

7. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-1-CZ8-7 (10-119)
Area 8/District 02
Hearing Date: 01/19/11

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
No History				

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc.

PH: Z10-119 (11-1-CZ8-7)

SECTION: 15-53-41

DATE: January 19, 2011

COMMISSION DISTRICT: 2

ITEM NO.: 7

A. INTRODUCTION:

o **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence on a lot with less lot area and lot frontage than that required by the Zoning Code. This application will also allow the construction of a single-family residence setback closer to the rear (north) property line, resulting in a greater lot coverage than that permitted by the Zoning Code.

o **REQUESTS:**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15'3" (25' required) from the rear (north) property line.
- (3) Applicant is requesting to permit a single-family residence with lot coverage of 35.86% (35% maximum permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by T&C Thomas & Calzadilla, Metropolitan Architecture, Sheet "A1" dated stamped received 9/22/10 and Sheet "A2" dated stamped received 8/16/10 for a total of two sheets. Plans may be modified at public hearing.

o **LOCATION:**

Lying north of N.W. 64 Street; approximately 150' west of N.W. 18 Avenue, Miami-Dade County, Florida.

o **SIZE:** 40' x 90'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

2. **Policy LU-1C**

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

3. **Objective LU-12**

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-2; Vacant

Low-Medium Density Residential,
6 to 13 dua

Surrounding Properties:

NORTH: RU-2; 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; Vacant

Low-Medium Density Residential,
6 to 13 dua

WEST: RU-2; Vacant

Low-Medium Density Residential,
6 to 13 dua

E. PERTINENT REQUIREMENTS/STANDARDS:

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

F. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memorandum.

G. ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 64 Street and approximately 150' west of N.W. 18 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (north) property line with a greater lot coverage than that permitted by the Zoning Code. The subject property lies within the Urban Infill Area (UIA) and **Policy LU-1C** of the CDMP indicates that Miami-Dade County should give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand. Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area and **Objective LU-12** of the CDMP indicates that Miami-Dade County should take specific measures to promote infill development that is situated in a CDBG-eligible area. Therefore, the requests are **consistent** with the UIA policy and CDBG objective of the interpretative text of the CDMP as well as with the density threshold of the LUP map of the CDMP.

When requests #1 through #3 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property lying approximately 109' east of N.W. 19 Avenue, south of N.W. 63 Street was granted approval of requests to permit a single-family residence setback 15'2" where 25' is required with a lot coverage of 35.8% where 35% is the maximum allowed, pursuant to Resolution No. CZAB8-20-10. In addition, a property lying south of N.W. 64 Street and approximately 132' east of N.W. 19 Avenue was granted approval of requests for lot frontage of 40' and a lot area of 3,600 sq. ft. for a single-family residence where 75' and 7,500 sq. ft. were required, pursuant to Resolution No. Z-6-08. Overall, staff is supportive of this application subject to conditions, and notes that the proposal would be **consistent** with the intent of Policy LU-1C and Objective LU-12 of the CDMP which is to give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas

contiguous to existing urban development and to promote infill development that is situated in a CDBG-eligible area. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). As such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b) (NUV).

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by T&C Thomas & Calzadilla, Metropolitan Architecture, Sheet "A1" dated stamped received 9/22/10 and Sheet "A2" dated stamped received 8/16/10 for a total of two sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 11/1/10
DATE REVISED: 11/4/10, 12/09/10
DATE FINALIZED: 12/20/10
MCL:GR:NN:NC:CI

For 

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

Memorandum



Date: September 1, 2010
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

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

Subject: C-08 #Z2010000119
Habitat for Humanity of Greater Miami, Inc.
1823 NW 64th ST
To Permit a Single-Family Residence Setback Less than Required from
Property Lines and to Request a Greater Lot Coverage than Permitted
(RU-2) (0.083 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

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

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

Wetlands

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

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

Tree Preservation

An aerial review performed by DERM staff revealed that trees resources have been removed from the eastern part of this property without first obtaining the required Miami-Dade County Tree Removal Permit. According to the survey and site plan submitted with this application, the tree that was removed on site was a specimen sized (trunk diameter 18 inches or greater) seagrape tree (only tree stump remains).

Consequently, the property owner shall be required to obtain an After-the-Fact Tree Removal Permit. The applicant is advised that enforcement action may be forthcoming as a consequence of the violation. Section 24-49 of the Code requires the preservation of tree resources. Therefore, DERM will require the preservation of all the specimen-sized trees as defined in the Code, on the site. A Miami Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History

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

Concurrency Review Summary

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

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

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

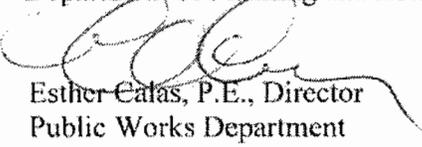
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum



Date: November 26, 2008

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

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum



Date: 16-SEP-10
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2010000119

Fire Prevention Unit:

APPROVED
No objection to site plan dated August 16, 2010.

Service Impact/Demand:

Development for the above Z2010000119
located at NORTH OF N.W. 64 STREET APPROXIMATELY 150' FROM N.W. 18 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:30 minutes

Existing services

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

Station 2 - Model Cities - 6460 NW 27 Avenue
Rescue, BLS 65' Aerial, Battalion

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on plans date stamped August 16, 2010.

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

DATE: 27-AUG-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF
GREATER MIAMI, INC.

NORTH OF N.W. 64 STREET
APPROXIMATELY 150' FROM N.W.
18 AVENUE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000119

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:

NC ENFORCEMENT: ONE (1) CASE OPENED FOR JUNK/TRASH/OVERGROWTH AND CASE
CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI

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

REPORTER NAME:

Prop. # 270
1823 NW 64 ST.



North Elevation



East Elevation

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AUG 16 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

A handwritten signature in red ink, appearing to be 'J.A.', written over a horizontal line.

210-119
AUG 16 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

DISCLOSURE OF INTEREST

BY [Signature]

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

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

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd Vice President	0
Anne E. Manning, Asst. Secretary	0

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

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210.119
AUG 16 2010

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

MIAMI-DADE PLANNING AND ZONING DEPT.

NAME OF PURCHASER: _____

BY: [Signature]

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

NOT APPLICABLE

0

Date of contract: _____

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

NOT APPLICABLE

0

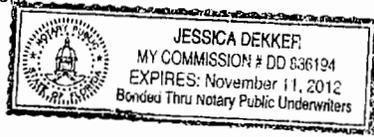
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 26 day of JULY 2010. Affiant is personally know to me or has produced [check] as identification.

[Signature]
(Notary Public)

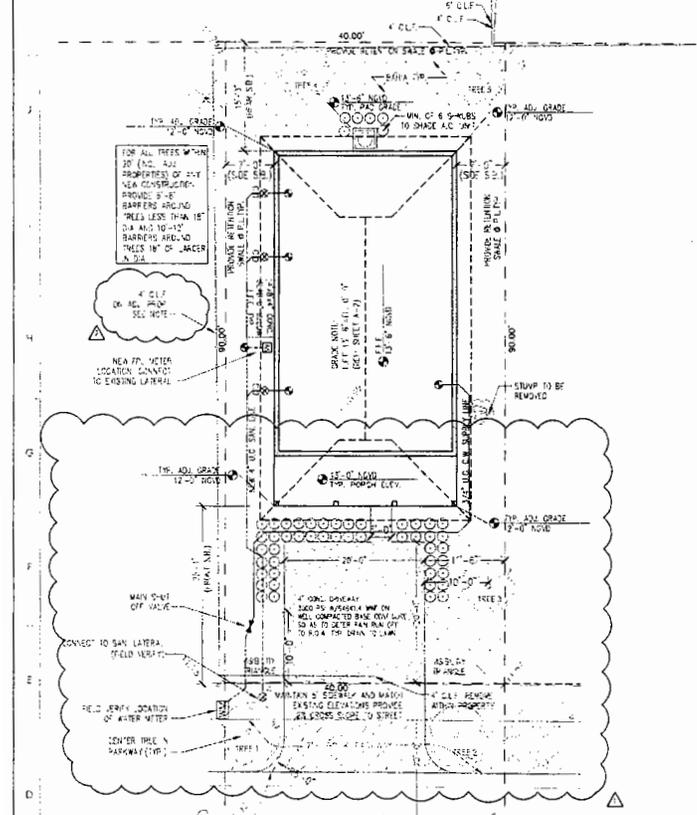


My commission expires: [Signature] Seal

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

HABITAT FOR HUMANITY

1823 NW 64th St. Miami, FL



PROJECT LOCATION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI AND THE COUNTY OF MIAMI-DADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI AND THE COUNTY OF MIAMI-DADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI AND THE COUNTY OF MIAMI-DADE.

LEGAL DESCRIPTION

LOT 24, BLOCK 1, ACCORDING TO THE PLAN OF SUBDIVISION FOR THE PROJECT OF THE CITY OF MIAMI, FLORIDA, AND THE COUNTY OF MIAMI-DADE, FLORIDA, AS SHOWN ON THE PLAN OF SUBDIVISION FOR THE PROJECT OF THE CITY OF MIAMI, FLORIDA, AND THE COUNTY OF MIAMI-DADE, FLORIDA, AS SHOWN ON THE PLAN OF SUBDIVISION FOR THE PROJECT OF THE CITY OF MIAMI, FLORIDA, AND THE COUNTY OF MIAMI-DADE, FLORIDA.

PROJECT AREA

AREA TO BE LANDSCAPED: 1,175 SQ. FT.

PROJECT INDEX

1. SITE LAYOUT AND PLANS, DETAILS & NOTES
2. LEGAL DESCRIPTION
3. FENCE NOTES
4. NEW TREE LEGEND
5. NEW SHRUB LIST
6. LANDSCAPE LEGEND

LANDSCAPING NOTES

- STANDARDS FOR TREES, PALMS AND SHRUBS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL PLANT MATERIAL SHALL BE HEALTHY, FREE FROM DISEASE AND PESTS, AND SHALL BE PLANTED AT THE PROPER DEPTH AND SPACING.
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CONSTRUCTION NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI AND THE COUNTY OF MIAMI-DADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI AND THE COUNTY OF MIAMI-DADE.

SOIL STATEMENT

UPON VISUAL OBSERVATION OF THE SOILS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI AND THE COUNTY OF MIAMI-DADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI AND THE COUNTY OF MIAMI-DADE.

ZONING LEGEND

HEIGHT (TO RIDGE OF ROOF)
MINIMUM ROOF PITCH
ALLOWED LOT COVERAGE
PERMITTED LOT COVERAGE

LANDSCAPE LEGEND

LAWN AREA CALCULATION
REQUIRED PROVIDED

CONSTRUCTION NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI AND THE COUNTY OF MIAMI-DADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI AND THE COUNTY OF MIAMI-DADE.

GENERAL LANDSCAPE INSTALLATION DETAILS - M.T.S.

SHRUBS SHALL BE PLANTED AT THE PROPER DEPTH AND SPACING.

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SHRUBS SHALL BE PLANTED AT THE PROPER DEPTH AND SPACING.

PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DATE COUNTY PROJECT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS.

ABBREVIATIONS

A PLAN AND-BEJECT (24.1)
B PLAN AND-BEJECT (24.1)
C PLAN AND-BEJECT (24.1)

ABBREVIATIONS

A PLAN AND-BEJECT (24.1)
B PLAN AND-BEJECT (24.1)
C PLAN AND-BEJECT (24.1)

SYMBOLS

DRAWING NAME
SCALE
DRAWING IDENTIFICATION

FENCE NOTES

- NOTICE SHALL BE GIVEN TO THE PROPERTY OWNER PRIOR TO THE START OF FENCING WORK.
- THE FENCE SHALL BE PLANTED AT THE PROPER DEPTH AND SPACING.
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NEW TREE LEGEND

TREE	PLANT NAME	NATIVE	WATER REQUIREMENTS	SHADE	FRUIT	TOXIC
01	COCCOONIA UNIFLORA	YES	NO	NO	NO	NO
02	COCCOONIA UNIFLORA	YES	NO	NO	NO	NO
03	COCCOONIA UNIFLORA	YES	NO	NO	NO	NO
04	COCCOONIA UNIFLORA	YES	NO	NO	NO	NO
05	COCCOONIA UNIFLORA	YES	NO	NO	NO	NO
06	COCCOONIA UNIFLORA	YES	NO	NO	NO	NO
07	COCCOONIA UNIFLORA	YES	NO	NO	NO	NO
08	COCCOONIA UNIFLORA	YES	NO	NO	NO	NO
09	COCCOONIA UNIFLORA	YES	NO	NO	NO	NO
10	COCCOONIA UNIFLORA	YES	NO	NO	NO	NO

NEW SHRUB LIST

CITY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
01	COCCOONIA UNIFLORA	COCCOONIA UNIFLORA	3" DIA. 12" HIGH
02	COCCOONIA UNIFLORA	COCCOONIA UNIFLORA	3" DIA. 12" HIGH
03	COCCOONIA UNIFLORA	COCCOONIA UNIFLORA	3" DIA. 12" HIGH
04	COCCOONIA UNIFLORA	COCCOONIA UNIFLORA	3" DIA. 12" HIGH
05	COCCOONIA UNIFLORA	COCCOONIA UNIFLORA	3" DIA. 12" HIGH
06	COCCOONIA UNIFLORA	COCCOONIA UNIFLORA	3" DIA. 12" HIGH
07	COCCOONIA UNIFLORA	COCCOONIA UNIFLORA	3" DIA. 12" HIGH
08	COCCOONIA UNIFLORA	COCCOONIA UNIFLORA	3" DIA. 12" HIGH
09	COCCOONIA UNIFLORA	COCCOONIA UNIFLORA	3" DIA. 12" HIGH
10	COCCOONIA UNIFLORA	COCCOONIA UNIFLORA	3" DIA. 12" HIGH

SHRUB NOTES

- ALL SHRUBS SHALL BE PLANTED AT THE PROPER DEPTH AND SPACING.
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LANDSCAPE LEGEND

LAWN AREA CALCULATION
REQUIRED PROVIDED

LANDSCAPE LEGEND

LAWN AREA CALCULATION
REQUIRED PROVIDED

LANDSCAPE LEGEND

LAWN AREA CALCULATION
REQUIRED PROVIDED

SYMBOLS

DRAWING NAME
SCALE
DRAWING IDENTIFICATION

FENCE NOTES

- NOTICE SHALL BE GIVEN TO THE PROPERTY OWNER PRIOR TO THE START OF FENCING WORK.
- THE FENCE SHALL BE PLANTED AT THE PROPER DEPTH AND SPACING.
- THE FENCE SHALL BE PLANTED AT THE PROPER DEPTH AND SPACING.
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LANDSCAPE LEGEND

LAWN AREA CALCULATION
REQUIRED PROVIDED

LANDSCAPE LEGEND

LAWN AREA CALCULATION
REQUIRED PROVIDED

LANDSCAPE LEGEND

LAWN AREA CALCULATION
REQUIRED PROVIDED

SYMBOLS

DRAWING NAME
SCALE
DRAWING IDENTIFICATION

Habitat for Humanity

1823 NW 64th St. Miami, FL 33142

Phone: 781.234.5678

Website: www.habitat.org

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SEP 22 2010

ZONING HEARINGS SECTION

MIAMI-DADE PLANNING AND ZONING DEPT.

BY: [Signature]

A1

MARK	NO.	NO.	HGT.	TRK.	MATL.	HARDWARE	REMARKS
MODEL TYPE A-7							
1.1	FRONT	3'-0"	6'-8"	2"	WTL.	SHGL. DR./GLAZED	TERMA-TRO CS-210, (NOA 01-0828.10)
1.2	BACK	3'-0"	6'-8"	2"	WTL.	SHGL. DR./GLAZED	TERMA-TRO CS-210, (NOA 01-0828.10)
1.3	LAUNDRY	2'-10"	6'-8"	2"	NO.	N/A	PTD/HOLLOW CORE
1.4	BATH	2'-10"	6'-8"	2"	NO.	PRVACY	PTD/HOLLOW CORE
1.5	BEDROOM 1	2'-10"	6'-8"	2"	NO.	PRVACY	PTD/HOLLOW CORE
1.6	CLOSET	2'-4"	6'-8"	1"	NO.	N/A	PTD. MENTED B-FOLD DOOR
1.7	A/C CLOSET	2'-6"	6'-8"	2"	NO.	N/A	PTD/HOLLOW CORE
1.8	BEDROOM 2	2'-10"	6'-8"	2"	NO.	PRVACY	PTD/HOLLOW CORE
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1.10	BEDROOM 3	2'-10"	6'-8"	2"	NO.	PRVACY	PTD/HOLLOW CORE
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ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	V.C.T.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	
DINING	V.C.T.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	
KITCHEN	V.C.T.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	
LAUNDRY	V.C.T.	PTD. GYP. BO	SMOOTH PTD. M.S.B.	8'-3"	
BATHROOM	V.C.T.	PTD. GYP. BO	SMOOTH PTD. M.S.B.	8'-3"	
BEDROOM 1	V.C.T.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	
BEDROOM 2	V.C.T.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	
BEDROOM 3	V.C.T.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	
TW/AC	COND.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	



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 ZONING HEARINGS SECTION
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FLOOR PLANS, ELEVATIONS AND SCHEDULES
 SCALE 1/4" = 1'-0"

A2

GENERAL DOOR & WINDOW NOTES

ALL EXTERIOR DOORS AND WINDOWS TO HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL, SET TO SCHEDULES.
 ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTERLUSS REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:
 ALL SINGLE EXTERIOR OPENING DOORS SHALL HAVE A LOCK TO BE KEYP OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 1000 POSSIBLE KEY COMBINATIONS OR LOCKING MECHANISM DEAD END WITH HANGING CYLINDER LOCK.
 ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE 10H-REMOVABLE PWS.
 ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO HAVE HURRICANE PROTECTION PANELS (FIC 2410) OR IMPACT RESISTANT GLASS.
 ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH.
 ALL WINDOWS TO BE LANGSON INDUSTRIES ALUMINUM/WHITE GRAY TINT GLASS OR EQUAL.
 ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.
 ALL CLOSET AND BATHROOM DOORS TO BE OPERABLE FROM THE EXTERIOR SIDE.
 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-SLIPPERY SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE GROUND, FIC 1203.3

WINDOW SCHEDULE

MARK	DIMENSIONS			TYPE	MATERIALS	GLASS TH.	U-FACTOR	SOLAR HEAT GAIN COEF. (SHGC)	FRAME	NOTES
	N.	H.	TR.							
A	3'-1"	3'-2 3/8"	1/4"	SINGLE PLAN	TEMPERED GLASS	1/8"	1.08	0.84	ALUM.	LANGSON 94-7700 NOA 06-0406.08
C	3'-1"	5'-3"	1/4"	SINGLE PLAN	TEMPERED GLASS	1/8"	1.08	0.84	ALUM.	LANGSON 94-7700 NOA 06-0406.08
C	2'-2 1/2"	2'-2"	1/4"	SINGLE PLAN	TEMPERED GLASS	1/8"	1.08	0.84	ALUM.	LANGSON 94-7700 NOA 06-0406.08 (SEE GLASS SPEC FOR THE R308A 142/AC2)

DOOR AND FRAME SCHEDULE

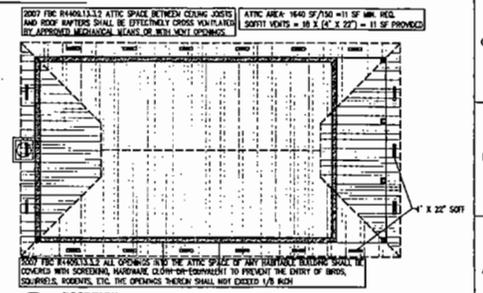
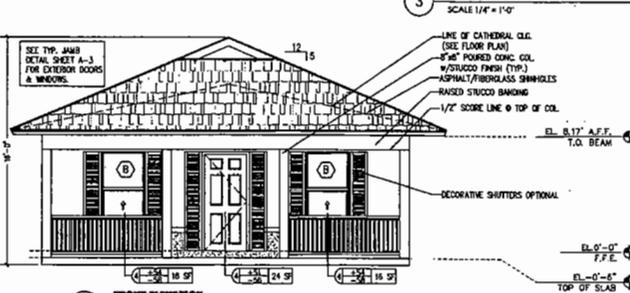
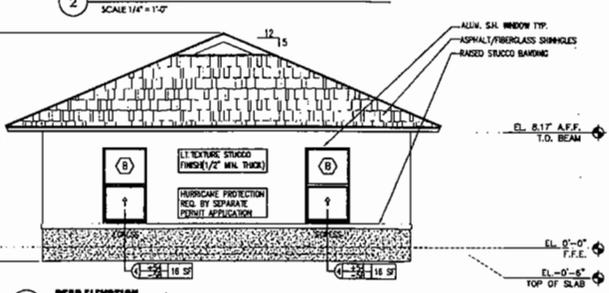
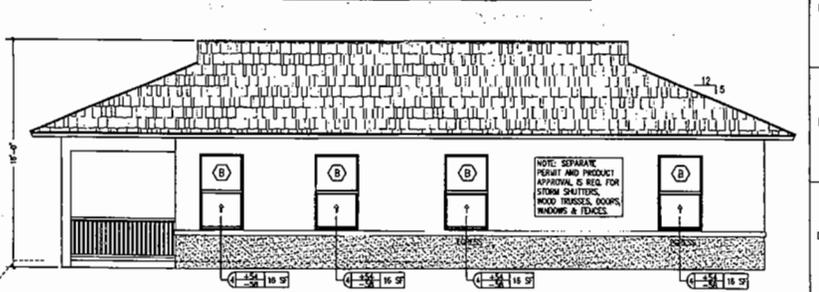
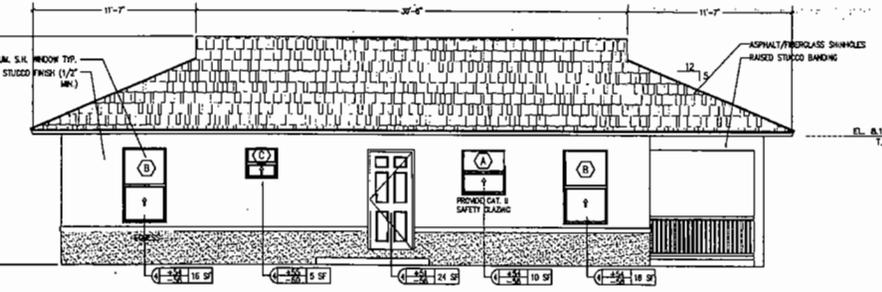
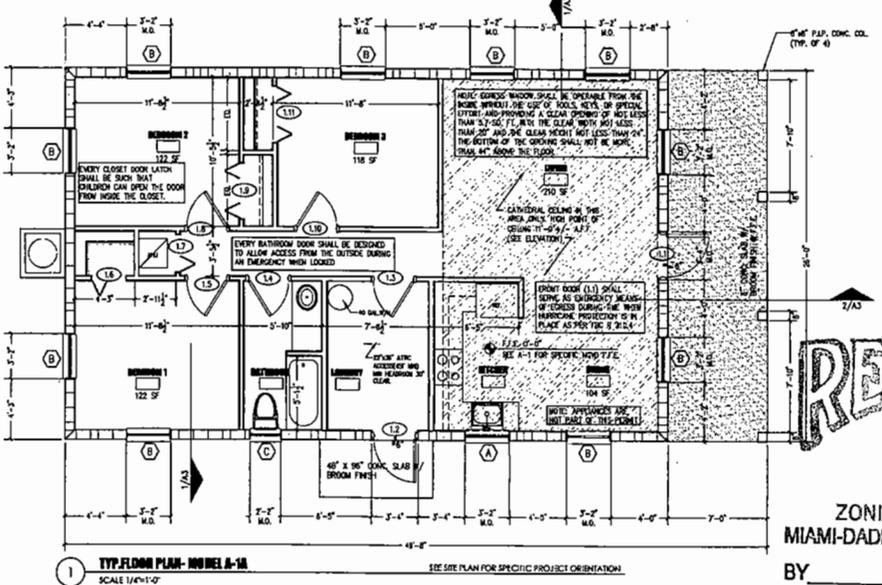
MARK	NO.	NO.	HGT.	TRK.	MATEL.	HARDWARE	REMARKS
MODEL TYPE A-7							
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1.4	BATH	2'-10"	6'-8"	2"	NO.	PRVACY	PTD/HOLLOW CORE
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DOOR FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
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DINING	V.C.T.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	
KITCHEN	V.C.T.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	
LAUNDRY	V.C.T.	PTD. GYP. BO	SMOOTH PTD. M.S.B.	8'-3"	
BATHROOM	V.C.T.	PTD. GYP. BO	SMOOTH PTD. M.S.B.	8'-3"	
BEDROOM 1	V.C.T.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	
BEDROOM 2	V.C.T.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	
BEDROOM 3	V.C.T.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	
TW/AC	COND.	PTD. GYP. BO	SMOOTH PTD. GYP.	8'-3"	

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





**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2010000119

Legend

-  Zoning
-  Subject Property Case



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



SKETCH CREATED ON: Friday, August 20, 2010

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000119

Legend



Subject Property



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



SKETCH CREATED ON: Friday, August 20, 2010

REVISION	DATE	BY

Helen P. [Signature]

Memorandum



Date: September 22, 2009

To: Marc. C. LaFerrier, A.I.C.P., Director, Department of Planning and Zoning

From: Kathleen Woods-Richardson, Director, Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

Kathleen Woods-Richardson
 SEP 28 4:29
 PLANNING & ZONING
 METROPOLITAN PLANNING SECT

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2016 or two (2) years beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies and the assumption that waste tonnages will not grow. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2010), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

- cc: Vicente Castro, Deputy Director, Operations
- Christopher Rose, Deputy Director, Administration
- Asok Ganguli, Assistant Director, Technical Services
- Michael Moore, Assistant Director, Disposal Operations

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Asst. Director Planning

SEP 25 2009

MIAMI-DADE COUNTY
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Department of Solid Waste Management (DSWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2009-10 Through Fiscal Year 2018-19

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FISCAL YEAR PERIOD	WASTE PROJECTION	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED
OCT. 1, 2009 TO SEPT. 30, 2010	1,578,000	367,259	155,000	212,259	2,193,471	151,000	2,042,471	1,913,664	219,000	1,694,664	250,000	775,000
OCT. 1, 2010 TO SEPT. 30, 2011	1,578,000	212,259	155,000	57,259	2,042,471	151,000	1,891,471	1,694,664	219,000	1,475,664	250,000	775,000
OCT. 1, 2011 TO SEPT. 30, 2012	1,578,000	57,259	57,259	0	1,891,471	248,741	1,642,730	1,475,664	219,000	1,256,664	250,000	775,000
OCT. 1, 2012 TO SEPT. 30, 2013	1,578,000	0	0	0	1,642,730	306,000	1,336,730	1,256,664	219,000	1,037,664	250,000	775,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,578,000	0	0	0	1,336,730	306,000	1,030,730	1,037,664	219,000	818,664	250,000	775,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,578,000	0	0	0	1,030,730	306,000	724,730	818,664	219,000	599,664	250,000	775,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,578,000	0	0	0	724,730	556,000	168,730	599,664	219,000	380,664	0	775,000
OCT. 1, 2016 TO SEPT. 30, 2017	1,578,000	0	0	0	168,730	168,730	0	380,664	219,000	161,664	0	387,730
OCT. 1, 2017 TO SEPT. 30, 2018	1,578,000	0	0	0	0	0	0	161,664	161,664	0	0	161,664
OCT. 1, 2018 TO SEPT. 30, 2019	1,578,000	0	0	0	0	0	0	0	0	0	0	0
REMAINING YEARS				2			7			8		7

ANNUAL DISPOSAL RATE (in tons)
RESOURCES RECOVERY ASHFILL
SOUTH DADE LANDFILL
NORTH DADE LANDFILL
WMI CONTRACT
TOTAL TO BE LANDFILLED

155,000
151,000
219,000
250,000
775,000

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JUL 27 2010

* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeelanta Ash will go to South Dade Landfill.
** South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.
*** North Dade capacity represents buildout of the facility.
**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual January, 2009, survey with actual tons from January, 2009, through July, 2009, and projected tons for August and September, 2009.

Received by
Zoning Agenda Coordinator
JUL 27 2010

Memorandum

MIAMI-DADE
COUNTY

Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 27 2010

Memorandum



Date: January 15, 2008
To: Subrata Basu, Interim Director
Department of Planning and Zoning
From: Harpal Kapoor, Director
Miami-Dade Transit
Subject: FY08 Blanket Concurrency Approval for Transit

This memorandum serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since all areas of Miami-Dade County meet or exceed the Level-of-Service Standards (LOS) for mass transit established in the above-referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County line. Please ask your staff to continue to flag any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT staff.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2007 to September 30, 2008, or until canceled by written notice from my office.

Should your staff require additional information or assistance with mass transit concurrency matters, please have them contact John T. Spillman, Chief, Planning & Development Division, at 786-469-5289. Your continued cooperation on these important matters is greatly appreciated.

c: Albert Hernandez
John T. Spillman

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Zoning Agenda Coordinator

JUL 27 2010

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JAN 17 2007

Asst. Director Planning

Memorandum



Date: October 1, 2009
To: Marc C. LaFerrier, A.I.C.P., Director
Department of Planning and Zoning
From: Jack Kardys, Director
Park and Recreation Department
Subject: Concurrency approval

2009 OCT 20 P 3: 35

PLANNING & ZONING
METROPOLITAN PLANNING SECT

cc: Helen

This memorandum updates the blanket concurrency approval memo of May 27, 2009. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2010. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: rk

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Deputy Director, Planning & Development, PARD
Maria Nardi, Chief, Planning and Research Division, PARD

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MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

200910274

2009 Local Recreation Open Space Level of Service

PBD	2009 Unincorporated Population	Standard @ 2.75 Acres Per 1000 population	Existing Local Open Space			Total Recreation Open Space Acreage	Surplus (Deficit) Acres	Percent of Standard (%)
			Public park Acres	School Acres	1/2 Private Open Space			
1	363,905	1000.74	1005.65	299.82	110	1415.47	414.73	141.44
2	619,408	1703.372	1619.43	356.3	137	2112.73	409.36	124.03
3	141,256	388.454	526.78	96.62	17	640.4	251.95	164.86
TOTAL	1,124,569	3,092.56	3,151.86	752.74	264.00	4,168.60	1,076.04	134.8

Received by
 Zoning Agenda Coordinator

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