

FINAL AGENDA

6-20-2016 Version # 2



COMMUNITY ZONING APPEALS BOARD 8
DR. MARTIN LUTHER KING JR. PLAZA
2525 NW 62 Street, Miami
Thursday, July 28, 2016 at 7:00 p.m.

CURRENT

- | | | | | |
|---------------|---|--------|----------|---|
| 1. 16-7-CZ8-1 | <u>NEW EVANGELICAL MISSIONARY CHURCH OF GOD</u> | 13-95 | 12-53-41 | N |
| 2. 16-7-CZ8-2 | <u>JOSEPH ALCE</u> | 15-126 | 01-53-41 | N |
| 3. 16-7-CZ8-3 | <u>NEW EVANGELICAL MISSIONARY CHURCH OF GOD</u> | 16-7 | 12-53-41 | N |
| 4. 16-7-CZ8-4 | <u>ARLEX DIAZ CAPOTE</u> | 16-34 | 09-53-41 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, JULY 28, 2016

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

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. **NEW EVANGELICAL MISSIONARY CHURCH OF GOD.**
16-7-CZ8-3 (16-7)

12-53-41
Area 08/District 02

- (1) SPECIAL EXCEPTION to permit a proposed religious facility on a dual frontage lot.
- (2) NON-USE VARIANCE to permit the proposed facility setback 15' (25' required) from the front (west) property line, setback 10'-4" (25' required) from the side street (south) property line and setback 5'-8" (50' required) from the interior side (east) property lines; and spaced less than 75' from the adjacent residence under different ownership to the East.
- (3) NON-USE VARIANCE to permit a lot coverage of 32.65% (30% maximum permitted).
- (4) NON-USE VARIANCE to permit parking within 25' of an official right-of-way (not permitted).
- (5) NON-USE VARIANCE to permit 35 parking spaces (51 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed Church for New Evangelical Missionary Church of God" as prepared by Fathi Architects, Inc., Sheet A-1 dated stamped received 4/19/16 and sheets A1.1, A-2, A-3, A-4, A-5, L-1 and L-2 dated stamped received 4/9/16 and consisting of 8 sheets. Plans may be modified at public hearing.

LOCATION: Lying South of NW 82 Street & East of NW 5 Avenue, A/K/A 450 NW 82 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.786 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Denial without prejudice.

Protests: _____ 1 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

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

PH: Z13-095 (16-7-CZ8-1)

July 28, 2016

Item No.1

Recommendation Summary	
Commission District	2
Applicant	New Evangelical Missionary Church of God
Summary of Requests	The approval of this application will permit a parking lot to serve a religious facility on a non-contiguous parcel with variances to the landscape requirements.
Location	Lying approximately 116' south of NW 82 Street and West of NW 5 Avenue/AKA 8034 NW 5 Avenue, Miami-Dade County, Florida.
Property Size	0.332 Acre
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	vacant
2020-2030 CDMP Land Use Designation	Low-Medium Density Residential, 6 - 13 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a), Use Variance From Other Than Airport Regulations Standards Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Denial without prejudice.

REQUESTS:

1. USE VARIANCE to permit a parking lot use in the RU-2 district, as would be permitted in the BU-2 zone.
2. NON-USE VARIANCE to waive the required 5' wide dissimilar land use buffer including a 6' high wall, fence or hedge and buffer trees along the north, south and west property lines.
3. NON-USE VARIANCE to permit a landscape open space of 11.5% (18% minimum required).

Plans are on file and may be examined in the Miami-Dade County Department of Regulatory and Economic Resources entitled "Parking Area for New Evangelical Missionary Church of God" as prepared by Fathi Architects, Inc., dated stamped received 4/28/14 for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant seeks to permit a forty-one (41) space parking lot for a religious facility that is located on a non-contiguous parcel.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; vacant land	Low-Medium Density Residential, (6 to 13 dua)
North	RU-2; single family residence	Low-Medium Density Residential, (6 to 13 dua)
South	RU-2; single-family residence	Low-Medium Density Residential, (6 to 13 dua)
East	RU-2: triplex residence	Low-Medium Density Residential, (6 to 13 dua)
West	RU-3B; apartments	Low-Medium Density Residential, (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The submitted plans depict the proposed parking lot with an ingress/egress drive along NW 5 Avenue. The surrounding area is primarily made up of one-story single and multi-family residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional parking for a proposed religious facility located northeast of this subject parcel. The introduction of the proposed use may have a negative impact on the residential uses that are located in this area. Further, staff opines that approval of the facility with ancillary non-use variances of the landscaping regulations, could have negative aural, visual and traffic impacts on the existing, surrounding residential uses.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Low-Medium Density Residential** use. This land use category is *typically characterized by single-family homes, townhouses and low-rise apartments*. The applicant seeks to permit the proposed parking lot use in the RU-2 district as would be permitted in the BU-2, Special Business District. The BU-2 district allow uses that are typically found in the areas that are designated for Business and Office Use on the CDMP Land Use Plan map, such as automobile parking lots as a primary use, hotel/motel uses, night clubs, pubs and bars, and regional shopping centers and these uses are not typically allowed in the Low-Medium Density Residential category. As such, staff opines that the proposed parking lot use would be **inconsistent** with the uses allowed under the Low-Medium Density designation of the parcel on the CDMP LUP map.

Further, staff notes that the CDMP Land Use Element **Objective LU-4** states that *Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community*. Staff's review of the Property Appraiser's records through the Geographical Information System (GIS) indicated that the surrounding area is primarily made up of single-

family and duplex residential uses. As such, staff opines that approval of the proposed parking lot use would be **inconsistent** with the CDMP Land Use Element **Objective LU-4** and the Land Use Element interpretative text for areas designated Low-Medium Density designation on the CDMP LUP map.

ZONING ANALYSIS:

The application seeks approval of a use variance, under Section 33-311(A)(4)(a) to permit a parking lot use in the RU-2 zoning district as would be permitted in the BU-2 district (request #1), and ancillary non-use variances of the dissimilar land use and landscape open space requirements to allow a parking lot use on the subject property (requests #2 and #3).

When request #1, Use Variance to permit a parking lot use in the RU-2 district, as would be permitted in the BU-2 district is analyzed under the Use Variance Section 33-311(A)(4)(a), staff opines that the request is not consistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a) provides that a **use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations. To prove an unnecessary hardship, the applicant must demonstrate that under applicable zoning regulations, the applicant is deprived of all reasonable use or benefit from the property in question.*

Based on the information provided by the applicant, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. The subject property is a 0.332-acre parcel, which is currently vacant, but could be developed with single-family or duplex residential uses under the RU-2 zoning district standards outlined in Section 33-201 of the Code. Further as previously noted, the surrounding area is primarily made up of residential uses that are developed under the RU-2 and RU-3B, Bungalow Court District regulations. The applicant indicated in its letter of intent that the proposed parking lot, if approved, will be a primary use on the parcel intended to serve a proposed religious facility on a non-contiguous parcel to the north. Said parking lot use is intended to supplement the parking for the proposed religious facility which is the subject of a companion application. Staff opines that apart from locating the more intensive commercial use within the residential zoning district, the proposed use will create additional traffic impacts on the residential uses that will be contrary to the public interest of the surrounding residential community. Staff notes that this is a well-established residential neighborhood made up of one-story single-family residences. Further, based on the applicant's letter of intent, the proposed parking lot, which will be located between two single-family residences, will serve a proposed religious facility (the subject of application #Z16-007) which is not contiguous to the proposed parking lot. Notwithstanding the Platting and Traffic Review's memorandum, staff opines that approval of this application will be intrusive, create negative traffic impacts and will erode the tranquility of the existing, surrounding residential neighborhood.

Staff is of the opinion that the approval of the use variance request will not be in harmony with the general purpose and intent of the regulation, and that the applicant has not demonstrated a

loss of all reasonable use of the property under the existing zoning. **As such, staff recommends denial without prejudice of request #1 for the proposed parking lot use under the Use Variance Section 33-311(A)(4)(a).**

The applicant seeks approval of ancillary requests for non-use variances to waive the required dissimilar land use buffer including trees along the property lines abutting the existing residential uses (request #2) and to permit less landscape open space than required for the parking lot (request #3). When the aforementioned requests are analyzed under the Non-Use Variance Standards, Section 33-311(A)(4)(b), staff opines that approval of said requests would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and for reasons that were previously explained, would be **incompatible** the surrounding residential uses. Further, staff opines that the approval of these requests are contingent on the approval of request #1, to allow the parking lot use in the residential zone, which staff is not supportive off. **Therefore, staff recommends denial without prejudice of requests #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property has parking areas centrally located on the parcel and abutting the north, south and west property lines. The ingress/egress drive is located along NW 5 Avenue along the east property line. The plans also show a total of 41 parking spaces.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:EJ:CH



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

NN

2016 JUL 11 A 11:45
PLANNING AND ZONING
AGENDA OFFICE

ZONING RECOMMENDATION ADDENDUM

New Evangelical Missionary Church of God
Z13-095

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Police</i>	<i>No objection</i>
<i>Public Works and Waste Management</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low-Medium Density Residential (Pg. I-31)	<i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
Objective LU-4 (Pg. I-11)	<i>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>
Policy LU-4A (Page 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

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations	<i>The Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.</i>
Section 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>

1. NEW EVANGELICAL MISSIONARY CHURCH OF GOD
(Applicant)

16-7-CZ8-1(13-095)
Area 08/District 02
Hearing Date: 07/28/16

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

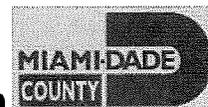
Is there an option to purchase /lease the property predicated on the approval of the zoning request? **Yes** **No**

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>
None				

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



Memorandum

Date: May 27, 2014

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

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

Subject: C-08 #Z2013000095-2nd Revision
New Evangelical Missionary Church of God
8034 NW 5th Avenue, Miami, Florida 33150
Use Variance to Permit Parking use in the RU-2 zone, as would be permitted in the BU-3 (Liberal Business) zone.
(RU-2) (0.34 Acres)
12-53-41

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.

Stormwater Management

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.

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 properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands 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/Relocation Permit #5049 was issued for these properties on February 14, 2014. All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to

the final inspection) must be completed prior to the scheduled expiration date of this permit on February 14, 2016, in order to avoid violation of permit conditions.

Please be advised that an amendment to this permit is required prior to the removal and/or relocation of additional trees on the subject property that are subject to the Tree Preservation and Protection provisions of the Code.

Also, the sites contain prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited plant species shall be removed from the subject properties planting, importation or transportation is prohibited. Pursuant to this subsection and in accordance with Chapter 19 of the Code, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

Please contact the Tree Permitting Program at 305-372-6574 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.

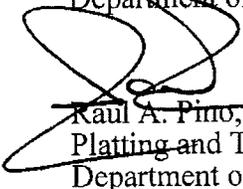
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: May 12, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2013000095
Name: New Evangelical Missionary Church of God
Location: 8034 NW 5 Avenue
Section 12 Township 53 South Range 41 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and does not object to this application.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 3 and 4, Block 8 of Plat Book 11, Page 33.

Additional improvements may be required at time of permitting.

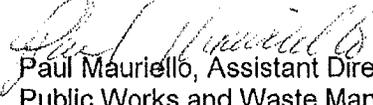
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: November 27, 2013

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

From: 
Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: New Evangelical Missionary Church of God (#13_095)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: *New Evangelical Missionary Church of God* is requesting a use variance to permit a parking lot for a church.

Size: The subject property is approximately .34 acre.

Location: The subject property is located at 8034 NW 5th Avenue, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the church on the property will be considered a commercial establishment. Per the Code the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service, once the building is developed.

3. Recycling

The following language from **Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Section 15-2.3 of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: May 13, 2014

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

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

Subject: Z2013000095: NEW EVANGELICAL MISSIONARY CHURCH OF GOD
Revised plans dated stamped received 4/28/2014

Application Name: NEW EVANGELICAL MISSIONARY CHURCH OF GOD

Project Location: The site is located at 8034 NW 5 AVE, Miami-Dade County.

Proposed Development: The request is for approval of a use variance to permit a parking lot and associated non-use variances.

Impact and demand: This application does not generate any new residential population applicable to CDMP Open Space Spatial Standards

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**

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

MN:jib

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 16-DEC-13
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2013000095

Fire Prevention Unit:

APPROVAL:
No objection to the site plan with a December 2, 2013 Zoning Department received date.

Service Impact/Demand

Development for the above Z2013000095
located at 8034 NW 5 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0800 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: 6:22 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 30 - Miami Shores - 9500 NE 2 Avenue
Rescue, ALS Engine

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

BUILDING AND NEIGHBORHOOD COMPLIANCE ENFORCEMENT HISTORY

NEW EVANGELICAL MISSIONARY
CHURCH OF GOD

LYING APPROX. 116' SOUTH OF NW 82 ST &
WEST OF NW 5 AVE, AKA AS 8034 NW 5 AVE
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JULY 28, 2016

Z2013000095

DATE

HEARING NUMBER

FOLIO'S:

30-3112-023-1120

30-3112-023-1110

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 15, 2016

FOLIO: 30-3112-023-1120:

NEIGHBORHOOD REGULATIONS OPEN:

Case #201006004543, was opened on January 4, 2011 for Failure to Perform Lot Maintenance and remove Solid Waste, Junk, Trash, or Debris from a Residential District [Weed, Grass, some Items of Junk, Trash, and Debris]. A Warning Letter was issued the same day. Civil Violation Notice #T013031, was issued on January 26, 2011, for non-compliance. The property was cleared by the County's Contractor on May 10, 2011. The case was forwarded to the Lien/Collections Dept for the non-payment of the Citation and the costs for the clearing. There

is an Outstanding Balance in the amount of **\$12,130.18**, for all cost and fees. The case remains open.

FOLIO: 30-3112-023-1110

NEIGHBORHOOD REGULATIONS CLOSED:

Case #201504006519, was opened on September 17, 2015, for Failure to Perform Lot Maintenance in a Residential District [Overgrown Vacant Lots/Grass and Weeds over 12 inches]. Civil Violation Notice #T056330, was issued the same day. The property was cleared by the Property Owner. The case was forwarded to the Lien/Collections Department for the non-payment of the Citation. The Citation was closed Administratively by the Department. The case is closed.

BUILDING SUPPORT REGULATIONS:

There are no open or closed cases

VIOLATOR:

New Evangelical Missionary Church of God

OUTSTANDING LIENS AND FINES:

As of June 15, 2016, There is an Outstanding Lien Balance of \$10,361.15, for the non-payment of the Citation and \$1,769.03, for the Remediation/Clearing Costs. There are no Consent, Settlement, or Payment Agreements on file.



COMING SOON
New Home for
**NEW EVANGELICAL MISSIONARY
CHURCH OF GOD**
Visit us at:
450 NW 82nd St. Miami, FL 33150
305-758-3292
www.nedmechurch.org
NO TRESPASSING VIOLATORS WILL BE PROSECUTED

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: NEW EVANGELICAL MISSIONARY CHURCH OF GOD

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

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

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Rev. RUBENS PIERRE</u> <u>RECTOR</u>	<u>HOT FOOD BENEFIT</u>
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature _____

[Handwritten Signature]
(Applicant)

RUBENS PEREZ
(Print Applicant name)

Sworn to and subscribed before me this 29th day of October, 2013. Affiant is personally know to me or has produced _____ as identification.

[Handwritten Signature]
(Notary Public)

My commission expires: 12-16-16

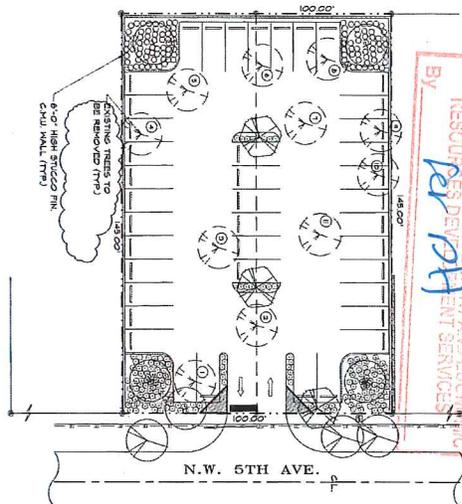
[Red Stamp: RECEIVED 11-13-13]



*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
 213-095
 APR 28 2014

MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATION AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY: *PAJ PHT*



LANDSCAPE PLAN
 THE LANDSCAPING COMPLETES WITH THE LANDSCAPE ORDINANCE.
 1"=20'

FATHI ARCHITECTS, INC.
 A LICENSED ARCHITECTS FIRM
 INTERIORS
 1700 SW 11TH STREET
 MIAMI, FL 33135
 TEL: (305) 436-3446
 WWW.FATHIARCHITECTS.COM



PARKING AREA FOR:
 NEW EVANGELICAL MISSIONARY CHURCH OF GOD
 8034 NW 5 AVE.
 MIAMI, FLORIDA

OWNER:
 NEW EVANGELICAL MISSIONARY CHURCH OF GOD
 4500 NW 5TH STREET
 MIAMI, FLORIDA
 PHONE:

REVISIONS	DATE	BY

PLEASE PRINT OR TYPE IN BLOCK LETTERS. DO NOT SIGN, SIGNATURE OR SEAL. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

DATE: 4/20/14
 SCALE: AS SHOWN
 DRAWN BY: FATHI
 CHECKED BY: FATHI
 COMMERCIAL NO.: 00000

SHEET: **1-1**
 OF: 1

PLANT SCHEDULE

QUANTITY	BROOKLYN EVERGREEN SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
-	○	Podocarpus neriifolia	Tom podocarpus	6" hedge
-	○	Lantana camara	Blush lantana	1'-0"el
425	○	Rapanea indica	Indian Hawthorn	2'-0"el
-	○	Cyrtolobos icada	Red Tip Coccoloba	2'-0"el
-	○	Isora coccinea	Isora	2'-0"el
-	○	Isora Nona Grant	Nona Grant Isora	2'-0"el
-	○	Schiffelia trimetta	Trimetta	2'-0"el

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
-	○	Tabouia H.	Pink Tabou	12"
-	○	Tabouia C.	Yellow Tab	12"
5	○	Grewia Virginia	Live Oak	12"

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
0	○	Rapanea indica	Fl. Royal Palm	12' CT
0	○	Washingtonia robusta	Washingtonia	12' CT

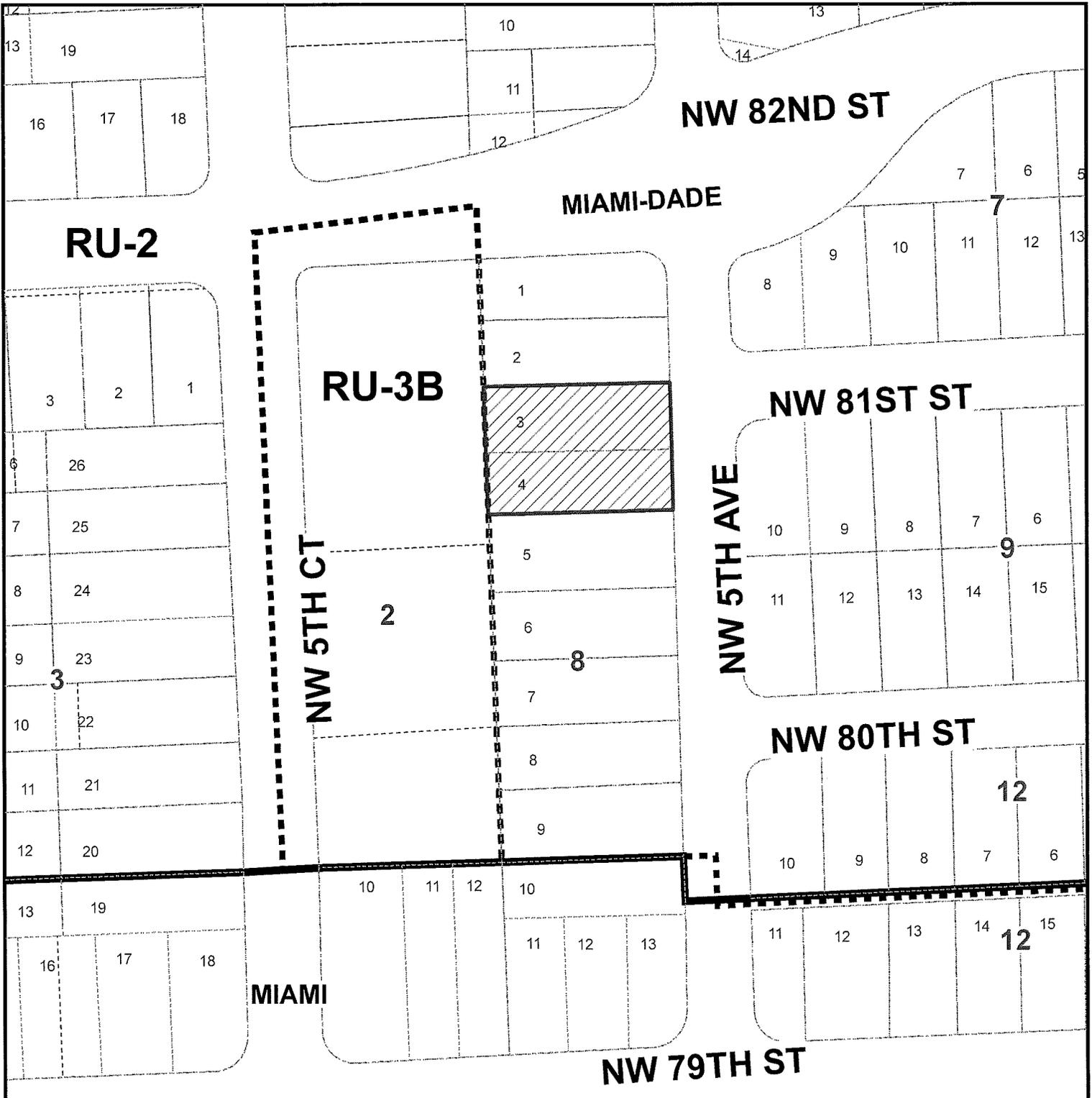
LANDSCAPE LEGEND

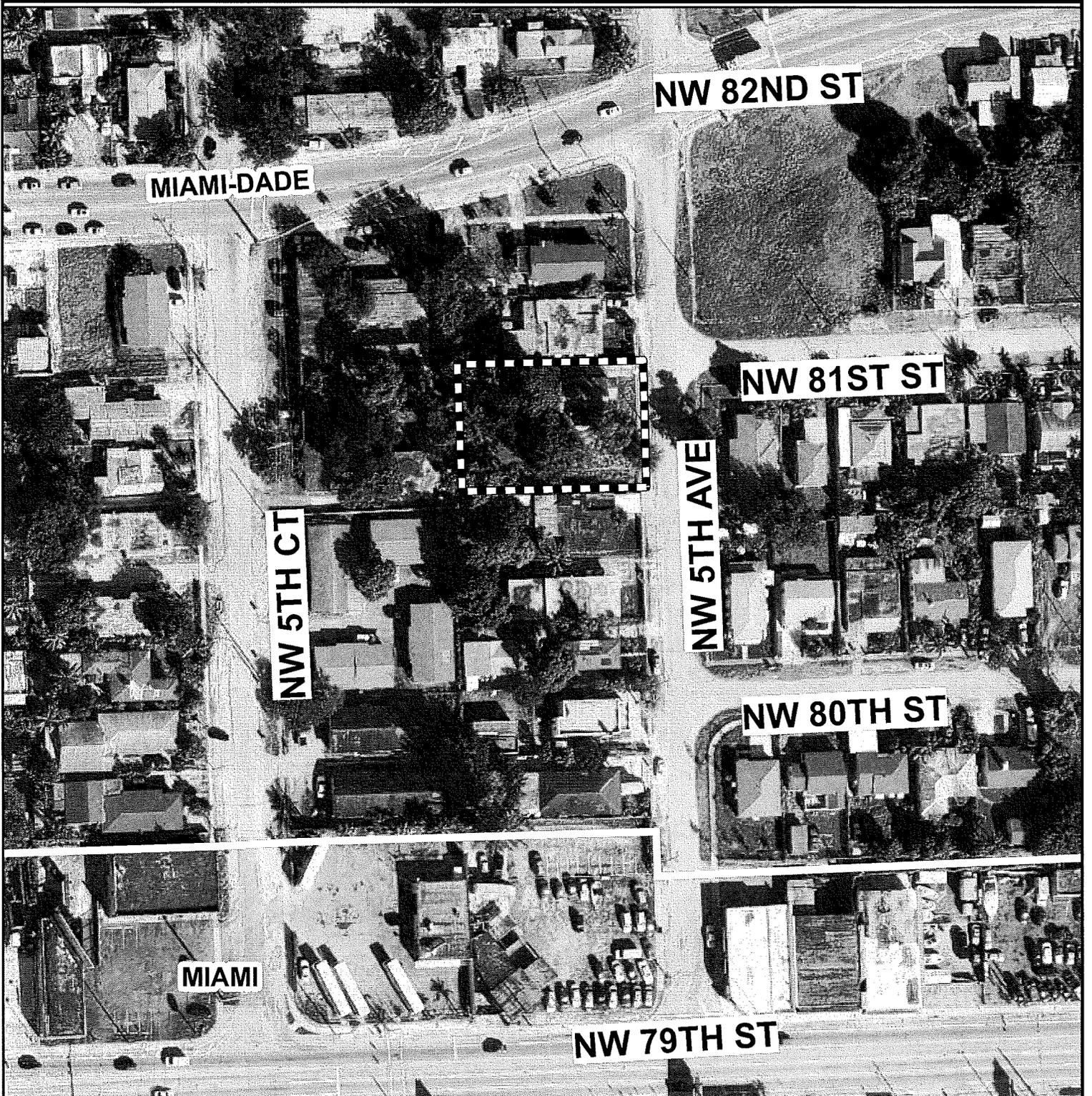
ZONING: RL-3
 NET LOT AREA (S.F.): 14500 s.f.
 NET LOT AREA (ACRES): 0.33 acres
 OPEN SPACE: 14500 s.f. PROVIDED
 A) SQ. FT. OPEN SPACE: 2640
 B) SQ. FT. PARKING LOT OPEN SPACE FOR 45 SPACES: 450
 C) TOTAL (A+B): 5090
 LAND AREA CALCULATION
 A) TOTAL LANDSCAPE OPEN SPACE (C ABOVE): 5090
 B) MAXIMUM LAWN (50% OF TOTAL OPEN SPACE): 2545
 TREES:
 A) NO. REQUIRED: 2X22" 7.5 TREES
 B) % PALMS ALLOWED (20%): 3
 C) % NATIVE REQUIRED (20%): 5
 D) STREET TREES (25' OC MAX): 5
 E) STREET TREES UNDER POWERLINES (25' OC MAX) SHRUBS: -
 F) REQUIRED SHRUBS (10 X REG. TREES): 200
 G) REQUIRED NATIVE (20 %): 240

EXISTING TREE LEGEND

MARK	TREE	DIAMETER	HEIGHT	CANOPY	ACTION
①	OAK	3"	30'	50'	REMOVE
②	TREES	3"	40'	50'	REMOVE
③	OAK	5"	40'	50'	REMOVE
④	TREES	5"	30'	25'	REMOVE
⑤	MANGO	8"	40'	40'	REMOVE
⑥	TREES	2"	40'	20'	REMOVE
⑦	AVOC	2"	30'	25'	REMOVE
⑧	TREES	1"	50'	15'	REMOVE
⑨	TREES	2"	18'	20'	REMOVE
⑩	TREES	2"	25'	20'	REMOVE
⑪	OAK	5"	30'	40'	REMOVE

RECEIVED
 213-095





MIAMI-DADE COUNTY
AERIAL YEAR 2012

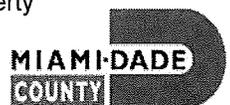
Process Number
Z2013000095



Section: 12 Township: 53 Range: 41
 Applicant: NEW EVANGELICAL MISS.CHURCH OF GOD
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000095



Section: 12 Township: 53 Range: 41
 Applicant: NEW EVANGELICAL MISS.CHURCH OF GOD
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY

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

PH: Z15-126 (16-7-CZ8-2)

July 28, 2016

Item No. 2

Recommendation Summary	
Commission District	3
Applicant	Joseph Alce
Summary of Requests	The applicant is seeking to permit a parcel of land with less lot area and frontage than required.
Location	Lying north of NW 95 Street, approximately 125' west of NW 3 Avenue, AKA 311 NW 95 Street, Miami-Dade County, Florida
Property Size	4856 sq. ft.
Existing Zoning	RU-2, Two-Family Residential District, 7,500 sq. ft. net
Existing Land Use	Vacant lot
2020-2030 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 <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit a parcel of land with a lot area of 4,856 sq. ft. (7,500 sq. ft. required) and a lot frontage of 50' (75' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Mr. Alce Joseph, Single-Family Residence" as prepared by Arcon Engineering Group, Inc., sheet A-1, dated stamped received 4/25/16 and sheets A-2 and A-3 dated stamp received 12/7/15, and consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant seeks to permit a parcel of land with 4,856 sq. ft. and a lot frontage of 50'. The site plan shows a proposed 1,500 sq. ft. residence on the subject parcel that meets all the setback requirements.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; vacant lot	Low-Density Residential (2.5 to 6 dua)
North	RU-3B; single-family residence	Low-Density Residential (2.5 to 6 dua)
South	RU-3B; duplex residence	Low-Density Residential (2.5 to 6 dua)
East	RU-3B; triplex	Low-Density Residential (2.5 to 6 dua)
West	RU-3B; triplex	Low-Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a vacant 4,869 sq. ft., RU-2, Two-Family Residential District lot, located lying north of NW 95 Street, approximately 125' west of NW 3 Avenue, AKA 311 NW 95 Street. The area surrounding the subject property is primarily characterized by duplex, single-family and triplex residences.

SUMMARY OF THE IMPACTS:

Approval of the request would allow the applicant to develop the vacant parcel with a proposed single-family residence. Since there are parcels in the area with similar lot area and frontage, staff opines that approval of the requested lot area and lot frontage will not create a negative visual impact in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential**. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot with less lot area and lot frontage than 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.* In addition, **Objective LU-12**, indicates that the County *shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in a built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.*

Based on the aforementioned, staff opines that the proposed single-family residence would be **consistent** with the CDMP Low 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 request to permit a parcel of land with a lot area of 4,865 sq. ft. (7,500 sq. ft. required) and a lot frontage of 50' (75' required) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance standards, staff opines that the request would be compatible with the area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

Staff notes that there are similar lot frontage and lot area approvals in the area. For example, a property located at 375 NW 91 Street was approved pursuant to Resolution 4-ZAB-407-81 to permit a frontage of 48.25' (75' required). Additionally, staff notes from the site plan that the proposed residence meets all of the setbacks requirements for the zoning district. As such, staff opines that the approval of the request would not create any negative visual impacts in the area.

Therefore, staff opines that approval of the request would maintain the basic intent and purpose of the zoning regulations as it affects the stability and appearance of the community, and that approval of the application would be compatible with surrounding area. As such, staff **recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variances Standards 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 or its successor upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Mr. Alce Joseph, Single-Family Residence" as prepared by Arcon Engineering Group, Inc., sheet A-1, dated stamped received 4/25/16 and sheets A-2 and A-3 dated stamp received 12/7/15, and consisting of 3 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant comply with all applicable conditions and requirements of the Division of Environmental Resource Management of RER in their memoranda dated May 10, 2016.

NK:MW:NN:CDH:EJ



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

now

2016 JUL 11 A 11:46
PLANNING AND ZONING
AGENDA OFFICE

ZONING RECOMMENDATION ADDENDUM

Joseph Alce
15-126

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Public Works and Waste Management</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Police</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low-Medium Density Residential (Pg. I-29)	<i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
Land Use Policy 1C (Pg. I-2)	<i>Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.</i>
Land Use Objective 12 (Pg. I-24)	<i>Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 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>
---	---

2. JOSEPH ALICE
(Applicant)

16-7-CZ8-2(15-126)
Area 08/District 03
Hearing Date: 07/28/16

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>
	Joseph Alice	No History		

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

Memorandum



Date: May 10, 2016

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

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

Subject: C-08 #Z2015000126-2nd Revised
Joseph Alce
311 NW 95 Street, Miami, FL
Non-Use Variance of Lot Area Requirements
(RU-2) (0.11 Acres)
01-53-41

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

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

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 to be served by a septic tank and public water. However, since the property was created by deed prior to the effective date of the aforesaid Code Section, the use of a septic tank for a single family residence can be administratively approved by DERM. DERM does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

Stormwater Management

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-hour storm event. 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.

The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

Tree Preservation

The subject properties contain tree resources. Please note that Section 24-49 of the Code of Miami-Dade County provides for the preservation and protection of tree resources. The Department has reviewed the subject application to determine whether the proposed site action is in accordance with the specimen tree protection standards contained in 24-49.2 of the Miami Dade County Code and in CON-8A of the Miami-Dade County Comprehensive Development Master Plan (CDMP). Specimen trees require preservation and are defined as trees with a Diameter at Breast Height (DBH) greater than 18 inches that require permits pursuant to the County Code. Based on the information submitted with this zoning application, specimen-sized trees (trunk diameter 18 inches or greater) will not be impacted by the proposed project. According to the landscape plan entitled "PROPOSED NEW SINGLE FAMILY FOR ALCE JOSEPH", dated 02/2/2016 and prepared by Arcon Engineering Group, Inc., all existing tree resources will remain on-site and not be impacted by the proposed project.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen (diameter at breast height of 18") tree preservation requirements of Chapter 24 as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with Chapter 24 of the County Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program staff at 305-372-6574 for additional information regarding permitting procedures and requirements.

Enforcement History

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking system and has found no open or closed enforcement records for the subject property identified on the Miami-Dade County Department of Planning and Zoning, Zoning Hearing preliminary notice.

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.

C-08 #Z2015000126-Revised

Joseph Alce

Page 3

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.

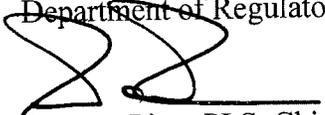
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: December 16, 2015

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z201500126
Name: Joseph Alce
Location: 311 NW 95 St.
Section 01 Township 43 South Range 41 East

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

This land complies with chapter 28 of the Miami-Dade County Code. The property is grandfathered; therefore, platting is not required.

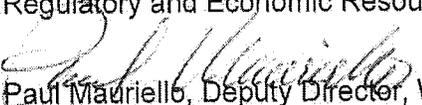
This project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

Memorandum



Date: January 25, 2016

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Matriello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: Joseph and Marie Alce (#15_126)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *Joseph and Marie Alce* are requesting a non-use variance of lot area requirements to permit a parcel of land with a lot area of 4,900 square feet where a minimum of 7,500 square feet are required, a lot frontage of 50 feet where a minimum of 75 feet are required, and a lot coverage of 33% where a maximum of 30% is allowed.

Location: 311 NW 95 Street, Miami-Dade County, Florida.

Size: The subject property is approximately .11 acres.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 24, 2015, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The vacant property falls within the PWWM Solid Waste Collection Service Area, along Route 2108. Approval of the non-use variance and subsequent construction of a single family home will result in development that meets the Miami-Dade County Code definition of "residential unit," (single family, townhome, etc.). According to Chapter 15 of the Code entitled Solid Waste

Management, the residential unit constructed on the property will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: Jun 8, 2016

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments – Joseph Alce - Application No. Z2015000126

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning Process. The applicant is advised to consult with their engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.

Application Name: Joseph Alce

Location: The proposed project is located at 311 NW 95th Street with folio No. 30-3101-003-1380, in unincorporated Miami-Dade County.

Proposed Development: Proposed 1 Single Family Residence. According to the applicant, the single family residence will be 1,500 sq.ft.

The estimate total water demands for the proposed project will be 220 (gpd).

Water: The subject project is located within WASD's service area. The water supply will be provided by the Hialeah-Preston Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

There is an abutting 12-inch water main on N.W. 95th Street to where the developer may connect to provide water service for the proposed development. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

A Water Supply Certification (WSC) from WASD will be required for the proposed development. Said Certification will be issued at the time the applicant request connection to the water system. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-

Zoning Application # Z2015000126
Joseph Alce
June 8, 2016

Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>.

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The existing facility will be on septic. There is no sanitary sewer system in close proximity to this project.

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: May 3, 2016

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

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

Subject: Z2015000126: JOSEPH ALCE
Revised Plans Submitted Dated Stamped Received 4-25-2016

Application Name: JOSEPH ALCE

Project Location: The site is located at 311 NW 95 ST, Miami-Dade County.

Proposed Development: The request is for NUV OF LOT FRONTAGE AND LOT COVERGAGE for one single family dwelling unit.

Impact and demand: This application for one new single family dwelling unit which would result in a de minimis impact to the CDMP Open Space Spatial Standards in Park Benefit District 1, which has a level of service surplus of 149.53 acres of local recreation open space

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor



Memorandum

Date: 09-MAY-16
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000126

Recommendation:

Fire Engineering & Water Supply Bureau reviewed and approved the site plan dated 04/25/16.

Service Impact/Demand

Development for the above Z2015000126 located at Lying north of NW 95 street, approx. 125' west of nw 3 avenue, aka 311 NW 95 ST, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 685 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. 0.28 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 30
 The estimated average travel time is: 6.0 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

OK

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JOSEPH ALCE

LYING NORTH OF NW 95 STREET, APPROX. 125'
WEST OF NW 3 AVENUE, AKA 311 NW 95 ST,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JULY 28, 2016

Z2015000126

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 15, 2016

NEIGHBORHOOD REGULATIONS OPEN:

Case #200306000547, was opened on February 8, 2003, for Failure to Perform Lot Maintenance in a Residential District [Vacant Lot/Grass, Weeds, Construction Debris, and Tires]. Civil Violation Notice #888469, was issued February 10, 2003. The property was cleared by the County's Contractor. The case was forwarded to the Lien/Collections Department for the Remediation/Clearing costs and the payment of the Citation. **There is an Outstanding Balance of \$30,521.31.**

Case #200806003065, was opened on July 11, 2008, for Failure to Perform Lot Maintenance in a Residential District [Overgrown Vacant Lot with Grass/Weeds]. Civil Violation Notice #B049620, was issued on July 14, 2008. The Lot was cleared. The case was forwarded to the Lien/Collections Department for the non-payment of the Citation. **There is an Outstanding Balance of \$10,639.89.**

NEIGHBORHOOD REGULATIONS CLOSED:

There are no current closed cases

BUILDING SUPPORT REGULATIONS:

There are no current open or closed cases

VIOLATOR:

Joseph Alce

OUTSTANDING LIENS AND FINES:

As of June 15, 2016, There is an Outstanding Balance of \$41,161.20 for the Payment of the Citation and the Clearing costs. There are no Consent, Settlements, or Payment Agreements on file.



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215-128
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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

FOR E.J.



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DEC 07 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

FOR E.J.



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FOR E.J.



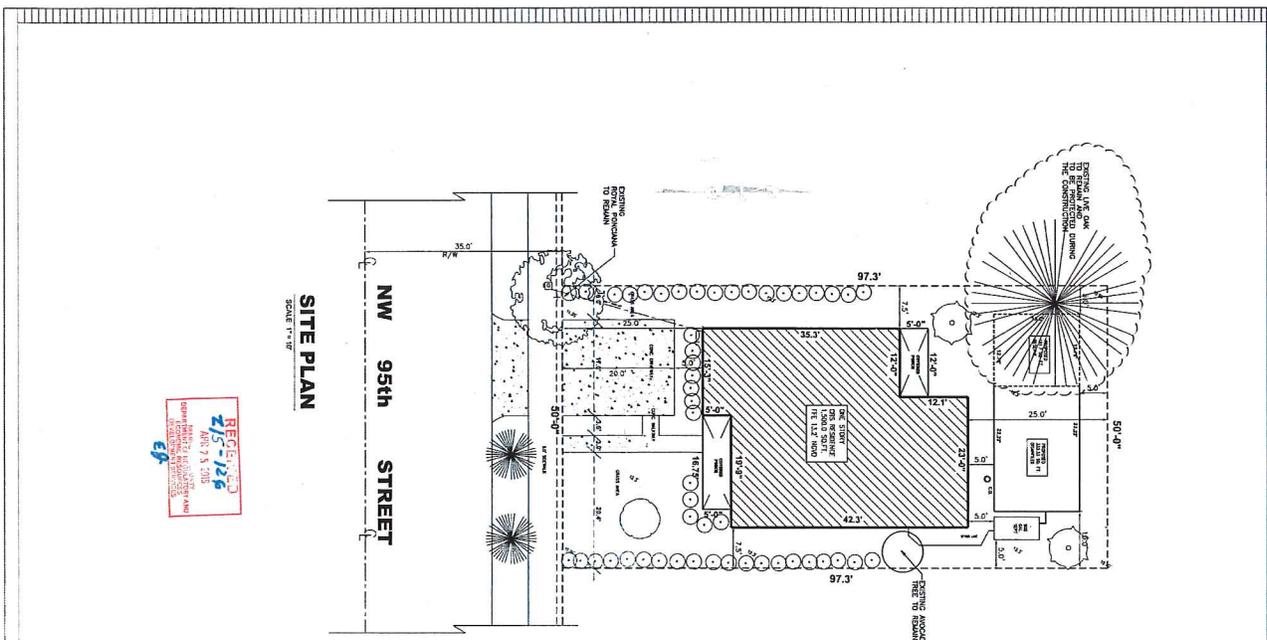
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JONES.



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DEC 07 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

FOREST.



RECEIVED
 APR 25 2016
 DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES

SITE PLAN
 SCALE 1" = 10'

NW 95th STREET

LEGAL DESCRIPTION
 THE NE 1/4 OF LOT 11 IN A BLOCK, BEING 30.00 FEET WIDE, ACCORDING TO THE LATEST REVISION OF A PLAT OF THE BLOCK TO BE FILED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
 311 N.W. 95 STREET
 MIAMI, FLORIDA

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
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APR 25 2016
215-126

HEALTH DEPARTMENT NOTE:
 THERE ARE NO PERMITTED FEATURES OR ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.

LANDSCAPE NOTES:

GENERAL:
 ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI LANDSCAPE DESIGN MANUAL AND THE CITY OF MIAMI PLANTING SPECIFICATIONS. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS.

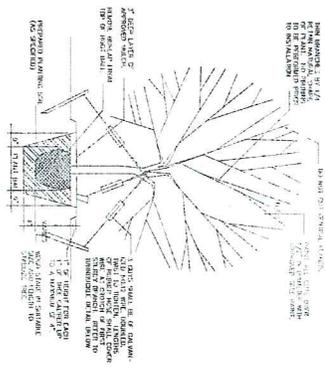
LOT TREES:
 ALL LOT TREES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ALL LOT TREES SHALL BE REPLACED AT THE END OF THE CONSTRUCTION PERIOD.

NOTES:
 ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI LANDSCAPE DESIGN MANUAL AND THE CITY OF MIAMI PLANTING SPECIFICATIONS.

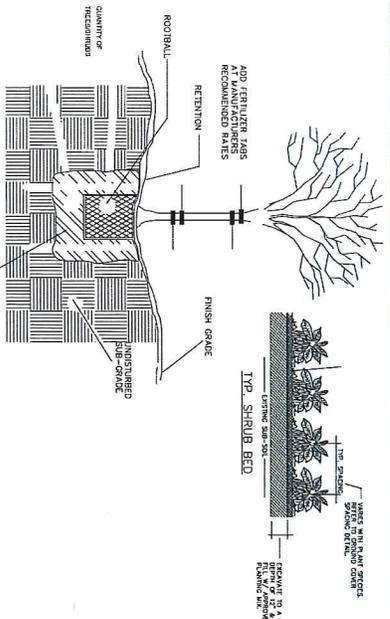
LIVE OAK TREES (STREET):
 ALL LIVE OAK TREES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ALL LIVE OAK TREES SHALL BE REPLACED AT THE END OF THE CONSTRUCTION PERIOD.

TREE REMOVAL PERMIT:
 A TREE REMOVAL PERMIT SHALL BE OBTAINED FROM THE CITY OF MIAMI BEFORE ANY TREE REMOVAL WORK IS COMMENCED.

LARGE TREE PLANTING



TREE PLANTING DETAIL
 (SEE SPEC.)



SITE LEGEND ZONING DISTRICT RU-1

NET LOT AREA	= 4,881.50 SQ. FT.	ALLOWED	PROPOSED
BUILDING FOOT PRINT AREA	= 1,800.00 SQ. FT.		
MAX. FOOT PRINT ALLOWED 35%	= 1,702.75 SQ. FT.		
ASPHALT & PAVING	= 614.00 SQ. FT.		

FRONT YARD STRUCK	2'-0" FEET	2'-0" FEET	
SIDE YARD STRUCK (EAST)	5'-0" FEET	7'-0" FEET	
SIDE YARD STRUCK (WEST)	5'-0" FEET	7'-0" FEET	
REAR YARD STRUCK	5'-0" FEET	2'-0" FEET	
Mechanical Equipment on Site	YES		
Paved Areas	0	0	
Paved Sidewalk	0	0	
Building Height	2	2	
Total Yard Trees	2	2	
Street Trees	2	2	
Total Shrubs	50	50	

LANDSCAPE LEGEND

SYMBOL	TYPE	HEIGHT	SPACING	COMMON NAME	MINIMUM SPACING	COMMON NAME	MINIMUM SPACING	QUANTITY
(Symbol)	SHRUB	YES	NO	LIVONIA	YES	YES	10'	50
(Symbol)	TREE	YES	NO	COCCONUT PALM	YES	YES	12'-6"	2
(Symbol)	TREE	YES	NO	SPRING BROOM PALM	YES	YES	12'	1
(Symbol)	TREE	YES	NO	OLIVE TREE	YES	YES	12'	2
(Symbol)	TREE	YES	NO	GERANIUM	YES	YES	12'	2

JAMES B. ALICE, P.E.
 FL. LICENSE # 71036
 1100 N.W. 107th STREET SUITE 309
 MIAMI, FLORIDA 33157
 TEL: (305) 888-4455

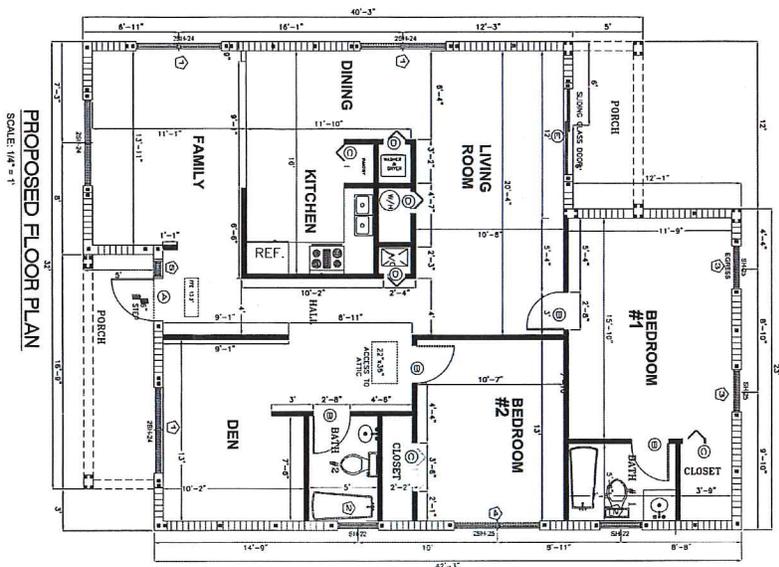
DATE: 02/22/2016
SCALE: 1/4" = 1'-0"
DRAWN BY: AL
CHECKED BY: AL
PROJECT NO.: 2016-01
SHEET NO.: A-1
ENGINEER OF RECORD

PROPOSED NEW SINGLE FAMILY
FOR Mr. ALCE JOSEPH
 311 N.W. 95 STREET
 NORTH MIAMI FL. 33168
 TEL: (786) 356-2255

ARCON
 1100 N.W. 107th STREET SUITE 309
 MIAMI, FLORIDA 33157
 TEL: (305) 888-4455
 FAX: (305) 888-4455
 E: J.B@ARCON.COM
 WWW.ARCON.COM

GENERAL CONTRACTOR
 1100 N.W. 107th STREET SUITE 309
 MIAMI, FLORIDA 33157
 TEL: (305) 888-4455
 FAX: (305) 888-4455
 E: J.B@ARCON.COM
 WWW.ARCON.COM

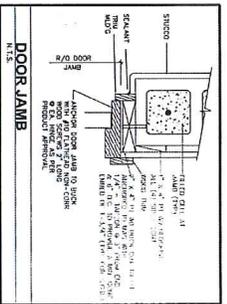
NO.	DATE	REVISION



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND (MATERIALS INDICATION)

STANDARD	DESCRIPTION
[Symbol]	REF. OR CASE WALL
[Symbol]	REF. & NON-BEARING PARTITIONING WALL



DOOR JAMB
N.T.S.

BATHROOM FLOOR/ENCLOSURE NOTES

BATH FLOOR/ENCLOSURE NOTES: SEE THE TOTAL FLOOR/ENCLOSURE SHEETS FOR FLOOR FINISHES AND PARTITIONING. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.

WINDOWS SCHEDULE

TYPE	CODE	NO.	SIZE	FINISH	GLASS TYPE	GLASS THICKNESS	SCREEN TYPE	SCREEN COLOR	SCREEN FINISH
1	60x90	1	60" x 90"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM
2	36x48	2	36" x 48"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM
3	36x48	3	36" x 48"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM
4	36x48	4	36" x 48"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM
5	36x48	5	36" x 48"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM
6	36x48	6	36" x 48"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM
7	36x48	7	36" x 48"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM
8	36x48	8	36" x 48"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM
9	36x48	9	36" x 48"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM
10	36x48	10	36" x 48"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM

DOORS SCHEDULE

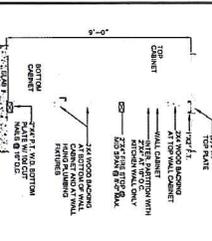
TYPE	CODE	NO.	SIZE	FINISH	GLASS TYPE	GLASS THICKNESS	SCREEN TYPE	SCREEN COLOR	SCREEN FINISH
1	36x80	1	36" x 80"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM
2	36x80	2	36" x 80"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM
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10	36x80	10	36" x 80"	ALUMINUM	CLERESTORY	1/2"	SCREEN	WHITE	ALUMINUM

SECTION ROOF

SECTION ROOF: SEE THE TOTAL FLOOR/ENCLOSURE SHEETS FOR ROOF FINISHES AND PARTITIONING. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.

SPACERS

SPACERS: SEE THE TOTAL FLOOR/ENCLOSURE SHEETS FOR SPACER FINISHES AND PARTITIONING. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.



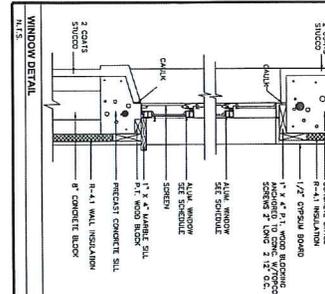
WOOD BACKING DETAIL
N.T.S.

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AC	ACROBATIC
AD	ADAPTIVE DESIGN
AE	ADAPTIVE ENGINEERING
AF	ADAPTIVE FINISHES
AG	ADAPTIVE GRADING
AH	ADAPTIVE HAZARD
AI	ADAPTIVE IDENTIFICATION
AJ	ADAPTIVE JOURNAL
AK	ADAPTIVE KITCHEN
AL	ADAPTIVE LAYOUT
AM	ADAPTIVE MATERIALS
AN	ADAPTIVE NETWORK
AO	ADAPTIVE OPTICS
AP	ADAPTIVE PLANNING
AQ	ADAPTIVE QUANTITY
AR	ADAPTIVE RESEARCH
AS	ADAPTIVE SERVICES
AT	ADAPTIVE TRENDS
AU	ADAPTIVE UTILITIES
AV	ADAPTIVE VENTILATION
AW	ADAPTIVE WATER
AX	ADAPTIVE WASTE
AY	ADAPTIVE WEATHER
AZ	ADAPTIVE WIND

HURRICANE SHUTTER NOTES:

HURRICANE SHUTTER NOTES: SEE THE TOTAL FLOOR/ENCLOSURE SHEETS FOR SHUTTER FINISHES AND PARTITIONING. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. PARTITIONING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.



WINDOW DETAIL
N.T.S.

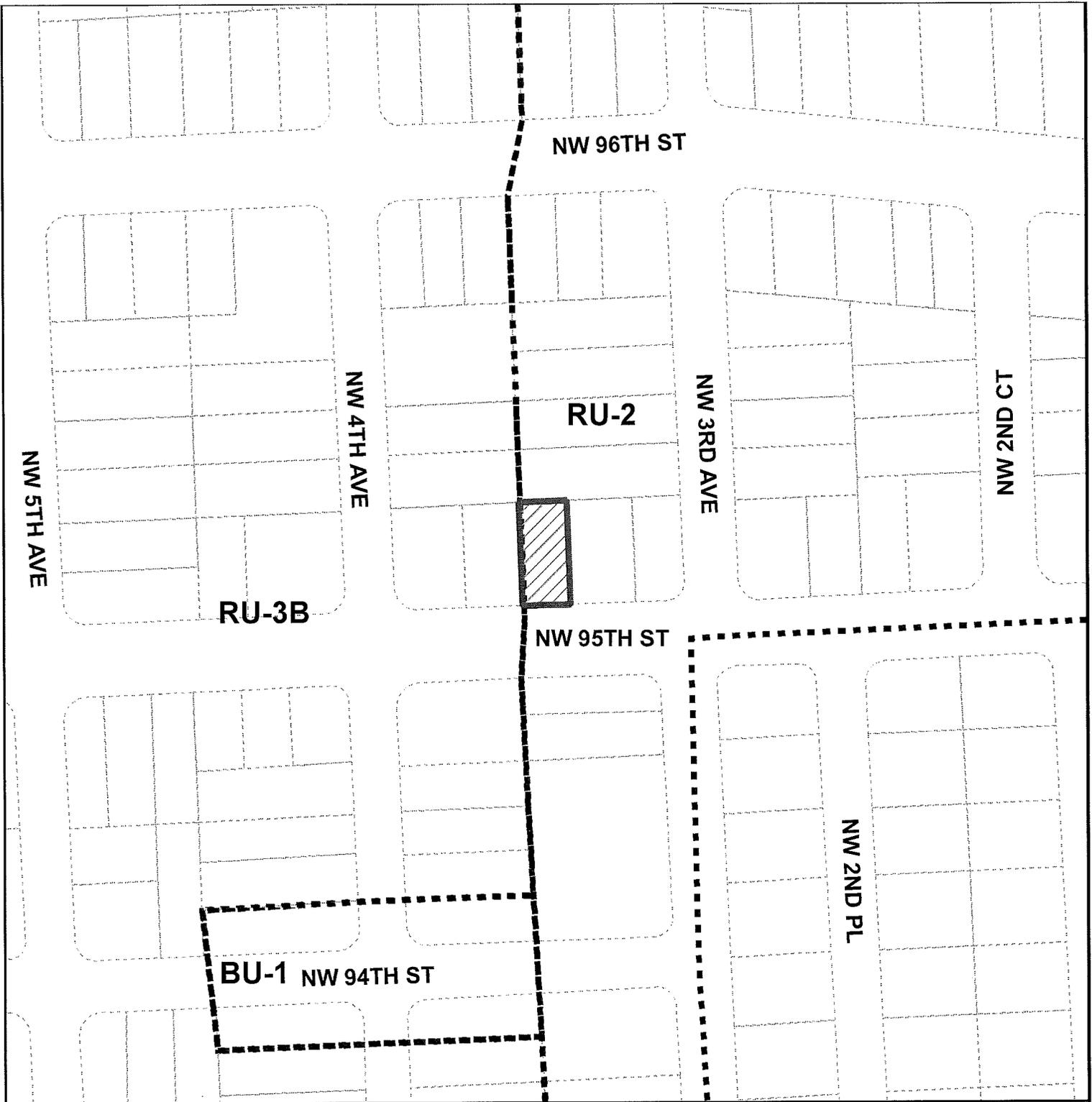
RECEIVED
215-124
DEC 07 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
RESOURCES DEVELOPMENT SERVICES
BY: [Signature]

PROPOSED NEW SINGLE FAMILY
FOR Mr. ALCE JOSEPH
13111 N.W. 95 STREET
NORTH MIAMI FL. 33168
TEL: (786) 356-2255



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000126

Section: 01 Township: 53 Range: 41
 Applicant: JOSEPH ALCE
 Zoning Board: C8
 Commission District: 3
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
		26



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2015000126

Legend
 Subject Property

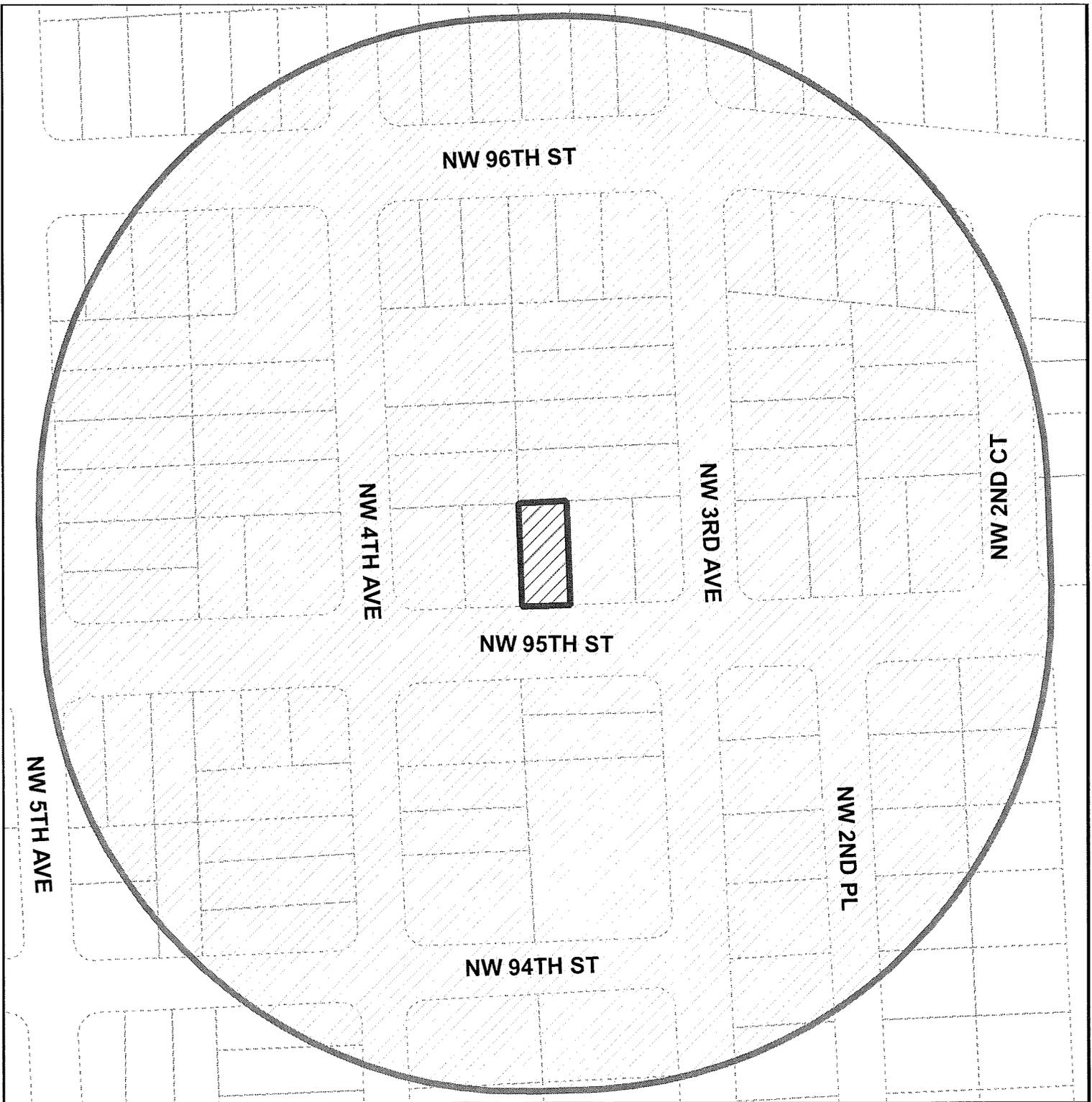


Section: 01 Township: 53 Range: 41
 Applicant: JOSEPH ALCE
 Zoning Board: C8
 Commission District: 3
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, December 15, 2015

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY
RADIUS MAP

Section: 01 Township: 53 Range: 41
 Applicant: JOSEPH ALCE
 Zoning Board: C8
 Commission District: 3
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000126
 RADIUS: 500

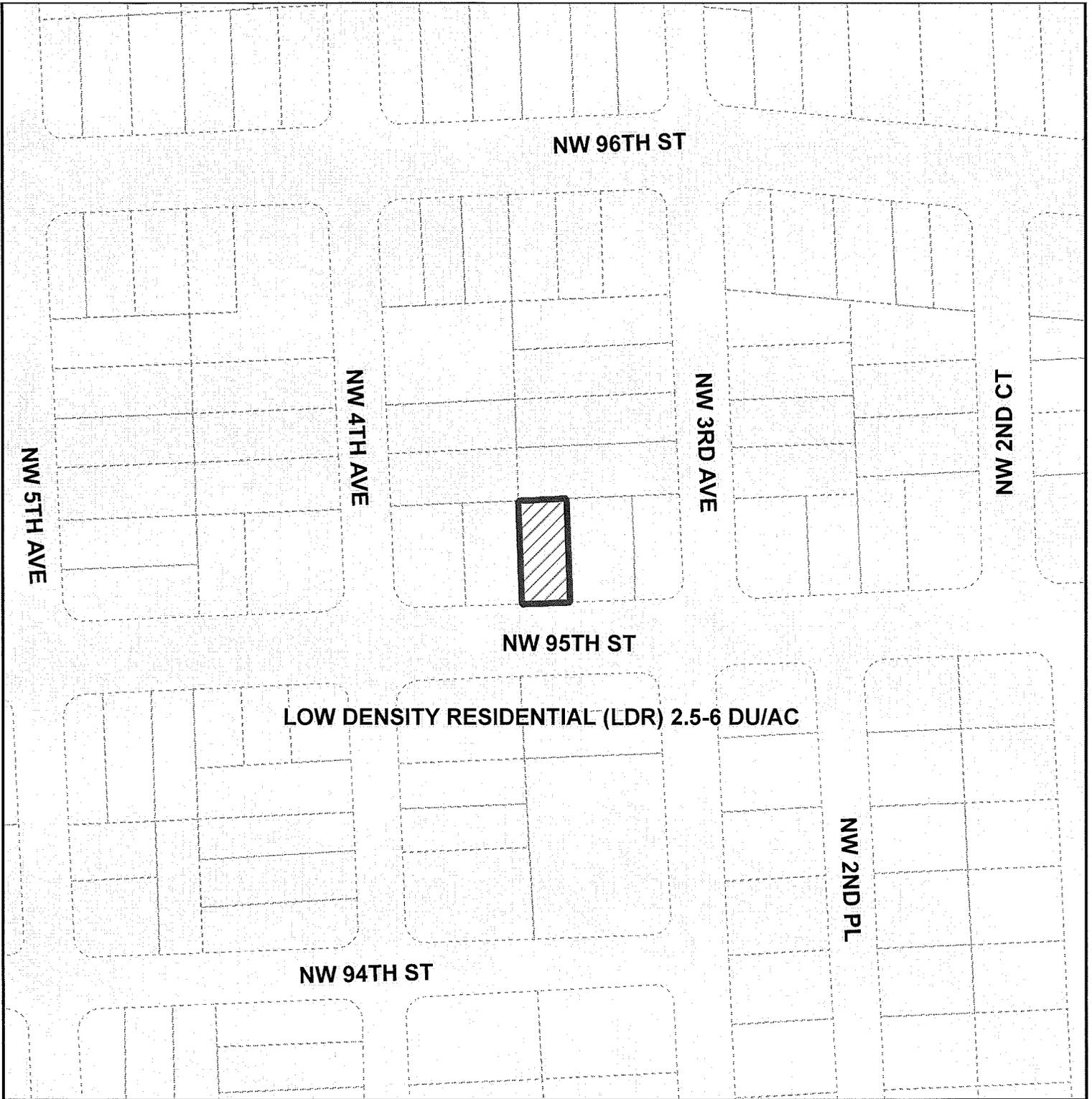
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, December 15, 2015

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2015000126

Section: 01 Township: 53 Range: 41
 Applicant: JOSEPH ALCE
 Zoning Board: C8
 Commission District: 3
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, December 15, 2015

REVISION	DATE	BY

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

PH: Z16-007 (16-7-CZ8-3)

**July 28, 2016
Item No.3**

Recommendation Summary	
Commission District	2
Applicant	New Evangelical Missionary Church of God
Summary of Requests	The approval of this application will permit a proposed religious facility with multiple ancillary non-use variances pertaining to setbacks, lot coverage, as well as parking.
Location	Lying south of NW 82 Street and East of NW 5 Avenue AKA/450 NW 82 Street, Miami-Dade County, Florida.
Property Size	0.786 Acre
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Vacant land
2020-2030 CDMP Land Use Designation	Low-Medium Density Residential, 6 - 13 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Inconsistent with the LUP map, interpretative text 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 Variance From Other Than Airport Regulations Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Denial without prejudice.

REQUESTS:

1. SPECIAL EXCEPTION to permit a religious facility.
2. NON-USE VARIANCE to permit the proposed facility setback 15' (25' required) from the front (west), 10'-4" (25' required) from the side street (south), and 5'-8" (50' required) from the interior side (east) property lines; and to permit the facility to be spaced less than 75' from the adjacent residence under different ownership to the east.
3. NON-USE VARIANCE to permit a lot coverage of 32.65% (30% required).
4. NON-USE VARIANCE to permit parking spaces within 25' of an official right-of-way (not permitted).
5. NON-USE VARIANCE to permit a total of 35 parking spaces (51 parking spaces required).

Plans are on file and may be examined in the Miami-Dade County Department of Regulatory and Economic Resources entitled, "Proposed Church for New Evangelical Missionary Church of God" as prepared by Fathi Architects, Inc., sheet A-1, dated stamped 04/19/2016 and sheets A1.1, A-2, A-3, A-4, A-5, L-1 and L-2, date stamped received 4/06/2016 and consisting of 8 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant seeks to permit a proposed two-story 33'-3" high religious facility on an irregularly shaped, 0.786-acre parcel, which abuts three roadways. The applicant seeks to permit said facility with reduced setbacks from the property lines and residences under different ownership and setback less than required from the abutting roadways. Additionally, the applicant seeks to permit the facility with only 68.23% of the required parking for the religious facility. However, in order to supplement the parking, the applicant has filed a companion application (application #Z13-095) on a non-contiguous parcel located southwest of the subject property, along SW 5 Avenue, within a residential district. Since the non-contiguous parcel is not adjacent to the subject property and is separated by a roadway, the non-contiguous parcel cannot be analyzed as a part of this application.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; vacant land and single-family residence	Low-Medium Density Residential, (6 to 13 dua)
North	RU-2; duplex and single family residences	Low-Medium Density Residential, (6 to 13 dua)
South	RU-2; single-family and triplex residences	Low-Medium Density Residential, (6 to 13 dua)
East	RU-2: duplex and single family residences,	Low-Medium Density Residential, (6 to 13 dua)
West	RU-2; duplex and single family residences,	Low-Medium Density Residential, (13 to 25 dua)

NEIGHBORHOOD COMPATIBILITY:

The submitted plans depict the proposed two-story religious facility on the approximately 0.786 acre parcel. The subject parcel is surrounded by three (3) roadways, NW 81 Street, NW 5 Avenue and NW 82 Street. The surrounding area is primarily made up of one-story single and multi-family residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide members that live within the surrounding residential area with easier access to the religious facility. However, the approval of the facility with ancillary non-use variances of the parking, lot coverage, spacing and setback, regulations of the RU-2, Two-Family Residential Districts could have negative aural and visual impacts on the surrounding residential uses.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Low-Medium Density Residential** use. This land use category is typically characterized by single-family homes, townhouses and low-rise apartments. The CDMP Land Use Element Interpretative text under *Residential Communities* also permits neighborhood and community services including schools, daycare centers and **houses of**

worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-C**, among which are access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable.

The applicant seeks to permit the proposed religious facility with ancillary variances of the lot coverage, setback and spacing requirements for the facility, as well as a variance to the parking requirement of the Code. Staff notes that the applicant's intent is to develop the site with a two-story church building in an area that consists of one-story residences. Further, staff notes that the submitted plans indicate that the main building for the church is setback 5'-8" from the rear (east) property line that abuts an existing single-family residence and a minimum of 10' from the south property line, across the street from one-story single-family and triplex residential uses. Said plans also indicate that the proposed facility will only accommodate on site, 35 of the 51 parking spaces required based on the sanctuary area. As such, staff opines that approval of the proposed religious facility will create new visual and aural impacts on the abutting residences to the east and south, and further, due to the lack of available on-site parking, will result in the spillage of parking onto the abutting roadways, which will have a negative impact on traffic in the surrounding area. Staff therefore opines that based on the submitted plans, the proposed religious facility would not satisfy the criteria for compatibility set forth in the CDMP Land Use Element, **Policy LU-C** and would be **incompatible** with the surrounding residential uses.

Therefore, staff opines that the proposed religious facility would be **incompatible** with the area based on the criteria outlined in **Policy LU-C** of the CDMP Land Use Element, and therefore **inconsistent** with the uses allowed under the CDMP Land Use Element interpretative text for the **Residential Communities** and the CDMP Land Use Plan map Low-Medium Density Residential designation for the subject property.

ZONING ANALYSIS:

When request #1, to allow the proposed religious facility is reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses, staff opines that the approval of this request would be **incompatible** with the surrounding residential uses. The applicant is requesting to permit the proposed religious facility (request #1), with ancillary non-use variances (requests #2 through #5), among which, are variances of the lot coverage, setback, spacing and parking requirements for a religious facility within a residential district.

The Division of Environmental Resource Management (DERM) of RER indicates in its memorandum that approval will not result in a reduction in the LOS standards for potable water service and wastewater disposal. However, its memorandum states that the applicant must meet all of the waste water, stormwater management and tree preservation requirements as indicated in the memorandum. Further, staff notes that the Miami-Dade Fire Rescue Department (MDFRD) does not object to the application. Staff notes that the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) states that the application meets the traffic concurrency. The memoranda from the aforementioned departments do not however, indicate that approval of the application will result in 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.

Notwithstanding, staff opines that approval of the facility with only 68.23% of the required 51 parking spaces for the proposed church, which shows 530 seats, will result in the spillage of parking onto the abutting roadways, NW 5 Avenue, NW 81 Street and NW 82 Street. Staff notes that the applicant has filed a companion application to provide additional parking on a non-contiguous vacant parcel to the southwest of the subject property along NW 5 Avenue, which staff does not support.

Therefore, based on staff's analysis of the applicant's request for the religious facility in conjunction with the request for ancillary non-use variances (requests #2 through #5), which will be expanded upon below, staff opines that the scale and intensity of the proposed religious facility would be out of character with the surrounding one-story residential uses and would create negative visual and aural impacts on the surrounding primarily residential uses. **Therefore, staff recommends denial without prejudice of request #1, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

The applicant seeks approval of ancillary requests for non-use variances (requests #2 and #3) in order to establish the proposed religious facility. Among the requests are requests for variances to the setback and spacing requirements for the religious facility from properties and residences under a different ownership (request #2), and lot coverage (request #3). When requests #2 and #3 are analyzed under the Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations standards, staff opines that approval of these requests would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **incompatible** with same. The applicant's request for setback and spacing variances in request #2 are in staff's opinion too intensive and considering the scale of the proposed facility, would have too much of a negative visual impact on the abutting residences to the east.

In regards to the requested lot coverage (request #3), staff opines that the requested lot coverage is inextricably intertwined with the requested setbacks and spacing, which staff opines is too intensive for the area. As previously mentioned, the applicant's intent is to develop the site with a two-story, 33'-3" high church building. Staff notes that the surrounding properties are mainly comprised of one-story residential uses with a typical height of approximately 12' to 14'. Therefore, staff opines that the approval of the requested lot coverage (requested #3) along with the setbacks and spacing (request #2) would not only be overly intensive but due to the scale of the proposed facility, would also be out of character with the surrounding one-story residential uses that are predominant in this area.

When requests #4, pertaining to parking spaces within 25' of a right-of-way, and request #5, to permit the facility with only 35 of the required 51 parking spaces are similarly analyzed under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations standards, staff opines that approval would also be **incompatible** with the surrounding area and should be denied. Staff opines that request #4 is inexplicably intertwined with the requested setbacks, spacing and scale of building, which staff has recommended for denial. As for request #5, staff notes that the site plan shows 31.77% less parking spaces than required, and therefore, staff opines that the shortage of parking spaces will result in the spillage of parking onto the abutting roadways, NW 5 Avenue, NW 81 Street and NW 82 Street and would negatively impact this established residential neighborhood.

Staff notes that in an attempt to provide adequate parking for the proposed facility, the applicant has also filed a companion application (application #Z13-096) to provide additional parking on a

non-contiguous, vacant parcel located to the south of the subject property along NW 5 Avenue. Staff is not supportive of said application and notes that, in any event, the Code does not permit off-street parking on other parcels within the RU-2 zoning district. Therefore, for the aforementioned reasons and reasons that were previously stated, staff opines that approval of these requests would be too intensive and would not maintain the basic intent of the zoning and subdivision regulations in this area.

As such, based on the foregoing analysis of requests #2 through #5 staff opines that approval would facilitate the development of the religious facility, which in staff's opinion, would be overly intensive, create negative traffic impacts and will erode the tranquility of the existing surrounding residential neighborhood. **Therefore, staff recommends denial without prejudice of requests #2 through #5 under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property has one (1) ingress/egress drive along NW 82 Street, and one (1) ingress/egress drive along NW 5 Avenue. The plans also show a total of 34 parking spaces.

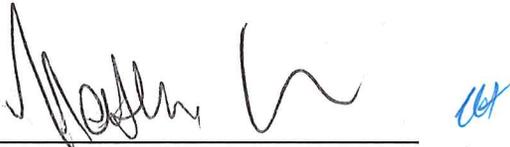
NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

NK:MW:NN:EJ:CH



Nathan Kogon, AICP, Assistant Director
Development Services Division
Miami-Dade County
Regulatory and Economic Resources Department

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PLANNING AND ZONING
PERMITS OFFICE

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ZONING RECOMMENDATION ADDENDUM

New Evangelical Missionary Church of God
16-007

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objections</i>
<i>Schools</i>	<i>No objection</i>
<i>Solid Waste Management</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low-Medium Density Residential <i>(Pg. I-29)</i>	<i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
Residential Communities <i>(Pg. I-24)</i>	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare 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 relationships.</i>
Policy LU-4A <i>(Page I-9)</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

Section 33-311(A)(3) Special Exception, 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.</i>
Section 33-311(A)(4)(b) Non-Use Variances From	<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</i>

ZONING RECOMMENDATION ADDENDUM

New Evangelical Missionary Church of God
16-007

<p>Other Than Airport Regulations.</p>	<p><i>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>Buildings for public assemblage—In districts other than business or industrial. Sec. 33-17.</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><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> <p><i>(3) In EU-1 and EU-2 Districts, where the setback from the front building line is greater than the minimum specified by this section, buildings for public assemblage shall set back at least the minimum distance required, namely, fifty (50) feet from the front property line.</i></p> <p><i>(4) No building for public assemblage in EU-M, EU-1 and EU-2 Districts shall be closer than seventy-five (75) feet to any property line abutting a lot under ownership other than that on which the structure is to be placed.</i></p> <p><i>(7) Ample parking facilities for buildings for public assemblage shall be provided off the highway right-of-way. Parking facilities for a church, school, or other buildings used for noncommercial purposes in a residential district may be permitted in the same district with said church, school or other buildings used for noncommercial purposes, provided no parking lot or special parking area is closer than twenty-five (25) feet to any property under different ownership which is zoned RU or EU unless the parking area is separated from such lot by a wall or hedge approved by the Director.</i></p>

3. NEW EVANGELICAL MISSIONARY CHURCH OF GOD
(Applicant)

16-7-CZ8-3(16-007)
Area 08/District 02
Hearing Date: 07/28/16

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

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

Disclosure of interest form attached? **Yes** **No**

Previous Zoning Hearings on the Property:

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

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

Memorandum



Date: April 27, 2016

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

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: C-08 #Z2016000007-1st Revision
New Evangelical Missionary Church of God
450 NW 82 Street, Miami, FL 33150
Special Exception to permit a proposed religious facility.
(RU-2) (0.7865 Acres)
12-53-41

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

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

DERM would not object to the interim use of a septic tank and drainfield system provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(4) of the Code. Based upon the available information the proposal meets said requirements. Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

Stormwater Management

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.

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.

Tree Preservation

According to the Landscape Plan entitled "PROPOSED CHURCH FOR: NEW EVANGELICAL MISSIONARY CHURCH OF GOD, SHEET L-1", dated June 19, 2015, and signed and sealed by Asshar J. Fathi on November 19, 2015, submitted as an attachment to this application, the subject site contains specimen trees (tree diameter equal to or greater than 18 inches) which are proposed to remain on site. Additionally, non-specimen tree resources are proposed to be removed.

Please be advised, a Miami-Dade County Tree 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. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the CDMP. A review of this application has revealed that the proposed request will be in accordance with the specimen tree protection standards of the Code.

Finally, in accordance with the Code and CON8I of the Miami-Dade County CDMP, all prohibited species listed in Section 24-49 of the Code that exist on a development site shall be removed prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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.

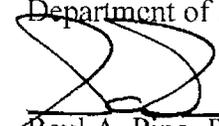
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: April 27, 2016

To: Nathan Kogon, 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: Z2016000007
Name: New Evangelical Missionary Church of God
Location: 450 NW 82 St
Section 12 Township 53 South Range 41

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

1. Sidewalk and drainage is required along the perimeter of the property.
2. Driveway to NW 82 Street must meet Florida Department of Transportation (FDOT) access management requirements if disapproved site plan is not acceptable. Contact the district office at 305-470-5367 for driveway and drainage permits. All improvements/dedications must be approved by FDOT.

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: February 8, 2016

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Deputy Director, Waste Operations
Department of Solid Waste Management

Subject: New Evangelical Missionary Church, Inc. (#16_007)

The Department of Solid Waste Management (DSWM), Waste Operations, review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: *New Evangelical Missionary Church, Inc.* is requesting a special exception to construct a church and a non-use variance pertaining to parking and building setbacks.

Size: The subject property is approximately .79 acres.

Location: The property is located at 450 NW 82nd Street, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The DSWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 24, 2015, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Should the application be approved and a church subsequently built on the property, it would meet the Miami-Dade County Code definition of a "commercial establishment." Per the Code the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or

that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The property is on residential Waste Collection Route No. 2109. Therefore, the landlord or property owner may fulfill the requirement either through the DSWM, which can provide commercial waste cart service, or through a private hauler, which can provide waste and recycling collection service.

3. Recycling

The following language from **Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-514-6666.

Section 15-2.3 of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: June 8, 2016

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments - New Evangelical Missionary Church of God
Application # Z2016000007 – REVISION # 1

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the zoning process. The applicant is advised to consult with their engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.

Application Name: Estate of Susan Hamilton Smith

Location: The proposed project is located on at 450 NW 82nd Street with Folio Nos. 30-3112-023-0990, 30-3112-023-1000, 30-3112-023-1010, 30-3112-023-1020 and 30-3112-023-1005 in unincorporated Miami-Dade County.

Proposed Development: A church with total square footage of 17,373 sq.ft.

The total water demand of the project will be 1,737 (gpd).

Water: The subject project is located within WASD's service area. The source of water for the project is the Hialeah-Preston Water Treatment Plant. All comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

There is an 8- inch water main along NW 5th Avenue to where the developer may connect to provide water service to the proposed development. Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with (2) points of connections. Please note that final points of connections and capacity approval to connect to the water system will be provided at the time the applicant request connection to the water infrastructure.

A Water Supply Certification (WSC) from WASD will be required for the proposed development. Said Certification will be issued at the time the applicant request connection to the water system. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to:
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of the Miami-Dade County Code.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to: <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The existing facility is currently on septic. There is no sanitary sewer connection in close proximity to this project.

Any public water infrastructure must be within a public right-of-way, or within a utility easement. Please note that there are water mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them.

Below please find additional links to the WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: May 3, 2016

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

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

Subject: Z2016000007: NEW EVANGELICAL MISSIONARY CHURCH OF GOD
Revised Plans Submitted Dated Stamped Received 4-18-2016

Application Name: NEW EVANGELICAL MISSIONARY CHURCH OF GOD

Project Location: The site is located at 450 NW 82 STREET, Miami-Dade County.

Proposed Development: The request is for SPECIAL EXCEPTION TO PERMIT A CHURCH.

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

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor

Memorandum



Date: 21-APR-16
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z201600007

Recommendation:

Fire Engineering & Water Supply Bureau reviewed and approved the site plan dated 04/18/16.

Service Impact/Demand

Development for the above Z201600007
 located at 450 NW 82 STREET, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0800 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
residential		<u>industrial</u>	square feet
11089	square feet	<u>N/A</u>	square feet
<u>Office</u>		<u>institutional</u>	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Retail		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: No Impact. 2.43 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 30
 The estimated average travel time is: 6.03 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

OK

BUILDING AND NEIGHBORHOOD COMPLIANCE

ENFORCEMENT HISTORY

NEW EVANGELICAL MISSIONARY
CHURCH OF GOD

LYING APPROX. 116' SOUTH OF NW 82 ST &
WEST OF NW 5 AVE, AKA AS 8034 NW 5 AVE
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JULY 28, 2016

Z2016000007

DATE

HEARING NUMBER

FOLIO'S:

30-3112-023-1000
30-3112-023-1010
30-3112-023-1020

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 15, 2016

FOLIO: 30-3112-023-1000:

NEIGHBORHOOD REGULATIONS

There are no open or closed cases

BUILDING SUPPORT REGULATIONS:

There are no open or closed cases

FOLIO: 30-3112-023-1010

NEIGHBORHOOD REGULATIONS OPEN:

There are no open cases

NEIGHBORHOOD REGULATIONS CLOSED:

Case #201604001061, was opened on March 16, 2016, for Failure to Perform Lot Maintenance in a Residential District; vacant lot and the adjacent swale area [Grass, Weeds, Junk, and Trash]. A Warning Letter was issued the same day. Civil Violation Notice #T060379, was issued on April 19, 2016, for non-compliance. The property was cleared the owner. The Citation was closed Administratively by the Department. The case is closed.

Case #201504006561, was opened on September 18, 2015, for Failure to Perform Lot Maintenance in a Residential District [Grass and Weeds over 12 inches]. A Warning Letter was issued the same day. The property was cleared by the property owner. The case was closed.

BUILDING SUPPORT REGULATIONS:

There are no open or closed cases

FOLIO: 30-3112-023-1020

NEIGHBORHOOD REGULATIONS

There are no open or closed cases

BUILDING SUPPORT REGULATIONS OPEN:

There are no open cases

BUILDING SUPPORT REGULATIONS CLOSED:

Building Support Case # 20080116468U, was opened on December 18, 2007, for Structures built without a permit: **Structure "A"** is a 1067 sf wood frame / stucco dwelling found open / vacant / abandoned / deteriorated with additions constructed without permit in violation of required setback; **Structure "B"** is a 150 sf wood shed built without permit not to code; **Structure "C"** is a 120 lf wood fence built without permit not to code; **Structure "D"** is a 240 sf aluminum carport

built without permit in violation of required setback. A Notice of Violation was issued on January 9, 2008. The Case is in compliance. There are no outstanding fees. **The case is closed.**

VIOLATOR:

New Evangelical Missionary Church of God

OUTSTANDING LIENS AND FINES:

As of June 15, 2016, There are Outstanding Liens, Fines, or Fees

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: NEW EVANGELICAL MISSIONARY CHURCH OF GOD

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>REV. FURBER PIERCE</u> <u>Pastor</u>	<u>NEI PERE FURBT</u>
_____	_____
_____	_____

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<div style="border: 2px solid red; padding: 5px; display: inline-block;"> <p align="center">RECEIVED 216-007 JAN 20 2016 MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES</p> </div>	216-0916
_____	_____
_____	_____
_____	_____

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)

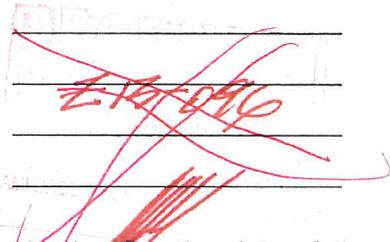
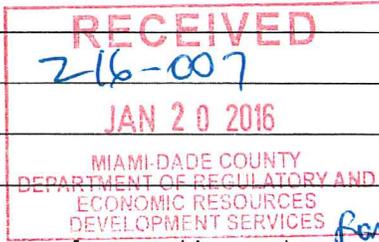
Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____



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

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

Signature _____

[Handwritten Signature]

 (Applicant)

RUBENS PEREIRA

 (Print Applicant name)

Sworn to and subscribed before me this 29th day of October 2013. Affiant is personally know to me or has produced _____ as identification.

[Handwritten Signature]

 (Notary Public)

My commission expires: 12/16/16



*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.

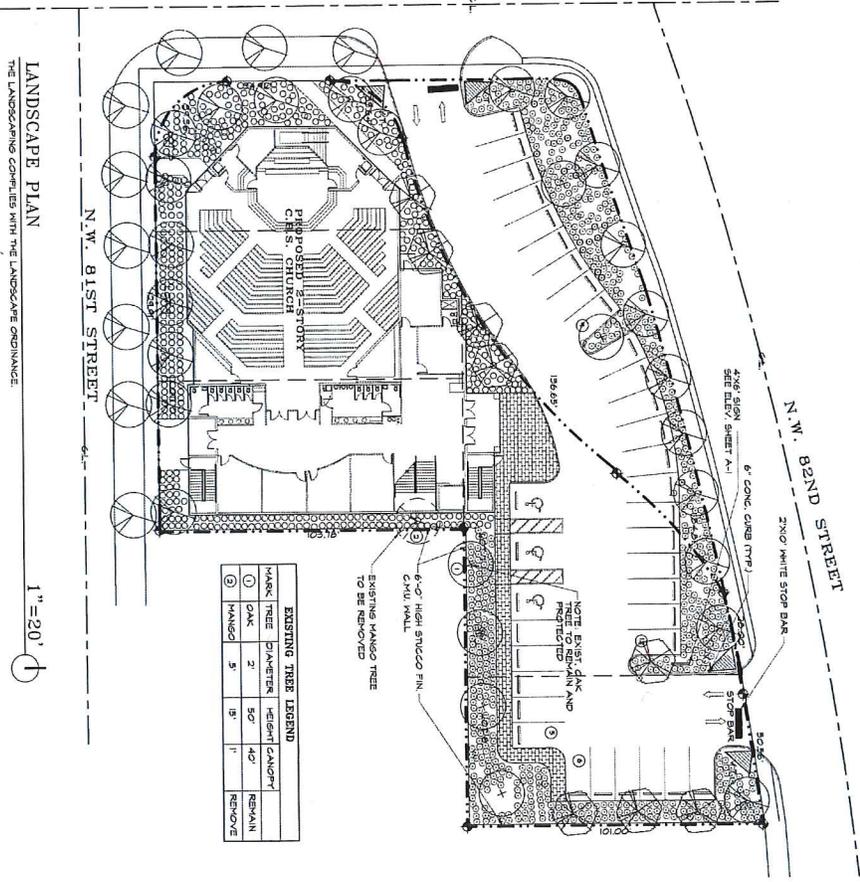
PLANT SCHEDULE

BROADLEAF EVERGREEN	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
-	○	Podocarpus neriifolia	Yew Podocarpus	6' Hedge
-	○	Lantana camara	Bush Lantana	1-6'cl
520	○	Raphiaelis indica	Indian Hawthorn	3-6'cl
450	○	Chrysanthemum leucoides	Red Tip Chrysanthemum	3-6'cl
-	○	Ipomoea pes-caprae	Ipomoea	3-6'cl
-	○	Ipomoea pes-caprae	Ipomoea	3-6'cl
-	○	Scaevola taccada	Sea Purslane	3-6'cl
TREES	SYMBOL <th>SCIENTIFIC NAME</th> <th>COMMON NAME</th> <th>PLANTING SIZE</th>	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
II	⊗	Tournefortia	Pink Tab	12'
8	⊗	Tournefortia	Yellow Tab	12'
6	⊗	Overcup Virginia	Live Oak	12'
PALMS	SYMBOL <th>SCIENTIFIC NAME</th> <th>COMMON NAME</th> <th>PLANTING SIZE</th>	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
0	☼	Rapanea aloha	Fl. Royal Palm	18' CT
0	☼	Magnolia robusta	Magnolia	12' CT

LANDSCAPE LEGEND

- LANDSCAPE LEGEND
- NET LOT AREA (SF) 34,735 S.F.
- NET LOT AREA (ACRES) 0.79 acres
- OPEN SPACE
- A) 50' FT. OPEN SPACE REQUIRED 9,144 S.F.
- B) 50' FT. PARKING LOT OPEN SPACE FOR 21 SPACES 500 S.F.
- C) TOTAL (A+B) 9,644 S.F.
- LAND AREA CALCULATION
- A) TOTAL LANDSCAPE OPEN SPACE (C ABOVE) 9,644
- B) MAINWAY LANN (60% REQD OPEN AREA) 5,935
- TREES
- A) NO. REQUIRED 76X28= 22 TREES
- B) % PALMS ALLOWED (20%) 18
- C) % NATIVE REQUIRED (20%) -
- D) STREET TREES (25' OC MAX) 612/15/25=16
- E) STREET TREES UNDER POWERLINES (25' OC MAX) SHRUBS
- A) REQUIRED SHRUBS (10 X REQ. TREES) 220
- B) REQUIRED NATIVE (20%) 66

N.W. 5TH AVE.



EXISTING TREES LEGEND

MARK	TREE	DIA-METER	HEIGHT	CANOPY	REMAIN
①	OAK	2"	50'	40'	REMAIN
②	MANGO	5"	15'	15'	REMOVE

RECEIVED

2/16/07

APR 09 2016

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

RECEIVED

APR 18 2016

2016

FATH ARCHITECTS, INC.

AA 0000988
18 0001031
18 0001032
INTERIORS
PLANNERS

6032 SW 8TH ST. SUITE 101
DAVIE, FLORIDA 33328
TEL: (954) 208-5800
WWW.FATHARCHITECTS.COM

PROJECT:

PROPOSED CHURCH FOR:

NEW EVANGELICAL MISSIONARY CHURCH OF GOD

450 N.W. 82ND STREET
MIAMI, FLORIDA

OWNER:
NEW EVANGELICAL MISSIONARY
CHURCH OF GOD
450 N.W. 82ND STREET
MIAMI, FLORIDA

PHONE:

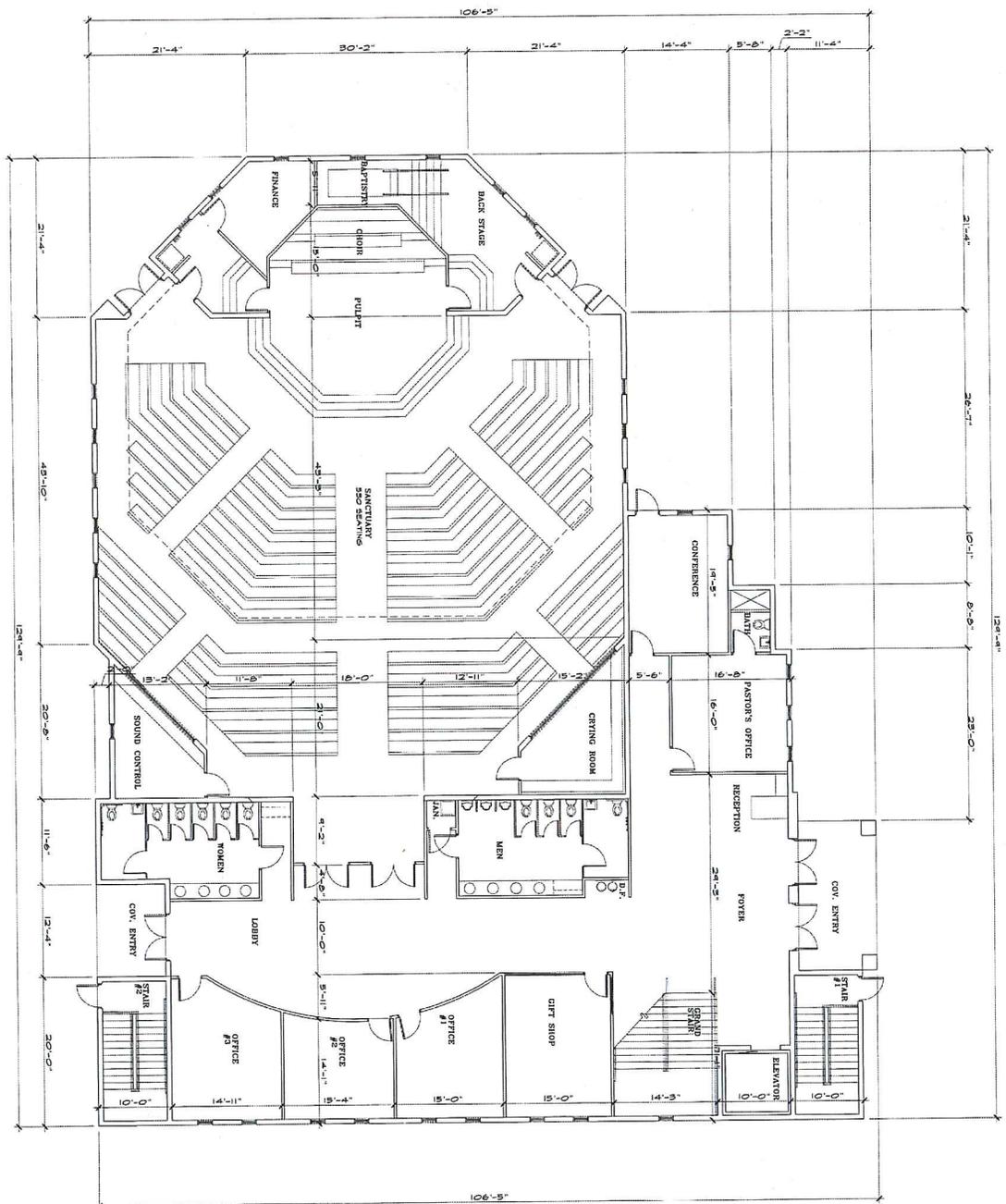
REVISIONS	DATE	BY

DATE	APPROVED

SHEET NO. **1-1**

GROUND FLOOR PLAN

1/8" = 1'-0"



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216-067
APR 09 2016
MIAMI-DADE COUNTY
DEPARTMENT OF RECREATION AND ECONOMIC
RESCOURC DEVELOPMENT SERVICES
By *ED*

RECEIVED
JAN 27 2016
FATHI ARCHITECTS, INC.
ARCHITECTS
PLANNERS

FATHI ARCHITECTS, INC.
18 0001 0311
ARCHITECTS
PLANNERS
8625 BRIDLE PATH CT.
SUITE 200
MIAMI, FLORIDA 33155
TEL: (305) 438-3348
818@fathiarchitects.com
www.fathiarchitects.com

Approved for 11-19-15

PROJECT:
PROPOSED CHURCH FOR:
NEW EVANGELICAL MISSIONARY CHURCH OF GOD
450 N.W. 82ND STREET
MIAMI, FLORIDA

OWNER: NEW EVANGELICAL MISSIONARY CHURCH OF GOD
ADDRESS: 450 N.W. 82ND STREET
MIAMI, FLORIDA
PHONE:

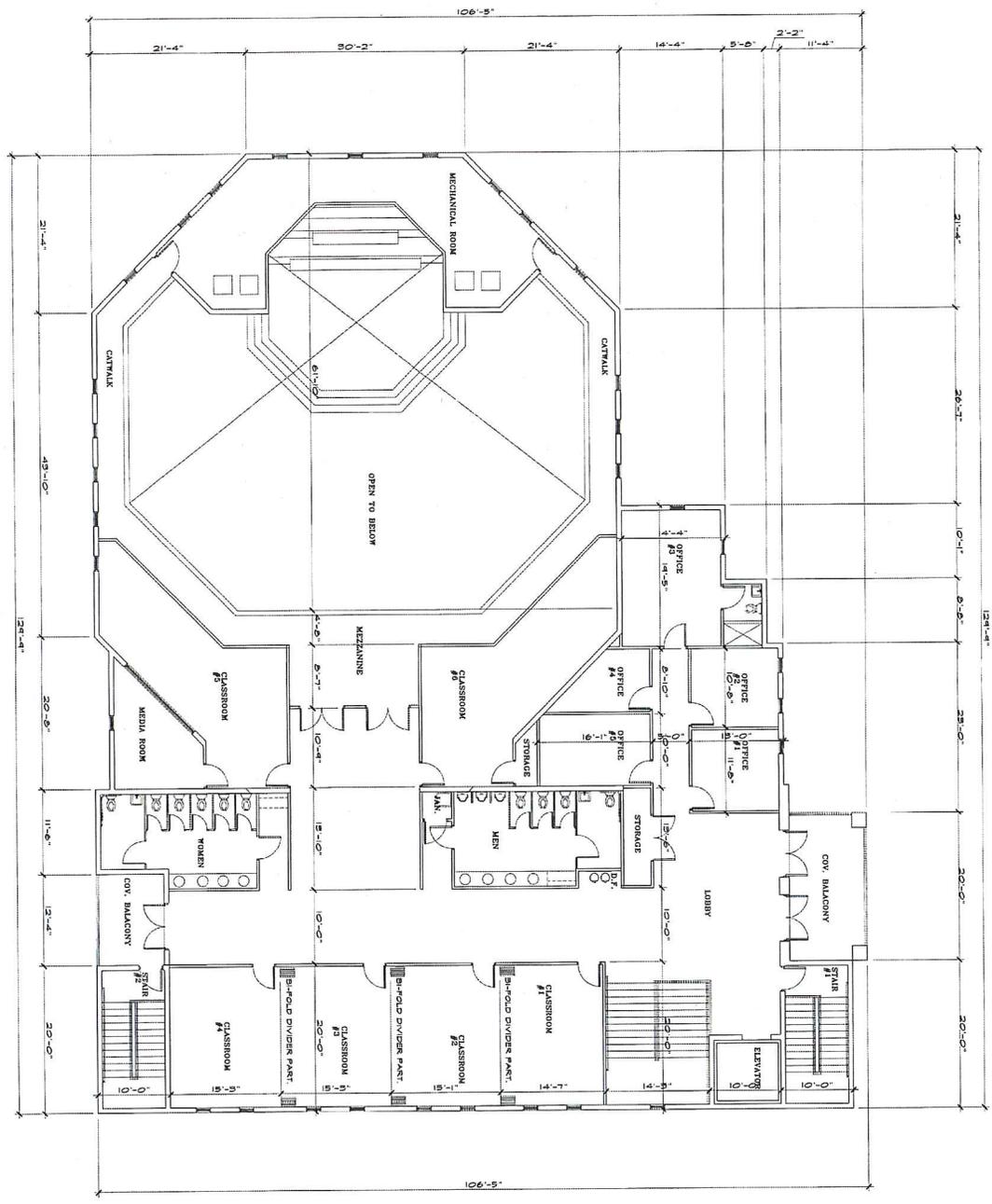
REVISION	DATE	BY

Scale: 1/8" = 1'-0"
DATE: JAN 27 2016
DRAWN: FATHI ARCHITECTS, INC.
CHECKED: FATHI ARCHITECTS, INC.
COMMISSION NO.: 0015

SHEET
A-2
OF

SECOND FLOOR PLAN

1/8" = 1'-0"



RECEIVED

216-007

APR 09 2016

MIAMI-DADE COUNTY
DEPARTMENT OF BEHAVIOR AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

By *[Signature]*

RECEIVED
JAN 29 2016
FATMI ARCHITECTS, INC.

DATE	AMENDS
SCALE	AS SHOWN
DRAWN	R.E.
CHECKED	A.P.
COMMISSION NO.	014143
SHEET	A-3
SHEET NO.	OF

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REVISIONS	DATE	BY

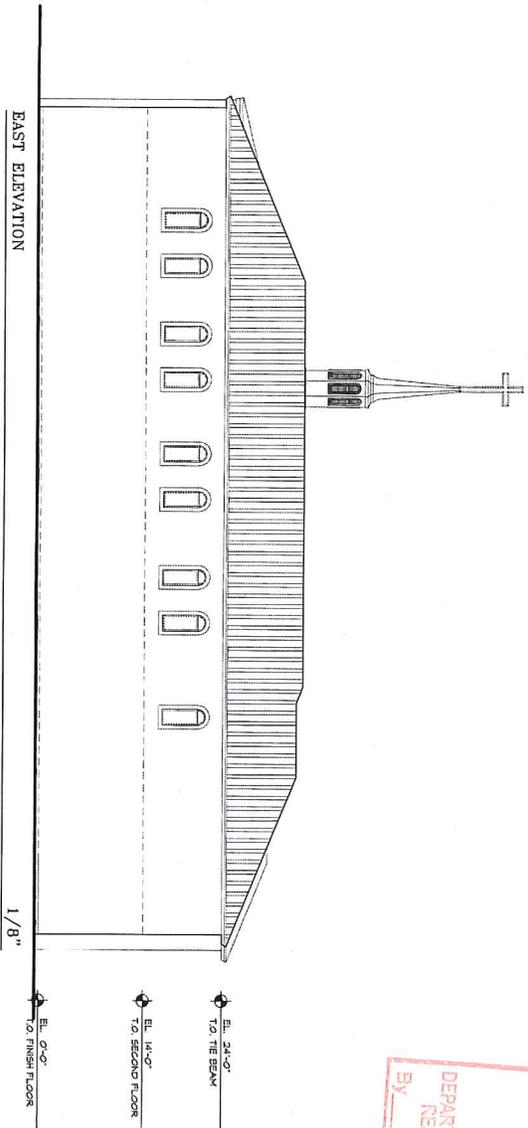
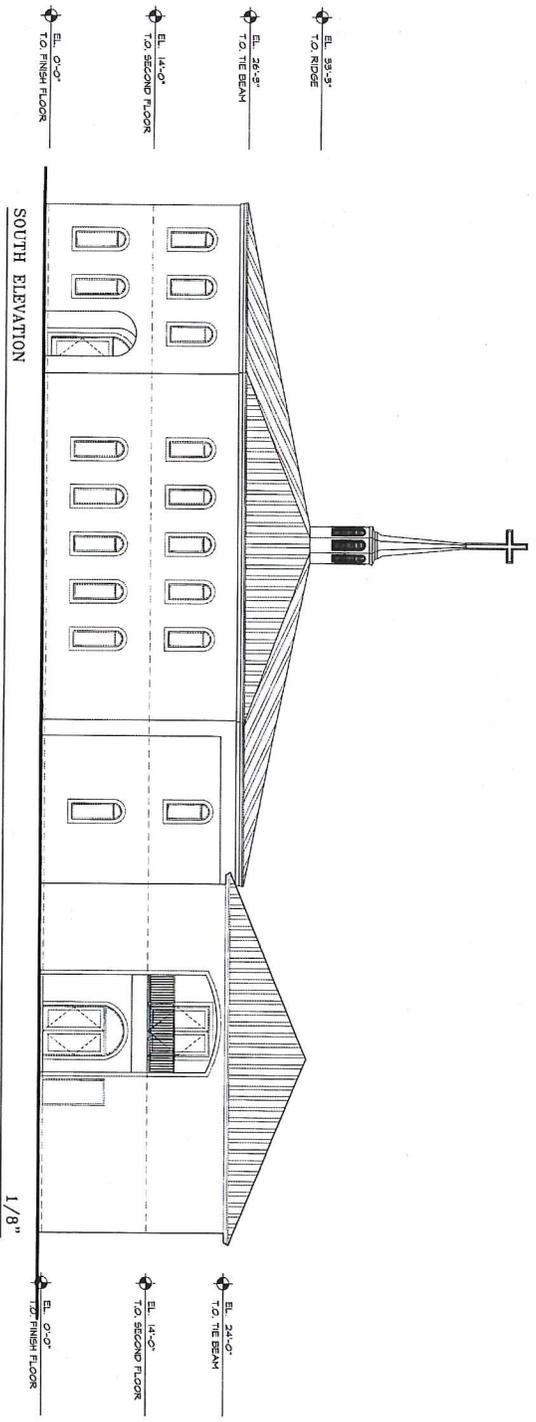
OWNER:
NEW EVANGELICAL MISSIONARY
CHURCH OF GOD
460 N.W. 82ND STREET
MIAMI, FLORIDA
PHONE: _____

PROJECT:
PROPOSED CHURCH FOR:
NEW EVANGELICAL MISSIONARY CHURCH OF GOD
450 N.W. 82ND STREET
MIAMI, FLORIDA

CORNER PLAN



FATMI ARCHITECTS, INC.
 AA 00032848
 ARCHITECTS
 INTERIORS
 PLANNERS
 3075 N.W. 111th Ave., Suite 500
 Miami, Florida 33188
 info@fatmiarchitects.com
 www.fatmiarchitects.com



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 216-007
 APR 09 2016
 MIAMI-DADE COUNTY
 DEPARTMENT OF RESILIENT AND ECONOMIC
 RESOURCE DEVELOPMENT SERVICES
 BY: *ED*

RECEIVED
 JAN 27 2016
 DEPARTMENT OF PERMITTING
 1200 N.W. 12TH AVENUE
 MIAMI, FL 33136
HW DCH

FATH ARCHITECTS, INC.
 AA 0003068
 REGISTERED
 INTERIORS
 PLANNERS
 8633 BERKELEY PATH CT.
 DAVIS, FLORIDA 33328
 TEL: (954) 408-3344
 WWW.FATHARCHITECTS.COM
 www.fatharchitects.com



CONTRACT NO. _____

PROJECT:
PROPOSED CHURCH FOR:
 NEW EVANGELICAL MISSIONARY CHURCH OF GOD
 450 N.W. 82ND STREET
 MIAMI, FLORIDA

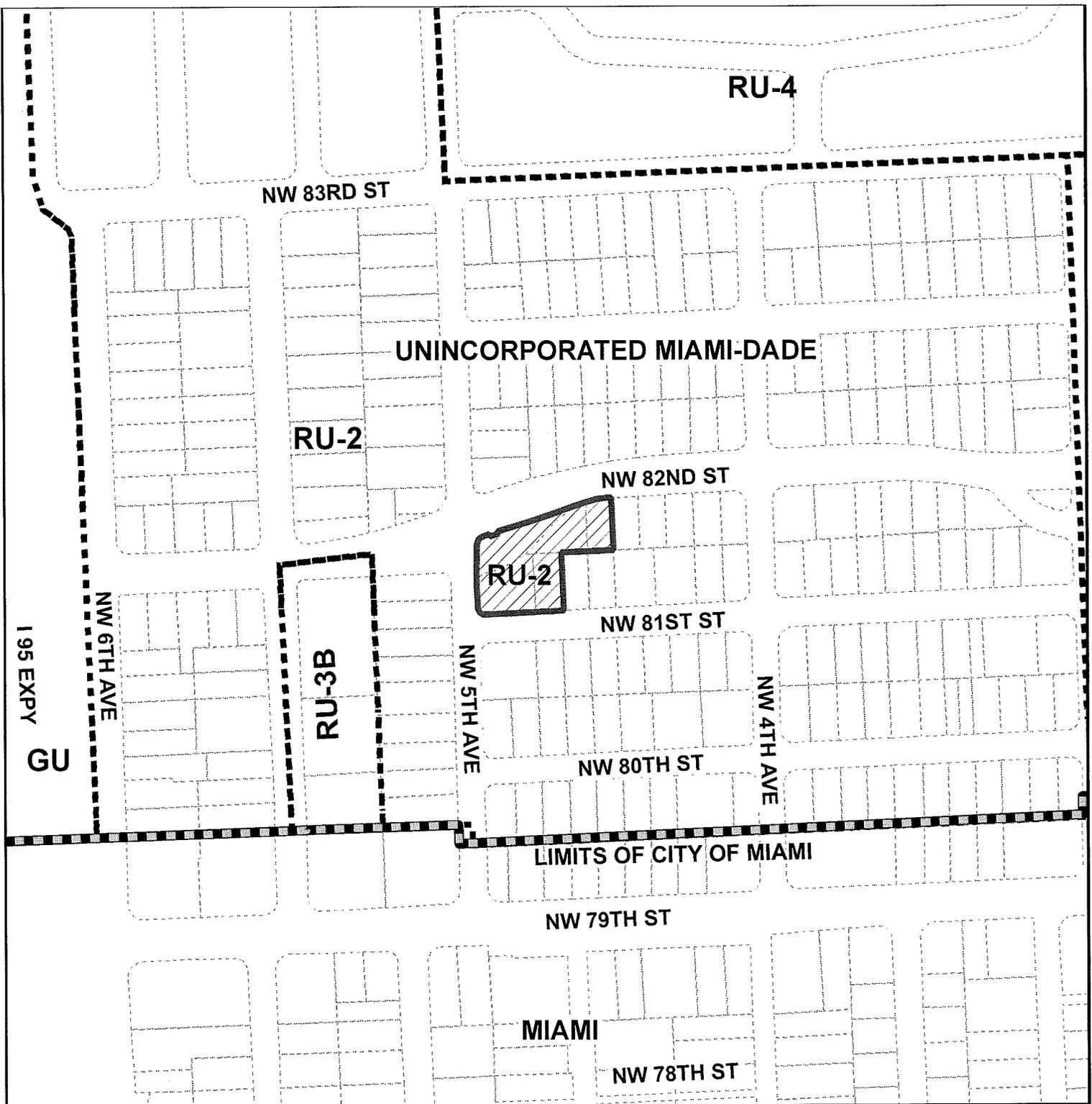
GENERAL CONTRACTOR:
 CHURCH OF GOD
 ADDRESS: _____
 MIAMI, FLORIDA
 PHONE: _____

REVISIONS	DATE	BY

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DATE	ISSUES
SCALE	AS SHOWN
DRAWN	RL
CHECKED	A.T.
COMMISSION NO.	0418

SHEET
A-5
 OF



MIAMI-DADE COUNTY

HEARING MAP

Section: 12 Township: 53 Range: 41

Applicant: NEW EVANGELICAL MISSIONARY CHURCH OF GOD

Zoning Board: C8

Commission District: 2

Drafter ID: E.CESPEDES

Scale: NTS

Process Number

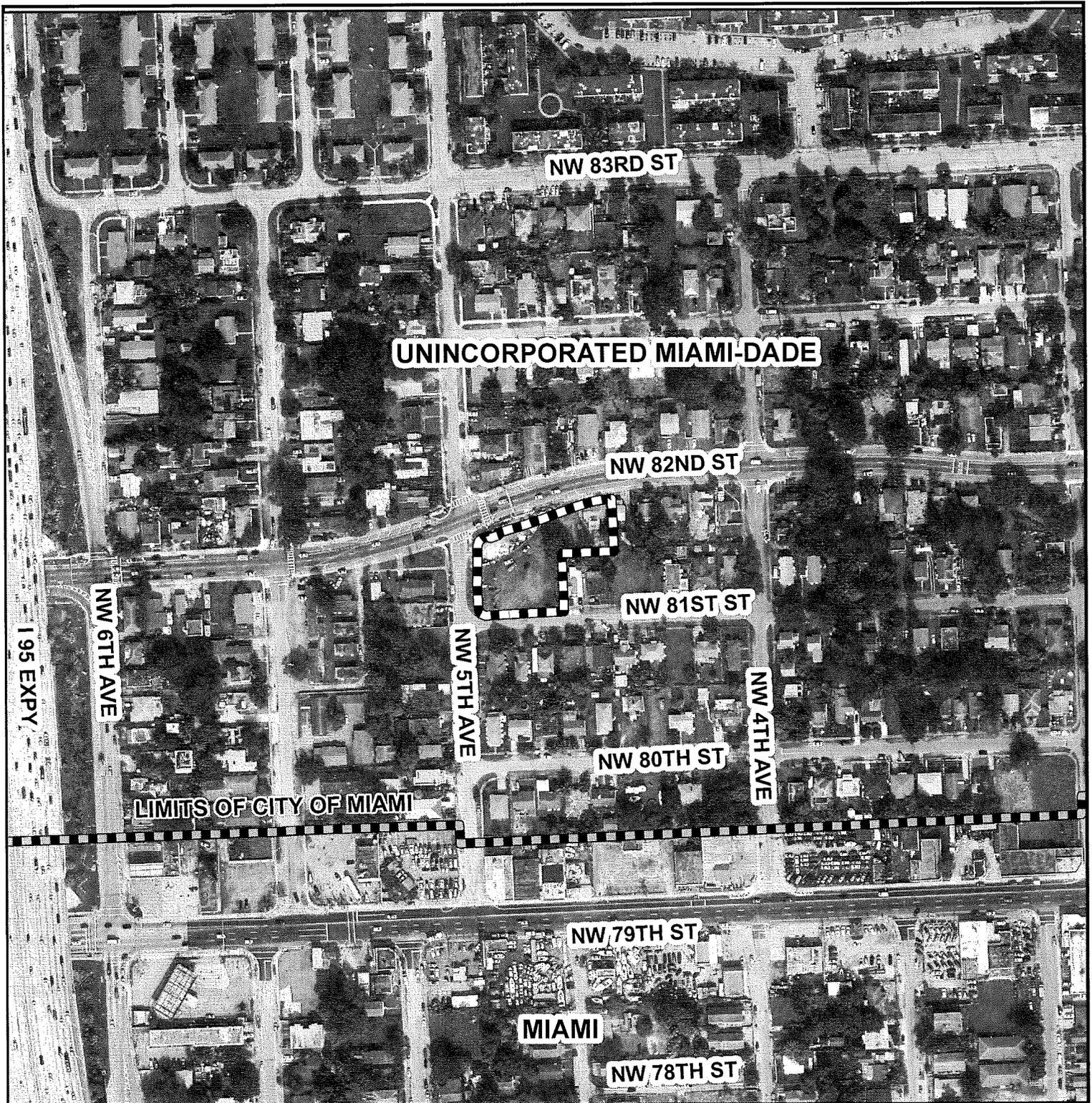
Z201600007

Legend

-  Subject Property Case
-  Zoning
-  Municipalities



REVISION	DATE	BY
		31



MIAMI-DADE COUNTY

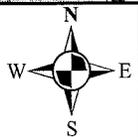
AERIAL YEAR 2015

Process Number

Z2016000007

Legend

-  Subject Property
-  Municipalities



Section: 12 Township: 53 Range: 41

Applicant: **NEW EVANGELICAL MISSIONARY CHURCH OF GOD**

Zoning Board: C8

Commission District: 2

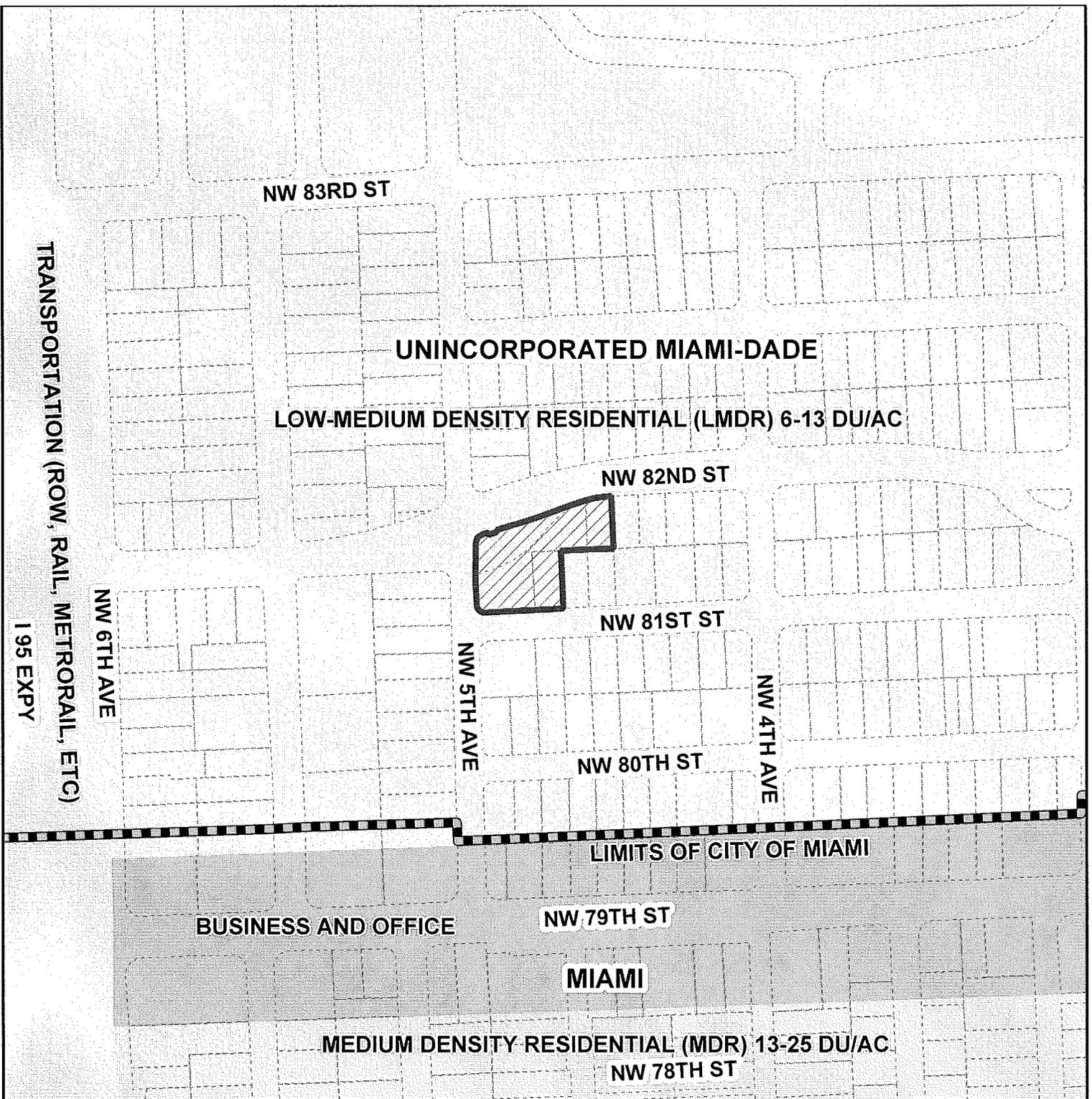
Drafter ID: E.CESPEDES

Scale: NTS



SKETCH CREATED ON: Tuesday, February 2, 2016

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2016000007

Section: 12 Township: 53 Range: 41
 Applicant: NEW EVANGELICAL MISSIONARY CHURCH OF GOD
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend



Subject Property Case



Municipalities



REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 08**

PH: Z16-034 (16-07-CZ08-4)

July 28, 2016

Item No. 4

Recommendation Summary	
Commission District	2
Applicant	Arlex Diaz Capote
Summary of Requests	The applicant is requesting to permit an existing addition to a single family residence setback less than required from the rear property.
Location	8315 NW 33 Avenue, Miami-Dade County, Florida.
Property Size	.22 Acre
Existing Zoning	RU-1
Existing Land Use	Single-Family Residence
2020-2030 CDMP Land Use Designation	Low Density Residential (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(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Denial without prejudice.

REQUEST:

NON-USE VARIANCE to permit an existing addition to a single family residence setback a minimum of 5.36' (25' required) from the rear (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Legalize Existing Rear Addition and Terrace," dated stamped received 03/21/16 and consisting of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The plan submitted depicts an existing single-family residence on a .22 Acre, RU-1, Single-Family Residential District zoned parcel. The applicant seeks to legalize the existing addition encroaching into the rear setback area.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in an area characterized by single-family residences developed under the RU-1, District regulations.

SUMMARY OF THE IMPACTS:

The approval of this application will continue to provide a benefit to the owner by permitting an existing addition that provides additional living area. Although existing, due to its close proximity to the property lines, staff opines that it has a negative visual impact on the abutting property to the east.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential**. *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 the requests sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP and will not change the single-family detached use. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use, approval of the application would be **consistent** with the density threshold of the Low Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

When this application is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of same would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and, therefore, would be **incompatible** with the surrounding area. Staff opines that the request, to permit an existing addition to a single family residence setback a minimum of 5.36' (25' required) from rear (east) property line is too intense and approval of same will be visually intrusive to the surrounding area.

This application seeks to legalize said existing addition containing two bedrooms, a bathroom and a kitchen that encroaches into the rear setback area. Staff opines that it is overly intensive and visually intrusive to the abutting properties. Further, staff opines that based on the submitted floor plan, the existing single-family residence layout could be converted into a second residential unit by enclosing the passage way from the rear of the dining room into the subject addition. Additionally, staff research of the area did not find any similar approvals for encroachment into the setback area as being request. As such, staff considers the approval of this application to be excessive, and further opines that approval of same will be out of character with the area as it represents an over utilization of the subject property. **Therefore, staff recommends denial without prejudice of this application under Section 33-311(A)(4)(b), Non-Use Variance standards.**

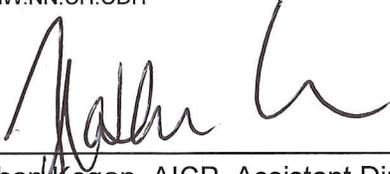
ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

NK:MW:NN:CH:CDH



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

new

PLANNING AND ZONING
AGENDA OFFICE

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PLANNING AND ZONING
AGENDA OFFICE
2016 JUL 11 A 11:47

ZONING RECOMMENDATION ADDENDUM

Arlex Diaz Capote
Z16-034

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management(RER)	No objection*
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No comments
Water and Sewer	No objection
Public Works and Waste Management	No objection
Police	No comments
*Subject to conditions in their memorandum.	

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

<p>Low-Density Residential (Pg. I-31)</p>	<p><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></p>
--	--

PERTINENT ZONING REQUIREMENTS/STANDARDS

<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>
--	--

4. ARLEX DIAZ CAPOTE
(Applicant)

16-7-CZ8-4(16-034)
Area 08/District 02
Hearing Date: 07/28/16

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>
No History		No History		

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

Memorandum



Date: April 14, 2016

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

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

Subject: C-08 #Z2016000034
Arlex Diaz Capote
8315 NW 33rd Avenue, Miami, FL 33147
Non-Use Variance to permit a single-family residence setback less
than required from property lines.
(RU-1) (0.2253 Acres)
09-53-41

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

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

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

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

Tree Preservation

The subject property contains tree resources and the proposed variance does not appear to impact these resources. Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. Please be advised that a Tree Removal/Relocation Permit is required for

the removal and/or relocation of trees resources on the subject property that are subject to the Tree Preservation and Protection provisions of the Code.

Please be advised that Section 24-49.9 of the Code and Objective CON8I of the Master Plan will require the removal of all prohibited species listed in Section 24-49 that exist on any development site prior to development or redevelopment and any developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

The applicant is advised to contact Tree Permitting Program staff (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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.

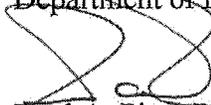
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: April 5, 2016

To: Nathan Kogan, 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: Z2016000034
Name: Arlex Diaz Capote
Location: 8315 NW 33 Avenue
Section 09 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 complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 12, Block 4, of Plat Book 53, Page 43.

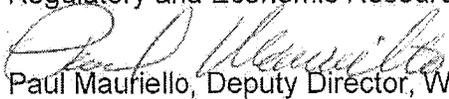
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: April 7, 2016

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Deputy Director, Waste Operations
Department of Solid Waste Management

Subject: Arlex Diaz Capote (#16_034)

The Department of Solid Waste Management (DSWM) has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The applicant requests a non-use variance of set-back requirements in order to legalize an existing addition to the single family home located on the property. The application will have no DSWM impact or any associated costs.

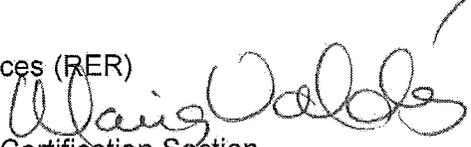
If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at (305) 375-1354.

Memorandum



Date: May 10, 2016

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate 
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments – Alex Diaz Capote
Application No. Z2016000034

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below does not affect the Zoning Process.

Recommendation: WASD has no objection to this application.

Application Name: Alex Diaz Capote

Location: The project is located at 8315 NW 33rd Avenue with Folio No. 30-3109-006-0660, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting to legalize existing rear addition and terrace.

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: April 11, 2016

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

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

Subject: Z2016000034: ARLEX DIAZ CAPOTE

Application Name: ARLEX DIAZ CAPOTE

Project Location: The site is located at 8315 NW 33 AVE, Miami-Dade County.

Proposed Development: The request is for a NUV OF SETBACK REQUIREMENTS FOR SINGLE-FAMILY RES.

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

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor



Memorandum

Date: 30-MAR-16
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2016000034

Recommendation:

Fire Engineering & Water Supply Bureau reviewed and approved the site plan dated 3/21/16.

Service Impact/Demand

Development for the above Z2016000034
 located at 8315 NW 33 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 788 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 02
 The estimated average travel time is: 7.02 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

OK

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ARLEX DIAZ CAPOTE

8315 NW 33 AVE,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JULY 28, 2016

Z2016000034

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 16, 2016

NEIGHBORHOOD REGULATIONS:

There are no Open or Closed Cases

BUILDING SUPPORT REGULATIONS OPEN:

Building Support Case # 20130156792B, was opened on December 18, 2012, for Failure to obtain required Building Permit(s) prior to commencing work on: rear addition/unit, wood-frame structure and side terrace. A Notice of Violation issued on December 16, 2015. The Case is in non-compliance status. There are no outstanding fees. The case remains open.

BUILDING SUPPORT REGULATIONS CLOSED:

There are no Closed Cases

VIOLATOR:

Arlex Diaz Capote

OUTSTANDING LIENS AND FINES:

As of June 16, 2016, There are no Outstanding Liens, Fines, or Fees

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MAR 21 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND EC
RESOURCES DEVELOPMENT SERVI
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DEPARTMENT OF REGULATORY
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DEVELOPMENT SERVICES



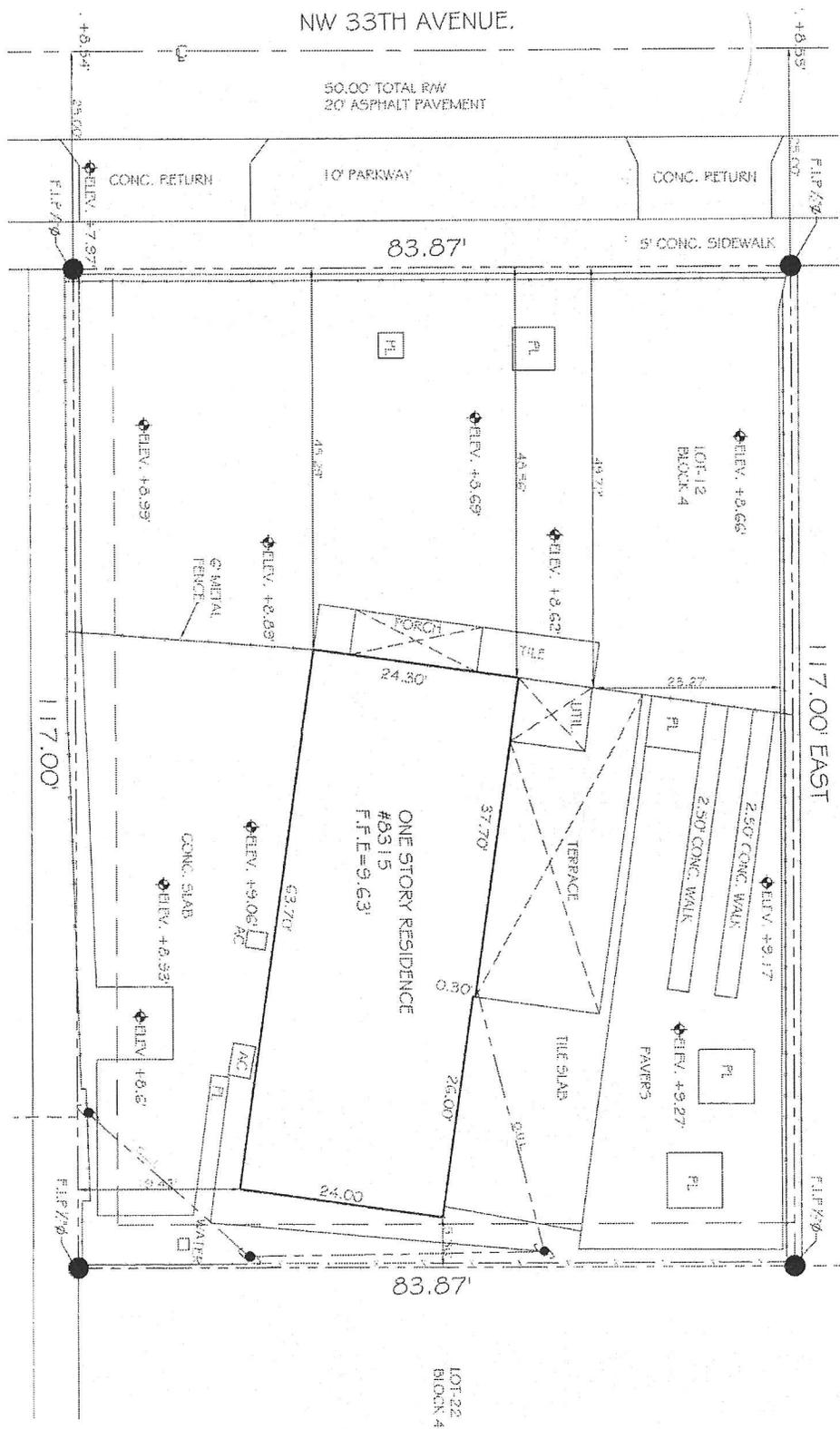


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ECONOMIC/RESOURCES
DEVELOPMENT SERVICES

5







enlarge site plan

SITE INFORMATION

ZONING: R-U-1
 NET LOT AREA: 9511

LOT COVERAGE

SET BACKS	REQUIRED
FRONT (SOUTH)	25.0'
INTERIOR SIDE (EAST)	7.5'
INTERIOR SIDE (WEST)	7.5'
REAR (NORTH)	25.0'

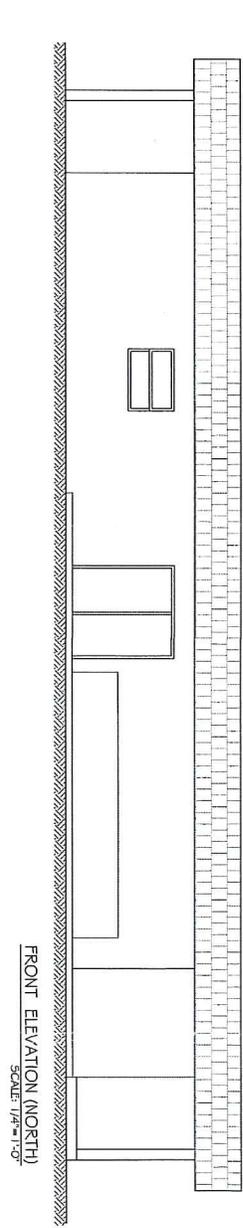
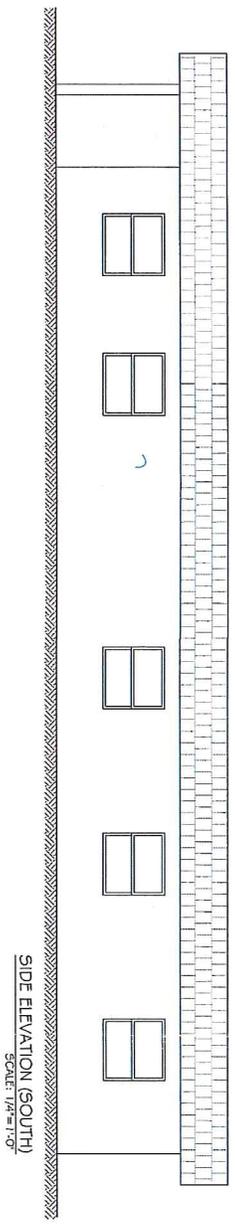
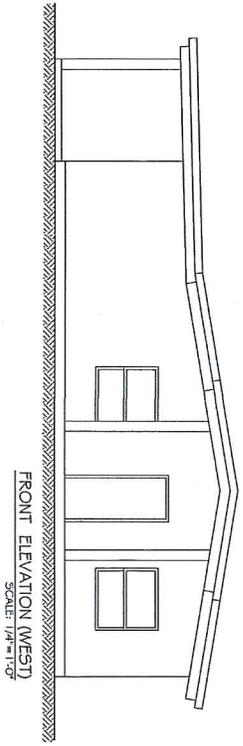
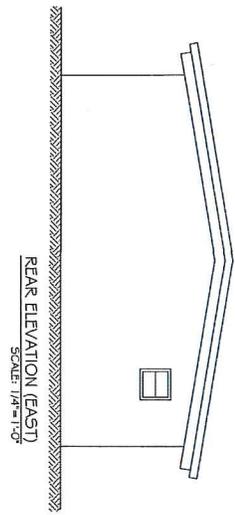
LEGAL DESCRIPTION:

ANDERSON HGTS PB 53-43
 LOT 12 BLD 4
 LOT SIZE 83,560 X 117
 OR 17526-1096 0397 1
 CDC 24514-0081 05 2006 6

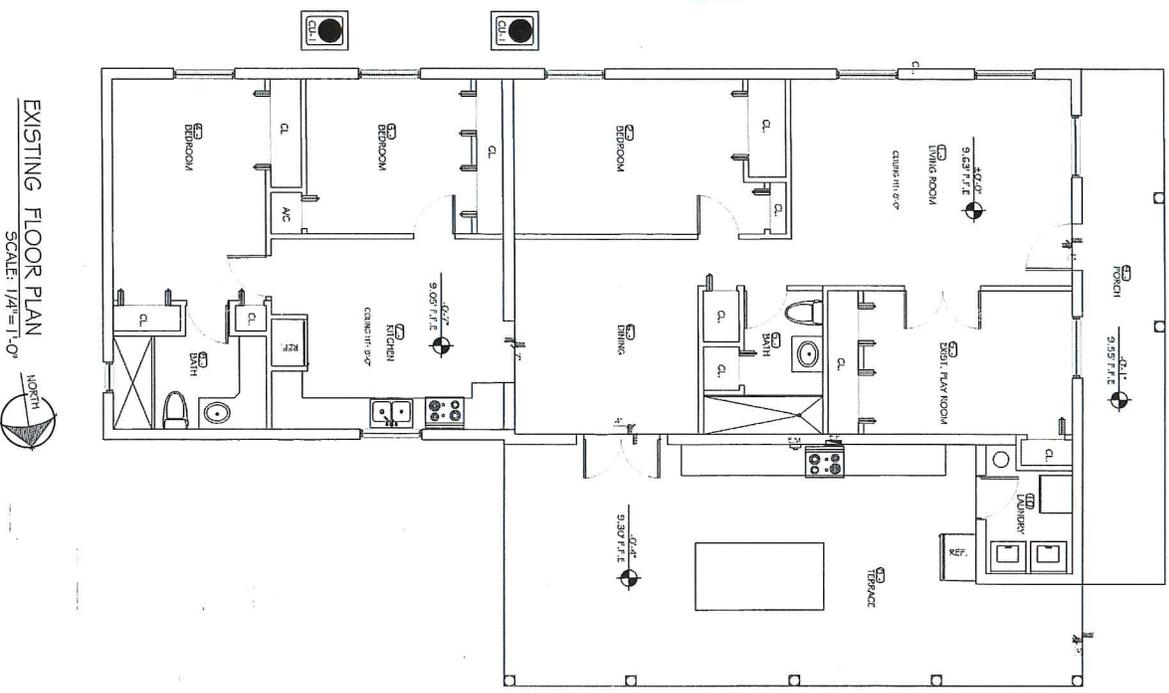
OCCUPANCY: RESIDENTIAL

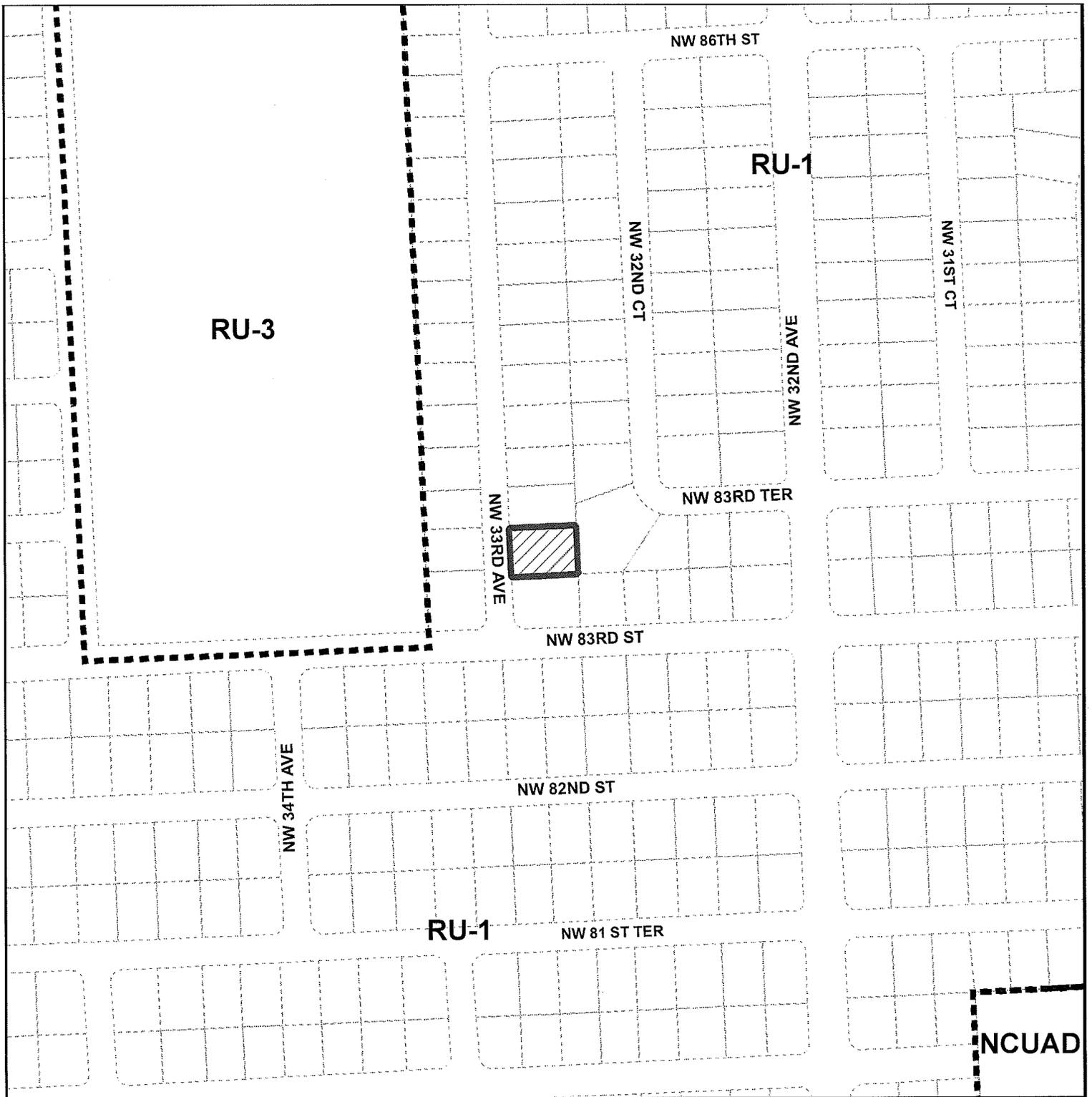
SCOPE OF WORK:

LEGALIZE EXISTING REAR ADDITION AND TERRACE
 CODE ANALYSIS: APPLICABLE CODE-



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PLANNING AND ZONING DEPARTMENT
CITY OF DENVER





MIAMI-DADE COUNTY
HEARING MAP

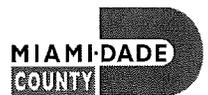
Process Number
Z2016000034

Legend

-  Subject Property Case
-  Zoning



Section: 09 Township: 53 Range: 41
 Applicant: ARLEX DIAZ CAPOTE
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, March 30, 2016

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2016000034

Legend
 Subject Property

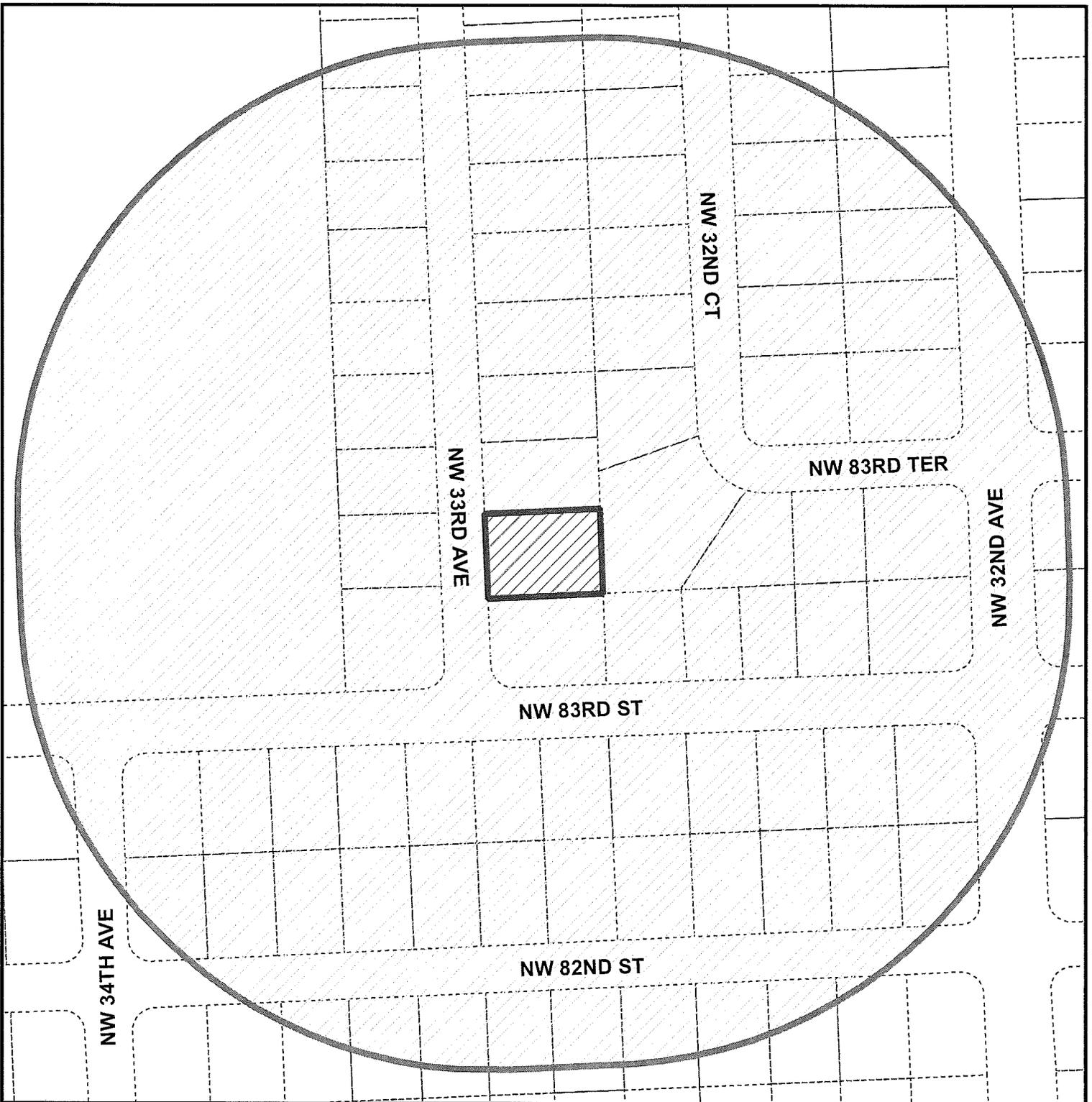


Section: 09 Township: 53 Range: 41
 Applicant: ARLEX DIAZ CAPOTE
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, March 30, 2016

REVISION	DATE	BY
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MIAMI-DADE COUNTY
RADIUS MAP

Section: 09 Township: 53 Range: 41
 Applicant: ARLEX DIAZ CAPOTE
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

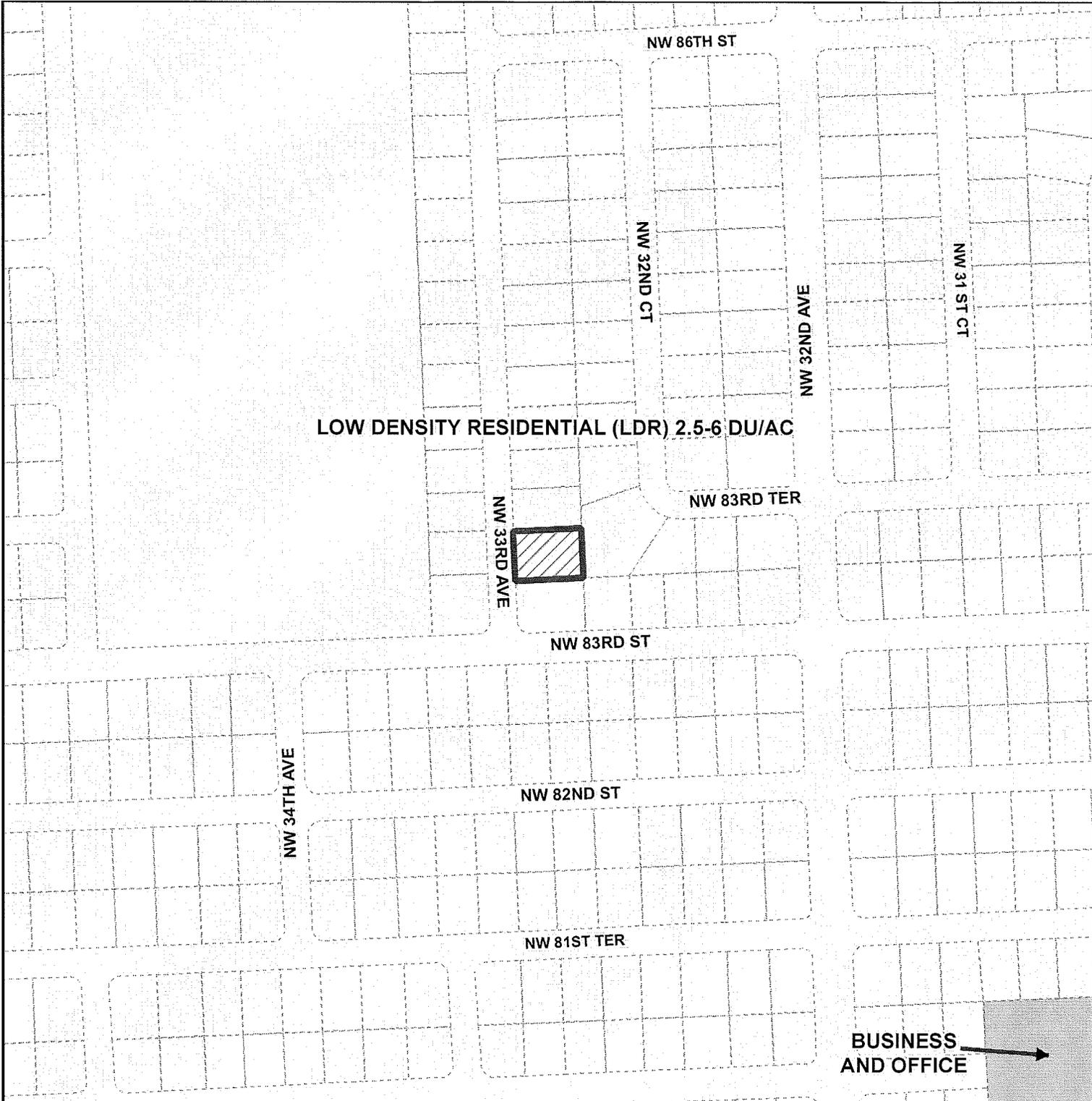
Process Number
Z2016000034
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



REVISION	DATE	BY
		26



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2016000034

Legend

 Subject Property Case



Section: 09 Township: 53 Range: 41
 Applicant: ARLEX DIAZ CAPOTE
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, March 30, 2016

REVISION	DATE	BY