

FINAL AGENDA

5-31-2013 Version # 3



COMMUNITY ZONING APPEALS BOARD 8
DR. MARTIN LUTHER KING JR. PLAZA
2525 NW 62 Street, Miami
Thursday, June 27, 2013 at 7:00 p.m.

PREVIOUSLY DEFERRED

A. 13-5-CZ8-1 FORTUNE OF CHI, INC. 12-30 28-53-41

CURRENT

1. 13-6-CZ8-1 WR INVESTMENT, LLC 12-46 18-52-42 N

2. 13-6-CZ8-2 HABITAT FOR HUMANITY OF GREATER MIAMI INC. 12-152 11-53-41 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, JUNE 27, 2013

DR. MARTIN LUTHER KING JR. PLAZA

2525 NW 62 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

A. FORTUNE OF CHI, INC (13-5-CZ8-1/12-30)

**28-53-41
Area 8/Dist. 2**

1. DISTRICT BOUNDARY CHANGE from IU-1 to IU-2.
2. NON-USE VARIANCE to waive the zoning regulations requiring all uses and materials to be stored within a completely enclosed building or confined and completely enclosed within masonry walls not less than 6' in height.
3. NON-USE VARIANCE to permit spacing between structures varying from 10' to 17.6' (20' required).
4. NON-USE VARIANCE to permit a greenbelt abutting the right-of-way varying from 1' to 10' wide (10' wide required).
5. NON-USE VARIANCE to permit a 10' high masonry wall (8' high maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Zoning Conversion from IU-1 to IU-3 for" as prepared by Charles Culpepper. Sheet SP-1.0 & LS-1.0 dated stamped received 10/16/12, with last handwritten revision dated stamped received 10/28/12 and the remaining 4 sheets dated stamped received 9/16/12 for a total of 6 sheets. Plans may be modified at public hearing.

LOCATION: Lying approximately 125' West of NW 27 Avenue between NW 23 Street & NW 24 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.54 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval, subject to the Board's acceptance of the proffered covenant of request #1, and approval with conditions #3, #4 and #5 and denial without prejudice of request #2.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

1. WR INVESTMENT, LLC (13-6-CZ8-1 /12-46)

18-52-42
Area 8/Dist. 2

- (1) SPECIAL EXCEPTION to permit a 45 bed religious retreat facility including a chapel.
- (2) NON-USE VARIANCE to permit the religious facility setback 7'-8" (25' required) from the side street (north) property line, setback varying from 25'-0" to 26'-6" (50' required) from the interior side (south) property line, and located closer the required 75' to an existing residential building to the south.
- (3) NON-USE VARIANCE to permit parking within 25' of rights-of-way.
- (4) NON-USE VARIANCE to permit a spacing of 8' (10' required) between buildings.
- (5) NON-USE VARIANCE to permit a decorative fence and gate with metal pickets, masonry column and decorative lanterns with a height of 8' within 10' of the edge of driveway leading to a public right-of-way (2.5' maximum height permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Oak Grove Retreat House" as prepared by NU Space Design-Build, sheets A-1, A-3 & L-1 dated stamped received 3/12/13, sheets A-4 & A-5 dated stamped received 3/7/12 and sheet A-2 dated stamped received 4/23/13 for a total of 6 sheets. Plans may be modified at public hearing.

LOCATION: 15280 NE 8th Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions

Protests: 29

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court.

Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 8**

PH: Z12-030 (13-05-CZ8-1)

**June 27, 2013
Item No. A**

Recommendation Summary	
Commission District	2
Applicant	Fortune of Chi, Inc.
Summary of Requests	The applicant is requesting a district boundary change from IU-1 to IU-2 and ancillary non-use variances.
Location	Lying approximately 125' West of NW 27 Avenue, between NW 23 Street & NW 24 Street, Miami-Dade County, Florida.
Property Size	4.54 acres
Existing Zoning	IU-1
Existing Land Use	Industrial building
2015-2025 CDMP Land Use Designation	Industrial and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change and Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval, subject to the Board's acceptance of the proffered covenant of request #1, and approval with conditions #3, #4 and #5 and denial without prejudice of request #2.

This item was deferred from the May 30, 2013 meeting of the Community Zoning Appeals Board (CZAB) 8 to allow the applicant to allow the applicant to submit the required covenant.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from IU-1 (Industry-Light) to IU-2 zone (Industry-Heavy).
- (2) NON-USE VARIANCE to waive the zoning regulations requiring all uses and materials to be stored within a completely enclosed building or confined and completely enclosed within masonry walls not less than 6' in height.
- (3) NON-USE VARIANCE to permit spacing between structures varying from 10' to 17.6' (20' required).
- (4) NON-USE VARIANCE to permit a greenbelt abutting a right-of-way varying from 1' to 10' wide (10' wide required).
- (5) NON-USE VARIANCE to permit a 10' high masonry wall (8' high maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Zoning Conversion from IU-1 to IU-2 for" as prepared by Charles Culpepper. Sheet SP-1.0 & LS-1.0 dated stamped received 10/16/12, with last handwritten revision dated stamped received 10/28/12 and the remaining 4 sheets dated stamped received 9/16/12 for a total of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant seeks to change the zoning on the subject property from IU-1, Light Industrial Manufacturing District, to IU-2, Heavy Industrial Manufacturing District. Additionally, the applicant is seeking non-use variances of spacing between structures, greenbelt and wall requirements and to waive regulations requiring all uses and materials to be stored within a completely enclosed building or enclosed within a masonry wall.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-1; industrial building	Industrial and Office
North	IU-1; warehouse, office building, and vacant land	Industrial and Office
South	IU-1; railroad tracks	Industrial and Office
East	BU-3; auto parts retail	Industrial and Office
West	IU-1; warehouse	Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot located approximately 125' West of NW 27 Avenue, between NW 23 Street & NW 24 Street and within an Industrial Zoning District. The surrounding area is predominantly characterized by industrial uses such as warehouses, offices, some retail uses, vacant land, and residential uses to the south.

SUMMARY OF THE IMPACTS:

The approval of the rezoning from IU-1 (Light Industrial Manufacturing District) to IU-2 (Heavy Industrial Manufacturing District) would expand the type and intensity of industrial uses on the subject property and surrounding area. However, the approval of the rezoning together with the accompanying non-use variance requests could have a visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Industrial and Office*** on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. The CDMP Land Use Element interpretative text under the Industrial and Office land use category allows *manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses*. The proposed zoning district is **consistent** with the industrial uses permitted under the Industrial and Office land use category. As such, staff opines that approval of the request to rezone the property to the IU-2 Zoning District would be compatible with the surrounding area and **consistent** with the Industrial and Office designation of the property on the CDMP LUP map designation.

ZONING ANALYSIS:

When request #1, to rezone the 4.54-acre parcel from IU-1, Light Industrial District, to IU-2, Heavy Industrial Manufacturing District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact

on the natural resources or an unfavorable economic impact on Miami-Dade County and will not unduly burden water, sewer, solid waste disposal, or other necessary public facilities. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or burden or affect transportation facilities based on the recommendations and/or information contained in the memoranda from the Miami-Dade County Regulatory and Economic Resources Department Division of Environmental Resources Management and the Public Works and Waste Management Department.

The subject property is located in a section of Miami-Dade County which is predominately zoned IU-1 and developed with a mix of uses. Staff notes that the nearest residential uses, mobile homes, are located approximately 50' south of the subject property. Staff also notes that the subject property has a 10' high masonry wall along the rear (south) property line, which is the subject of request #5 and that staff recommends approval of, which acts as a visual buffer to the residential uses to the south. In addition, staff notes that railroad tracks are also located between the subject property and these residential uses. Therefore, staff opines that the existing 10' high masonry wall and railroad tracks act as adequate buffers from the subject property to the remaining residential uses in this industrial district. Furthermore, a property located further west on the same block, approximately 135' away from the subject property, is zoned IU-2.

The subject property is currently developed with an existing industrial building. The approval of the rezoning to IU-2 would allow the applicant to provide additional and more intense industrial uses to the area. However, the applicant has proffered a declaration of restrictions limiting the IU-2 uses for the subject property. Said covenant provides that the subject property will not be used for an asphalt drum mixing plants which produce less than one hundred and fifty (150) tons per hour in self-contained drum mixers, soap manufacturing (vegetable byproducts) only, sawmills, or dynamite storage. Consequently, staff is of the opinion that, subject to the Board's acceptance of the proffered covenant, approval of the zone change request to IU-2 would not be out of character with this industrial area, would be **compatible** with neighboring developments and would, therefore, be consistent with the CDMP. **As such, staff recommends approval of the district boundary change from IU-1 to IU-3, subject to the Board's acceptance of the proffered covenant.**

When request #2, to waive the zoning regulations requiring all uses and materials to be stored within a completely enclosed building, is analyzed under the Non-Use Variance (NUV) standards, Section 33-311(A)(4)(b), staff opines that approval of the request would be **incompatible** with the surrounding area. Although the adjacent property to the east is contiguously owned, staff opines that in the event that one of the properties is sold, an adequate buffer in the form of a wall is necessary to buffer any visual impact. Therefore, staff opines that the existing chain link fence located along the interior side (east) property line does not provide an adequate buffer for the adjacent property to the east. **Therefore, staff recommends denial without prejudice of request #2, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.**

When request #3, to permit spacing between structures varying from 10' to 17.6' (20' required), request #4, to permit a greenbelt abutting NW 24 Street varying from 1' to 10' wide (10' required), and request #5, to permit a 10' high masonry wall (8' high maximum permitted), are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff notes that these requests are due to existing conditions on the subject property and opines that approval of these requests would not create any additional impact on the surrounding area and

would be compatible with the same. Moreover, staff opines that the reduced spacing between structures is interior to the site and would not create any negative impact to the surrounding area. Also, staff notes that the applicant is only proposing 1' greenbelt along that portion, approximately 74 feet, of the property that is restricted due to the configuration of the existing building and parking area. Staff recognizes that the applicant has worked with staff and has substantially increased the greenbelt and landscaping along the rest of NW 24th Street. Staff opines that the proposed greenbelt and increased landscaping along NW 24 Street provides an adequate buffer from the site to the right-of-way. Also, staff notes that pursuant to Resolution No. Z-141-94, the property directly north of the subject property, located at 2745 and 2757 NW 24 Street, was granted approval to permit a 5' wide greenbelt (8' required) abutting NW 24 Street. And lastly, the existing wall higher than allowed creates a visual buffer from the subject property to the surrounding area. **Therefore, staff recommends approval of requests #3, #4, and #5, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property has two (2) ingress and egress drives along NW 24 Street. The plans also show a total of 40 parking spaces, which exceeds the parking requirement by 2 parking spaces.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

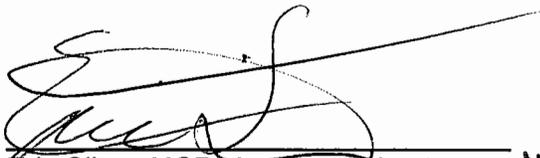
Approval, subject to the Board's acceptance of the proffered covenant of request #1, and approval with conditions #3, #4 and #5 and denial without prejudice of request #2.

CONDITIONS FOR APPROVAL: (for requests #3, #4 and #5 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Miami-Dade County Department of Regulatory and Economic Resources 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 "'Zoning Conversion from IU-1 to IU-3 for" as prepared by Charles Culperrerr. Sheet SP-1.0 & LS-1.0 dated stamped received 10/16/12, with last handwritten revision dated stamped received 10/28/12 and the remaining 4 sheets dated stamped received 9/16/12 for a total of 6 sheets except as herein amended to provide for all uses and materials to be stored within a completely enclosed building or confined and completely enclosed within masonry walls not less than 6' in height.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.

5. That the applicant comply with all applicable conditions and requirements of the Department of Regulatory and Economic Resources and all other departments as contained in their memoranda pertaining to this application.
6. That the applicant obtain a new Certificate of Use from and promptly renew the same annually, with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

ES:MW:NN:CH:JC



Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

NDW

ZONING RECOMMENDATION ADDENDUM

*Fortune of CHI, Inc.
Z12-030*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory and Economic Resources (Environmental Resources Management Division)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No objection
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

<p>Industrial and Office (Pg. I-39)</p>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunication facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Free-standing retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings.</i></p> <p><i>If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p>
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ZONING RECOMMENDATION ADDENDUM

*Fortune of CHI, Inc.
Z12-030*

	<p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><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></p>

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

#1

APPLICANT'S NAME: FORTUNE OF CHI, INC.

REPRESENTATIVE: Antonio Sacerio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
13-5-CZ8-1 (12-030)	May 30, 2013	CZAB8	13

REC: Approval, subject to the Board's acceptance of the proffered covenant of request #1, and approval with conditions #3, #4, and #5, and denial without prejudice of request #2.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: June 27, 2013 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: To allow applicant to submit covenant to staff.

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRMAN	S	Richard C. BROWN (C.A.)	X		
COUNCILMAN		Patrick CURE	X		
COUNCIL WOMAN		Dr. Joy J. DAVIS	X		
COUNCILMAN	M	Arthemon JOHNSON	X		
COUNCIL WOMAN		Voncarol Yvette KINCHEN	X		
CHAIRMAN		Fredericke Alan MORLEY	X		
VOTE:			6	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: DATON FITCH

A. FORTUNE OF THE CHI, INC.
(Applicant)

13-5-CZ8-1 (12-030)
Area 08/District 02
Hearing Date: 06/27/13

Property Owner (if different from applicant) **Fortune of Chi, Inc.**

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>
1948	Walter C Roome	- Zone change from RU-3B to BU-1 & IU-1.	BCC	Approved with Condition(s)
1955	Gladys Kirkpatrick & Ace Concrete Service Co.	- Zone change from BU-1 to IU-1.	BCC	Approved
1969	Sy-Mor Properties, Inc.	- Zone change from RU-3B to IU-1.	BCC	Approved
1969	Sy-Mor Properties, Inc.	- Zone change from RU-3B to IU-1.	ZAB	Recommended for Approval

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: June 14, 2012

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E., Assistant Director
Department of Regulatory and Economic Resources

Subject: C-08 #Z2012000030-1st Revision
Fortune of Chi, Inc.
2340 NW 27th Avenue
District Boundary Change from IU-1 to IU-3
(IU-1) (4.54 Acres)
28-53-41



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.

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 the Department 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.

Pollution Remediation

There are records of current dry cleaning solvent contamination assessment/remediation issues on the abutting property to the north (Holiday Cleaners, 2414 NW 27 Ave., IW5-3825/F-3536).

Wetlands

The subject properties do 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 properties contain tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/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 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, Department of Regulatory and Economic Resources

PH# Z2012000030
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: FORTUNE OF THE CHI, 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.

03-APR-12

Memorandum



Date: October 19, 2012

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

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

Subject: Z2012000030: FORTUNE OF CHI, INC
Includes revised plans dated stamped received through 10/16/12

Application Name: FORTUNE OF CHI, INC

Project Location: The site is located at 2340 NW 27 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting approval for a district boundary change from IU-1 to IU-3 to permit a wider range of industrial uses on site. Review includes revised plans dated stamped received through 10/16/12.

Because this application does not generate any additional residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application. 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, Parks Property Management Supervisor



Memorandum

Date: 20-NOV-12
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2012000030

Fire Prevention Unit:

No objection to plan stamped received 10/16/2012 VIA Case # Z2012000030

Service Impact/Demand

Development for the above Z2012000030
 located at 2340 NW 27 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1076 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 7:50 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

Not applicable to service impact analysis.

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

DATE: 06-MAR-13
REVISION 4

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

FORTUNE OF THE CHI, INC.

LYING APPROXIMATELY 125' WEST
OF NW 27 AVENUE, BETWEEN NW
23 STREET & NW 24 STREET,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000030

HEARING NUMBER

HISTORY:

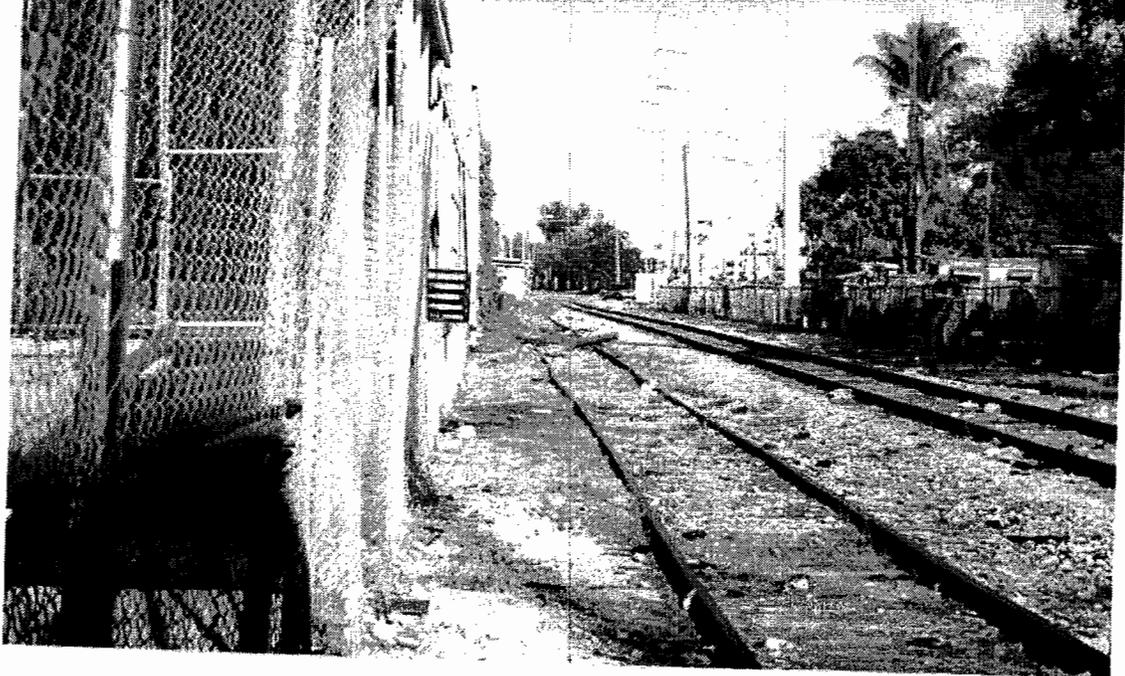
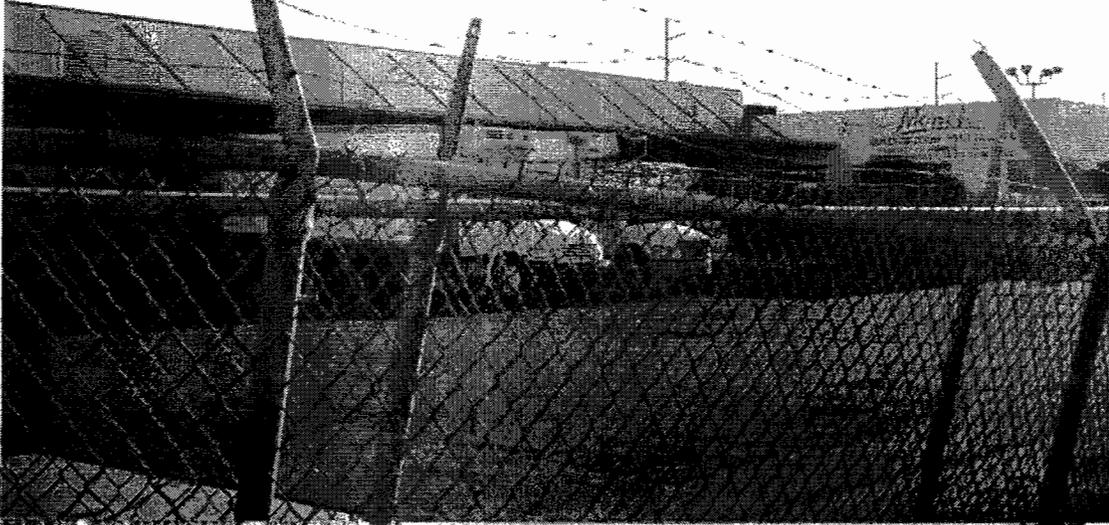
ENFORCEMENT HISTORY: NC: Folio 3031280030030 - No open cases. Folio 3031280030101 - No open cases. BNC: Folio 3031280030030 BSS case 20120153058-B was opened on May 25, 2012. Case opened for breaking up ground in parking area, violation has not yet been issued. Case remains open. Folio 3031280030101 - No cases open/closed.

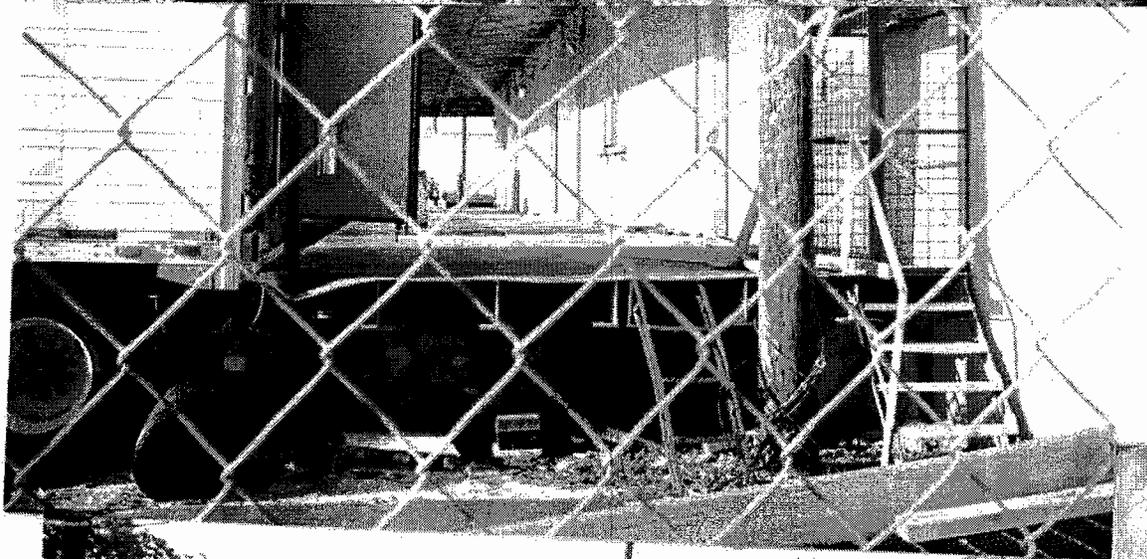
Fortune of the Chi, Inc.

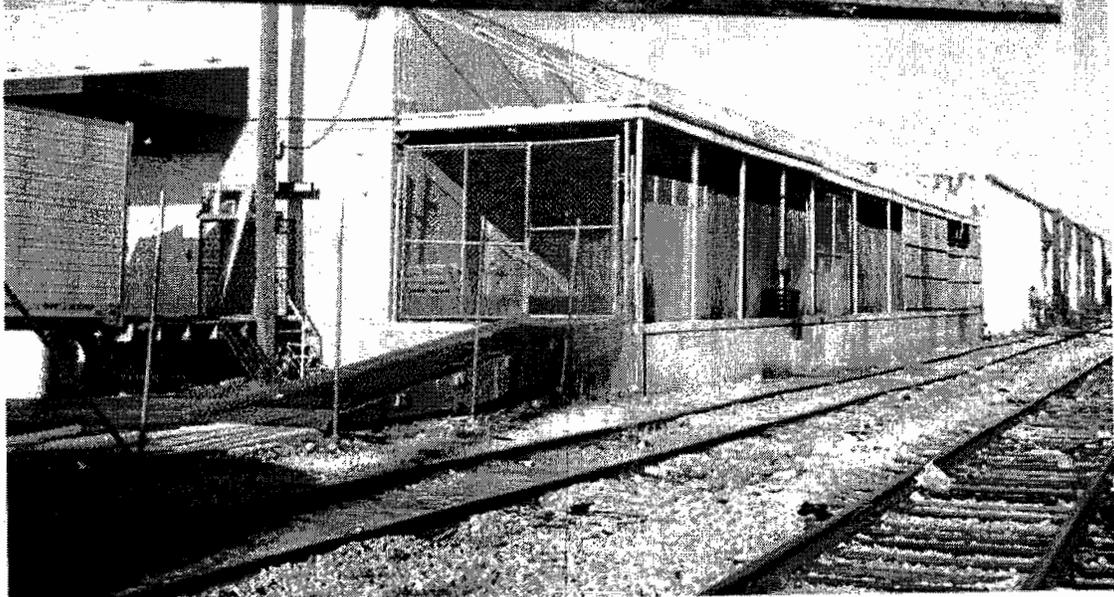
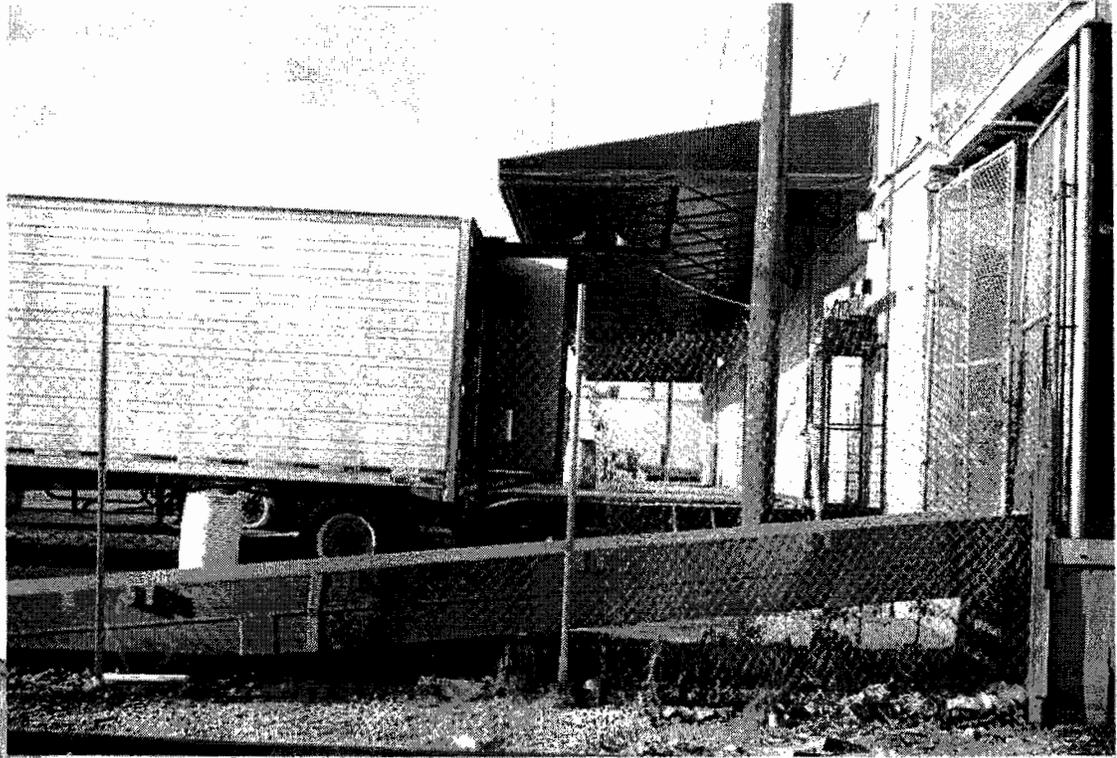
**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

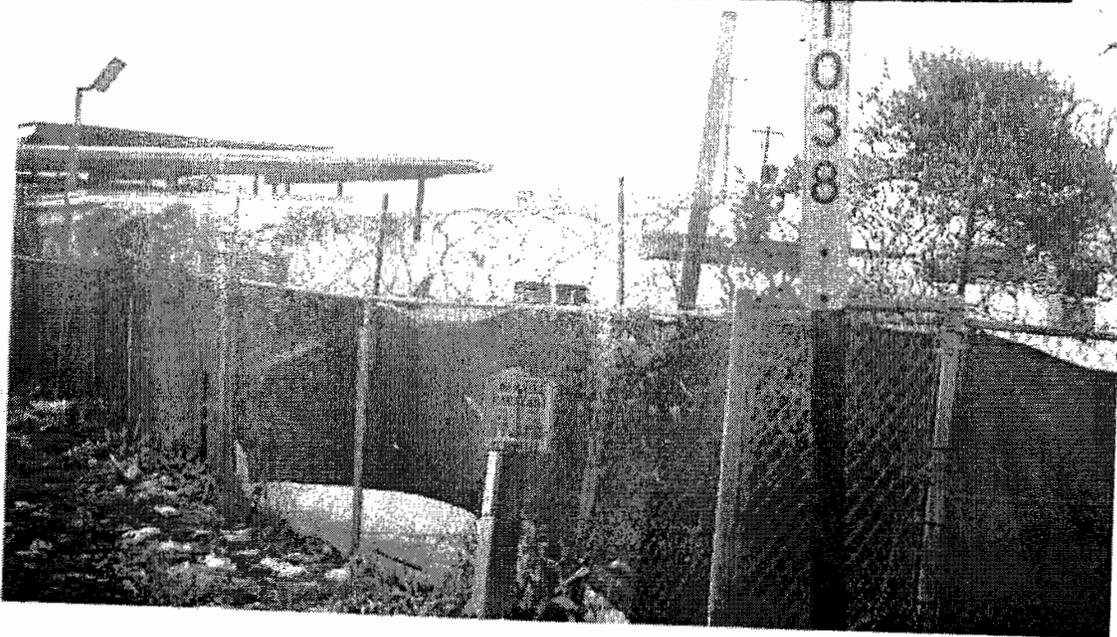
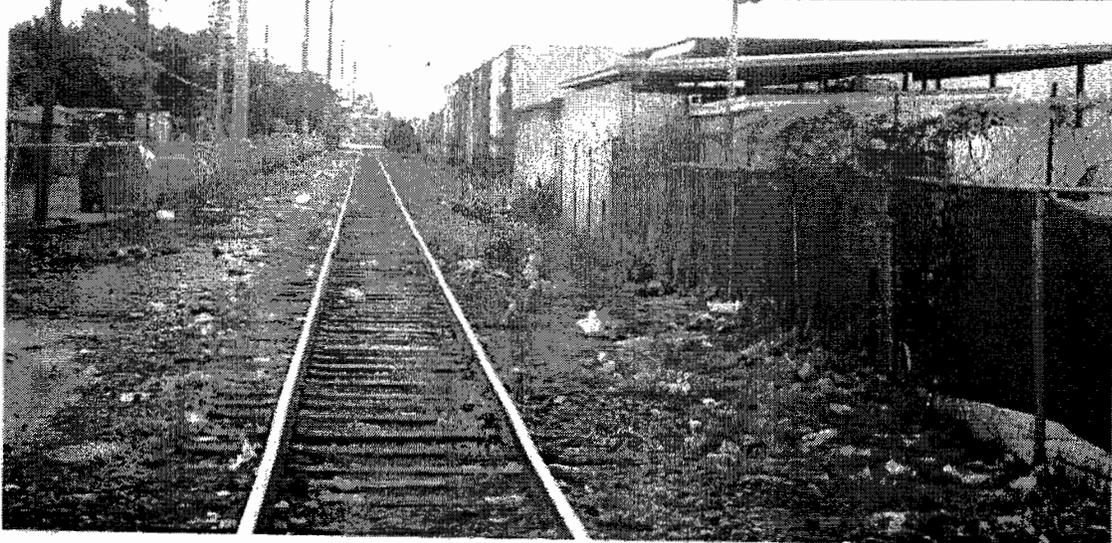
REPORTER NAME:

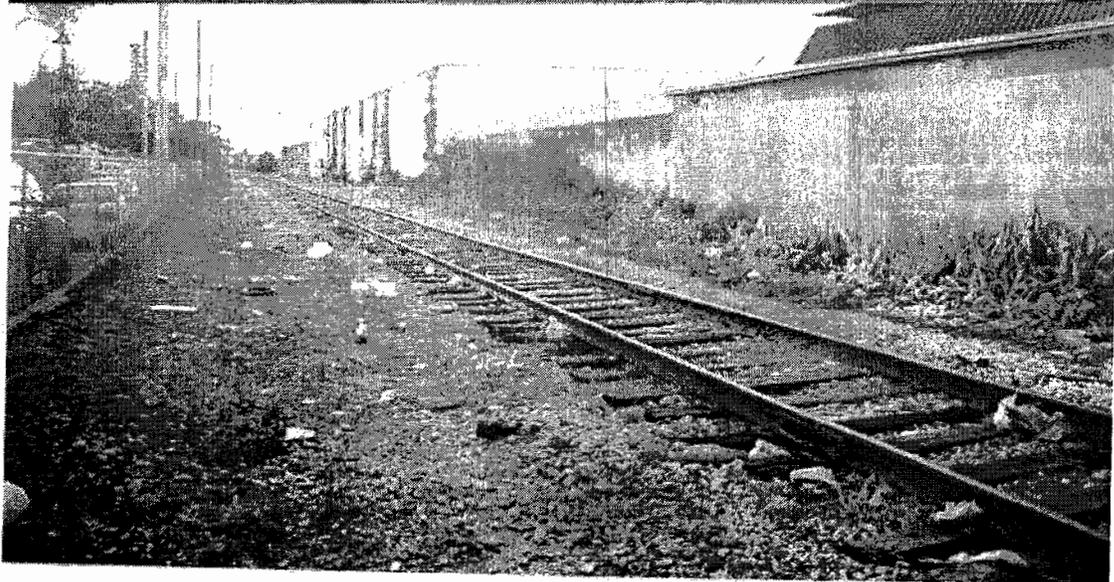








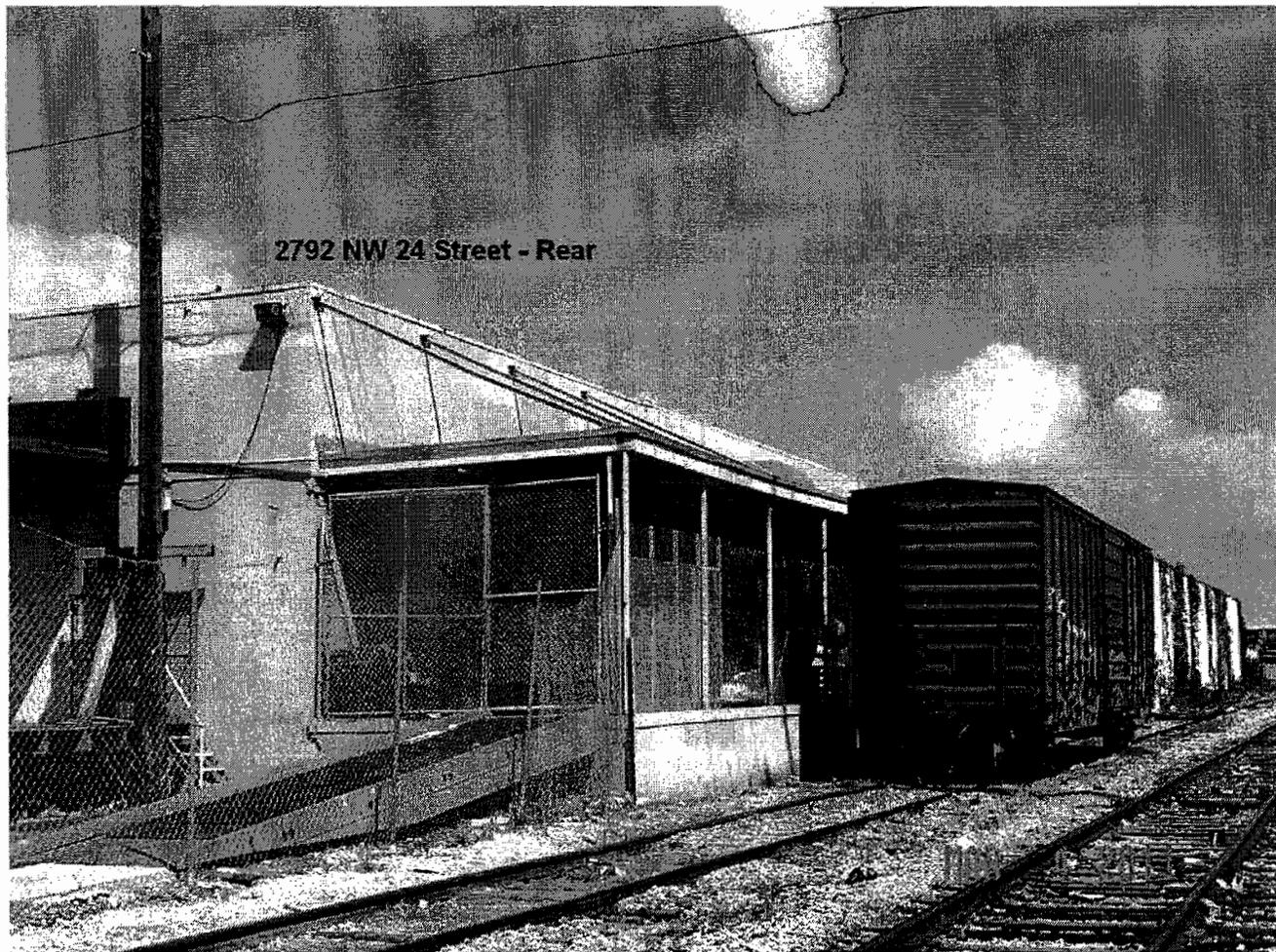












2792 NW 24 Street - Rear

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: FORTUNE OF THE CHI, INC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>2340 NW 27 Ave.</u>	<u>35%</u>
<u>LUIS CHI</u>	<u>35%</u>
<u>MARIA CHI</u>	
<u>JOE CHI, JEANNY, SONYA CHI</u>	<u>10% EA = 30%</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: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>N/A</u>	<u>N/A</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: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>N/A</u>	<u>N/A</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: N/A

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

N/A

N/A

Date of contract: N/A

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

N/A

N/A

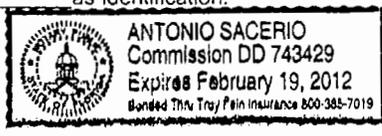
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature]
(Applicant)

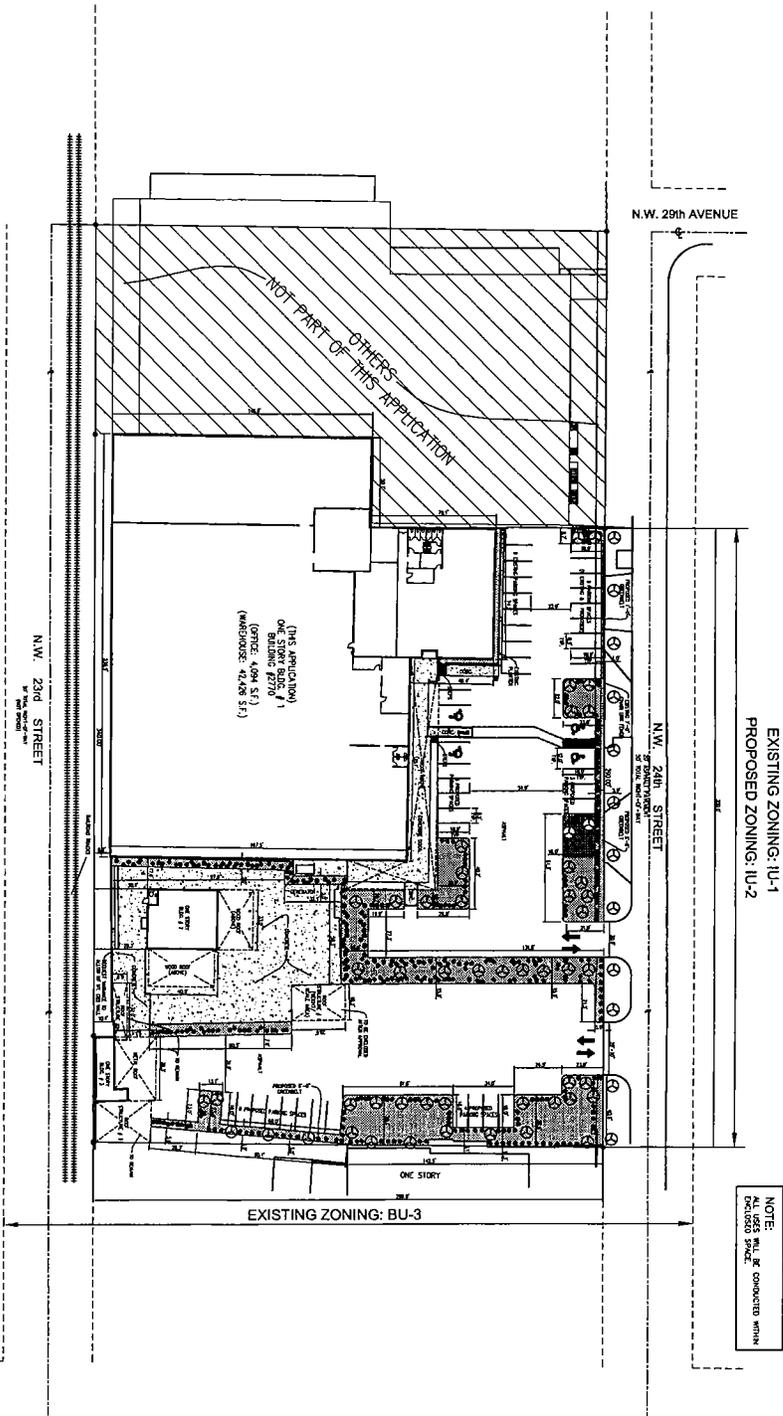
Sworn to and subscribed before me this 11 day of FEB., 20 11. Affiant is personally know to me or has produced FL. D.L. as identification.

[Signature]
(Notary Public)
ANTONIO SACERIO
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.



ZONING LEGEND	
LOT SIZE (SQ. FT.)	= 107,150 S.F.
TOTAL BUILDING (SQ. FT.)	43,560 / 107,250 S.F. = 41.5% ADDED
OFFICE (SQ. FT.)	4,094 S.F.
WAREHOUSE	38,466 S.F.
DRIVEWAY REQUIRED	0
DRIVEWAY PROVIDED	0
LANDSCAPING REQUIRED	0.1 X 107,250 S.F. = 10,725 S.F.
LANDSCAPING PROVIDED	11,544 S.F.
TREES REQUIRED ON SITE	15 X 2.46 = 36.9
TREES PROVIDED ON SITE	41
STREET TREES REQUIRED	10
STREET TREES PROVIDED	12
PARKING REQUIREMENTS:	
OFFICE (4,094 S.F.)	17,000 S.F. = 4,094 S.F./200 S.F. = 20 SPACES MIN.
WAREHOUSE (38,466 S.F.)	17,000 S.F. (SQ. FT. TO 10,000 S.F.) = 10,000 S.F./1,000 S.F. = 10 SPACES MIN.
TOTAL PARKING REQUIRED	30 SPACES MIN.
TOTAL PARKING PROVIDED	32 SPACES PROVIDED

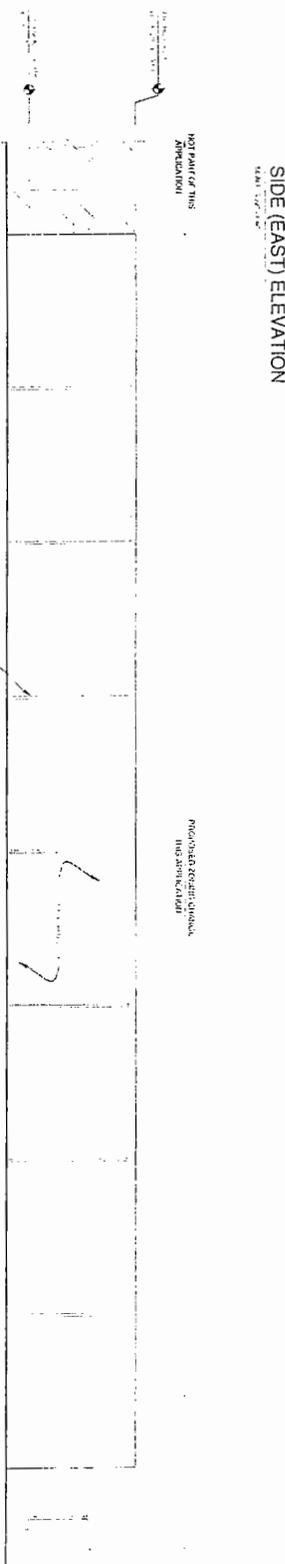
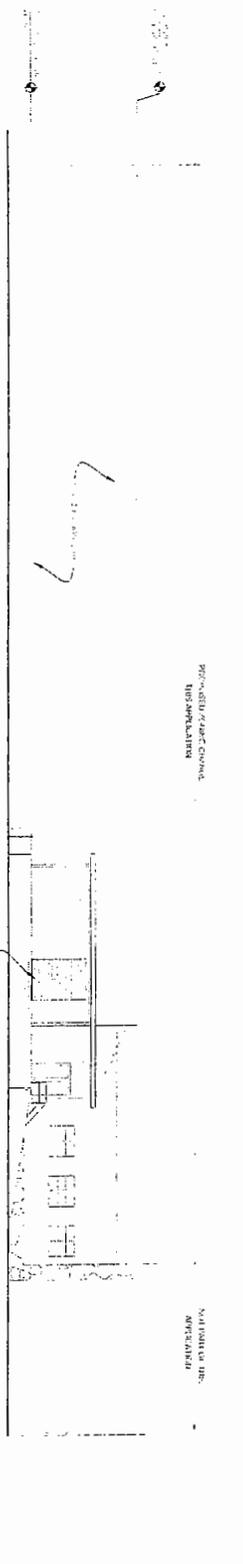
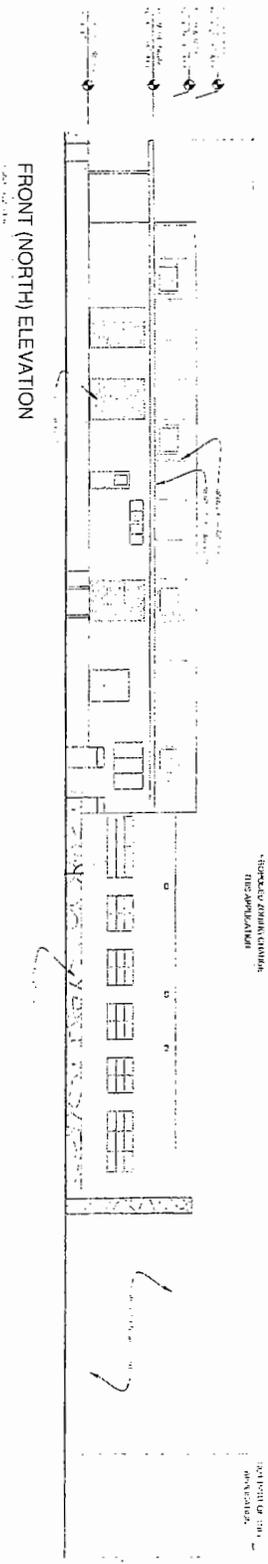
SITE PLAN

RECEIVED
 10-16-12
 OCT 16 2012

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

RECEIVED
 OCT 16 2012

<p>Project Type: ZONING CONVERSION from IU-1 to IU-2 for:</p> <p>Prepared For: FORTUNE OF THE CHI, INC. 2770 N.W. 24th Street Miami, Florida</p>	<p>CHARLES CULPEPPER STRUCTURAL P.E. Florida License No. 0009474203 Miami, Florida 305-710-3364</p>
<p>SITE PLAN</p> <p>Sheet No. SP-1.0</p>	<p>28</p>

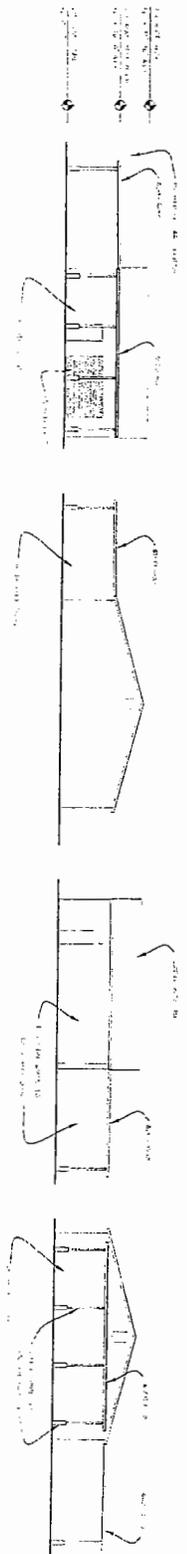


RECEIVED
 JUL 16 2012

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

RECEIVED
 JUL 16 2012

<p>CHARLES CULPEPPER 594 CULPEPPER 3030 SW 10TH ST MIAMI, FL 33135 305.351.1234</p>	<p>Project Type ZONING CONVERSION from IU-1 to IU-3 for Prepared For FORTUNE OF THE CHI INC 11111 SW 10TH ST MIAMI, FL 33135</p>	<p>EXTERIOR ELEVATIONS A2.0</p>
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BUILDING NO. 2
 FRONT (NORTH) ELEVATION

BUILDING NO. 2
 SIDE (EAST) ELEVATION

BUILDING NO. 2
 REAR (SOUTH) ELEVATION

BUILDING NO. 2
 SIDE (WEST) ELEVATION



STRUCTURE NO. 1
 FRONT (NORTH) ELEVATION

STRUCTURE NO. 1
 SIDE (EAST) ELEVATION

STRUCTURE NO. 1
 REAR (SOUTH) ELEVATION

STRUCTURE NO. 1
 SIDE (WEST) ELEVATION



STRUCTURE NO. 3
 FRONT (NORTH) ELEVATION

STRUCTURE NO. 3
 SIDE (EAST) ELEVATION



STRUCTURE NO. 2
 REAR (SOUTH) ELEVATION

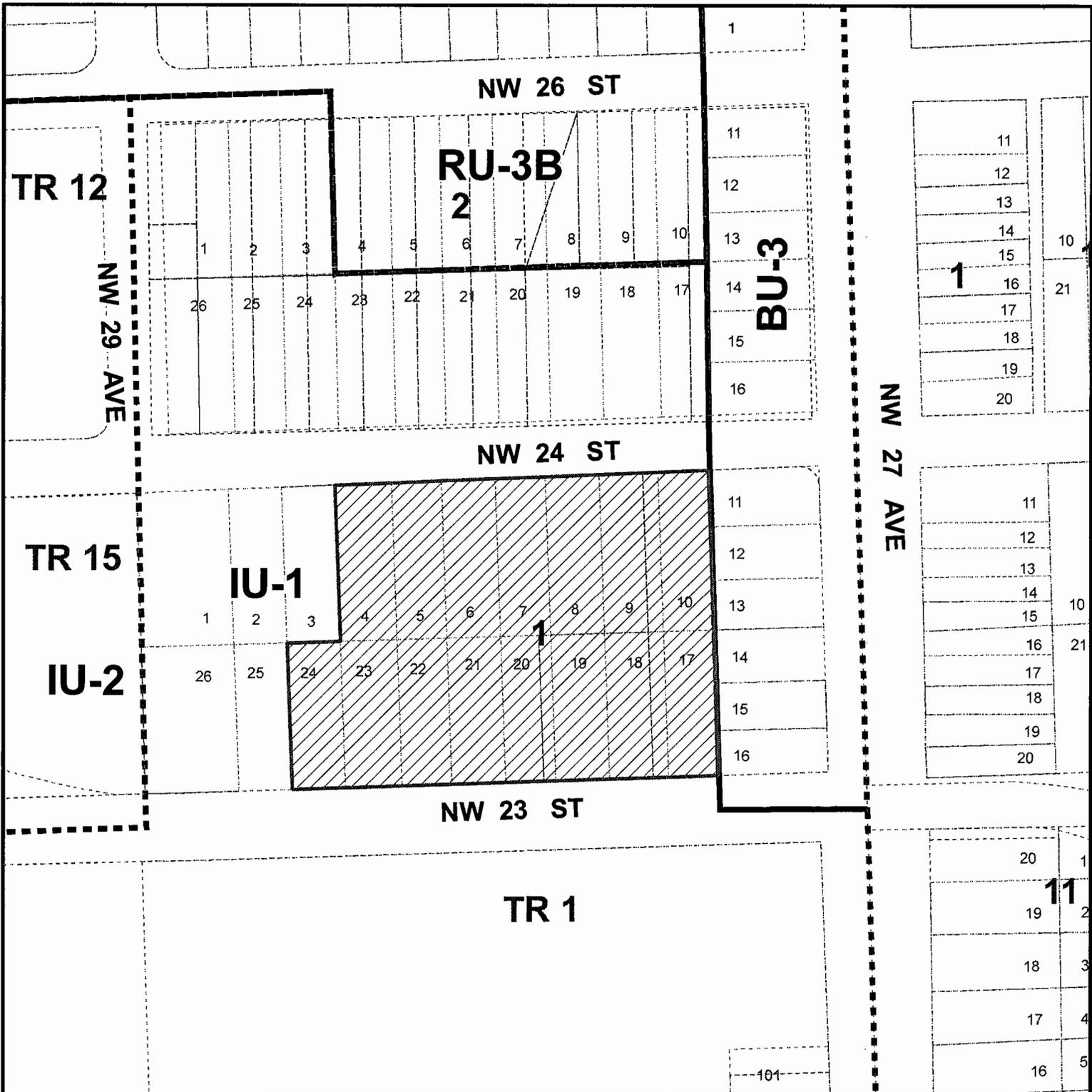
STRUCTURE NO. 3
 SIDE (WEST) ELEVATION

RECEIVED
 JUL 16 2012

RECEIVED
 JUL 16 2012

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

EXTERIOR ELEVATIONS	Project Type	ZONING CONVERSION from IU-1 to IU-3 for	CHARLES CULPEPPER 8150 N. 15th St. Ft. Lauderdale, FL 33309-4205 Met. Pkgs. 352-715-1954
	Prepared For	FORTUNE OF THE CHI, INC. 2725 N. 29th St. Miami, FL 33137	
	Scale	A2.1	



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2012000030

Section: 28 Township: 53 Range: 41
 Applicant: FORTUNE OF CHI, INC.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, March 5, 2012

REVISION	DATE	BY
		34



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Section: 28 Township: 53 Range: 41
Applicant: FORTUNE OF CHI, INC.
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Process Number

Z2012000030

Legend

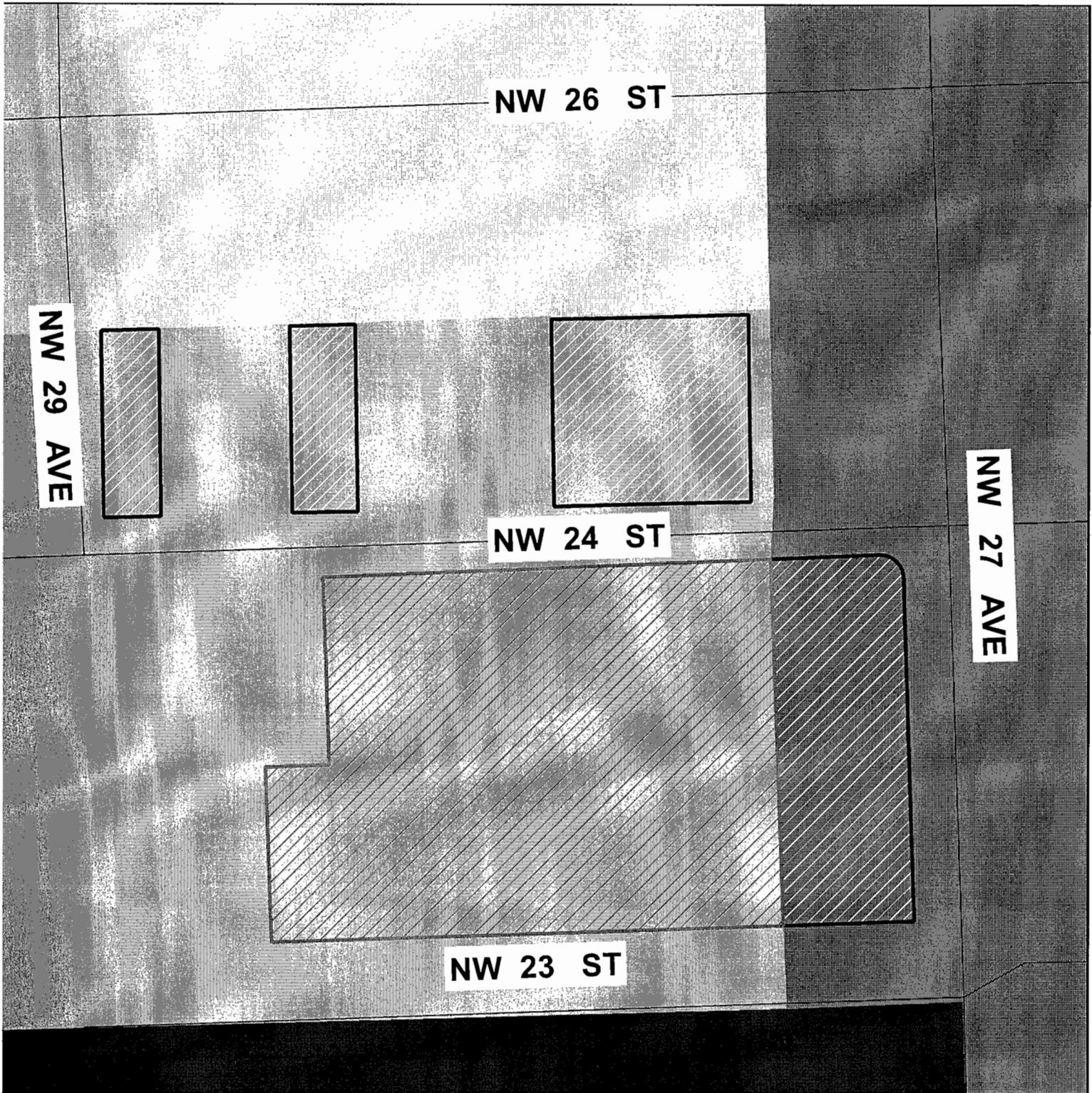


Subject Property



SKETCH CREATED ON: Monday, March 5, 2012

REVISION	DATE	BY
		35



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2012000030



Section: 28 Township: 53 Range: 41
 Applicant: FORTUNE OF CHI, INC.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, March 5, 2012

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 8**

PH: Z12-046 (13-6-CZ8-1)

June 27, 2013

Item No. 1

Recommendation Summary	
Commission District	2
Applicant	WR Investment, LLC
Summary of Requests	The applicant is seeking to establish a religious retreat with buildings setback and spaced less than required from each other and property lines, with parking within 25' of the right-of-way and to permit a decorative fence taller than permitted.
Location	15280 NE 8 Avenue, Miami-Dade County, Florida
Property Size	2-acres
Existing Zoning	RU-1, Single Family Residential
Existing Land Use	Single-family residences
2015-2025 CDMP Land Use Designation	Low Density Residential <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions

REQUESTS:

- (1) SPECIAL EXCEPTION to permit a 45 bed religious retreat including a chapel.
- (2) NON-USE VARIANCE to permit the religious facility setback 7'-8" (25' required) from the side street (north) property line, setback varying from 25' to 26'-6" (50' required) from the interior side (south) property line, and located closer than the required 75' to an existing residential building to the south.
- (3) NON-USE VARIANCE to permit a spacing of 8' (10' required) between buildings.
- (4) NON-USE VARIANCE to permit parking within 25' of rights-of-way.
- (5) NON-USE VARIANCE to permit a decorative fence and gate with metal pickets, masonry column and decorative lanterns with a height of 8' within 10' of the edge of driveway leading to a public right-of-way (2.5' maximum height permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Oak Grove Retreat House" as prepared by NU Space Design-Build, sheets A-1, A-3 & L-1 dated stamped received 3/12/13, sheets A-4 & A-5 dated stamped received 3/7/12 and sheet A-2 dated stamped received 4/23/13 for a total of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan depicts the proposed 45 bed, approximately 13,527 sq. ft. religious retreat facility. There are four (4) buildings, three (3) of which will be used for lodging and the fourth building includes a kitchen, dining hall, praying room, meditation room and office.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; two single-family residences	Low Density Residential (2.5 - 6 dua)
North	RU-1; single-family residences	Low Density Residential (2.5 - 6 dua)
South	RU-1; single-family residences	Low Density Residential (2.5 - 6 dua)
East	RU-1; single-family residences	Low Density Residential (2.5 - 6 dua)
West	RU-4M; condominiums	Low-Medium Density Residential (6 - 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property located at 15280 NE 8 Avenue. The surrounding area is characterized by single-family and multi-family residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to establish a religious retreat with buildings setback and spaced less than required from each other and property lines, with parking within 25' of the right-of-way and to permit a decorative fence taller than permitted. However, the approval could have a visual and aural impact on the surrounding area.

CDMP ANALYSIS:

The subject property is designated as **Low Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of this application will permit the applicant to establish a religious retreat facility with buildings setback and spaced less than required from each other and property lines, parking within 25' of the right-of-way and a decorative fence taller than permitted. Staff notes that approval will change the use; however, the proposed religious retreat is a use that can be permitted in residential communities based on the CDMP's Land Use Element interpretative text for Residential Communities, which states that *neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities are permitted only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses and their relationships.* In staff's opinion, the layout of the site plan which depicts four (4) buildings, three (3) of which are proposed and the fourth is the existing single family residence, keeps within the existing character of the surrounding area.

Further, staff opines that the submitted site plan is **compatible** with the surrounding area based on compatibility criteria set forth in the **Land Use Element Policy LU-4A** which states *when evaluating compatibility among proximate land uses, the County shall consider such factors as*

noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable. Staff notes that the redevelopment of the subject property includes buildings that are designed to match the architecture and scale of the surrounding single and multi-family residences. Further, the landscape plan depicts hedges and trees around the property to buffer any potential negative visual impacts to the surrounding residences. As such staff opines approval will be **consistent** with the CDMP LUP map Low Density Residential designation, the CDMP Land Use Element interpretative text for Residential Communities and **compatible** with the surrounding are based on the Land Use Element **Policy LU-4A** compatibility criteria.

ZONING ANALYSIS:

When analyzing request #1, a Special Exception to permit a religious retreat facility, under Section 33-311(A)(3), Standards For **Special Exceptions**, Unusual Uses and New Uses, staff is of the opinion that, as proposed, the religious retreat facility would be **compatible** with the surrounding area. The supplemental letter of intent applicant indicates that the proposed religious retreat facility will generally operate on the weekends, with a possible Thursday afternoon start and end on Sunday afternoon. Therefore, staff opines based on the additional information that said operation will result in only temporary stays for visitors to the proposed retreat facility and will not be used for a permanent residential use with the exception of a caretaker. The supplemental letter further indicates that during the retreat, the "Praying Room" will be used for prayer exercises, small groups may gather outside for quiet praying exercises and the overall main purpose of the retreats will be a time of meditation and reflection.

Staff notes that the proposed religious retreat facility is a change in use on the property; however, staff opines the new use will not result in excessive traffic because it does not generate any new daily peak hour trips as described in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. Further, staff notes that said memorandum indicates that the application meets the traffic concurrency criteria for an Initial Development Order. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum, indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed religious retreat facility will have a negative impact on fire rescue services in the area. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development. **As such, staff recommends approval with conditions of requests #1 under Section 33-311(A)(3) Standards For Special Exceptions, Unusual Uses and New Uses.**

When requests #2 through #5 to permit the proposed religious retreat facility buildings to setback less than required from property lines and spaced less than required from one another, parking within 25' of the right-of-way and fence taller than permitted are analyzed under Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval would be **compatible** with the surrounding residential area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff notes that the existing single family residence to be utilized for the kitchen, dining hall, praying room, meditation room and office uses was previously approved pursuant to Resolution No. CZAB8-

15-06 to setback 7'-8", where 15' was required. However, due to the requested religious retreat facility with a capacity of 50 persons in the "praying room" the request must now be analyzed as a building of public assemblage. Staff notes that the required setback for a building of public assemblage that abuts a public roadway is 25'. Staff opines that the requested 17'-4" encroachment (request #2) is adequately buffered from the properties located across NE 153 Street by the hedge and trees depicted on the submitted landscape plan. In staff's opinion said landscaping also buffers the requested parking within 25' of rights-of-way which is also located along NE 153 Street (request #4). Further, staff opines that the requested minimum 23'-6" (50' required) and 42'-2" (75' required) encroachments into the interior side area and the area between a residence under different ownership for a building of public assemblage (request #2) is adequately buffered from the abutting properties to the south by the proposed 5' high wood fence, trees and 6' high hedge running along the south interior property line. Additionally, in staff's opinion, the 2' encroachment into required spacing distance between buildings (request #3) is minimal and will not be visually intrusive to the surrounding properties. Staff notes that the spacing request is interior to the site.

Further, when analyzing request #5, to permit a 8' high fence and gate with metal pickets, masonry column and decorative lanterns within 10' of a driveway leading to a public right of way under the Non-Use Variance (NUV) Standards, staff opines that approval of this request would not be detrimental to the surrounding neighborhood and would not have a negative visual impact on same. Staff opines that the proposed decorative fence and gate, although 2' taller than permitted is designed in a manner that allows for adequate visibility for vehicles entering or leaving the residence and will be buffered from the surrounding area by trees and a hedge. Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources does not object to request #5 as evidenced in their memorandum. **As such, staff recommends approval with conditions of requests #2 through #5 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts ingress/egress point for the parking lot along NE 153 Street and u-shaped drive way for drop-off/pick-up along NE 8 Avenue.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

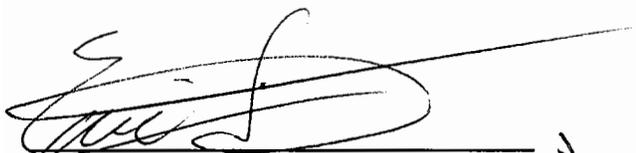
RECOMMENDATION: Approval with conditions

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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 "Oak Grove Retreat House" as prepared by NU Space Design-Build, sheets A-1, A-3 & L-1 dated stamped received 3/12/13, sheets A-4 & A-5 dated stamped received 3/7/12 and sheet A-2 dated stamped received 4/23/13 for a total of 6 sheets.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use from and promptly renew same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the use be limited to a religious retreat facility with chapel only.
6. That no rehabilitative services be offered on-site.
7. That the maximum number of persons staying overnight be limited to 45.
8. That overnight stays be limited to Thursday through Sunday.
9. That no permanent residence be permitted, except for a caretaker.
10. That no trailer, tents or similar structures and no temporary use of any type shall be permitted on the premises.
11. No carnivals, revivals or any similar outdoor activities or late night activities are allowed to be conducted on the property.
12. That the 5' high wood fence and 6' high hedge remain and be maintained and in the event that it is removed the applicant shall install an opaque 6' high fence or wall, or a hedge, 3' high at the time of planting, to grow to and be maintained at a height of 6' along the interior side (south) property line as a visual buffer.
13. That the use of outdoor speakers in connection with the religious retreat facility be prohibited.
14. That all outdoor lighting on the property be in compliance with Miami-Dade County's outdoor lighting regulations; specifically that any over-spill lighting onto adjacent properties not exceed one-half (1/2) foot candle vertical nor one-half (1/2) foot candle horizontal illumination on adjacent properties or structures, and that the outdoor lighting installation shall not be used until a compliance letter from a registered engineer or architect is provided.

ES:MW:NN:CH:AN



Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

NN

ZONING RECOMMENDATION ADDENDUM

WR Investment, LLC
Z12-046

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	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

Low Density Residential (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. 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.</i>
Residential Communities (Pg. I-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.</i>
Land Use Element LU-4A (Pg. I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(3) Special exceptions, unusual and new uses	<i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special</i>
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ZONING RECOMMENDATION ADDENDUM

WR Investment, LLC

Z12-046

	<p><i>exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p>
<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><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></p>
<p>33-17. - Buildings for public assemblage—In districts other than business or industrial.</p>	<p><i>All building or other structures or any part thereof, intended for public assemblage, wherein provisions are made for fifty (50) or more persons to assemble in one (1) room or such structure as an auditorium, church, club, hospital, sanitarium, school, theater, night club, amusement park structure and similar structures, excluding hotels, motels and apartments shall be located or placed only in business or industrial districts, as herein provided, and shall comply with the following:</i></p> <p style="margin-left: 40px;"><i>(1) No building for public assemblage shall be located closer than twenty-five (25) feet to any property line which abuts on a public highway or alley, or closer than fifty (50) feet of any property line abutting a lot under different ownership than that on which the structure is to be placed, or closer than seventy-five (75) feet to an existing residential building.</i></p>

1. WR INVESTMENT, LLC
(Applicant)

13-6-CZ8-1 (12-046)
Area 08/District 02
Hearing Date: 06/27/13

Property Owner (if different from applicant) **Thomas Wensjoe/Mario Rumiano.**

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>
2006	WR Investment, LLC	<ul style="list-style-type: none">- Applicant is requesting to permit a single family residence setback 54.6' (50' Maximum permitted) from the front (east) property line and setback 20' (25' required) from the rear (west) property line on proposed lot 1.- Applicant is requesting to permit a single family residence setback 58.33' (50' Maximum permitted) from the front (east) property line and setback varying 7.8' to 10.3' (15' required) from the side street (north) property line on proposed lot 2.	C08	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: May 28, 2013

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-08 #Z2012000046-2nd Revision
WR Investments, LLC
15250 NE 8th Avenue
Special Exception to Permit a Religious Retreat
(RU-1) (2 Acres)
1852-42



The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) 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

The subject property is currently connected to a septic tank and drainfield system for domestic wastewater disposal. Based on the proposed total square feet of construction, the proposed facility will be within feasible distance to connect to the public sanitary sewer system. Therefore, the proposed development is required to connect to the public sanitary sewer system in accordance with Code requirements. The applicant is required to contact the corresponding utility to determine the actual point of connection for this development.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Environmental Permitting Section of DERM prior to approval of final development orders.

Existing public 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

The applicant is advised that any development greater than 2.0 acres of impervious area will require a Surface Water Standard General Permit from DERM for the construction and operation of the required surface water management system. This permit shall be obtained prior to platting and/or site development, or public works approval of paving and drainage plans. The applicant is advised to contact the Water Control Section for further information regarding permitting procedures and requirements.

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

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

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

An on site inspection performed by staff on August 28, 2008 revealed that the property contains specimen-sized trees (trunk diameter 18 inches or greater). The landscape plan submitted with this application (Sheet L-1, dated January 7, 2012 (revised April 25, 2013) states "Note: All specimen trees to be preserved", please be advised that all specimen-sized trees are shown on the plans. However, specimen size trees #461 and #589 are shown to be removed due to improvements along the right of way. Also, two non specimen-sized trees #343 and 344 are shown to be removed due to the proposed driveway.

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...." DERM recommends approval of this application with the condition that a Miami Dade County Tree Removal/Relocation Permit is obtained 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/Relocation Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Please be advised that if this condition cannot be met prior to development orders, this zoning application would have to be resubmitted for review. The applicant is required to comply with the above tree permitting requirements.

Tree resources do not need to be removed and/or relocated for the placement of the proposed driveway on the property, however please be advised that any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 6 feet from specimen and non specimen-sized trees. Also, as per Section 24-49.5(1a) of the Code during construction protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six (6) feet (in radius) from the trunk. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 of the Code. Therefore, DERM recommends that appropriate actions be taken to not adversely impact tree resources on the referenced property.

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 at 305-372-6600, voice option #2, 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, Department of Regulatory and Economic Resources

Memorandum



Date: March 19th 2013

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: ~~Raul A. Pino, PLS, Chief~~
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2012000046
Name: WR Investment, LLC
Location: 15250 NE 8 Avenue
Section 18 Township 52 South Range 42 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or 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.

Memorandum



Date: May 13, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

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

Subject: Z2012000046: WR INVESTMENT, LLC
Review includes revised plans submitted through 4-29-2013.

Application Name: WR INVESTMENT, LLC

Project Location: The site is located at 15250 NE 8 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting a special exception to permit a religious retreat. Review includes revised plans submitted through 4-29-2013.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

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



Memorandum

Date: 30-APR-13
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2012000046

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated April 4, 2012.
 APPROVAL
 No objection to site plan stamped received April 23, 2013, via Case # Z2012000046.

Service Impact/Demand

Development for the above Z2012000046
 located at 15250 NE 8 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0335 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>14,134</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 9.48 alarms-annually.
 The estimated average travel time is: 6:37 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 32 - Uleta - 358 NE 168 Street
 Rescue, ALS Engine

Planned Service Expansions:

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

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped received April 23, 2013. Substantial changes to the plan will require additional service impact analysis.

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

DATE: 03-MAY-13
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

WR INVESTMENT, LLC

15250 NE 8 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000046

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC; No open cases. Prior case 201306000185 was opened on January 14, 2013 for right-of-way violation. A warning was issued January 28, 2013, citation February 26, 2013. Affidavit of compliance March 21, 2013. Case closed April 9, 2013. Case 201306000695 was opened February 26, 2013 for unauthorized use and a warning was issued. Violation corrected and case closed on March 21, 2013. BNC: No bss cases open/closed.

WR Investment LLC

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

REPORTER NAME:

RECEIVED
212-046
MAR 07 2012

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and the percentage 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: W.R. INVESTMENTS LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
THOMAS WENSJOE	
1924 NW 79TH AVE DORAL, FL 33126	
MARIO L. RUMIANO	
12020 NE 5TH AVE BISCAYNE PARK, FL 33161	

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: W.R. INVESTMENTS LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
THOMAS WENSJOE	50%
1924 NW 79TH AVE DORAL, FL 33126	
MARIO L. RUMIANO	50%
12020 NE 5TH AVE BISCAYNE PARK, FL 33161	

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

RECEIVED
412-046
MAR 07 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

Date of contract: _____ BY _____

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

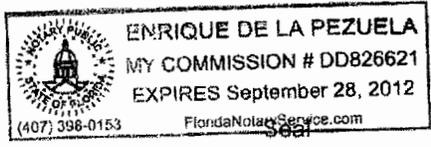
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 12TH day of FEB, 2010. Affiant is personally know to me or has produced _____ as identification.

[Signature]
(Notary Public)



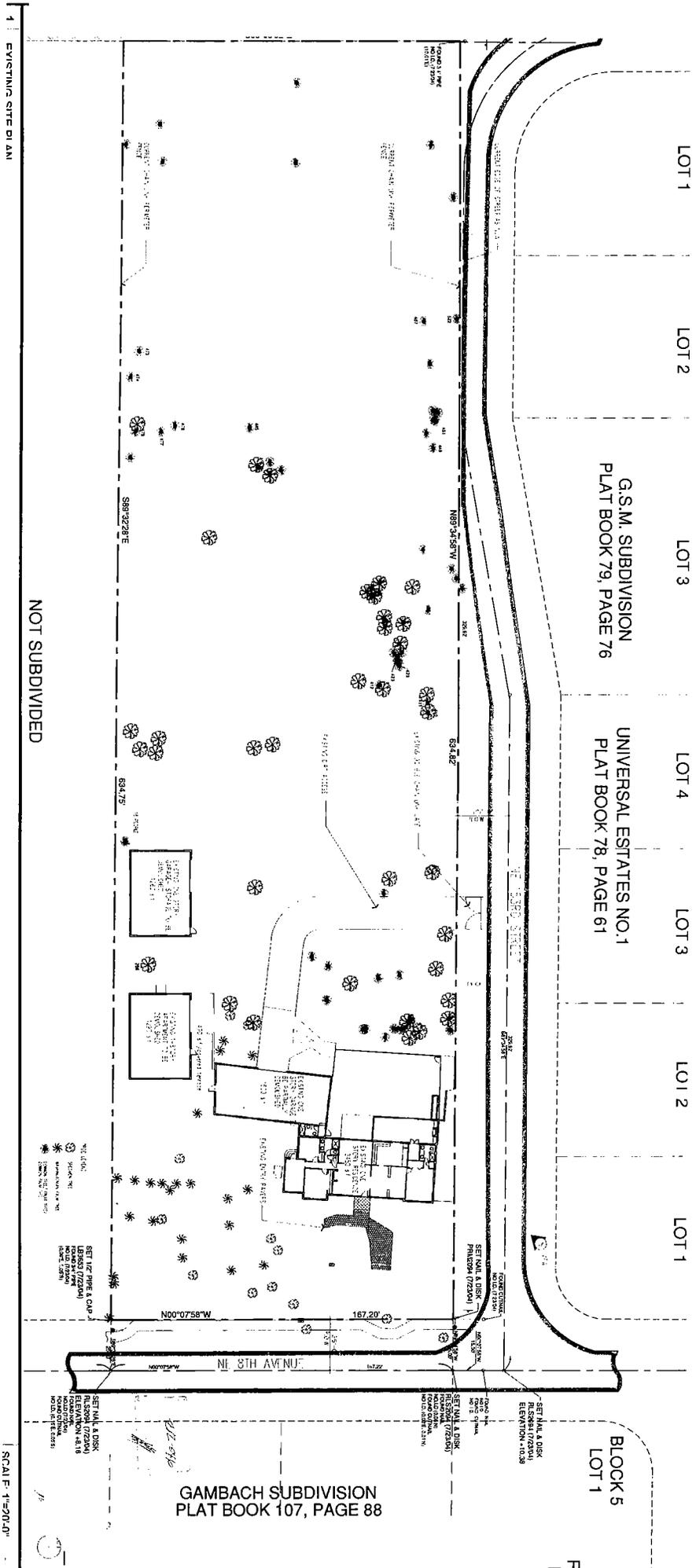
My commission expires: 9/28/2010

*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
 20-046
 APR 22 2013

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

19



PLAN ENLARGED SITE PLAN

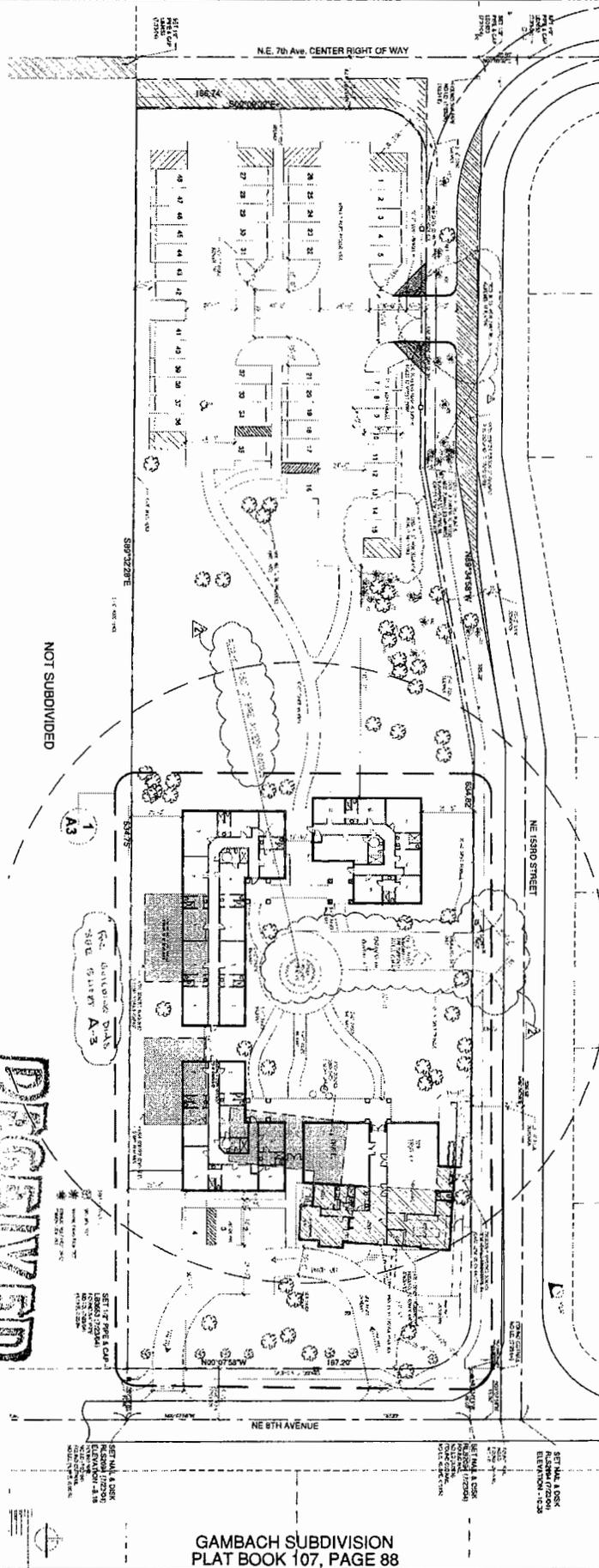
SCALE: 1"=20'-0"

LOT 1 LOT 2 LOT 3 LOT 4 LOT 3 LOT 2 LOT 1

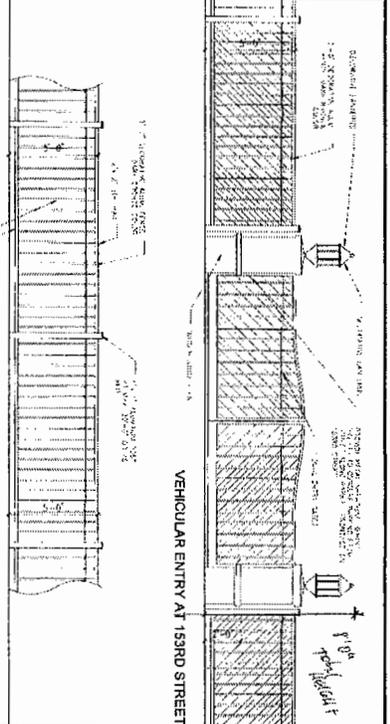
G.S.M. SUBDIVISION
PLAT BOOK 79, PAGE 76

UNIVERSAL ESTATES NO. 1
PLAT BOOK 78, PAGE 61

BLOCK 5
LOT 1



1 PROPOSED SITE PLAN



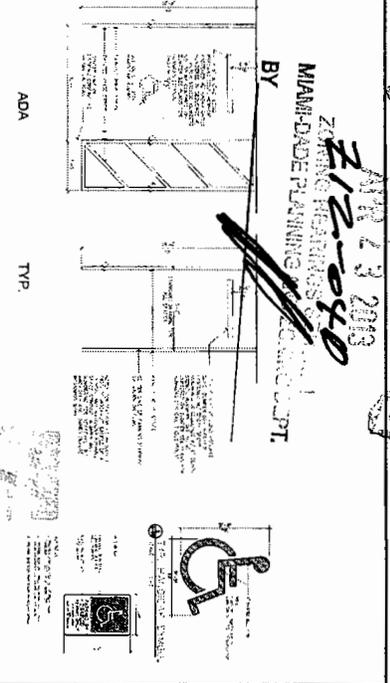
2 PERIMETER FENCE DETAILS

COMPARABLE AREA CALCULATIONS

SITE AREA	102,298 S.F.
PROPOSED BUILDING	
MAIN BUILDING	4193 S.F.
RESIDENT WING ONE	2203 S.F.
RESIDENT WING THREE	2406 S.F.
COVERED TERRACE	811 S.F.
COVERED TERRACE	1419 S.F.
FOOTPRINT COVERAGE 13.5% OF SITE	
TOTAL REQUESTED COVERED AREA INCREASE 708 S.F.	
TOTAL PARKING PROVIDED: 63 SPACES	

50 percent and accessory or ancillary structures shall be designed as Group B structures or as part of the development.

3 PROJECT DATA



4 PARKING STANDARDS

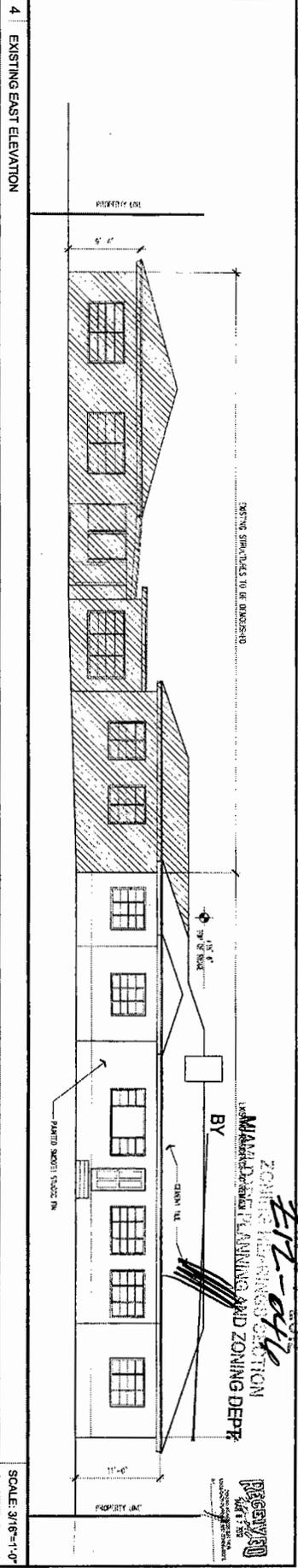
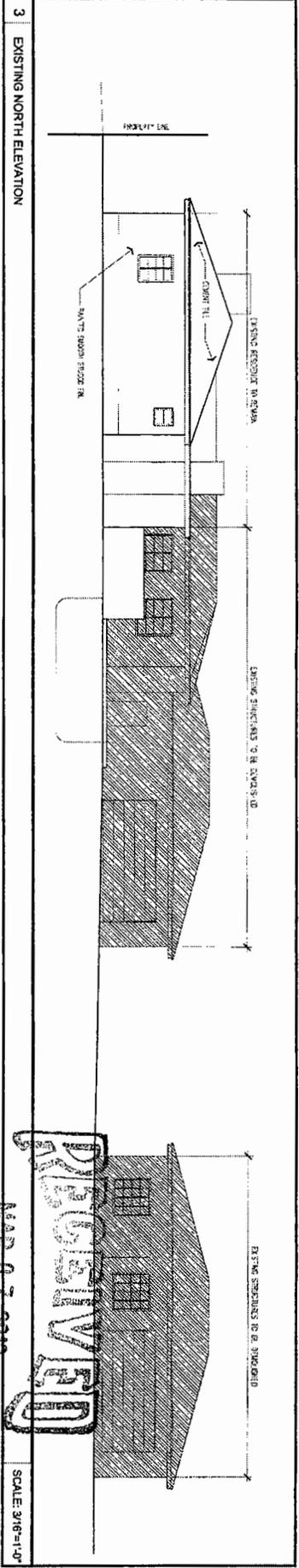
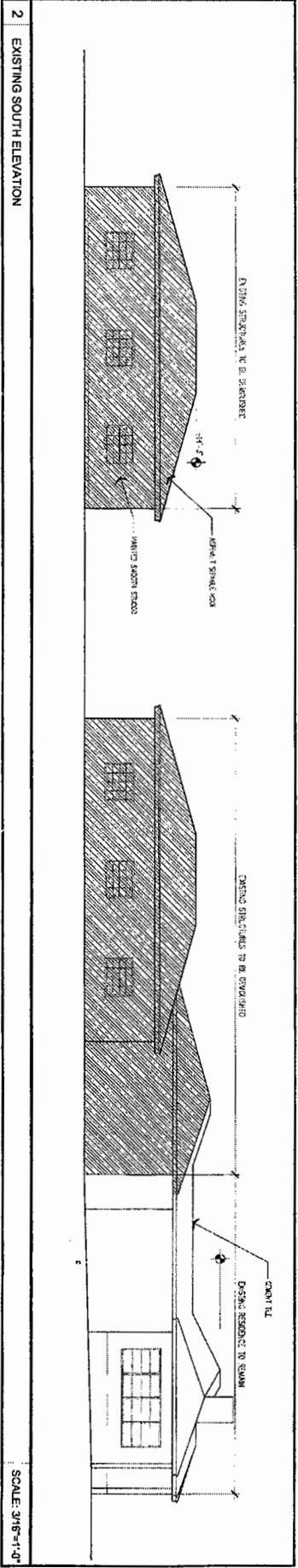
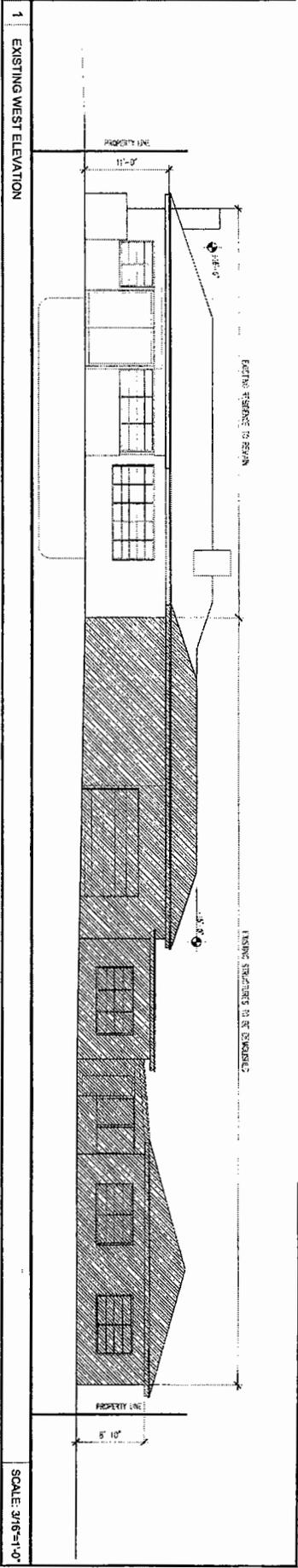
OAK GROVE RETREAT HOUSE
15250 N.E. 8TH AVENUE MIAMI, FLORIDA

BY: WR INVESTMENTS, LLC.



21

A-2



PROPOSED

ADD 1 ZONE
 Z-12-0110
 ZONING DEPARTMENT
 PLANNING AND ZONING DEPT.

OAK GROVE RETREAT HOUSE
 15250 N.E. 8TH AVENUE MIAMI, FLORIDA

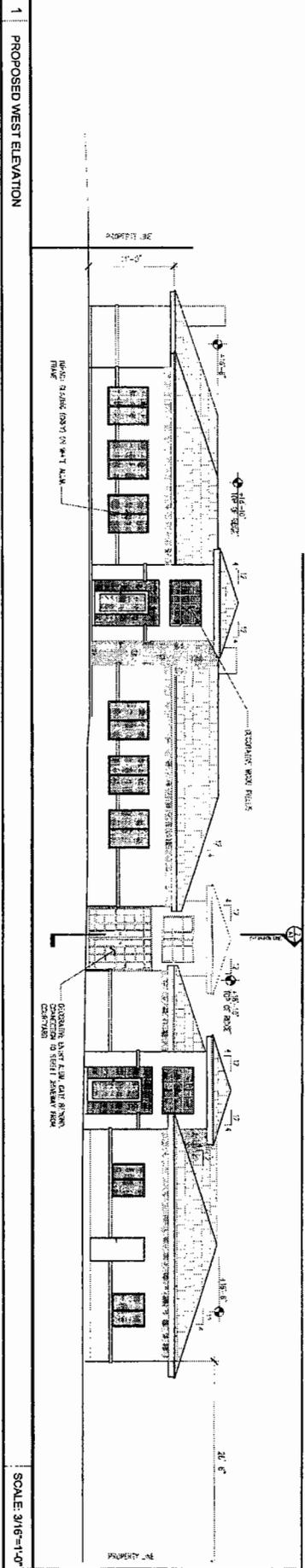
BY: WR INVESTMENTS, LLC.

NU Space
 A.A. 3000 1524
 1524 3000 1524
 1524 3000 1524

A-4

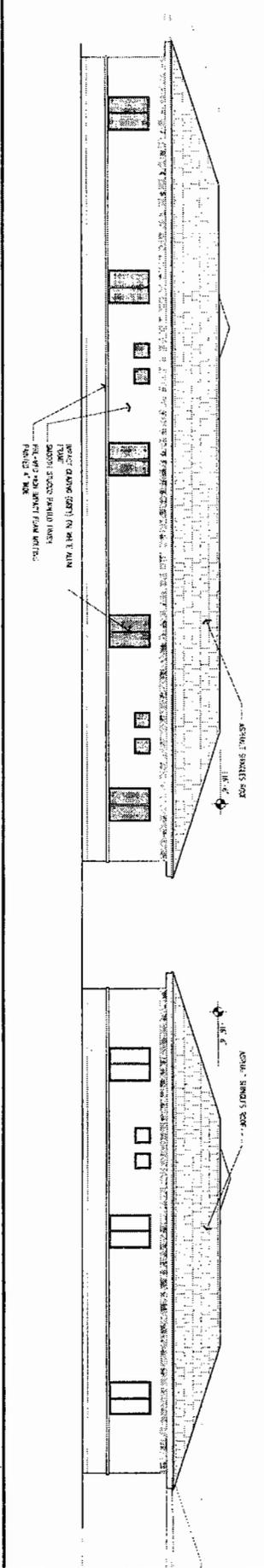
DATE: 01.30.18

SCALE: 3/16"=1'-0"



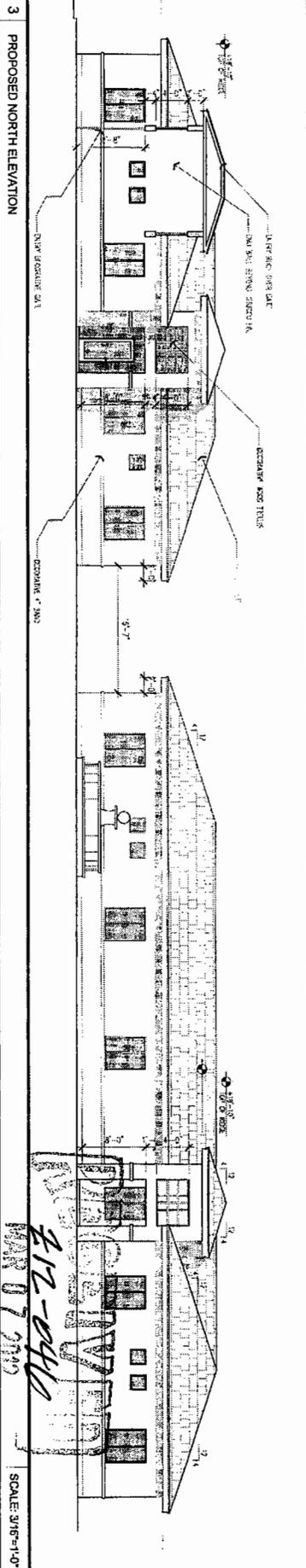
1 PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"



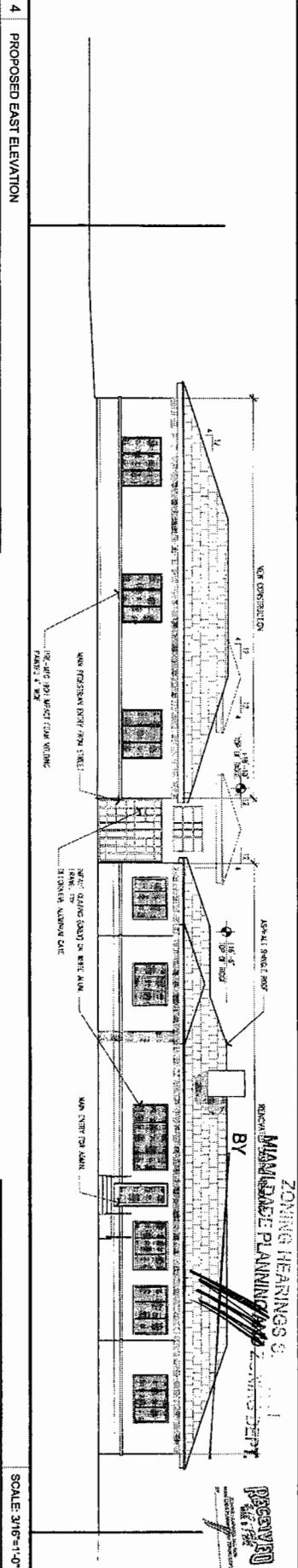
2 PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"



3 PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"



4 PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"

Handwritten notes:
 412-0410
 MAR 07 2010

ZONING HEARINGS & PERMITS
 MAMMONE PLANNING
 BY
 RECEIVED
 MAR 17 2010

OAK GROVE RETREAT HOUSE
 15250 N.E. 8TH AVENUE MIAMI, FLORIDA

BY: WR INVESTMENTS, LLC.

A-5

DATE: 01/20/10

SCALE: 3/16"=1'-0"

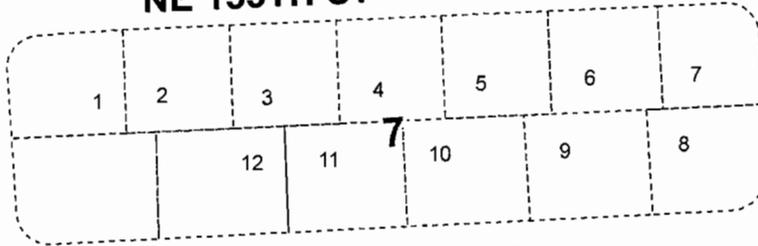
Space

AA 2008/10/18

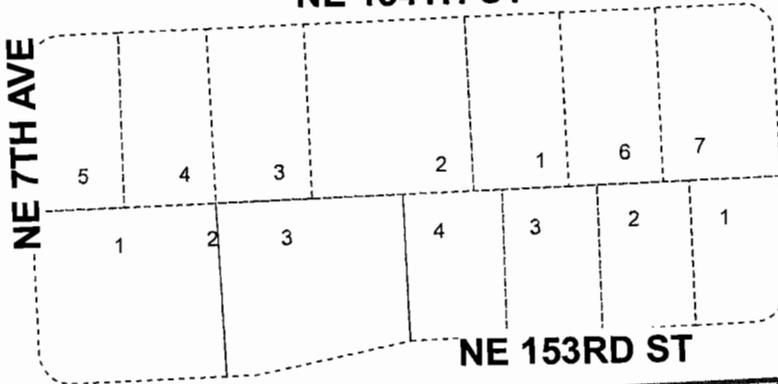
7000 OAK GROVE DRIVE
 MIAMI, FLORIDA 33155
 (305) 551-1111

25

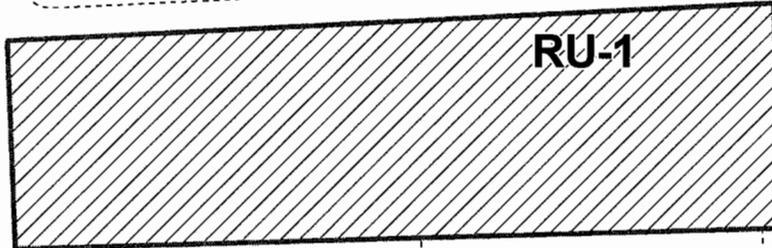
NE 155TH ST



NE 154TH ST



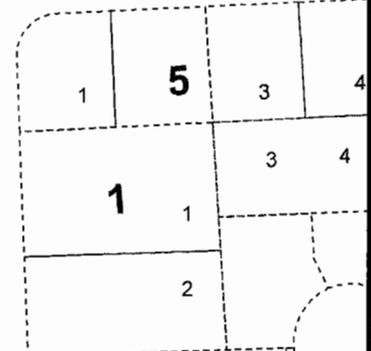
NE 153RD ST



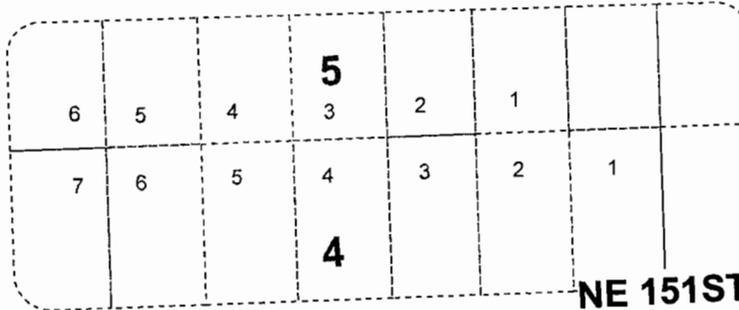
RU-1

RU-4M

NE 153RD TER



NE 152ND ST



NE 151ST ST

RU-4L

RU-2

19 18 17

MIAMI-DADE COUNTY HEARING MAP

Process Number

Z2012000046



Section: 18 Township: 52 Range: 42
Applicant: WR INVESTMENT, LLC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

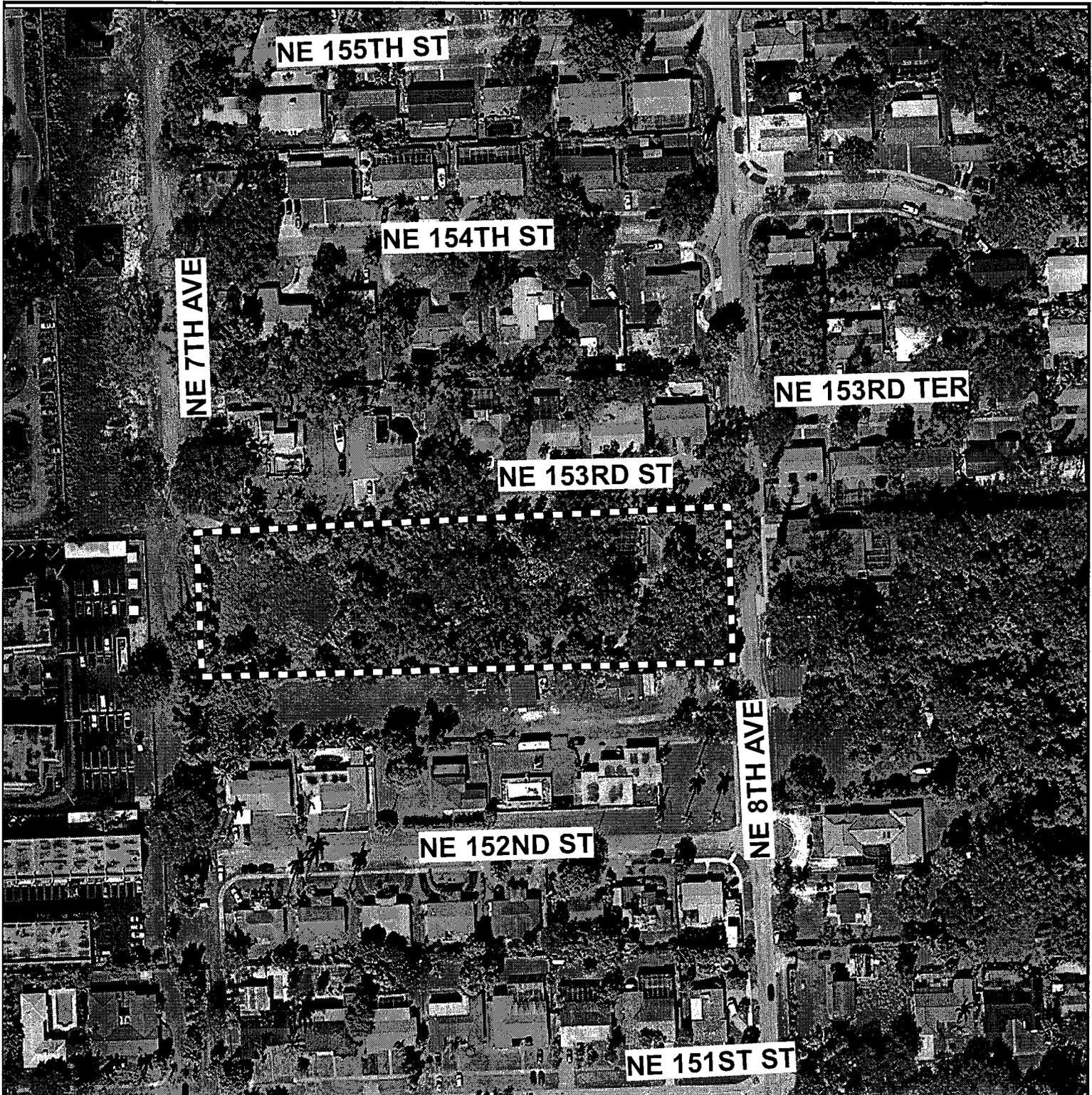
Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, March 15, 2012

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2012000046



Section: 18 Township: 52 Range: 42
 Applicant: WR INVESTMENT, LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

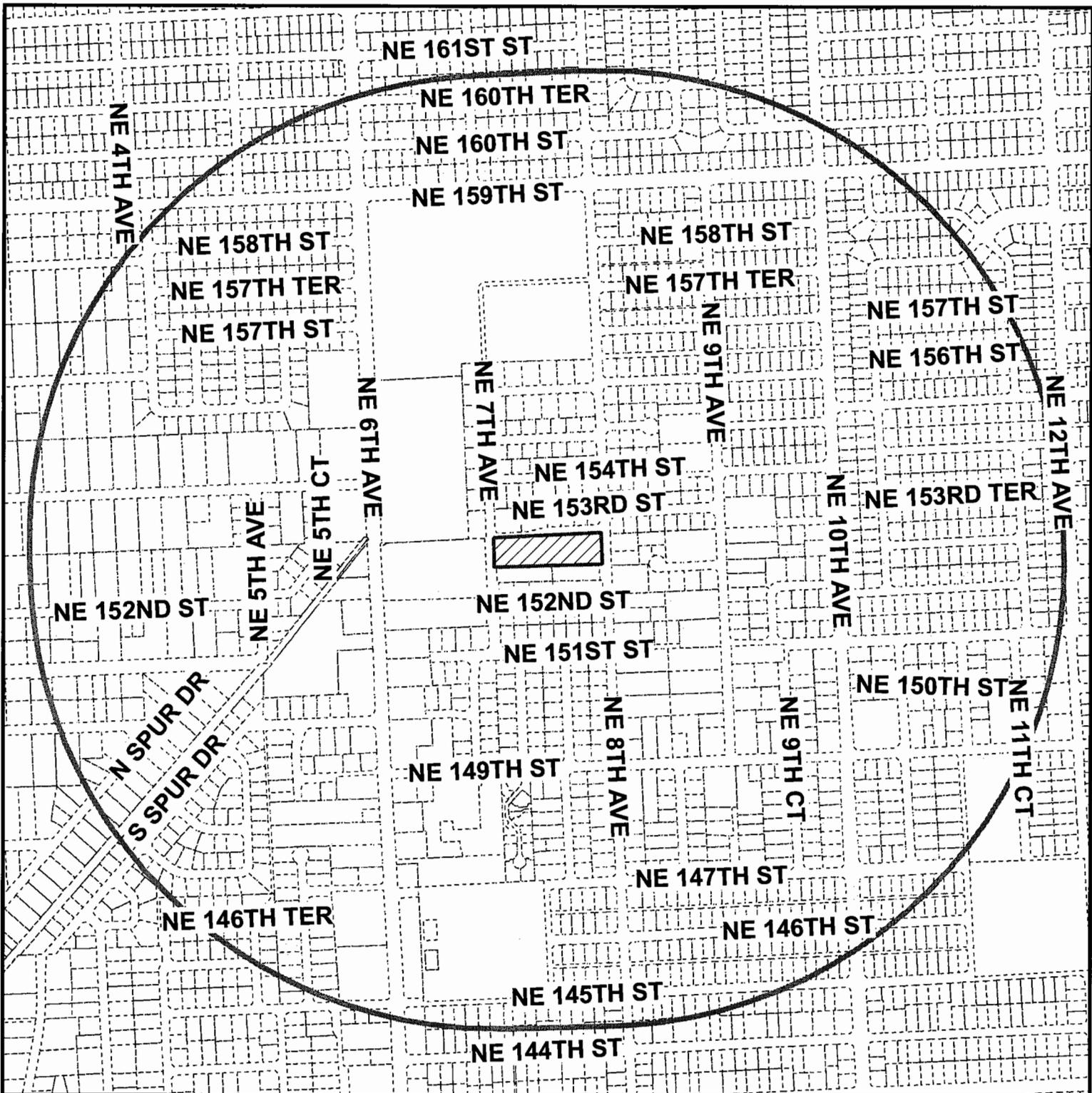
Legend

 Subject Property



SKETCH CREATED ON: Thursday, March 15, 2012

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY
RADIUS MAP

Section: 18 Township: 52 Range: 42
 Applicant: WR INVESTMENT, LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number

Z2012000046

RADIUS: 2640



Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, March 15, 2012

REVISION	DATE	BY
		28

NE 155TH ST

NE 154TH ST

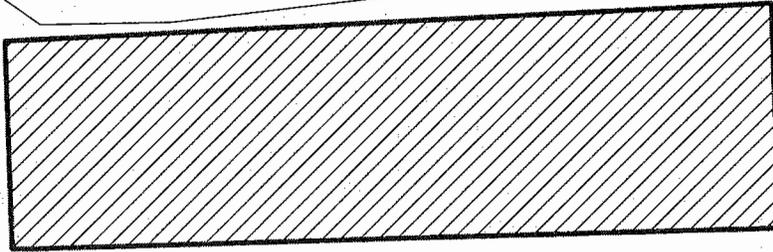
NE 7TH AVE

(LDR) 2.5-6 DU/AC

NE 153RD TER

NE 153RD ST

(LMDR) 6-13 DU/AC



NE 8TH AVE

NE 152ND ST

NE 151ST ST

MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2012000046



Section: 18 Township: 52 Range: 42
Applicant: WR INVESTMENT, LLC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, March 15, 2012

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 8**

PH: Z12-152 (13-6-CZ8-2)

June 27, 2013

Item No. 2

Recommendation Summary	
Commission District	2
Applicant	Habitat for Humanity of Greater Miami, Inc.
Summary of Request	The applicant is seeking to allow a single-family residence on a parcel of land with less lot frontage than permitted.
Location	Lying south of NW 85 Street, approximately 130' west of NW 15 Avenue, Miami-Dade County, Florida.
Property Size	60' x 143.03'
Existing Zoning	RU-1
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua (<i>see attached Zoning Recommendation Addendum</i>)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations (<i>see attached Zoning Recommendation Addendum</i>)
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit a parcel of land with a lot frontage of 60' (75' required).

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory affairs entitled "Habitat for Humanity Of Greater Miami," as prepared by Buckler Architects, dated stamped received 12/18/12, and consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: A proposed 1,523 sq. ft. single-family residence.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior, vacant substandard 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 existing lot frontage 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 allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of this application will allow the construction of a proposed single-family residence on a vacant substandard lot with less lot frontage 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.*

The surrounding area is primarily made up of single-family residences and vacant lots. Staff therefore, opines that the proposed 1,523 sq. ft. single-family residence is **compatible** with the surrounding area based on compatibility criteria set forth in the CDMP **Land Use Element Policy LU-4A** which states that *when evaluating compatibility among proximate land uses, the County shall consider, among other things, such factors as height, bulk, scale of architectural elements as applicable.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **compatible** with the surrounding residential uses based on the criteria outlined in the CDMP **Land Use Element Policy LU-4A** 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 the application 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 requests to permit a single-family residence with less lot frontage 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 more intensive approvals for variances of the lot frontage requirements within the West Little River Targeted Urban Area in which the subject property is located. For example, pursuant to Resolution #Z-256-77, a property located southeast of the subject property at 8231 NW 14 Court was approved to allow the parcel with a frontage of 51' where 75' is required. Similarly, in 1988, pursuant to Administrative Variance #V1988000183, a property located at 8259 NW 14 Court was also approved for a variance to permit the parcel with a frontage of 51' (75' required). As such, staff opines that approval of this application would not be out of character with the surrounding area.

Staff further notes that the approval of the request will allow new development on a vacant substandard lot that is similar in size and lot frontage to other parcels 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 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.

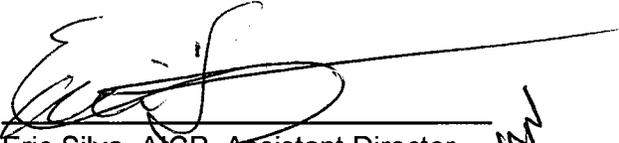
RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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 Of Greater Miami," as prepared by Buckler Architects, dated stamped received 12/18/12, and consisting of 3 sheets.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:NN:AN:CH

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

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department
of Regulatory and Economic Resources

NSW

ZONING RECOMMENDATION ADDENDUM

Habitat for Humanity of Greater Miami, Inc.
Z12-152

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	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

Low-Density Residential <i>(Pg. I-31)</i>	<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>
Land Use Policy 1C <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>
Land Use Objective 12 <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>
Land Use Policy LU-4A <i>(Page I-11)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<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)**

**13-6-CZ8-2 (12-152)
Area 08/District 02
Hearing Date: 06/27/13**

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>
1980	Directors	- Zone change from RU-3B GP to RU-1 GP.	BCC	Approved

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

Date: March 20, 2013

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources 

Subject: #Z2012000152
Habitat for Humanity of Greater Miami, Inc.
1570 NW 85 Street
Non-Use Variance to permit a parcel of land with less lot frontage
than required.
(RU-1) (.19 Acres)
11-53-41

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

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. Pursuant to Section 24-43.1(3), the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Inasmuch as the above-noted request does not comply with any of the noted Code Sections, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances from the aforesaid Code Sections before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition. Therefore, DERM may approve this application and the same may be scheduled for public hearing before the Zoning Appeals Board.

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.

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

Tree Removal Permit TREE-002700-2010 was issued for this property on December 7, 2010 and expired on December 7, 2012. According to the landscape plan submitted with this zoning application, tree resources still exist on the site.

Be advised that the aforementioned tree removal permit has expired, therefore a new 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.

Please contact the Tree Permitting 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.

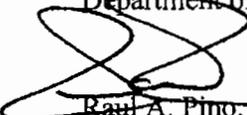
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: January 23, 2013

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: 
~~Raul A. Pino, PLS~~
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2012000152
Name: Habitat for Humanity of Greater Miami, Inc.
Location: Lying South of NW 85 Street and West of NW 15 Avenue
Section 11 Township 53 South Range 41 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

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

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

Memorandum



Date: 21-MAY-13
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2012000152

Fire Prevention Unit:

No objection to site plan.

Service Impact/Demand

Development for the above Z2012000152 located at LYING SOUTH OF NW 85 STREET, APPROXIMATELY 130' WEST OF NW 15 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 0796 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: 7:04 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,

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: 03-MAY-13

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF
GREATER MIAMI INC.

LYING SOUTH OF NW 85 STREET,
APPROXIMATELY 130' WEST OF
NW 15 AVENUE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000152

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No bss cases open/closed.

Habitat for Humanity of Greater Miami Inc.

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

REPORTER NAME:



1570 NW 85 ST

REAR ELEVATION

RECEIVED
20-157
DEC 16 2012

ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AH



1570 NW 85 ST

SIDE ELEVATION

RECEIVED
210-152
DEC 18 2012

ZONING HEAR. REG. SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AD



1570 NW 85 ST
FRONT ELEVATION

RECEIVED
212-152
DEC 18 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: AH

DISCLOSURE OF INTEREST* NOT APPLICABLE

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].

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

CORPORATION NAME: CORPORATION

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

RECEIVED
2-2-12
MAR 04 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *[Signature]*

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
2-2-12
DEC 10 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *[Signature]*

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

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

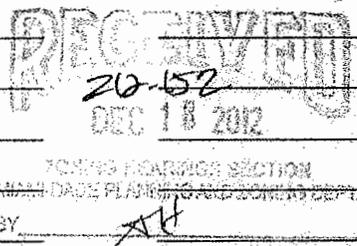
NAME OF PURCHASER: _____

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

Date of contract: _____

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

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



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

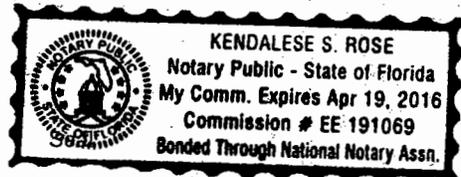
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

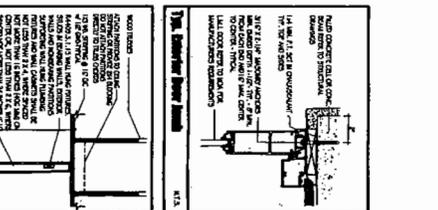
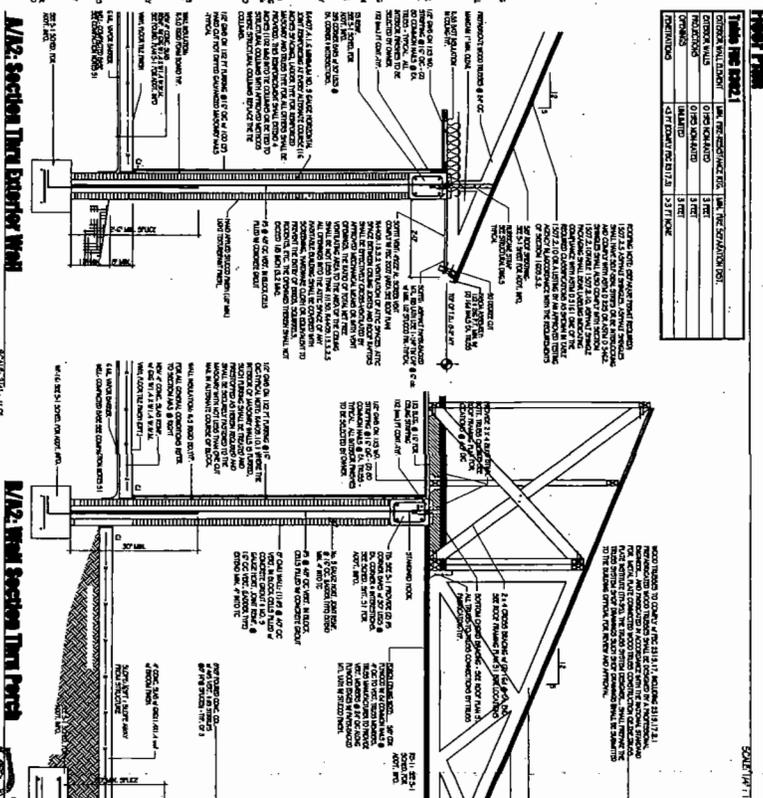
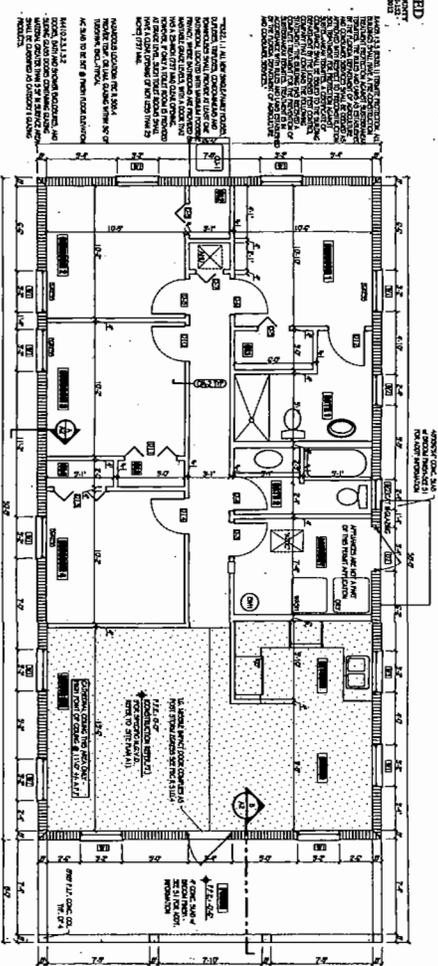
Sworn to and subscribed before me this 1 day of March, 20 13. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)

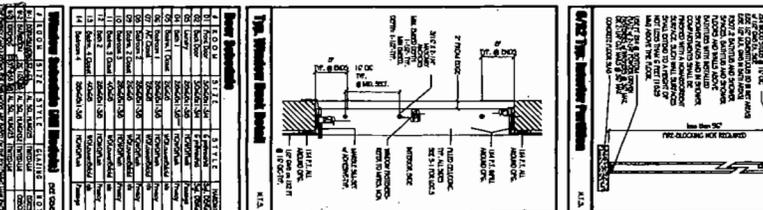
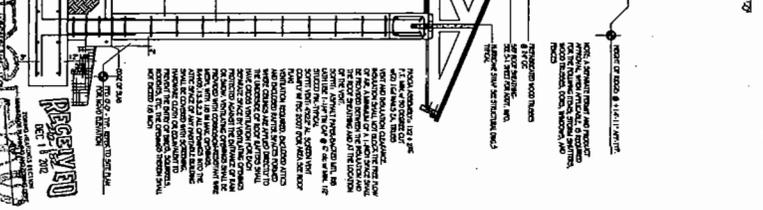
My commission expires: 4/19/2016



*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.



Item	Description	Quantity	Unit	Notes
1	1/2" GYP BOARD	1000	SQ FT	1000
2	1/2" GYP BOARD	1000	SQ FT	1000
3	1/2" GYP BOARD	1000	SQ FT	1000
4	1/2" GYP BOARD	1000	SQ FT	1000
5	1/2" GYP BOARD	1000	SQ FT	1000
6	1/2" GYP BOARD	1000	SQ FT	1000
7	1/2" GYP BOARD	1000	SQ FT	1000
8	1/2" GYP BOARD	1000	SQ FT	1000
9	1/2" GYP BOARD	1000	SQ FT	1000
10	1/2" GYP BOARD	1000	SQ FT	1000
11	1/2" GYP BOARD	1000	SQ FT	1000
12	1/2" GYP BOARD	1000	SQ FT	1000
13	1/2" GYP BOARD	1000	SQ FT	1000
14	1/2" GYP BOARD	1000	SQ FT	1000
15	1/2" GYP BOARD	1000	SQ FT	1000
16	1/2" GYP BOARD	1000	SQ FT	1000
17	1/2" GYP BOARD	1000	SQ FT	1000
18	1/2" GYP BOARD	1000	SQ FT	1000
19	1/2" GYP BOARD	1000	SQ FT	1000
20	1/2" GYP BOARD	1000	SQ FT	1000



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APPROVED [Signature]

APPROVED [Signature]

APPROVED [Signature]

MODEL B1

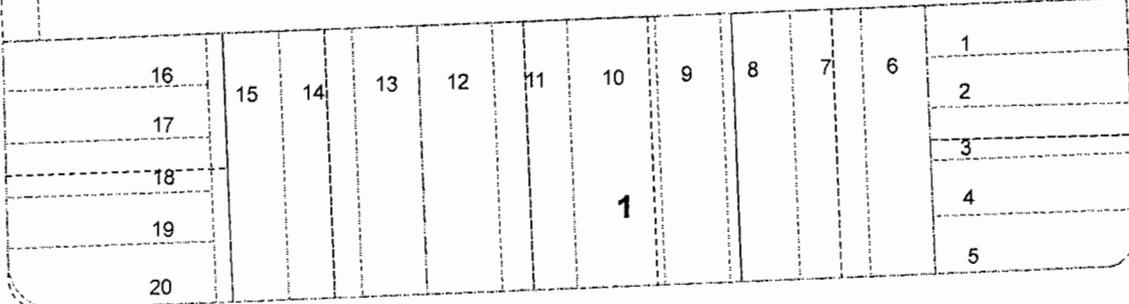
BUCKLER ARCHITECTS

RECEIVED

DEC 10 2012

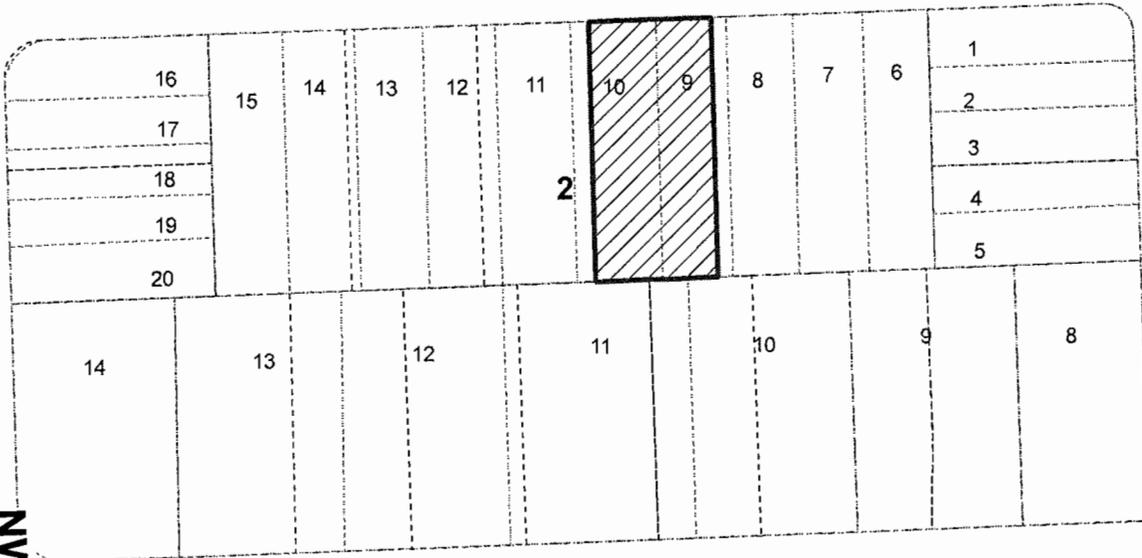
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [Signature]

RU-1



NW 85TH ST

NW 15TH AVE



NW 84TH ST

NW 17TH AVE

TR 1A 12

TR 1B 14

TR 1C 17

TR 1D 20

TR 1E 23

TR 1F 26

TR 1G 29

TR 1H 32

TR 1I 35

TR 1J 38

TR 1K 41

TR 1L 44

TR 1M 47

TR 1N 50

TR 1O 53

TR 1P 56

TR 1Q 59

TR 1R 62

MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2012000152



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

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, January 16, 2013

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2012000152



Section: 11 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI INC.
 Zoning Board: C8
 Commission District: 2
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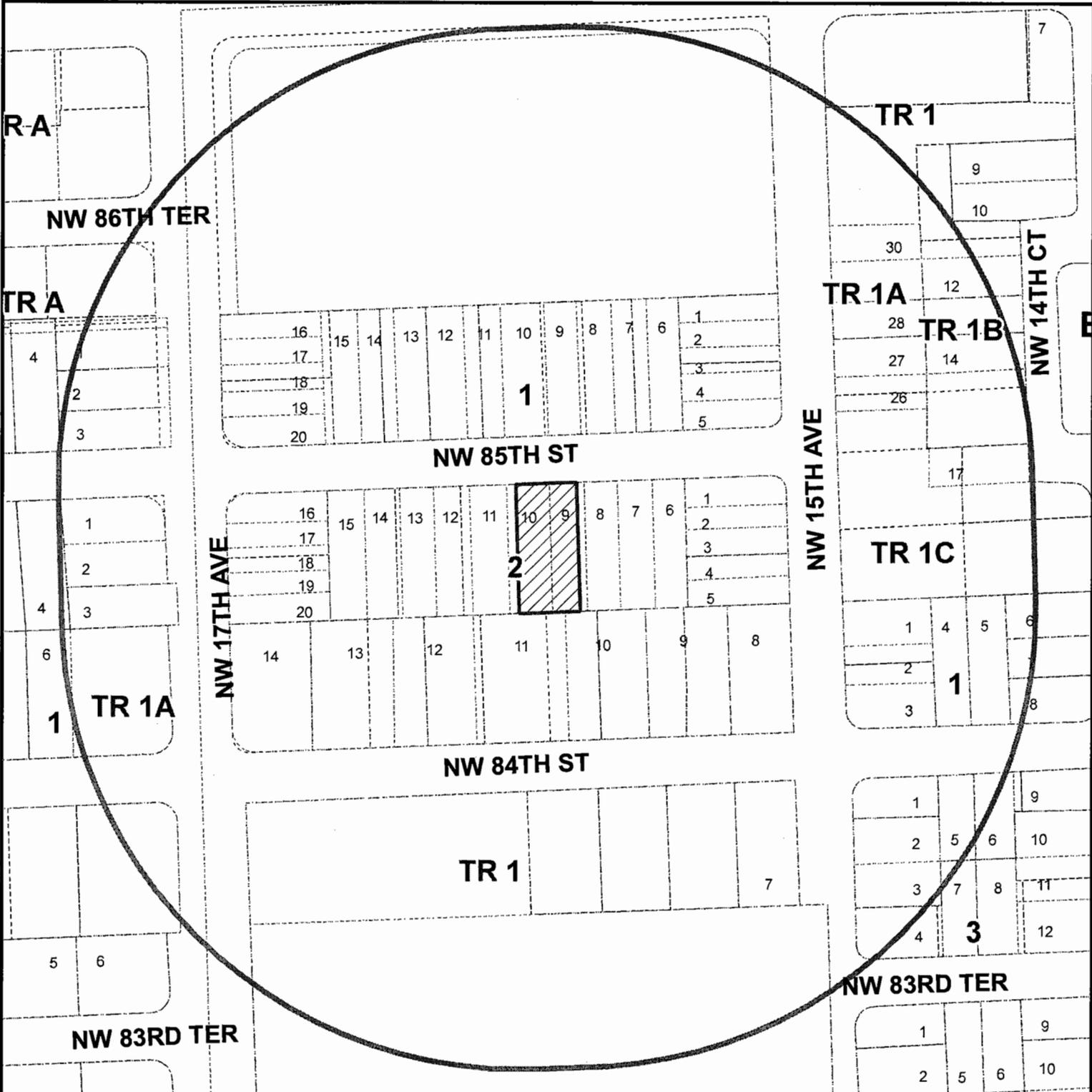
Legend

 Subject Property



SKETCH CREATED ON: Wednesday, January 16, 2013

REVISION	DATE	BY
		24



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2012000152

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

RADIUS: 500



Legend

- Subject Property
- Buffer

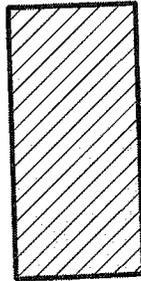


SKETCH CREATED ON: Friday, February 15, 2013

REVISION	DATE	BY
		25

(LDR) 2.5-6 DU/AC

NW 85TH ST



NW 15TH AVE

NW 17TH AVE

NW 84TH ST

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000152

Section: 11 Township: 53 Range: 41

Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI INC.

Zoning Board: C8

Commission District: 2

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend



Subject Property Case



SKETCH CREATED ON: Wednesday, January 16, 2013

REVISION	DATE	BY