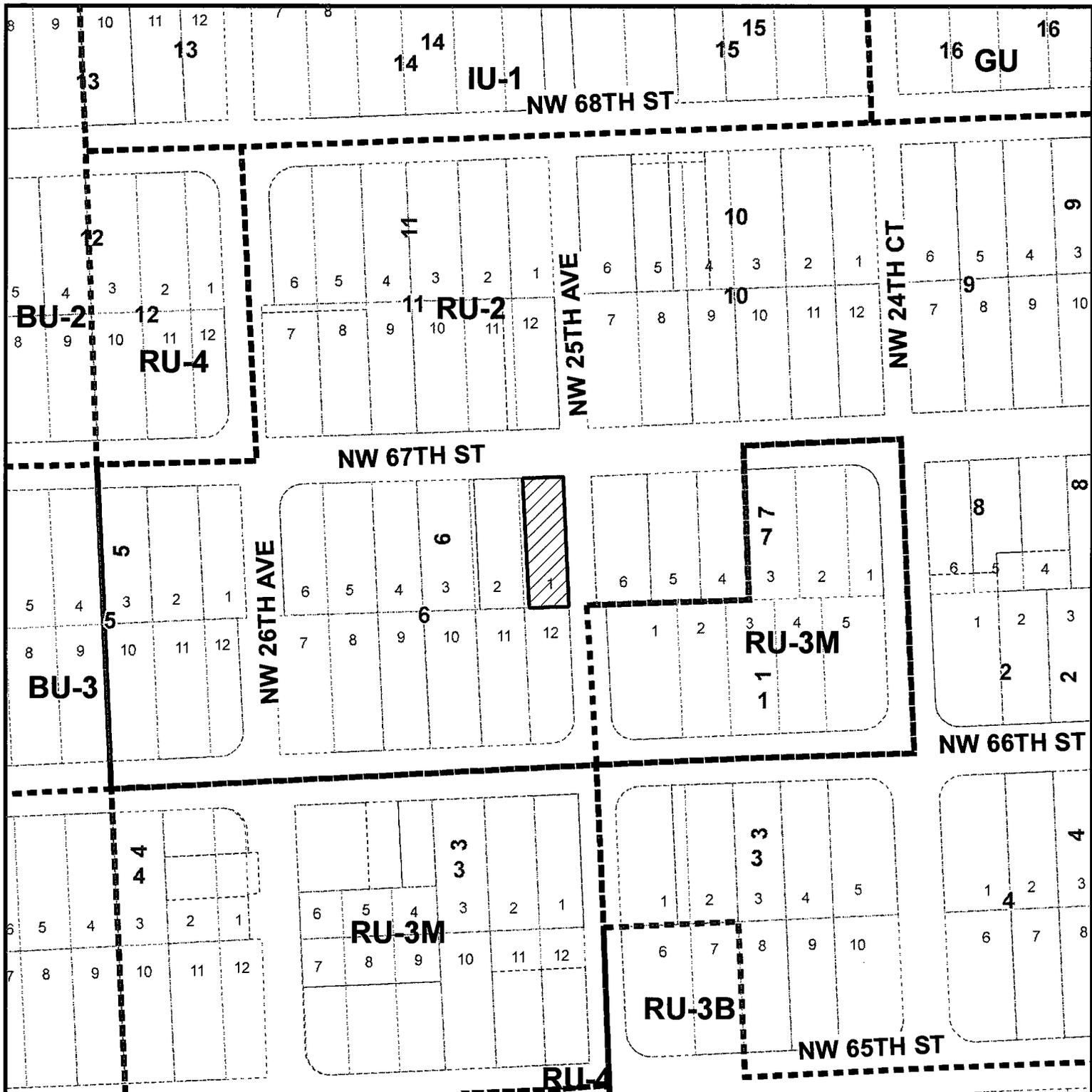
SECTION	DATE	REVISIONS
1	03/08/12	ISSUED FOR PERMITTING
2	03/08/12	ISSUED FOR PERMITTING
3	03/08/12	ISSUED FOR PERMITTING
4	03/08/12	ISSUED FOR PERMITTING
5	03/08/12	ISSUED FOR PERMITTING
6	03/08/12	ISSUED FOR PERMITTING
7	03/08/12	ISSUED FOR PERMITTING
8	03/08/12	ISSUED FOR PERMITTING
9	03/08/12	ISSUED FOR PERMITTING
10	03/08/12	ISSUED FOR PERMITTING
11	03/08/12	ISSUED FOR PERMITTING
12	03/08/12	ISSUED FOR PERMITTING
13	03/08/12	ISSUED FOR PERMITTING
14	03/08/12	ISSUED FOR PERMITTING
15	03/08/12	ISSUED FOR PERMITTING
16	03/08/12	ISSUED FOR PERMITTING

**HABITAT FOR HUMANITY**  
2500 NW 67th St  
Miami, Florida

Registration  
Palmer W. Richards AR 006554

19





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

Process Number

**Z2012000029**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
		21



**MIAMI-DADE COUNTY**

**AERIAL YEAR 2009**

Process Number

**Z201200029**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

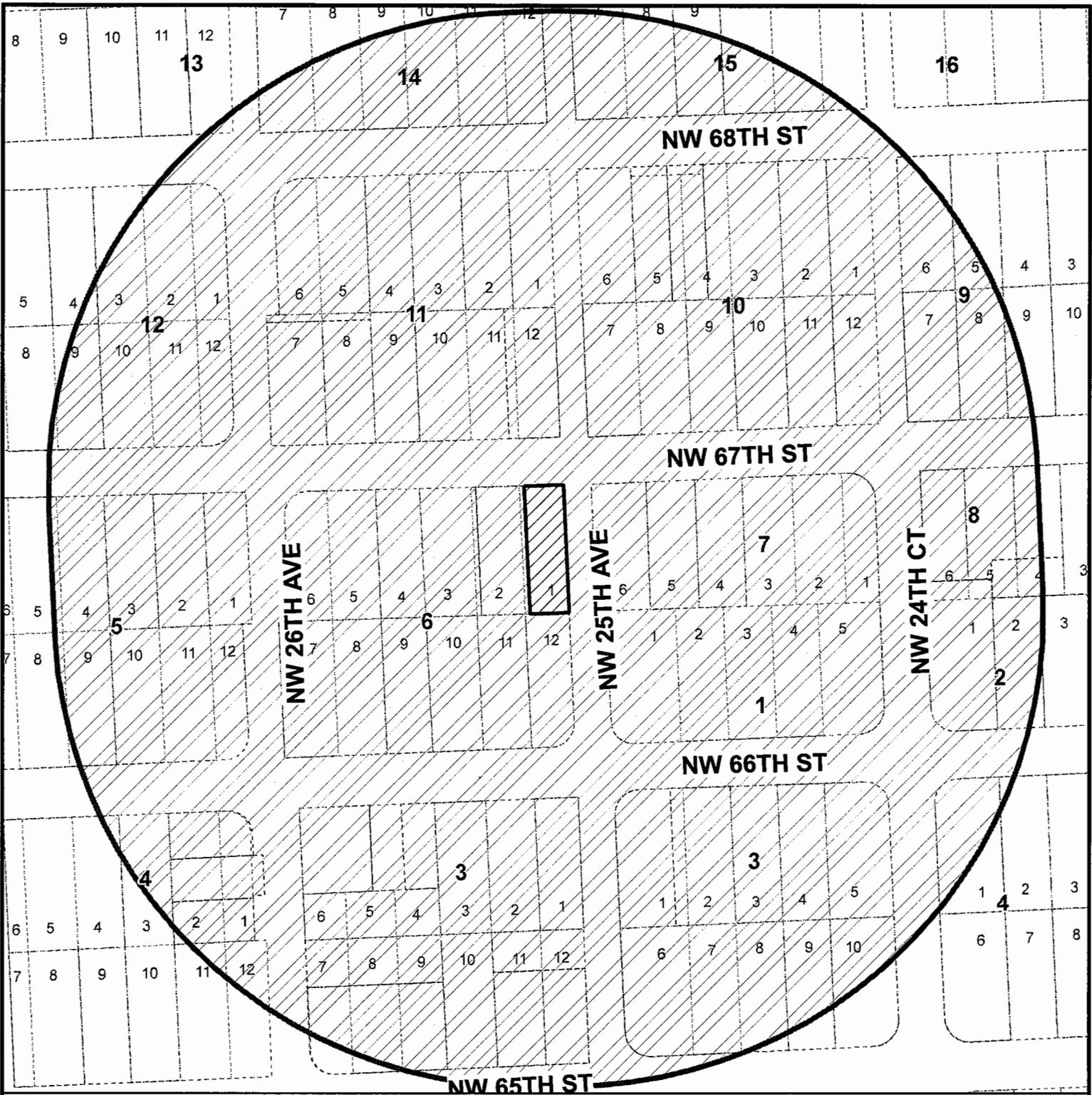
**Legend**

 Subject Property



SKETCH CREATED ON: Thursday, February 23, 2012

REVISION	DATE	BY
		22



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

Process Number

**Z2012000029**

RADIUS: 500



**Legend**

- Subject Property
- Buffer



SKETCH CREATED ON: Thursday, February 23, 2012

REVISION	DATE	BY
		23

**INDUSTRIAL AND OFFICE**

**NW 68TH ST**

**NW 24TH CT**

**NW 25TH AVE**

**NW 67TH ST**

**NW 26TH AVE**



**(LMDR) 6-13 DU/AC**

**NW 66TH ST**

**NW 65TH ST**

**BUSINESS AND OFFICE**

**MIAMI-DADE COUNTY**

**Process Number**

**CDMP MAP**

**Z2012000029**



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

**Legend**

 **Subject Property Case**



SKETCH CREATED ON: Thursday, February 23, 2012

REVISION	DATE	BY

**Miami-Dade County Department of Permitting, Environment and Regulatory Affairs  
Staff Report to Community Council No. 8**

**PH: Z12-036 (12-6-CZ8-9)**

**June 13, 2012**

**Item No. 9**

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Habitat for Humanity of Greater Miami, Inc.
<b>Summary of Requests</b>	The applicant is seeking to allow a single-family residence on a parcel of land with less lot frontage and area than required and setback closer to the rear (north) property line and a greater lot coverage than permitted.
<b>Location</b>	1859 NW 68 Terrace, Miami-Dade County, Florida.
<b>Property Size</b>	40' x 90'
<b>Existing Zoning</b>	RU-2
<b>Existing Land Use</b>	Single-family residence
<b>2015-2025 CDMP Land Use Designation</b>	Low-Medium Density Residential, 6 to 13 dua <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) NON-USE VARIANCE to permit a single-family residence resulting in a lot coverage of 36.75% (35% permitted).
- (3) NON-USE VARIANCE to permit a proposed single-family residence setback a minimum of 15' (25' required) from the rear (north) property line.

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory affairs entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 2/21/12, and consisting of 2 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** A proposed 1,110 sq. ft. single-family residence.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
<b>North</b>	RU-2; vacant	Low-Medium Density Residential (6 to 13 dua)
<b>South</b>	RU-2; vacant	Low-Medium Density Residential (6 to 13 dua)
<b>East</b>	RU-2; vacant	Low-Medium Density Residential (6 to 13 dua)

	Zoning and Existing Use	Land Use Designation
West	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an interior, substandard sized lot in an area comprised of single-family residences and vacant lots.

**SUMMARY OF THE IMPACTS:**

The approval of this application could have a positive impact on the surrounding neighborhood with the development of affordable housing on a substandard vacant lot. However, the requested variances are due to the size constraints of the property and could have a negative visual impact on the surrounding area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as ***Low-Medium Density Residential*** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text for Low-Medium Density Residential Communities. 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.* The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to side street (east) property line with than that permitted by the Zoning Code.

The proposed single-family residence furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The subject parcel is located within the Model City/Brownsville Targeted Urban Area, and as such furthers **Objective LU-12**, which indicates that the 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.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **compatible** with the surrounding residential uses and would be **consistent** with the CDMP Low-Medium Density designation of the LUP map and the CDMP's Land Use Element the interpretative text, **Policy LU-1C** and **Objective LU-12**.

**ZONING ANALYSIS:**

When requests #1, #2 and #3 are analyzed under the Non-Use Variances From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests to permit a single-family residence with less lot frontage and lot area than required along with a greater lot coverage and setback less than required from the rear property line would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Further, in staff's opinion, approval of the application would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff found similar approvals for variances of the rear setback and lot coverage requirements on several properties surrounding the subject property. For example, pursuant to Resolution #CZAB8-28-10, a property located southwest of the subject property at 1872 NW 68 Terrace was approved to allow the residence setback 15'-2" from the rear (south) property line where 25' is required, and a lot coverage of 35.8% (35% permitted). Additionally, said property was approved pursuant to the aforementioned resolution to allow the parcel with a lot frontage of 40' (75' required) and lot area of 3,600 sq. ft. (7,500 sq. ft. required). Further, pursuant to Resolution #CZAB8-18-10, the property located at 1864 NW 69 Street, which is northwest of and abutting the subject property was approved to allow the residence setback 15'-2" (25' required) from the rear (south) property line and to allow a similar lot coverage of 35.8%, where a maximum of 35% is permitted. As such, staff opines that approval of this application would not be out of character with the surrounding area which is comprised of lots with similar dimensions as the 40' x 90' subject parcel and would therefore have similar physical constraints in development.

Further, staff notes that the approval of the request will allow new development on a substandard vacant lot within the Model City/Brownsville Targeted Urban Area as identified in the Urban Economic Revitalization Plan for Targeted Urban Areas. **As such, staff recommends approval with conditions of requests #1, #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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, and other requirements.

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 2/21/12, and consisting of 2 sheet.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:GR:NN:AN:CH



Eric Silva, AICP, Assistant Director  
Zoning and Community Planning  
Miami-Dade County  
Sustainability, Planning and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

*NDW  
6/12*

ZONING RECOMMENDATION ADDENDUM  
HISTORY  
MOTION SLIPS\*  
DEPARTMENT MEMORANDA  
DISCLOSURE OF INTEREST\*  
HEARING PLANS\*  
MAPS

\*If applicable

# ZONING RECOMMENDATION ADDENDUM

*Habitat for Humanity of Greater Miami, Inc.*  
Z12-036

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, Environment & Regulatory Affairs	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

<b>Low-Medium Density Residential</b> <i>(Pg. I-31)</i>	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low-Medium Density Residential</b>. 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.</i>
<b>Land Use Policy 1C</b> <i>(Pg. I-2)</i>	<i>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.</i>
<b>Land Use Objective 12</b> <i>(Pg. I-24)</i>	<i>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 an 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.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>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.</i>
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**9. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**  
**(Applicant)**

**12-6-CZ8-9 (12-036)**  
**Area 8/District 02**  
**Hearing Date: 06/13/12**

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

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

Disclosure of interest form attached? Yes  No

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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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.

# Memorandum



**Date:** March 12, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs 

**Subject:** C-08 #Z2012000036-1<sup>st</sup> Revision  
Habitat for Humanity of Greater Miami, Inc.  
1859 NW 68<sup>th</sup> Terrace  
Non-Use Variance of Lot Coverage Greater than Permitted, Non-  
Use Variance Frontage and Area Less than Required and Non-Use  
Variance of Setbacks Less than Required  
(RU-2) (0.08 Acres)  
15-53-41

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The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application 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 for this proposed development order.

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

#### Stormwater Management

Site grading and development plans shall comply with the requirements of Chapter 11C of the 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 for this proposed development order.

#### Wetlands

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

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

#### Tree Preservation

The plans submitted with this application depicts the presence of specimen-sized trees (trunk diameter 18 inches or greater) on the referenced property. The plans further show that these trees will be impacted by the proposed construction activities. Section 24-49 of the Code requires the preservation of tree resources. Prior to the removal and or relocation of any tree on site, a Miami-Dade County Tree Removal/Relocation Permit is required. Section 24.49.3 of the Code states, "If it is determined that the proposed development site involves removal of a specimen tree, the standards set forth in Section 24.49.2 shall apply." Note that the applicant has submitted an application to the Tree Permitting Program for a Tree Removal/Relocation permit (Tree #3676).

As such, approval of this application is recommend with the condition that the Tree Removal/Relocation Permit (Tree #3676) is duly obtained prior to the removal and or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24 of the Code. Said Tree Removal/Relocation 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. Approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant must meet the standards of Section 24.49.2(II) of the Code that includes the submittal of a tree survey with the trees numbered, indicating the tree species, diameter at breast height, location of all trees and one of the following:

1. A revised site plan that indicates the preservation of all specimen-sized trees at their current location, or
2. Comply with all specimen tree removal standards set forth in Section 24-49.2(II) of the Code.

The applicant is advised to contact the Tree Permitting Program for additional information regarding tree permitting procedures and requirements prior to site development.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: HABITAT FOR HUMANITY OF GREATER MIAMI

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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



Raul A Pino, P.L.S.

29-FEB-12

# Memorandum



**Date:** 14-MAY-12  
**To:** , Director  
Department of Sustainability, Planning and Economic Enhancement  
**From:** William W. Bryson, Fire Chief.  
Miami-Dade Fire Rescue Department  
**Subject:** Z2012000036

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## Fire Prevention Unit:

No objection.

## Service Impact/Demand

Development for the above Z2012000036  
located at 1859 NW 68 TERRACE, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.  
The estimated average travel time is: 6:04 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 based on site plan.

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

# Memorandum



**Date:** February 29, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Maria I. Nardi, Chief *MN*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2012000036: HABITAT OF HUMANITY OF GREATER MIAMI

---

**Application Name:** HABITAT OF HUMANITY OF GREATER MIAMI

**Project Location:** The site is located at 1859 NW 68 TERRACE, Miami-Dade County.

**Proposed Development:** The applicant is requesting approval for non-use variance of setbacks, lot area and frontage requirements for one single family dwelling unit.

This application is located in Park Benefit District 1, which has a surplus of 407.2 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

DATE: 29-FEB-12

**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

1859 NW 68 TERRACE, MIAMI-  
DADE COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

Z2012000036

---

**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY; NC: No open cases. Prior case was opened July 12, 2010 for overgrown grass and a warning was issued. Violation was corrected and case closed on August 25, 2010. Another case was opened July 26, 2010 for Minimum Housing violation for broken window and unsecured door. A NOV was posted July 27, 2010. Violation corrected September 13, 2010 and forwarded to collection for billing on September 13, 2010. Lien recorded January 24, 2011. BNC: A case was opened July 16, 2007 for expired permit. Recommended for lien September 13, 2007. Final notice of intent to lien June 12, 2009. Intent to lien posted July 14, 2009. Lien recorded August 28, 2009. Another case was opened April 18, 2010 for unsafe structure. Unsafe structure hearing August 20, 2010. Unsafe structure panel order mailed October 1, 2010. Non compliance letter mailed December 29, 2010.

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

**REPORTER NAME:**

# Memorandum



**Date:** May 16, 2012

**To:** Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Department of Regulatory and Economic Resources

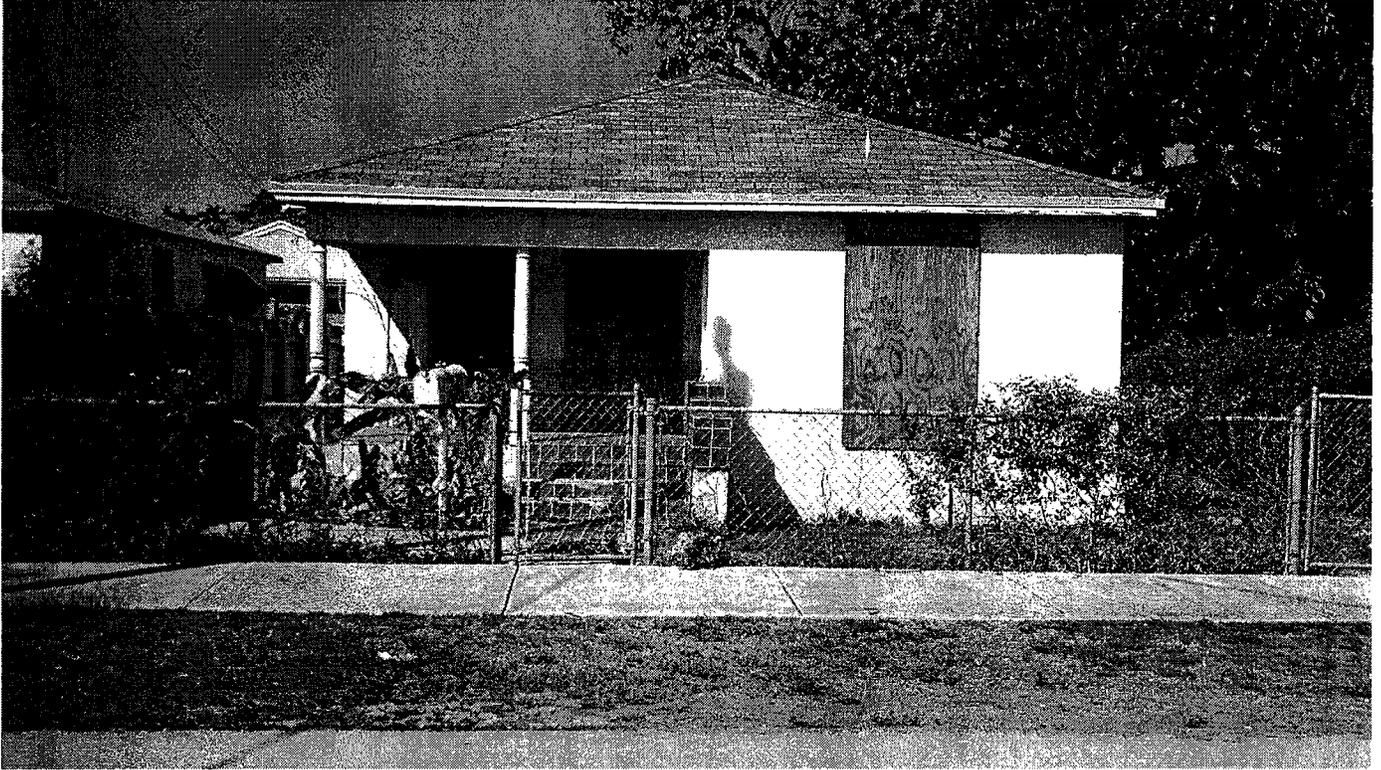
**From:** James Byers, Zoning Permitting Division Chief  
Department of Regulatory and Economic Resources

**Subject:** Z2012000036

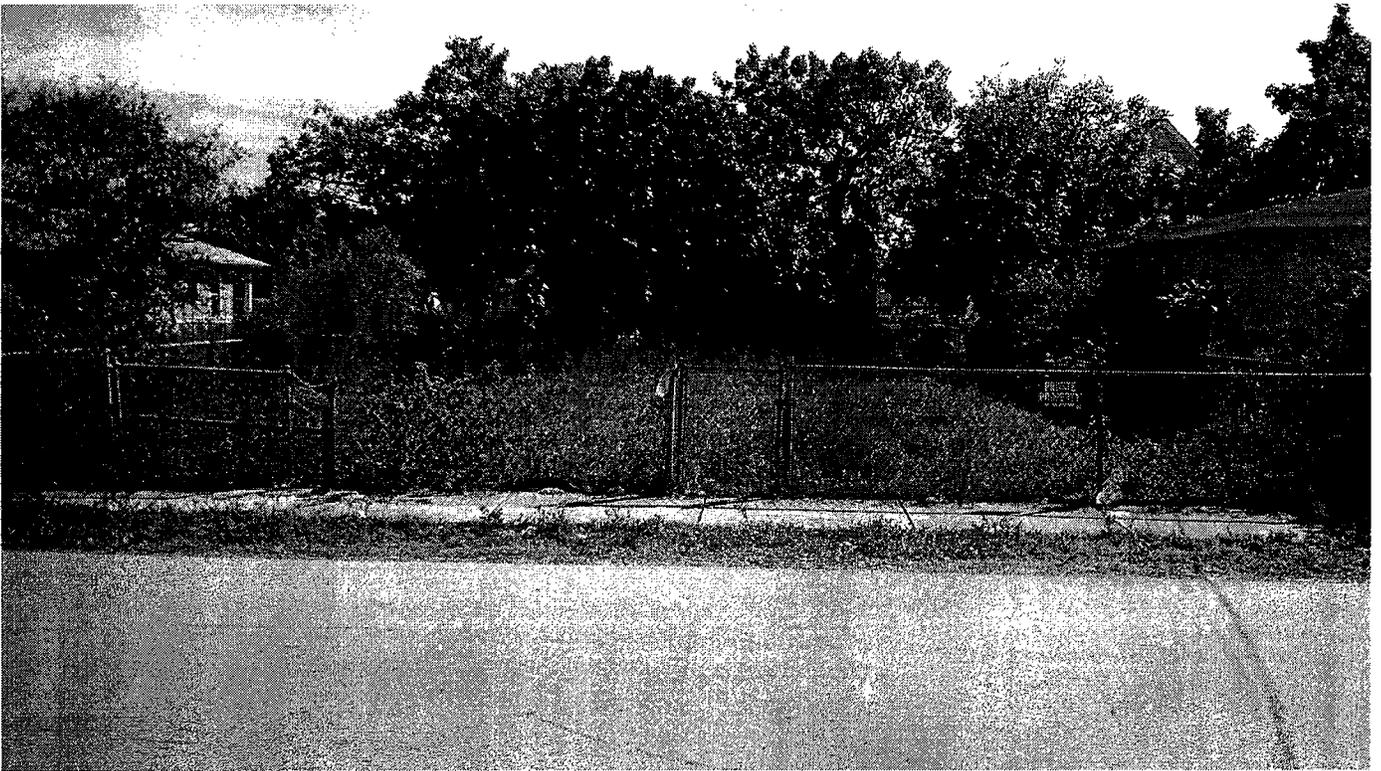
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Property was inspected by Ralph Edwards. Inspector observed a vacant lot with no unauthorized use and no violations.

1859 NW 68 TERRACE  
NORTH ELEVATION



1859 NW 68 TERRACE  
SOUTH ELEVATION



1859 NW 68 TERRACE  
EAST ELEVATION



1859 NW 68 TERRACE  
WEST ELEVATION





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	
NOT APPLICABLE	

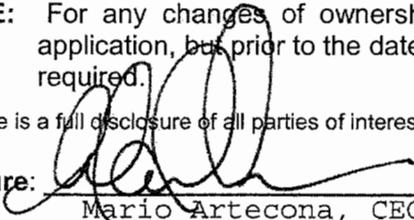
Date of contract: \_\_\_\_\_

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

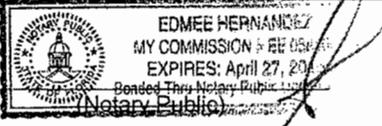
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**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:  \_\_\_\_\_  
Mario Artecona, CEO, Habitat for Humanity of Greater Miami, Inc.

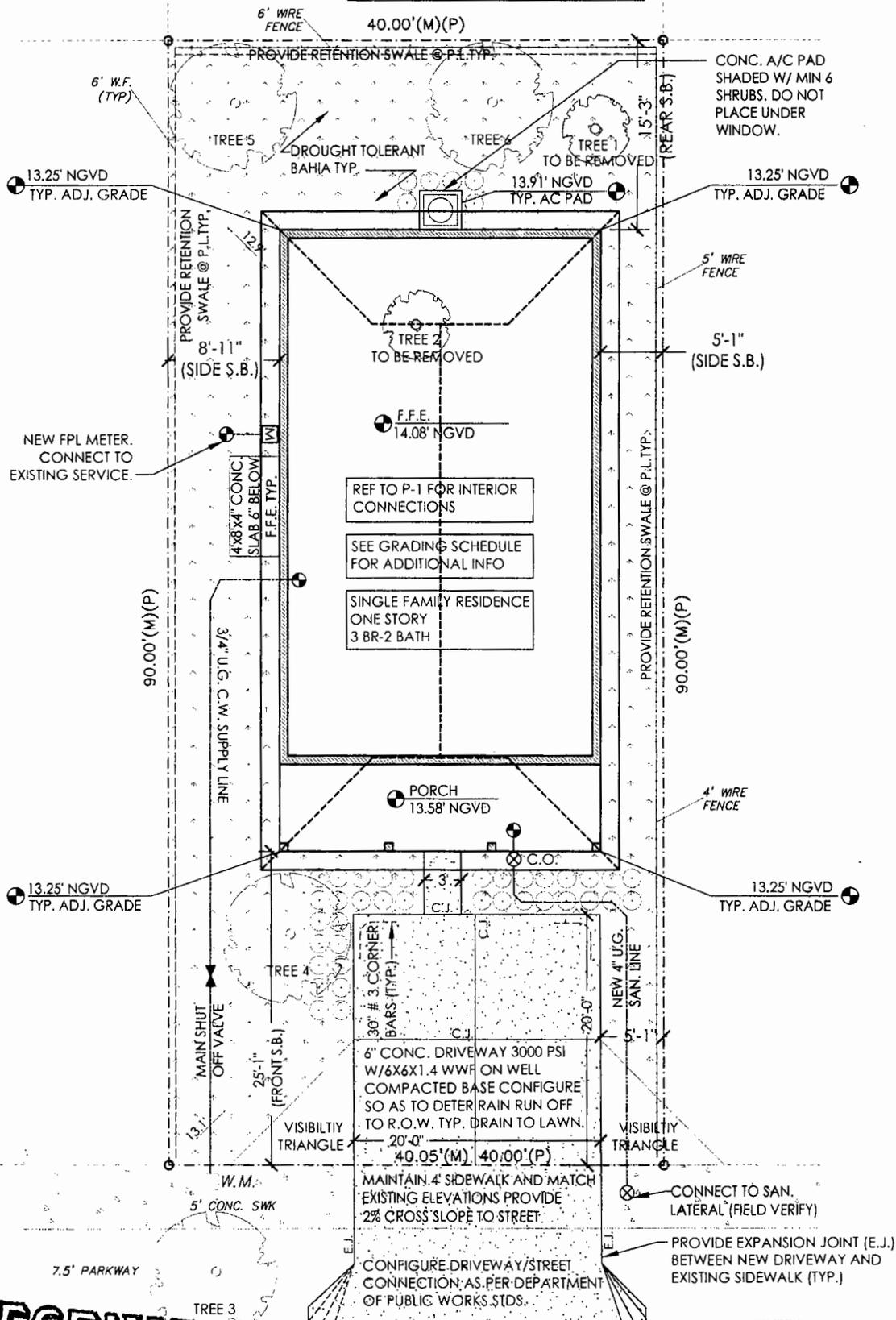
Sworn to and subscribed before me this 20 day of Feb, 2012. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.



My commission expires: \_\_\_\_\_ Seal

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

CONSTRUCTION PROVIDE 6-8 BARRIERS AROUND TREES LESS THAN 18" DIA AND 10'-12" BARRIERS AROUND TREES 18" OR LARGER IN DIA.



**RECEIVED**  
 212-036  
 FEB 21 2012

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

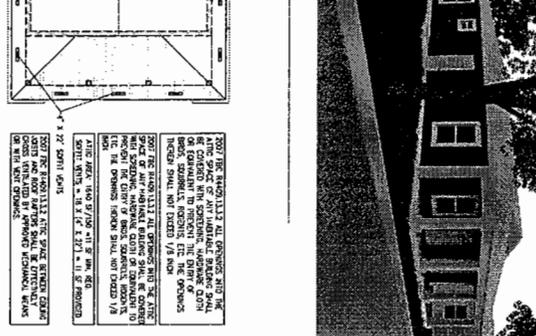
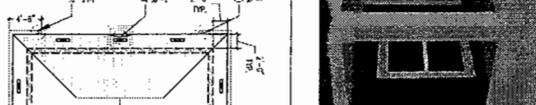
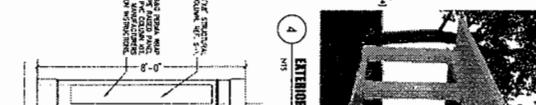
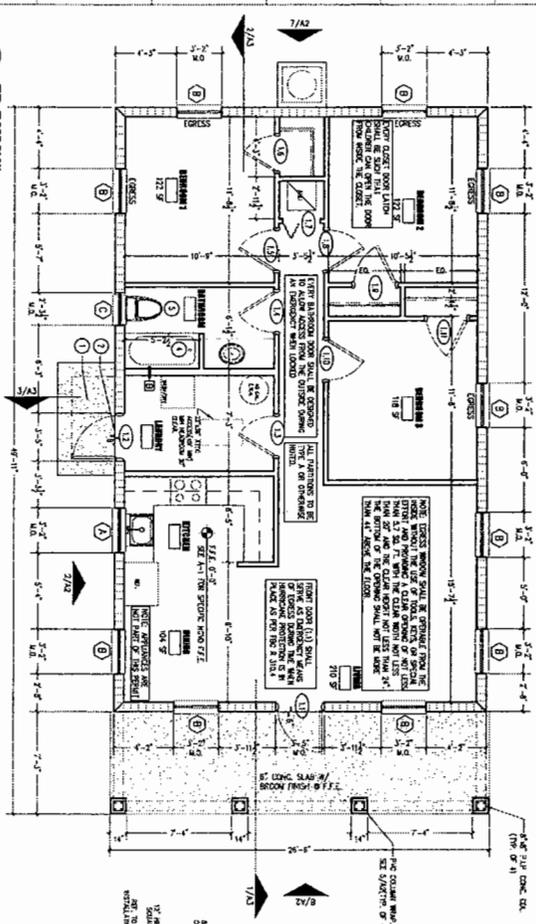
ENLARGED SITE PLAN

N.W. 68th TERRACE

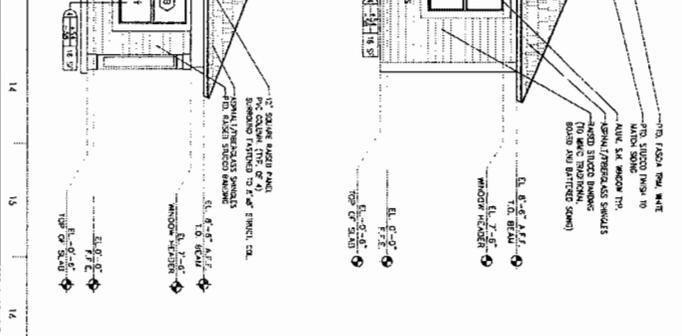
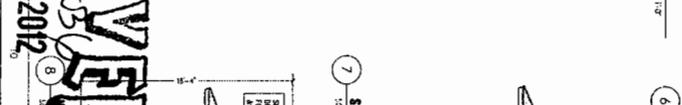
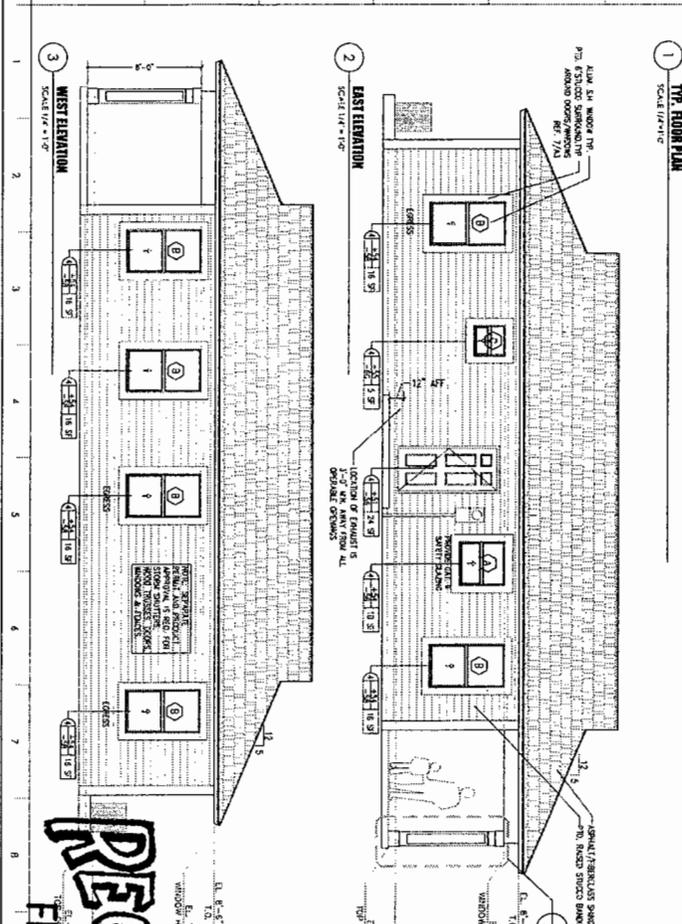


**PLAN NOTES:**

1. USE OF PROPOSED 8' CLEAR HEIGHTS IN ALL OPENINGS SHOULD BE 6" AS NOTED.
2. FINISHES FOR THE WALLS SHALL BE TO MATCH WITH THE WALL FINISHES FOR THE EXTERIOR WALLS. FINISHES SHALL MATCH TO THE EXTERIOR WALLS TO MATCH THE EXTERIOR WALLS.
3. FINISHES FOR THE FLOORS SHALL BE TO MATCH WITH THE FLOOR FINISHES FOR THE EXTERIOR WALLS. FINISHES SHALL MATCH TO THE EXTERIOR WALLS TO MATCH THE EXTERIOR WALLS.
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NOTES: THE PROPOSED 8' CLEAR HEIGHTS IN ALL OPENINGS SHOULD BE 6" AS NOTED. FINISHES FOR THE WALLS SHALL BE TO MATCH WITH THE WALL FINISHES FOR THE EXTERIOR WALLS. FINISHES SHALL MATCH TO THE EXTERIOR WALLS TO MATCH THE EXTERIOR WALLS.



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**RECEIVED**

FEB 21 2012

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_

**A2**

FLOOR PLANS, ELEVATIONS AND SCHEDULES

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

DATE: 1/25/11

DESIGNER: [Name]

**HABITAT FOR HUMANITY**

1809 NW 68th Terrace  
Miami, Florida

Registration

**Habitat for Humanity**

2101 N.W. 11th St.  
Miami, Florida 33137

Peter W. Thomas AR 00734



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

Process Number  
**Z2012000036**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



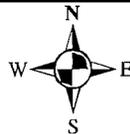
REVISION	DATE	BY
		22



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

Process Number

**Z2012000036**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

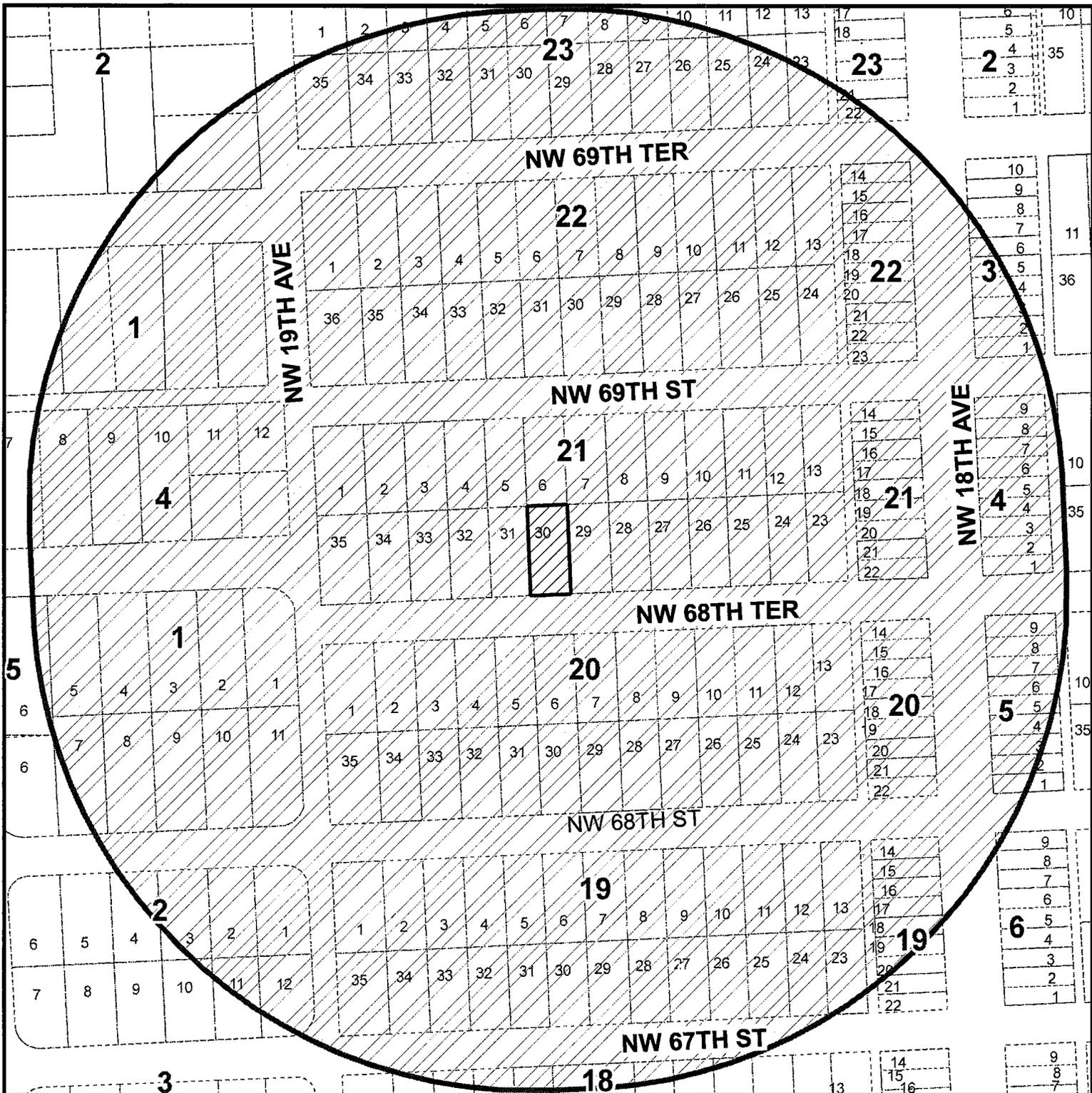
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, March 6, 2012

REVISION	DATE	BY
		23



**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 15 Township: 53 Range: 41

Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI

Zoning Board: C8

Commission District: 3

Drafter ID: JEFFER GURDIAN

Scale: NTS

Process Number

**Z2012000036**

RADIUS: 500



**Legend**

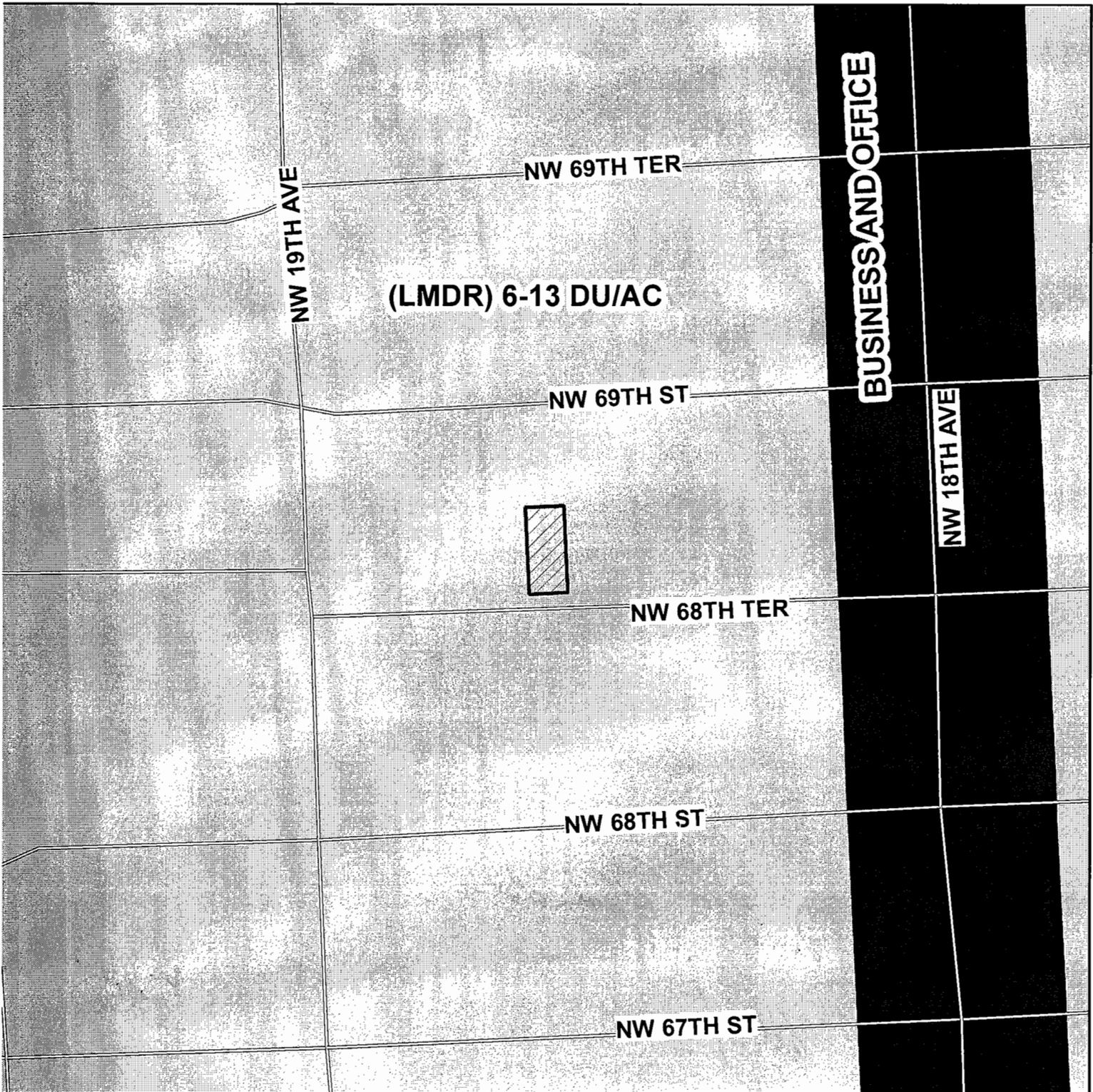
 Subject Property

 Buffer

**MIAMI-DADE  
COUNTY**

SKETCH CREATED ON: Tuesday, March 6, 2012

REVISION	DATE	BY
		24



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2012000036**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Tuesday, March 6, 2012

REVISION	DATE	BY

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 8**

**PH: Z12-037 (12-6-CZ8-10)**

**June 13, 2012**

Item No. 10

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Habitat for Humanity of Greater Miami, Inc.
<b>Summary of Requests</b>	The applicant is seeking to allow a single-family residence on a parcel of land with less lot frontage and area than required setback closer to the rear (south) property line and a greater lot coverage than permitted.
<b>Location</b>	1730 NW 68 Street, Miami-Dade County, Florida.
<b>Property Size</b>	40' x 90'
<b>Existing Zoning</b>	RU-2
<b>Existing Land Use</b>	Single-family residence
<b>2015-2025 CDMP Land Use Designation</b>	Low-Medium Density Residential, 6 to 13 dua <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot area of 3,600 sq. ft. (7,500 required) and a lot frontage of 40' (75' required).
- (2) NON-USE VARIANCE to permit a single family residence setback 15' (25' required) from the rear (south) property line.
- (3) NON-USE VARIANCE to permit a lot coverage of 36.72% (35% maximum permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla with sheet A1 dated stamped received 3/12/12 and sheet A2 dated stamped received 3/19/12 for a total of 2 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** A proposed 1,322 sq. ft. single-family residence.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
<b>North</b>	RU-2; vacant	Low-Medium Density Residential (6 to 13 dua)
<b>South</b>	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
<b>East</b>	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)

	Zoning and Existing Use	Land Use Designation
West	RU-2; vacant	Low-Medium Density Residential (6 to 13 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an interior substandard sized lot in an area comprised of single-family residences and vacant lots.

**SUMMARY OF THE IMPACTS:**

The approval of this application could have a positive impact on the surrounding neighborhood with the development of affordable housing on a substandard lot. However, the requested variances are due to the size constraints of the property and could have a negative visual impact on the surrounding area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as ***Low-Medium Density Residential*** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text for Low-Medium Density Residential Communities. 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.* The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to rear (south) property line than that permitted by the Zoning Code.

The proposed single-family residence furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The subject parcel is located within the Model City/Brownsville Targeted Urban Area, and as such furthers **Objective LU-12**, which indicates that the 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.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **compatible** with the surrounding residential uses and would be **consistent** with the CDMP Low-Medium Density designation of the LUP map and the CDMP's Land Use Element interpretative text, **Policy LU-1C** and **Objective LU-12**.

**ZONING ANALYSIS:**

When requests #1, #2 and #3 are analyzed under the Non-Use Variances From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests to permit a single-family residence with a greater lot coverage, setback less than required from the rear property line and with less lot frontage and lot area than required would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Further, in staff's opinion, approval of the application would not affect the appearance of the community. Staff found similar approvals for variances of the rear setback and lot coverage requirements on several properties surrounding the subject property. For example, pursuant to Resolution #Z-4-07, the abutting property to the east of the subject property at 1726 NW 68 Street was approved to permit the parcel with a lot frontage of 40' and a lot area of 3,600 sq. ft. Said property was later approved pursuant to Resolution #CZAB8-19-10, to permit a residence setback 15'-1" (25' required) from the rear (south) property line and a lot coverage of 35.8% (35% maximum permitted). Similarly, staff notes that the abutting property to the west at 1736 NW 68 Street was also approved for variances of lot area, frontage, rear setback and lot coverage, pursuant to Resolution #Z-30-07 and Resolution #CZAB8-21-11. As such, staff opines that approval of this application would not be out of character with the surrounding area which is comprised of lots with similar dimensions as the 40' x 90' subject parcel and would therefore have similar physical constraints in development.

Further, staff notes that the approval of the request will allow new development on a substandard vacant lot within the Model City/Brownsville Targeted Urban Area as identified in the Urban Economic Revitalization Plan for Targeted Urban Areas. **As such, staff recommends approval with conditions of requests #1, #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

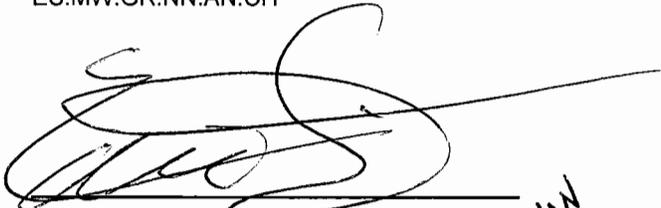
**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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, and other requirements.

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 with sheet A1 dated stamped received 3/12/12 and sheet A2 dated stamped received 3/19/12 for a total of 2 sheets.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:GR:NN:AN:CH



Eric Silva, AICP, Assistant Director  
Zoning and Community Planning  
Miami-Dade County  
Sustainability, Planning and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

*NON  
GUR*

ZONING RECOMMENDATION ADDENDUM  
HISTORY  
MOTION SLIPS\*  
DEPARTMENT MEMORANDA  
DISCLOSURE OF INTEREST\*  
HEARING PLANS\*  
MAPS

\*If applicable

# ZONING RECOMMENDATION ADDENDUM

*Habitat for Humanity of Greater Miami, Inc.  
Z12-037*

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, Environment & Regulatory Affairs	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

<b>Low-Medium Density Residential (Pg. I-31)</b>	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low-Medium Density Residential</b>. 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.</i>
<b>Land Use Policy 1C (Pg. I-2)</b>	<i>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.</i>
<b>Land Use Objective 12 (Pg. I-24)</b>	<i>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 an 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.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>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.</i>
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**10. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**  
**(Applicant)**

**12-6-CZ8-10 (12-037)**  
**Area 8/District 02**  
**Hearing Date: 06/13/12**

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

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

Disclosure of interest form attached? Yes  No

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

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.

# Memorandum



**Date:** March 13, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is fluid and cursive, written over the printed name in the "From:" field.

**Subject:** C-08 #Z2012000037  
Habitat for Humanity of Greater Miami, Inc.  
1730 NW 68<sup>th</sup> Street  
Non-Use Variance to Permit a Greater Lot Coverage than  
Permitted, to Permit a Parcel of Land with Less Lot Frontage and  
Area than Required and to Permit a Single-Family Residence  
Setback Less than Required from Property Lines  
(RU-2) (0.08 Acres)  
15-53-41

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The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application 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 for this proposed development order.

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

#### Stormwater Management

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

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

#### Wetlands

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

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

#### Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24 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. 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 the Tree Program for additional information regarding permitting procedures and requirements prior to site development.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

**PUBLIC WORKS DEPARTMENT COMMENTS**

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

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

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



Raul A Pino, P.L.S.

13-MAR-12

# Memorandum



**Date:** 13-MAR-12  
**To:** , Director  
 Department of Sustainability, Planning and Economic Enhancement  
**From:** William W. Bryson, Fire Chief.  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2012000037

**Fire Prevention Unit:**

No objection.

**Service Impact/Demand**

Development for the above Z2012000037  
 located at 1730 NW 68 ST, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.  
 The estimated average travel time is: 6:06 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.

# Memorandum



**Date:** February 29, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Maria I. Nardi, Chief *M.I.N.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2012000037: HABITAT OF HUMANITY OF GREATER MIAMI

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**Application Name:** HABITAT OF HUMANITY OF GREATER MIAMI

**Project Location:** The site is located at 1730 NW 68 ST, Miami-Dade County.

**Proposed Development:** The applicant is requesting approval for non-use variance of setbacks, lot frontage and area requirements for one single family dwelling unit.

This application is located in Park Benefit District 1, which has a surplus of 407.2 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

**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.

1730 NW 68 ST, MIAMI-DADE  
COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

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Z2012000037

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**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY; No open cases. Prior case opened June 26, 2009 for ova. NOV issued July 6, 2009. Case sent for boardup September 14, 2009, property secured December 2, 2009. Case sent for billing June 28, 2010. Case paid and closed June 20, 2011. BNC: Case 20110140519-B opened on November 3, 2010. Notice of Violation issued on November 3, 2010 for failure to obtain building permit prior to commencing work on 105.1 violation:As per certificate of use report, house has multiple violations and setback violations, exceeding quantity of repairs and failure to maintain issues. AIA recommendation to demolish house. Civil Violation Notice (CVN)P002892 issued on March 2, 2011 for non compliance. CVN paid on April 13, 2011. Final Notice of Intent to Lien was issued on June 16, 2011. Ownership changed on June 24, 2011. CVN in abeyance and new case 20110145998-B opened. Case 20110145998-B opened on June 30, 2011. Notice of Violation issued on June 30, 2011 for Failure to maintain a bldg or structure or device in safe condition. As per CU Report, house has multiple violations and setback violations, exceeding quantity of repairs and failure to maintain issues AIA recommendation to demolish house. Civil Violation Notice P005714 issued on October 19, 2011 for non compliance. Case remains open.

Habitat for Humanity of Greater Miami Inc.

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

# Memorandum



**Date:** May 31, 2012

Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Department of Regulatory and Economic Resources

**From:** James Byers, Zoning Permitting Division Chief  
Department of Regulatory and Economic Resources

**Subject:** Z2012000037

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Property was inspected by Ralph Edwards. Inspector observed a vacant lot with no unauthorized use and no violations.

1730 NW 68 ST  
NORTH ELEVATION



1730 NW 68 ST  
SOUTH ELEVATION



1730 NW 68 ST  
EAST ELEVATION



1730 NW 68 ST  
WEST ELEVATION



DISCLOSURE OF INTEREST\*

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

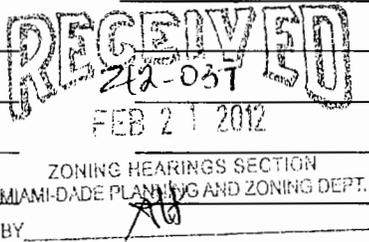
CORPORATION NAME: Habitat for Humanity of Greater Miami, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Arlenna Williams, Chairman</u>	<u>-0-</u>
<u>J. Hayes Worley, Jr., Vice Chairman</u>	<u>-0-</u>
<u>Jeff Springer, Treasurer</u>	<u>-0-</u>
<u>Manny de Zarraga, Secretary</u>	<u>-0-</u>

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

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>NOT APPLICABLE</u>	<u>NOT APPLICABLE</u>



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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

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

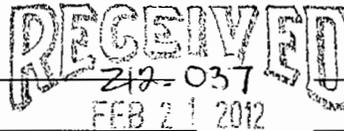
entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

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

<u>NAME, ADDRESS AND OFFICE</u> (if applicable)	<u>Percentage of Interest</u>
NOT APPLICABLE	
NOT APPLICABLE	

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

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



ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

*[Signature]*

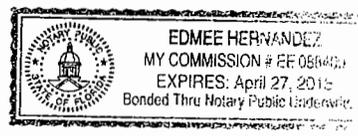
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

**Signature:** *[Signature]*  
Marie Artecona, CEO, Habitat for Humanity of Greater Miami, Inc.

Sworn to and subscribed before me this 20 day of Feb, 2012. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
\_\_\_\_\_  
(Notary Public)



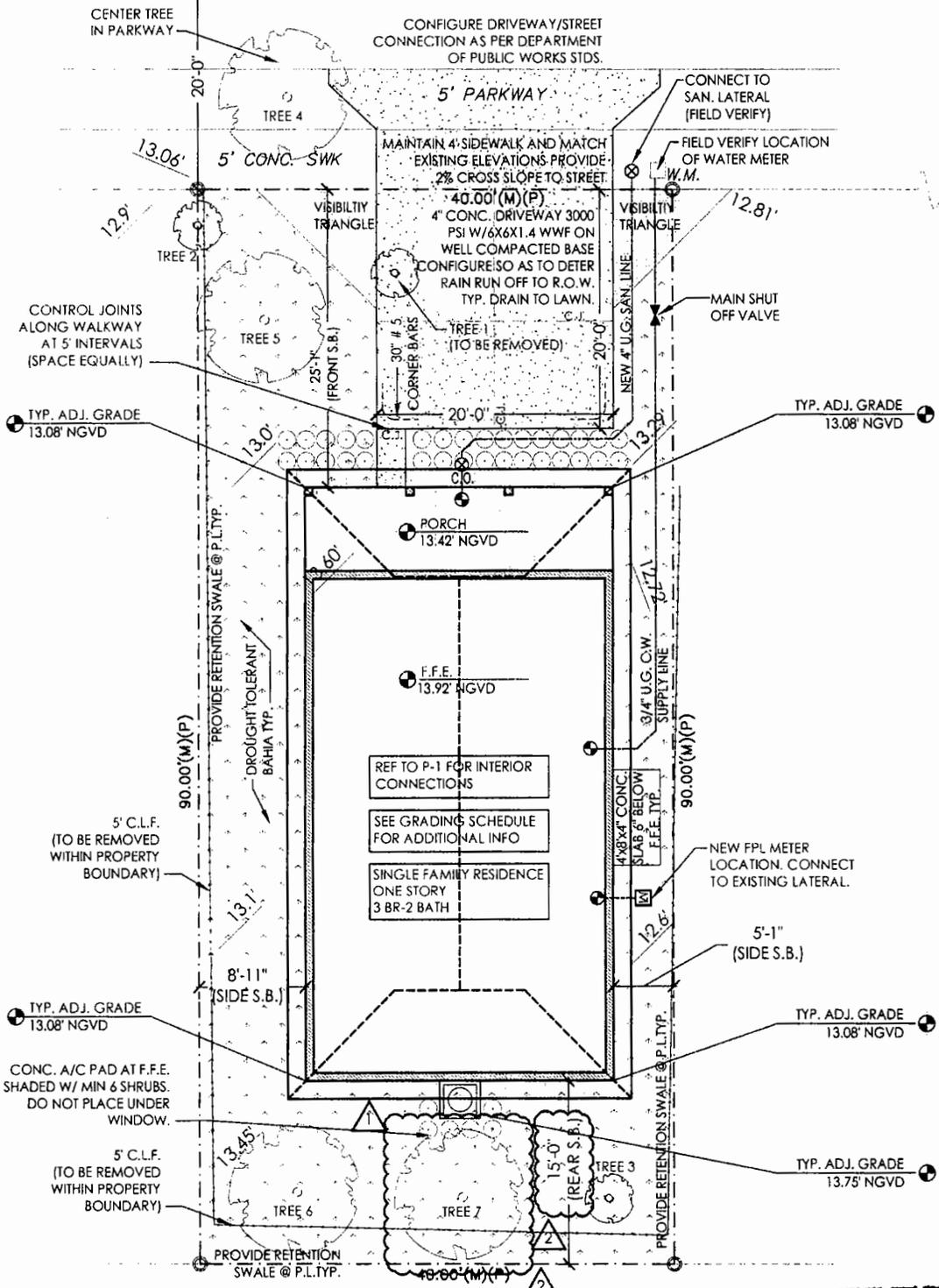
My commission expires: \_\_\_\_\_

Seal

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

**N.W. 68th STREET**

21' ASPHALT PAVEMENT  
(40' TOTAL R/W)



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.

**RECEIVED**  
212-037  
MAR 12 2012

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

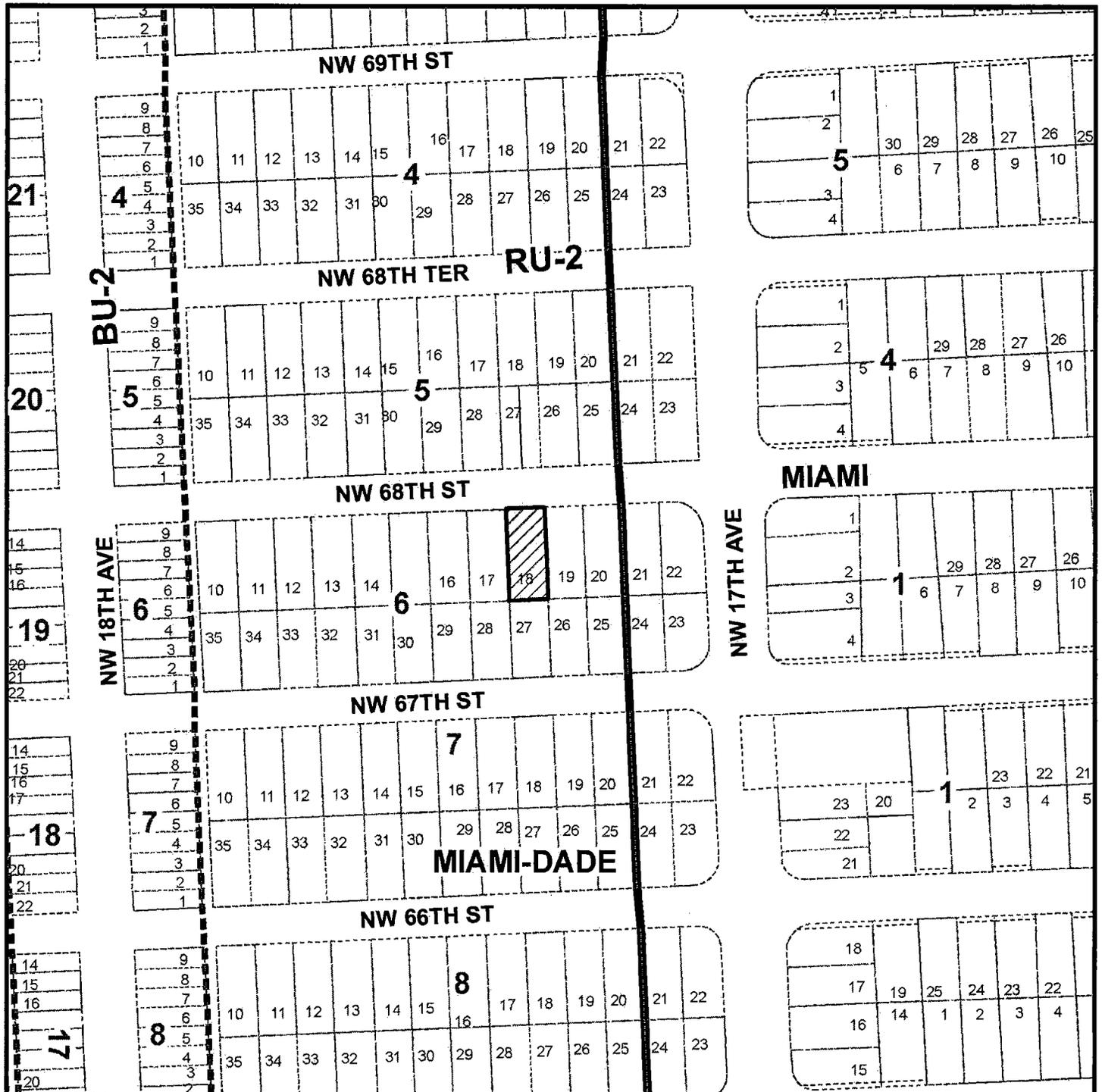
**1 SITE PLAN**  
SCALE 1:10

**ENLARGED SITE PLAN**

RESIDEN BE DEMOI







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

Process Number

**Z2012000037**

Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI INC.  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

- Subject Property Case
- Zoning



SKETCH CREATED ON: Tuesday, March 6, 2012

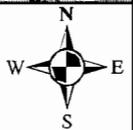
REVISION	DATE	BY
		21



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

Process Number

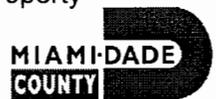
**Z2012000037**



Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI INC.  
 Zoning Board: C8  
 Commission District: 3  
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 Scale: NTS

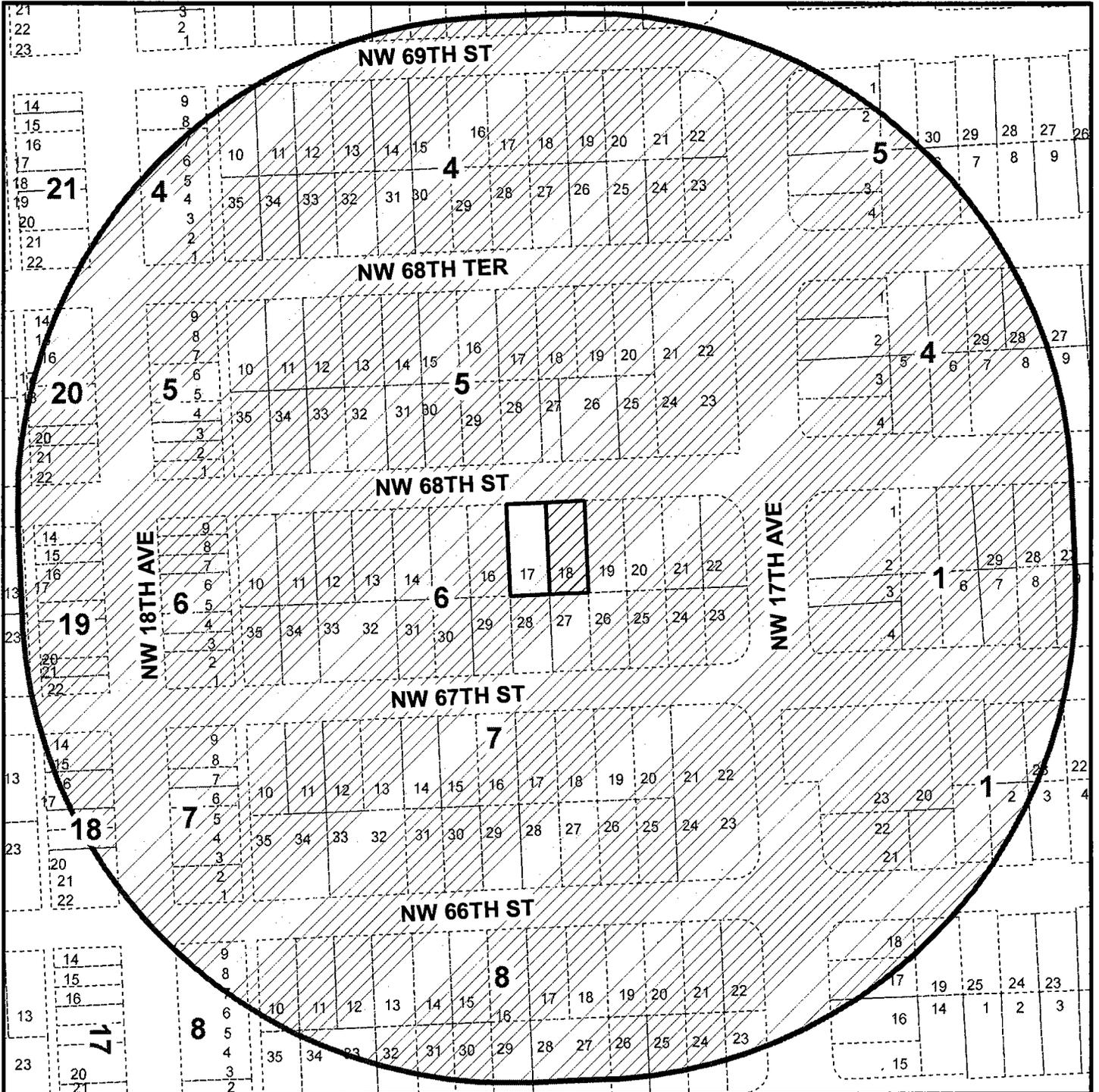
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, March 6, 2012

REVISION	DATE	BY
		22



**MIAMI-DADE COUNTY  
RADIUS MAP**

Process Number

**Z2012000037**

RADIUS: 500

Section: 15 Township: 53 Range: 41  
 Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI INC.  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer



SKETCH CREATED ON: Tuesday, March 6, 2012

REVISION	DATE	BY
		23

**BUSINESS AND OFFICE**

**NW 18TH AVE**

**NW 69TH ST**

**(LMDR) 6-13 DU/AC**

**NW 68TH TER**

**NW 68TH ST**



**NW 17TH AVE**

**NW 67TH ST**

**NW 66TH ST**

**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2012000037**



**Legend**

 Subject Property Case

Section: 15 Township: 53 Range: 41  
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI INC.  
Zoning Board: C8  
Commission District: 3  
Drafter ID: JEFFER GURDIAN  
Scale: NTS



SKETCH CREATED ON: Tuesday, March 6, 2012

REVISION	DATE	BY