A. CHURCH OF JESUS CHRIST ALMIGHTY
(Applicant)

03-12-CZ11-1 (01-428)
BCC/District 10
Hearing Date: 10/21/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1991	Iglesia Bautista Filadelfia	- Special Exception to permit a religious facility & ministrial residence. - Unusual Use day care center. - Non-Use Variance sign. - Non-Use Variance of set back requirements.	ZAB	Approved w/conds.

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

DATE: Sept 30, 2004 #Z-

APPLICANT: C. CHURCH OF JESUS CHRIST ALMIGHTY

MOTION: Deferred to October 21, 2004-no further notice

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz	M	X		
Ferguson				X
Heyman		X		
Martinez		X		
Morales				X
Moss		X		
Rolle				X
Seijas		X		
Sorenson	S	X		
Sosa		X		
Souto		X		
Chair Carey-Shuler		X		
TOTAL		10	0	3

DATE: 6-24-2004 **#Z-**

APPLICANT: 1. CHURCH OF JESUS CHRIST ALMIGHTY
(03-12-CZ11-1/01-428)

MOTION: Deferred to September 23, 2004 by unanimous agreement of those members present (No further notice)

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson				X
Heyman				X
Martinez	S	X		
Morales				X
Moss				X
Rolle		X		
Seijas				X
Sorenson				X
Sosa		X		
Souto	M	X		
Chair Carey-Shuler		X		
TOTAL		6	0	7

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

APPLICANT'S NAME: CHURCH OF JESUS CHRIST ALMIGHTY

REPRESENTATIVE(S): FELIX LASARTE

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ11-1 (01-428)	JANUARY 7, 2004	CZAB11- -04

REQUESTS: MODIFICATION OF RESO. PLAN CONDITION (to allow new sanctuary addition)

DEPT. REC: DENIAL WITHOUT PREJUDICE OR DEFERRAL

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: April 1, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE PER ☐ REQUEST ☐ DEPT. ☐ D.I.C. ☐ With Std. Conditions

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Don J. ABBOTT		✓	
MADAME VICE-CHAIR	M	Charlene BURKS	✓		
COUNCILMAN		Roy BUSTILLO		✓	
COUNCILMAN		John FEINBERG	✓		
COUNCILMAN	S	Patrick M. FIORE (C.A.)	✓		
COUNCILMAN		Thomas J. SCHRAMM	✓		
CHAIRMAN		Miguel CERVERA	✓		

VOTE: 5 to 2

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Tom LOGUE

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

APPLICANT'S NAME: CHURCH OF JESUS CHRIST ALMIGHTY

REPRESENTATIVE(S): Felix Lasarte, Architect Carlos Bravo

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ11-1 (01-428)	DECEMBER 02, 2003	CZAB11- -03

REQUESTS: MODIFICATION OF RESO. PLAN CONDITION (to allow new sanctuary addition)

DEPT. REC: DENIAL WITHOUT PREJUDICE

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☐ DEFER: ☐ INDEFINITELY ☐ TO: _____ ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☒ APPROVE PER ☒ REQUEST ☐ DEPT. ☐ D.I.C. ☒ With Std. Conditions

☒ OTHER: add condition: "On Sunday, there may not be more than 2 events. An event, for this purpose, defined as an occasion with more than 50 attendees."

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Don J. ABBOTT		✓	
MADAME VICE-CHAIR		Charlene BURKS			✓
COUNCILMAN		Roy BUSTILLO		✓	
COUNCILMAN	S	John FEINBERG	✓		
COUNCILMAN	M	Patrick M. FIORE (C.A.)	✓		
COUNCILMAN		Thomas J. SCHRAMM		✓	
CHAIRMAN		Miguel CERVERA	✓		

VOTE: 3 to 3

EXHIBITS: ☒ YES ☐ NO COUNTY ATTORNEY: Tom Logue

NOTE: TIE VOTE CARRIES ITEM FORWARD TO JAN. 7'04 Meeting. Subsequently Bd. voted unanimously to defer to such date.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Church of Jesus Christ Almighty **PH:** Z01-428 (03-12-CZ11-1)

SECTION: 25-54-39 **DATE:** October 21, 2004

COMMISSION DISTRICT: 10 **ITEM NO.:** A

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A. INTRODUCTION

o REQUEST:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is respectfully appealing the decision of Community Zoning Appeals Board #11 on CHURCH OF JESUS CHRIST ALMIGHTY, which approved the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

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

o SUMMARY OF REQUEST:

The Director of the Department of Planning and Zoning (the appellant) is appealing the decision of the Community Zoning Appeals Board-11 (CZBA-11) on this application. This Board approved a request to allow the modification of previously approved plans in order to submit a revised plan showing a new sanctuary building for an existing religious facility.

- **LOCATION:** 12200 S.W. 56 Street, Miami-Dade County, Florida.

- **SIZE:** 3.35 acres.

- **IMPACT:**

  The approval of this application will allow the Church of Jesus Christ Almighty (the applicant) to construct a new sanctuary building to serve the members of the existing religious facility. This application will not affect public services and will not bring additional traffic and noise into the area during peak hour periods but only during the hours of church services. The proposed building will be visually intrusive to the surrounding area.

B. ZONING HEARINGS HISTORY:

In 1991, the Zoning Appeals Board (ZAB) granted a special exception and an unusual use that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than permitted (Exhibit A).

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for **agriculture.**

2. The area designated as "Agriculture" contains the best agricultural land remaining in Dade County. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools (Land Use Element, page I-47).

3. Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Metropolitan Dade

County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree which has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. **All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.**

4. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning, Development and Regulation shall be the principal administrative interpreter of the CDMP. (Land Use Element, page I-11)

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
GU; house of worship	Agriculture
Surrounding Properties:	
NORTH: GU; house of worship	Agriculture
SOUTH: GU; single family residence	Agriculture

EAST:	GU; religious retreat	Agriculture
WEST:	GU; plant nursery & single family residences	Agriculture

The subject parcel is irregular in shape and is located on the south side of Miller Drive (SW 56 Street), on the west side of SW 122 Avenue. There is a single story structure currently used as a house of worship on the site. The parcel is located within an area of Southwest Miami-Dade County referred to as "Horse Country." This two square mile area is characterized with ranches and plant nurseries.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Unacceptable**
Location of Buildings:	**Unacceptable**
Compatibility:	**Unacceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Unacceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Unacceptable**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Paragraph III. Modification or Elimination of Conditions and Restrictive Covenants When No New Adverse Impacts Will Result. The Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where the applicant demonstrates that the

modification or elimination will not result in a material new adverse impact on the public health, safety, welfare, or aesthetic values, according to the following criteria:

(A) If the request includes a modification or elimination of conditions or restrictive covenants imposed simultaneously with a district boundary change, the subject property would satisfy all current requirements and standards for a district boundary change to the property's present zoning district without the condition or restrictive covenant, or else the modification or elimination is sought in connection with an application for rezoning to a different district. For purposes of this requirement, new conditions or restrictive covenants may be imposed or proffered to satisfy such requirements and standards; and

(B) The modification or elimination of the condition, restrictive covenant, or part thereof will not create new adverse impacts. The application will be deemed not to create new adverse impacts upon demonstration of the following:

1. the modification or elimination will result in an increase of not more than 10% in trips generated above that generated by the approved development, except that trips generated in excess of 10% shall be permitted where completely mitigated by increased capacity constructed since the current development was approved. Trip generation shall be calculated based on the most current methodology applied by the County.

2. the modification or elimination will result in an increase in projected demand for local parks of no more than 10% or 1/5 acre, whichever is greater, except that demand in excess of 10% or 1/5 acre shall be permitted if there is sufficient capacity of local parks to accommodate the increase in demand created by the modification;

3. the modification or elimination will result in an increase in demand placed on public stormwater drainage systems of not more than 10%;

4. the modification or elimination will result in a projected increase in the number of school-age children residing on the subject property of not more than ten percent (10%), or not more than three (3) school-age children, whichever is greater;

5. the modification or elimination will not result in any increase in potable water, sanitary sewer, or solid waste disposal demand for which adequate capacity is not available, or any change in existing or planned facilities will not affect the level of service of potable water, sanitary sewer, or solid waste disposal;

6. the modification or elimination will not result in any material increase in the risk of potential for discharge or spillage of pollutants, or generation of carbon monoxide at unsafe levels;

7. the modification or elimination will not result in any material increase in the potential for damage to jurisdictional wetlands;

8. the modification or elimination will not result in a reduction in the area under tree canopy of more than 10%;

9. the modification or elimination will not result in any material increase in the risk of smoke, fire, odors, gases, excessive noise or vibration;

10. the modification or elimination will result in an increase in building cubic content on the subject property of no more than 10%, or no more than 10% of the median building cubic content on similarly zoned parcels in the immediate vicinity, whichever is larger;

11. the modification or elimination will not result in a decrease in the features or landscaping that buffer the existing use from properties in the immediate vicinity;

12. the modification or elimination will not result in any material decrease in the privacy enjoyed by adjoining properties;

13. the modification or elimination will not result in any material diminution of an existing view or vista to any landmark, natural area, or waterbody from any window or door in any residential unit on an adjoining parcel of land;

14. the modification or elimination will not result in any material increase in the potential for vehicular-pedestrian conflicts;

15. the modification or elimination will not result in any material and obvious departure from the aesthetic character of the immediate vicinity, taking into account the architectural design, scale, height, mass and building materials of existing structures, pattern of development and open space;

16. the modification or elimination will not result in any material increase in the area of shadow, or of light from outdoor lighting, cast onto adjacent parcels;

17. the modification or elimination will not result in any material change in the manner or hours of operation on the subject property so differing from the similar existing or approved uses in the immediate vicinity that the convenient, safe, peaceful or intended uses of such uses is interrupted or materially diminished;

18. the modification or elimination will not result in any material change in the density or intensity of use of the subject property so differing from the density or intensity of other existing or approved uses in the immediate vicinity that the subject property would represent an obvious departure from the established development pattern of the immediate vicinity;

19. the modification or elimination will not result in any material change in the type of use of the subject property so differing from the existing or approved uses in the immediate vicinity that the subject property would represent an obvious departure from the established pattern of use in the immediate vicinity;

20. the modification or elimination will not result in a use of land that will have a significant adverse impact upon the value of properties in the immediate vicinity; and

21. the modification or elimination will not result in a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities.

(C) modification or elimination of the condition, restrictive covenant or part thereof will not result in a use of land that will have a significant adverse impact upon the value of properties in the immediate vicinity; and

(D) all applicable requirements of the underlying zoning district or if applicable any prior zoning action or administrative action, are satisfied.

Paragraph V. Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens. The Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where demonstratively greater public benefit will result from the modification or elimination than the resulting public burden as measured by the following:

(A) Approval of the application will result in the provision of public benefits in two (2) or more of the following categories of public benefits:

1. Enhancement and/or preservation of substantial open space, public parks, environmentally sensitive land, or natural or historic resources in terms of one or more of the following:

   (a) provision of additional on- or off-site open space, configured in such a manner that it provides a public benefit in terms of either public use or improved aesthetics when viewed from public rights-of-way (except where 2 (d) below is relied upon); or

   (b) an increase in the amount of land available for public parks acceptable to the Park and Recreation Department, or in the recreational facilities of public parks; or

   (c) perpetual preservation of "environmentally endangered lands"; or

   (d) perpetual preservation of additional wetlands (which may include, in addition, restoration or enhancement); or

   (e) removal of a use or structure that either has an adverse effect on a wellfield or aquifer recharge area, or that poses a high risk of wellfield contamination, and replacement with a use or structure that significantly lessens the impact or risk; or

(f) removal, or reduction of the intensity of a use, that results in a substantial reduction of risk of groundwater contamination; or

(g) preservation of designated historic resources or rehabilitation of contributing historic structures.

2. A substantial improvement to the character of the immediate vicinity by one or more of the following means:

   (a) elimination or rehabilitation of blighted buildings or other blighting influences; or

   (b) substantial reduction of "sign clutter," where the character of the immediate vicinity is largely defined by an abundance of signage; or

   (c) relocation of utility lines underground, where the character of the immediate vicinity is heavily impacted by overhead utilities; or

   (d) substantial improvements to landscaping or streetscaping (except where 1(a) is relied upon); or

   (e) substantial reduction in excessive noise, smoke, vibration, odors, gases, dust, risk of pollutants, or damage to jurisdictional wetlands.

3. Elimination of uses that are inappropriately located, by either:

   (a) abandonment and elimination of a lawful existing nonconforming use; or

   (b) elimination of a lawful use or building which, although not legally nonconforming, represents an obvious departure from the established pattern of development or use in the immediate vicinity.

4. Provision of one or more of the following facilities or services in and for locations in which there is a demonstrated need:

   (a) schools or vocational training facilities; or
   (b) day care services for children or the elderly; or
   (c) a police station or substation; or
   (d) a fire station; or
   (e) a library; or
   (f) public buildings and facilities; or
   (g) water or sanitary sewer lines.

5. Direct and specific implementation of adopted land use or community development plans of Miami-Dade County, by:

   (a) implementation of two or more preferred development types or scenarios from the Miami-Dade County *Urban Design Manual*; or

(b) implementation of the "guidelines for urban form" in the Land Use Element of the Comprehensive Development Master Plan; or

(c) implementation of a portion of the Adopted Action Plan of the Consolidated Plan of the Miami-Dade County Office of Community and Economic Development.

6. A benefit to the function of the transportation network in the immediate vicinity, in terms of one or more of the following:

   (a) a substantial decrease in trip generation during hours of peak use; or

   (b) an increase in the proportion of pedestrian, bicycle, or transit trips in relation to total daily trips in the immediate vicinity by all modes of transportation as a result of providing multi-modal amenities or mixed-use development; or

   (c) an improvement in the quality, capacity, and function of pedestrian and bicycle circulation systems in the immediate vicinity of the subject property; or

   (d) a reduction in vehicle miles attributable to dwelling units within a one-half (1/2) mile radius of the subject property; or

   (e) improvements to one or more roadways in the immediate vicinity that increase capacity or improve traffic flow or traffic safety beyond the marginal traffic impacts of the proposed development.

7. Improvements to the supply of affordable housing, by

   (a) development of affordable housing for very low, low, and moderate income households in a location where the need for such housing has been identified pursuant to the Housing Element of the Comprehensive Development Master Plan or other adopted affordable housing initiatives; or

   (b) rehabilitation or redevelopment of substandard housing units resulting in an increase in the number of very low, low, and moderate income units provided on the site of the rehabilitation or redevelopment.

8. The creation of 15 or more new permanent jobs.

9. Substantial improvement to the design of the subject property through improvements in two or more of the following:

   (a) pedestrian, bicycle, or vehicular access and circulation; or

   (b) the design of parking areas; or

   (c) drainage or stormwater retention and treatment; or

   (d) connectivity, by elimination of dead-end, cul-de-sac or similar street types, or elimination of walled-in residential communities, or by providing

streets that interconnect within the development and connect to adjacent neighborhoods and rights-of-way.

(B) Notwithstanding the provisions of the preceding paragraphs, no application will be approved under this subsection if such approval would result in:

1. a use of land which will have a significant adverse effect upon the value of properties in the immediate vicinity;
2. community design, architecture, or layout and orientation of buildings, open space, or amenities that is inconsistent with and deleterious to the aesthetic character of the immediate vicinity;
3. a material change in the density, intensity, or use of the subject property that so differs from the density, intensity, or use of other existing or approved development in the immediate vicinity that the subject property would represent an obvious and significant departure from the established development pattern of the immediate vicinity which has a deleterious effect on its community character;
4. a substantial degradation of localized traffic patterns or a substantial adverse impact on the roadway network;
5. unmitigated demands on potable water, sanitary sewer, or stormwater treatment systems which exceed the capacity of those systems; or
6. a new or continued and substantial risk to human life or safety or to the environment, or a nuisance; or
7. a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to such open lot uses as outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities;

The Community Zoning Appeals Board shall impose such conditions and requirements in connection with an approval under this subsection as shall prevent or mitigate any resulting adverse impacts to the County or to any aggrieved person who has reasonably, demonstrably and detrimentally relied upon the condition or covenant sought to be modified or eliminated.

Section 33-311(A)(7). The Board shall hear applications to **modify or eliminate** any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

G. NEIGHBORHOOD SERVICES:

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

* subject to conditions stated in their attached memoranda

H. ANALYSIS:

This application was deferred from the June 24, 2004 meeting of the Board of County Commissioners. This application was deferred from the September 30, 2004 meeting due to an error in the advertisement.

The Director of the Department of Planning and Zoning (the appellant) is appealing the April 1, 2004 decision of the Community Zoning Appeals Board-11 (CZAB-11) which approved this application with conditions by a vote of 4-3 (Exhibit B). The appellant indicates on the appeal form that the grounds and reasons supporting the reversal of the ruling of the CZAB-11 are as follows: 1) The decision of the CZAB-11 is inconsistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP); 2) On August 26, 2003, the CZAB-11 denied without prejudice by a vote of 3-2 a similar application for a modification of plans for an existing religious facility (retreat house) (Exhibit C) immediately to the east of the subject property (the Department's position on that application was exactly the same as on this application, that the proposed expansion would be inconsistent with the CDMP); 3) The applicant's letter of intent indicated that the day care use would be abandoned if the application was approved; however, no covenant was proffered by the applicant to ensure that in the future the day care use would not occur on the property and no conditions were imposed by the CZAB-11 prohibiting the day care use. The decision of the CZAB-11 results in the day care center and expanded religious facility being allowed to simultaneously occur on the property and those cumulative impacts were not reviewed by staff; 4) The application was approved with standard conditions and there are no additional conditions that will ensure that the use will not be incompatible with the surrounding area; 5) The facility would serve more than just the "Horse Country" area residents where it is located; 6) The applicant has not proven that the use is ancillary to or necessary to support the agricultural community; and 7) The submitted plan was not sensitive to the surrounding agricultural area and was unacceptable to staff.

The subject property is located at 12200 SW 56 Street. In 1991, pursuant to Resolution 4-ZAB-19-91, the Zoning Appeals Board (ZAB) granted requests that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than

permitted. The applicant is currently seeking a modification of a condition of the aforementioned Resolution to submit a revised plan showing a new sanctuary building on the subject site. The proposed new sanctuary building will be located to the east of the existing church building. The applicant submitted a revised plan that shows the aforementioned sanctuary building. The applicant stated in the submitted letter of intent that if this application was approved, the day care use approved in 1991 would be abandoned.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application and states that the subject requests will not generate any new additional daily peak hour trips. However, staff notes that traffic will increase during church services. This application meets the traffic concurrency criteria for an initial development order. The applicant will have to comply with all requirements of the Public Works Department.

This application will allow the applicant to construct a new larger sanctuary building that will serve the members of the congregation of the religious facility. The Comprehensive Development Master Plan designates this property for agriculture use on the Land Use Plan (LUP) map. The Master Plan states that the principal uses in an agriculturally designated area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools. Staff is of the opinion that the expansion of the use by constructing a new larger sanctuary building would bring the use on the property further away from the Land Use Plan (LUP) map's agricultural designation. The applicant's representative stated at the April 1, 2004, hearing (page 63 of the official transcripts) that the church has around 500 members. The 2000 Census indicated a total population of 1,335 persons in this 2-square mile "Horse Country" area. In staff's opinion, the proposed expansion to the existing use would be **inconsistent** with the Master Plan since said use would probably serve residents from outside this two (2) square mile agricultural area and is not ancillary to and necessary to support the rural residential community of the Horse Country area nor is said use ancillary to and directly supportive of agriculture. The existing sanctuary building is in keeping with other institutional uses in the Horse Country area since a few churches, schools, and a retreat center are also located along the SW 56 Street corridor between SW 117th Avenue and SW 127th Avenue. Staff has no objections to the existing use on the property. However, is not supportive of the proposed expansion and has not been supportive of expansions to or new churches, schools and day cares in this area unless the new use or expansion is necessary to support the rural residential community.

The standards under Section 33-311(A)(17) provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. The applicant contends that the

requested modification complies with Section 33-311(A)(17)(III) and Section 33-311(A)(17)(V) Subsections A2(a), (b), and (d), A6(a), and A9(a), (b), and (c) of the modification and elimination standards.

In accordance with Section 33-311(A)(17)(III)(B), Modification or Elimination of Conditions and Restrictive Covenants When No New Adverse Impacts Will Result, the applicant must demonstrate compliance with the twenty-one standards under paragraph III in order to be deemed not to create new adverse impacts. The applicant has demonstrated compliance with the majority of these standards. In addition, as stated by staff in the January 7, 2004, hearing (page 10 of the official transcript), the applicant submitted documentation indicating compliance with the standard that the resulting increase in cubic content be no more than 10% of the median cubic content on similarly zoned parcels [(B)(10)] and that there be no resulting material increase in the area of shadow cast onto adjacent parcels [(B)(16)]. However, the proposed larger religions facility will result in a material decrease in the privacy enjoyed by adjoining properties [(B)(12)]; will result as designed in a material increase in the potential for vehicular pedestrian conflicts [(B)(14)]; will result, by its design, scale and mass, in a material and obvious departure from the aesthetic character of the immediate vicinity [(B)(19)], which is intended for agricultural uses.

In Section 33-311(A)(17)(V), Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens, the standards require the applicant to comply with at least *two* of the Subsections. The applicant has not demonstrated how this application will comply with Subsection A2(a) or (b) in that the plans do not eliminate or rehabilitate blighted buildings or other blighting influences or provide a substantial reduction of "sign clutter." However, the application does comply with Subsection A2(d) in that there will be substantial improvement to the landscaping. The application would also comply with Subsection A6(a) in that there would be a substantial reduction in trip generation during hours of peak use if the day care use would cease. The approved day care use for 40 children would generate 34 daily peak hour vehicle trips. However, as stated in the appeal application, no covenant was proffered by the applicant indicating that the day care use approved in 1991 would be abandoned and no conditions were imposed by CZAB-11 to ensure the abandonment of said use. In Subsection A9 two or more improvements are required. In staff's opinion, the application does not comply with said requirements. The applicant is redesigning the parking areas to provide additional parking, however, the applicant has not demonstrated how there would be a substantial improvement to the drainage or stormwater retention and treatment. Additionally, the pedestrian, bicycle and vehicular access and the design of the parking area as shown on the plans is not acceptable to staff. The vehicular circulation as provided will create traffic congestion on-site and the driveways need to be redesigned to provide circular connectivity around the proposed sanctuary building. Additionally, the pedestrian walkways do not lead to adjacent properties or the street. In this regard none of the requirements are met under Subsection A9 where compliance with two requirements is necessary.

Although the applicant meets the requirements of two of the subsections under Section 33-311(A)(17)(V)(A), Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or

Degree that Clearly Outweighs Additional New Public Burdens, specifically (2)(d) and (6)(a), this application does not meet all of the requirements under Section 33-311(A)(17)(V)(B). Section 33-311(A)(17)(V)(B)(3) requires that a use approved under this Section not result in a material change in the intensity of the use of the subject property which would represent an obvious and significant departure from the established development pattern of the immediate vicinity which would have a deleterious effect on its "community character". Staff notes that the properties in this area are zoned agricultural, the LUP map designates this area for agricultural use, and the community is known as "Horse Country". In staff's opinion, the construction of a larger religious facility on this site would have a deleterious effect on the agricultural and rural community character of this Horse Country area.

When analyzed under the separate modification standards of Section 33-311(A)(7), the general provision to eliminate or modify conditions, staff does not support this application. The new plan provides an approximately 6,200 sq. ft. new sanctuary building with additional parking. The proposed new sanctuary building would be visually intrusive to the existing single family residences to the south and west and is not sensitive to the surrounding agricultural area. Additionally, the site plan as submitted is not acceptable to staff in that the design of the parking area and driveways do not provide a smooth traffic flow throughout the site and could cause traffic congestion throughout same. Additionally, the parking areas should be relocated to be as close to the building as possible and away from the adjacent residential properties and SW 56 Street in order to minimize the visual impacts to same.

Staff notes that on August 26, 2003, the owner of the site of the existing retreat center located to the east of the property appeared before CZAB-11with a request to expand a dormitory building. Staff did not support said application and the CZAB-11 denied same. Said application was similar to this application in that the applicant, the Ignatian Spiritual Center, sought a modification of plans to expand their existing religious facility. Staff opined, as in this case, that the modification would not be ancillary to and necessary to support the rural residential community, and would be inconsistent with the CDMP. When considering the necessity for and the reasonableness of the proposed new sanctuary building in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that this application would be **incompatible** with the surrounding area and **inconsistent** with the "agricultural" LUP map designation of the CDMP. The approval of the proposed expansion would make the use on the property substantially more inconsistent with the Plan than the existing use. The applicant could prove that this application is consistent with the CDMP by providing documentation proving that the existing church building is not sufficient to accommodate the current membership and that the proposed "expansion" is "necessary" to support a growing membership from the residential community of this Horse Country area. Staff is cognizant of the fact that this 2 – square mile agriculturally designated land has throughout the years become a place for the siting of institutional uses. The Department is trying to preserve and stop the further depletion of this agriculturally designated lands by ensuring that all development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and

policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map".

Notwithstanding, staff notes that the Department is in receipt of a letter from the applicant's representative indicating their intent to withdraw this application in its entirety. As such, staff recommends that the Board of County Commissioners vacate the CZAB-11's decision (Resolution CZAB-11-11-04), and allow withdrawal without prejudice of the application.

I. **RECOMMENDATION:** That the Board of County Commissioners vacate the CZAB-11's decision (Resolution CZAB-11-11-04), and allow withdrawal without prejudice of the application.

J. **CONDITIONS:** None.

DATE INSPECTED: 11/04/03
DATE TYPED: 11/17/03
DATE REVISED: 12/15/03; 12/31/03; 03/11/04; 05/27/04; 08/10/04; 09/15/04
DATE FINALIZED: 10/12/04
DO'QW:AJT:MTF:JDR

Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

MIAMI-DADE

MEMORANDUM

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: October 6, 2003

SUBJECT: C-11 #Z2001000428-Revised
Church of Jesus Christ the Almighty
12200 SW 56th Street
SE to Permit a Church
(4.95 Ac.) 25-54-39

RECEIVED
OCT 10 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Roberts, Assistant Director
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 the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:
The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-12.1(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Consequently, the subject application may be scheduled for public hearing.

Potable Water Supply:
Public water can be made available to this site, therefore, connection will be required.

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

Wastewater Disposal:
The closest public sanitary sewer is located approximately 1,575 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that the proposed development on the site be connected to the public sanitary sewer system in accordance with Code requirements. All sewer lines shall be required to comply with the exfiltration standards as applied to wellfield protection areas.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the 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.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:
The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit 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 formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 01-428
CZAB-11
Rev. 2

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Church of Jesus Christ Almighty

This Department has no objections to this application.

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt.

Fences along SW 56 St. and SW 122 Ave. must set back from safe site distance triangle as per Sec. 33-11 of the Miami-Dade County Code.

Existing fence to be repaired must be placed along dedicated radius corner at the intersection of SW 56 St. and SW 122 Ave.

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

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

Note: Approval of this application will result with the discontinued use of the daycare presently permitted which generates a total of 34 PM daily peak hour vehicle trips.

Raul A. Pino, P.L.S.

MAR. 24 2004

Date

C-11

MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: Z01-428 Rev #3.

Plans: ☑ Yes ☐ No Request: _____

Location: S. of SW 56 S/E of SW 123 A/ W. of SW 122nd Ave.

Recommendation:
- Approved ✓
- Approved with conditions ____*
- Approved with no change from previous submittal ____
- Denial ____
- Defer to DIC comments ____

*_____

Estimated number of alarms generated annually by application: 4

If there is an impact, below is the service availability:

Station District 57 Grid 1665. DU/SF 15,619 Occupancy Type 3

Impact of additional calls on closest station:
- ☐ No Impact
- ☑ Minimal Impact
- ☐ Moderate Impact
- ☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: K Lyon Kathryn Lyon Phone: (786) 331-4546 Date: 4/5/04.

Revised 3/9/04 BJM

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE $ 0

RECEIPT # _____

DATE HEARD: 04/01/04

BY CZAB # 11

RECEIVED
01-428
APR 15 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____
DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z01-428 (03-12-CZ 11-1)

Filed in the name of (Applicant) Church of Jesus Christ Almighty

Name of Appellant, if other than applicant Director, Dept. of Planning & Zoning

Address/Location of APPELLANT'S: 111 NW 1st St., 11th floor, Miami, Fla. 33128

Application, or part of Application being Appealed (Explanation) Entire application

Appellant (name): Director, Dept. of Planning & Zoning
hereby respectfully appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows: (State in brief and concise language).

1. The Community Zoning Appeals Board-11's decision is inconsistent with the Miami Dade County Comprehensive Development Master Plan

2. On August 26, 2003, the CZAB-11 denied without prejudice by a vote of 3 – 2 a similar application for a modification of plans for an existing religious facility (retreat house) immediately to the east of the subject property. The Department's position on that application was exactly the

same as on this application, that the proposed expansion would be inconsistent with the CDMP.

3. The applicant's letter of intent indicated that if the application was approved the previously approved day care use would be abandoned. However, no covenant was proffered by the applicant to ensure that in the future the day care use would not occur on the property, and no conditions were imposed by the Board prohibiting the day care use. The decision by the Community Council results in the day care center and expanded religious facility being allowed to simultaneously occur on the property and those cumulative impacts were not reviewed by staff.

4. The application was approved with standard conditions and there are no additional conditions that will ensure that the use will not be incompatible with the surrounding area.

5. The facility would serve more that the Horse Country area residents where it is located.

6. The applicant has not proven that the use is ancillary to or necessary to support the agricultural community.

7. The submitted plan was not sensitive to the surrounding agricultural area and was unacceptable to staff.

APPELLANT MUST SIGN THIS PAGE

Date: 15th day of April, year: 2004

Signed Diane O'Quinn

Diane O'Quinn Williams
Print Name

111 N.W. First Street, Miami, FL 33128
Mailing Address

305-375-2840 Phone
305-375-2795 Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public

(stamp/seal)

Commission expires:

28

"EXHIBIT A"

25
24-54-39/90-83

RESOLUTION NO. 4-ZAB-19-91

The following resolution was offered by Georgia A. Wright seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, IGLESIA BAUTISTA FILADELFIA had applied for the following:

(1) SPECIAL EXCEPTION to permit a church in conjunction with a ministerial residence.

(2) UNUSUAL USE to permit a day care center in conjunction with a church.

(3) NON-USE VARIANCE OF ZONING REGULAITONS as applied to private schools to permit 47 trees (80 trees required).

(4) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit stables to setback 0' (30' required) from the side street (east) property line, to setback 0' (7.5' required) from the rear (south) property line and spaced less than 250' from a residence under different ownership.

(5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a wooden shack to setback 2.5' (7.5' required) from the rear (south) property line and setback 2.75' (20' required) from the interior side (west) property line.

(6) NON-USE VARIANCE OF SIGN REGULATIONS to permit a 38.5 sq. ft. detached sign (24 sq. ft. permitted).

(7) NON-USE VARIANCE OF SIGN REGULATIONS to permit a 40 sq. ft. wall sign (none permitted).

(8) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a church/day care center to setback 49.6' (75' required) from the interior side (west) property line.

A plan is on file and may be examined in the Zoning Department entitled "Sketch of Survey," as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled "Proposed Day Care for Iglesia Bautista Filadelfia," as prepared by R.M., dated 1-25-90, consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 1/2 of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purpose.

LOCATION: 12200 S.W. 56 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception, unusual use (Items #1 and #2) and non-use variances of sign regulations and setback requirements (Items #6, #7 and #8) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, but that the requested non-use variances of zoning regulations, setback and spacing requirements (Items #3, #4 and #5) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested non-use variances (Items #3, #4 and #5) be and the same are hereby denied without prejudice;

BE IT FURTHER RESOLVED that the requested special exception, unusual use and non-use variances of sign regulations and setback requirements (Items #1, #2 #6, #7 and #8) be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc; said plan to be reviewed and approved by the Building and Zoning and Planning Departments which shall assess the plan's concept and its elements for logic, imagination, variety, compatibility and compliance with applicable regulations.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Sketch of Survey," as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled "Proposed Day Care for Iglesia Bautista Filadelfia," as prepared by R.M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property.

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

4. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size including, but not limited to, a hedge along the southerly property line, to be a minimum of 3' high at the time of planting and ultimately maintained at a height of 6', prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

5. That only one detached sign, not to exceed 24 square feet, be permitted for both the church and day care uses.

6. That no trailers, tents or similar structures and no temporary use of any type shall be permitted on the premises.

7. That no occupancy or use of the premises be permitted until the required parking facilities have been improved and installed in accordance with the Zoning Code requirements.

8. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.

9. That the day care use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services (Child Care Licensing Unit).

10. That the day care use shall be restricted to a maximum number of 40 children.

11. That the hours of operation of the day care facility shall be between 7:00 A.M. and 6:00 P.M.

12. That the day care use may be conducted on the premises on week days only, Monday through Friday inclusive.

13. That the play area for the day care center shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.

14. That the proposed day care structure or the addition to the existing structure be of a residential type and character and meet with the approval of the Zoning Director.

15. That transportation to be furnished in connection with the use will consist of 2 vehicles and shall be of a van type; said vehicles may be stored on the premises.

16. That the applicants obtain a Certificate of Use and Occupancy for the day care facility from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

17. That the applicants comply with all conditions and requirements of the Department of Environmental Resources Management.

18. That the applicants obtain a Certificate of Use and Occupancy for the existing church within 90 days from the date of this resolution.

19. That the existing stables in the southeast corner of the property and wooden shack in the S.W. corner be removed from the property within 90 days from the date of this resolution and prior to further permit issuance.

20. That the applicants comply with all conditions and requirements of the Public Works Department.

21. That all landscaped areas adjacent to off-street parking areas shall be protected from encroachment or intrusion of vehicles through the use of non-mountable reinforced concrete curbing (see detail -- Straight 6" Curb, Page R14.2 of the Metropolitan Dade County Public Works Department Standard Details, Part 1), or through the use of concrete wheel stops when the landscaped area is at the front of parking spaces. Wheel stops shall have a minimum height of six (6) inches above finished grade of the parking area. Wheel stops shall be properly anchored and shall be continuously maintained in good condition. Where wheel stops are located two (2) feet from the front of a parking space, that two (2) feet need not be paved. However, the area between the wheel stop and the landscape area shall receive appropriate landscape treatment including planting of grass or ground cover; this area, however, shall not be calculated as part of the required landscape area.

22. That the existing and proposed drives be increased to 20'.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 30th day of January, 1991.

Hearing No. 91-1-23
Typed 2/7/91 bn

STATE OF FLORIDA)
:
COUNTY OF DADE)

I, Ronald J. Szep, Assistant Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4-ZAB-19-91 adopted by said Zoning Appeals Board at its meeting held on JANUARY 30, 1991.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 11th day of February, A.D. 1991.

Ronald J. Szep, Ex-Officio Secretary
Metropolitan Dade County
Zoning Appeals Board

By: Ronald Szep

SEAL

"EXHIBIT B"

RESOLUTION NO. CZAB11-11-04

WHEREAS, **CHURCH OF JESUS CHRIST ALMIGHTY** applied for the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

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WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested modification of Condition #2 of Resolution 4-ZAB-19-91 would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve the application was offered by John Feinberg, seconded by Patrick M. Fiore, and upon a poll of the members present, the vote was as follows:

Don J. Abbott	nay	John Feinberg	aye
Charlene Burks	aye	Patrick M. Fiore	aye
Roy Bustillo	nay	Thomas J. Schramm	nay

Miguel Cervera aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11 that the requested modification of Condition #2 of Resolution 4-ZAB-19-91 be and the same is hereby approved, subject to the following condition:

1. That all conditions of Resolution 4-ZAB-19-91 to remain in full force and effect except as herein modified.

BE IT FURTHER RESOLVED, the requested modification of Condition #2 of Resolution 4-ZAB-19-91 as modified shall read as follows:

> That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the approval herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

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The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 1st day of April, 2004.

Hearing No. 03-12-CZ11-1
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 13TH DAY OF APRIL, 2004.

STATE OF FLORIDA

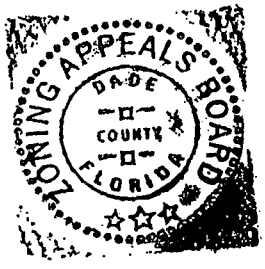
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-11-04 adopted by said Community Zoning Appeals Board at its meeting held on the 1st day of April 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13TH day of April, 2004.

Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



"EXHIBIT C"

RESOLUTION NO. CZAB11-25-03

WHEREAS, **IGNATIAN SPIRITUAL CENTER, INC.** applied for the following:

(1) MODIFICATION of Condition #2 of Resolution Z-8-85, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Casa Encuentros Familiares,' as prepared by A. Taquechel Assoc., Inc., dated August 3, 1984, consisting of 5 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encuentros Familiares Phase 3,' as prepared by A. Taquechel Assoc., Inc., dated 3/6/02 and consisting of 4 sheets."

The purpose of this request being to permit the applicant to submit revised plans for a previously approved religious retreat showing a new 2 story dormitory building.

(2) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting parking areas including driveways closer than 25' to an official right-of-way; to waive same to permit driveways within 25' of S.W. 122nd Avenue, and parking areas within 25' of S.W. 56th Street.

(3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 142 parking spaces (186 required).

(4) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 20% (15% permitted).

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

SUBJECT PROPERTY: The west ½ of the NW ¼ of the NE ¼ of Section 25, Township 54 South, Range 39 East, less the north 50' and less the west 35' thereof for right-of-way dedication.

LOCATION: 12190 S.W. 56 Street (Miller Road), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the requests for non-use variances prohibiting parking

closer than 25' to an official right-of-way (Item #2) and providing less parking spaces than required (Item #3) as unnecessary, and staff concurred that they were not necessary, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification of Condition #2 of Resolution Z-8-85 (Item #1), the requested non-use variance of zoning regulations (Item #2), the requested non-use variance of parking requirements (Item #3), and the requested non-use variance of lot coverage requirements (Item #4) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny without prejudice items #1 - 4 was offered by Don Abbott, seconded by Roy Bustillo, and upon a poll of the members present the vote was as follows:

Don Abbott	aye	Miguel Cervera	nay
Charlene Burks	aye	John Feinberg	absent
Roy Bustillo	aye		

Patrick M. Fiore nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11, that the requested modification of Condition #2 of Resolution Z-85-85 (Item #1), the requested non-use variance of zoning regulations (Item #2), the requested non-use variance of parking requirements (Item #3), and the requested non-use variance of lot coverage requirements (Item #4) be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 26th day of August 2003.

Hearing No. 02-4-CZ11-2
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 4th DAY OF SEPTEMBER 2003.

TEAM METRO
WEST OFFICE

ENFORCEMENT HISTORY

Church of Jesus Christ Almighty	12200 SW 56 Street, Miami-Dade County, Florida
NAME:	**ADDRESS**
10/21/04	01-428
HEARING DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

11/29/00	Team Metro West Office issued a Civil Violation for a sign on the right of way (CVN#773140) CMS#200212004627. Citation was contested and hearings and lost. CVN was paid and violation corrected.
09/09/02	Warning letter issued for overgrowth on the sidewalk. CMS#200312006084 Violation was corrected by owner and the case was closed.
06/08/04	Warning letter issued for Junk & Trash on the property, CMS#200412004834, including derelict trailer, scrap metal and pallets. Violation was corrected by owner and case closed.
08/12/04	Inspection of the property for the purposed of this enforcement this Enforcement history was performed and found no violation.

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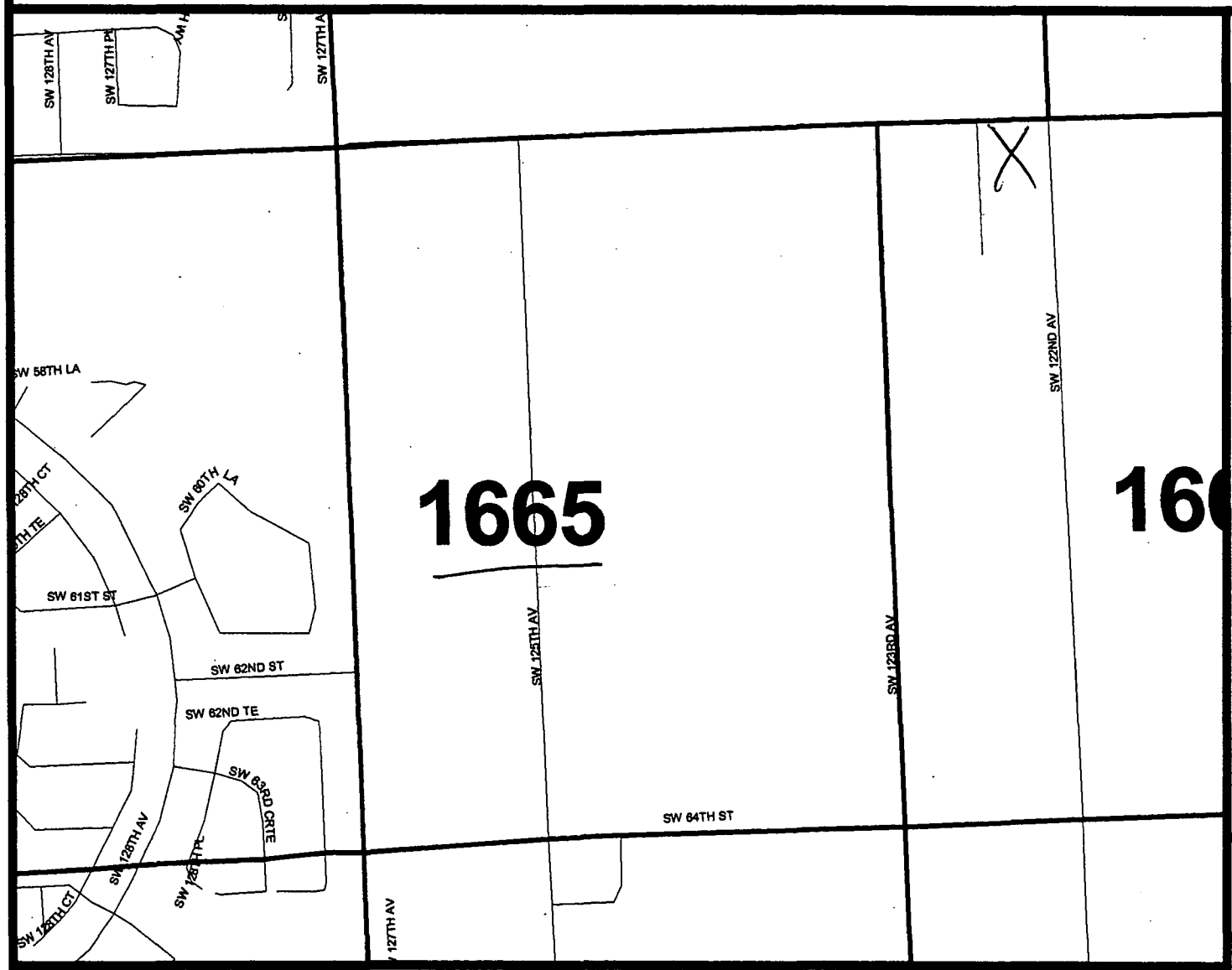
Miami-Dade Police Department
Target Area - Police Grid(s): 1665
Church of Jesus Christ Almighty; Hearing # 01-428



Police Grids Boundaries
Boundary

MDPD Crime Analysis System
June 1, 2004
Data in this document represents successfully geocoded attributes.

0 0.05 0.1 Miles

Miami-Dade Police Department
Address Query for Events occurring at 12200 SW 56 ST
For 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department *Crime Information Warehouse*

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("K") and Dis.Incident Address contains "12200 SW 56 ST" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
12200 SW 56 ST	K	1665	3	02/22/2002			14	15:12:00	15:30:00	15:30:00	K3000
12200 SW 56 ST	K	1665	3	03/01/2002	0115415A		25A	06:48:00	06:50:00	06:57:00	K1501
12200 SW 56 ST	K	1665	3	03/02/2002	0118166A		25A	13:39:00	13:40:00	13:49:00	K2503
12200 SW 56 ST	K	1665	3	03/27/2002	0168461A		25A	16:51:00	16:51:00	16:54:00	K3504
12200 SW 56 ST	K	1665	3	05/11/2002	0259484A		25A	17:30:00	17:44:00	17:56:00	K3304
12200 SW 56 ST	K	1665	3	05/17/2002	0271852A		25A	19:15:00	19:17:00	19:25:00	K3306
12200 SW 56 ST	K	1665	3	05/17/2002			15	19:17:00	19:17:00	19:25:00	
12200 SW 56 ST	K	1665	3	07/19/2002	0398922A		25A	23:27:00	00:18:00	00:27:00	K1504
12200 SW 56 ST	K	1665	3	08/31/2002	0484059A		25A	17:09:00	17:23:00	17:44:00	K3306
12200 SW 56 ST	K	1665	3	09/19/2002	0520024A		37	05:52:00	05:54:00	06:00:00	K1302
12200 SW 56 ST	K	1665	3	09/19/2002			15	05:54:00	05:54:00	06:00:00	
12200 SW 56 ST	K	1665	1	09/25/2002	0531714A		25A	05:29:00	05:32:00	05:32:00	K1305
12200 SW 56 ST	K	1665	1	09/25/2002	0531773A		25A	06:50:00	07:13:00	07:13:00	K2102
12200 SW 56 ST	K	1665	1	09/25/2002			15	05:33:00	05:33:00	05:33:00	K1305
12200 SW 56 ST	K	1665	1	09/25/2002			15	07:13:00	07:13:00	07:13:00	K2102
12200 SW 56 ST	K	1665	3	09/27/2002	0535774A		25A	04:46:00	04:47:00	04:49:00	K1506
12200 SW 56 ST	K	1665	3	09/27/2002			15	04:47:00	04:47:00	04:50:00	
12200 SW 56 ST	K	1665	3	10/03/2002	0548676A		25A	20:06:00	20:18:00	20:30:00	K3301
12200 SW 56 ST	K	1665	1	10/23/2002	0586373A		25A	02:09:00	03:03:00	03:16:00	K1506
12200 SW 56 ST	K	1665	3	10/25/2002	0591643A		25A	18:40:00	19:08:00	19:20:00	K3304
12200 SW 56 ST	K	1665	3	10/25/2002			15	19:08:00	19:08:00	19:36:00	

Miami-Dade Police Department
Address Query for Events occurring at 12200 SW 56 ST
For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department *Crime Information Warehouse*

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("K") and Dis.Incident Address contains "12200 SW 56 ST" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
12200 SW 56 ST	K	1665	3	01/30/2003	0054930B		25A	09:59:00	10:15:00	10:24:00	K2303
12200 SW 56 ST	K	1665	3	01/30/2003			15	10:15:00	10:15:00	10:24:00	
12200 SW 56 ST	K	1665	3	02/08/2003	0073516B		25A	22:27:00	22:28:00	22:31:00	K3304
12200 SW 56 ST	K	1665	3	02/08/2003			15	22:28:00	22:28:00	22:32:00	
12200 SW 56 ST	K	1665	3	03/16/2003	0142836B		25H	23:05:41	23:07:08	23:07:08	K3301
12200 SW 56 ST	K	1665	3	03/16/2003			15	23:07:18	23:07:18	23:07:18	K3301
12200 SW 56 ST	K	1665	3	04/22/2003	0214325B		25A	21:54:00	21:54:46	22:10:00	K3503
12200 SW 56 ST	K	1665	3	05/16/2003	0262019B		25A	19:10:00	19:15:31	19:25:00	K3303
12200 SW 56 ST	K	1665	3	05/16/2003			15	19:16:16	19:16:16	19:25:00	
12200 SW 56 ST	K	1665	1	05/28/2003	0283810B		25A	05:04:38	05:06:57	05:13:45	K1105
12200 SW 56 ST	K	1665	1	05/28/2003			15	05:07:08	05:07:08	05:13:45	
12200 SW 56 ST	K	1665	3	06/21/2003	0332680B		25H	19:23:13	19:23:50	19:32:00	K3305
12200 SW 56 ST	K	1665	3	06/21/2003			15	19:24:18	19:24:18	19:32:00	

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Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1665")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")))) and Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
1665	13	SPECIAL INFORMATION/ASSIGNM	9
	14	CONDUCT INVESTIGATION	21
	15	MEET AN OFFICER	66
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	16
	19	TRAFFIC STOP	15
	21	LOST OR STOLEN TAG	3
	25	BURGLAR ALARM RINGING	16
	26	BURGLARY	9
	27	LARCENY	2
	32	ASSAULT	4
	34	DISTURBANCE	5
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	2
	41	SICK OR INJURED PERSON	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	1

Total Signals for Grid 1665 : 176

Total Reported: 121 Total Not Reported: 55

Total for All Grids : 176

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("1665")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")))) and Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
1665	13	SPECIAL INFORMATION/ASSIGNM	7
	14	CONDUCT INVESTIGATION	18
	15	MEET AN OFFICER	68
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	23
	18	HIT AND RUN	2
	19	TRAFFIC STOP	19
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	2
	25	BURGLAR ALARM RINGING	11
	26	BURGLARY	7
	32	ASSAULT	5
	34	DISTURBANCE	7
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	2
	41	SICK OR INJURED PERSON	3

Total Signals for Grid 1665 : 182

Total Reported: 124 Total Not Reported: 58

Total for All Grids : 182

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2002

Grid(s): 1665

Part I Crimes	Total Crimes
Grid 1665	
2200 - BURGLARY	4
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	3
Grid 1665 TOTAL	8
Total Part I:	8

PART II Crimes	Total Crimes
Grid 1665	
130B - SIMPLE ASSAULT	1
260B - FRAUD CREDIT CARD/ATM	1
Grid 1665 TOTAL	2
Total PART II	2

Grand Total: 10

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and (OI.Reporting_Agency_Code = substring ("030", 1, 3)) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("1665")

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2003

Grid(s): 1665

Part I Crimes		Total Crimes
Grid 1665		
130A - AGGRAVATED ASSAULT		4
230F - SHOPLIFTING FROM A MOTOR VEHICLE		2
230G - SHOPLIFTING ALL OTHERS		3
	Grid 1665 TOTAL	9
Total Part I:		9

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2003

Grid(s): 1665

PART II Crimes		Total Crimes
Grid 1665		
130B - SIMPLE ASSAULT		**1**
	Grid 1665 TOTAL	**1**
Total PART II		**1**

Grand Total: 10

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and (Ol.Reporting_Agency_Code = substring ("030", 1, 3)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1665")

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Church of Jesus Christ The Almighty - Non Profit
CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock *
Oscar Aguero 16540 NW 84 Ave. Miami, FL 33016 - President	
Stella Aguero 16540 NW 84 Ave Miami, FL 33016 - Vice President	
Hector Perez 5337 W. 22nd Ct Hialeah, FL 33016 - Director	
Maximo Sotelo 10874 SW 2nd St. # 202 Miami, FL 33174 - Director	
Javier Rodriguez 19661 NW 82nd ct Miami, FL 33015 - Director	

* Non-Profit, non-stock Corporation

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS	Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

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.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant) OSCAR AGÜERO

Sworn to and subscribed before me,

this 3 day of DECEMBER, 2001

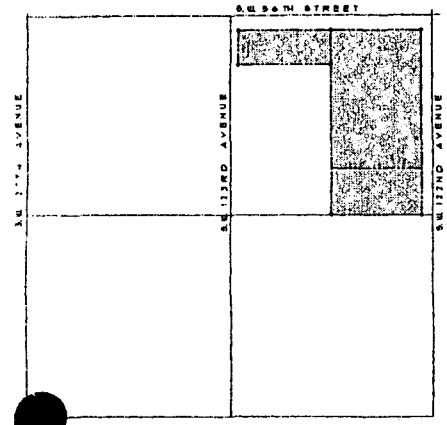
(SEAL)

Notary Public, State of Florida at Large

Javier Rodriguez
My Commission CC832367
Expires May 3, 2003

My Commission Expires:

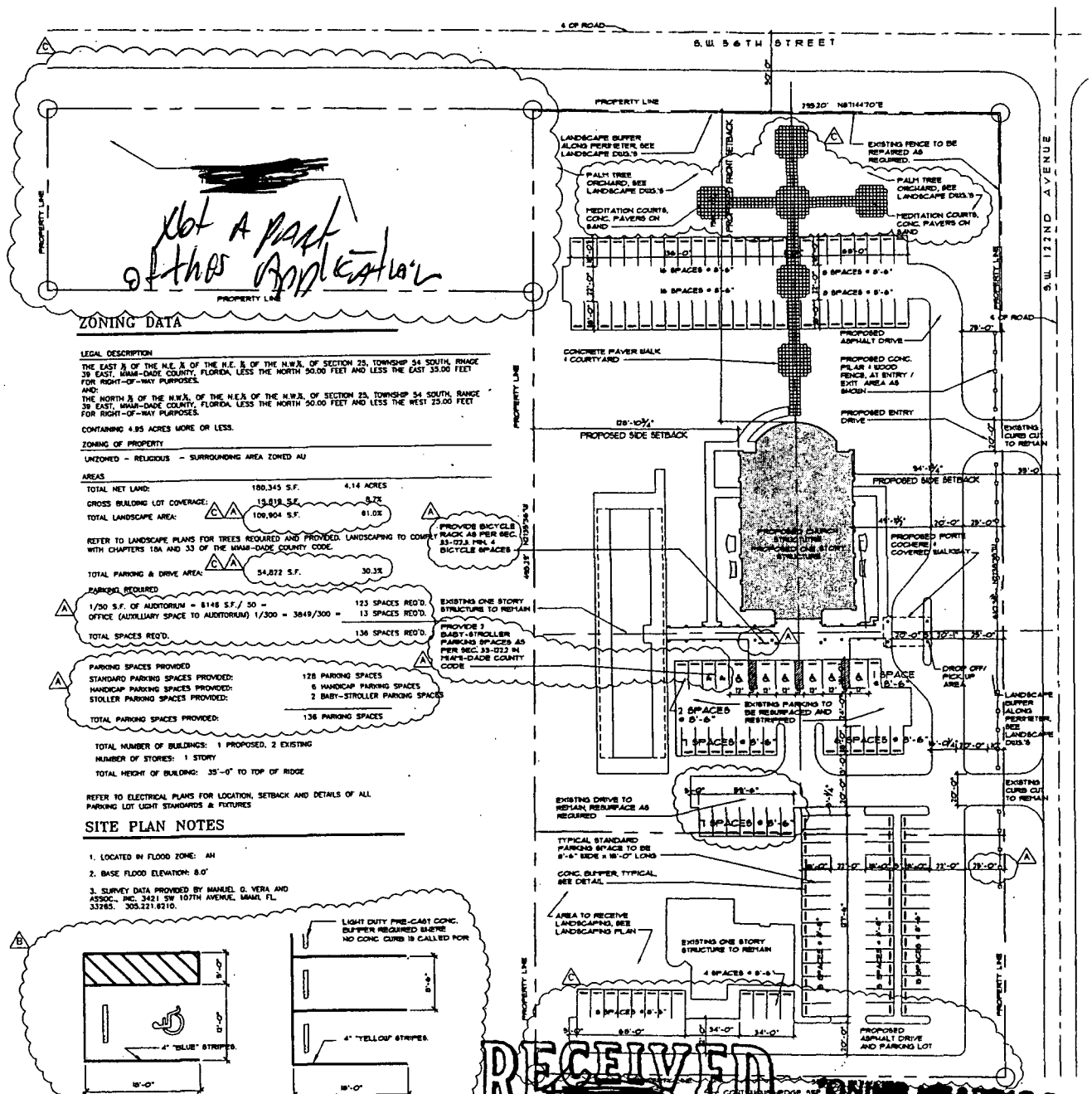
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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



LOCATION MAP 1" = 2000'-0"

GENERAL NOTES

1. General Contractor shall examine the site and become familiar with conditions affecting the constructional the premises before submitting bids. Failure to do this shall not be considered cause for additional charges or complaints.
2. Proper disposal of all waste materials shall be by the General Contractor. All individual subcontractors shall be responsible for proper disposal of waste materials due to their respective activities. The site shall be kept clean and secure at all times. Any General Contractor's subcontractor shall be responsible for proper disposal due to their activities.
3. The General Contractor is responsible for all work indicated or implied on these construction documents unless specifically noted "by others" and/or "N.I.C." Also in addition to his/her subcontractors, the General Contractor is responsible for co-ordinating and scheduling the work noted "by others" and/or "N.I.C."
4. The General Contractor is liable for all damages and shall take care in demolition not to damage those areas to remain in remodeling.
5. The General Contractor shall leave the job cleaned upon completion of work including but not limited to vacuum cleaning carpets, polishing hardware fixtures, removal of dust, dirt and paint excess.
6. Any deviation from these construction drawings and specifications must be submitted for review and approval prior to implementation.
7. The Contractor shall pay and maintain all necessary City, County and State licenses prior to commencing construction. If special permits are required for any part of the work, they shall be obtained and exhibited. The Contractor shall give all notices and comply with the laws, ordinances, codes and regulations bearing on the conduct of the work as drawn and specified.
8. It will be the Contractor's responsibility as part of the work to be done to co-ordinate his work with that of other contractors and subcontractors.
9. Work and material shall comply with the applicable standards of the South Florida [illegible]ing Code and all other applicable codes. All work shall be good of quality.
10. [illegible]ntractor shall be responsible for initiating, maintaining and supervising all safety [illegible]tions for the General Public, employees working in the space, and the Contractor's [illegible]. The Contractor shall be liable and responsible for any loss or damage to the equipment, fixture, furnishing, inventory and materials located in or situated on the construction site and resulting from his activities.
11. The Contractor shall be responsible for all cutting, fitting or patching that may be required to complete the work or to make its several parts fit together properly.
12. The Contractor shall provide adequate security and protection for all parts of the existing building, and/or their contents and occupants, wherever work under this contract is to be performed. The G.C. is responsible for the removal of any item that can be damaged or stolen.
13. All finished work shall be free from defects. The Architect reserves the right to reject any material and workmanship which is not considered to be up to the high standards of the various trades involved.
14. The Contractor shall be responsible for all applicable manufacturers' product guarantees and shall submit copies of each to Owner and Architect.
15. The Contractor shall keep on site a complete set of construction drawings, specifications, addendum and clarification drawings, including a copy of city approved drawings.
16. The Contractor shall review manufacturers/fabricators' shop drawing submittals and co-ordinate to accommodate all trades and deadlines. Contractor shall forward all submittals to the Architect for review of design intent compliance prior to fabrication.



SITE PLAN 1/32" = 1'-0"

ZONING DATA

LEGAL DESCRIPTION

THE EAST ½ OF THE N.E. ¼ OF THE N.E. ¼ OF THE N.W.¼, OF SECTION 25, TOWNSHIP 54 SOUTH, RNAGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 50.00 FEET AND LESS THE EAST 35.00 FEET FOR RIGHT-OF-WAY PURPOSES.
AND:
THE NORTH ½ OF THE N.W.¼, OF THE N.E.¼ OF THE N.W.¼, OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA LESS THE NORTH 50.00 FEET AND LESS THE WEST 25.00 FEET FOR RIGHT-OF-WAY PURPOSES.

CONTAINING 4.95 ACRES MORE OR LESS.

ZONING OF PROPERTY

UNZONED - RELIGIOUS - SURROUNDING AREA ZONED AU

AREAS

TOTAL NET LAND:	180,345 S.F.	4.14 ACRES
GROSS BUILDING LOT COVERAGE:	15,818 S.F.	8.7%
TOTAL LANDSCAPE AREA:	109,904 S.F.	61.0%
TOTAL PARKING & DRIVE AREA:	54,622 S.F.	30.3%

REFER TO LANDSCAPE PLANS FOR TREES REQUIRED AND PROVIDED. LANDSCAPING TO COMPLY WITH CHAPTERS 18A AND 33 OF THE MIAMI-DADE COUNTY CODE.

PROVIDE BICYCLE RACK AS PER SEC. 33-122.3 PIN. 4 BICYCLE SPACES

PARKING REQUIRED

1/50 S.F. OF AUDITORIUM = 6146 S.F./ 50 =	123 SPACES REQ'D.
OFFICE (AUXILIARY SPACE TO AUDITORIUM) 1/300 = 3849/300 =	13 SPACES REQ'D.
TOTAL SPACES REQ'D.	136 SPACES REQ'D.

EXISTING ONE STORY STRUCTURE TO REMAIN

PROVIDE 2 BABY-STROLLER PARKING SPACES AS PER SEC. 33-122 IN MIAMI-DADE COUNTY CODE

PARKING SPACES PROVIDED

STANDARD PARKING SPACES PROVIDED:	128 PARKING SPACES
HANDICAP PARKING SPACES PROVIDED:	6 HANDICAP PARKING SPACES
STOLLER PARKING SPACES PROVIDED:	2 BABY-STROLLER PARKING SPACES
TOTAL PARKING SPACES PROVIDED:	136 PARKING SPACES

TOTAL NUMBER OF BUILDINGS: 1 PROPOSED, 2 EXISTING

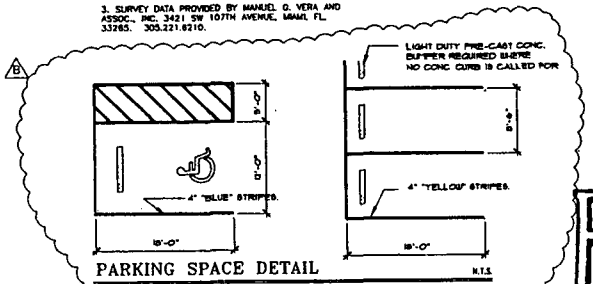
NUMBER OF STORIES: 1 STORY

TOTAL HEIGHT OF BUILDING: 35'-0" TO TOP OF RIDGE

REFER TO ELECTRICAL PLANS FOR LOCATION, SETBACK AND DETAILS OF ALL PARKING LOT LIGHT STANDARDS & FIXTURES

SITE PLAN NOTES

1. LOCATED IN FLOOD ZONE: AH
2. BASE FLOOD ELEVATION: 8.0'
3. SURVEY DATA PROVIDED BY MANUEL G. VERA AND ASSOC., INC. 3421 SW 107TH AVENUE, MIAMI, FL. 33165. 305.221.8210.



PARKING SPACE DETAIL

RECEIVED
MAR 16 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ZONING HEARING PLANS REVIEW
PLANS WITHIN THE SCOPE OF AD
PLANS NOT WITHIN THE SCOPE OF A
REVIEWED BY: Ron Connelly
DATE: 3/17/04

VERTEX ARCHITECTURE

Architecture with a Point
Alejandro Sarmiento, R.A. AR 91405
Carlos J. Rivera, R.A. AR 0017594

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027
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Fax: (954) 431-8877

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SEAL

IN THE PROFESSIONAL JUDGMENT THIS IS THE SCOPE OF MY ENGAGING AND THAT THE PLANS AND SPECIFICATIONS CONTAINED HEREIN COMPLY WITH ALL APPLICABLE BUILDING CODES.

Ministerio Jesucristo El Todopoderoso

Vader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	CJB	03.11.04	
2	CJB	09.13.03	COUNTY COMMENTS
3	CJB	08.13.03	COUNTY COMMENTS

SITE PLAN, LOCATION MAP, LEGAL DESCRIPTION, & ZONING DATA

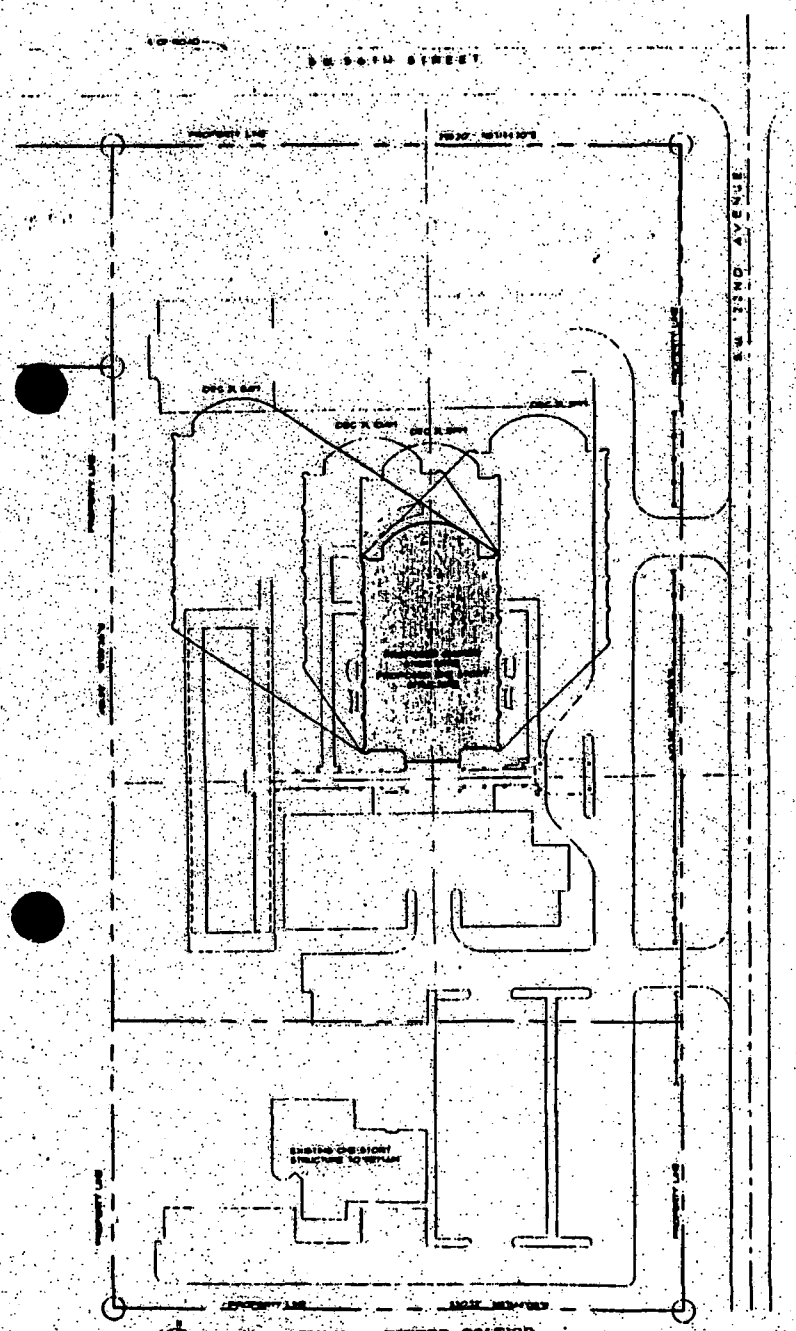
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

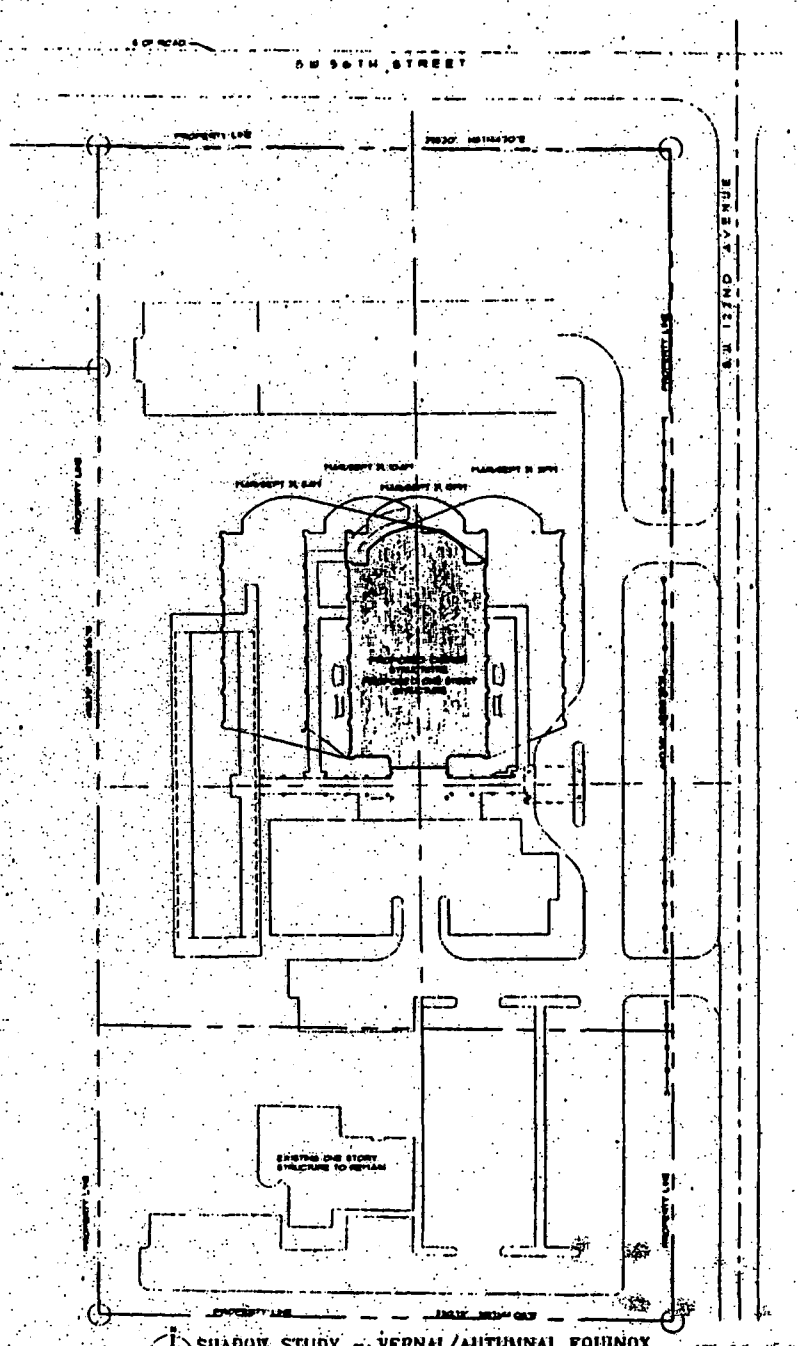
PROJECT NO. 0333

SHEET A-1

56



SHADOW STUDY - WINTER SOLTICE



SHADOW STUDY - VERNAL/AUTUMNAL EQUINOX

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 119th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

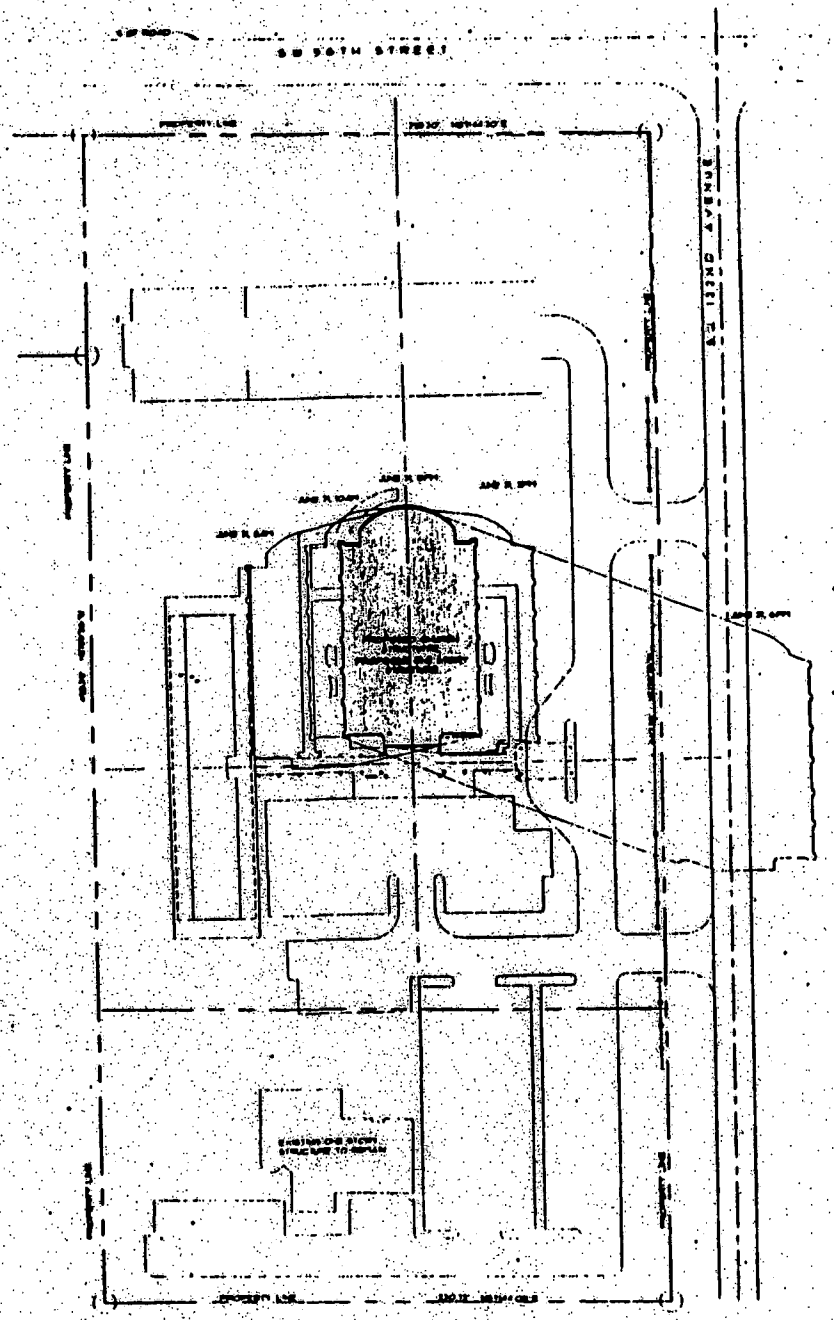
Site Plan Review

REVISIONS

SITE SHADOW STUDIES

0333

A-1a



SHADOW STUDY – SUMMER SOLTICE

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.

Ministerio Jesucristo El Todopoderoso

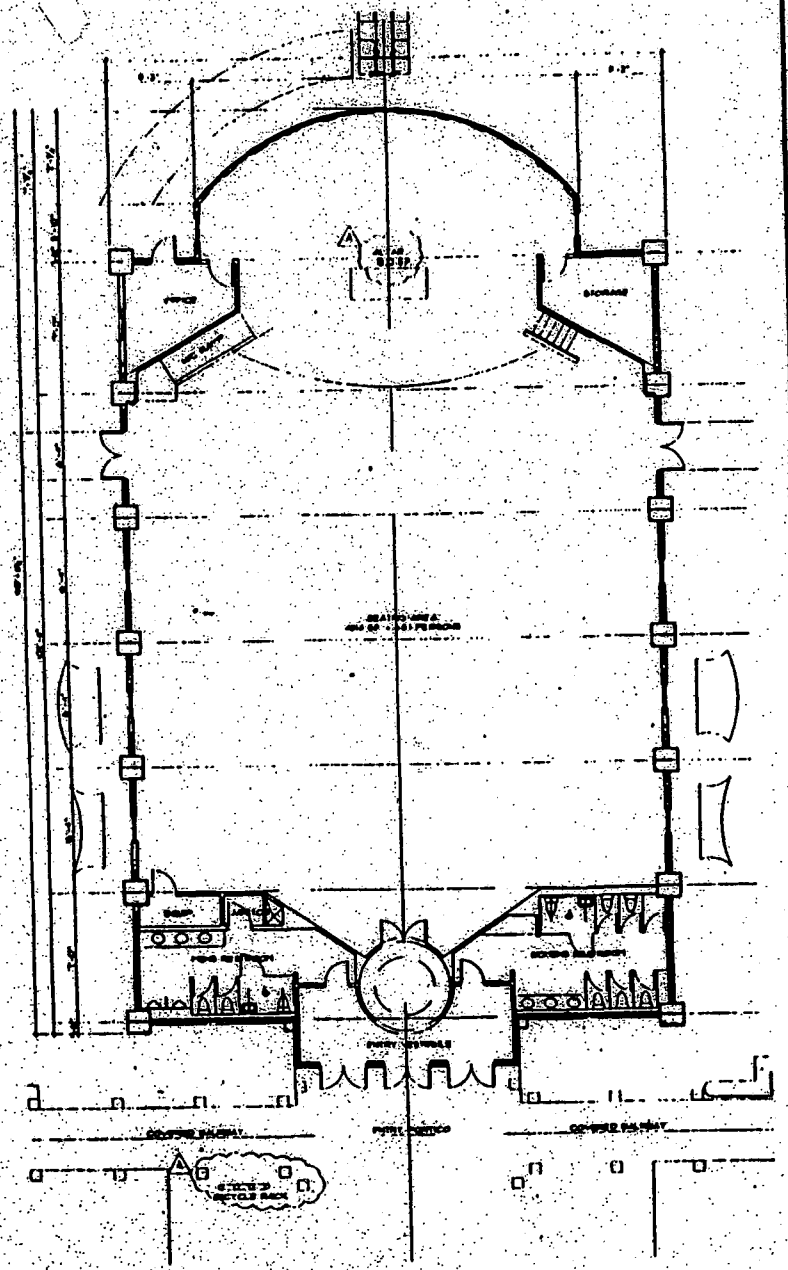
Site Plan Review

REVISIONS

SITE SHADOW STUDIES

0133

A-1b



FLOOR PLAN

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.

Ministerio Jesucristo El Todopoderoso

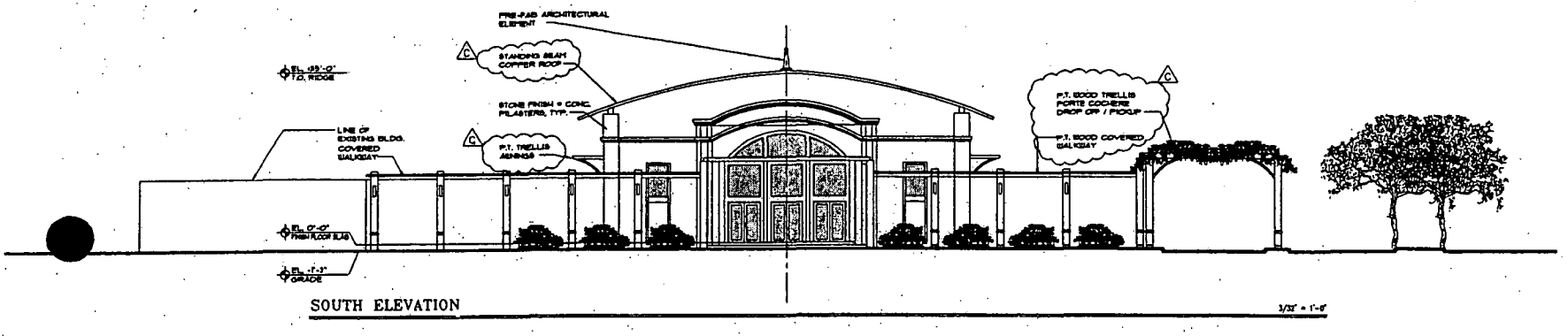
Site Plan Review

REVISIONS

FLOOR PLAN

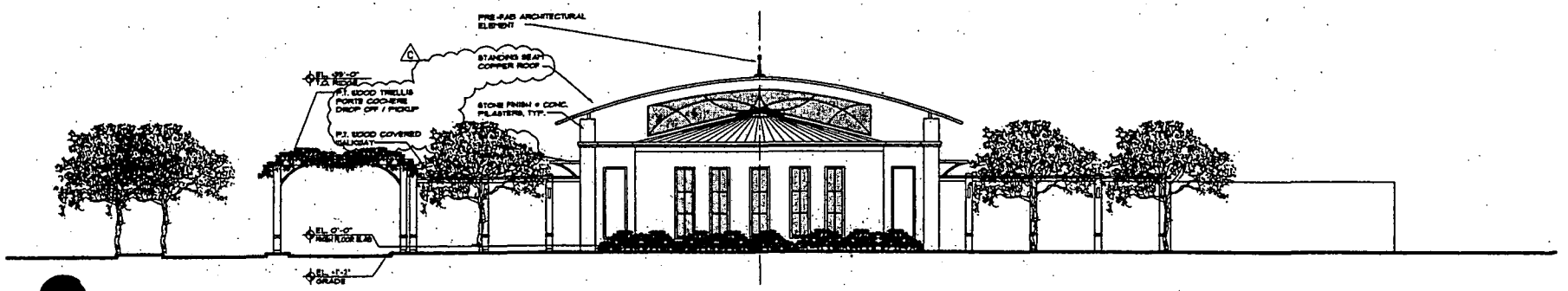
0333

A-2



SOUTH ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"

A59

VERTEX ARCHITECTURE

Architecture with a Point

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2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street,
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	03.18.03	
2	CJB	04.17.03	COUNTY COMMENTS
3	CJB	06.23.03	COUNTY COMMENTS

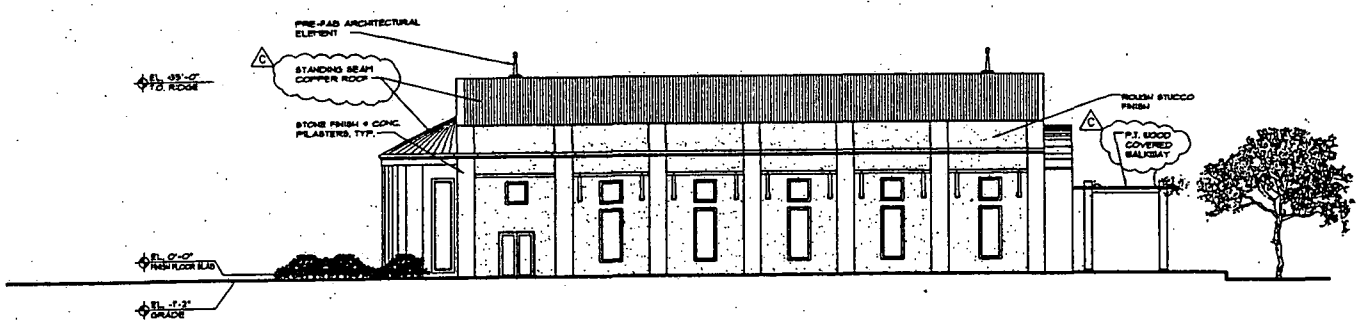
ELEVATIONS

SHEET TITLE

DATE 07.07.2003
DRAWN BY CJB/VS
REVIEWED BY CJB

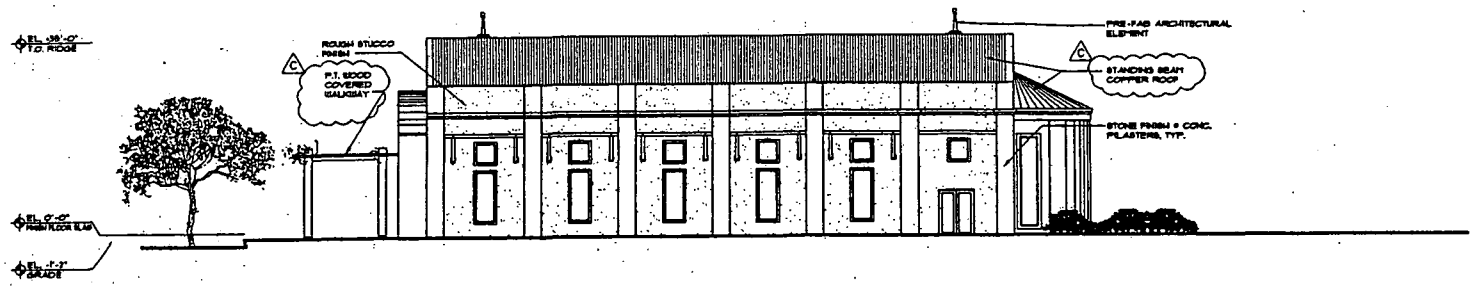
0333
PROJECT NO.

SHEET A-3



WEST ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

VERTEX ARCHITECTURE

Architecture with a Point

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SEAL

THE PROFESSIONAL ARCHITECT HAS TO THE BEST OF HIS KNOWLEDGE AND BELIEF, PLACED THE SEAL ON APPLICABLE BUILDING CODES.

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
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Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	03.11.03	
2	CJB	09.11.03	COUNTY COMMENTS
3	CJB	10.31.03	COUNTY COMMENTS

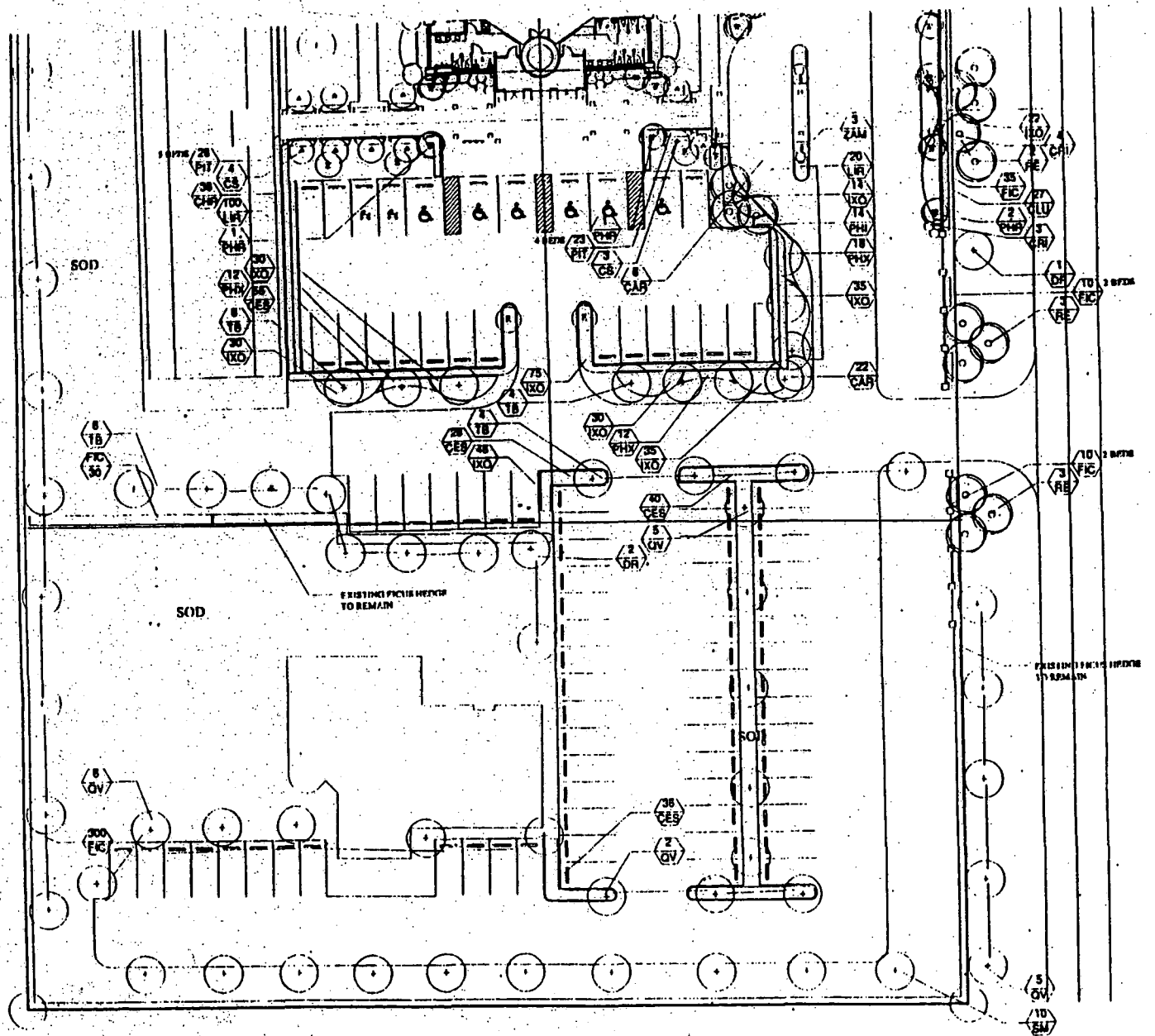
ELEVATIONS

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET A-4



PLANTING PLAN

VERTEX ARCHITE

Architecture with a Point

Vertex Architecture, Inc.
2439 S.W. 119th Avenue
Miramar, Fl. 33027

Ministerio Jesucristo El Todopoderoso

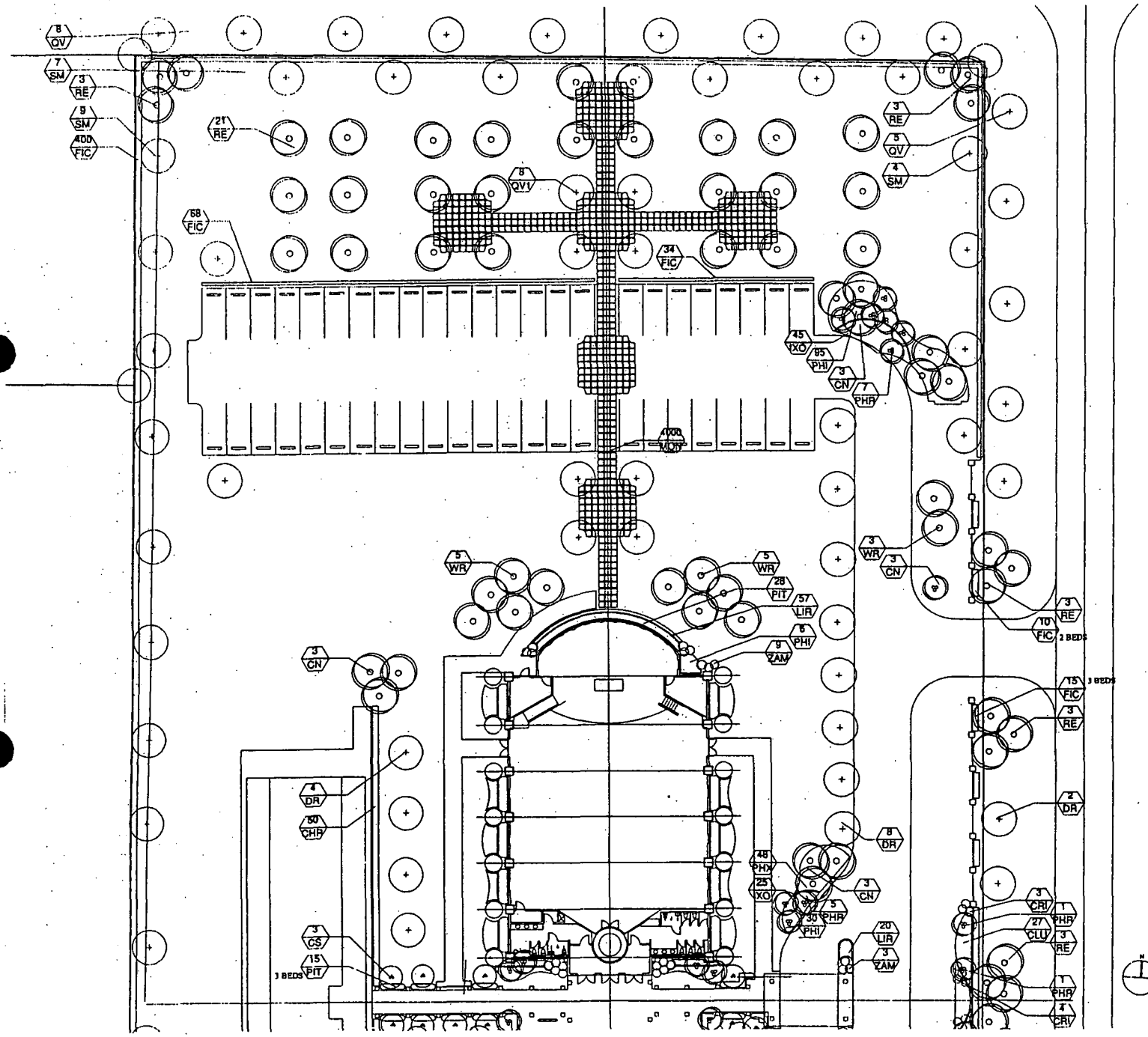
Site Plan Review

REVISIONS

LANDSCAPE PLANTING PLAN

0333

L-1



PLANTING PLAN 1/16" = 1'-0"

VERTEX ARCHITECTURE

Architecture with a Point
Alejandro Santamaria, R.A. AR 91405
Carlos J. Bravo, R.A. AR 0011584

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

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Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	03.18.04	
2	CJB	09.12.03	COUNTY COMMENTS
3	CJB	08.25.03	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

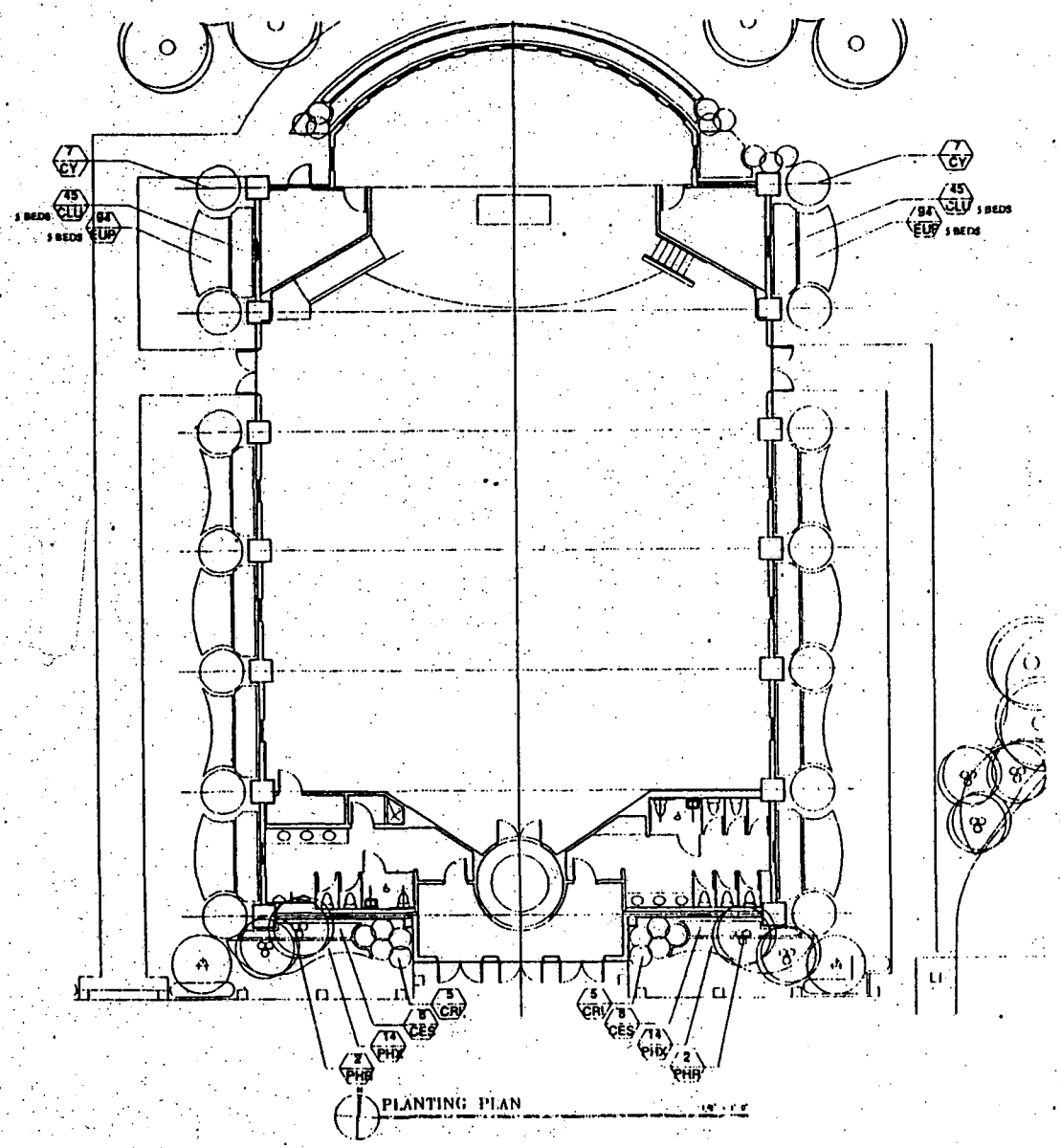
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET L-2

63



VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595 7338

Site Plan Review

REVISIONS

No.	BY	DATE	DESCRIPTION
			COUNTY COMMENTS
			COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

SHEET TITLE

DATE 07.07.2003
DRAWN BY CJB/VS
REVIEWED BY CJB

0333
PROJECT NO.

SHEET L-3

plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans, and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted
9. Any wire guys and/or fabric straps shall be flagged w/ fluorescent colored tape as shown in details
10. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation, (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmocote" time release pellets (or approved equal) according to manufacturers recommendations.
12. All [illegible] areas to have a 30" ring covered w/ a 3" layer [illegible] mulch. Cover all shrub beds w/ a 3" layer of shr[illegible] (other than cypress).
13. Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ staggered abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving , gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
16. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc.
21. All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.
22. All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.
23. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
24. All areas [illegible] mulch/gravel to recieve a 3" layer of material over [illegible] material.

landscape legend

B

Zoning District PROPERTY. Net Lot Area 4.14 acres 180,245 s.f.

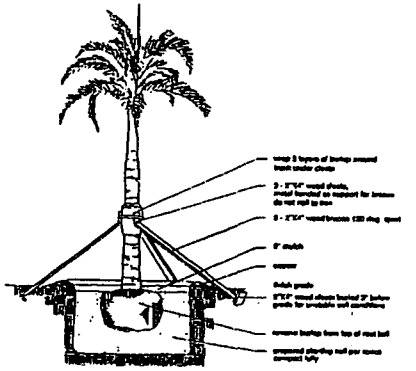
OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net Lot Area = 180,245 s.f. x .40 % = 72,098 s.f.	72,098	109,737
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 129 x 10 s.f. per parking space =	1,290	1,390
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	73,498	110,157
LAWN AREA CALCULATION		
A. 73,498 total s.f. of landscaped open space required by chapter 33	73,498	110,157
B. Maximum lawn area (sod) permitted = 60 % x 180,245 s.f. =	108,207	100,800
TREES		
A. No. trees required per net lot acre 4.14 Less existing number of trees meeting minimum requirements 28 trees x 4.14 Net Lot Acres	116	116
B. % Palms allowed: No trees provided x 30%	35	24
% Palms permitted to count as street trees on 1:1 basis x 30%	8	4
C. % Natives Required: No. trees provided x 30%	35	81
D. Street Trees (maximum average spacing of 35' o.c.): 905 linear feet along street / 35	26	26
SHRUBS		
A. No. trees required 142 x 10 = No. of shrubs required	1420	2161
B. % Natives required: No. shrubs required 1420 x 30%	426	492

IRRIGATION PLAN: If required by Chapter 33

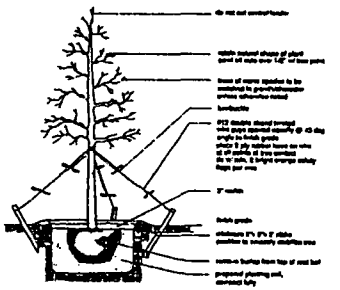
plantlist

	QTY	KEY	PLANT NAME	SPECIFICATION
	12	CN	Cocos nucifera 'Dr. Malayan' Green Malayan Coconut	4'-6' gray wood hts. staggered
	12	CS	Cordia sebestena (N) Geiger Tree	10' ht. x 4-5' spr. 4' c.t. full 3" d.b.h.
	14	CY	Cupressus sempervirens Italian Cypress	8' ht. x 3' spr. full matched
	12	DR	Delonix regia (N) Royal Poinciana	10' ht. x 5-6' spr. 4' c.t. 3" d.b.h.
	29	QV	Quercus virginiana (N) Live Oak	12' ht. x 5-6' spr. 5' c.t. 3" d.b.h. full
	8	QV1	Quercus virginiana (N) Live Oak	14' ht. x 5-6' spr. x 6' c.t. 4" d.b.h.
	23	RE	Roystonea elata Royal Palm	8-10' of grey wood staggered
	36	SM	Swietenia mahogani (N) West Indian Mahogany	10' ht. x 4-5' spr. 4' c.t. 3" d.b.h.
	17	TB	Tabebuia caribe Silver Trumpet	10' ht. x 4-5' spr. 4' c.t. 3" d.b.h.
	13	WR	Washingtonia robusta Silver Trumpet	8-12' of c.t. staggered

	QTY	KEY	PLANT NAME	SPECIFICATION
Shrubs	38	CAR	Carissa 'Emerald Blanket' Dwarf Natal Plum	3 gal 12-14 spr. full clump 24" o.c.
	250	CES	Conocarpus e. sericeus (N) Silver Buttonwood	3 gal 24" ht. x 14" spr. full to base 24" o.c.
	88	CHR	Chrysobalanus icaco (N) Cocoplum	3 gal. 24" ht. x 18" spr. full 24" o.c
	144	CLU	Clusia guttifera (N) Small Leaf Clusia	3 gal. 24" ht. x 18" spr. 24" o.c.
	84	CFB	Citrus aurantium Giant Citrus	7 gal. full clump
	188	EUP	Euphorbia sp Crown of Thorns	3 gal 12-14" ht. x spr. full 18" oc. color to be selected
C	830	FIC	Ficus benjamina Weeping Fig	3 gal. 24" ht. 16-18" spr. 24" o.c.
	312	IXO	Ixora 'Nora Grant' Pink Ixora	3 gal 24" ht. 14" spr. full 24" o.c.
	187	LIR	Liriope 'Evergreen Giant' Giant Lilyturf	1 gal. 12" ht. full clump 12" o.c.
	4000	MON	Mondo Grass	2" pots at 4" o.c.
	143	PHI	Philodendron selloum Split Leaf Philodendron	3 gal 18 20" ht. x spr. full 30" o.c
	22	PHR	Phoenix roebellini Pygmy Date Palm	6' o.a. ht. 36" c.t. triple full head
	118	PHX	Philodendron 'Xanadu' Philodendron Xanadu	3 gal 14-18" ht. x spr. full 24" o.c
	82	TIO	Philosporum tobira Green Philosporum	3 gal 16-18" ht. x 14" spr. full 24" o.c.
	15	ZAM	Zamia furfuracea Cardboard plant	7 gal 30" ht. x spr. full clump 30" o.c.
	0	SOD	St. Augustine 'Flor-Tam'	Solid Sod



palm/large tree planting detail nts



SMALL TREE PLANTING DETAIL nts

VERTEX ARCHITECTURE

Architecture with a Pain

Vertex Architecture, Inc
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
3	CJB	03.17.04	
2	CJB	09.11.03	COUNTY COMMENTS
1	CJB	08.13.03	COUNTY COMMENTS

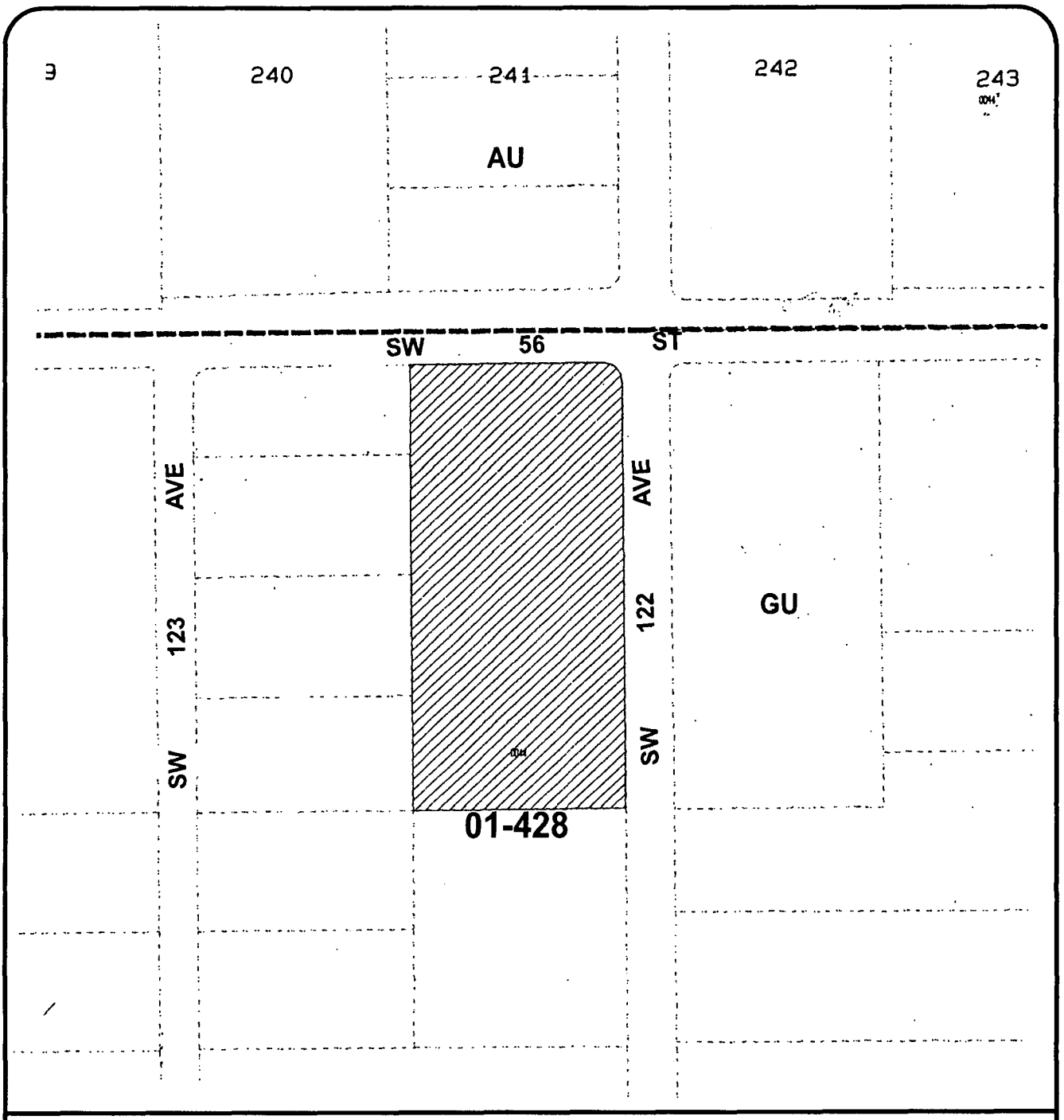
LANDSCAPE LEGEND AND NOTES

SHEET FILE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO

SHEET L-5



MIAMI-DADE COUNTY
HEARING MAP

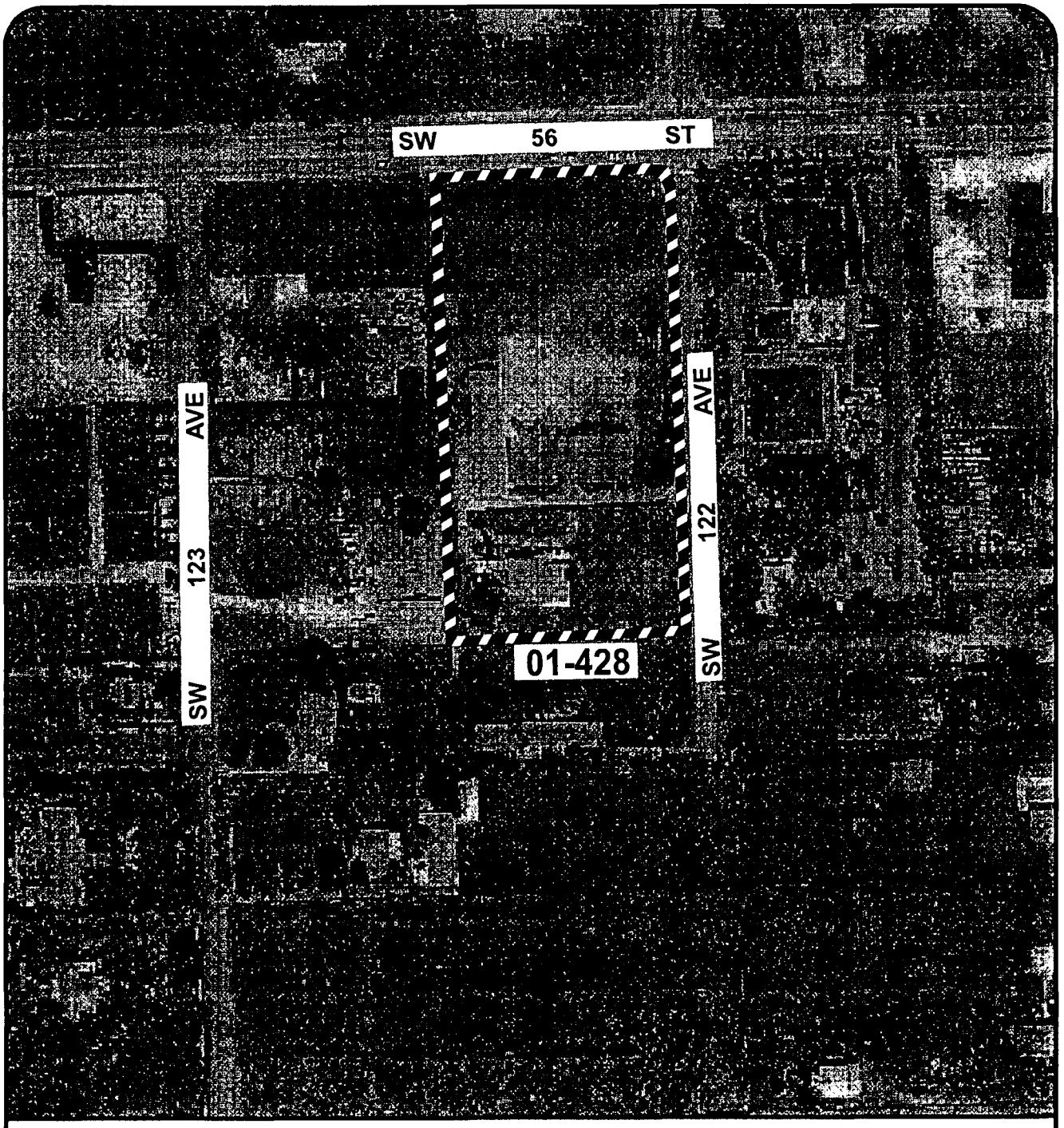
S C A L E
0 200'
N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING 01-428. 11/03
REVISED 11/10/03



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 01-428. 11/03
REVISED 11/10/03

C. CHURCH OF JESUS CHRIST ALMIGHTY
(Applicant)

03-12-CZ11-1 (01-428)
BCC/District 10
Hearing Date: 9/30/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1991	Iglesia Bautista Filadelfia	- Special Exception to permit a religious facility & ministrial residence. - Unusual Use day care center. - Non-Use Variance sign. - Non-Use Variance of set back requirements.	ZAB	Approved w/conds.

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

DATE: 6-24-2004 **#Z-**

APPLICANT: 1. CHURCH OF JESUS CHRIST ALMIGHTY
(03-12-CZ11-1/01-428)

MOTION: Deferred to September 23, 2004 by unanimous agreement of those members present (No further notice)

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz		X		
Ferguson				X
Heyman				X
Martinez	S	X		
Morales				X
Moss				X
Rolle		X		
Seijas				X
Sorenson				X
Sosa		X		
Souto	M	X		
Chair Carey-Shuler		X		
TOTAL		6	0	7

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

APPLICANT'S NAME: CHURCH OF JESUS CHRIST ALMIGHTY

REPRESENTATIVE(S): FELIX LASARTE

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ11-1 (01-428)	JANUARY 7, 2004	CZAB11- -04

REQUESTS: MODIFICATION OF RESO. PLAN CONDITION (to allow new sanctuary addition)

DEPT. REC: DENIAL WITHOUT PREJUDICE OR DEFERRAL

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: April 1, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE PER ☐ REQUEST ☐ DEPT. ☐ D.I.C. ☐ With Std. Conditions

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Don J. ABBOTT		✓	
MADAME VICE-CHAIR	M	Charlene BURKS	✓		
COUNCILMAN		Roy BUSTILLO		✓	
COUNCILMAN		John FEINBERG	✓		
COUNCILMAN	S	Patrick M. FIORE (C.A.)	✓		
COUNCILMAN		Thomas J. SCHRAMM	✓		
CHAIRMAN		Miguel CERVERA	✓		

VOTE: 5 to 2

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: TOM LOGUE

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

APPLICANT'S NAME: CHURCH OF JESUS CHRIST ALMIGHTY

REPRESENTATIVE(S): Felix Lasarte, Architect Carlos Bravo

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ11-1 (01-428)	DECEMBER 02, 2003	CZAB11- -03

REQUESTS: MODIFICATION OF RESO. PLAN CONDITION (to allow new sanctuary addition)

DEPT. REC: DENIAL WITHOUT PREJUDICE

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☐ DEFER: ☐ INDEFINITELY ☐ TO: _____ ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☒ APPROVE PER ☒ REQUEST ☐ DEPT. ☐ D.I.C. ☒ With Std. Conditions

☒ OTHER: add condition: "On Sunday, there may not be more than 2 events. An event, for this purpose, defined as an occasion with more than 50 attendees."

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Don J. ABBOTT		✓	
MADAME VICE-CHAIR		Charlene BURKS			✓
COUNCILMAN		Roy BUSTILLO		✓	
COUNCILMAN	S	John FEINBERG	✓		
COUNCILMAN	M	Patrick M. FIORE (C.A.)	✓		
COUNCILMAN		Thomas J. SCHRAMM		✓	
CHAIRMAN		Miguel CERVERA	✓		

VOTE: 3 to 3

EXHIBITS: ☒ YES ☐ NO COUNTY ATTORNEY: Tom Logue

NOTE: TIE VOTE CARRIES ITEM FORWARD TO JAN. 7'04 Meeting. Subsequently Bd. voted unanimously to defer to such date.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Church of Jesus Christ Almighty **PH:** Z01-428 (03-12-CZ11-1)

SECTION: 25-54-39 **DATE:** September 30, 2004

COMMISSION DISTRICT: 10 **ITEM NO.:** C

==========

A. INTRODUCTION

o REQUEST:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is respectfully appealing the decision of Community Zoning Appeals Board #11 on CHURCH OF JESUS CHRIST ALMIGHTY, which approved the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

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

o SUMMARY OF REQUEST:

The Director of the Department of Planning and Zoning (the appellant) is appealing the decision of the Community Zoning Appeals Board-11 (CZBA-11) on this application. This Board approved a request to allow the modification of previously approved plans in order to submit a revised plan showing a new sanctuary building for an existing religious facility.

- **LOCATION:** 12200 S.W. 56 Street, Miami-Dade County, Florida.
- **SIZE:** 3.35 acres.
- **IMPACT:**

  The approval of this application will allow the Church of Jesus Christ Almighty (the applicant) to construct a new sanctuary building to serve the members of the existing religious facility. This application will not affect public services and will not bring additional traffic and noise into the area during peak hour periods but only during the hours of church services. The proposed building will be visually intrusive to the surrounding area.

B. ZONING HEARINGS HISTORY:

In 1991, the Zoning Appeals Board (ZAB) granted a special exception and an unusual use that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than permitted (Exhibit A).

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for **agriculture.**

2. The area designated as "Agriculture" contains the best agricultural land remaining in Dade County. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools (Land Use Element, page I-47).

3. Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Metropolitan Dade

County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree which has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. **All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.**

4. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning, Development and Regulation shall be the principal administrative interpreter of the CDMP. (Land Use Element, page I-11)

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	GU; house of worship	Agriculture
Surrounding Properties:		
NORTH:	GU; house of worship	Agriculture
SOUTH:	GU; single family residence	Agriculture

EAST:	GU; religious retreat	Agriculture
WEST:	GU; plant nursery & single family residences	Agriculture

The subject parcel is irregular in shape and is located on the south side of Miller Drive (SW 56 Street), on the west side of SW 122 Avenue. There is a single story structure currently used as a house of worship on the site. The parcel is located within an area of Southwest Miami-Dade County referred to as "Horse Country." This two square mile area is characterized with ranches and plant nurseries.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Unacceptable**
Location of Buildings:	**Unacceptable**
Compatibility:	**Unacceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Unacceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Unacceptable**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Paragraph III. Modification or Elimination of Conditions and Restrictive Covenants When No New Adverse Impacts Will Result. The Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where the applicant demonstrates that the

modification or elimination will not result in a material new adverse impact on the public health, safety, welfare, or aesthetic values, according to the following criteria:

(A) If the request includes a modification or elimination of conditions or restrictive covenants imposed simultaneously with a district boundary change, the subject property would satisfy all current requirements and standards for a district boundary change to the property's present zoning district without the condition or restrictive covenant, or else the modification or elimination is sought in connection with an application for rezoning to a different district. For purposes of this requirement, new conditions or restrictive covenants may be imposed or proffered to satisfy such requirements and standards; and

(B) The modification or elimination of the condition, restrictive covenant, or part thereof will not create new adverse impacts. The application will be deemed not to create new adverse impacts upon demonstration of the following:

1. the modification or elimination will result in an increase of not more than 10% in trips generated above that generated by the approved development, except that trips generated in excess of 10% shall be permitted where completely mitigated by increased capacity constructed since the current development was approved. Trip generation shall be calculated based on the most current methodology applied by the County.

2. the modification or elimination will result in an increase in projected demand for local parks of no more than 10% or 1/5 acre, whichever is greater, except that demand in excess of 10% or 1/5 acre shall be permitted if there is sufficient capacity of local parks to accommodate the increase in demand created by the modification;

3. the modification or elimination will result in an increase in demand placed on public stormwater drainage systems of not more than 10%;

4. the modification or elimination will result in a projected increase in the number of school-age children residing on the subject property of not more than ten percent (10%), or not more than three (3) school-age children, whichever is greater;

5. the modification or elimination will not result in any increase in potable water, sanitary sewer, or solid waste disposal demand for which adequate capacity is not available, or any change in existing or planned facilities will not affect the level of service of potable water, sanitary sewer, or solid waste disposal;

6. the modification or elimination will not result in any material increase in the risk of potential for discharge or spillage of pollutants, or generation of carbon monoxide at unsafe levels;

7. the modification or elimination will not result in any material increase in the potential for damage to jurisdictional wetlands;

8. the modification or elimination will not result in a reduction in the area under tree canopy of more than 10%;

9. the modification or elimination will not result in any material increase in the risk of smoke, fire, odors, gases, excessive noise or vibration;

10. the modification or elimination will result in an increase in building cubic content on the subject property of no more than 10%, or no more than 10% of the median building cubic content on similarly zoned parcels in the immediate vicinity, whichever is larger;

11. the modification or elimination will not result in a decrease in the features or landscaping that buffer the existing use from properties in the immediate vicinity;

12. the modification or elimination will not result in any material decrease in the privacy enjoyed by adjoining properties;

13. the modification or elimination will not result in any material diminution of an existing view or vista to any landmark, natural area, or waterbody from any window or door in any residential unit on an adjoining parcel of land;

14. the modification or elimination will not result in any material increase in the potential for vehicular-pedestrian conflicts;

15. the modification or elimination will not result in any material and obvious departure from the aesthetic character of the immediate vicinity, taking into account the architectural design, scale, height, mass and building materials of existing structures, pattern of development and open space;

16. the modification or elimination will not result in any material increase in the area of shadow, or of light from outdoor lighting, cast onto adjacent parcels;

17. the modification or elimination will not result in any material change in the manner or hours of operation on the subject property so differing from the similar existing or approved uses in the immediate vicinity that the convenient, safe, peaceful or intended uses of such uses is interrupted or materially diminished;

18. the modification or elimination will not result in any material change in the density or intensity of use of the subject property so differing from the density or intensity of other existing or approved uses in the immediate vicinity that the subject property would represent an obvious departure from the established development pattern of the immediate vicinity;

19. the modification or elimination will not result in any material change in the type of use of the subject property so differing from the existing or approved uses in the immediate vicinity that the subject property would represent an obvious departure from the established pattern of use in the immediate vicinity;

20. the modification or elimination will not result in a use of land that will have a significant adverse impact upon the value of properties in the immediate vicinity; and

21. the modification or elimination will not result in a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities.

(C) modification or elimination of the condition, restrictive covenant or part thereof will not result in a use of land that will have a significant adverse impact upon the value of properties in the immediate vicinity; and

(D) all applicable requirements of the underlying zoning district or if applicable any prior zoning action or administrative action, are satisfied.

Paragraph V. Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens. The Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where demonstratively greater public benefit will result from the modification or elimination than the resulting public burden as measured by the following:

(A) Approval of the application will result in the provision of public benefits in two (2) or more of the following categories of public benefits:

1. Enhancement and/or preservation of substantial open space, public parks, environmentally sensitive land, or natural or historic resources in terms of one or more of the following:

(a) provision of additional on- or off-site open space, configured in such a manner that it provides a public benefit in terms of either public use or improved aesthetics when viewed from public rights-of-way (except where 2 (d) below is relied upon); or

(b) an increase in the amount of land available for public parks acceptable to the Park and Recreation Department, or in the recreational facilities of public parks; or

(c) perpetual preservation of "environmentally endangered lands"; or

(d) perpetual preservation of additional wetlands (which may include, in addition, restoration or enhancement); or

(e) removal of a use or structure that either has an adverse effect on a wellfield or aquifer recharge area, or that poses a high risk of wellfield contamination, and replacement with a use or structure that significantly lessens the impact or risk; or

(f) removal, or reduction of the intensity of a use, that results in a substantial reduction of risk of groundwater contamination; or

(g) preservation of designated historic resources or rehabilitation of contributing historic structures.

2. A substantial improvement to the character of the immediate vicinity by one or more of the following means:

   (a) elimination or rehabilitation of blighted buildings or other blighting influences; or

   (b) substantial reduction of "sign clutter," where the character of the immediate vicinity is largely defined by an abundance of signage; or

   (c) relocation of utility lines underground, where the character of the immediate vicinity is heavily impacted by overhead utilities; or

   (d) substantial improvements to landscaping or streetscaping (except where 1(a) is relied upon); or

   (e) substantial reduction in excessive noise, smoke, vibration, odors, gases, dust, risk of pollutants, or damage to jurisdictional wetlands.

3. Elimination of uses that are inappropriately located, by either:

   (a) abandonment and elimination of a lawful existing nonconforming use; or

   (b) elimination of a lawful use or building which, although not legally nonconforming, represents an obvious departure from the established pattern of development or use in the immediate vicinity.

4. Provision of one or more of the following facilities or services in and for locations in which there is a demonstrated need:

   (a) schools or vocational training facilities; or
   (b) day care services for children or the elderly; or
   (c) a police station or substation; or
   (d) a fire station; or
   (e) a library; or
   (f) public buildings and facilities; or
   (g) water or sanitary sewer lines.

5. Direct and specific implementation of adopted land use or community development plans of Miami-Dade County, by:

   (a) implementation of two or more preferred development types or scenarios from the Miami-Dade County *Urban Design Manual*; or

(b) implementation of the "guidelines for urban form" in the Land Use Element of the Comprehensive Development Master Plan; or

(c) implementation of a portion of the Adopted Action Plan of the Consolidated Plan of the Miami-Dade County Office of Community and Economic Development.

6. A benefit to the function of the transportation network in the immediate vicinity, in terms of one or more of the following:

   (a) a substantial decrease in trip generation during hours of peak use; or

   (b) an increase in the proportion of pedestrian, bicycle, or transit trips in relation to total daily trips in the immediate vicinity by all modes of transportation as a result of providing multi-modal amenities or mixed-use development; or

   (c) an improvement in the quality, capacity, and function of pedestrian and bicycle circulation systems in the immediate vicinity of the subject property; or

   (d) a reduction in vehicle miles attributable to dwelling units within a one-half (1/2) mile radius of the subject property; or

   (e) improvements to one or more roadways in the immediate vicinity that increase capacity or improve traffic flow or traffic safety beyond the marginal traffic impacts of the proposed development.

7. Improvements to the supply of affordable housing, by

   (a) development of affordable housing for very low, low, and moderate income households in a location where the need for such housing has been identified pursuant to the Housing Element of the Comprehensive Development Master Plan or other adopted affordable housing initiatives; or

   (b) rehabilitation or redevelopment of substandard housing units resulting in an increase in the number of very low, low, and moderate income units provided on the site of the rehabilitation or redevelopment.

8. The creation of 15 or more new permanent jobs.

9. Substantial improvement to the design of the subject property through improvements in two or more of the following:

   (a) pedestrian, bicycle, or vehicular access and circulation; or

   (b) the design of parking areas; or

   (c) drainage or stormwater retention and treatment; or

   (d) connectivity, by elimination of dead-end, cul-de-sac or similar street types, or elimination of walled-in residential communities, or by providing

streets that interconnect within the development and connect to adjacent neighborhoods and rights-of-way.

(B) Notwithstanding the provisions of the preceding paragraphs, no application will be approved under this subsection if such approval would result in:

1. a use of land which will have a significant adverse effect upon the value of properties in the immediate vicinity;
2. community design, architecture, or layout and orientation of buildings, open space, or amenities that is inconsistent with and deleterious to the aesthetic character of the immediate vicinity;
3. a material change in the density, intensity, or use of the subject property that so differs from the density, intensity, or use of other existing or approved development in the immediate vicinity that the subject property would represent an obvious and significant departure from the established development pattern of the immediate vicinity which has a deleterious effect on its community character;
4. a substantial degradation of localized traffic patterns or a substantial adverse impact on the roadway network;
5. unmitigated demands on potable water, sanitary sewer, or stormwater treatment systems which exceed the capacity of those systems; or
6. a new or continued and substantial risk to human life or safety or to the environment, or a nuisance; or
7. a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to such open lot uses as outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities;

The Community Zoning Appeals Board shall impose such conditions and requirements in connection with an approval under this subsection as shall prevent or mitigate any resulting adverse impacts to the County or to any aggrieved person who has reasonably, demonstrably and detrimentally relied upon the condition or covenant sought to be modified or eliminated.

Section 33-311(A)(7). The Board shall hear applications to **modify or eliminate** any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

G. NEIGHBORHOOD SERVICES:

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

* subject to conditions stated in their attached memoranda

H. ANALYSIS:

This application was deferred from the June 24, 2004 meeting of the Board of County Commissioners.

The Director of the Department of Planning and Zoning (the appellant) is appealing the April 1, 2004 decision of the Community Zoning Appeals Board-11 (CZAB-11) which approved this application with conditions by a vote of 4-3 (Exhibit B). The appellant indicates on the appeal form that the grounds and reasons supporting the reversal of the ruling of the CZAB-11 are as follows: 1) The decision of the CZAB-11 is inconsistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP); 2) On August 26, 2003, the CZAB-11 denied without prejudice by a vote of 3-2 a similar application for a modification of plans for an existing religious facility (retreat house) (Exhibit C) immediately to the east of the subject property (the Department's position on that application was exactly the same as on this application, that the proposed expansion would be inconsistent with the CDMP); 3) The applicant's letter of intent indicated that the day care use would be abandoned if the application was approved; however, no covenant was proffered by the applicant to ensure that in the future the day care use would not occur on the property and no conditions were imposed by the CZAB-11 prohibiting the day care use. The decision of the CZAB-11 results in the day care center and expanded religious facility being allowed to simultaneously occur on the property and those cumulative impacts were not reviewed by staff; 4) The application was approved with standard conditions and there are no additional conditions that will ensure that the use will not be incompatible with the surrounding area; 5) The facility would serve more than just the "Horse Country" area residents where it is located; 6) The applicant has not proven that the use is ancillary to or necessary to support the agricultural community; and 7) The submitted plan was not sensitive to the surrounding agricultural area and was unacceptable to staff. Staff is in receipt of a copy of a covenant which the applicant intends to proffer to the Board restricting the uses on the property to no more than two (2) Sunday services, and stating that the day care use would not be permitted on the property.

The subject property is located at 12200 SW 56 Street. In 1991, pursuant to Resolution 4-ZAB-19-91, the Zoning Appeals Board (ZAB) granted requests that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances

were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than permitted. The applicant is currently seeking a modification of a condition of the aforementioned Resolution to submit a revised plan showing a new sanctuary building on the subject site. The proposed new sanctuary building will be located to the east of the existing church building. The applicant submitted a revised plan that shows the aforementioned sanctuary building. The applicant stated in the submitted letter of intent that if this application was approved, the day care use approved in 1991 would be abandoned.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application and states that the subject requests will not generate any new additional daily peak hour trips. However, staff notes that traffic will increase during church services. This application meets the traffic concurrency criteria for an initial development order. The applicant will have to comply with all requirements of the Public Works Department.

This application will allow the applicant to construct a new larger sanctuary building that will serve the members of the congregation of the religious facility. The Comprehensive Development Master Plan designates this property for agriculture use on the Land Use Plan (LUP) map. The Master Plan states that the principal uses in an agriculturally designated area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools. Staff is of the opinion that the expansion of the use by constructing a new larger sanctuary building would bring the use on the property further away from the Land Use Plan (LUP) map's agricultural designation. The applicant's representative stated at the April 1, 2004, hearing (page 63 of the official transcripts) that the church has around 500 members. The 2000 Census indicated a total population of 1,335 persons in this 2-square mile "Horse Country" area. In staff's opinion, the proposed expansion to the existing use would be **inconsistent** with the Master Plan since said use would probably serve residents from outside this two (2) square mile agricultural area and is not ancillary to and necessary to support the rural residential community of the Horse Country area nor is said use ancillary to and directly supportive of agriculture. The existing sanctuary building is in keeping with other institutional uses in the Horse Country area since a few churches, schools, and a retreat center are also located along the SW 56 Street corridor between SW 117th Avenue and SW 127th Avenue. Staff has no objections to the existing use on the property. However, is not supportive of the proposed expansion and has not been supportive of expansions to or new churches, schools and day cares in this area unless the new use or expansion is necessary to support the rural residential community.

The standards under Section 33-311(A)(17) provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of

the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. The applicant contends that the requested modification complies with Section 33-311(A)(17)(III) and Section 33-311(A)(17)(V) Subsections A2(a), (b), and (d), A6(a), and A9(a), (b), and (c) of the modification and elimination standards.

In accordance with Section 33-311(A)(17)(III)(B), Modification or Elimination of Conditions and Restrictive Covenants When No New Adverse Impacts Will Result, the applicant must demonstrate compliance with the twenty-one standards under paragraph III in order to be deemed not to create new adverse impacts. The applicant has demonstrated compliance with the majority of these standards. In addition, as stated by staff in the January 7, 2004, hearing (page 10 of the official transcript), the applicant submitted documentation indicating compliance with the standard that the resulting increase in cubic content be no more than 10% of the median cubic content on similarly zoned parcels [(B)(10)] and that there be no resulting material increase in the area of shadow cast onto adjacent parcels [(B)(16)]. However, the proposed larger religions facility will result in a material decrease in the privacy enjoyed by adjoining properties [(B)(12)]; will result as designed in a material increase in the potential for vehicular pedestrian conflicts [(B)(14)]; will result, by its design, scale and mass, in a material and obvious departure from the aesthetic character of the immediate vicinity [(B)(19)], which is intended for agricultural uses.

In Section 33-311(A)(17)(V), Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens, the standards require the applicant to comply with at least *two* of the Subsections. The applicant has not demonstrated how this application will comply with Subsection A2(a) or (b) in that the plans do not eliminate or rehabilitate blighted buildings or other blighting influences or provide a substantial reduction of "sign clutter." However, the application does comply with Subsection A2(d) in that there will be substantial improvement to the landscaping. The application would also comply with Subsection A6(a) in that there would be a substantial reduction in trip generation during hours of peak use if the day care use would cease. The approved day care use for 40 children would generate 34 daily peak hour vehicle trips. However, as stated in the appeal application, no covenant was proffered by the applicant indicating that the day care use approved in 1991 would be abandoned and no conditions were imposed by CZAB-11 to ensure the abandonment of said use. In Subsection A9 two or more improvements are required. In staff's opinion, the application does not comply with said requirements. The applicant is redesigning the parking areas to provide additional parking, however, the applicant has not demonstrated how there would be a substantial improvement to the drainage or stormwater retention and treatment. Additionally, the pedestrian, bicycle and vehicular access and the design of the parking area as shown on the plans is not acceptable to staff. The vehicular circulation as provided will create traffic congestion on-site and the driveways need to be redesigned to provide circular connectivity around the proposed sanctuary building. Additionally, the pedestrian walkways do not lead to adjacent properties or the street. In this regard none of the requirements are met under Subsection A9 where compliance with two requirements is necessary.

Although the applicant meets the requirements of two of the subsections under Section 33-311(A)(17)(V)(A), Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens, specifically (2)(d) and (6)(a), this application does not meet all of the requirements under Section 33-311(A)(17)(V)(B). Section 33-311(A)(17)(V)(B)(3) requires that a use approved under this Section not result in a material change in the intensity of the use of the subject property which would represent an obvious and significant departure from the established development pattern of the immediate vicinity which would have a deleterious effect on its "community character". Staff notes that the properties in this area are zoned agricultural, the LUP map designates this area for agricultural use, and the community is known as "Horse Country". In staff's opinion, the construction of a larger religious facility on this site would have a deleterious effect on the agricultural and rural community character of this Horse Country area.

When analyzed under the separate modification standards of Section 33-311(A)(7), the general provision to eliminate or modify conditions, staff does not support this application. The new plan provides an approximately 6,200 sq. ft. new sanctuary building with additional parking. The proposed new sanctuary building would be visually intrusive to the existing single family residences to the south and west and is not sensitive to the surrounding agricultural area. Additionally, the site plan as submitted is not acceptable to staff in that the design of the parking area and driveways do not provide a smooth traffic flow throughout the site and could cause traffic congestion throughout same. Additionally, the parking areas should be relocated to be as close to the building as possible and away from the adjacent residential properties and SW 56 Street in order to minimize the visual impacts to same.

Staff notes that on August 26, 2003, the owner of the site of the existing retreat center located to the east of the property appeared before CZAB-11with a request to expand a dormitory building. Staff did not support said application and the CZAB-11 denied same. Said application was similar to this application in that the applicant, the Ignatian Spiritual Center, sought a modification of plans to expand their existing religious facility. Staff opined, as in this case, that the modification would not be ancillary to and necessary to support the rural residential community, and would be inconsistent with the CDMP. When considering the necessity for and the reasonableness of the proposed new sanctuary building in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that this application would be **incompatible** with the surrounding area and **inconsistent** with the "agricultural" LUP map designation of the CDMP. The approval of the proposed expansion would make the use on the property substantially more inconsistent with the Plan than the existing use. The applicant could prove that this application is consistent with the CDMP by providing documentation proving that the existing church building is not sufficient to accommodate the current membership and that the proposed "expansion" is "necessary" to support a growing membership from the residential community of this Horse Country area. Staff is cognizant of the fact that this 2 – square mile agriculturally designated land has throughout the years become a place for the siting of institutional uses. The Department is trying to preserve and stop the further depletion of this agriculturally designated lands by ensuring that all development orders authorizing a new land use or development, or redevelopment, or

significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map".

Notwithstanding, staff notes that this application must be deferral due to an inadvertent error in the advertisement.

I. **RECOMMENDATION:** Deferral

J. **CONDITIONS:** None.

DATE INSPECTED: 11/04/03
DATE TYPED: 11/17/03
DATE REVISED: 12/15/03; 12/31/03; 03/11/04; 05/27/04; 08/10/04; 09/15/04
DATE FINALIZED: 09/20/04
DO'QW:AJT:MTF:JDR

Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

MIAMI-DADE

MEMORANDUM

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: October 6, 2003

SUBJECT: C-11 #Z2001000428-Revised
Church of Jesus Christ the Almighty
12200 SW 56th Street
SE to Permit a Church
(4.95 Ac.) 25-54-39

RECEIVED
OCT 10 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Roberts, Assistant Director
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 the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:
The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-12.1(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Consequently, the subject application may be scheduled for public hearing.

Potable Water Supply:
Public water can be made available to this site, therefore, connection will be required.

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

Wastewater Disposal:
The closest public sanitary sewer is located approximately 1,575 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that the proposed development on the site be connected to the public sanitary sewer system in accordance with Code requirements. All sewer lines shall be required to comply with the exfiltration standards as applied to wellfield protection areas.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the 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.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:
The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit 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 formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Church of Jesus Christ Almighty

This Department has no objections to this application.

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt.

Fences along SW 56 St. and SW 122 Ave. must set back from safe site distance triangle as per Sec. 33-11 of the Miami-Dade County Code.

Existing fence to be repaired must be placed along dedicated radius corner at the intersection of SW 56 St. and SW 122 Ave.

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

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

Note: Approval of this application will result with the discontinued use of the daycare presently permitted which generates a total of 34 PM daily peak hour vehicle trips.

Raul A. Pino, P.L.S.

MAR. 24 2004

Date

C-11

MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: 201-428 Rev #3.

Plans: ☑ Yes ☐ No Request: _____

Location: S. of SW 56 S/E of SW 123 A/ W of SW 122nd Ave.

Recommendation:
- Approved ____
- Approved with conditions ____*
- Approved with no change from previous submittal ____
- Denial ____
- Defer to DIC comments ____

*

Estimated number of alarms generated annually by application: 4

If there is an impact, below is the service availability:

Station District 51 Grid 1665. DU/SF 15,619 Occupancy Type 3

Impact of additional calls on closest station:
- ☐ No Impact
- ☑ Minimal Impact
- ☐ Moderate Impact
- ☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: K Lyon Phone: (786) 331-4546 Date: 4/5/04.

Kathryn Lyon

Revised 3/9/04 BJM

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE $ 0

RECEIPT # _____

DATE HEARD: 04/01/04

BY CZAB # 11

RECEIVED
01-428
APR 15 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____
DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z01-428 (03-12-CZ 11-1)

Filed in the name of (Applicant) Church of Jesus Christ Almighty

Name of Appellant, if other than applicant Director, Dept. of Planning & Zoning

Address/Location of APPELLANT'S: 111 NW 1st St., 11th floor, Miami, Fla. 33128

Application, or part of Application being Appealed (Explanation) Entire application

Appellant (name): Director, Dept. of Planning & Zoning
hereby respectfully appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows: (State in brief and concise language).

1. The Community Zoning Appeals Board-11's decision is inconsistent with the Miami Dade County Comprehensive Development Master Plan

2. On August 26, 2003, the CZAB-11 denied without prejudice by a vote of 3 – 2 a similar application for a modification of plans for an existing religious facility (retreat house) immediately to the east of the subject property. The Department's position on that application was exactly the

same as on this application, that the proposed expansion would be inconsistent with the CDMP.

3. The applicant's letter of intent indicated that if the application was approved the previously approved day care use would be abandoned. However, no covenant was proffered by the applicant to ensure that in the future the day care use would not occur on the property, and no conditions were imposed by the Board prohibiting the day care use. The decision by the Community Council results in the day care center and expanded religious facility being allowed to simultaneously occur on the property and those cumulative impacts were not reviewed by staff.

4. The application was approved with standard conditions and there are no additional conditions that will ensure that the use will not be incompatible with the surrounding area.

5. The facility would serve more that the Horse Country area residents where it is located.

6. The applicant has not proven that the use is ancillary to or necessary to support the agricultural community.

7. The submitted plan was not sensitive to the surrounding agricultural area and was unacceptable to staff.

APPELLANT MUST SIGN THIS PAGE

Date: 15th day of April, year: 2,004

Signed Diane O'Quinn

Diane O'Quinn Williams
Print Name

111 N.W. First Street, Miami, FL 33128
Mailing Address

305-375-2840 Phone
305-375-2795 Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public

(stamp/seal)

Commission expires:

"EXHIBIT A"

25
24-54-39/90-83

RESOLUTION NO. 4-ZAB-19-91

The following resolution was offered by Georgia A. Wright seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, IGLESIA BAUTISTA FILADELFIA had applied for the following:

(1) SPECIAL EXCEPTION to permit a church in conjunction with a ministerial residence.

(2) UNUSUAL USE to permit a day care center in conjunction with a church.

(3) NON-USE VARIANCE OF ZONING REGULAITONS as applied to private schools to permit 47 trees (80 trees required).

(4) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit stables to setback 0' (30' required) from the side street (east) property line, to setback 0' (7.5' required) from the rear (south) property line and spaced less than 250' from a residence under different ownership.

(5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a wooden shack to setback 2.5' (7.5' required) from the rear (south) property line and setback 2.75' (20' required) from the interior side (west) property line.

(6) NON-USE VARIANCE OF SIGN REGULATIONS to permit a 38.5 sq. ft. detached sign (24 sq. ft. permitted).

(7) NON-USE VARIANCE OF SIGN REGULATIONS to permit a 40 sq. ft. wall sign (none permitted).

(8) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a church/day care center to setback 49.6' (75' required) from the interior side (west) property line.

A plan is on file and may be examined in the Zoning Department entitled "Sketch of Survey," as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled "Proposed Day Care for Iglesia Bautista Filadelfia," as prepared by R.M., dated 1-25-90, consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 1/2 of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purpose.

LOCATION: 12200 S.W. 56 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception, unusual use (Items #1 and #2) and non-use variances of sign regulations and setback requirements (Items #6, #7 and #8) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, but that the requested non-use variances of zoning regulations, setback and spacing requirements (Items #3, #4 and #5) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested non-use variances (Items #3, #4 and #5) be and the same are hereby denied without prejudice;

BE IT FURTHER RESOLVED that the requested special exception, unusual use and non-use variances of sign regulations and setback requirements (Items #1, #2 #6, #7 and #8) be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc; said plan to be reviewed and approved by the Building and Zoning and Planning Departments which shall assess the plan's concept and its elements for logic, imagination, variety, compatibility and compliance with applicable regulations.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Sketch of Survey," as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled "Proposed Day Care for Iglesia Bautista Filadelfia," as prepared by R.M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property.

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

4. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size including, but not limited to, a hedge along the southerly property line, to be a minimum of 3' high at the time of planting and ultimately maintained at a height of 6', prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

5. That only one detached sign, not to exceed 24 square feet, be permitted for both the church and day care uses.

6. That no trailers, tents or similar structures and no temporary use of any type shall be permitted on the premises.

7. That no occupancy or use of the premises be permitted until the required parking facilities have been improved and installed in accordance with the Zoning Code requirements.

8. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.

9. That the day care use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services (Child Care Licensing Unit).

10. That the day care use shall be restricted to a maximum number of 40 children.

11. That the hours of operation of the day care facility shall be between 7:00 A.M. and 6:00 P.M.

12. That the day care use may be conducted on the premises on week days only, Monday through Friday inclusive.

13. That the play area for the day care center shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.

14. That the proposed day care structure or the addition to the existing structure be of a residential type and character and meet with the approval of the Zoning Director.

15. That transportation to be furnished in connection with the use will consist of 2 vehicles and shall be of a van type; said vehicles may be stored on the premises.

16. That the applicants obtain a Certificate of Use and Occupancy for the day care facility from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

17. That the applicants comply with all conditions and requirements of the Department of Environmental Resources Management.

18. That the applicants obtain a Certificate of Use and Occupancy for the existing church within 90 days from the date of this resolution.

19. That the existing stables in the southeast corner of the property and wooden shack in the S.W. corner be removed from the property within 90 days from the date of this resolution and prior to further permit issuance.

20. That the applicants comply with all conditions and requirements of the Public Works Department.

21. That all landscaped areas adjacent to off-street parking areas shall be protected from encroachment or intrusion of vehicles through the use of non-mountable reinforced concrete curbing (see detail -- Straight 6" Curb, Page R14.2 of the Metropolitan Dade County Public Works Department Standard Details, Part 1), or through the use of concrete wheel stops when the landscaped area is at the front of parking spaces. Wheel stops shall have a minimum height of six (6) inches above finished grade of the parking area. Wheel stops shall be properly anchored and shall be continuously maintained in good condition. Where wheel stops are located two (2) feet from the front of a parking space, that two (2) feet need not be paved. However, the area between the wheel stop and the landscape area shall receive appropriate landscape treatment including planting of grass or ground cover; this area, however, shall not be calculated as part of the required landscape area.

22. That the existing and proposed drives be increased to 20'.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 30th day of January, 1991.

Hearing No. 91-1-23
Typed 2/7/91 bn

STATE OF FLORIDA)
:
COUNTY OF DADE)

I, Ronald J. Szep, Assistant Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4-ZAB-19-91 adopted by said Zoning Appeals Board at its meeting held on JANUARY 30, 1991.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 11th day of February, A.D. 1991.

Ronald J. Szep, Ex-Officio Secretary
Metropolitan Dade County
Zoning Appeals Board

By: Ronald Szep

SEAL

"EXHIBIT B"

RESOLUTION NO. CZAB11-11-04

WHEREAS, **CHURCH OF JESUS CHRIST ALMIGHTY** applied for the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested modification of Condition #2 of Resolution 4-ZAB-19-91 would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve the application was offered by John Feinberg, seconded by Patrick M. Fiore, and upon a poll of the members present, the vote was as follows:

Don J. Abbott	nay	John Feinberg	aye
Charlene Burks	aye	Patrick M. Fiore	aye
Roy Bustillo	nay	Thomas J. Schramm	nay

Miguel Cervera aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11 that the requested modification of Condition #2 of Resolution 4-ZAB-19-91 be and the same is hereby approved, subject to the following condition:

1. That all conditions of Resolution 4-ZAB-19-91 to remain in full force and effect except as herein modified.

BE IT FURTHER RESOLVED, the requested modification of Condition #2 of Resolution 4-ZAB-19-91 as modified shall read as follows:

> That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the approval herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 1st day of April, 2004.

Hearing No. 03-12-CZ11-1
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 13TH DAY OF APRIL, 2004.

STATE OF FLORIDA

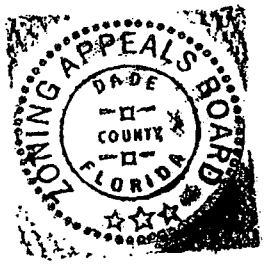
COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-11-04 adopted by said Community Zoning Appeals Board at its meeting held on the 1st day of April 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13TH day of April, 2004.

Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



"EXHIBIT C"

RESOLUTION NO. CZAB11-25-03

WHEREAS, **IGNATIAN SPIRITUAL CENTER, INC.** applied for the following:

(1) MODIFICATION of Condition #2 of Resolution Z-8-85, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Casa Encuentros Familiares,' as prepared by A. Taquechel Assoc., Inc., dated August 3, 1984, consisting of 5 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encuentros Familiares Phase 3,' as prepared by A. Taquechel Assoc., Inc., dated 3/6/02 and consisting of 4 sheets."

The purpose of this request being to permit the applicant to submit revised plans for a previously approved religious retreat showing a new 2 story dormitory building.

(2) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting parking areas including driveways closer than 25' to an official right-of-way; to waive same to permit driveways within 25' of S.W. 122nd Avenue, and parking areas within 25' of S.W. 56th Street.

(3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 142 parking spaces (186 required).

(4) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 20% (15% permitted).

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

SUBJECT PROPERTY: The west ½ of the NW ¼ of the NE ¼ of Section 25, Township 54 South, Range 39 East, less the north 50' and less the west 35' thereof for right-of-way dedication.

LOCATION: 12190 S.W. 56 Street (Miller Road), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the requests for non-use variances prohibiting parking

closer than 25' to an official right-of-way (Item #2) and providing less parking spaces than required (Item #3) as unnecessary, and staff concurred that they were not necessary, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification of Condition #2 of Resolution Z-8-85 (Item #1), the requested non-use variance of zoning regulations (Item #2), the requested non-use variance of parking requirements (Item #3), and the requested non-use variance of lot coverage requirements (Item #4) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny without prejudice items #1 - 4 was offered by Don Abbott, seconded by Roy Bustillo, and upon a poll of the members present the vote was as follows:

Don Abbott	aye	Miguel Cervera	nay
Charlene Burks	aye	John Feinberg	absent
Roy Bustillo	aye		

Patrick M. Fiore nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11, that the requested modification of Condition #2 of Resolution Z-85-85 (Item #1), the requested non-use variance of zoning regulations (Item #2), the requested non-use variance of parking requirements (Item #3), and the requested non-use variance of lot coverage requirements (Item #4) be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 26th day of August 2003.

Hearing No. 02-4-CZ11-2
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 4th DAY OF SEPTEMBER 2003.

TEAM METRO
WEST OFFICE

ENFORCEMENT HISTORY

Church of Jesus Christ Almighty	12200 SW 56 Street, Miami-Dade County, Florida
NAME:	**ADDRESS**
September 30, 2004	01-428
HEARING DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

11/29/00 Team Metro West Office issued a Civil Violation for a sign on the right of way (CVN#773140) CMS#200212004627. Citation was contested and hearings and lost. CVN was paid and violation corrected.

09/09/02 Warning letter issued for overgrowth on the sidewalk. CMS#200312006084 Violation was corrected by owner and the case was closed.

06/08/04 Warning letter issued for Junk & Trash on the property, CMS#200412004834, including derelict trailer, scrap metal and pallets. Violation was corrected by owner and case closed.

08/12/04 Inspection of the property for the purposed of this enforcement this Enforcement history was performed and found no violation.

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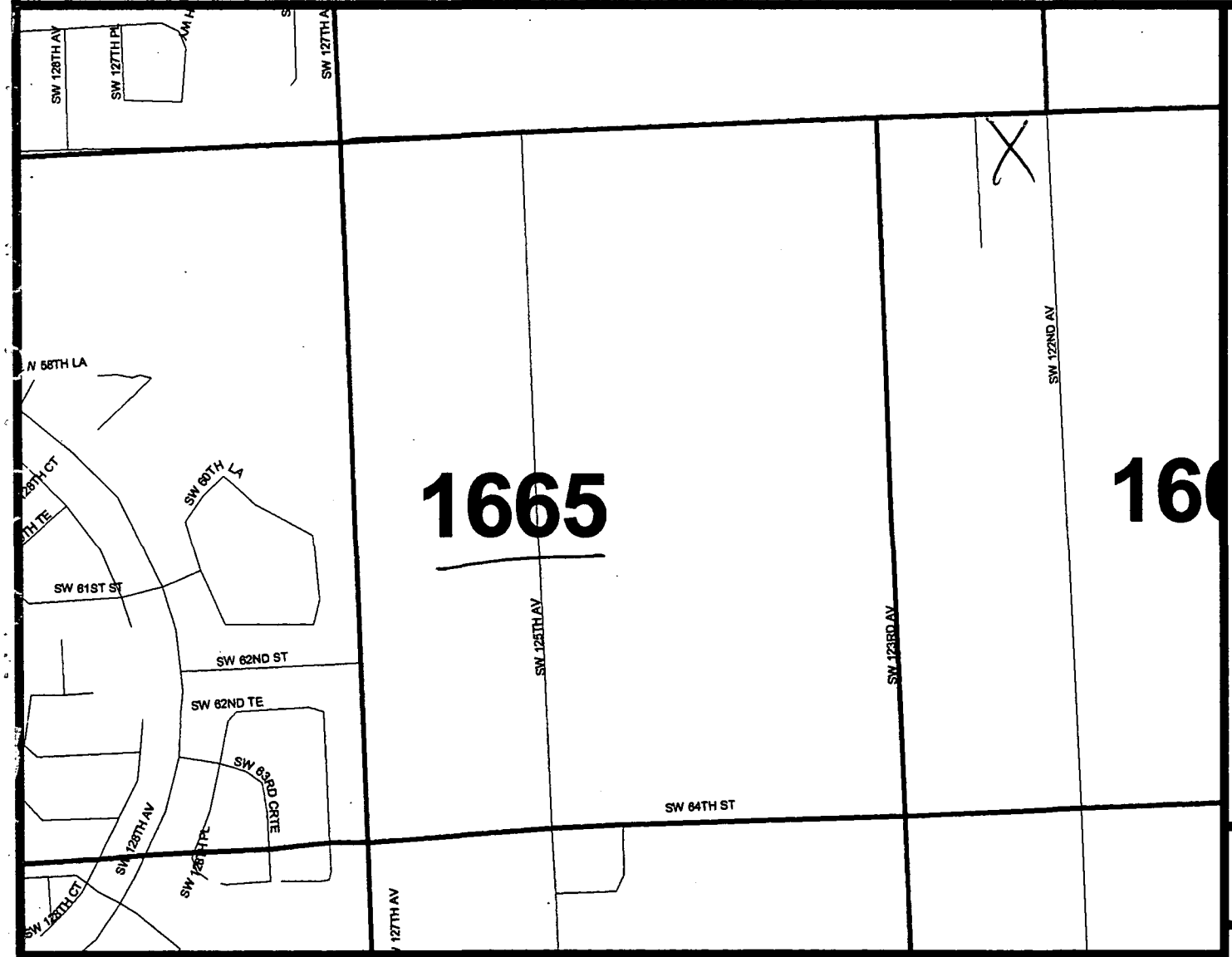
Miami-Dade Police Department
Target Area - Police Grid(s): 1665
Church of Jesus Christ Almighty; Hearing # 01-428



Police Grids Boundaries
Boundary

MDPD Crime Analysis System
June 1, 2004
Data in this document represents successfully geocoded attributes.

0 0.05 0.1 Miles

Miami-Dade Police Department
Address Query for Events occurring at 12200 SW 56 ST
For 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department *Crime Information Warehouse*

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("K") and Dis.Incident Address contains "12200 SW 56 ST" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
12200 SW 56 ST	K	1665	3	02/22/2002			14	15:12:00	15:30:00	15:30:00	K3000
12200 SW 56 ST	K	1665	3	03/01/2002	0115415A		25A	06:48:00	06:50:00	06:57:00	K1501
12200 SW 56 ST	K	1665	3	03/02/2002	0118166A		25A	13:39:00	13:40:00	13:49:00	K2503
12200 SW 56 ST	K	1665	3	03/27/2002	0168461A		25A	16:51:00	16:51:00	16:54:00	K3504
12200 SW 56 ST	K	1665	3	05/11/2002	0259484A		25A	17:30:00	17:44:00	17:56:00	K3304
12200 SW 56 ST	K	1665	3	05/17/2002	0271852A		25A	19:15:00	19:17:00	19:25:00	K3306
12200 SW 56 ST	K	1665	3	05/17/2002			15	19:17:00	19:17:00	19:25:00	
12200 SW 56 ST	K	1665	3	07/19/2002	0398922A		25A	23:27:00	00:18:00	00:27:00	K1504
12200 SW 56 ST	K	1665	3	08/31/2002	0484059A		25A	17:09:00	17:23:00	17:44:00	K3306
12200 SW 56 ST	K	1665	3	09/19/2002	0520024A		37	05:52:00	05:54:00	06:00:00	K1302
12200 SW 56 ST	K	1665	3	09/19/2002			15	05:54:00	05:54:00	06:00:00	
12200 SW 56 ST	K	1665	1	09/25/2002	0531714A		25A	05:29:00	05:32:00	05:32:00	K1305
12200 SW 56 ST	K	1665	1	09/25/2002	0531773A		25A	06:50:00	07:13:00	07:13:00	K2102
12200 SW 56 ST	K	1665	1	09/25/2002			15	05:33:00	05:33:00	05:33:00	K1305
12200 SW 56 ST	K	1665	1	09/25/2002			15	07:13:00	07:13:00	07:13:00	K2102
12200 SW 56 ST	K	1665	3	09/27/2002	0535774A		25A	04:46:00	04:47:00	04:49:00	K1506
12200 SW 56 ST	K	1665	3	09/27/2002			15	04:47:00	04:47:00	04:50:00	
12200 SW 56 ST	K	1665	3	10/03/2002	0548676A		25A	20:06:00	20:18:00	20:30:00	K3301
12200 SW 56 ST	K	1665	1	10/23/2002	0586373A		25A	02:09:00	03:03:00	03:16:00	K1506
12200 SW 56 ST	K	1665	3	10/25/2002	0591643A		25A	18:40:00	19:08:00	19:20:00	K3304
12200 SW 56 ST	K	1665	3	10/25/2002			15	19:08:00	19:08:00	19:36:00	

Miami-Dade Police Department
Address Query for Events occurring at 12200 SW 56 ST
For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department *Crime Information Warehouse*

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("K") and Dis.Incident Address contains "12200 SW 56 ST" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Common

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
12200 SW 56 ST	K	1665	3	01/30/2003	0054930B		25A	09:59:00	10:15:00	10:24:00	K2303
12200 SW 56 ST	K	1665	3	01/30/2003			15	10:15:00	10:15:00	10:24:00	
12200 SW 56 ST	K	1665	3	02/08/2003	0073516B		25A	22:27:00	22:28:00	22:31:00	K3304
12200 SW 56 ST	K	1665	3	02/08/2003			15	22:28:00	22:28:00	22:32:00	
12200 SW 56 ST	K	1665	3	03/16/2003	0142836B		25H	23:05:41	23:07:08	23:07:08	K3301
12200 SW 56 ST	K	1665	3	03/16/2003			15	23:07:18	23:07:18	23:07:18	K3301
12200 SW 56 ST	K	1665	3	04/22/2003	0214325B		25A	21:54:00	21:54:46	22:10:00	K3503
12200 SW 56 ST	K	1665	3	05/16/2003	0262019B		25A	19:10:00	19:15:31	19:25:00	K3303
12200 SW 56 ST	K	1665	3	05/16/2003			15	19:16:16	19:16:16	19:25:00	
12200 SW 56 ST	K	1665	1	05/28/2003	0283810B		25A	05:04:38	05:06:57	05:13:45	K1105
12200 SW 56 ST	K	1665	1	05/28/2003			15	05:07:08	05:07:08	05:13:45	
12200 SW 56 ST	K	1665	3	06/21/2003	0332680B		25H	19:23:13	19:23:50	19:32:00	K3305
12200 SW 56 ST	K	1665	3	06/21/2003			15	19:24:18	19:24:18	19:32:00	

13

Miami-Dade Police Department

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1665")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")))) and Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
1665	13	SPECIAL INFORMATION/ASSIGNM	9
	14	CONDUCT INVESTIGATION	21
	15	MEET AN OFFICER	66
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	16
	19	TRAFFIC STOP	15
	21	LOST OR STOLEN TAG	3
	25	BURGLAR ALARM RINGING	16
	26	BURGLARY	9
	27	LARCENY	2
	32	ASSAULT	4
	34	DISTURBANCE	5
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	2
	41	SICK OR INJURED PERSON	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	1

Total Signals for Grid 1665 : 176

Total Reported: 121 Total Not Reported: 55

Total for All Grids : 176

Miami-Dade Police Department

Miami-Dade Police Department
Summarized Grid Information By Signal
For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("1665")) and ((Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , 27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55") or ('ALL' in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")))) and Common and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
1665	13	SPECIAL INFORMATION/ASSIGNM	7
	14	CONDUCT INVESTIGATION	18
	15	MEET AN OFFICER	68
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	23
	18	HIT AND RUN	2
	19	TRAFFIC STOP	19
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	2
	25	BURGLAR ALARM RINGING	11
	26	BURGLARY	7
	32	ASSAULT	5
	34	DISTURBANCE	7
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	2
	41	SICK OR INJURED PERSON	3

Total Signals for Grid 1665 : 182

Total Reported: 124 Total Not Reported: 58

Total for All Grids : 182

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

YEAR: 2002

Grid(s): 1665

Part I Crimes	Total Crimes
Grid 1665	
2200 - BURGLARY	4
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	3
Grid 1665 TOTAL	8
Total Part I:	8

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

YEAR: 2002

Grid(s): 1665

PART II Crimes	Total Crimes
Grid 1665	
130B - SIMPLE ASSAULT	1
260B - FRAUD CREDIT CARD/ATM	1
Grid 1665 TOTAL	2
Total PART II	2

Grand Total: 10

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and (OI.Reporting_Agency_Code = substring ("030", 1, 3)) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("1665")

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

YEAR: 2003

Grid(s): 1665

Part I Crimes	Total Crimes
Grid 1665	
130A - AGGRAVATED ASSAULT	4
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	3
Grid 1665 TOTAL	9
Total Part I:	9

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Grid(s): 1665

PART II Crimes	Total Crimes
Grid 1665	
130B - SIMPLE ASSAULT	**1**
Grid 1665 TOTAL	**1**
Total PART II	**1**

Grand Total: 10

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '110A' , '110B' , '110C' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000') and (OI.Reporting_Agency_Code = substring ("030" , 1 , 3)) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("1665")

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Church of Jesus Christ The Almighty - Non Profit
CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock *
Oscar Aguero 16540 NW 84 Ave. Miami, FL 33016 - President	
Stella Aguero 16540 NW 84 Ave Miami, FL 33016 - Vice President	
Hector Perez 5337 W. 22nd Ct Hialeah, FL 33016 - Director	
Maximo Sotelo 10874 SW 2nd St. # 202 Miami, FL 33174 - Director	
Javier Rodriguez 19661 NW 82nd ct Miami, FL 33015 - Director	

* Non-Profit, non-stock Corporation

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS	Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

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.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant) OSCAR AGÜERO

Sworn to and subscribed before me,

this 3 day of DECEMBER, 2001

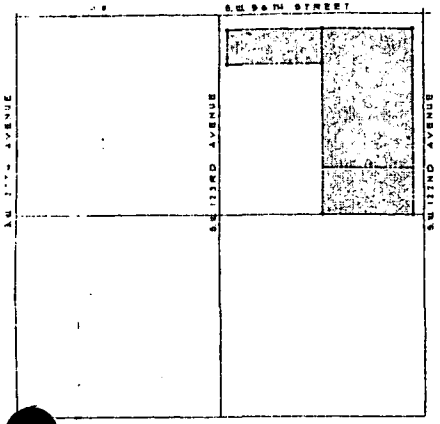
(SEAL)

Notary Public, State of Florida at Large

Javier Rodriguez
My Commission CC832367
Expires May 3, 2003

My Commission Expires:

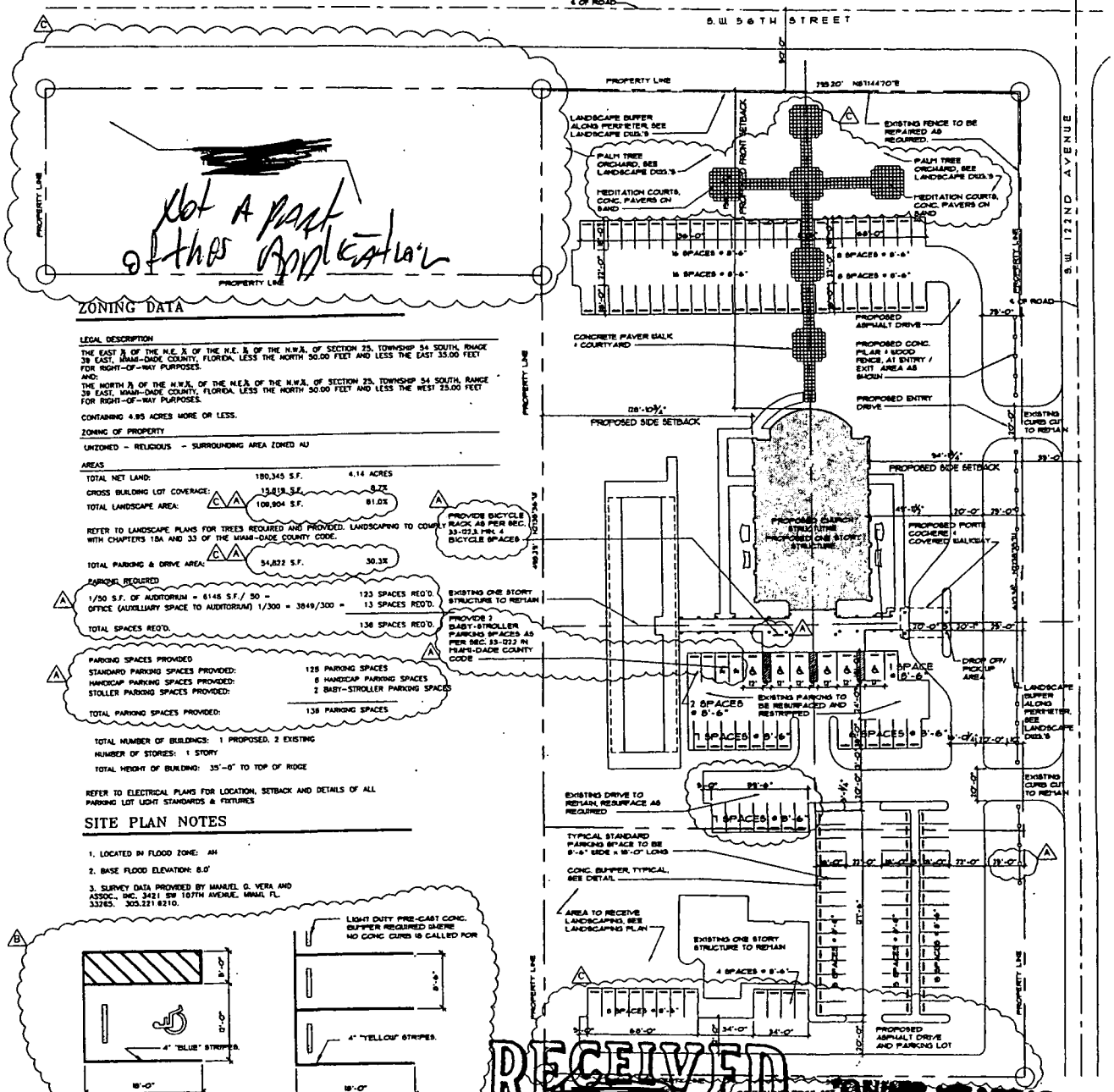
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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



LOCATION MAP 1" = 200'-0"

GENERAL NOTES

1. General Contractor shall examine the site and become familiar with conditions affecting the constructional the premises before submitting bids. Failure to do this shall not be considered cause for additional charges or complaints
2. Proper disposal of all waste materials shall be by the General Contractor. All individual subcontractors shall be responsible for proper disposal of waste materials due to their respective activities. The site shall be kept clean and secure at all times. Any General Contractor subcontractor shall be responsible for proper disposal due to their activities.
3. The General Contractor is responsible for all work indicated or implied on these contract documents unless specifically noted "by others" and/or "N.I.C." Also in addition to his/her subcontractors, the General Contractor is responsible for co-ordinating and scheduling the work noted "by others" and/or "N.I.C."
4. The General Contractor is liable for all damages and shall take care in demolition not to damage those areas to remain in remodeling.
5. The General Contractor shall leave the job cleaned upon completion of work including but not limited to vacuum cleaning carpets, polishing hardware fixtures, removal of dust, dirt and paint stains.
6. Any deviation from these construction drawings and specifications must be submitted for review and approval prior to implementation
7. The Contractor shall pay and maintain all necessary City, County and State licenses prior to commencing construction. If special permits are required for any part of the work, they shall be obtained and exhibited. The Contractor shall give all notices and comply with the laws, ordinances, codes and regulations bearing on the conduct of the work as drawn and specified.
8. It will be the Contractor's responsibility as part of the work to be done to co-ordinate his work with that of other contractors and subcontractors.
9. Work and material shall comply with the applicable standards of the South Florida Building Code and all other applicable codes. All work shall be good of quality.
10. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions for the General Public, employees working in the space, and the Contractor's employees. The Contractor shall be liable and responsible for any loss or damage to the equipment, fixtures, furnishing, inventory and materials located in or situated on the construction site and resulting from his activities.
11. The Contractor shall be responsible for all cutting, fitting or patching that may be required to complete the work or to make its several parts fit together properly.
12. The Contractor shall provide adequate security and protection for all parts of the existing building, and/or their contents and occupants, wherever work under this contract is to be performed. The G.C. is responsible for the removal of any item that can be damaged or stolen.
13. All finished work shall be free from defects. The Architect reserves the right to reject any material and workmanship which is not considered to be up to the high standards of the various codes involved
14. The Contractor shall be responsible for all applicable manufacturers' product guarantees and shall submit copies of each to Owner and Architect
15. The Contractor shall keep on site a complete set of construction drawings, specifications, addendum and clarification drawings, including a copy of city approved drawings.
16. The Contractor shall review manufacturers/fabricators' shop drawing submittals and co-ordinate to accommodate all trades and deadlines. Contractor shall forward all submittals to the Architect for review of design intent compliance prior to fabrication.



Not a part of this application

ZONING DATA

LEGAL DESCRIPTION

THE EAST ½ OF THE N.E. ¼ OF THE N.E. ¼ OF THE N.W.¼, OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 50.00 FEET AND LESS THE EAST 35.00 FEET FOR RIGHT-OF-WAY PURPOSES.
AND:
THE NORTH ½ OF THE N.W.¼, OF THE N.E.¼ OF THE N.W.¼, OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 50.00 FEET AND LESS THE WEST 25.00 FEET FOR RIGHT-OF-WAY PURPOSES.

CONTAINING 4.95 ACRES MORE OR LESS.

ZONING OF PROPERTY

UNZONED – RELIGIOUS – SURROUNDING AREA ZONED AU

AREAS

TOTAL NET LAND:	180,345 S.F.	4.14 ACRES
GROSS BUILDING LOT COVERAGE:	15,618 S.F.	8.7%
TOTAL LANDSCAPE AREA:	109,904 S.F.	61.0%
TOTAL PARKING & DRIVE AREA:	54,822 S.F.	30.3%

REFER TO LANDSCAPE PLANS FOR TREES REQUIRED AND PROVIDED. LANDSCAPING TO COMPLY WITH CHAPTERS 18A AND 33 OF THE MIAMI-DADE COUNTY CODE.

PARKING REQUIRED

1/50 S.F. OF AUDITORIUM = 6145 S.F./ 50 =	123 SPACES REQ'D.
OFFICE (AUXILIARY SPACE TO AUDITORIUM) 1/300 = 3849/300 =	13 SPACES REQ'D.
TOTAL SPACES REQ'D.	136 SPACES REQ'D.

PARKING SPACES PROVIDED

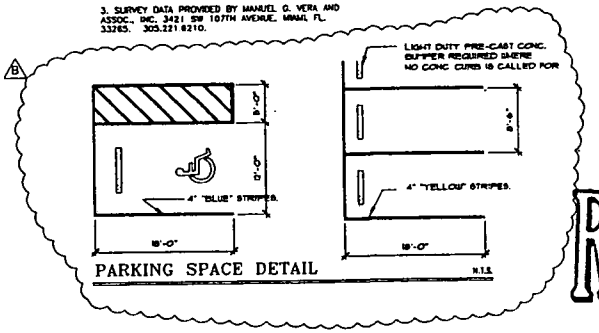
STANDARD PARKING SPACES PROVIDED:	125 PARKING SPACES
HANDICAP PARKING SPACES PROVIDED:	6 HANDICAP PARKING SPACES
STOLLER PARKING SPACES PROVIDED:	2 BABY-STROLLER PARKING SPACES
TOTAL PARKING SPACES PROVIDED:	136 PARKING SPACES

TOTAL NUMBER OF BUILDINGS: 1 PROPOSED, 2 EXISTING
NUMBER OF STORIES: 1 STORY
TOTAL HEIGHT OF BUILDING: 35'-0" TO TOP OF RIDGE

REFER TO ELECTRICAL PLANS FOR LOCATION, SETBACK AND DETAILS OF ALL PARKING LOT LIGHT STANDARDS & FIXTURES

SITE PLAN NOTES

1. LOCATED IN FLOOD ZONE: AH
2. BASE FLOOD ELEVATION: 8.0'
3. SURVEY DATA PROVIDED BY MANUEL G. VERA AND ASSOC., INC. 3421 SW 107TH AVENUE, MIAMI, FL. 33165. 305.221.6210.



PARKING SPACE DETAIL

RECEIVED
MAR 16 2004
204Y28
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ZONING HEARING PLANS REVIEW
☐ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF A
REVIEWED BY: Ron Connelly
DATE: 3/17/04

VERTEX ARCHITECTURE

Architecture with a Point
Alejandro Sarabarrada, R.A. AR 91405
Carlos J. Bravo, R.A. AR 0017354

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

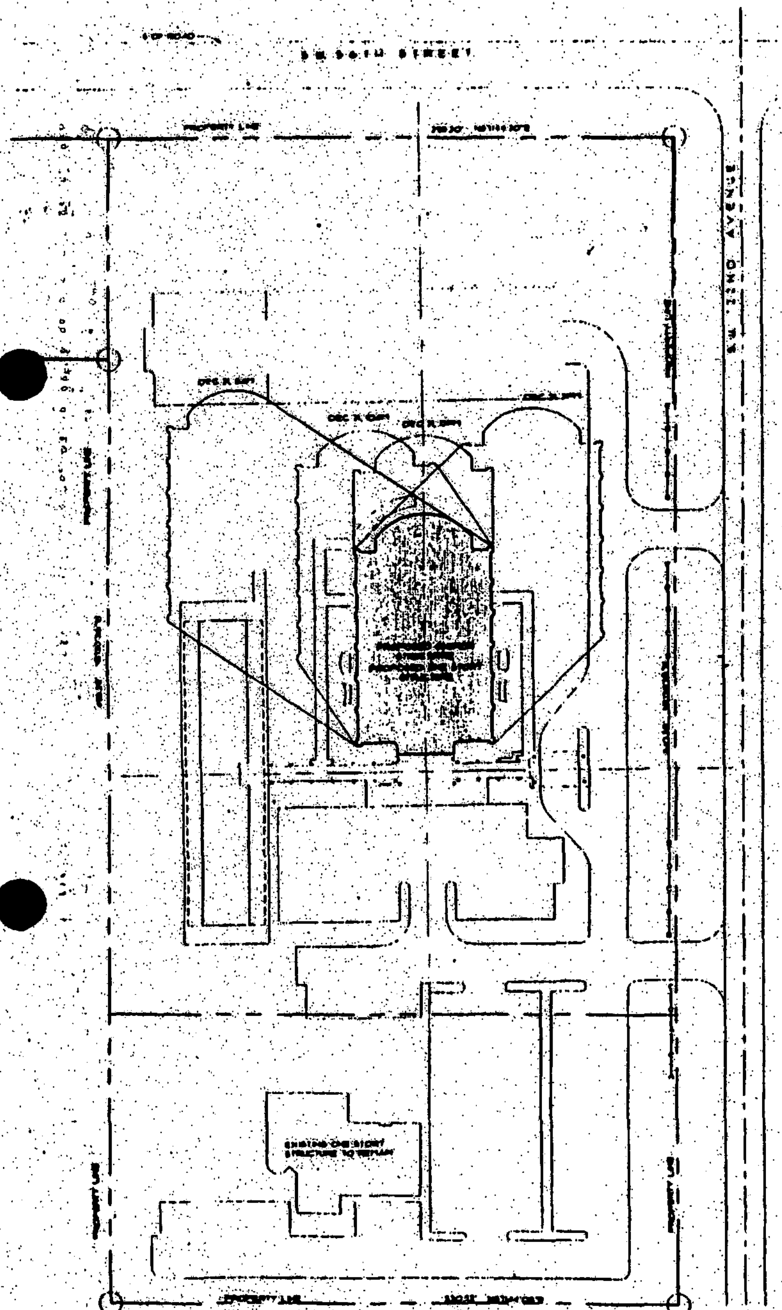
No	BY	DATE	DESCRIPTION
1	CJB	03.18.04	
2	CJB	09.12.03	COUNTY COMMENTS
3	CJB	08.25.03	COUNTY COMMENTS

SITE PLAN, LOCATION MAP, LEGAL DESCRIPTION, & ZONING DATA

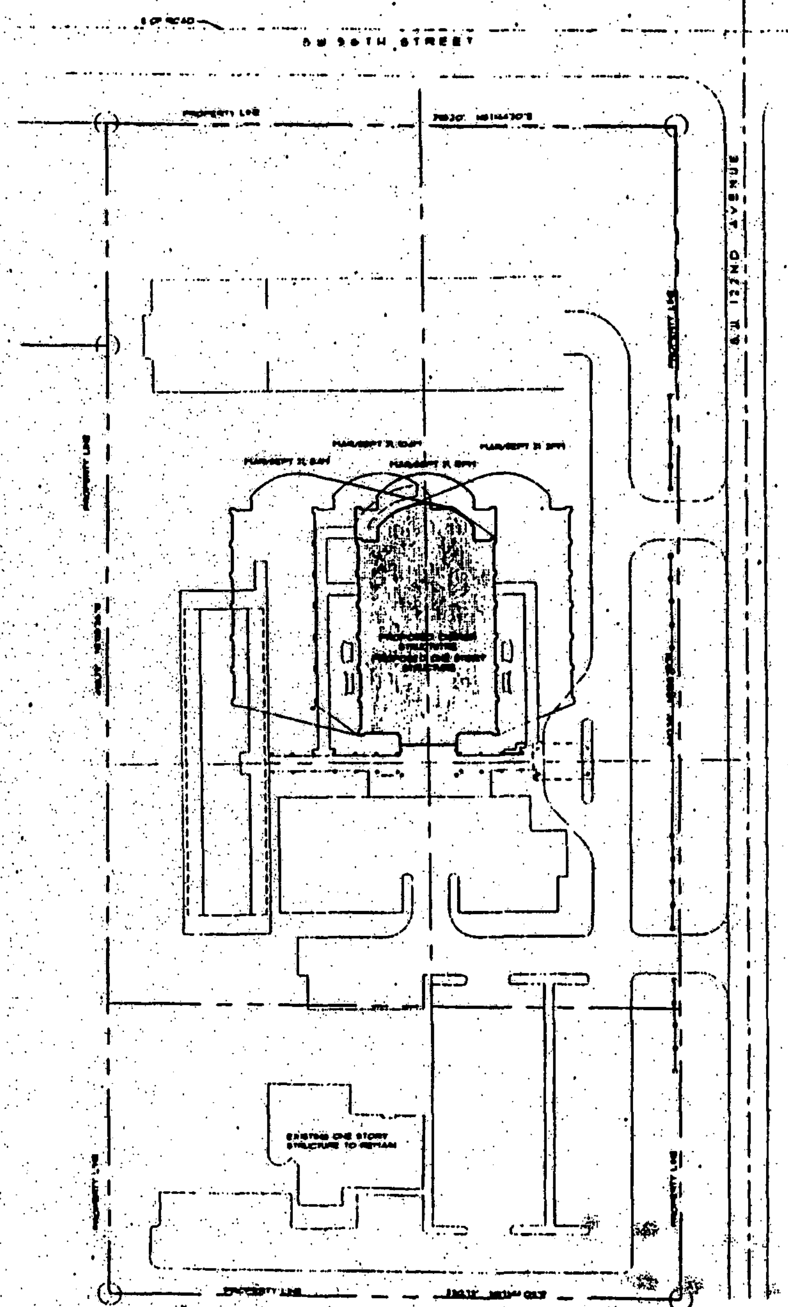
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.
PROJECT NO. 0333

SHEET A-1



SHADOW STUDY - WINTER SOLTICE



SHADOW STUDY - VERNAL/AUTUMNAL EQUINOX

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Site Plan Review

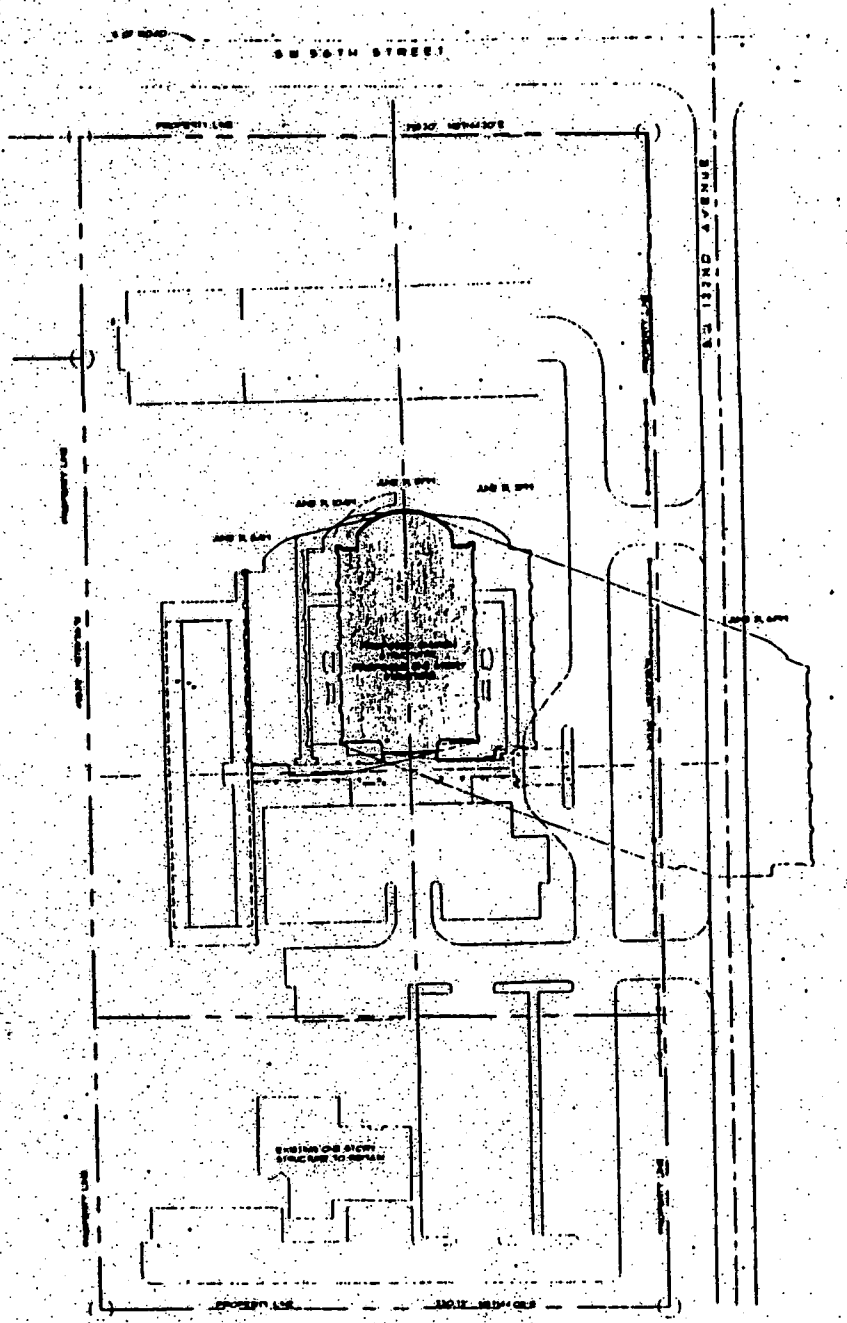
REVISIONS

COUNTY COMMENTS
COUNTY COMMENTS

SITE SHADOW STUDIES

0333

A-1a



SHADOW STUDY - SUMMER SOLTICE

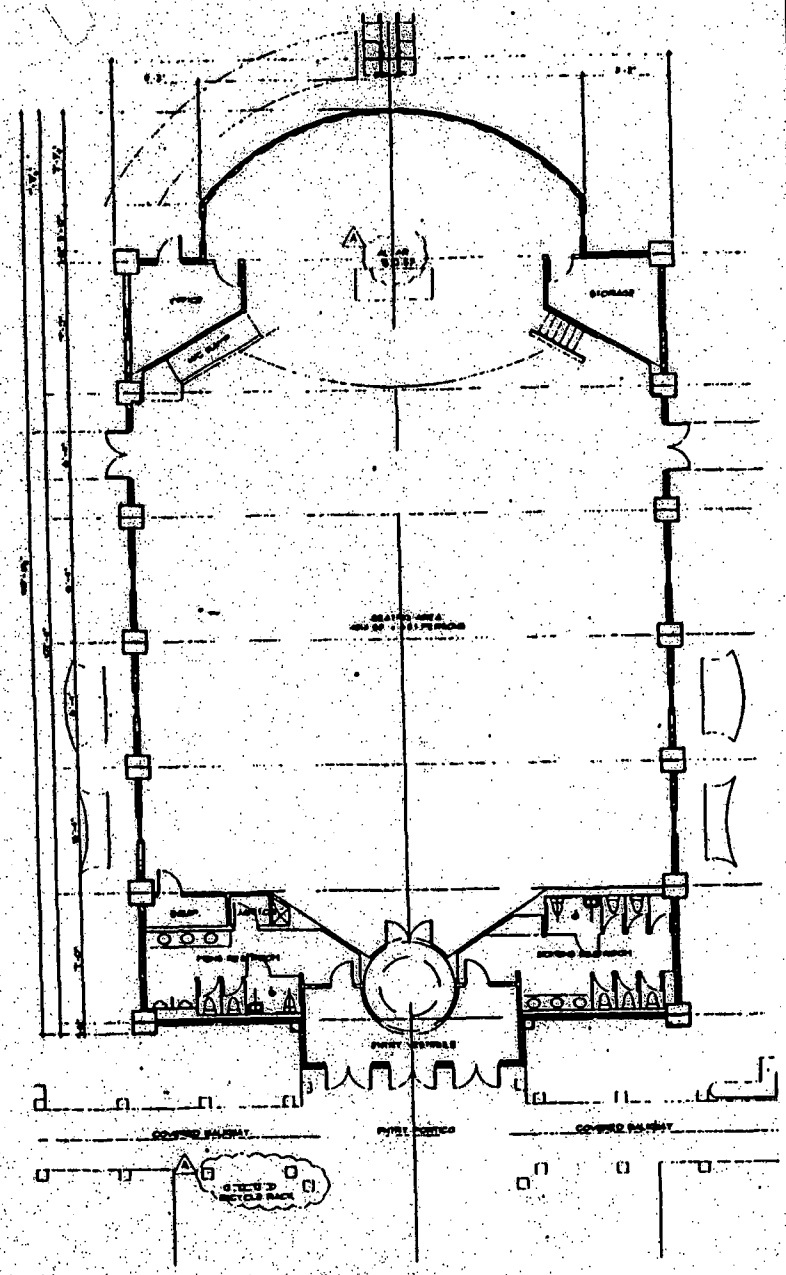
VERTEX ARCHITECTURE

Ministerio Jesucristo El Todopoderoso

Site Plan Review

0333

A-1b



FLOOR PLAN

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.

Ministerio Jesucristo El Todopoderoso

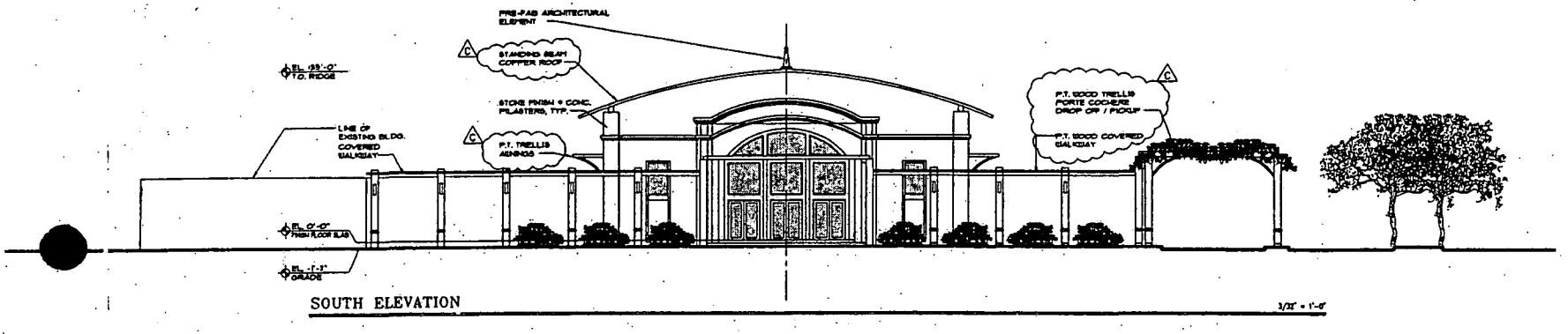
Site Plan Review

REVISIONS

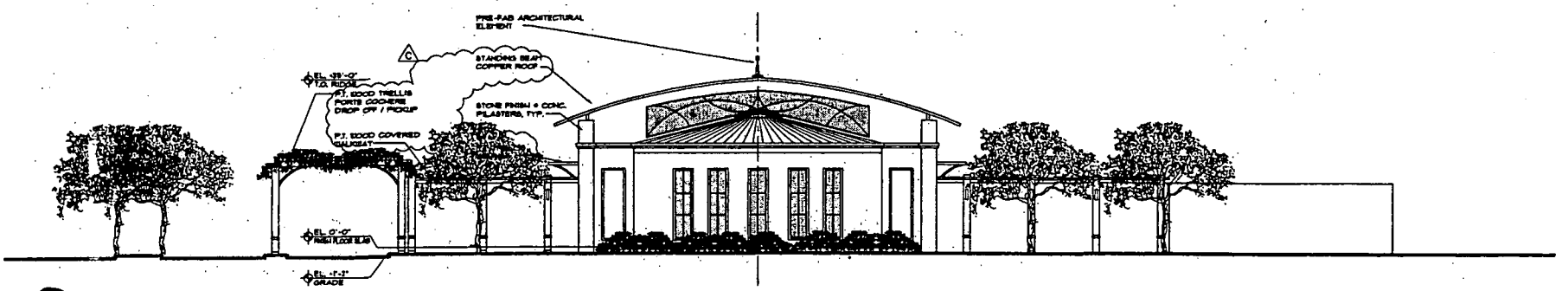
FLOOR PLAN

0333

A-2



SOUTH ELEVATION 3/32" = 1'-0"



NORTH ELEVATION 3/32" = 1'-0"

58

VERTEX ARCHITECTURE

Architecture with a Point

Alejandro Santamaría, R.A. AR 91405
Carlos J. Bravo, R.A. AR 0017584

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yadar Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
2	CJB	03.18.04	
3	CJB	09.12.03	COUNTY COMMENTS
4	CJB	08.25.03	COUNTY COMMENTS

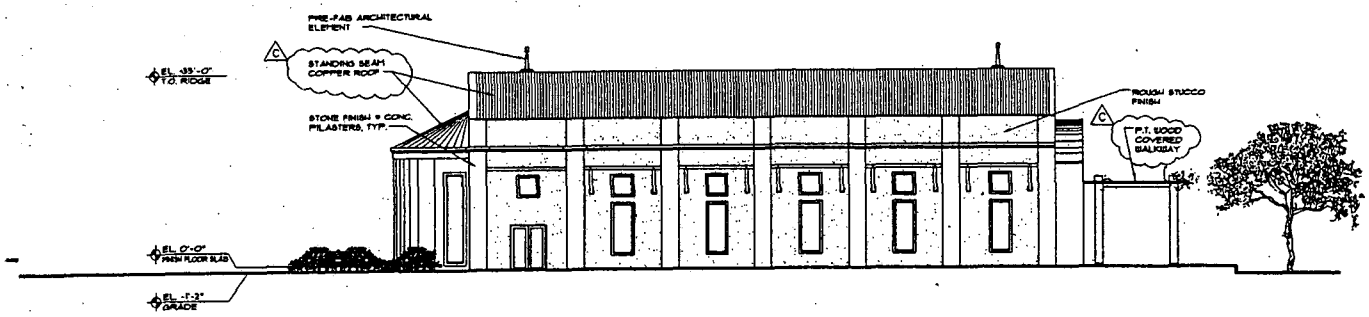
ELEVATIONS

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

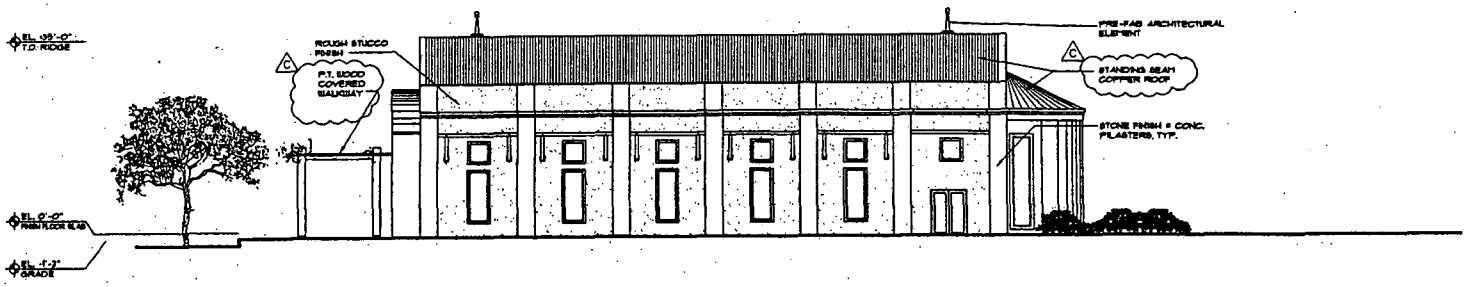
0333
PROJECT NO.

SHEET A-3



WEST ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

59

VERTEX ARCHITECTURE

Architecture with a Point
Alejandro Bendaverde, R.A. AR 91403
Carlos J. Bravo, R.A. AR 0011534

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027
Phone (954) 474-3202
Fax (954) 432-4907

THE IDEAS AND DESIGNS PRESENT HEREIN ARE THE SOLE PROPERTY OF VERTEX ARCHITECTURE, INC. AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT SPECIFIC WRITTEN PERMISSION OF VERTEX ARCHITECTURE, INC.

SEAL

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS CONFORM WITH AND COMPLY WITH ALL APPLICABLE BUILDING CODES.

Ministerio Jesucristo El Todopoderoso

Yeder Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	03.11.04	
2	CJB	09.11.03	COUNTY COMMENTS
3	CJB	04.23.03	COUNTY COMMENTS

ELEVATIONS

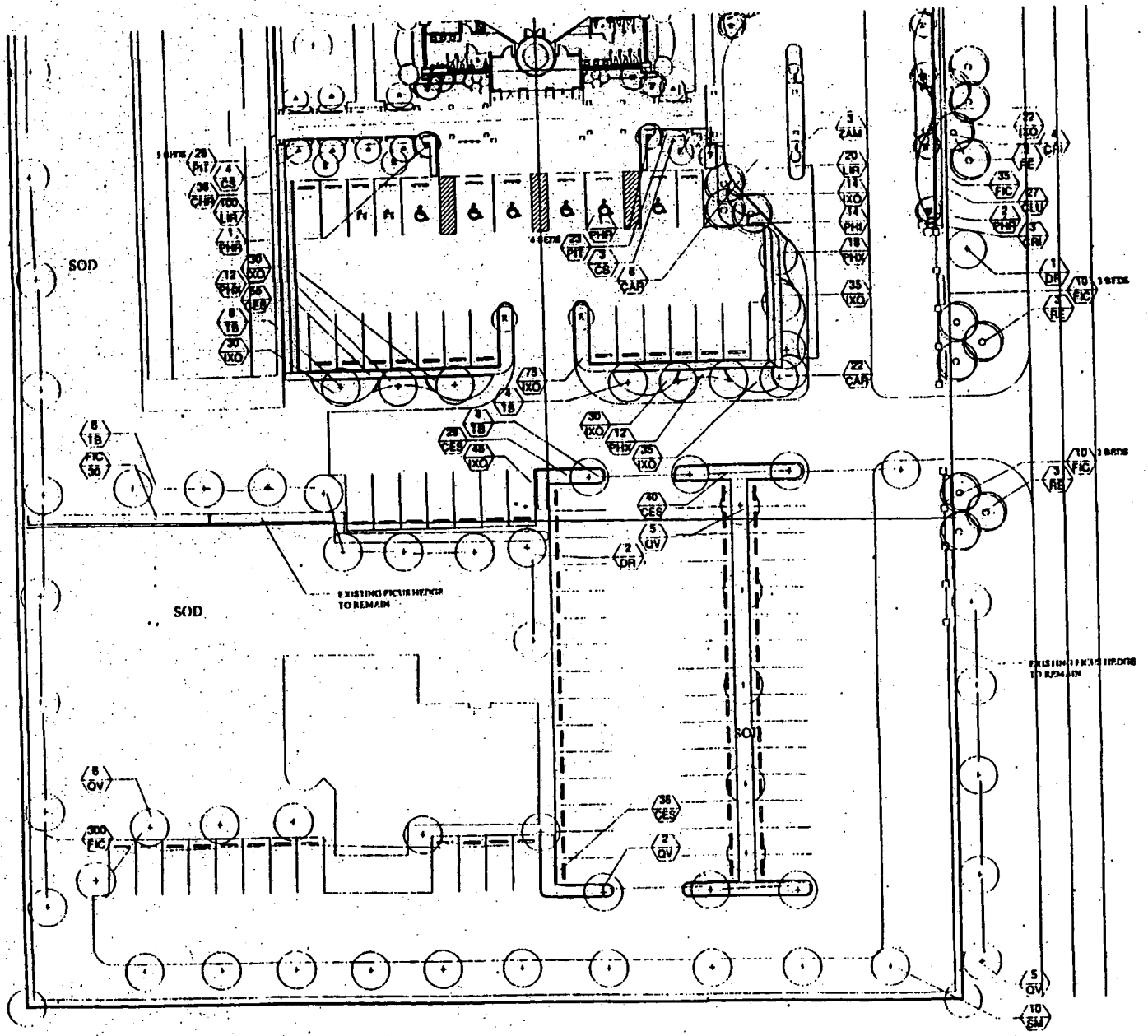
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.B.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET A-4

60



PLANTING PLAN

VERTEX ARCHITE

Architecture with a Point

Vertex Architecture, Inc.
3439 S.W. 119th Avenue
Miami, FL 33027

Ministerio Jesucristo El Todopoderoso

Site Plan Review

REVISIONS

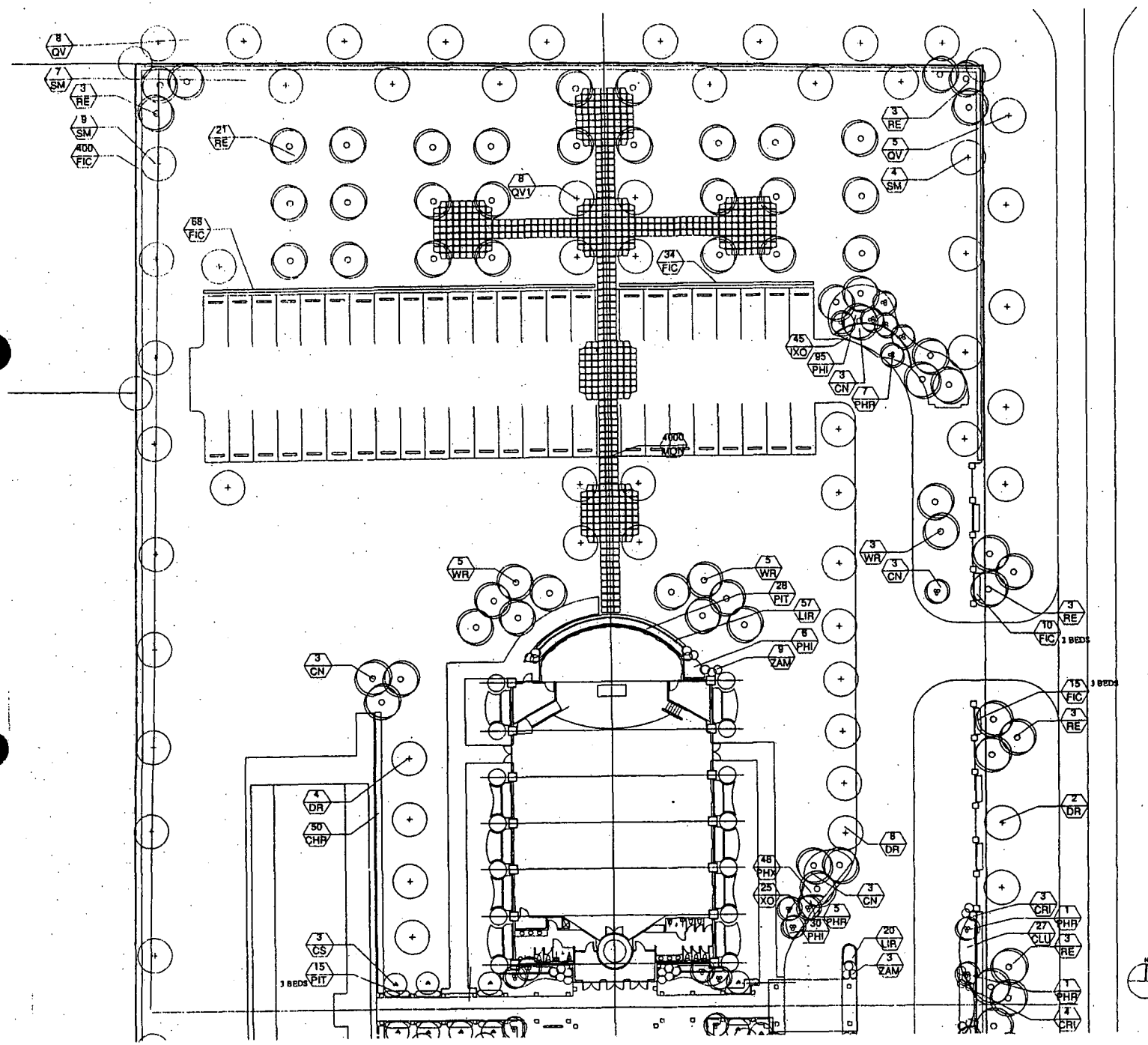
No.	By	Date	Description
5	CB	[illegible]	
4	CB	[illegible]	COUNTY COMMENTS
3	CB	[illegible]	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

DATE 07.07.2003
DRAWN BY C.J.B. V.S.
CHECKED BY C.J.B.

0333

SHEET L-1



PLANTING PLAN 1/16" = 1'-0"

VERTEX ARCHITECTURE

Architecture with a Point

Alejandro Santamaría, R.A. AR 91405
Carlos J. Bravo, R.A. AR 0011284

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 36th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	01.18.04	
2	CJB	09.12.03	COUNTY COMMENTS
3	CJB	08.25.03	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

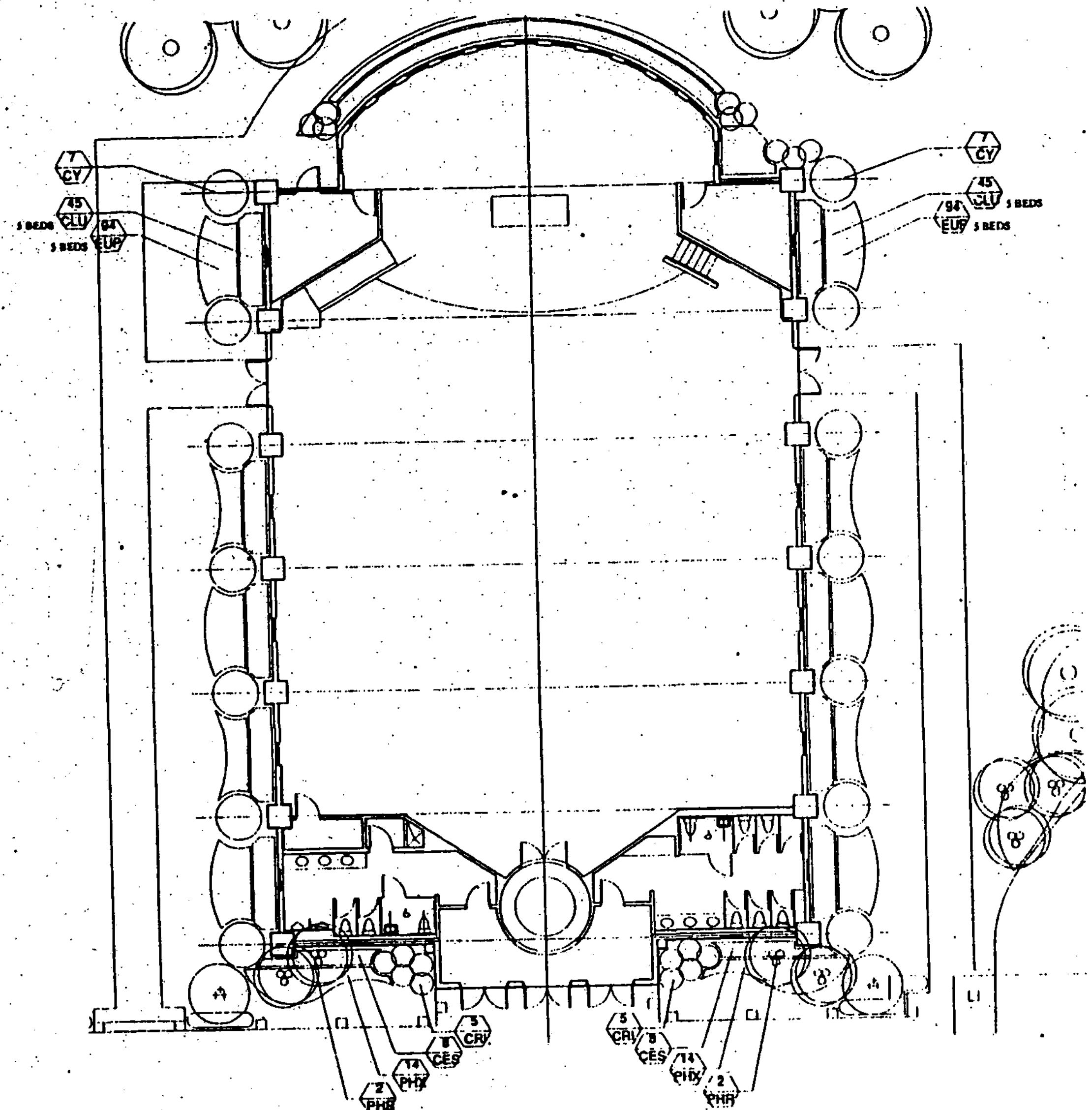
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET L-2

62



PLANTING PLAN

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

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12300 SW 56th Street
Miami, FL
(305) 595 7338

Site Plan Review

REVISIONS

No.	BY	DATE	DESCRIPTION
1	CJB	[illegible]	
2	CJB	[illegible]	COUNTY COMMENTS
3	CJB	[illegible]	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVISED BY C.J.B.

0333
PROJECT NO.

SHEET L-3

plant specifications

1. Landscape Contractor shall be familiar w/ all work required by the/'s drawings. This shall include all grading plans, and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants (second edition February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
3. All shrubs and grass/ground covers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 30 days from final acceptance.
4. Planting soil c. 50 be weed free and consist of 60% clean silica sand, 30% energlades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and detail's shall be after settlement.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
9. Any wire guys and/or fabric straps shall be flagged w/ fluorescent colored tape as shown in details.
10. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation, (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmocote" time release pellets (or approved equal) according to manufacturers recommendations.
12. [illegible] sod areas to have a 30" ring covered w/ a 2" [illegible] mulch. Cover all shrub beds w/ a 3" layer of [illegible] mulch (other than cypress).
13. Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, parking, gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
16. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc.
21. All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.
22. All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.
23. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
24. [illegible] shredded mulch/gravel to recieve a 3" layer of material [illegible] barrier material.

landscape legend

Zoning District [illegible] Net Lot Area 4.14 acres 180,245 s.f.

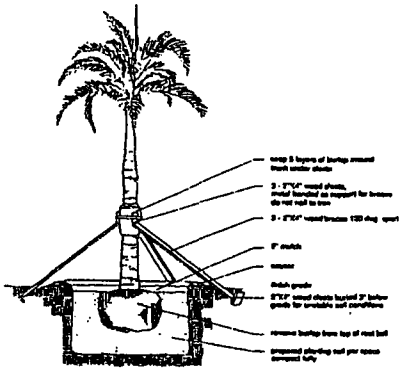
OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net Lot Area = 180,245 s.f. x 50 % = 78,198 s.f.	78,198	109,297
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 139 x 10 s.f. per parking space =	1,390	1,390
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	79,498	110,187
LAWN AREA CALCULATION		
A. 79,498 total s.f. of landscaped open space required by chapter 33	79,498	110,187
B. Maximum lawn area (sod) permitted = 60 % x 180,245 s.f. =	108,207	100,000
TREES		
A. No. trees required per net lot acre 4.14 Less existing number of trees meeting minimum requirements 28 trees x 4.14 Net Lot Acres	116	116
B. % Palms allowed: No trees provided x 30%	35	24
% Palms permitted to count as street trees on 1:1 basis x 30%	8	4
C. % Natives Required: No. trees provided x 30%	35	81
D. Street Trees (maximum average spacing of 35' o.c.): 905 linear feet along street / 35	26	26
SHRUBS		
A. No. trees required 142 x 10 + No. of shrubs required	1420	2181
B. % Natives required: No. shrubs required 1420 x 30%	426	492

IRRIGATION PLAN: If required by Chapter 33

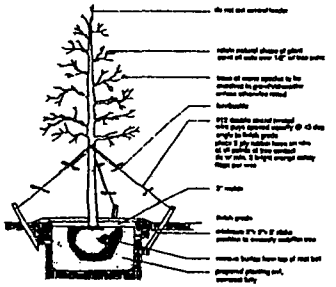
plantlist

	QTY	KEY	PLANT NAME	SPECIFICATION
	12	CN	Cocos nucifera 'Dr. Malayan' Green Malayan Coconut	4'-6' grey wood hts. staggered
	12	CS	Cordia sebesena (N) Geiger Tree	10' ht. x 4-5' spr. 4" c.t. full 3' d.b.h.
	14	CY	Cupressus sempervirens Italian Cypress	9' ht. x 3' spr. full matched
	12	DR	Delonix regia (N) Royal Poinciana	10' ht. x 5-6' spr. 4" c.t. 3" d.b.h.
	29	QV	Quercus virginiana (N) Live Oak	12' ht. x 5-6' spr. 3" c.t. 3" d.b.h. full
	8	QV1	Quercus virginiana (N) Live Oak	14' ht. x 5-6' spr. x 6" c.t. 4" d.b.h.
	23	RE	Roystonea elata Royal Palm	8-10' of grey wood staggered
	38	SM	Swietenia mahogani (N) West Indies Mahogany	10' ht. x 4-5' spr. 4" c.t. 3" d.b.h.
	17	TS	Tabebuia caraba Silver Trumpet	10' ht. x 4-6' spr. 4" c.t. 3" d.b.h.
	13	WR	Washingtonia robusta Silver Trumpet	8-12' of c.t. staggered

	QTY	KEY	PLANT NAME	SPECIFICATION
Shrubs	28	CAR	Carissa 'Emerald Blanket' Dwarf Natal Plum	3 gal 12-14 spr. full clump 24" o.c.
	250	CEB	Conocarpus e. erectus (N) Silver Buttonwood	3 gal 24" ht. x 14" spr. full to base 24" o.c.
	88	CHR	Chrysobalanus icaco (N) Cocoplum	3 gal. 24" ht. x 18" spr. full 24" o.c.
	144	CLU	Clusia guttifera (N) Small Leaf Clusia	3 gal. 24" ht. x 18" spr. 24" o.c.
	24	CRI	Crinum asiaticum Giant Crinum	7 gal. full clump
	186	EUP	Euphorbia sp Crown of Thorns	3 gal 12-14" ht. x spr. full 18" oc. color to be selected
C	930	FIC	Ficus benjamina Weeping Fig	3 gal. 24" ht. 18-18" spr. 24" o.c.
	312	HOO	Ixora 'Nora Grant' Pink Ixora	3 gal 24" ht. 14" spr. full 24" o.c.
	197	LIR	Liriope 'Evergreen Giant' Giant Lilyturf	1 gal. 12" ht. full clump 12" o.c.
	4000	MON	Mondo Grass	2" pots at 4" o.c.
	143	PHI	Philodendron selloum Split Leaf Philodendron	3 gal 18 20" ht. x spr. full 30" o.c.
	22	PHR	Phoenix roebelini Pygmy Date Palm	6' o.a. ht. 36" c.t. triple full head
	118	PHX	Philodendron 'Xanadu' Philodendron Xanadu	3 gal 14-18" ht. x spr. full 24" o.c.
	82	TIO	Philosporum tobira Green Philosporum	3 gal 18-18" ht. x 14" spr. full 24" o.c.
	15	ZAM	Zamia furfuracea Cardboard plant	7 gal 30" ht. x spr. full clump 30" o.c.
	6	SOD	St. Augustine 'Flor-Tam'	Solid Sod



palm/large tree planting detail nts



SMALL TREE PLANTING DETAIL nts

VERTEX ARCHITECTUR

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, Fl. 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yader Sierpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 593-7338

Site Plan Review

REVISIONS

No.	BY	DATE	DESCRIPTION
3	CB	01.11.04	
2	CB	09.11.03	COUNTY COMMENTS
1	CB	08.31.03	COUNTY COMMENTS

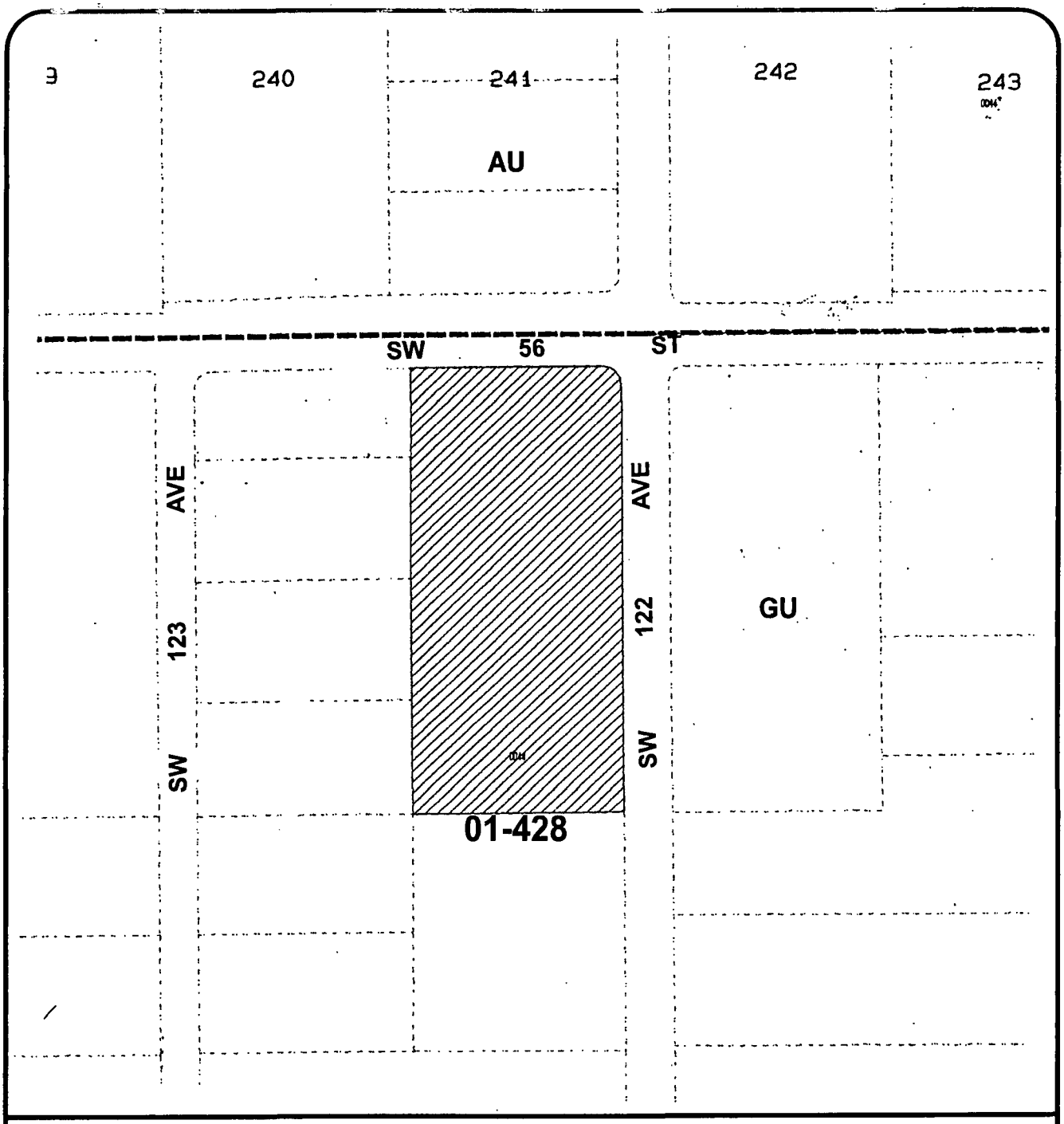
LANDSCAPE LEGEND AND NOTES

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.O./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO

SHEET L-5



MIAMI-DADE COUNTY
HEARING MAP

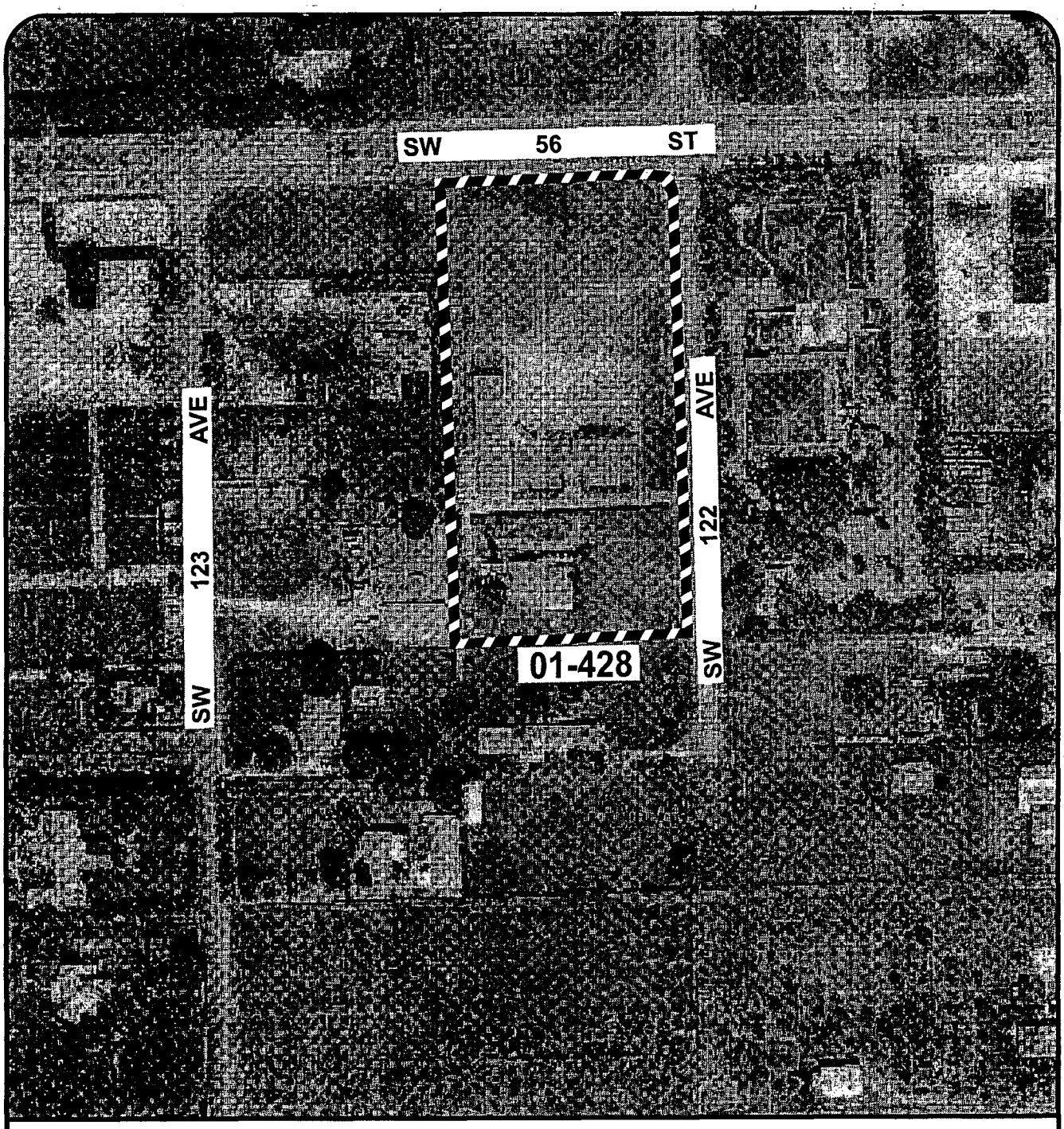
S C A L E
0 200'
N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING 01-428, 11/03
REVISED 11/10/03



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 01-428. 11/03
REVISED 11/10/03

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Church of Jesus Christ Almighty **PH:** Z01-428 (03-12-CZ11-1)

SECTION: 25-54-39 **DATE:** June 24, 2004

COMMISSION DISTRICT: 10 **ITEM NO.:** 1

==========

A. INTRODUCTION

o REQUEST:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is respectfully appealing the decision of Community Zoning Appeals Board #11 on CHURCH OF JESUS CHRIST ALMIGHTY, which approved the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

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

o SUMMARY OF REQUEST:

The Director of the Department of Planning and Zoning (the appellant) is appealing the decision of the Community Zoning Appeals Board-11 (CZBA-11) on this application. This Board approved a request to allow the modification of previously approved plans in order to submit a revised plan showing a new sanctuary building for an existing religious facility.

1. CHURCH OF JESUS CHRIST ALMIGHTY
(Applicant)

03-12-CZ11-1 (01-428)
BCC/District 10
Hearing Date: 6/24/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1991	Iglesia Bautista Filadelfia	- Special Exception to permit a religious facility & ministrial residence. - Unusual Use day care center. - Non-Use Variance sign. - Non-Use Variance of set back requirements.	ZAB	Approved w/conds.

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

APPLICANT'S NAME: CHURCH OF JESUS CHRIST ALMIGHTY

REPRESENTATIVE(S): FELIX LASARTE

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ11-1 (01-428)	JANUARY 7, 2004	CZAB11- -04

REQUESTS: MODIFICATION OF RESO. PLAN CONDITION (to allow new sanctuary addition)

DEPT. REC: DENIAL WITHOUT PREJUDICE OR DEFERRAL

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: April 1, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE PER ☐ REQUEST ☐ DEPT. ☐ D.I.C. ☐ With Std. Conditions

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Don J. ABBOTT		✓	
MADAME VICE-CHAIR	M	Charlene BURKS	✓		
COUNCILMAN		Roy BUSTILLO		✓	
COUNCILMAN		John FEINBERG	✓		
COUNCILMAN	S	Patrick M. FIORE (C.A.)	✓		
COUNCILMAN		Thomas J. SCHRAMM	✓		
CHAIRMAN		Miguel CERVERA	✓		

VOTE: 5 to 2

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Tom LOGUE

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

APPLICANT'S NAME: CHURCH OF JESUS CHRIST ALMIGHTY

REPRESENTATIVE(S): Felix Lasarte, Architect Carlos Bravo

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ11-1 (01-428)	DECEMBER 02, 2003	CZAB11- -03

REQUESTS: MODIFICATION OF RESO. PLAN CONDITION (to allow new sanctuary addition)

DEPT. REC: DENIAL WITHOUT PREJUDICE

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☐ DEFER: ☐ INDEFINITELY ☐ TO: _____ ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☒ APPROVE PER ☒ REQUEST ☐ DEPT. ☐ D.I.C. ☒ With Std. Conditions

☒ OTHER: add condition: "On Sunday, there may not be more than 2 events. An event, for this purpose, defined as an occasion with more than 50 attendees."

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Don J. ABBOTT		✓	
MADAME VICE-CHAIR		Charlene BURKS			✓
COUNCILMAN		Roy BUSTILLO		✓	
COUNCILMAN	S	John FEINBERG	✓		
COUNCILMAN	M	Patrick M. FIORE (C.A.)	✓		
COUNCILMAN		Thomas J. SCHRAMM		✓	
CHAIRMAN		Miguel CERVERA	✓		

VOTE: 3 to 3

EXHIBITS: ☒ YES ☐ NO COUNTY ATTORNEY: Tom Logue

NOTE: TIE VOTE CARRIES ITEM FORWARD TO JAN. 7'04 meeting. Subsequently Bd. voted unanimously to defer to such date.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Church of Jesus Christ Almighty **PH:** Z01-428 (03-12-CZ11-1)

SECTION: 25-54-39 **DATE:** June 24, 2004

COMMISSION DISTRICT: 10 **ITEM NO.:** 1

==========

A. INTRODUCTION

o REQUEST:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is respectfully appealing the decision of Community Zoning Appeals Board #11 on CHURCH OF JESUS CHRIST ALMIGHTY, which approved the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

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

o SUMMARY OF REQUEST:

The Director of the Department of Planning and Zoning (the appellant) is appealing the decision of the Community Zoning Appeals Board-11 (CZBA-11) on this application. This Board approved a request to allow the modification of previously approved plans in order to submit a revised plan showing a new sanctuary building for an existing religious facility.

- **LOCATION:** 12200 S.W. 56 Street, Miami-Dade County, Florida.
- **SIZE:** 3.35 acres.
- **IMPACT:**

  The approval of this application will allow the Church of Jesus Christ Almighty (the applicant) to construct a new sanctuary building to serve the members of the existing religious facility. This application will not affect public services and will not bring additional traffic and noise into the area during peak hour periods but only during the hours of church services. The proposed building will be visually intrusive to the surrounding area.

B. ZONING HEARINGS HISTORY:

In 1991, the Zoning Appeals Board (ZAB) granted a special exception and an unusual use that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than permitted (Exhibit A).

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for **agriculture.**

2. The area designated as "Agriculture" contains the best agricultural land remaining in Dade County. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools (Land Use Element, page I-47).

3. Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Metropolitan Dade

County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree which has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. **All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.**

4. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning, Development and Regulation shall be the principal administrative interpreter of the CDMP. (Land Use Element, page I-11)

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	GU; house of worship	Agriculture
Surrounding Properties:		
NORTH:	GU; house of worship	Agriculture
SOUTH:	GU; single family residence	Agriculture

EAST:	GU; religious retreat	Agriculture
WEST:	GU; plant nursery & single family residences	Agriculture

The subject parcel is irregular in shape and is located on the south side of Miller Drive (SW 56 Street), on the west side of SW 122 Avenue. There is a single story structure currently used as a house of worship on the site. The parcel is located within an area of Southwest Miami-Dade County referred to as "Horse Country." This two square mile area is characterized with ranches and plant nurseries.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Unacceptable**
Location of Buildings:	**Unacceptable**
Compatibility:	**Unacceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Unacceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Unacceptable**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Paragraph III. Modification or Elimination of Conditions and Restrictive Covenants When No New Adverse Impacts Will Result. The Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where the applicant demonstrates that the

modification or elimination will not result in a material new adverse impact on the public health, safety, welfare, or aesthetic values, according to the following criteria:

(A) If the request includes a modification or elimination of conditions or restrictive covenants imposed simultaneously with a district boundary change, the subject property would satisfy all current requirements and standards for a district boundary change to the property's present zoning district without the condition or restrictive covenant, or else the modification or elimination is sought in connection with an application for rezoning to a different district. For purposes of this requirement, new conditions or restrictive covenants may be imposed or proffered to satisfy such requirements and standards; and

(B) The modification or elimination of the condition, restrictive covenant, or part thereof will not create new adverse impacts. The application will be deemed not to create new adverse impacts upon demonstration of the following:

1. the modification or elimination will result in an increase of not more than 10% in trips generated above that generated by the approved development, except that trips generated in excess of 10% shall be permitted where completely mitigated by increased capacity constructed since the current development was approved. Trip generation shall be calculated based on the most current methodology applied by the County.

2. the modification or elimination will result in an increase in projected demand for local parks of no more than 10% or 1/5 acre, whichever is greater, except that demand in excess of 10% or 1/5 acre shall be permitted if there is sufficient capacity of local parks to accommodate the increase in demand created by the modification;

3. the modification or elimination will result in an increase in demand placed on public stormwater drainage systems of not more than 10%;

4. the modification or elimination will result in a projected increase in the number of school-age children residing on the subject property of not more than ten percent (10%), or not more than three (3) school-age children, whichever is greater;

5. the modification or elimination will not result in any increase in potable water, sanitary sewer, or solid waste disposal demand for which adequate capacity is not available, or any change in existing or planned facilities will not affect the level of service of potable water, sanitary sewer, or solid waste disposal;

6. the modification or elimination will not result in any material increase in the risk of potential for discharge or spillage of pollutants, or generation of carbon monoxide at unsafe levels;

7. the modification or elimination will not result in any material increase in the potential for damage to jurisdictional wetlands;

8. the modification or elimination will not result in a reduction in the area under tree canopy of more than 10%;

9. the modification or elimination will not result in any material increase in the risk of smoke, fire, odors, gases, excessive noise or vibration;

10. the modification or elimination will result in an increase in building cubic content on the subject property of no more than 10%, or no more than 10% of the median building cubic content on similarly zoned parcels in the immediate vicinity, whichever is larger;

11. the modification or elimination will not result in a decrease in the features or landscaping that buffer the existing use from properties in the immediate vicinity;

12. the modification or elimination will not result in any material decrease in the privacy enjoyed by adjoining properties;

13. the modification or elimination will not result in any material diminution of an existing view or vista to any landmark, natural area, or waterbody from any window or door in any residential unit on an adjoining parcel of land;

14. the modification or elimination will not result in any material increase in the potential for vehicular-pedestrian conflicts;

15. the modification or elimination will not result in any material and obvious departure from the aesthetic character of the immediate vicinity, taking into account the architectural design, scale, height, mass and building materials of existing structures, pattern of development and open space;

16. the modification or elimination will not result in any material increase in the area of shadow, or of light from outdoor lighting, cast onto adjacent parcels;

17. the modification or elimination will not result in any material change in the manner or hours of operation on the subject property so differing from the similar existing or approved uses in the immediate vicinity that the convenient, safe, peaceful or intended uses of such uses is interrupted or materially diminished;

18. the modification or elimination will not result in any material change in the density or intensity of use of the subject property so differing from the density or intensity of other existing or approved uses in the immediate vicinity that the subject property would represent an obvious departure from the established development pattern of the immediate vicinity;

19. the modification or elimination will not result in any material change in the type of use of the subject property so differing from the existing or approved uses in the immediate vicinity that the subject property would represent an obvious departure from the established pattern of use in the immediate vicinity;

20. the modification or elimination will not result in a use of land that will have a significant adverse impact upon the value of properties in the immediate vicinity; and

21. the modification or elimination will not result in a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities.

(C) modification or elimination of the condition, restrictive covenant or part thereof will not result in a use of land that will have a significant adverse impact upon the value of properties in the immediate vicinity; and

(D) all applicable requirements of the underlying zoning district or if applicable any prior zoning action or administrative action, are satisfied.

Paragraph V. Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens. The Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where demonstratively greater public benefit will result from the modification or elimination than the resulting public burden as measured by the following:

(A) Approval of the application will result in the provision of public benefits in two (2) or more of the following categories of public benefits:

1. Enhancement and/or preservation of substantial open space, public parks, environmentally sensitive land, or natural or historic resources in terms of one or more of the following:

   (a) provision of additional on- or off-site open space, configured in such a manner that it provides a public benefit in terms of either public use or improved aesthetics when viewed from public rights-of-way (except where 2 (d) below is relied upon); or

   (b) an increase in the amount of land available for public parks acceptable to the Park and Recreation Department, or in the recreational facilities of public parks; or

   (c) perpetual preservation of "environmentally endangered lands"; or

   (d) perpetual preservation of additional wetlands (which may include, in addition, restoration or enhancement); or

   (e) removal of a use or structure that either has an adverse effect on a wellfield or aquifer recharge area, or that poses a high risk of wellfield contamination, and replacement with a use or structure that significantly lessens the impact or risk; or

(f) removal, or reduction of the intensity of a use, that results in a substantial reduction of risk of groundwater contamination; or

(g) preservation of designated historic resources or rehabilitation of contributing historic structures.

2. A substantial improvement to the character of the immediate vicinity by one or more of the following means:

   (a) elimination or rehabilitation of blighted buildings or other blighting influences; or

   (b) substantial reduction of "sign clutter," where the character of the immediate vicinity is largely defined by an abundance of signage; or

   (c) relocation of utility lines underground, where the character of the immediate vicinity is heavily impacted by overhead utilities; or

   (d) substantial improvements to landscaping or streetscaping (except where 1(a) is relied upon); or

   (e) substantial reduction in excessive noise, smoke, vibration, odors, gases, dust, risk of pollutants, or damage to jurisdictional wetlands.

3. Elimination of uses that are inappropriately located, by either:

   (a) abandonment and elimination of a lawful existing nonconforming use; or

   (b) elimination of a lawful use or building which, although not legally nonconforming, represents an obvious departure from the established pattern of development or use in the immediate vicinity.

4. Provision of one or more of the following facilities or services in and for locations in which there is a demonstrated need:

   (a) schools or vocational training facilities; or
   (b) day care services for children or the elderly; or
   (c) a police station or substation; or
   (d) a fire station; or
   (e) a library; or
   (f) public buildings and facilities; or
   (g) water or sanitary sewer lines.

5. Direct and specific implementation of adopted land use or community development plans of Miami-Dade County, by:

   (a) implementation of two or more preferred development types or scenarios from the Miami-Dade County *Urban Design Manual*; or

(b) implementation of the "guidelines for urban form" in the Land Use Element of the Comprehensive Development Master Plan; or

(c) implementation of a portion of the Adopted Action Plan of the Consolidated Plan of the Miami-Dade County Office of Community and Economic Development.

6. A benefit to the function of the transportation network in the immediate vicinity, in terms of one or more of the following:

(a) a substantial decrease in trip generation during hours of peak use; or

(b) an increase in the proportion of pedestrian, bicycle, or transit trips in relation to total daily trips in the immediate vicinity by all modes of transportation as a result of providing multi-modal amenities or mixed-use development; or

(c) an improvement in the quality, capacity, and function of pedestrian and bicycle circulation systems in the immediate vicinity of the subject property; or

(d) a reduction in vehicle miles attributable to dwelling units within a one-half (1/2) mile radius of the subject property; or

(e) improvements to one or more roadways in the immediate vicinity that increase capacity or improve traffic flow or traffic safety beyond the marginal traffic impacts of the proposed development.

7. Improvements to the supply of affordable housing, by

(a) development of affordable housing for very low, low, and moderate income households in a location where the need for such housing has been identified pursuant to the Housing Element of the Comprehensive Development Master Plan or other adopted affordable housing initiatives; or

(b) rehabilitation or redevelopment of substandard housing units resulting in an increase in the number of very low, low, and moderate income units provided on the site of the rehabilitation or redevelopment.

8. The creation of 15 or more new permanent jobs.

9. Substantial improvement to the design of the subject property through improvements in two or more of the following:

(a) pedestrian, bicycle, or vehicular access and circulation; or

(b) the design of parking areas; or

(c) drainage or stormwater retention and treatment; or

(d) connectivity, by elimination of dead-end, cul-de-sac or similar street types, or elimination of walled-in residential communities, or by providing

streets that interconnect within the development and connect to adjacent neighborhoods and rights-of-way.

(B) Notwithstanding the provisions of the preceding paragraphs, no application will be approved under this subsection if such approval would result in:

1. a use of land which will have a significant adverse effect upon the value of properties in the immediate vicinity;
2. community design, architecture, or layout and orientation of buildings, open space, or amenities that is inconsistent with and deleterious to the aesthetic character of the immediate vicinity;
3. a material change in the density, intensity, or use of the subject property that so differs from the density, intensity, or use of other existing or approved development in the immediate vicinity that the subject property would represent an obvious and significant departure from the established development pattern of the immediate vicinity which has a deleterious effect on its community character;
4. a substantial degradation of localized traffic patterns or a substantial adverse impact on the roadway network;
5. unmitigated demands on potable water, sanitary sewer, or stormwater treatment systems which exceed the capacity of those systems; or
6. a new or continued and substantial risk to human life or safety or to the environment, or a nuisance; or
7. a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to such open lot uses as outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities;

The Community Zoning Appeals Board shall impose such conditions and requirements in connection with an approval under this subsection as shall prevent or mitigate any resulting adverse impacts to the County or to any aggrieved person who has reasonably, demonstrably and detrimentally relied upon the condition or covenant sought to be modified or eliminated.

Section 33-311(A)(7). The Board shall hear applications to **modify or eliminate** any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

G. NEIGHBORHOOD SERVICES:

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

* subject to conditions stated in their attached memoranda

H. ANALYSIS:

The Director of the Department of Planning and Zoning (the appellant) is appealing the April 1, 2004 decision of the Community Zoning Appeals Board-11 (CZAB-11) which approved this application with conditions by a vote of 4-3 (Exhibit B). The appellant indicates on the appeal form that the grounds and reasons supporting the reversal of the ruling of the CZAB-11 are as follows: 1) The decision of the CZAB-11 is inconsistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP); 2) On August 26, 2003, the CZAB-11 denied without prejudice by a vote of 3-2 a similar application for a modification of plans for an existing religious facility (retreat house) (Exhibit C) immediately to the east of the subject property (the Department's position on that application was exactly the same as on this application, that the proposed expansion would be inconsistent with the CDMP); 3) The applicant's letter of intent indicated that the day care use would be abandoned if the application was approved; however, no covenant was proffered by the applicant to ensure that in the future the day care use would not occur on the property and no conditions were imposed by the CZAB-11 prohibiting the day care use. The decision of the CZAB-11 results in the day care center and expanded religious facility being allowed to simultaneously occur on the property and those cumulative impacts were not reviewed by staff; 4) The application was approved with standard conditions and there are no additional conditions that will ensure that the use will not be incompatible with the surrounding area; 5) The facility would serve more than just the "Horse Country" area residents where it is located; 6) The applicant has not proven that the use is ancillary to or necessary to support the agricultural community; and 7) The submitted plan was not sensitive to the surrounding agricultural area and was unacceptable to staff. Staff is in receipt of a copy of a covenant which the applicant intends to proffer to the Board restricting the uses on the property to no more than two (2) Sunday services, and stating that the day care use would not be permitted on the property.

The subject property is located at 12200 SW 56 Street. In 1991, pursuant to Resolution 4-ZAB-19-91, the Zoning Appeals Board (ZAB) granted requests that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than permitted. The applicant is currently seeking a modification of a condition of the

aforementioned Resolution to submit a revised plan showing a new sanctuary building on the subject site. The proposed new sanctuary building will be located to the east of the existing church building. The applicant submitted a revised plan that shows the aforementioned sanctuary building. The applicant stated in the submitted letter of intent that if this application was approved, the day care use approved in 1991 would be abandoned.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application and states that the subject requests will not generate any new additional daily peak hour trips. However, staff notes that traffic will increase during church services. This application meets the traffic concurrency criteria for an initial development order. The applicant will have to comply with all requirements of the Public Works Department.

This application will allow the applicant to construct a new larger sanctuary building that will serve the members of the congregation of the religious facility. The Comprehensive Development Master Plan designates this property for agriculture use on the Land Use Plan (LUP) map. The Master Plan states that the principal uses in an agriculturally designated area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools. Staff is of the opinion that the expansion of the use by constructing a new larger sanctuary building would bring the use on the property further away from the Land Use Plan (LUP) map's agricultural designation. The applicant's representative stated at the April 1, 2004, hearing (page 63 of the official transcripts) that the church has around 500 members. The 2000 Census indicated a total population of 1,335 persons in this 2-square mile "Horse Country" area. In staff's opinion, the proposed expansion to the existing use would be **inconsistent** with the Master Plan since said use would probably serve residents from outside this two (2) square mile agricultural area and is not ancillary to and necessary to support the rural residential community of the Horse Country area nor is said use ancillary to and directly supportive of agriculture. The existing sanctuary building is in keeping with other institutional uses in the Horse Country area since a few churches, schools, and a retreat center are also located along the SW 56 Street corridor between SW 117th Avenue and SW 127th Avenue. Staff has no objections to the existing use on the property. However, is not supportive of the proposed expansion and has not been supportive of expansions to or new churches, schools and day cares in this area unless the new use or expansion is necessary to support the rural residential community.

The standards under Section 33-311(A)(17) provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. The applicant contends that the requested modification complies with Section 33-311(A)(17)(III) and Section 33-

311(A)(17)(V) Subsections A2(a), (b), and (d), A6(a), and A9(a), (b), and (c) of the modification and elimination standards.

In accordance with Section 33-311(A)(17)(III)(B), Modification or Elimination of Conditions and Restrictive Covenants When No New Adverse Impacts Will Result, the applicant must demonstrate compliance with the twenty-one standards under paragraph III in order to be deemed not to create new adverse impacts. The applicant has demonstrated compliance with the majority of these standards. In addition, as stated by staff in the January 7, 2004, hearing (page 10 of the official transcript), the applicant submitted documentation indicating compliance with the standard that the resulting increase in cubic content be no more than 10% of the median cubic content on similarly zoned parcels [(B)(10)] and that there be no resulting material increase in the area of shadow cast onto adjacent parcels [(B)(16)]. However, the proposed larger religions facility will result in a material decrease in the privacy enjoyed by adjoining properties [(B)(12)]; will result as designed in a material increase in the potential for vehicular pedestrian conflicts [(B)(14)]; will result, by its design, scale and mass, in a material and obvious departure from the aesthetic character of the immediate vicinity [(B)(19)], which is intended for agricultural uses.

In Section 33-311(A)(17)(V), Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens, the standards require the applicant to comply with at least *two* of the Subsections. The applicant has not demonstrated how this application will comply with Subsection A2(a) or (b) in that the plans do not eliminate or rehabilitate blighted buildings or other blighting influences or provide a substantial reduction of "sign clutter." However, the application does comply with Subsection A2(d) in that there will be substantial improvement to the landscaping. The application would also comply with Subsection A6(a) in that there would be a substantial reduction in trip generation during hours of peak use if the day care use would cease. The approved day care use for 40 children would generate 34 daily peak hour vehicle trips. However, as stated in the appeal application, no covenant was proffered by the applicant indicating that the day care use approved in 1991 would be abandoned and no conditions were imposed by CZAB-11 to ensure the abandonment of said use. In Subsection A9 two or more improvements are required. In staff's opinion, the application does not comply with said requirements. The applicant is redesigning the parking areas to provide additional parking, however, the applicant has not demonstrated how there would be a substantial improvement to the drainage or stormwater retention and treatment. Additionally, the pedestrian, bicycle and vehicular access and the design of the parking area as shown on the plans is not acceptable to staff. The vehicular circulation as provided will create traffic congestion on-site and the driveways need to be redesigned to provide circular connectivity around the proposed sanctuary building. Additionally, the pedestrian walkways do not lead to adjacent properties or the street. In this regard none of the requirements are met under Subsection A9 where compliance with two requirements is necessary.

Although the applicant meets the requirements of two of the subsections under Section 33-311(A)(17)(V)(A), Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens, specifically (2)(d) and

(6)(a), this application does not meet all of the requirements under Section 33-311(A)(17)(V)(B). Section 33-311(A)(17)(V)(B)(3) requires that a use approved under this Section not result in a material change in the intensity of the use of the subject property which would represent an obvious and significant departure from the established development pattern of the immediate vicinity which would have a deleterious effect on its "community character". Staff notes that the properties in this area are zoned agricultural, the LUP map designates this area for agricultural use, and the community is known as "Horse Country". In staff's opinion, the construction of a larger religious facility on this site would have a deleterious effect on the agricultural and rural community character of this Horse Country area.

When analyzed under the separate modification standards of Section 33-311(A)(7), staff does not support this application. The new plan provides an approximately 6,200 sq. ft. new sanctuary building with additional parking. The proposed new sanctuary building would be visually intrusive to the existing single family residences to the south and west and is not sensitive to the surrounding agricultural area. Additionally, the site plan as submitted is not acceptable to staff in that the design of the parking area and driveways do not provide a smooth traffic flow throughout the site and could cause traffic congestion throughout same. Additionally, the parking areas should be relocated to be as close to the building as possible and away from the adjacent residential properties and SW 56 Street in order to minimize the visual impacts to same.

Staff notes that on August 26, 2003, the owner of the site of the existing retreat center located to the east of the property appeared before CZAB-11with a request to expand a dormitory building. Staff did not support said application and the CZAB-11 denied same. Said application was similar to this application in that the applicant, the Ignatian Spiritual Center, sought a modification of plans to expand their existing religious facility. Staff opined, as in this case, that the modification would not be ancillary to and necessary to support the rural residential community, and would be inconsistent with the CDMP. When considering the necessity for and the reasonableness of the proposed new sanctuary building in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that this application would be **incompatible** with the surrounding area and **inconsistent** with the "agricultural" LUP map designation of the CDMP. The approval of the proposed expansion would make the use on the property substantially more inconsistent with the Plan than the existing use. The applicant could prove that this application is consistent with the CDMP by providing documentation proving that the existing church building is not sufficient to accommodate the current membership and that the proposed "expansion" is "necessary" to support a growing membership from the residential community of this Horse Country area. Staff is cognizant of the fact that this 2 – square mile agriculturally designated land has throughout the years become a place for the siting of institutional uses. The Department is trying to preserve and stop the further depletion of this agriculturally designated lands by ensuring that all development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map".

Accordingly, staff recommends approval of the appeal and denial without prejudice of the application under Sections 33-311(A)(7) and 33-311(A)(17).

I. **RECOMMENDATION:**

Approval of the appeal and denial without prejudice of the application under Sections 33-311(A)(7) and 33-311(A)(17).

J. **CONDITIONS:** None.

DATE INSPECTED: 11/04/03
DATE TYPED: 11/17/03
DATE REVISED: 12/15/03; 12/31/03; 03/11/04; 05/27/04
DATE FINALIZED: 06/16/04
DO'QW:AJT:MTF:JDR

for Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

MIAMI-DADE

MEMORANDUM

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

RECEIVED
OCT 10 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

DATE: October 6, 2003

SUBJECT: C-11 #Z2001000428-Revised
Church of Jesus Christ the Almighty
12200 SW 56th Street
SE to Permit a Church
(4.95 Ac.) 25-54-39

FROM: Alyce M. Robinson, Assistant Director
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 the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:
The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-12.1(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Consequently, the subject application may be scheduled for public hearing.

Potable Water Supply:
Public water can be made available to this site, therefore, connection will be required.

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

Wastewater Disposal:
The closest public sanitary sewer is located approximately 1,575 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that the proposed development on the site be connected to the public sanitary sewer system in accordance with Code requirements. All sewer lines shall be required to comply with the exfiltration standards as applied to wellfield protection areas.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the 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.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:
The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit 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 formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 01-428
CZAB-11
Rev. 2

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Church of Jesus Christ Almighty

This Department has no objections to this application.

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt.

Fences along SW 56 St. and SW 122 Ave. must set back from safe site distance triangle as per Sec. 33-11 of the Miami-Dade County Code.

Existing fence to be repaired must be placed along dedicated radius corner at the intersection of SW 56 St. and SW 122 Ave.

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

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

Note: Approval of this application will result with the discontinued use of the daycare presently permitted which generates a total of 34 PM daily peak hour vehicle trips.

Raul A. Pino, P.L.S.

MAR. 24 2004

Date

C-11

MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: 201-428 Rev #3.

Plans: ☑ Yes ☐ No Request: _____

Location: S. of SW 56 S/E of SW 123 A/W of SW 122nd AVE.

Recommendation:
- Approved ____
- Approved with conditions ____*
- Approved with no change from previous submittal ____
- Denial ____
- Defer to DIC comments ____

*

Estimated number of alarms generated annually by application: 4

If there is an impact, below is the service availability:

Station District 57 Grid 1665. DU/SF 15,619 Occupancy Type 3

Impact of additional calls on closest station:
- ☐ No Impact
- ☑ Minimal Impact
- ☐ Moderate Impact
- ☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: K Lyon
Kathryn Lyon

Phone: (786) 331-4546

Date: 4/5/04.

Revised 3/9/04 BJM

23

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE $ 0

RECEIPT # _____

DATE HEARD: 04/01/04

BY CZAB # 11

RECEIVED
01-428
APR 15 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____
DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z01-428 (03-12-CZ 11-1)

Filed in the name of (Applicant) Church of Jesus Christ Almighty

Name of Appellant, if other than applicant Director, Dept. of Planning & Zoning

Address/Location of APPELLANT'S: 111 NW 1st St., 11th floor, Miami, Fla. 33128

Application, or part of Application being Appealed (Explanation) Entire application

Appellant (name): Director, Dept. of Planning & Zoning
hereby respectfully appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows: (State in brief and concise language).

1. The Community Zoning Appeals Board-11's decision is inconsistent with the Miami Dade County Comprehensive Development Master Plan

2. On August 26, 2003, the CZAB-11 denied without prejudice by a vote of 3 – 2 a similar application for a modification of plans for an existing religious facility (retreat house) immediately to the east of the subject property. The Department's position on that application was exactly the

same as on this application, that the proposed expansion would be inconsistent with the CDMP.

3. The applicant's letter of intent indicated that if the application was approved the previously approved day care use would be abandoned. However, no covenant was proffered by the applicant to ensure that in the future the day care use would not occur on the property, and no conditions were imposed by the Board prohibiting the day care use. The decision by the Community Council results in the day care center and expanded religious facility being allowed to simultaneously occur on the property and those cumulative impacts were not reviewed by staff.

4. The application was approved with standard conditions and there are no additional conditions that will ensure that the use will not be incompatible with the surrounding area.

5. The facility would serve more that the Horse Country area residents where it is located.

6. The applicant has not proven that the use is ancillary to or necessary to support the agricultural community.

7. The submitted plan was not sensitive to the surrounding agricultural area and was unacceptable to staff.

APPELLANT MUST SIGN THIS PAGE

Date: 15th day of April, year: 2,004

Signed Diane O'Quinn

Diane O'Quinn Williams
Print Name

111 N.W. First Street, Miami, FL 33128
Mailing Address

305-375-2840 Phone
305-375-2795 Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public

(stamp/seal)

Commission expires:

"EXHIBIT A"

25
24-54-39/90-83

RESOLUTION NO. 4-ZAB-19-91

The following resolution was offered by Georgia A. Wright seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, IGLESIA BAUTISTA FILADELFIA had applied for the following:

(1) SPECIAL EXCEPTION to permit a church in conjunction with a ministerial residence.

(2) UNUSUAL USE to permit a day care center in conjunction with a church.

(3) NON-USE VARIANCE OF ZONING REGULAITONS as applied to private schools to permit 47 trees (80 trees required).

(4) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit stables to setback 0' (30' required) from the side street (east) property line, to setback 0' (7.5' required) from the rear (south) property line and spaced less than 250' from a residence under different ownership.

(5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a wooden shack to setback 2.5' (7.5' required) from the rear (south) property line and setback 2.75' (20' required) from the interior side (west) property line.

(6) NON-USE VARIANCE OF SIGN REGULATIONS to permit a 38.5 sq. ft. detached sign (24 sq. ft. permitted).

(7) NON-USE VARIANCE OF SIGN REGULATIONS to permit a 40 sq. ft. wall sign (none permitted).

(8) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a church/day care center to setback 49.6' (75' required) from the interior side (west) property line.

A plan is on file and may be examined in the Zoning Department entitled "Sketch of Survey," as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled "Proposed Day Care for Iglesia Bautista Filadelfia," as prepared by R.M., dated 1-25-90, consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 1/2 of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purpose.

LOCATION: 12200 S.W. 56 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception, unusual use (Items #1 and #2) and non-use variances of sign regulations and setback requirements (Items #6, #7 and #8) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, but that the requested non-use variances of zoning regulations, setback and spacing requirements (Items #3, #4 and #5) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested non-use variances (Items #3, #4 and #5) be and the same are hereby denied without prejudice;

BE IT FURTHER RESOLVED that the requested special exception, unusual use and non-use variances of sign regulations and setback requirements (Items #1, #2 #6, #7 and #8) be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc; said plan to be reviewed and approved by the Building and Zoning and Planning Departments which shall assess the plan's concept and its elements for logic, imagination, variety, compatibility and compliance with applicable regulations.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Sketch of Survey," as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled "Proposed Day Care for Iglesia Bautista Filadelfia," as prepared by R.M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property.

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

4. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size including, but not limited to, a hedge along the southerly property line, to be a minimum of 3' high at the time of planting and ultimately maintained at a height of 6', prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

5. That only one detached sign, not to exceed 24 square feet, be permitted for both the church and day care uses.

6. That no trailers, tents or similar structures and no temporary use of any type shall be permitted on the premises.

7. That no occupancy or use of the premises be permitted until the required parking facilities have been improved and installed in accordance with the Zoning Code requirements.

8. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.

9. That the day care use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services (Child Care Licensing Unit).

10. That the day care use shall be restricted to a maximum number of 40 children.

11. That the hours of operation of the day care facility shall be between 7:00 A.M. and 6:00 P.M.

12. That the day care use may be conducted on the premises on week days only, Monday through Friday inclusive.

13. That the play area for the day care center shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.

14. That the proposed day care structure or the addition to the existing structure be of a residential type and character and meet with the approval of the Zoning Director.

15. That transportation to be furnished in connection with the use will consist of 2 vehicles and shall be of a van type; said vehicles may be stored on the premises.

16. That the applicants obtain a Certificate of Use and Occupancy for the day care facility from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

17. That the applicants comply with all conditions and requirements of the Department of Environmental Resources Management.

18. That the applicants obtain a Certificate of Use and Occupancy for the existing church within 90 days from the date of this resolution.

19. That the existing stables in the southeast corner of the property and wooden shack in the S.W. corner be removed from the property within 90 days from the date of this resolution and prior to further permit issuance.

20. That the applicants comply with all conditions and requirements of the Public Works Department.

21. That all landscaped areas adjacent to off-street parking areas shall be protected from encroachment or intrusion of vehicles through the use of non-mountable reinforced concrete curbing (see detail -- Straight 6" Curb, Page R14.2 of the Metropolitan Dade County Public Works Department Standard Details, Part 1), or through the use of concrete wheel stops when the landscaped area is at the front of parking spaces. Wheel stops shall have a minimum height of six (6) inches above finished grade of the parking area. Wheel stops shall be properly anchored and shall be continuously maintained in good condition. Where wheel stops are located two (2) feet from the front of a parking space, that two (2) feet need not be paved. However, the area between the wheel stop and the landscape area shall receive appropriate landscape treatment including planting of grass or ground cover; this area, however, shall not be calculated as part of the required landscape area.

22. That the existing and proposed drives be increased to 20'.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 30th day of January, 1991.

Hearing No. 91-1-23
Typed 2/7/91 bn

STATE OF FLORIDA)
:
COUNTY OF DADE)

I, Ronald J. Szep, Assistant Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4-ZAB-19-91 adopted by said Zoning Appeals Board at its meeting held on JANUARY 30, 1991.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 11th day of February, A.D. 1991.

Ronald J. Szep, Ex-Officio Secretary
Metropolitan Dade County
Zoning Appeals Board

By: Ronald Szep

SEAL

"EXHIBIT B"

RESOLUTION NO. CZAB11-11-04

WHEREAS, **CHURCH OF JESUS CHRIST ALMIGHTY** applied for the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested modification of Condition #2 of Resolution 4-ZAB-19-91 would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve the application was offered by John Feinberg, seconded by Patrick M. Fiore, and upon a poll of the members present, the vote was as follows:

Don J. Abbott	nay	John Feinberg	aye
Charlene Burks	aye	Patrick M. Fiore	aye
Roy Bustillo	nay	Thomas J. Schramm	nay

Miguel Cervera aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11 that the requested modification of Condition #2 of Resolution 4-ZAB-19-91 be and the same is hereby approved, subject to the following condition:

1. That all conditions of Resolution 4-ZAB-19-91 to remain in full force and effect except as herein modified.

BE IT FURTHER RESOLVED, the requested modification of Condition #2 of Resolution 4-ZAB-19-91 as modified shall read as follows:

> That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the approval herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 1st day of April, 2004.

Hearing No. 03-12-CZ11-1
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 13TH DAY OF APRIL, 2004.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-11-04 adopted by said Community Zoning Appeals Board at its meeting held on the 1st day of April 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13TH day of April, 2004.

Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL

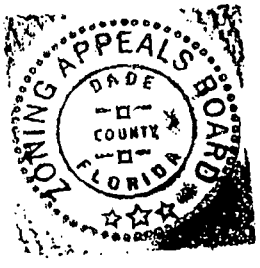


EXHIBIT C

RESOLUTION NO. CZAB11-25-03

WHEREAS, **IGNATIAN SPIRITUAL CENTER, INC.** applied for the following:

(1) MODIFICATION of Condition #2 of Resolution Z-8-85, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Casa Encuentros Familiares,' as prepared by A. Taquechel Assoc., Inc., dated August 3, 1984, consisting of 5 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encuentros Familiares Phase 3,' as prepared by A. Taquechel Assoc., Inc., dated 3/6/02 and consisting of 4 sheets."

The purpose of this request being to permit the applicant to submit revised plans for a previously approved religious retreat showing a new 2 story dormitory building.

(2) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting parking areas including driveways closer than 25' to an official right-of-way; to waive same to permit driveways within 25' of S.W. 122nd Avenue, and parking areas within 25' of S.W. 56th Street.

(3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 142 parking spaces (186 required).

(4) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 20% (15% permitted).

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

SUBJECT PROPERTY: The west ½ of the NW ¼ of the NE ¼ of Section 25, Township 54 South, Range 39 East, less the north 50' and less the west 35' thereof for right-of-way dedication.

LOCATION: 12190 S.W. 56 Street (Miller Road), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the requests for non-use variances prohibiting parking

closer than 25' to an official right-of-way (Item #2) and providing less parking spaces than required (Item #3) as unnecessary, and staff concurred that they were not necessary, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification of Condition #2 of Resolution Z-8-85 (Item #1), the requested non-use variance of zoning regulations (Item #2), the requested non-use variance of parking requirements (Item #3), and the requested non-use variance of lot coverage requirements (Item #4) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny without prejudice items #1 - 4 was offered by Don Abbott, seconded by Roy Bustillo, and upon a poll of the members present the vote was as follows:

Don Abbott	aye	Miguel Cervera	nay
Charlene Burks	aye	John Feinberg	absent
Roy Bustillo	aye		

Patrick M. Fiore nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11, that the requested modification of Condition #2 of Resolution Z-85-85 (Item #1), the requested non-use variance of zoning regulations (Item #2), the requested non-use variance of parking requirements (Item #3), and the requested non-use variance of lot coverage requirements (Item #4) be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 26th day of August 2003.

Hearing No. 02-4-CZ11-2
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 4th DAY OF SEPTEMBER 2003.

TEAM METRO
WEST OFFICE

ENFORCEMENT HISTORY

Church of Jesus Christ Almighty	12200 SW 56 Street, Miami-Dade County, Florida
NAME:	**ADDRESS**
06/24/2004	01-428
HEARING DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

VIOLATOR

200012004902	Inspection at the above location resulted in a Civil Violation Notice.
11/29/00	Case open for Illegal signs in the right of way, which penetrate or injure a tree (2-103.15(d)(1)): Advertising Huge Yard Sale, November 18 at 12200 SW 56 ST.
11/29/00	Photographs taken of violation.
11/29/00	NCO Robert Marin removed sign posted directly across from the stated address.
11/29/00	The inspection resulted in a Civil Violation Notice: CVN 773140
11/29/00	CVN 773140 was certified mailed to above mentioned violator and a copy sent to the Clerk of Courts.
11/29/00	In addition, an affidavit of compliance was issued and sent to the Clerk of Courts to verify compliance of violation.
12/19/00	Green card was received acknowledging receipt of Civil Violation Notice by the violator.
12/26/00	Violator appealed CVN 773140 to the Clerk of Courts.

01/31/01	Hearing scheduled for February 16, 2001.
02/16/01	Hearing was rescheduled for May18, 2001.
05/18/01	Court Hearing Results – Guilty
05/18/01	CVN 773140 was paid.
06/19/01	Case Closed

200212004627

Inspection at the above location resulted in a Courtesy Warning Notice of Code Violation.

09/05/02	Case open for Illegal disposal of tree cuttings, solid waste or junk placed in the right-of-way (19-4 (C)): Overgrown swale with junk & trash.
09/09/02	Photographs taken of violation.
09/09/02	NCO Ana Lantigua issued 48 hours warning notice 93152 personally to Marta Menesis.
09/17/02	NCO Lantigua conducted a compliance inspection and the owner corrected the violation.
09/17/02	Case Closed

200312006084	Inspection at the above location resulted in a Courtesy Warning Notice of Code Violation.
09/06/03	Case open for Unlawfully establishing an unusual or new use without prior approval at public hearing (33-13): Selling new and/or repairing antique furniture.
09/06/03	Photographs taken of violation
09/06/03	NCO Carmen Guerra issued warning notice 94517 via certified mail.
09/17/03	Green card was received acknowledging receipt of Courtesy Warning Notice of Code Violation by the violator.

09/27/03	NCO Guerra conducted a compliance inspection and the owner corrected the violation.
09/27/03	Case Closed

Case Number TBA	Inspection at the above location resulted in a Courtesy Warning Notice of Code Violation.
06/08/04	Case open for Illegal storage of recreational vehicle in front of the property (33-20 (f)): Recreational Trailer
06/08/04	Photographs taken of violation.
06/08/04	NCO Anicia Cayasso-Dean posted warning notice 5730 at the Church's Office.
06/08/04	Compliance inspection scheduled for 06/24/04.

Case Number TBA	Inspection at the above location resulted in a Courtesy Warning Notice of Code Violation.
06/08/04	Case open for unlawfully depositing, storing or maintaining junk: Derelict trailer and commercial equipment, scrap metals, boards, and other miscellaneous junk and trash.
06/08/04	Photographs taken of violation.
06/08/04	NCO Anicia Cayasso-Dean posted warning notice 5731 at the Church's Office.
06/08/04	In addition, NCO Cayasso-Dean had left a business card for the property owner to contact the West office for an interior inspection regarding Day Care and Occupancy Use.
06/08/04	Compliance inspection scheduled for 07/08/04.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Church of Jesus Christ The Almighty - Non Profit
CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock *
Oscar Aguero 16540 NW 84 Ave. Miami, FL 33016 - President	
Stella Aguero 16540 NW 84 Ave Miami, FL 33016 - Vice President	
Hector Perez 5337 W. 22nd Ct Hialeah, FL 33016 - Director	
Maximo Sotelo 10874 SW 2nd St. # 202 Miami, FL 33174 - Director	
Javier Rodriguez 19661 NW 82nd ct Miami, FL 33015 - Director	

* Non-Profit, non-stock Corporation

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS	Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____
NAME

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.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant) OSCAR AGÜERO

Sworn to and subscribed before me,

this 3 day of DECEMBER, 2001

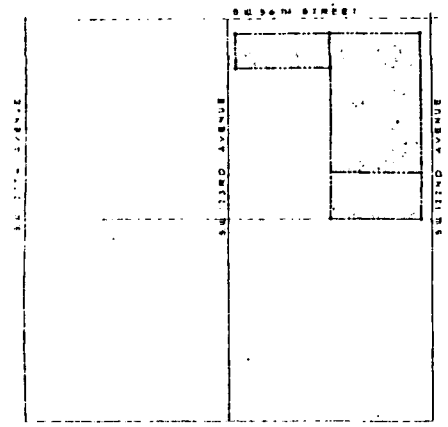
(SEAL)

Notary Public, State of Florida at Large

Javier Rodriguez
My Commission CC832367
Expires May 3, 2003

My Commission Expires:

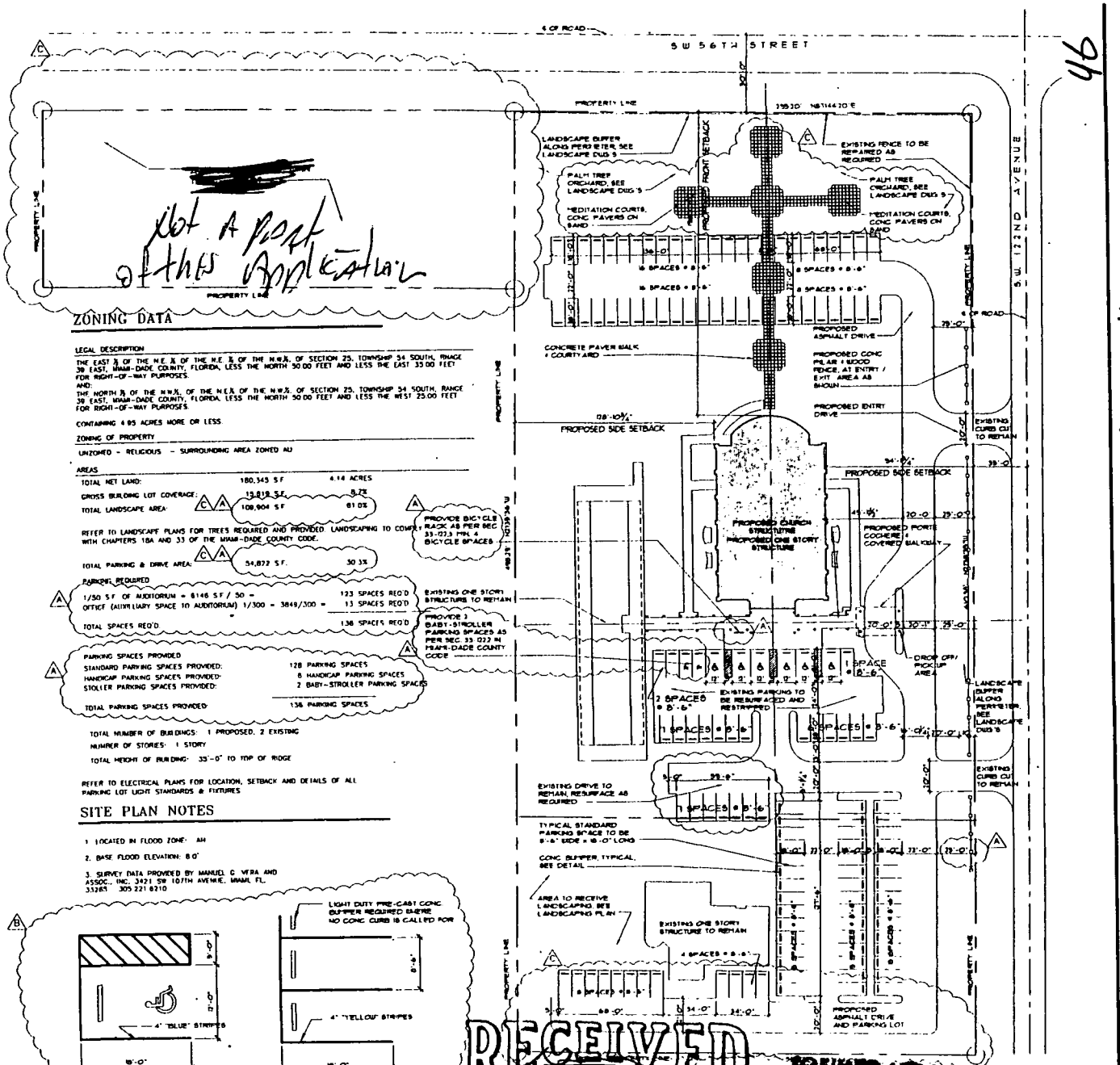
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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



LOCATION MAP 1" = 200'-0"

GENERAL NOTES

1. General Contractor shall examine the site and become familiar with conditions affecting the contractional the premises before submitting bids. Failure to do this shall not be considered cause for additional charges or complaints
2. Proper disposal of all waste materials shall be by the General Contractor. All individual subcontractors shall be responsible for proper disposal of waste materials due to their respective activities. The site shall be kept clean and secure at all times. Any General Contractor & subcontractor shall be responsible for proper disposal due to their activities
3. The General Contractor is responsible for all work indicated or implied on these construction documents unless specifically noted "by others" and/or "N.I.C." Also in addition to his/her subcontractors, the General Contractor is responsible for co-ordinating and scheduling the work noted "by others" and/or "N.I.C."
4. The General Contractor is liable for all damages and shall take care in demolition not to damage those areas to remain in remodeling
5. The General Contractor shall leave the job cleaned upon completion of work including but not limited to vacuum cleaning carpets, polishing hardware fixtures, removal of dust, dirt and paint excess
6. Any deviation from these construction drawings and specifications must be submitted for review and approval prior to implementation
7. The Contractor shall pay and maintain all necessary City, County and State licenses prior to commencing construction. If special permits are required for any part of the work, they shall be obtained and exhibited. The Contractor shall give all notices and comply with the laws, ordinances, codes and regulations bearing on the conduct of the work as drawn and specified
8. It will be the Contractor's responsibility as part of the work to be done to co-ordinate his work with that of other contractors and subcontractors
9. Work and material shall comply with the applicable standards of the South Florida Building Code and all other applicable codes. All work shall be good of quality
10. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions for the General Public, employees working in the space, and the Contractor's employees. The Contractor shall be liable and responsible for any loss or damage to the [illegible]ment, fixture, furnishing, inventory and materials located in or situated on the construction site and resulting from his activities
11. The Contractor shall be responsible for all cutting, fitting or patching that may be required to complete the work or to make its several parts fit together properly
12. The Contractor shall provide adequate security and protection for all parts of the existing building, and/or their contents and occupants, wherever work under this contract is to be performed. The G.C. is responsible for the removal of any item that can be damaged or stolen
13. All finished work shall be free from defects. The Architect reserves the right to reject any material and workmanship which is not considered to be up to the high standards of the various trades involved
14. The Contractor shall be responsible for all applicable manufacturers product guarantees and shall submit copies of each to Owner and Architect
15. The Contractor shall keep on site a complete set of construction drawings, specifications, addendum and clarification drawings, including a copy of city approved drawings
16. The Contractor shall review manufacturers/fabricators' shop drawing submittals and co-ordinate to accommodate all trades and tradeless. Contractor shall forward all submittals to the Architect for review of design intent compliance prior to fabrication



ZONING DATA

LEGAL DESCRIPTION

THE EAST ½ OF THE N.E. ¼ OF THE N.E. ¼ OF THE N.W.¼ OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 50.00 FEET AND LESS THE EAST 35.00 FEET FOR RIGHT-OF-WAY PURPOSES.

AND:

THE NORTH ½ OF THE N.W.¼ OF THE N.E.¼ OF THE N.W.¼ OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 50.00 FEET AND LESS THE WEST 25.00 FEET FOR RIGHT-OF-WAY PURPOSES.

CONTAINING 4.95 ACRES MORE OR LESS.

ZONING OF PROPERTY

UNZONED - RELIGIOUS - SURROUNDING AREA ZONED AU

AREAS

TOTAL NET LAND:	180,345 S.F.	4.14 ACRES
GROSS BUILDING LOT COVERAGE:	15,818 S.F.	8.7%
TOTAL LANDSCAPE AREA:	109,904 S.F.	61.0%
TOTAL PARKING & DRIVE AREA:	54,872 S.F.	30.3%

REFER TO LANDSCAPE PLANS FOR TREES REQUIRED AND PROVIDED. LANDSCAPING TO COMPLY WITH CHAPTERS 18A AND 33 OF THE MIAMI-DADE COUNTY CODE.

PARKING REQUIRED

1/50 S.F. OF AUDITORIUM = 6146 S.F. / 50 =	123 SPACES REQ'D
OFFICE (AUXILIARY SPACE TO AUDITORIUM) 1/300 = 3849/300 =	13 SPACES REQ'D
TOTAL SPACES REQ'D	136 SPACES REQ'D

PARKING SPACES PROVIDED

STANDARD PARKING SPACES PROVIDED:	128 PARKING SPACES
HANDICAP PARKING SPACES PROVIDED:	8 HANDICAP PARKING SPACES
STOLLER PARKING SPACES PROVIDED:	2 BABY-STROLLER PARKING SPACES
TOTAL PARKING SPACES PROVIDED:	138 PARKING SPACES

TOTAL NUMBER OF BUILDINGS: 1 PROPOSED, 2 EXISTING

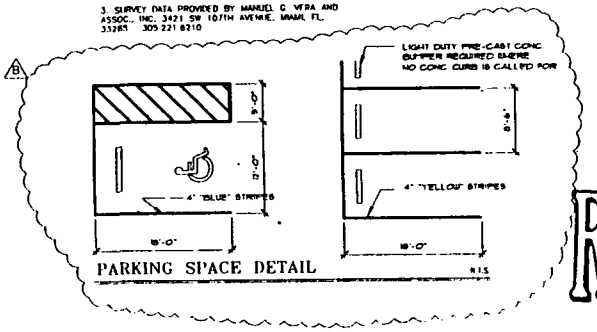
NUMBER OF STORIES: 1 STORY

TOTAL HEIGHT OF BUILDING: 33'-0" TO TOP OF RIDGE

REFER TO ELECTRICAL PLANS FOR LOCATION, SETBACK AND DETAILS OF ALL PARKING LOT LIGHT STANDARDS & FIXTURES

SITE PLAN NOTES

1. LOCATED IN FLOOD ZONE: AH
2. BASE FLOOD ELEVATION: 8.0'
3. SURVEY DATA PROVIDED BY MANUEL G. VERA AND ASSOC., INC. 3421 SW 107TH AVENUE, MIAMI, FL. 33165 305 221 8210



PARKING SPACE DETAIL

RECEIVED
MAR 16 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ZONING HEARINGS PLANS REVIEW
☐ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: Ron Connelly
DATE: 3/17/04

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, Fl.
(305) 595-7338

Site Plan Review

REVISIONS

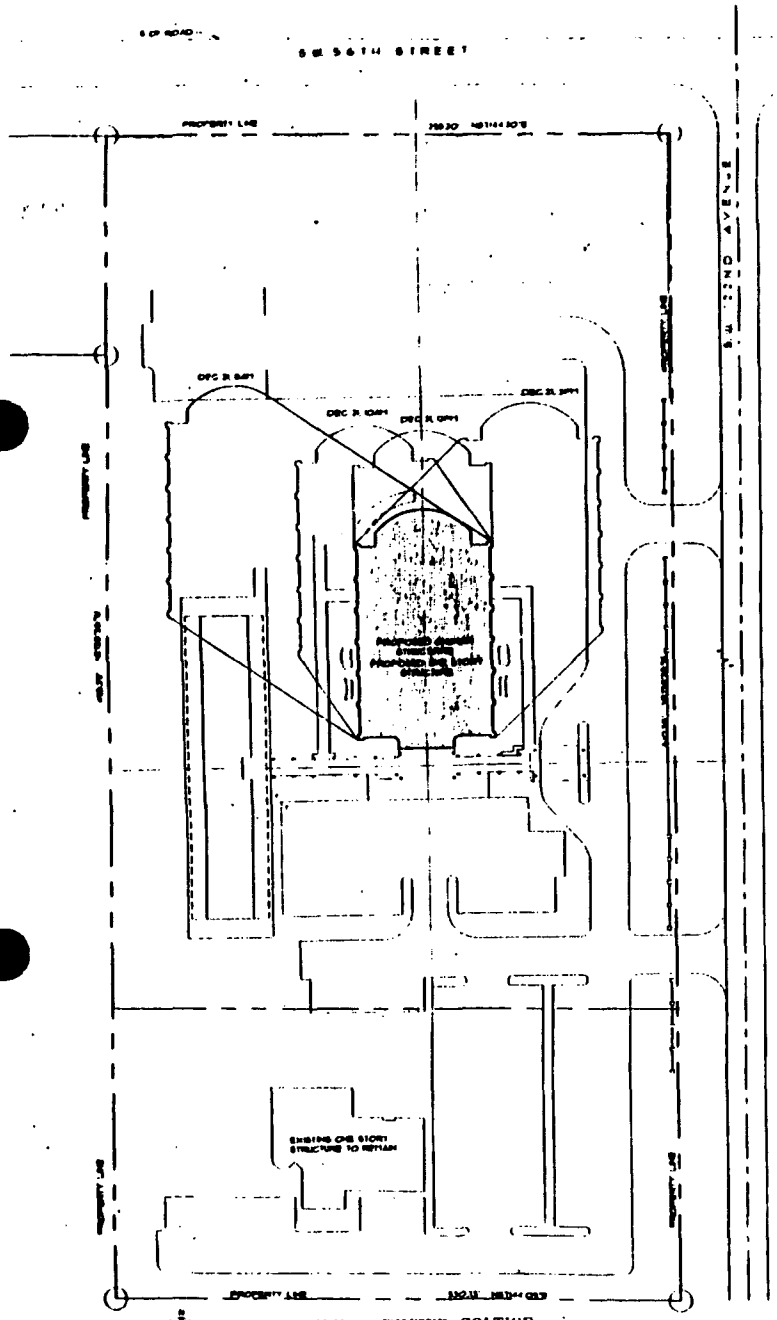
NO	BY	DATE	DESCRIPTION
1	CJB	05.18.04	
2	CJB	09.12.03	COUNTY COMMENTS
3	CJB	08.25.03	COUNTY COMMENTS

SITE PLAN, LOCATION MAP, LEGAL DESCRIPTION, & ZONING DATA

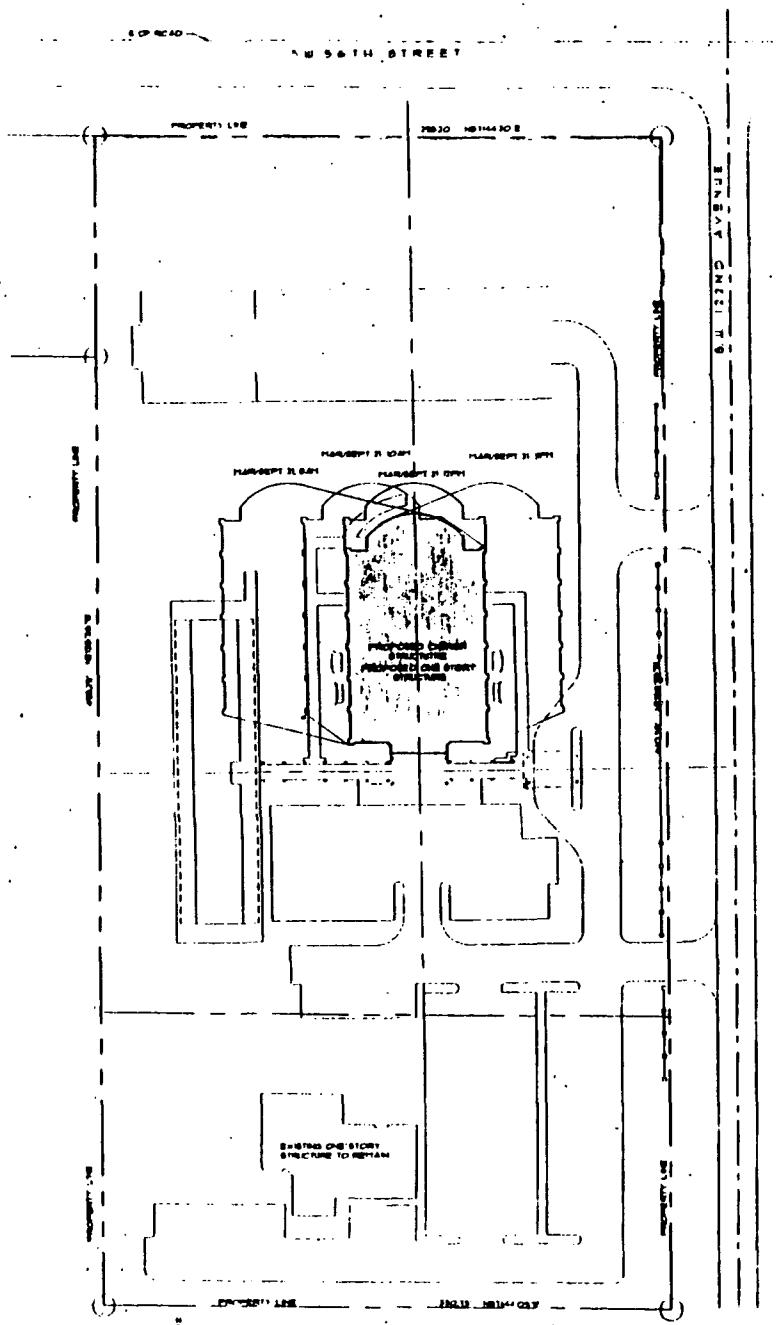
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.
0333 PROJECT NO.

SHEET A-1



SHADOW STUDY - WINTER SOLTICE



SHADOW STUDY - VERNAL/AUTUMNAL EQUINOX

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 119th Avenue
Miramar, Fl. 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yudar Simpson, Pastor
12300 SW 56th Bend.
Miami, FL
(305) 991-7330

Site Plan Review

REVISIONS

No.	By	Date	Description
1	CB	9 11 03	COUNTY COMMENTS
2	CB	9 11 03	COUNTY COMMENTS

SITE SHADOW STUDIES

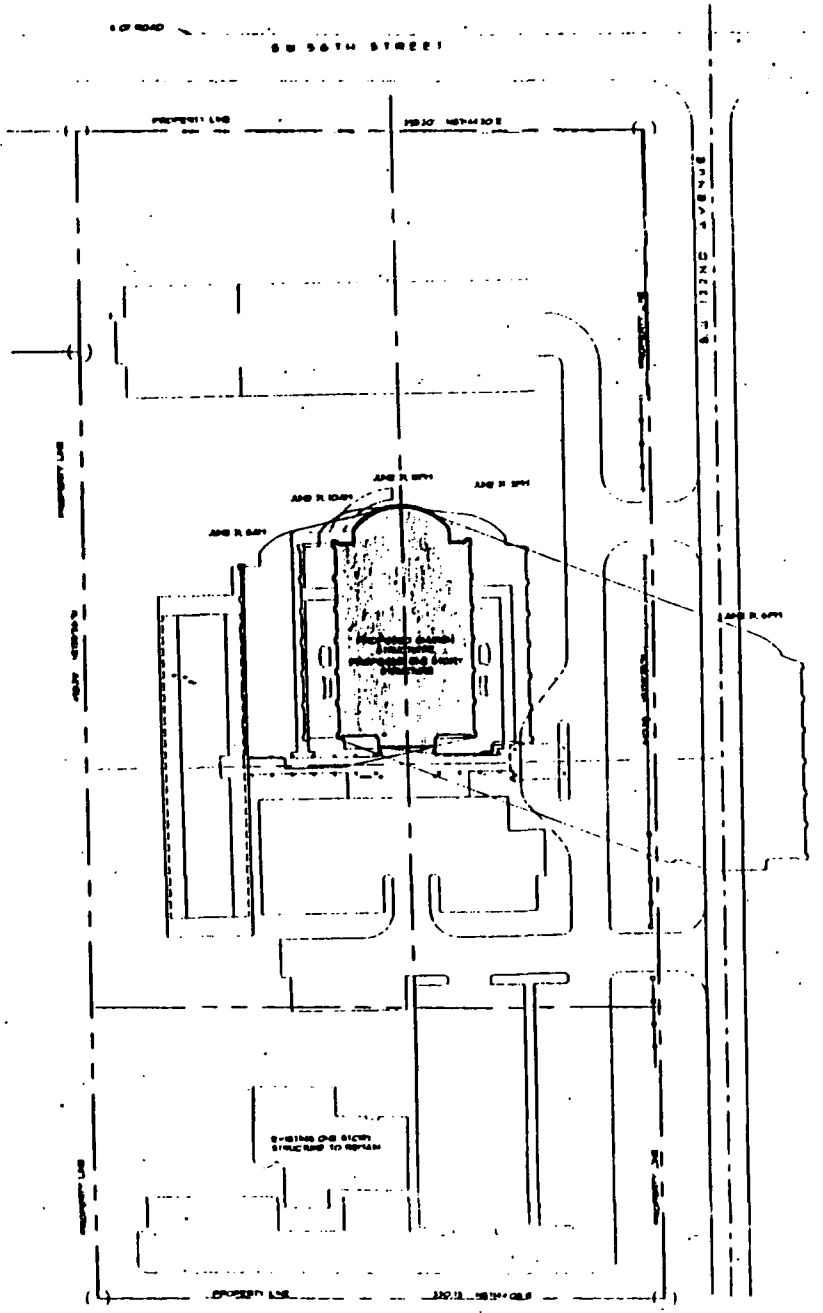
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET A-1a

48



SHADOW STUDY - SUMMER SOLTICE

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio
Jesucristo El
Todopoderoso

Site Plan Review

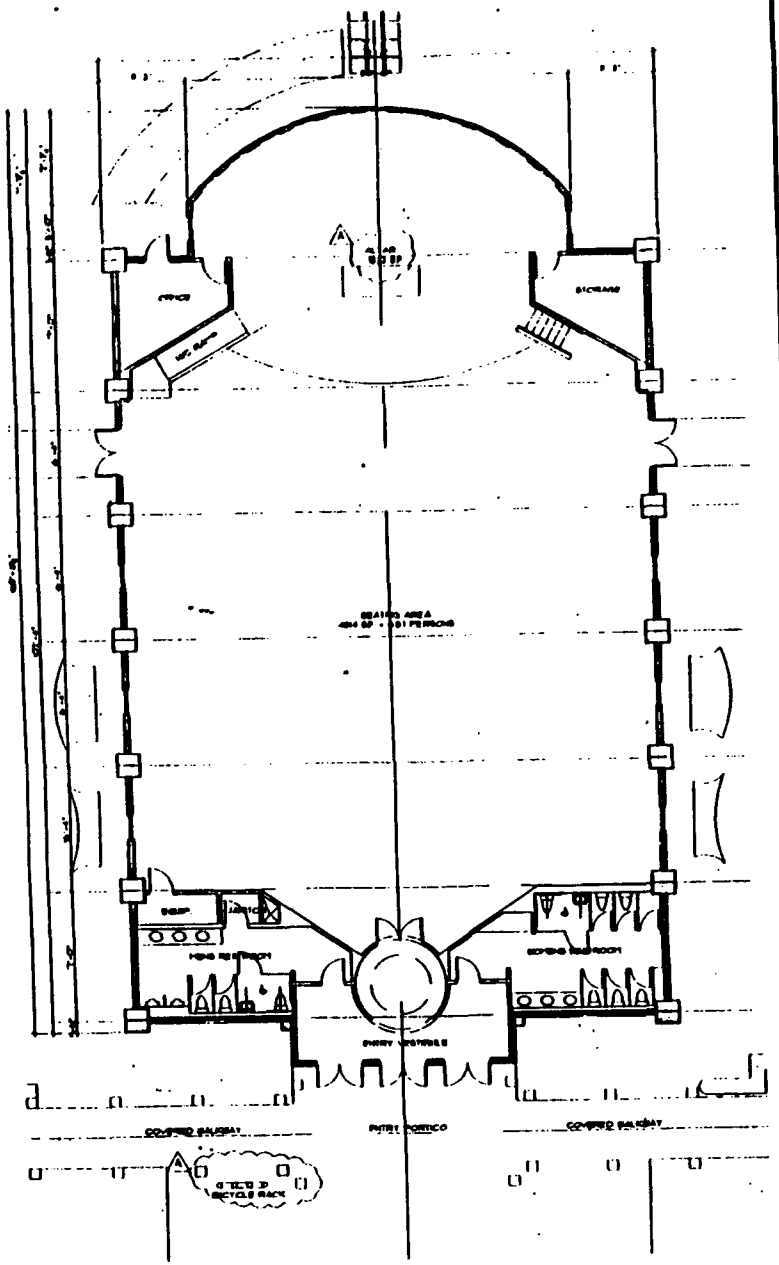
REVISIONS

SITE SHADOW STUDIES

0333

A-1b

49



FLOOR PLAN

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2620 S.W. 119th Avenue
Miramar, Fl. 33027

SEAL

Ministerio
Jesucristo El
Todopoderoso

Site Plan Review

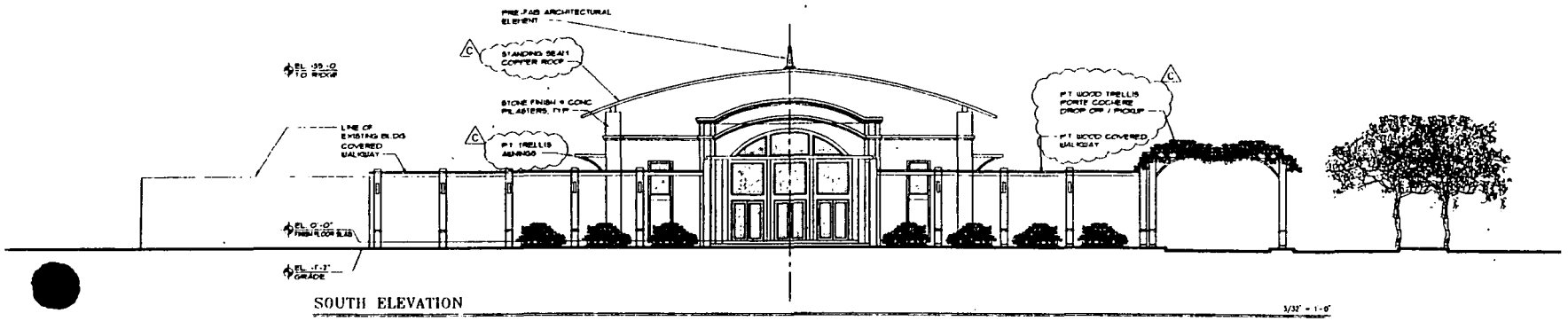
REVISIONS

FLOOR PLAN

07.07.2003

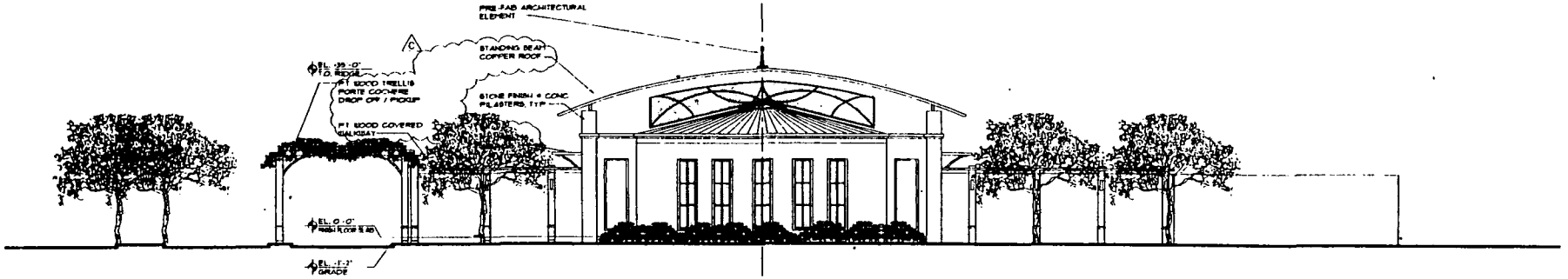
0333

A-2



SOUTH ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"

50

VERTEX ARCHITECTURE

Architecture with a Point

Alejandro Samaniego, R.A. AR 91405
Carlos J. Bravo, R.A. AR 0017184

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

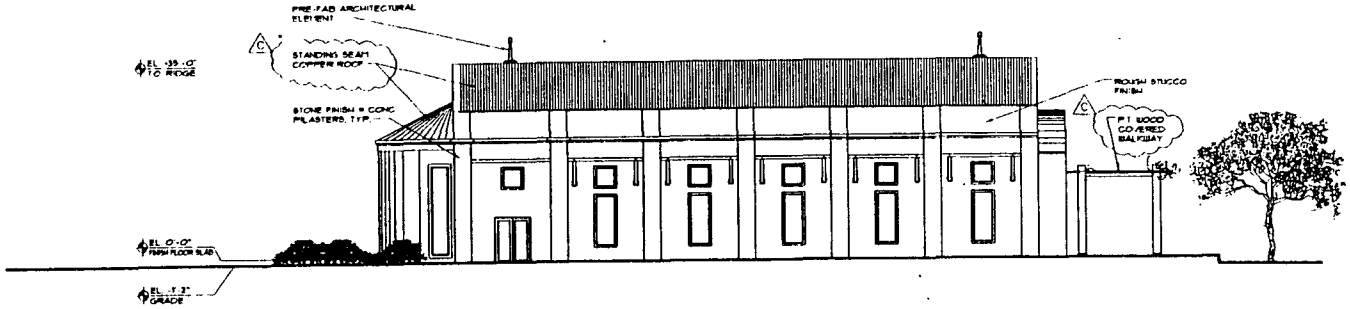
No	BY	DATE	DESCRIPTION
1	CJB	03.10.04	
2	CJB	09.17.03	COUNTY COMMENTS
3	CJB	08.13.03	COUNTY COMMENTS

ELEVATIONS

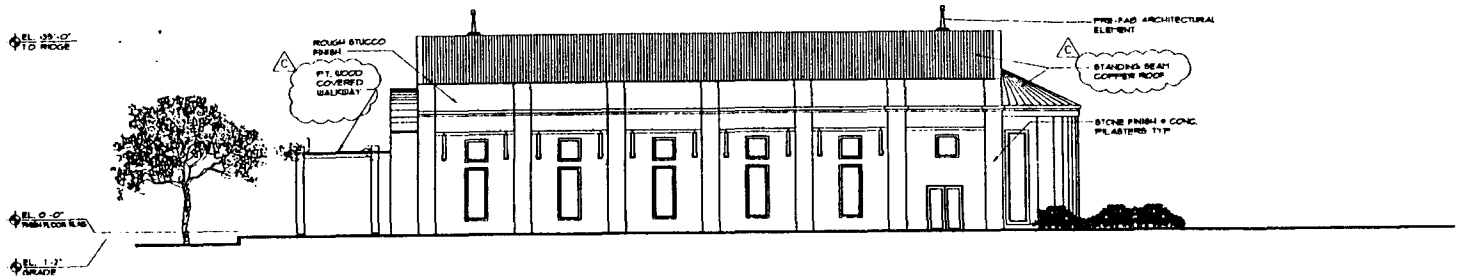
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B. / V.S.
REVIEWED BY C.J.B.
PROJECT NO 0333

SHEET A-3



WEST ELEVATION 3/32" = 1'-0"



EAST ELEVATION 3/32" = 1'-0"

VERTEX ARCHITECTURE

Architecture with a Point
Alejandro Santamaria, R.A. AR 91405
Carlos J. Bravo, R.A. AR 0017584

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
	CJB	03.18.04	
	CJB	09.12.03	COUNTY COMMENTS
	CJB	08.25.03	COUNTY COMMENTS

ELEVATIONS

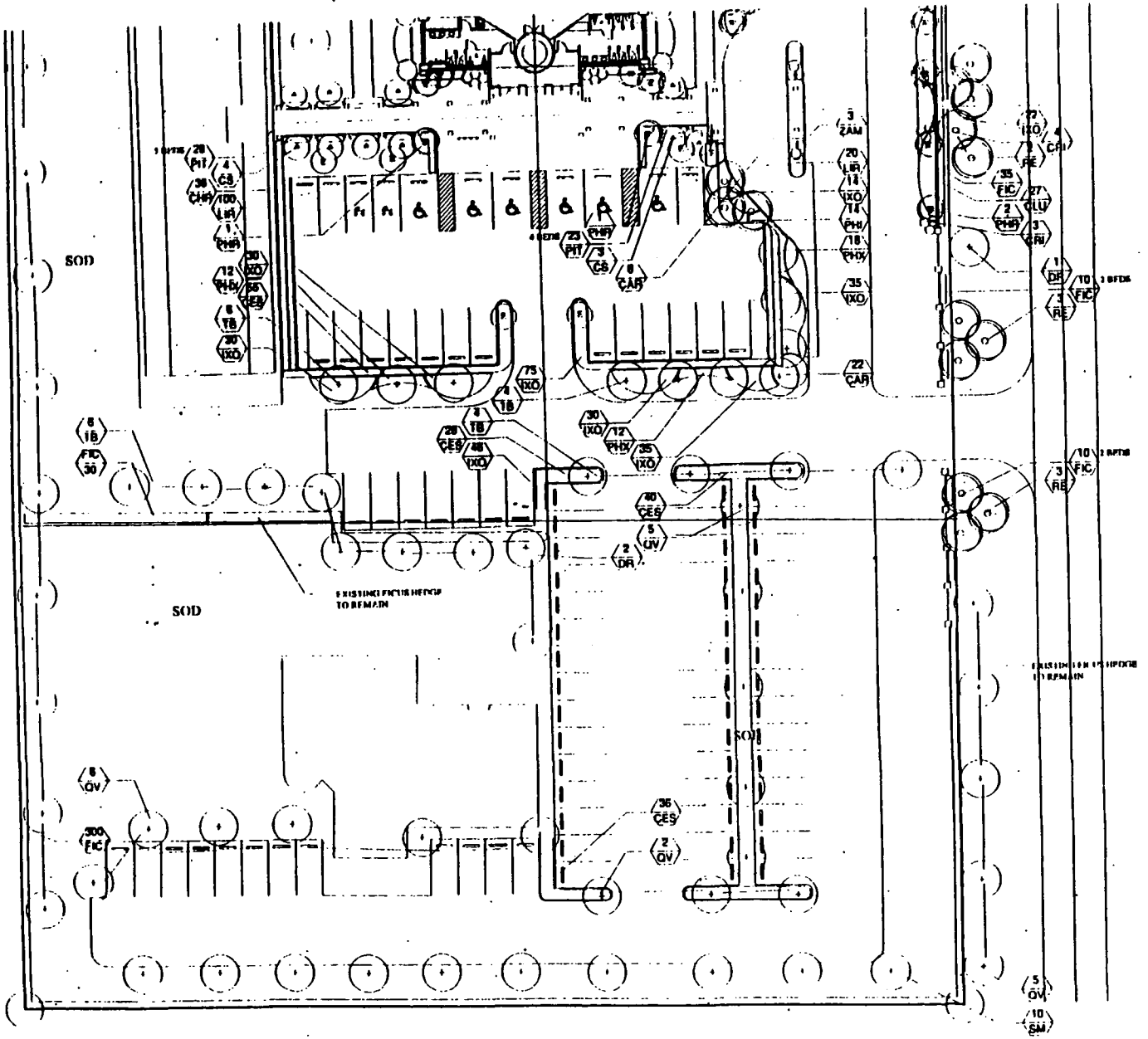
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO

SHEET A-4

52



PLANTING PLAN

VERTEX ARCHITE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Site Plan Review

REVISIONS

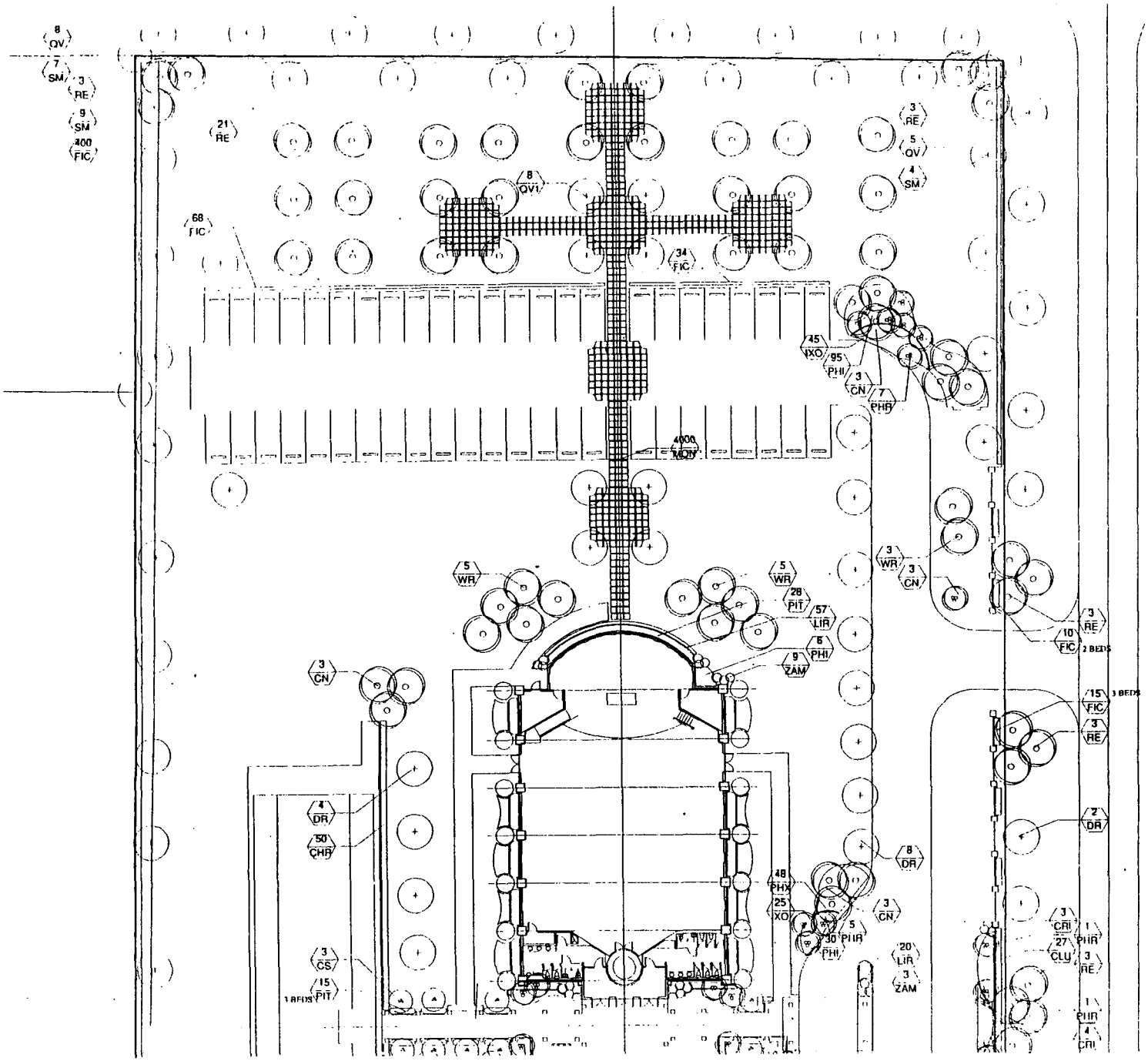
LANDSCAPE PLANTING PLAN

SHEET TITLE

07.07.2003
CJB VS
CJB

0333

L-1



PLANTING PLAN

53

VERTE ARCHITECTURE

Architecture with a Point

Vertex Architecture, inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595 7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
	CJB	03.18.04	
	CJB	09.12.03	COUNTY COMMENTS
	CJB	08.25.03	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

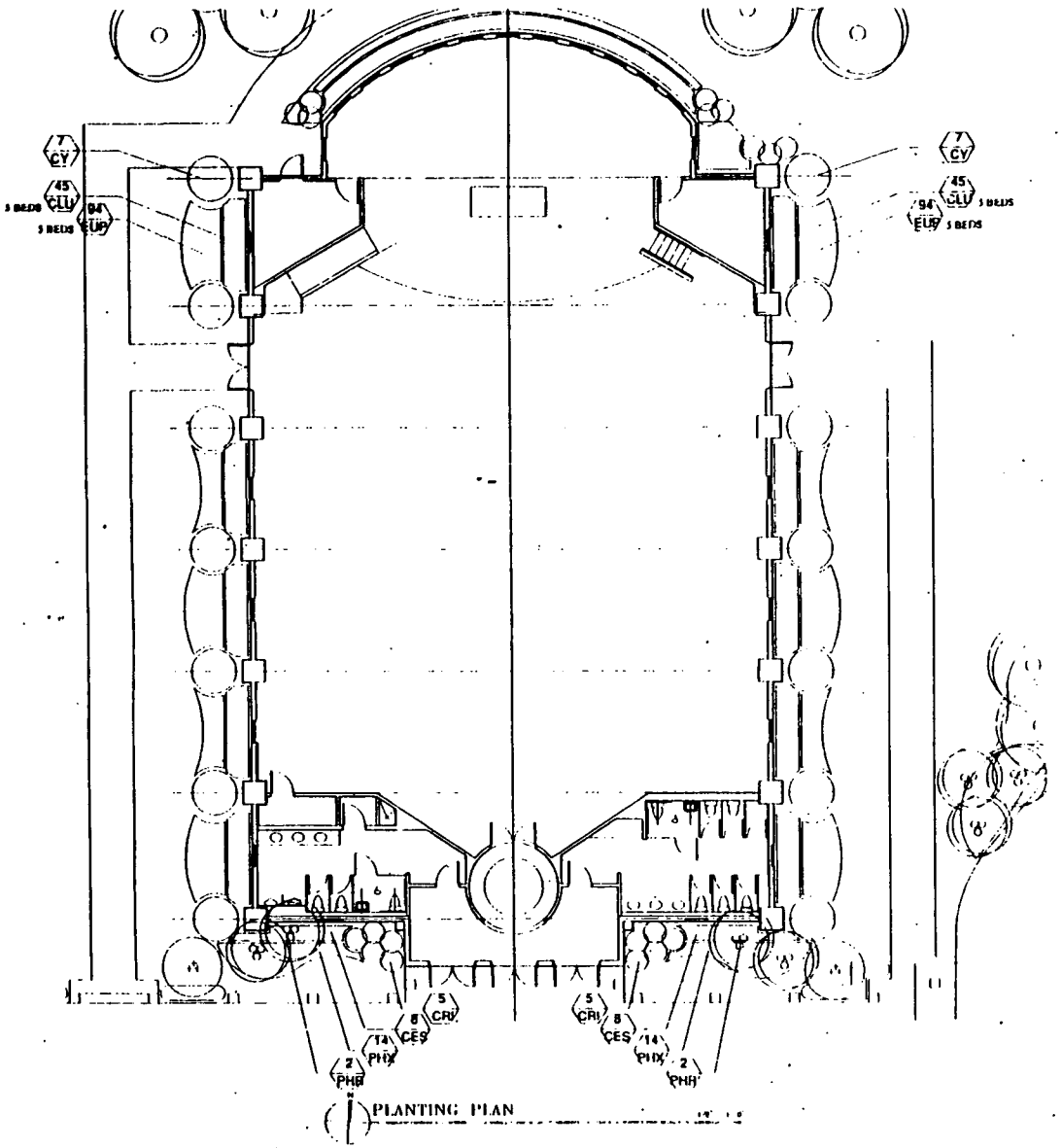
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO

SHEET L-2

54



PLANTING PLAN

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio
Jesucristo El
Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595 7338

Site Plan Review

REVISIONS

No.	BY	DATE	DESCRIPTION
	CIB	[illegible]	
	CIB	[illegible]	COUNTY COMMENTS
	CIB	[illegible]	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

DATE 07 07 2003
DRAWN BY CIB VS
REVIEWED BY CIB

0333
PROJECT NO.

SHEET L-3

plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans, and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 30 days from final acceptance.
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% energylain muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
9. Any wire guys and/or fabric straps shall be flagged w/ fluorescent colored tape as shown in details.
10. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation, (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmocote" time release pellets (or approved equal) according to manufacturers recommendations.
12. [illegible] sod areas to have a 30" ring covered w/ a 2" [illegible] mulch. Cover all shrub beds w/ a 2" layer of [illegible] mulch (other than cypress).
13. Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating staggering joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving, gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outlines shown. Landscape Contractor responsible for take off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take off of the attached plans. Plans list provided to for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
16. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc.
21. All plant material shall meet or exceed specifications listed but not be limited to, plant materials, planting soil and placement.
22. All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.
23. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
24. [illegible] shredded mulching wood to recieve a 2" layer of material [illegible] barrier material.

landscape legend

Zoning District proposed ___. Net Lot Area 4.14 ___ acres 180,245 ___ s.f.

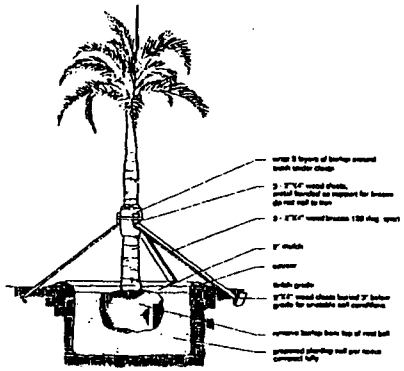
OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net Lot Area = 180,245 ___ s.f. x .40 % = 72,098 ___ s.f.	72,098	108,797
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 129 ___ x 10 s.f. per parking space =	1,290	1,360
C. Total s.f. of landscaped open space required by Chapter 33, A+B =	73,498	110,157
LAWN AREA CALCULATION		
A. 73,498 ___ total s.f. of landscaped open space required by chapter 33	73,498	110,157
B. Maximum lawn area (sod) permitted = 60 % x 180,245 ___ s.f. =	108,207	100,800
TREES		
A. No. trees required per net lot acre 4.14 ___ Less existing number of trees meeting minimum requirements 28 ___ trees x 4.14 ___ Net Lot Acres	116	116
B. % Palms allowed: No trees provided x 20%	25	24
% Palms permitted to count as street trees on 1:1 basis x 20%	8	4
C. % Natives Required: No. trees provided x 20%	23	81
D. Street Trees (maximum average spacing of 35' o.c.): 905 ___ linear feet along street / 35	26	26
SHRUBS		
A. No. trees required 142 ___ x 10 = No. of shrubs required	1420	2181
B. % Natives required: No. shrubs required 1420 ___ x 30%	426	462

IRRIGATION PLAN: If required by Chapter 33

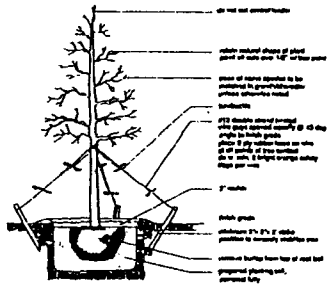
plantlist

QTY	KEY	PLANT NAME	SPECIFICATION
12	CN	Cocos nucifera 'Dr. Malayan' Green Malayan Coconut	4'-9' gray wood ht. staggered
12	CS	Cordia sebestena (N) Geiger Tree	10' ht. x 4-5' spr. 4" c.t. full 3" d.b.h.
14	CY	Cupressus sempervirens Italian Cypress	9' ht. x 3' spr. full matched
12	DR	Delonix regia (N) Royal Poinciana	10' ht. x 5-6' spr. 4" c.t. 3" d.b.h.
29	QV	Quercus virginiana (N) Live Oak	12' ht. x 5-6' spr. 5" c.t. 3" d.b.h. full
8	QVI	Quercus virginiana (N) Live Oak	14' ht. x 5-6' spr. x 6" c.t. 4" d.b.h.
23	RE	Roystonea elata Royal Palm	8-10' of gray wood staggered
38	SM	Swietenia mahogani (N) West Indies Mahogany	10' ht. x 4-5' spr. 4" c.t. 3" d.b.h.
17	TB	Tabebuia caribaea Silver Trumpet	10' ht. x 4-5' spr. 4" c.t. 3" d.b.h.
13	WR	Washingtonia robusta Silver Trumpet	8-12' of c.t. staggered

	QTY	KEY	PLANT NAME	SPECIFICATION
Shrubs	28	CAR	Carissa 'Emerald Blanket' Dwarf Natal Plum	3 gal 12-14 spr. full clump 24" o.c.
	250	CEB	Conocarpus e. sericeus (N) Silver Buttonwood	3 gal 24" ht. x 14" spr. full to base 24" o.c.
	88	CHR	Chrysobalanus icaco (N) Cocoplum	3 gal 24" ht. x 18" spr. full 24" o.c.
	144	CLU	Clusia guttifera (N) Small Leaf Clusia	3 gal. 24" ht. x 18" spr. 24" o.c.
	24	CRI	Crinum asiaticum Giant Crinum	7 gal. full clump
	188	EUP	Euphorbia sp Crown of Thorns	3 gal 12-14" ht. x spr. full 18" oc. color to be selected
C	930	FIC	Ficus benjamina Weeping Fig	3 gal. 24" ht. 18-18" spr. 24" o.c.
	312	IXO	Ixora 'Nora Grant' Pink Ixora	3 gal 24" ht. 14" spr. full 24" o.c.
	187	LIR	Liriope 'Evergreen Giant' Giant Lilyturf	1 gal. 12" ht. full clump 12" o.c.
	4000	MON	Mondo Grass	2" pots at 4" o.c.
	143	PHI	Philodendron selloum Split Leaf Philodendron	3 gal 18-20" ht. x spr. full 30" o.c.
	22	PHR	Phoenix roebelini Pygmy Date Palm	6' o.a. ht. 36" c.t. triple full head
	118	PHX	Philodendron 'Xanadu' Philodendron Xanadu	3 gal 14-18" ht. x spr. full 24" o.c.
	82	TIO	Tillandsia tobra Green Tillandsia	3 gal 16-18" ht. x 14" spr. full 24" o.c.
	15	ZAM	Zamia furfuracea Cardboard plant	7 gal 30" ht. x spr. full clump 30" o.c.
	6	SOD	St. Augustine 'Flor-Tam'	Solid Sod



palm/large tree planting detail nts



SMALL TREE PLANTING DETAIL nts

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, Fl. 33027

Ministerio Jesucristo El Todopoderoso

Vidor Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 593-7338

Site Plan Review

REVISIONS

No.	BY	DATE	DESCRIPTION
3	CJB	10.17.03	COUNTY COMMENTS
2	CJB	09.11.03	COUNTY COMMENTS
1	CJB	08.13.03	COUNTY COMMENTS

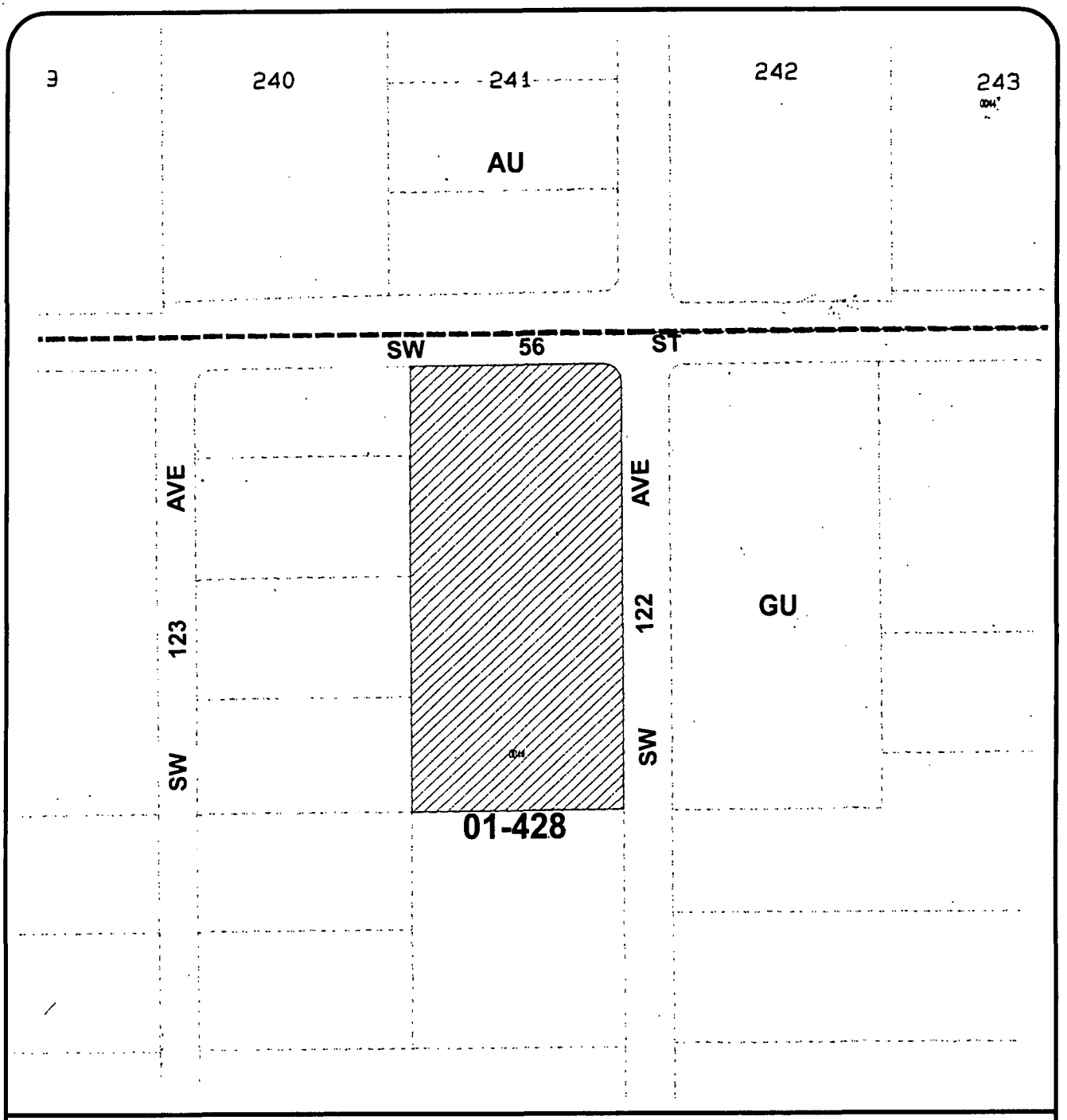
LANDSCAPE LEGEND AND NOTES

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET L-5



MIAMI-DADE COUNTY
HEARING MAP

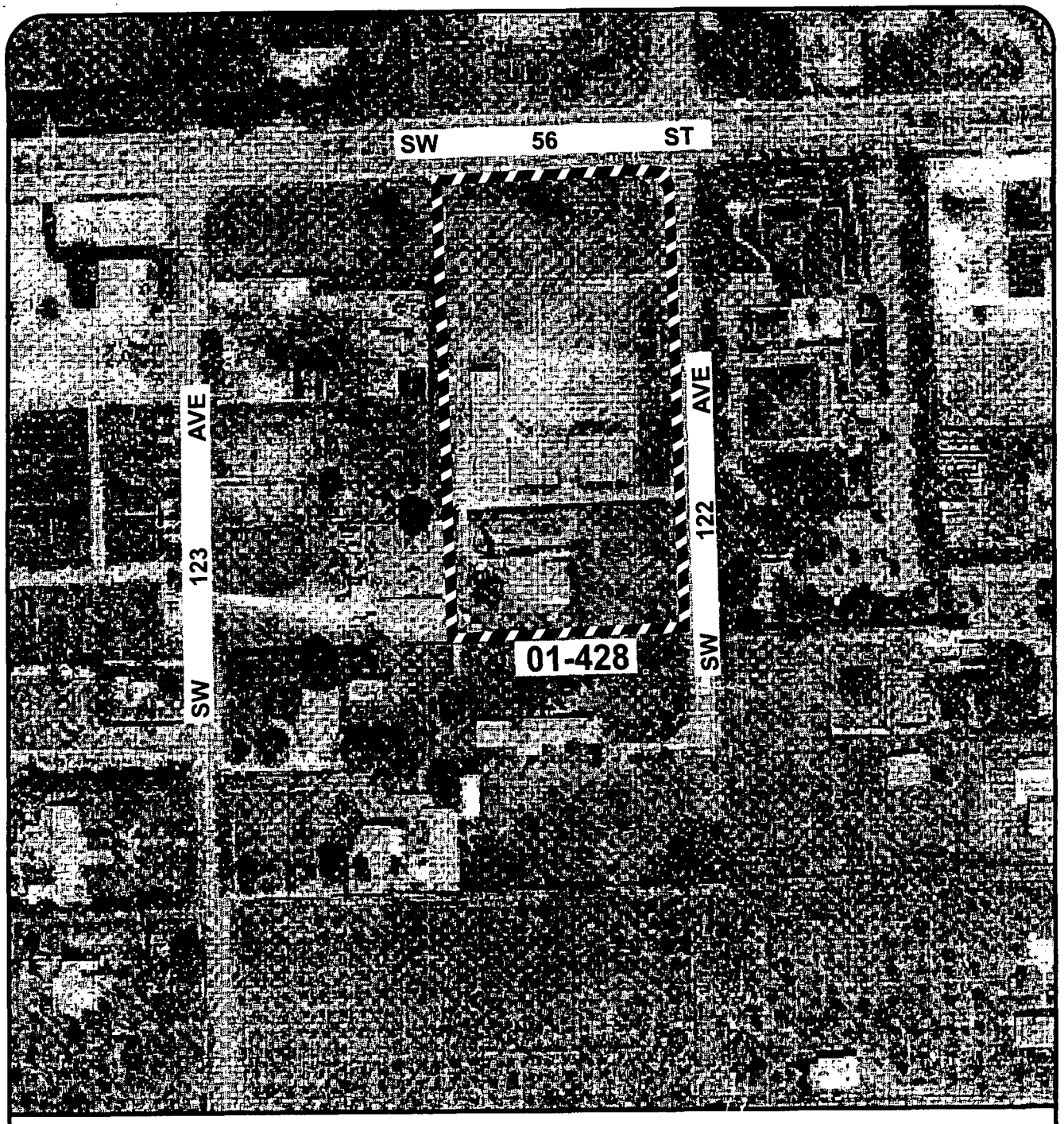
S C A L E
0 200'
N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING. 01-428. 11/03
REVISED 11/10/03



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING: 01-428. 11/03
REVISED 11/10/03

A. CHURCH OF JESUS CHRIST ALMIGHTY
(Applicant)

03-12-CZ11-1 (01-428)
Area 11/District 10
Hearing Date: 4/1/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1991	Iglesia Bautista Filadelfia	- Special Exception to permit a religious facility & ministrial residence. - Unusual Use day care center. - Non-Use Variance sign. - Non-Use Variance of set back requirements.	ZAB	Approved w/conds.

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

APPLICANT'S NAME: CHURCH OF JESUS CHRIST ALMIGHTY

REPRESENTATIVE(S): FELIX LASARTE

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ11-1 (01-428)	JANUARY 7, 2004	CZAB11- -04

REQUESTS: MODIFICATION OF RESO. PLAN CONDITION (to allow new sanctuary addition)

DEPT. REC: DENIAL WITHOUT PREJUDICE OR DEFERRAL

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: April 1, 2004 ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE PER ☐ REQUEST ☐ DEPT. ☐ D.I.C. ☐ With Std. Conditions

☐ OTHER:

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Don J. ABBOTT		✓	
MADAME VICE-CHAIR	M	Charlene BURKS	✓		
COUNCILMAN		Roy BUSTILLO		✓	
COUNCILMAN		John FEINBERG	✓		
COUNCILMAN	S	Patrick M. FIORE (C.A.)	✓		
COUNCILMAN		Thomas J. SCHRAMM	✓		
CHAIRMAN		Miguel CERVERA	✓		

VOTE: 5 to 2

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: Tom LOGUE

2

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

APPLICANT'S NAME: CHURCH OF JESUS CHRIST ALMIGHTY

REPRESENTATIVE(S): Felix Lasarte, Architect Carlos Bravo

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ11-1 (01-428)	DECEMBER 02, 2003	CZAB11- -03

REQUESTS: MODIFICATION OF RESO. PLAN CONDITION (to allow new sanctuary addition)

DEPT. REC: DENIAL WITHOUT PREJUDICE

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☐ DEFER: ☐ INDEFINITELY ☐ TO: _____ ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☒ APPROVE PER ☒ REQUEST ☐ DEPT. ☐ D.I.C. ☒ With Std. Conditions

☒ OTHER: add condition: "On Sunday, there may not be more than 2 events. An event, for this purpose, defined as an occasion with more than 50 attendees."

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Don J. ABBOTT		✓	
MADAME VICE-CHAIR		Charlene BURKS			✓
COUNCILMAN		Roy BUSTILLO		✓	
COUNCILMAN	S	John FEINBERG	✓		
COUNCILMAN	M	Patrick M. FIORE (C.A.)	✓		
COUNCILMAN		Thomas J. SCHRAMM		✓	
CHAIRMAN		Miguel CERVERA	✓		

VOTE: 3 to 3

EXHIBITS: ☒ YES ☐ NO COUNTY ATTORNEY: Tom Logue

NOTE: TIE VOTE CARRIES ITEM FORWARD TO JAN. 7'04 Meeting. Subsequently Bd. voted unanimously to defer to such date.

3

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11

APPLICANT: Church of Jesus Christ Almighty **PH:** Z01-428 (03-12-CZ11-1)

SECTION: 25-54-39 **DATE:** April 1, 2004

COMMISSION DISTRICT: 10 **ITEM NO.:** A

==========

A. INTRODUCTION

- **REQUEST:**

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordnce with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

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

- **SUMMARY OF REQUEST:**

The request will allow the applicant to modify a condition of a previously approved Resolution in order to submit a new plan showing the addition of a new sanctuary building for an existing religious facility.

- **LOCATION:** 12200 S.W. 56 Street, Miami-Dade County, Florida.

- **SIZE:** 4.14 acres.

o **IMPACT:**

This application will allow the applicant to construct a new sanctuary building to serve the members of the existing religious facility. This application will not affect public services and will not bring additional traffic and noise into the area, however, it will be visually intrusive to the surrounding area.

B. ZONING HEARINGS HISTORY:

In 1991, the Zoning Appeals Board (ZAB) granted a special exception and an unusual use that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than permitted.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for **agriculture.**

2. The area designated as "Agriculture" contains the best agricultural land remaining in Dade County. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools (Land Use Element, page I-47).

3. Uses and Zoning Not Specifically Depicted. Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." (Land Use Element, page I-36).

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	GU; house of worship & day care	Agriculture
Surrounding Properties:		
NORTH:	GU; house of worship	Agriculture
SOUTH:	GU; single family residence	Agriculture
EAST:	GU; religious retreat	Agriculture

WEST:	GU; plant nursery & single family residences	Agriculture

The subject parcel is irregular in shape and is located on the south side of Miller Drive (SW 56 Street), on the west side of SW 122 Avenue. There is a single story structure currently used as a house of worship and day care on the site. The parcel is located within an area of Southwest Miami-Dade County referred to as "Horse Country." This two square mile area is characterized with ranches and plant nurseries.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Unacceptable**
Location of Buildings:	**Unacceptable**
Compatibility:	**Unacceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Unacceptable**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Paragraph III. Modification or Elimination of Conditions and Restrictive Covenants When No New Adverse Impacts Will Result. The Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where the applicant demonstrates that the modification or elimination will not result in a material new adverse impact on the public health, safety, welfare, or aesthetic values, according to the following criteria:

(A) If the request includes a modification or elimination of conditions or restrictive covenants imposed simultaneously with a district boundary change, the subject property would satisfy all current requirements and standards for a district boundary change to the property's present zoning district without the condition or restrictive covenant, or else the modification or elimination is sought in connection with an application for rezoning to a different district. For purposes of this requirement, new conditions or restrictive covenants may be imposed or proffered to satisfy such requirements and standards; and

(B) The modification or elimination of the condition, restrictive covenant, or part thereof will not create new adverse impacts. The application will be deemed not to create new adverse impacts upon demonstration of the following:

1. the modification or elimination will result in an increase of not more than 10% in trips generated above that generated by the approved development, except that trips generated in excess of 10% shall be permitted where completely mitigated by increased capacity constructed since the current development was approved. Trip generation shall be calculated based on the most current methodology applied by the County.

2. the modification or elimination will result in an increase in projected demand for local parks of no more than 10% or 1/5 acre, whichever is greater, except that demand in excess of 10% or 1/5 acre shall be permitted if there is sufficient capacity of local parks to accommodate the increase in demand created by the modification;

3. the modification or elimination will result in an increase in demand placed on public stormwater drainage systems of not more than 10%;

4. the modification or elimination will result in a projected increase in the number of school-age children residing on the subject property of not more than ten percent (10%), or not more than three (3) school-age children, whichever is greater;

5. the modification or elimination will not result in any increase in potable water, sanitary sewer, or solid waste disposal demand for which adequate capacity is not available, or any change in existing or planned facilities will not affect the level of service of potable water, sanitary sewer, or solid waste disposal;

6. the modification or elimination will not result in any material increase in the risk of potential for discharge or spillage of pollutants, or generation of carbon monoxide at unsafe levels;

7. the modification or elimination will not result in any material increase in the potential for damage to jurisdictional wetlands;

8. the modification or elimination will not result in a reduction in the area under tree canopy of more than 10%;

9. the modification or elimination will not result in any material increase in the risk of smoke, fire, odors, gases, excessive noise or vibration;

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10. the modification or elimination will result in an increase in building cubic content on the subject property of no more than 10%, or no more than 10% of the median building cubic content on similarly zoned parcels in the immediate vicinity, whichever is larger;

11. the modification or elimination will not result in a decrease in the features or landscaping that buffer the existing use from properties in the immediate vicinity;

12. the modification or elimination will not result in any material decrease in the privacy enjoyed by adjoining properties;

13. the modification or elimination will not result in any material diminution of an existing view or vista to any landmark, natural area, or waterbody from any window or door in any residential unit on an adjoining parcel of land;

14. the modification or elimination will not result in any material increase in the potential for vehicular-pedestrian conflicts;

15. the modification or elimination will not result in any material and obvious departure from the aesthetic character of the immediate vicinity, taking into account the architectural design, scale, height, mass and building materials of existing structures, pattern of development and open space;

16. the modification or elimination will not result in any material increase in the area of shadow, or of light from outdoor lighting, cast onto adjacent parcels;

17. the modification or elimination will not result in any material change in the manner or hours of operation on the subject property so differing from the similar existing or approved uses in the immediate vicinity that the convenient, safe, peaceful or intended uses of such uses is interrupted or materially diminished;

18. the modification or elimination will not result in any material change in the density or intensity of use of the subject property so differing from the density or intensity of other existing or approved uses in the immediate vicinity that the subject property would represent an obvious departure from the established development pattern of the immediate vicinity;

19. the modification or elimination will not result in any material change in the type of use of the subject property so differing from the existing or approved uses in the immediate vicinity that the subject property would represent an obvious departure from the established pattern of use in the immediate vicinity;

20. the modification or elimination will not result in a use of land that will have a significant adverse impact upon the value of properties in the immediate vicinity; and

21. the modification or elimination will not result in a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications

facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities.

(C) modification or elimination of the condition, restrictive covenant or part thereof will not result in a use of land that will have a significant adverse impact upon the value of properties in the immediate vicinity; and

(D) all applicable requirements of the underlying zoning district or if applicable any prior zoning action or administrative action, are satisfied .

Paragraph V. Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens. The Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where demonstratively greater public benefit will result from the modification or elimination than the resulting public burden as measured by the following:

(A) Approval of the application will result in the provision of public benefits in two (2) or more of the following categories of public benefits:

1. Enhancement and/or preservation of substantial open space, public parks, environmentally sensitive land, or natural or historic resources in terms of one or more of the following:

   (a) provision of additional on- or off-site open space, configured in such a manner that it provides a public benefit in terms of either public use or improved aesthetics when viewed from public rights-of-way (except where 2 (d) below is relied upon); or

   (b) an increase in the amount of land available for public parks acceptable to the Park and Recreation Department, or in the recreational facilities of public parks; or

   (c) perpetual preservation of "environmentally endangered lands"; or

   (d) perpetual preservation of additional wetlands (which may include, in addition, restoration or enhancement); or

   (e) removal of a use or structure that either has an adverse effect on a wellfield or aquifer recharge area, or that poses a high risk of wellfield contamination, and replacement with a use or structure that significantly lessens the impact or risk; or

   (f) removal, or reduction of the intensity of a use, that results in a substantial reduction of risk of groundwater contamination; or

   (g) preservation of designated historic resources or rehabilitation of contributing historic structures.

2. A substantial improvement to the character of the immediate vicinity by one or more of the following means:

   (a) elimination or rehabilitation of blighted buildings or other blighting influences; or

   (b) substantial reduction of "sign clutter," where the character of the immediate vicinity is largely defined by an abundance of signage; or

   (c) relocation of utility lines underground, where the character of the immediate vicinity is heavily impacted by overhead utilities; or

   (d) substantial improvements to landscaping or streetscaping (except where 1(a) is relied upon); or

   (e) substantial reduction in excessive noise, smoke, vibration, odors, gases, dust, risk of pollutants, or damage to jurisdictional wetlands.

3. Elimination of uses that are inappropriately located, by either:

   (a) abandonment and elimination of a lawful existing nonconforming use; or

   (b) elimination of a lawful use or building which, although not legally nonconforming, represents an obvious departure from the established pattern of development or use in the immediate vicinity.

4. Provision of one or more of the following facilities or services in and for locations in which there is a demonstrated need:

   (a) schools or vocational training facilities; or
   (b) day care services for children or the elderly; or
   (c) a police station or substation; or
   (d) a fire station; or
   (e) a library; or
   (f) public buildings and facilities; or
   (g) water or sanitary sewer lines.

5. Direct and specific implementation of adopted land use or community development plans of Miami-Dade County, by:

   (a) implementation of two or more preferred development types or scenarios from the Miami-Dade County *Urban Design Manual*; or

   (b) implementation of the "guidelines for urban form" in the Land Use Element of the Comprehensive Development Master Plan; or

   (c) implementation of a portion of the Adopted Action Plan of the Consolidated Plan of the Miami-Dade County Office of Community and Economic Development.

6. A benefit to the function of the transportation network in the immediate vicinity, in terms of one or more of the following:

   (a) a substantial decrease in trip generation during hours of peak use; or

   (b) an increase in the proportion of pedestrian, bicycle, or transit trips in relation to total daily trips in the immediate vicinity by all modes of transportation as a result of providing multi-modal amenities or mixed-use development; or

   (c) an improvement in the quality, capacity, and function of pedestrian and bicycle circulation systems in the immediate vicinity of the subject property; or

   (d) a reduction in vehicle miles attributable to dwelling units within a one-half (1/2) mile radius of the subject property; or

   (e) improvements to one or more roadways in the immediate vicinity that increase capacity or improve traffic flow or traffic safety beyond the marginal traffic impacts of the proposed development.

7. Improvements to the supply of affordable housing, by

   (a) development of affordable housing for very low, low, and moderate income households in a location where the need for such housing has been identified pursuant to the Housing Element of the Comprehensive Development Master Plan or other adopted affordable housing initiatives; or

   (b) rehabilitation or redevelopment of substandard housing units resulting in an increase in the number of very low, low, and moderate income units provided on the site of the rehabilitation or redevelopment.

8. The creation of 15 or more new permanent jobs.

9. Substantial improvement to the design of the subject property through improvements in two or more of the following:

   (a) pedestrian, bicycle, or vehicular access and circulation; or

   (b) the design of parking areas; or

   (c) drainage or stormwater retention and treatment; or

   (d) connectivity, by elimination of dead-end, cul-de-sac or similar street types, or elimination of walled-in residential communities, or by providing streets that interconnect within the development and connect to adjacent neighborhoods and rights-of-way.

(B) Notwithstanding the provisions of the preceding paragraphs, no application will be approved under this subsection if such approval would result in:

1. a use of land which will have a significant adverse effect upon the value of properties in the immediate vicinity;

2. community design, architecture, or layout and orientation of buildings, open space, or amenities that is inconsistent with and deleterious to the aesthetic character of the immediate vicinity;
3. a material change in the density, intensity, or use of the subject property that so differs from the density, intensity, or use of other existing or approved development in the immediate vicinity that the subject property would represent an obvious and significant departure from the established development pattern of the immediate vicinity which has a deleterious effect on its community character;
4. a substantial degradation of localized traffic patterns or a substantial adverse impact on the roadway network;
5. unmitigated demands on potable water, sanitary sewer, or stormwater treatment systems which exceed the capacity of those systems; or
6. a new or continued and substantial risk to human life or safety or to the environment, or a nuisance; or
7. a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to such open lot uses as outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities;

The Community Zoning Appeals Board shall impose such conditions and requirements in connection with an approval under this subsection as shall prevent or mitigate any resulting adverse impacts to the County or to any aggrieved person who has reasonably, demonstrably and detrimentally relied upon the condition or covenant sought to be modified or eliminated.

Section 33-311(A)(7). The Board shall hear applications to **modify or eliminate** any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

G. NEIGHBORHOOD SERVICES:

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

* subject to conditions stated in their attached memoranda

H. ANALYSIS:

This application was deferred from the December 2, 2003 meeting of the Community Zoning Appeals Board-11 to allow the applicant time to meet with neighbors and was deferred from the Janusry7, 2004 meeting to allow the applicant to meet with neighbors and submit a revised site plan. A revised plan was recently submitted by the applicant.

The subject property is located at 12200 SW 56 Street. In 1991, pursuant to Resolution 4-ZAB-19-91, the Zoning Appeals Board (ZAB) granted requests that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than permitted. The applicant is currently seeking a modification of a condition of the aforementioned Resolution to submit a revised plan showing a new sanctuary building on the subject site. The proposed new sanctuary building will be located to the east of the existing church and day care building. A recently submitted revised plan shows the aforementioned sanctuary building and a horse trail running along the front property line. The applicant states in the submitted letter of intent that if this application is approved, the existing day care use will be removed from the site.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application and states that the subject requests will not generate any new additional daily peak hour trips. As such, this application meets the traffic concurrency for an initial development order. The applicant will have to comply with all requirements of the Public Works Department.

This application will allow the applicant to construct a new sanctuary building that will serve the members of the congregation of the existing religious facility. The Comprehensive Development Master Plan designates this property for agriculture use on the Land Use Plan (LUP) map. The Master Plan states that the principal uses in an agriculture designated area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools. The Master Plan also states that all existing lawful uses and zoning are deemed to be consistent with the CDMP. Although the church is an existing use, and as such, consistent with the CDMP, staff is of the opinion that the expansion of the use by constructing a new sanctuary building would be getting further away from the agriculture designation of the CDMP. The proposed new sanctuary would be **inconsistent** with the Master Plan since said use would serve people from outside the agriculture area and is not ancillary to and necessary to support the rural residential community nor is said use ancillary to and directly supportive of agriculture. The proposed new sanctuary building would be in

keeping with other institutional uses in the Horse Country area since a few churches and a retreat center are also located in this area.

The standards under Section 33-311(A)(17) provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. The applicant contends that the requested modification complies with Section 33-311(A)(17)(III) and Section 33-311(A)(17)(V) Subsections A2(a), (b), and (d), A6(a), and A9(a), (b), and (c) of the modification and elimination standards.

In Section 33-311(A)(17)(III), Modification or Elimination of Conditions and Restrictive Covenants When No New Adverse Impacts Will Result, the applicant must demonstrate compliance with twenty-one different items in order to be deemed not to create new adverse impacts. Although the applicant meets the majority of said items, the applicant has not submitted documentation to justify that the application meets certain items such as a comparison of the proposed building cubic content on the subject property with the median building cubic content on similarly zoned parcels in the immediate vicinity [III(B)10] and a shadow study displaying the shadow impact of the proposed new sanctuary building on the adjacent properties[III(B)16]. As such, staff cannot complete an analysis of this application under Section 33-311(A)(17)(III) until the information has been submitted.

In Section 33-311(A)(17)(V), Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens, the standards require the applicant to comply with at least *two* of the Subsections. The applicant has not indicated how this application will comply with Subsection A2(a) or (b) in that the plans eliminate or rehabilitate blighted buildings or other blighting influences or provide a substantial reduction of "sign clutter." However, the application does comply with Subsection A2(d) in that there will be substantial improvement to the landscaping. The application also complies with Subsection A6(a) in that there will be a substantial reduction in trip generation during hours of peak use in that the applicant has indicated that in the event that this application is approved, the day care use shall cease. The day care use generates 34 daily peak hour vehicle trips which would be eliminated upon the closing of the existing day care use. In Subsection 9 of Paragraph V(A), two or more improvements are required. In staff's opinion, the application does not comply with said requirements. The applicant is redesigning the parking areas to provide additional parking, however, the applicant has not demonstrated how there would be a substantial improvement to the drainage or stormwater retention and treatment. Additionally, the pedestrian, bicycle and vehicular access and the design of the parking area as shown on the plans is not acceptable to staff. The vehicular circulation as provided will create traffic congestion on-site and the driveways need to be redesigned to provide circular connectivity around the proposed sanctuary building. Additionally, the pedestrian walkways do not lead to adjacent properties or the street. In this regard none of the requirements are met under Subsection 9 where compliance with two requirements is necessary.

Although the applicant meets the requirements of two of the subsections under Section 33-311(A)(17)(V)(A), Modification or Elimination of Conditions and Restrictive Covenants

After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens, specifically (2)(d) and (6)(a), this application does not meet all of the requirements under Section 33-311(A)(17)(V)(B).

When analyzed under the modification standards under Section 33-311(A)(7), staff does not support this application. The new plan provides an approximately 6,200 sq. ft. new sanctuary building with additional parking. As previously stated, the applicant intends to incorporate additional landscaping on the site which will beautify the property as well as buffer the proposed building from the surrounding area, thereby minimizing any intrusive impacts to same. The applicant states in the letter of intent that if this application is approved, the day care center use will be eliminated, thereby decreasing traffic and noise generated from same in this area. Staff notes that a day care center for 40 children generates 34 daily peak hour vehicle trips. Notwithstanding the aforementioned, the proposed new sanctuary building would be visually intrusive to the existing single family residences to the south and west as well as the surrounding agricultural area. Additionally, the site plan as submitted is not acceptable to staff in that the design of the parking area and driveways does not provide for a smooth traffic flow throughout the site and would cause traffic congestion throughout same. Additionally, the parking areas should be relocated to be as close to the building as possible and away from the adjacent residential properties and SW 56 Street in order to minimize visual impacts to same. Staff notes that in August 2003, the site of the existing retreat center located to the east of the property appeared before this Board with a request to expand a dormitory building. Staff did not support said application and the CZAB-11 denied same. When considering the necessity for and the reasonableness of the proposed new sanctuary building in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that this application would be **incompatible** with the surrounding area and **inconsistent** with the "agricultural" Master Plan designation. As such, staff recommends denial without prejudice of this application.

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

DATE INSPECTED: 11/04/03
DATE TYPED: 11/17/03
DATE REVISED: 12/15/03; 12/31/03; 03/11/04
DATE FINALIZED: 03/22/04
DO'QW:AJT:MTF:JDR

Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

MIAMI-DADE

MEMORANDUM

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: October 6, 2003

SUBJECT: C-11 #Z2001000428-Revised
Church of Jesus Christ the Almighty
12200 SW 56th Street
SE to Permit a Church
(4.95 Ac.) 25-54-39

RECEIVED
OCT 10 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Robertson, Assistant Director
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 the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:
The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-12.1(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Consequently, the subject application may be scheduled for public hearing.

Potable Water Supply:
Public water can be made available to this site, therefore, connection will be required.

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

Wastewater Disposal:
The closest public sanitary sewer is located approximately 1,575 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that the proposed development on the site be connected to the public sanitary sewer system in accordance with Code requirements. All sewer lines shall be required to comply with the exfiltration standards as applied to wellfield protection areas.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, 16

will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:
The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

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Enforcement History:
DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 01-428
CZAB-11
Rev. 2

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Church of Jesus Christ Almighty

This Department has no objections to this application.

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt.

Fences along SW 56 St. and SW 122 Ave. must set back from safe site distance triangle as per Sec. 33-11 of the Miami-Dade County Code.

Existing fence to be repaired must be placed along dedicated radius corner at the intersection of SW 56 St. and SW 122 Ave.

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

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

Note: Approval of this application will result with the discontinued use of the daycare presently permitted which generates a total of **34 PM** daily peak hour vehicle trips.

Raul A. Pino, P.L.S.

MAR. 24 2004

Date

19

25
24-54-39/90-83

RESOLUTION NO. 4-ZAB-19-91

The following resolution was offered by Georgia A. Wright seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, IGLESIA BAUTISTA FILADELFIA had applied for the following:

(1) SPECIAL EXCEPTION to permit a church in conjunction with a ministerial residence.

(2) UNUSUAL USE to permit a day care center in conjunction with a church.

(3) NON-USE VARIANCE OF ZONING REGULAITONS as applied to private schools to permit 47 trees (80 trees required).

(4) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit stables to setback 0' (30' required) from the side street (east) property line, to setback 0' (7.5' required) from the rear (south) property line and spaced less than 250' from a residence under different ownership.

(5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a wooden shack to setback 2.5' (7.5' required) from the rear (south) property line and setback 2.75' (20' required) from the interior side (west) property line.

(6) NON-USE VARIANCE OF SIGN REGULATIONS to permit a 38.5 sq. ft. detached sign (24 sq. ft. permitted).

(7) NON-USE VARIANCE OF SIGN REGULATIONS to permit a 40 sq. ft. wall sign (none permitted).

(8) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a church/day care center to setback 49.6' (75' required) from the interior side (west) property line.

A plan is on file and may be examined in the Zoning Department entitled "Sketch of Survey," as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled "Proposed Day Care for Iglesia Bautista Filadelfia," as prepared by R.M., dated 1-25-90, consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 1/2 of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purpose.

LOCATION: 12200 S.W. 56 Street, Dade County, Florida, and

20

4-Zab-19-91

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception, unusual use (Items #1 and #2) and non-use variances of sign regulations and setback requirements (Items #6, #7 and #8) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, but that the requested non-use variances of zoning regulations, setback and spacing requirements (Items #3, #4 and #5) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested non-use variances (Items #3, #4 and #5) be and the same are hereby denied without prejudice;

BE IT FURTHER RESOLVED that the requested special exception, unusual use and non-use variances of sign regulations and setback requirements (Items #1, #2 #6, #7 and #8) be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc; said plan to be reviewed and approved by the Building and Zoning and Planning Departments which shall assess the plan's concept and its elements for logic, imagination, variety, compatibility and compliance with applicable regulations.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Sketch of Survey," as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled "Proposed Day Care for Iglesia Bautista Filadelfia," as prepared by R.M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property.

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

4. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size including, but not limited to, a hedge along the southerly property line, to be a minimum of 3' high at the time of planting and ultimately maintained at a height of 6', prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

5. That only one detached sign, not to exceed 24 square feet, be permitted for both the church and day care uses.

6. That no trailers, tents or similar structures and no temporary use of any type shall be permitted on the premises.

7. That no occupancy or use of the premises be permitted until the required parking facilities have been improved and installed in accordance with the Zoning Code requirements.

8. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.

9. That the day care use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services (Child Care Licensing Unit).

10. That the day care use shall be restricted to a maximum number of 40 children.

11. That the hours of operation of the day care facility shall be between 7:00 A.M. and 6:00 P.M.

12. That the day care use may be conducted on the premises on week days only, Monday through Friday inclusive.

13. That the play area for the day care center shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.

14. That the proposed day care structure or the addition to the existing structure be of a residential type and character and meet with the approval of the Zoning Director.

15. That transportation to be furnished in connection with the use will consist of 2 vehicles and shall be of a van type; said vehicles may be stored on the premises.

16. That the applicants obtain a Certificate of Use and Occupancy for the day care facility from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

17. That the applicants comply with all conditions and requirements of the Department of Environmental Resources Management.

18. That the applicants obtain a Certificate of Use and Occupancy for the existing church within 90 days from the date of this resolution.

19. That the existing stables in the southeast corner of the property and wooden shack in the S.W. corner be removed from the property within 90 days from the date of this resolution and prior to further permit issuance.

20. That the applicants comply with all conditions and requirements of the Public Works Department.

21. That all landscaped areas adjacent to off-street parking areas shall be protected from encroachment or intrusion of vehicles through the use of non-mountable reinforced concrete curbing (see detail -- Straight 6" Curb, Page R14.2 of the Metropolitan Dade County Public Works Department Standard Details, Part 1), or through the use of concrete wheel stops when the landscaped area is at the front of parking spaces. Wheel stops shall have a minimum height of six (6) inches above finished grade of the parking area. Wheel stops shall be properly anchored and shall be continuously maintained in good condition. Where wheel stops are located two (2) feet from the front of a parking space, that two (2) feet need not be paved. However, the area between the wheel stop and the landscape area shall receive appropriate landscape treatment including planting of grass or ground cover; this area, however, shall not be calculated as part of the required landscape area.

22. That the existing and proposed drives be increased to 20'.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 30th day of January, 1991.

Hearing No. 91-1-23
Typed 2/7/91 bn

STATE OF FLORIDA)
:
COUNTY OF DADE)

I, Ronald J. Szep, Assistant Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4-ZAB-19-91 adopted by said Zoning Appeals Board at its meeting held on JANUARY 30, 1991.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 11th day of February, A.D. 1991.

Ronald J. Szep, Ex-Officio Secretary
Metropolitan Dade County
Zoning Appeals Board

By: Ronald Szep

SEAL

MIAMI-DADE FIRE RESCUE DEPARTMENT
C-11 **ZONING COMMENTS**

Hearing Number: 201-428 2nd Rev.

Service Impact: ☐ Yes ☐ No

Plans: ☑ Yes ☐ No Request: _____

Location: S of SW 56S / E of SW 123 A / W of SW 122nd Ave.

Recommendation: No objection ✓
No objection with condition(s) ____*
Denial ____

*_____

Estimated number of alarms generated annually by application: 4

If there is an impact, below is the service availability:

Station District 57 Grid 1665 DU/SF 15,619 Church. Occupancy Type 3

Impact of additional calls on closest station: ☑ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

ACCESS:
Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☑ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☑ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☑ **Fire Engineering & Water Supply Bureau site plan review and approval required.**

OTHER CONCERN(S):

_____

Barbara J. Matthews

Reviewed by: Barbara J. Matthews Phone: (786) 331-4542 Date: 10/9/03

Revised 4/18/02

TEAM METRO
WEST OFFICE

ENFORCEMENT HISTORY

CHURCH OF JESUS CHRIST ALMIGHTY	12200 SW 56 ST MIAMI-DADE COUNTY FLORIDA
APPLICANT	**ADDRESS**
04/01/2004 (Hearing Date)	01-428
DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

Date of Inspection: 03/04/04
Found no violation at site.
NCO: Carmen Guerra
NO CURRENT ENFORCEMENT HISTORY.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Church of Jesus Christ The Almighty - Non Profit
CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock *
Oscar Aguero 16540 NW 84 Ave. Miami, FL 33016 - President	
Stella Aguero 16540 NW 84 Ave Miami, FL 33016 - Vice President	
Hector Perez 5337 W. 22nd Ct Hialeah, FL 33016 - Director	
Maximo Sotelo 10874 SW 2nd St. # 202 Miami, FL 33174 - Director	
Javier Rodriguez 19661 NW 82nd ct Miami, FL 33015 - Director	

* Non-Profit, non-stock Corporation

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS	Percentage of Interest

28

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____
NAME

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

Date of contract: _____

29

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant) OSCAR AGÜERO

Sworn to and subscribed before me,

this 3 day of DECEMBER, 2001

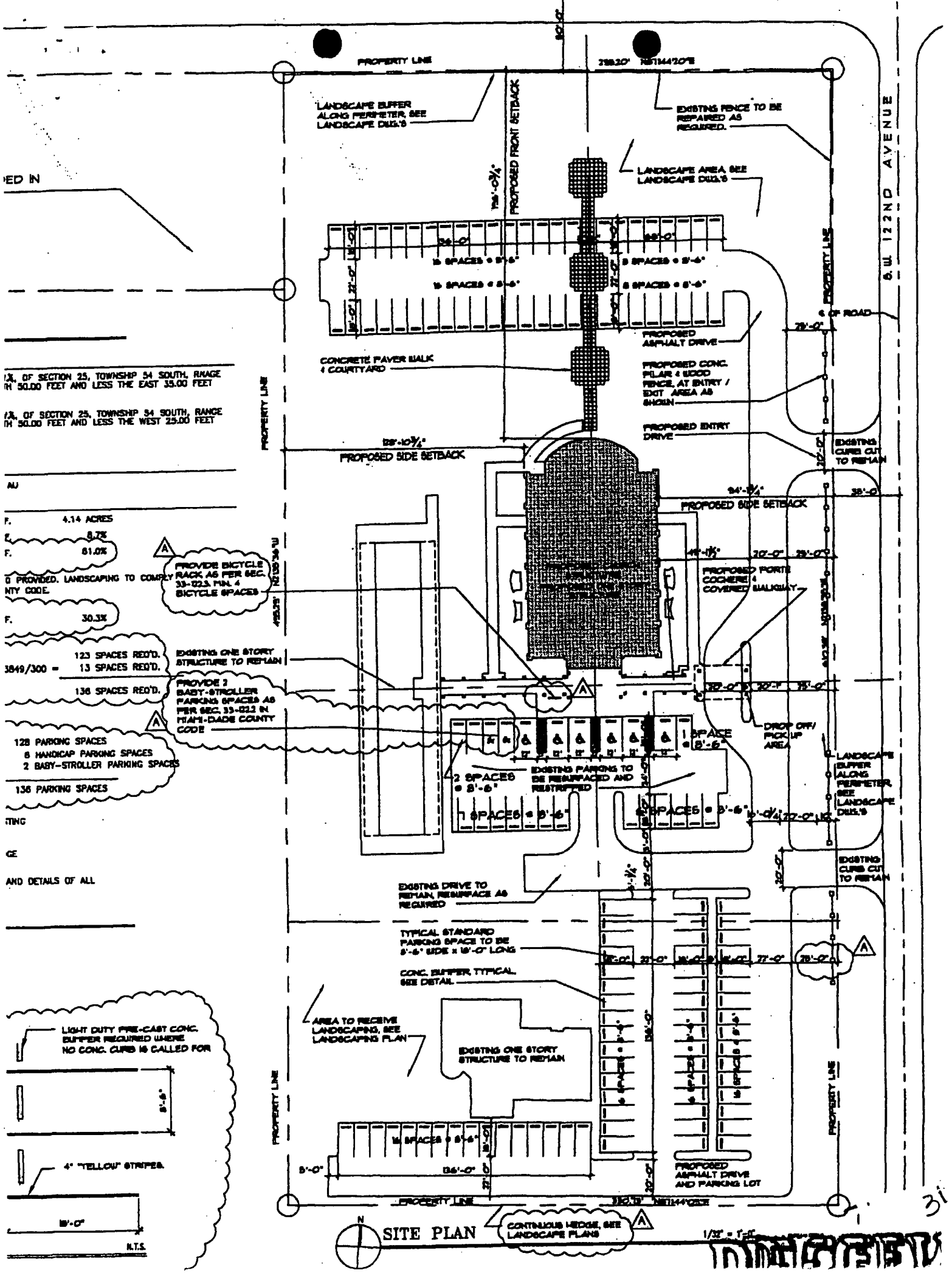
(SEAL)

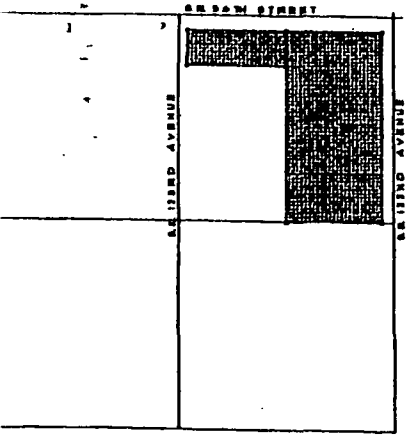
Notary Public, State of Florida at Large

Javier Rodriguez
My Commission CC832367
Expires May 3, 2003

My Commission Expires:

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


PROPERTY LINE
LANDSCAPE BUFFER ALONG PERIMETER, SEE LANDSCAPE DWG.'S
EXISTING FENCE TO BE REPAIRED AS REQUIRED.
PROPOSED FRONT SETBACK
LANDSCAPE AREA, SEE LANDSCAPE DWG.'S
S.W. 122ND AVENUE
16 SPACES @ 8'-6"
8 SPACES @ 8'-6"
PROPOSED ASPHALT DRIVE
CONCRETE PAVER WALK & COURTYARD
PROPOSED CONC. PILAR & WOOD FENCE, AT ENTRY / EXIT AREA AS SHOWN
PROPOSED ENTRY DRIVE
PROPOSED SIDE SETBACK
EXISTING CURB CUT TO REMAIN
PROPOSED PORTE COCHERE & COVERED WALKWAY
PROVIDE BICYCLE RACK AS PER SEC. 33-023, MIN. 4 BICYCLE SPACES
EXISTING ONE STORY STRUCTURE TO REMAIN
PROVIDE 2 BABY-STROLLER PARKING SPACES AS PER SEC. 33-023 IN MIAMI-DADE COUNTY CODE
DROP OFF/ PICK UP AREA
1 SPACE @ 8'-6"
2 SPACES @ 8'-6"
EXISTING PARKING TO BE RESURFACED AND RESTRIPED
LANDSCAPE BUFFER ALONG PERIMETER, SEE LANDSCAPE DWG.'S
EXISTING DRIVE TO REMAIN, RESURFACE AS REQUIRED
TYPICAL STANDARD PARKING SPACE TO BE 8'-6" WIDE x 18'-0" LONG
CONC. BUFFER TYPICAL, SEE DETAIL
AREA TO RECEIVE LANDSCAPING, SEE LANDSCAPING PLAN
EXISTING ONE STORY STRUCTURE TO REMAIN
PROPOSED ASPHALT DRIVE AND PARKING LOT
CONTINUOUS HEDGE, SEE LANDSCAPE PLANS
SITE PLAN
1/32" = 1'-0"
LIGHT DUTY PRE-CAST CONC. BUFFER REQUIRED WHERE NO CONC. CURB IS CALLED FOR
4" "YELLOW" STRIPES
N.T.S.
4.14 ACRES
8.7%
81.0%
30.3%
123 SPACES REQ'D.
13 SPACES REQ'D.
136 SPACES REQ'D.
128 PARKING SPACES
8 HANDICAP PARKING SPACES
2 BABY-STROLLER PARKING SPACES
136 PARKING SPACES



LOCATION MAP

1" = 200'-0"

GENERAL NOTES

[illegible]

ZONING DATA

LEGAL DESCRIPTION

THE EAST ½ OF THE N.E. ¼ OF THE N.E. ¼ OF THE N.E. ¼ OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 60.00 FEET AND LESS THE EAST 35.00 FEET FOR RIGHT-OF-WAY PURPOSES.
AND
THE NORTH ½ OF THE N.E. ¼ OF THE N.E. ¼ OF THE N.E. ¼ OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 60.00 FEET AND LESS THE WEST 35.00 FEET FOR RIGHT-OF-WAY PURPOSES.

CONTAINING 4.06 ACRES MORE OR LESS.

ZONING OF PROPERTY

UNZONED – RELIGIOUS – SURROUNDING AREA ZONED AU

AREAS

TOTAL NET LAND:	180,348 S.F.	4.14 ACRES
GROSS BUILDING LOT COVERAGE:	15,415 S.F.	8.7%
TOTAL LANDSCAPE AREA:	110,157 S.F.	61.0%
TOTAL PARKING & DRIVE AREA:	54,686 S.F.	30.3%

REFER TO LANDSCAPE PLANS FOR TREES REQUIRED AND PROVIDED. LANDSCAPING TO COMPLY WITH CHAPTERS 18A AND 33 OF THE MIAMI-DADE COUNTY CODE.

PARKING REQUIRED

1/80 S.F. OF AUDITORIUM – 9145 S.F./ 80 =	123 SPACES REQ'D.
OFFICE (AUXILIARY SPACE TO AUDITORIUM) 1/300 – 3910/300 =	13 SPACES REQ'D.
TOTAL SPACES REQ'D.	136 SPACES REQ'D.

PROVIDE BICYCLE RACK AS PER SEC. 33-121 FIG. 4 BICYCLE SPACES

EXISTING ONE STORY STRUCTURE TO REMAIN

PROVIDE 2 BABY-STROLLER PARKING SPACES AS PER SEC. 33-153 IN MIAMI-DADE COUNTY CODE

PARKING SPACES PROVIDED

STANDARD PARKING SPACES PROVIDED:	128 PARKING SPACES
HANDICAP PARKING SPACES PROVIDED:	6 HANDICAP PARKING SPACES
STROLLER PARKING SPACES PROVIDED:	2 BABY-STROLLER PARKING SPACES
TOTAL PARKING SPACES PROVIDED:	136 PARKING SPACES

TOTAL NUMBER OF BUILDINGS: 1 PROPOSED, 2 EXISTING

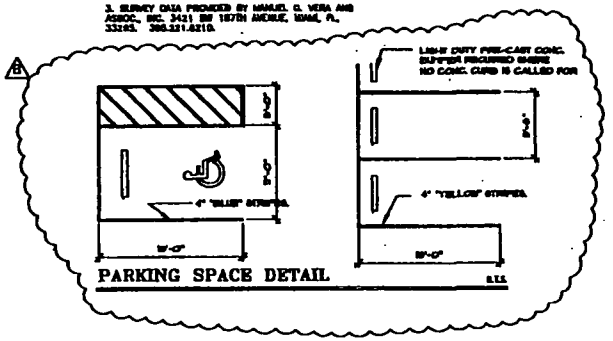
NUMBER OF STORIES: 1 STORY

TOTAL HEIGHT OF BUILDING: 35'-0" TO TOP OF ROOF

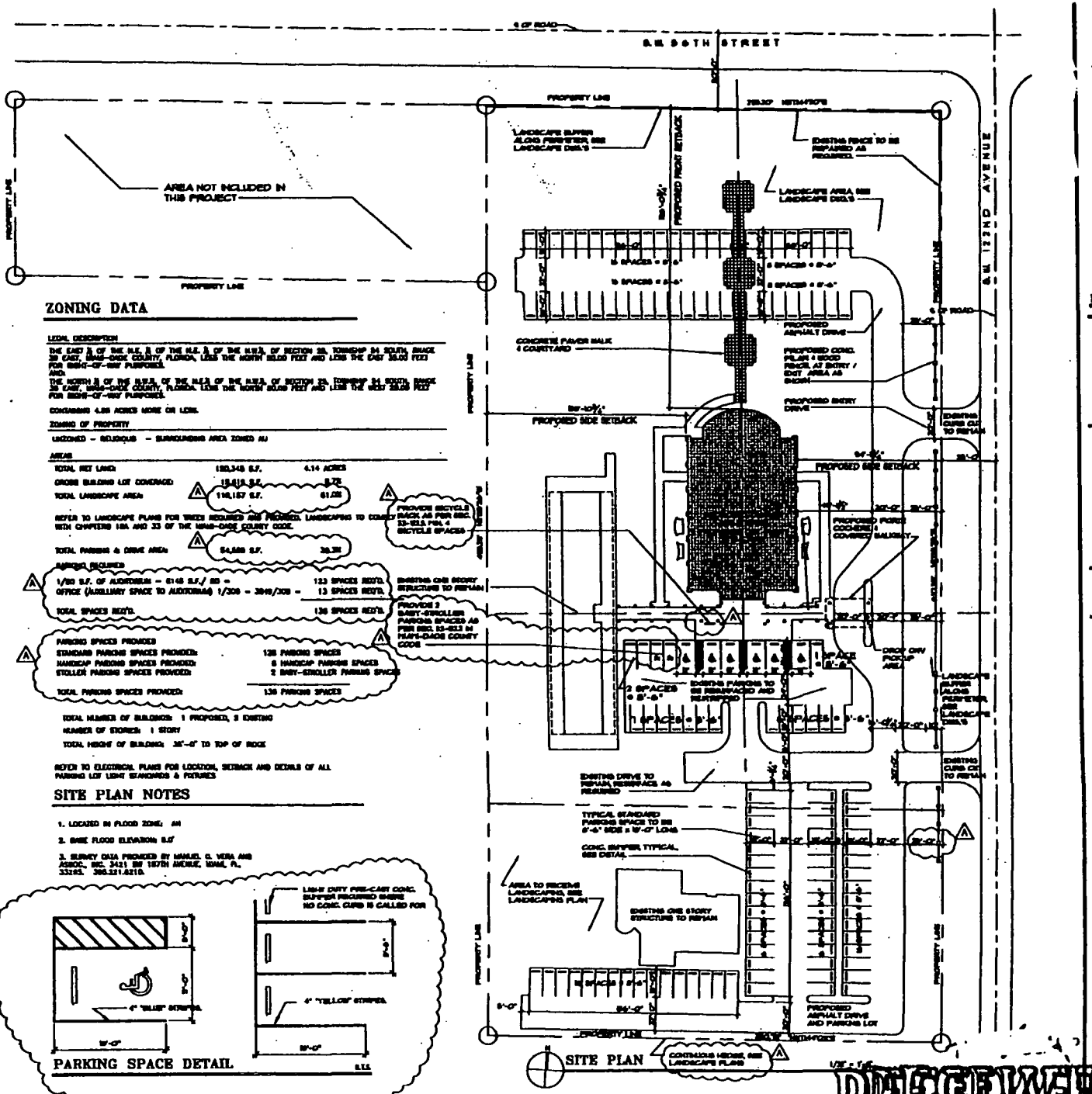
REFER TO ELECTRICAL PLANS FOR LOCATION, SETBACK AND DETAILS OF ALL PARKING LOT LIGHT STANDARDS & FIXTURES

SITE PLAN NOTES

1. LOCATED IN FLOOD ZONE: AH
2. BASE FLOOD ELEVATION: 8.0'
3. SURVEY DATA PROVIDED BY MANUEL G. VERA AND ASSOC., INC. 3421 SW 107TH AVENUE, MIAMI, FL. 33165. 305.221.8210.



PARKING SPACE DETAIL



ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 119th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12280 SW 56th Street
Miami, FL
(305) 595-7330

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	07/07	COUNTY COMMENTS
2	CJB	09/03	COUNTY COMMENTS

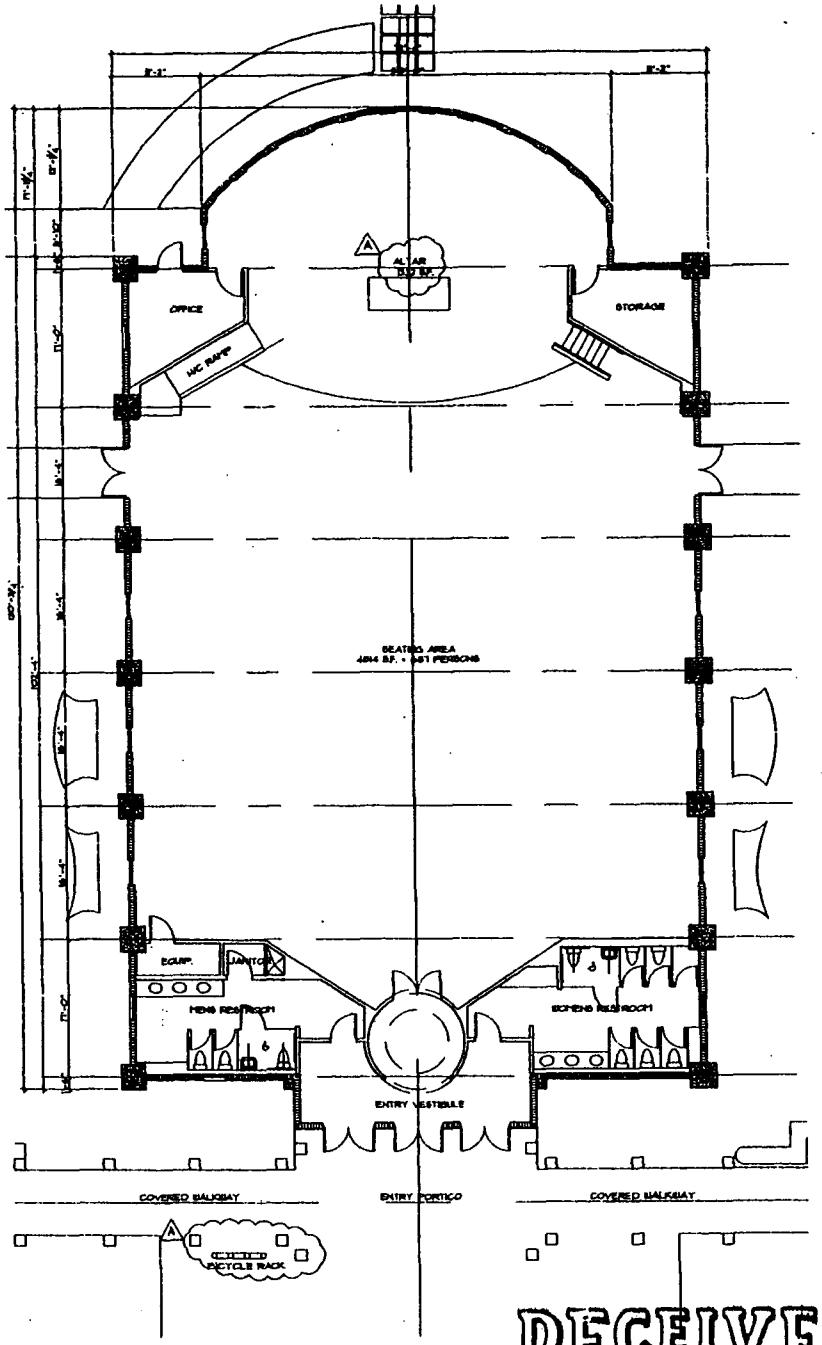
SITE PLAN, LOCATION MAP, LEGAL DESCRIPTION, & ZONING DATA

SHEET TITLE

DATE 07/07/2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

RECEIVED
OCT 07 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



FLOOR PLAN

ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio
Jesucristo El
Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street.
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
A	CJB	08.25.03	COUNTY COMMENTS

FLOOR PLAN

SHEET TITLE

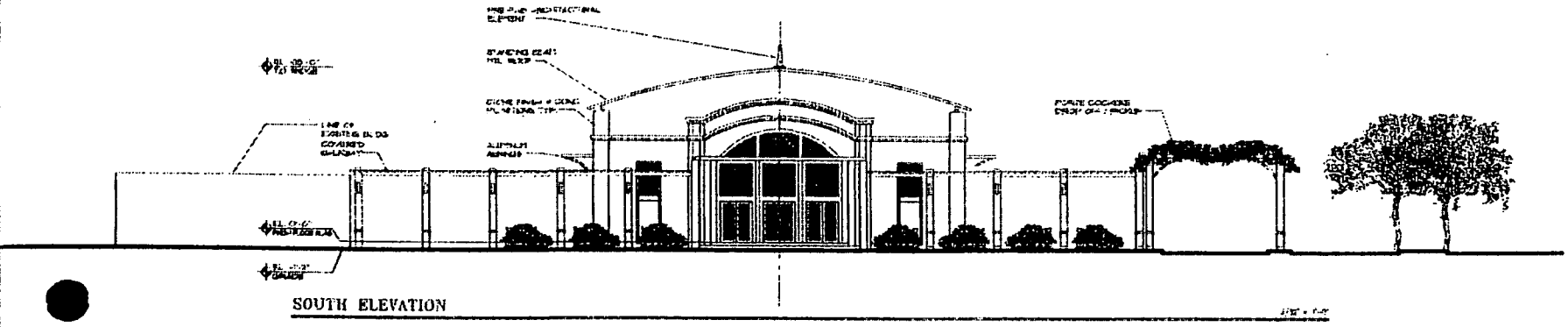
DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

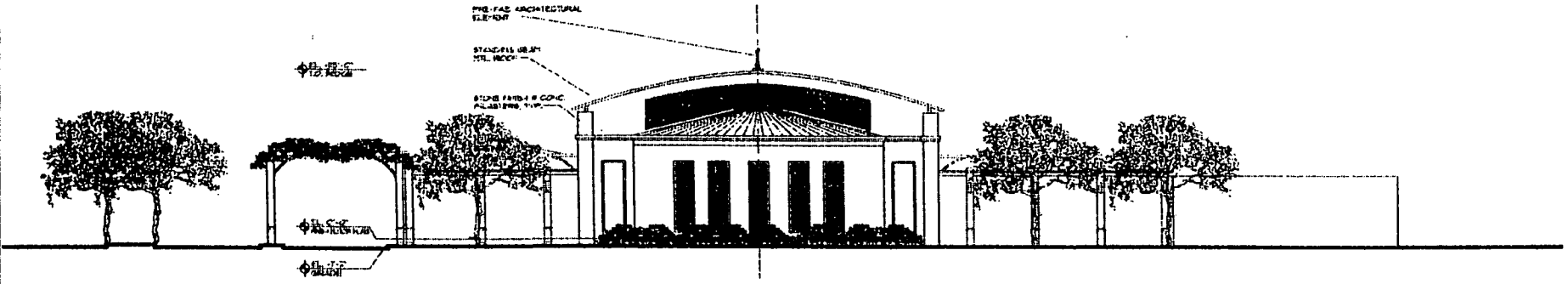
RECEIVED
01-428
OCT 07 2003

SHEET A-2

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



SOUTH ELEVATION



NORTH ELEVATION

ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2679 S.W. 139th Avenue
Miramar, FL 33027

Ministerio
Jesucristo El
Todopoderoso

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION

ELEVATIONS

SHEET TITLE

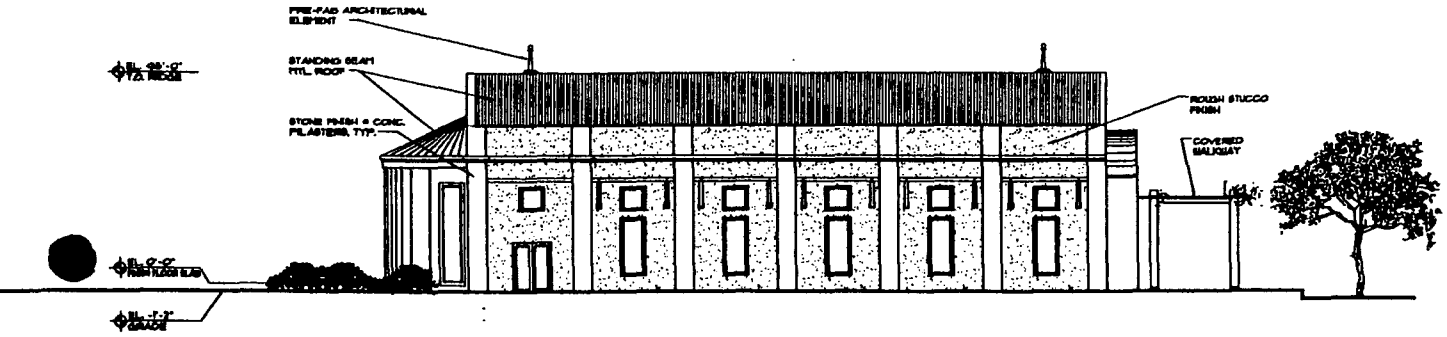
DATE 07/07/2003
DRAWN BY C.J.B.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET A3

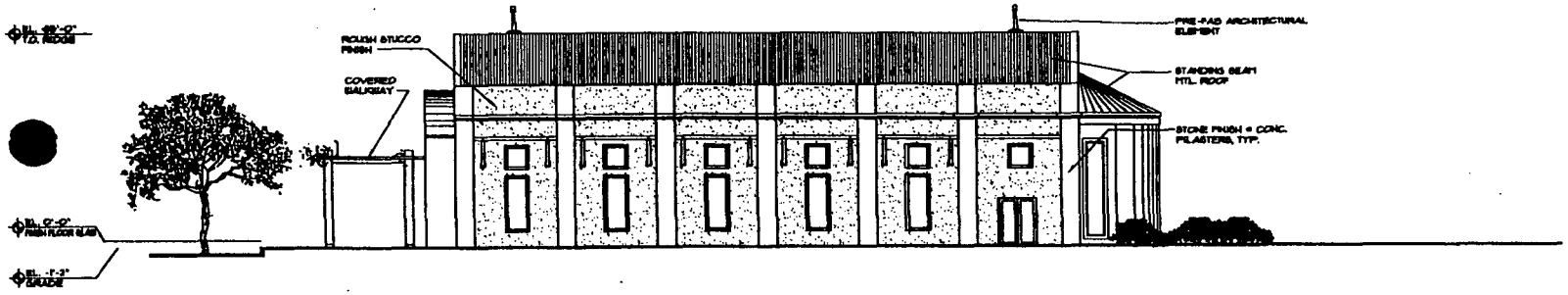
RECEIVED
201-428
OCT 07 2003

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



WEST ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

RECEIVED
261-428
OCT 07 2003

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

ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	08.25.03	COUNTY COMMENTS

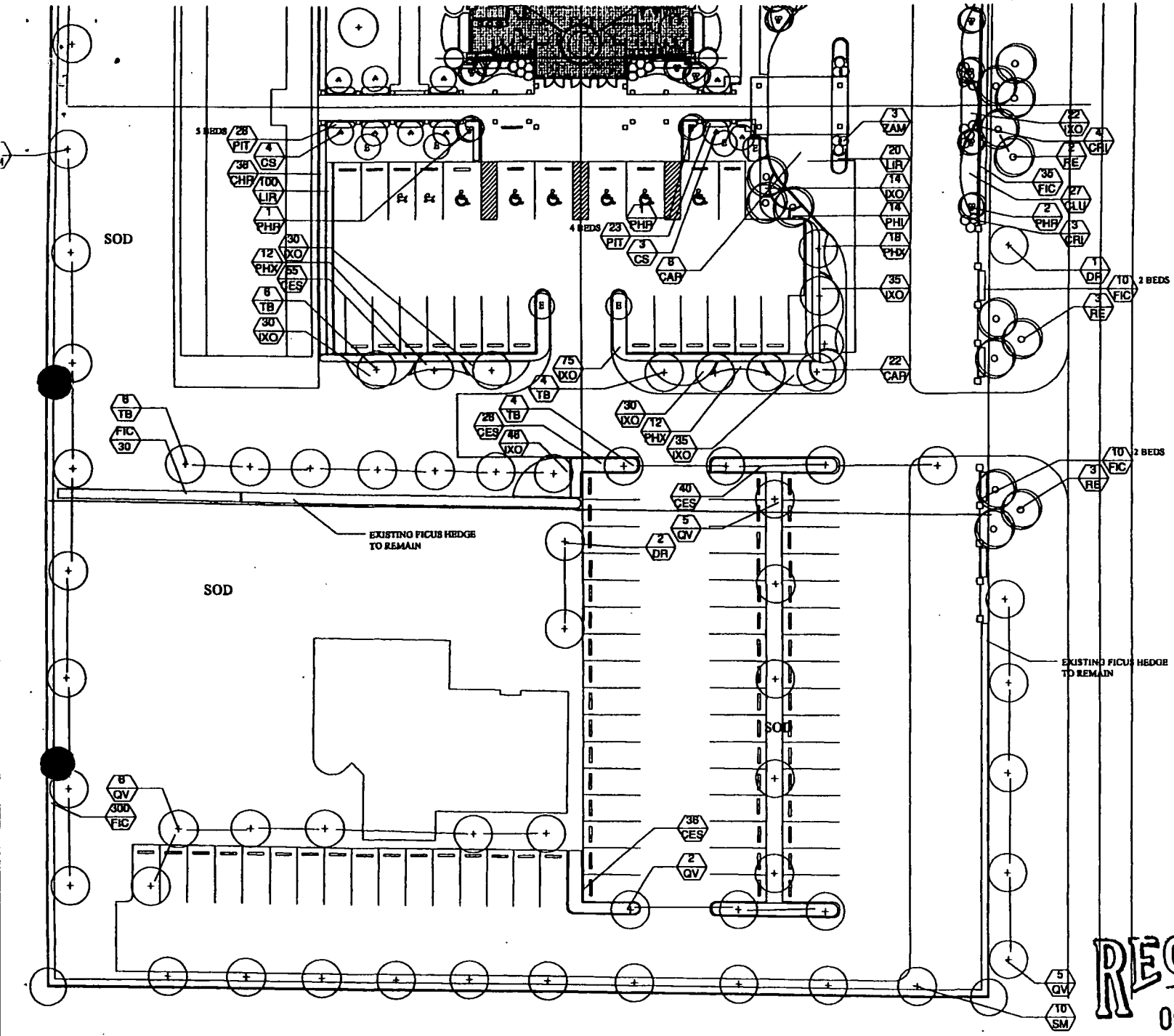
ELEVATIONS

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET A-4



PLANTING PLAN 1/16" = 1'-0"

RECEIVED
201-428
OCT 07 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

36

VERTEX ARCHITECTURE

Architecture with a Point
Alejandro Santamaría, R.A. AR 91405
Carlos J. Bravo, R.A. AR 0017584

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	C/B	08.25.03	COUNTY COMMENTS

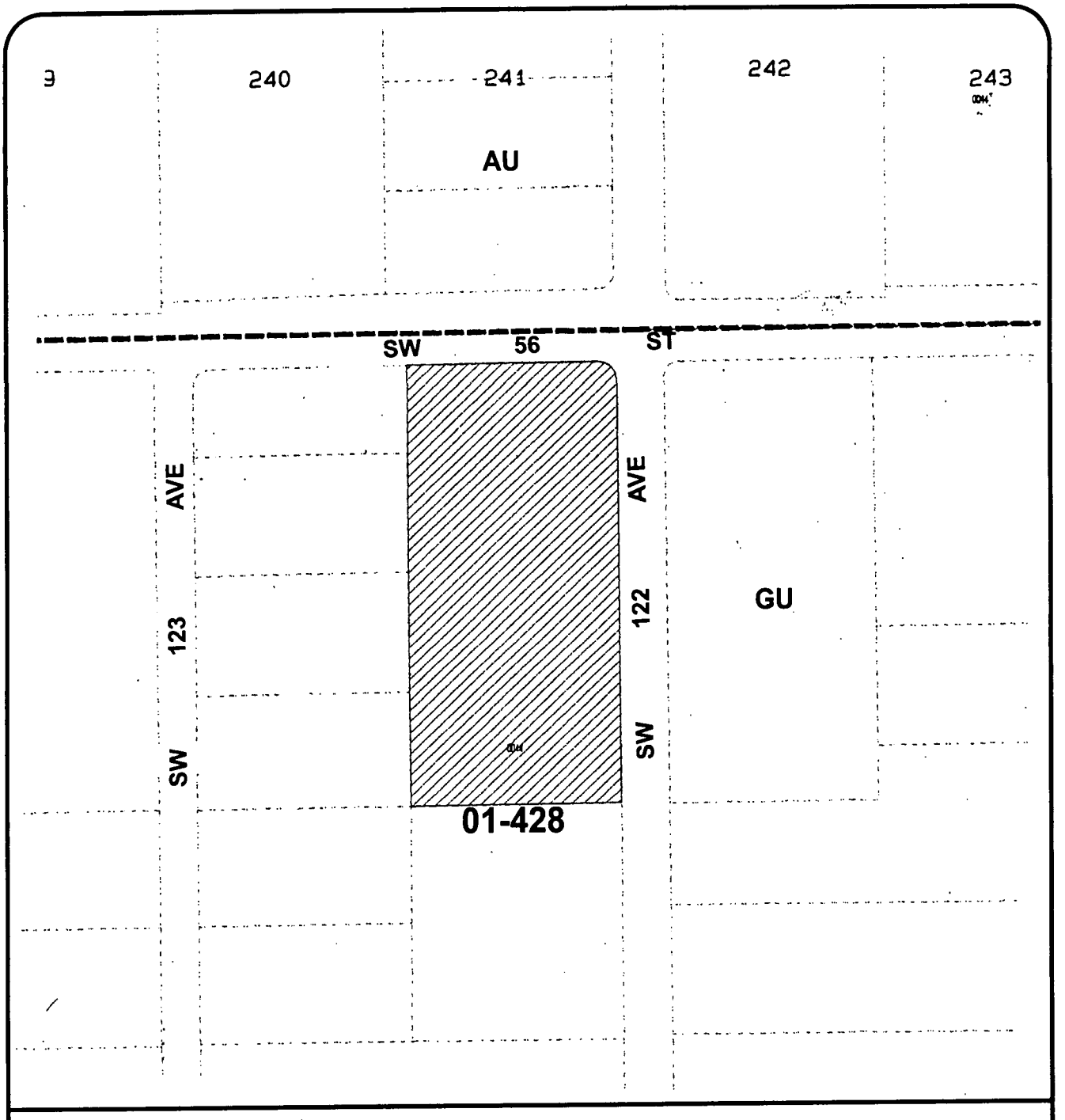
LANDSCAPE PLANTING PLAN

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET L-1



MIAMI-DADE COUNTY
HEARING MAP

S C A L E
0 200'
N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING. 01-428. 11/03
REVISED 11/10/03

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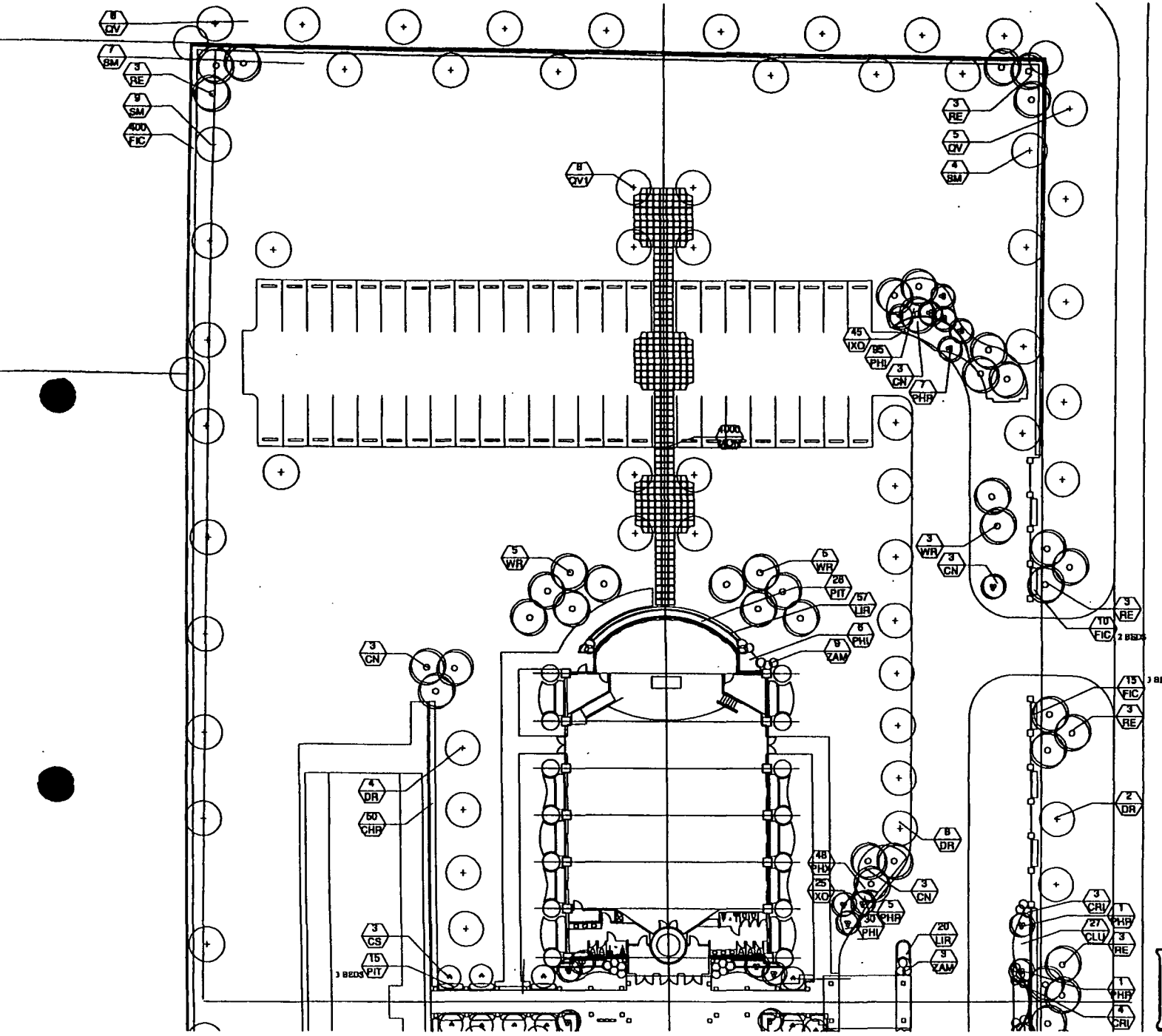

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
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Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yaher Simpson, Pastor
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Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

NO	BY	DATE	DESCRIPTION
1	CJB	06.30.03	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
CHECKED BY C.J.B.

0333
PROJECT NO.

SHEET L-2

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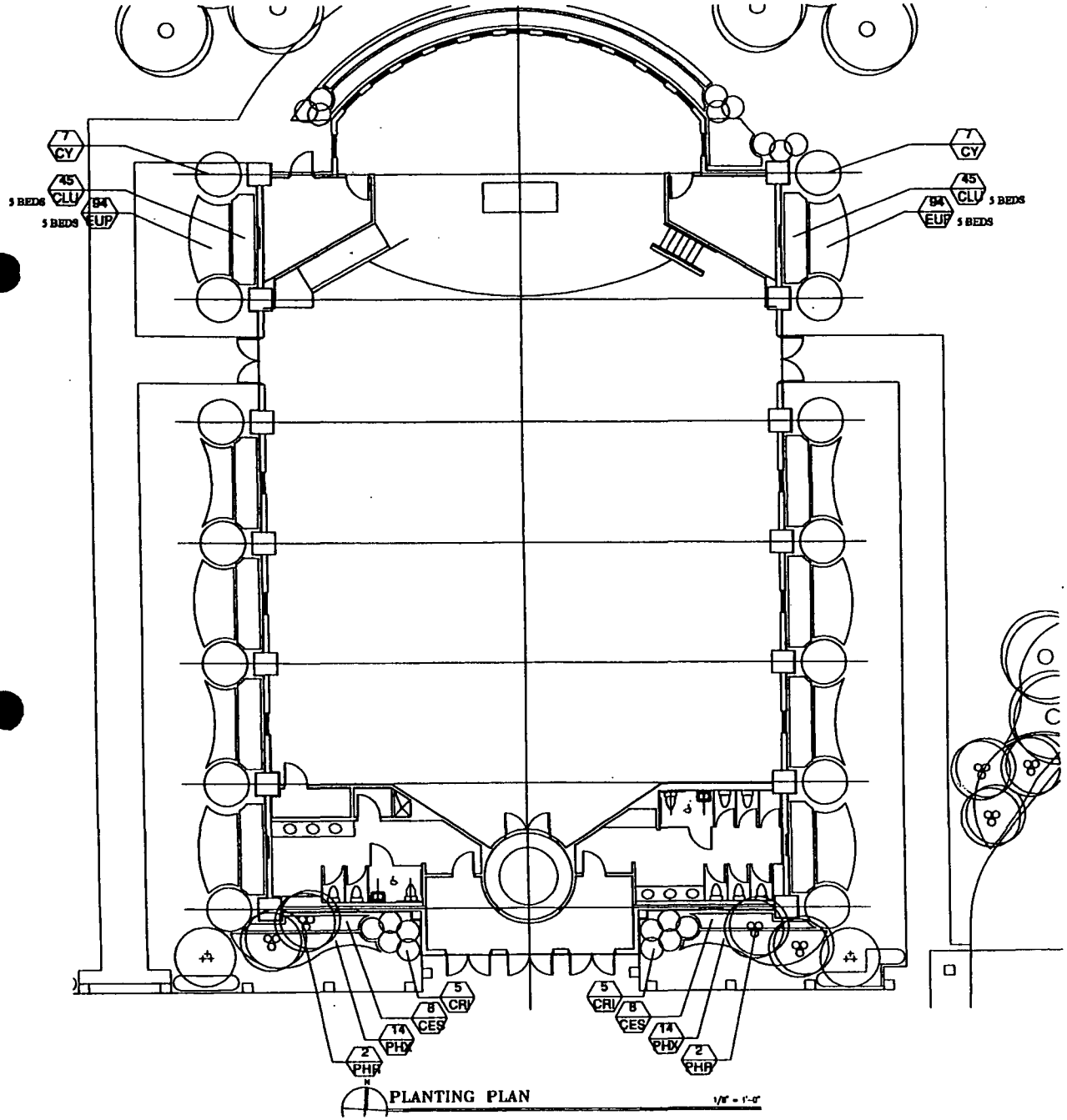
201428
OCT 07 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio
Jesucristo El
Todopoderoso

Yader Simpson, Pastor
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Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	08.25.03	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

...nt specifications

...ndscape Contractor shall be familiar w/ all work ...quired by these drawings. This shall include all grading plans ...d detail sheets indicating depths of all plantings on the ...ect deck. If these sheets are not included, contact ...neral Contractor.

...l plant material furnished by the Landscape Contractor ...ess otherwise specified in Grades and Standards for ...rsery Plants, second edition February 1998, by the Florida ...partment of Agriculture and Consumer Services Division ...f the Plant Industry, shall be Florida Grade #1 or better.

...l shrubs and groundcovers shall be guaranteed for 1 year ...m date of final acceptance. All trees and palms shall be ...uaranteed for 1 year from date of final acceptance. Sod shall ...e guaranteed for 90 days from final acceptance.

...ndscape soil shall be weed free and consist of 80% clean ...tion sand, 10% vermiculite mulch and 10% Canadian peat. All ...ants shall be installed with planting soil as indicated on details.

...ndscape Contractor shall be responsible for placement ...f planting soil on raised pool deck. Soil level as indicated on ...ans and details shall be after settlement.

...ndscape Contractor shall take all steps required to make ...planting beds weed and grass free prior to planting.

...ndscape Contractor shall locate and verify all underground ...tilities prior to digging.

...l trees shall be staked and/or guyed in a good workmanlike ...anner as per standard details. No nail staking permitted.

...ny wire guys and/or fabric straps shall be flagged ...r fluorescent colored tape as shown in details.

All trees shall be fertilized at installation w/ 'Agriform ...ets', 21 gram size, w/ a 20-10-5 formulation, (or approved equal) according to manufacturers recommendations.

All other plants shall be fertilized at installation w/ ...anufacturer' fertilizer pellets (or approved equal) according ...manufacturers recommendations.

All trees in a ... have a 36" ring covered w/ a 2" ...yer of shredded mulch. Cover all shrub beds w/ a 2" layer of ...redded mulch (other than cypress).

Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) ...id w/ alternating staggered joints. Sod shall be laid to edge ...f curb or right of way. Sod in all areas not covered ...y plant material, paving, gravel or mulch. Sod to be laid level ...nd w/ tight joints. Edges to be clean and smoothly cut to ...llow outlines shown. Landscape Contractor responsible for ...ake-off and 100% coverage of areas.

Where quantities and/or species differ between the planting ...ans and plant lists, the plans shall take precedence.

Landscape Contractor is responsible for doing a take-off ...f the submitted plans. Plant list provided is for guidance only. ...andscape Contractor, in submitting a proposal based on these ...ans, is responsible for all materials as noted on plans.

Discrepancies shall be brought to the attention of the ...andscape Architect.

No changes shall be made without the prior consent of the ...andscape Architect.

All planting beds shall be treated w/ a pre-emergent ...erbicide as approved by the Landscape Architect.

Landscape Contractor is responsible for coordinating with the ...eneral Contractor or Owner any and all conditions which may ...fect the scope of work.

Landscape contractor shall include in bid all materials and ...abor as required to complete the job as indicated on the plans ...nd as directed by the General Contractor. Bid shall include, ...ter labels, drainage mat, protection board, mulch, crane ...nd other equip., etc.

All plant material shall meet or exceed specifications listed, ...ut not be limited to, plant materials, planting soil and placement.

All planted beds shall recieve 100% coverage by a fully ...utomatic irrigation system as per plans.

Landscape ... shall be responsible for providing ...emporary w... hoses until such time as the irrigation ...ystem is op...

All areas labeled mulch/gravel to recieve a 3" layer of material ...ver a weed barrier material.

landscape legend

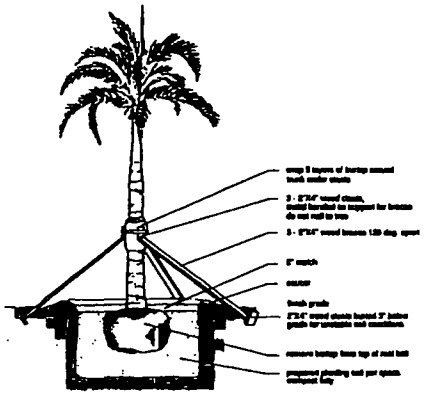
Zoning District: UC/CBD — Net Lot Area: 4.14 acres (180,245 s.f.)

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net Lot Area = 180,245 s.f. x 40 % = 72,098 s.f.	72,098	108,797
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 129 x 10 s.f. per parking space =	1,290	1,290
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	73,488	110,157
LAWN AREA CALCULATION		
A. 73,488 total s.f. of landscaped open space required by chapter 33	73,488	110,157
B. Maximum lawn area (sod) permitted = 60 % x 180,245 s.f. =	108,207	100,600
TREES		
A. No. trees required per net lot acre 4.14. Less existing number of trees meeting minimum requirements 29 trees x 4.14 Net Lot Acres	116	116
B. % Palms allowed: No trees provided x 30%	36	24
% Palms permitted to count as street trees on 1:1 basis x 30%	8	4
C. % Natives Required: No. trees provided x 80%	93	91
D. Street Trees (maximum average spacing of 35' o.c.): 908 linear feet along street / 35	26	26
SHRUBS		
A. No. trees required 142 x 10 + No. of shrubs required	1420	2181
B. % Natives required: No. shrubs required 1420 x 30%	426	482

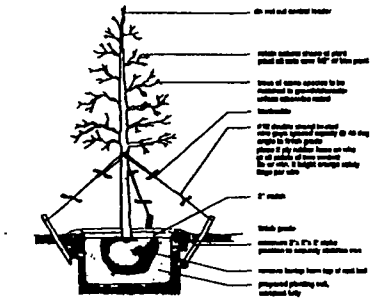
IRRIGATION PLAN: if required by Chapter 33

plantlist

	QTY	KEY	PLANT NAME	SPECIFICATION
	12	CN	Cocos nucifera 'Dr. Malayan' Green Malayan Coconut	4'-6' gray wood hts. staggered
	12	CS	Cordia sebestena (N) Geiger Tree	10' ht. x 4-5' spr. 4' o.t. full 2" d.b.h.
	14	CY	Cupressus sempervirens Italian Cypress	9' ht. x 3' spr. full matched
	12	DR	Delonix regia (N) Royal Poinciana	10' ht. x 6-8' spr. 4' o.t. 2" d.b.h.
	29	QV	Quercus virginiana (N) Live Oak	12' ht. x 5-6' spr. 5' o.t. 3" d.b.h. full
	8	QV1	Quercus virginiana (N) Live Oak	14' ht. x 6-8' spr. x 6' o.t. 4" d.b.h.
	23	RE	Roystonea elata Royal Palm	8-10' of grey wood staggered
	36	SM	Swietenia mahogani (N) West Indies Mahogany	10' ht. x 4-5' spr. 4' o.t. 6" d.b.h.
	17	TB	Tabebuia caribia Silver Trumpet	10' ht. x 4-5' spr. 4' o.t. 8" d.b.h.
	13	WR	Washingtonia robusta Silver Trumpet	8-12' of o.t. staggered
	QTY	KEY	PLANT NAME	SPECIFICATION
Shrubs	29	CAR	Carissa 'Emerald Blanket' Dwarf Natal Plum	3 gal 12-14 spr. full clump 24" o.c.
	250	CES	Conocarpus e. sericeus (N) Silver Buttonwood	3 gal 24" ht. x 14" spr. full to base 24" o.c.
	86	CHR	Chrysobalanus icaco (N) Cocoplum	8 gal. 24" ht. x 18" spr. full 24" o.c.
	144	OLU	Clusia guttifera (N) Small Leaf Clusia	3 gal. 24" ht. x 18" spr. 24" o.c.
	24	CRI	Crinum asiaticum Giant Crinum	7 gal. full clump
	188	EUP	Euphorbia sp. Crown of Thorns	3 gal 12-14" ht. x spr. full 18" oc. color to be selected
	780	FIC	Ficus benjamina Weeping Fig	3 gal. 24" ht. 16-18" spr. 24" o.c.
	312	OLO	bora 'Nora Grant' Pink bora	3 gal. 24" ht. 14" spr. full 24" o.c.
	197	LIR	Liriope 'Evergreen Giant' Giant Lilyturf	1 gal. 12" ht. full clump 12" o.c.
	4000	MON	Mondo Grass	2" pots at 4" o.c.
	146	PHI	Philodendron selloum Split Leaf Philodendron	3 gal 18-20" ht. x spr. full 30" o.c.
	22	PHR	Phoenix roebelini Pygmy Date Palm	6' o.a. ht. 36" c.t. triple full head
	116	PHX	Philodendron 'Xanadu' Philodendron Xanadu	3 gal 14-18" ht. x spr. full 24" o.c.
	82	110	Philosporum tobira Green Pittosporum	3 gal 18-18" ht. x 14" spr. full 24" o.c.
	15	ZAM	Zamia furfuracea Cardboard plant	7 gal 30" ht. x spr. full clump 30" o.c.
	8	SOD	St. Augustine 'Flor-Tam'	Solid Sod



palm/large tree planting detail — nts



SMALL TREE PLANTING DETAIL — nts

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ARCHITECTURE

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Miami, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12300 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	09.12.03	COUNTY COMMENTS
2	CJB	09.24.03	COUNTY COMMENTS

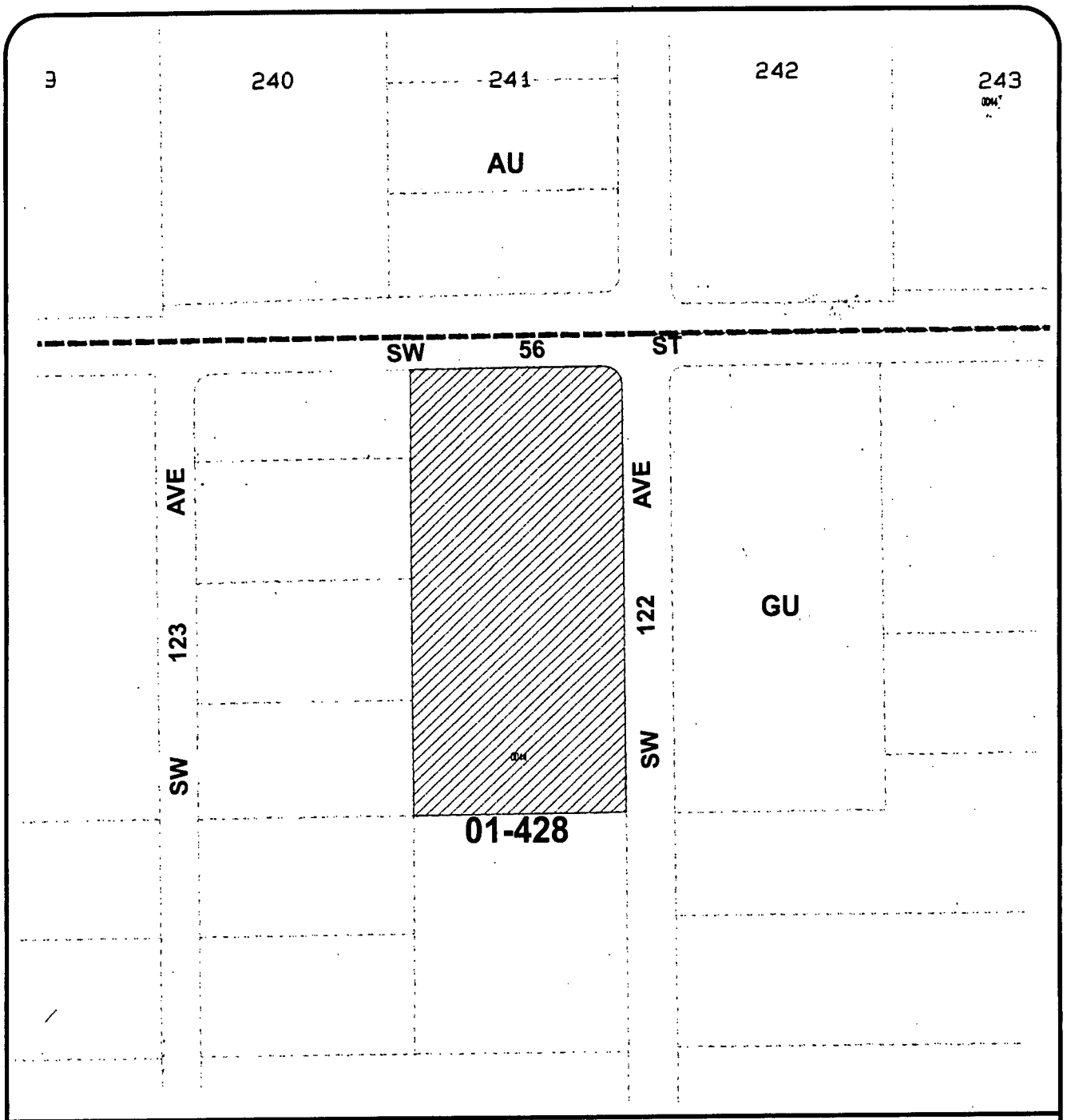
LANDSCAPE LEGEND AND NOTES

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVISED BY C.J.B.

0333 PROJECT NO.

SHEET L-4



MIAMI-DADE COUNTY
HEARING MAP

S C A L E
0 200'
N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING. 01-428. 11/03
REVISED 11/10/03

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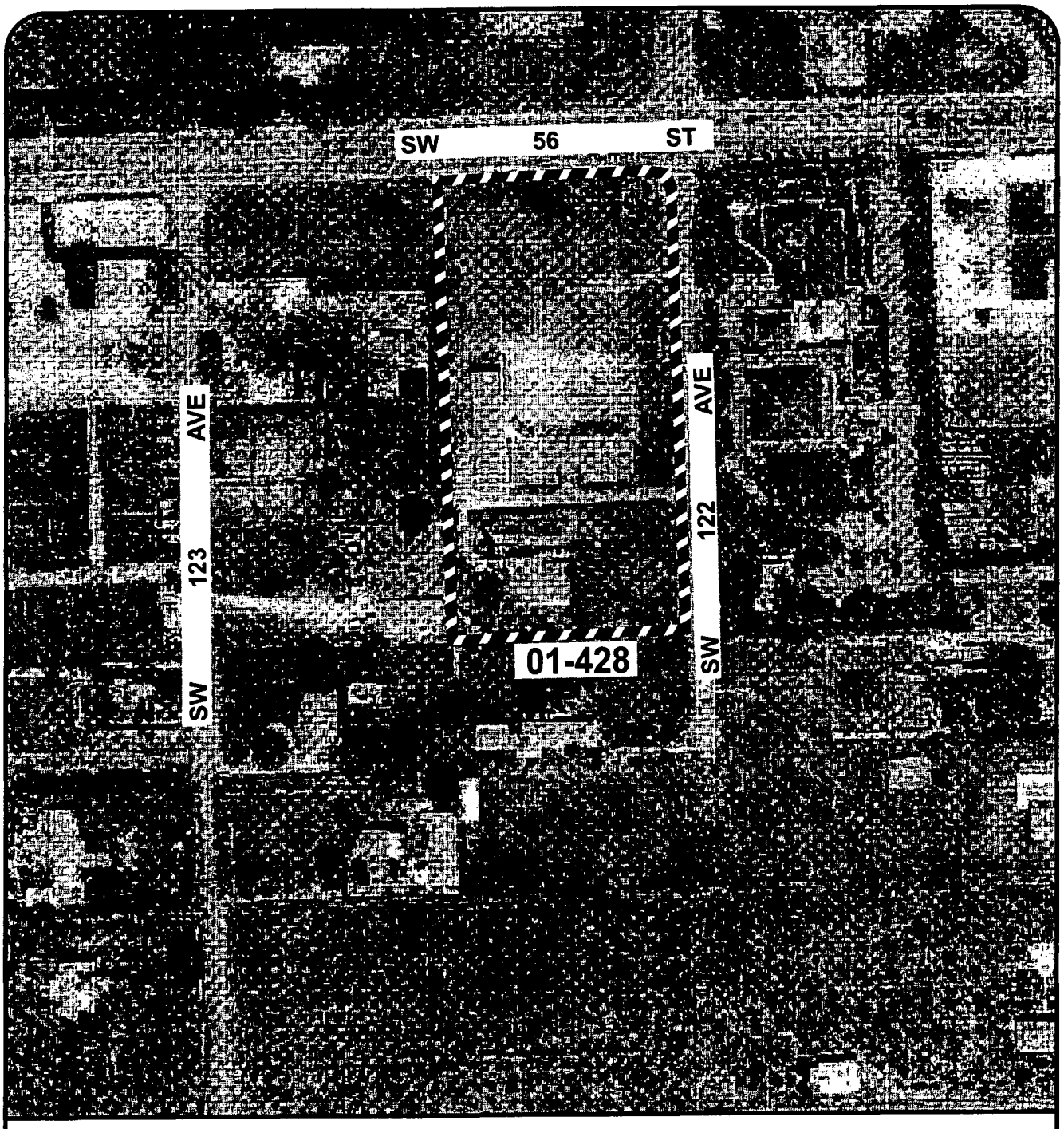

MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 01-428. 11/03
REVISED 11/10/03

A. CHURCH OF JESUS CHRIST ALMIGHTY
(Applicant)

03-12-CZ11-1 (01-428)
Area 11/District 10
Hearing Date: 1/7/04

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1991	Iglesia Bautista Filadelfia	- Special Exception to permit a religious facility & ministrial residence. - Unusual Use day care center. - Non-Use Variance sign. - Non-Use Variance of set back requirements.	ZAB	Approved w/conds.

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

APPLICANT'S NAME: CHURCH OF JESUS CHRIST ALMIGHTY

REPRESENTATIVE(S): Felix Lasarte, Architect Carlos Bravo

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-12-CZ11-1 (01-428)	DECEMBER 02, 2003	CZAB11- -03

REQUESTS: MODIFICATION OF RESO. PLAN CONDITION (to allow new sanctuary addition)

DEPT. REC: DENIAL WITHOUT PREJUDICE

☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____

☐ DEFER: ☐ INDEFINITELY ☐ TO: _____ ☐ W/Leave To Amend

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☒ APPROVE PER ☒ REQUEST ☐ DEPT. ☐ D.I.C. ☒ With Std. Conditions

☒ OTHER: add condition: "On Sunday, there may not be more than 2 events. An event, for this purpose, defined as an occasion with more than 50 attendees."

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Don J. ABBOTT		✓	
MADAME VICE-CHAIR		Charlene BURKS			✓
COUNCILMAN		Roy BUSTILLO		✓	
COUNCILMAN	S	John FEINBERG	✓		
COUNCILMAN	M	Patrick M. FIORE (C.A.)	✓		
COUNCILMAN		Thomas J. SCHRAMM		✓	
CHAIRMAN		Miguel CERVERA	✓		

VOTE: 3 to 3

EXHIBITS: ☒ YES ☐ NO COUNTY ATTORNEY: Tom Logue

NOTE: TIE VOTE CARRIES ITEM FORWARD TO JAN. 7'04 Meeting. Subsequently Bd. voted unanimously to defer to such date.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11

APPLICANT: Church of Jesus Christ Almighty **PH:** Z01-428 (03-12-CZ11-1)

SECTION: 25-54-39 **DATE:** January 7, 2004

COMMISSION DISTRICT: 10 **ITEM NO.:** A

==========

A. INTRODUCTION

- **REQUEST:**

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordnce with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

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

- **SUMMARY OF REQUEST:**

The request will allow the applicant to modify a condition of a previously approved Resolution in order to submit a new plan showing the addition of a new sanctuary building for an existing religious facility.

- **LOCATION:** 12200 S.W. 56 Street, Miami-Dade County, Florida.

- **SIZE:** 4.14 acres.

o **IMPACT:**

This application will allow the applicant to construct a new sanctuary building to serve the members of the existing religious facility. This application will not affect public services and will not bring additional traffic and noise into the area, however, it will be visually intrusive to the surrounding area.

B. ZONING HEARINGS HISTORY:

In 1991, the Zoning Appeals Board (ZAB) granted a special exception and an unusual use that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than permitted.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for **agriculture.**

2. The area designated as "Agriculture" contains the best agricultural land remaining in Dade County. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools (Land Use Element, page I-47).

3. Uses and Zoning Not Specifically Depicted. Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." (Land Use Element, page I-36).

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	GU; house of worship & day care	Agriculture
Surrounding Properties:		
NORTH:	GU; house of worship	Agriculture
SOUTH:	GU; single family residence	Agriculture
EAST:	GU; religious retreat	Agriculture

WEST:	GU; plant nursery & single family residences	Agriculture

The subject parcel is irregular in shape and is located on the south side of Miller Drive (SW 56 Street), on the west side of SW 122 Avenue. There is a single story structure currently used as a house of worship and day care on the site. The parcel is located within an area of Southwest Miami-Dade County referred to as "Horse Country." This two square mile area is characterized with ranches and plant nurseries.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Unacceptable**
Location of Buildings:	**Unacceptable**
Compatibility:	**Unacceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Unacceptable**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Paragraph III. Modification or Elimination of Conditions and Restrictive Covenants When No New Adverse Impacts Will Result. The Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where the applicant demonstrates that the modification or elimination will not result in a material new adverse impact on the public health, safety, welfare, or aesthetic values, according to the following criteria:

(A) If the request includes a modification or elimination of conditions or restrictive covenants imposed simultaneously with a district boundary change, the subject property would satisfy all current requirements and standards for a district boundary change to the property's present zoning district without the condition or restrictive covenant, or else the modification or elimination is sought in connection with an application for rezoning to a different district. For purposes of this requirement, new conditions or restrictive covenants may be imposed or proffered to satisfy such requirements and standards; and

(B) The modification or elimination of the condition, restrictive covenant, or part thereof will not create new adverse impacts. The application will be deemed not to create new adverse impacts upon demonstration of the following:

1. the modification or elimination will result in an increase of not more than 10% in trips generated above that generated by the approved development, except that trips generated in excess of 10% shall be permitted where completely mitigated by increased capacity constructed since the current development was approved. Trip generation shall be calculated based on the most current methodology applied by the County.

2. the modification or elimination will result in an increase in projected demand for local parks of no more than 10% or 1/5 acre, whichever is greater, except that demand in excess of 10% or 1/5 acre shall be permitted if there is sufficient capacity of local parks to accommodate the increase in demand created by the modification;

3. the modification or elimination will result in an increase in demand placed on public stormwater drainage systems of not more than 10%;

4. the modification or elimination will result in a projected increase in the number of school-age children residing on the subject property of not more than ten percent (10%), or not more than three (3) school-age children, whichever is greater;

5. the modification or elimination will not result in any increase in potable water, sanitary sewer, or solid waste disposal demand for which adequate capacity is not available, or any change in existing or planned facilities will not affect the level of service of potable water, sanitary sewer, or solid waste disposal;

6. the modification or elimination will not result in any material increase in the risk of potential for discharge or spillage of pollutants, or generation of carbon monoxide at unsafe levels;

7. the modification or elimination will not result in any material increase in the potential for damage to jurisdictional wetlands;

8. the modification or elimination will not result in a reduction in the area under tree canopy of more than 10%;

9. the modification or elimination will not result in any material increase in the risk of smoke, fire, odors, gases, excessive noise or vibration;

10. the modification or elimination will result in an increase in building cubic content on the subject property of no more than 10%, or no more than 10% of the median building cubic content on similarly zoned parcels in the immediate vicinity, whichever is larger;

11. the modification or elimination will not result in a decrease in the features or landscaping that buffer the existing use from properties in the immediate vicinity;

12. the modification or elimination will not result in any material decrease in the privacy enjoyed by adjoining properties;

13. the modification or elimination will not result in any material diminution of an existing view or vista to any landmark, natural area, or waterbody from any window or door in any residential unit on an adjoining parcel of land;

14. the modification or elimination will not result in any material increase in the potential for vehicular-pedestrian conflicts;

15. the modification or elimination will not result in any material and obvious departure from the aesthetic character of the immediate vicinity, taking into account the architectural design, scale, height, mass and building materials of existing structures, pattern of development and open space;

16. the modification or elimination will not result in any material increase in the area of shadow, or of light from outdoor lighting, cast onto adjacent parcels;

17. the modification or elimination will not result in any material change in the manner or hours of operation on the subject property so differing from the similar existing or approved uses in the immediate vicinity that the convenient, safe, peaceful or intended uses of such uses is interrupted or materially diminished;

18. the modification or elimination will not result in any material change in the density or intensity of use of the subject property so differing from the density or intensity of other existing or approved uses in the immediate vicinity that the subject property would represent an obvious departure from the established development pattern of the immediate vicinity;

19. the modification or elimination will not result in any material change in the type of use of the subject property so differing from the existing or approved uses in the immediate vicinity that the subject property would represent an obvious departure from the established pattern of use in the immediate vicinity;

20. the modification or elimination will not result in a use of land that will have a significant adverse impact upon the value of properties in the immediate vicinity; and

21. the modification or elimination will not result in a material increasein height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications

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facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities.

(C) modification or elimination of the condition, restrictive covenant or part thereof will not result in a use of land that will have a significant adverse impact upon the value of properties in the immediate vicinity; and

(D) all applicable requirements of the underlying zoning district or if applicable any prior zoning action or administrative action, are satisfied .

Paragraph V. Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens. The Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where demonstratively greater public benefit will result from the modification or elimination than the resulting public burden as measured by the following:

(A) Approval of the application will result in the provision of public benefits in two (2) or more of the following categories of public benefits:

1. Enhancement and/or preservation of substantial open space, public parks, environmentally sensitive land, or natural or historic resources in terms of one or more of the following:

   (a) provision of additional on- or off-site open space, configured in such a manner that it provides a public benefit in terms of either public use or improved aesthetics when viewed from public rights-of-way (except where 2 (d) below is relied upon); or

   (b) an increase in the amount of land available for public parks acceptable to the Park and Recreation Department, or in the recreational facilities of public parks; or

   (c) perpetual preservation of "environmentally endangered lands"; or

   (d) perpetual preservation of additional wetlands (which may include, in addition, restoration or enhancement); or

   (e) removal of a use or structure that either has an adverse effect on a wellfield or aquifer recharge area, or that poses a high risk of wellfield contamination, and replacement with a use or structure that significantly lessens the impact or risk; or

   (f) removal, or reduction of the intensity of a use, that results in a substantial reduction of risk of groundwater contamination; or

   (g) preservation of designated historic resources or rehabilitation of contributing historic structures.

2. A substantial improvement to the character of the immediate vicinity by one or more of the following means:

   (a) elimination or rehabilitation of blighted buildings or other blighting influences; or

   (b) substantial reduction of "sign clutter," where the character of the immediate vicinity is largely defined by an abundance of signage; or

   (c) relocation of utility lines underground, where the character of the immediate vicinity is heavily impacted by overhead utilities; or

   (d) substantial improvements to landscaping or streetscaping (except where 1(a) is relied upon); or

   (e) substantial reduction in excessive noise, smoke, vibration, odors, gases, dust, risk of pollutants, or damage to jurisdictional wetlands.

3. Elimination of uses that are inappropriately located, by either:

   (a) abandonment and elimination of a lawful existing nonconforming use; or

   (b) elimination of a lawful use or building which, although not legally nonconforming, represents an obvious departure from the established pattern of development or use in the immediate vicinity.

4. Provision of one or more of the following facilities or services in and for locations in which there is a demonstrated need:

   (a) schools or vocational training facilities; or
   (b) day care services for children or the elderly; or
   (c) a police station or substation; or
   (d) a fire station; or
   (e) a library; or
   (f) public buildings and facilities; or
   (g) water or sanitary sewer lines.

5. Direct and specific implementation of adopted land use or community development plans of Miami-Dade County, by:

   (a) implementation of two or more preferred development types or scenarios from the Miami-Dade County *Urban Design Manual*; or

   (b) implementation of the "guidelines for urban form" in the Land Use Element of the Comprehensive Development Master Plan; or

   (c) implementation of a portion of the Adopted Action Plan of the Consolidated Plan of the Miami-Dade County Office of Community and Economic Development.

6. A benefit to the function of the transportation network in the immediate vicinity, in terms of one or more of the following:

   (a) a substantial decrease in trip generation during hours of peak use; or

   (b) an increase in the proportion of pedestrian, bicycle, or transit trips in relation to total daily trips in the immediate vicinity by all modes of transportation as a result of providing multi-modal amenities or mixed-use development; or

   (c) an improvement in the quality, capacity, and function of pedestrian and bicycle circulation systems in the immediate vicinity of the subject property; or

   (d) a reduction in vehicle miles attributable to dwelling units within a one-half (1/2) mile radius of the subject property; or

   (e) improvements to one or more roadways in the immediate vicinity that increase capacity or improve traffic flow or traffic safety beyond the marginal traffic impacts of the proposed development.

7. Improvements to the supply of affordable housing, by

   (a) development of affordable housing for very low, low, and moderate income households in a location where the need for such housing has been identified pursuant to the Housing Element of the Comprehensive Development Master Plan or other adopted affordable housing initiatives; or

   (b) rehabilitation or redevelopment of substandard housing units resulting in an increase in the number of very low, low, and moderate income units provided on the site of the rehabilitation or redevelopment.

8. The creation of 15 or more new permanent jobs.

9. Substantial improvement to the design of the subject property through improvements in two or more of the following:

   (a) pedestrian, bicycle, or vehicular access and circulation; or

   (b) the design of parking areas; or

   (c) drainage or stormwater retention and treatment; or

   (d) connectivity, by elimination of dead-end, cul-de-sac or similar street types, or elimination of walled-in residential communities, or by providing streets that interconnect within the development and connect to adjacent neighborhoods and rights-of-way.

(B) Notwithstanding the provisions of the preceding paragraphs, no application will be approved under this subsection if such approval would result in:

1. a use of land which will have a significant adverse effect upon the value of properties in the immediate vicinity;

2. community design, architecture, or layout and orientation of buildings, open space, or amenities that is inconsistent with and deleterious to the aesthetic character of the immediate vicinity;
3. a material change in the density, intensity, or use of the subject property that so differs from the density, intensity, or use of other existing or approved development in the immediate vicinity that the subject property would represent an obvious and significant departure from the established development pattern of the immediate vicinity which has a deleterious effect on its community character;
4. a substantial degradation of localized traffic patterns or a substantial adverse impact on the roadway network;
5. unmitigated demands on potable water, sanitary sewer, or stormwater treatment systems which exceed the capacity of those systems; or
6. a new or continued and substantial risk to human life or safety or to the environment, or a nuisance; or
7. a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to such open lot uses as outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities;

The Community Zoning Appeals Board shall impose such conditions and requirements in connection with an approval under this subsection as shall prevent or mitigate any resulting adverse impacts to the County or to any aggrieved person who has reasonably, demonstrably and detrimentally relied upon the condition or covenant sought to be modified or eliminated.

Section 33-311(A)(7). The Board shall hear applications to **modify or eliminate** any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

G. NEIGHBORHOOD SERVICES:

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

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H. ANALYSIS:

This application was deferred from the December 2, 2003 meeting of the Community Zoning Appeals Board-11 to allow the applicant time to meet with neighbors.

The subject property is located at 12200 SW 56 Street. In 1991, pursuant to Resolution 4-ZAB-19-91, the Zoning Appeals Board (ZAB) granted requests that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than permitted. The applicant is currently seeking a modification of a condition of the aforementioned Resolution to submit a revised plan showing a new sanctuary building on the subject site. The proposed new sanctuary building will be located to the east of the existing church and day care building. The applicant states in the submitted letter of intent that if this application is approved, the existing day care use will be removed from the site.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The**Public Works Department** has **no objections** to this application and states that the subject requests will not generate any new additional daily peak hour trips. As such, this application meets the traffic concurrency for an initial development order. The applicant will have to comply with all requirements of the Public Works Department.

This application will allow the applicant to construct a new sanctuary building that will serve the members of the congregation of the existing religious facility. The Comprehensive Development Master Plan designates this property for agriculture use on the Land Use Plan (LUP) map. The Master Plan states that the principal uses in an agriculture designated area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools. The Master Plan also states that all existing lawful uses and zoning are deemed to be consistent with the CDMP. Although the church is an existing use, and as such, consistent with the CDMP, staff is of the opinion that the expansion of the use by constructing a new sanctuary building would be getting further away from the agriculture designation of the CDMP. The proposed new sanctuary would be **inconsistent** with the Master Plan since said use would serve people from outside the agriculture area and is not ancillary to and necessary to support the rural residential community nor is said use ancillary to and directly supportive of agriculture. The proposed new sanctuary building would be in keeping with other institutional uses in the Horse Country area since a few churches and a retreat center are also located in this area.

The standards under Section 33-311(A)(17) provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. The applicant contends that the requested modification complies with Section 33-311(A)(17)(III) and Section 33-311(A)(17)(V) Subsections A2(a), (b), and (d), A6(a), and A9(a), (b), and (c) of the modification and elimination standards.

In Section 33-311(A)(17)(III), Modification or Elimination of Conditions and Restrictive Covenants When No New Adverse Impacts Will Result, the applicant must demonstrate compliance with twenty-one different items in order to be deemed not to create new adverse impacts. Although the applicant meets the majority of said items, the applicant has not submitted documentation to justify that the application meets certain items such as a comparison of the proposed building cubic content on the subject property with the median building cubic content on similarly zoned parcels in the immediate vicinity [III(B)10] and a shadow study displaying the shadow impact of the proposed new sanctuary building on the adjacent properties[III(B)16]. As such, staff cannot complete an analysis of this application under Section 33-311(A)(17)(III) until the information has been submitted.

In Section 33-311(A)(17)(V), Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens, the standards require the applicant to comply with at least *two* of the Subsections. The applicant has not indicated how this application will comply with Subsection A2(a) or (b) in that the plans eliminate or rehabilitate blighted buildings or other blighting influences or provide a substantial reduction of "sign clutter." However, the application does comply with Subsection A2(d) in that there will be substantial improvement to the landscaping. The application also complies with Subsection A6(a) in that there will be a substantial reduction in trip generation during hours of peak use in that the applicant has indicated that in the event that this application is approved, the day care use shall cease. The day care use generates 34 daily peak hour vehicle trips which would be eliminated upon the closing of the existing day care use. In Subsection 9 of Paragraph V(A), two or more improvements are required. In staff's opinion, the application does not comply with said requirements. The applicant is redesigning the parking areas to provide additional parking, however, the applicant has not demonstrated how there would be a substantial improvement to the drainage or stormwater retention and treatment. Additionally, the pedestrian, bicycle and vehicular access and the design of the parking area as shown on the plans is not acceptable to staff. The vehicular circulation as provided will create traffic congestion on-site and the driveways need to be redesigned to provide circular connectivity around the proposed sanctuary building. Additionally, the pedestrian walkways do not lead to adjacent properties or the street. In this regard none of the requirements are met under Subsection 9 where compliance with two requirements is necessary.

Although the applicant meets the requirements of two of the subsections under Section 33-311(A)(17)(V)(A), Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens, specifically (2)(d) and

(6)(a), this application does not meet all of the requirements under Section 33-311(A)(17)(V)(B).

When analyzed under the modification standards under Section 33-311(A)(7), staff does not support this application. The new plan provides an approximately 6,200 sq. ft. new sanctuary building with additional parking. As previously stated, the applicant intends to incorporate additional landscaping on the site which will beautify the property as well as buffer the proposed building from the surrounding area, thereby minimizing any intrusive impacts to same. The applicant states in the letter of intent that if this application is approved, the day care center use will be eliminated, thereby decreasing traffic and noise generated from same in this area. Staff notes that a day care center for 40 children generates 34 daily peak hour vehicle trips. Notwithstanding the aforementioned, the proposed new sanctuary building would be visually intrusive to the existing single family residences to the south and west as well as the surrounding agricultural area. Additionally, the site plan as submitted is not acceptable to staff in that the design of the parking area and driveways does not provide for a smooth traffic flow throughout the site and would cause traffic congestion throughout same. Additionally, the parking areas should be relocated to be as close to the building as possible and away from the adjacent residential properties and SW 56 Street in order to minimize visual impacts to same. Staff notes that in August 2003, the existing retreat center located to the east of the property appeared before this Board with a request to expand a dormitory building. Staff did not support said application and the CZAB-11 denied same. When considering the necessity for and the reasonableness of the proposed new sanctuary building in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that this application would be **incompatible** with the surrounding area and **inconsistent** with the "agricultural" Master Plan designation. The applicant's representative has indicated that additional information will be forthcoming to substantiate their position. As such, staff recommends denial without prejudice or deferral to allow the applicant time to address staff's concerns.

I. **RECOMMENDATION:** Denial without prejudice or deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 11/04/03
DATE TYPED: 11/17/03
DATE REVISED: 12/15/03; 12/31/03
DATE FINALIZED: 1/02/04
DO'QW:AJT:MTF:JDR

for Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

MIAMI-DADE

MEMORANDUM

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: October 6, 2003

SUBJECT: C-11 #Z2001000428-Revised
Church of Jesus Christ the Almighty
12200 SW 56th Street
SE to Permit a Church
(4.95 Ac.) 25-54-39

FROM: Alyce M. Robertson, Assistant Director
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 the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:
The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-12.1(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Consequently, the subject application may be scheduled for public hearing.

Potable Water Supply:
Public water can be made available to this site, therefore, connection will be required.

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

Wastewater Disposal:
The closest public sanitary sewer is located approximately 1,575 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that the proposed development on the site be connected to the public sanitary sewer system in accordance with Code requirements. All sewer lines shall be required to comply with the exfiltration standards as applied to wellfield protection areas.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the 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.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:
The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit 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 formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 01-428
CZAB-11
Rev. 1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Church of Jesus Christ Almighty

This Department has no objections to this application.

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt.

Fences along SW 56 St. and SW 122 Ave. must set back from safe site distance triangle as per Sec. 33-11 of the Miami-Dade County Code.

Existing fence to be repaired must be placed along dedicated radius corner at the intersection of SW 56 St. and SW 122 Ave.

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

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

Note: Approval of this application will result with the discontinued use of the daycare presently permitted which generates a total of **34 PM** daily peak hour vehicle trips.

Raul A. Pino, P.L.S.

NOV. 25 2003
Date

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24-54-39/90-83

RESOLUTION NO. 4-ZAB-19-91

The following resolution was offered by Georgia A. Wright seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, IGLESIA BAUTISTA FILADELFIA had applied for the following:

(1) SPECIAL EXCEPTION to permit a church in conjunction with a ministerial residence.

(2) UNUSUAL USE to permit a day care center in conjunction with a church.

(3) NON-USE VARIANCE OF ZONING REGULAITONS as applied to private schools to permit 47 trees (80 trees required).

(4) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit stables to setback 0' (30' required) from the side street (east) property line, to setback 0' (7.5' required) from the rear (south) property line and spaced less than 250' from a residence under different ownership.

(5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a wooden shack to setback 2.5' (7.5' required) from the rear (south) property line and setback 2.75' (20' required) from the interior side (west) property line.

(6) NON-USE VARIANCE OF SIGN REGULATIONS to permit a 38.5 sq. ft. detached sign (24 sq. ft. permitted).

(7) NON-USE VARIANCE OF SIGN REGULATIONS to permit a 40 sq. ft. wall sign (none permitted).

(8) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a church/day care center to setback 49.6' (75' required) from the interior side (west) property line.

A plan is on file and may be examined in the Zoning Department entitled "Sketch of Survey," as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled "Proposed Day Care for Iglesia Bautista Filadelfia," as prepared by R.M., dated 1-25-90, consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 1/2 of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purpose.

LOCATION: 12200 S.W. 56 Street, Dade County, Florida, and

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4-Zab-19-91

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception, unusual use (Items #1 and #2) and non-use variances of sign regulations and setback requirements (Items #6, #7 and #8) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, but that the requested non-use variances of zoning regulations, setback and spacing requirements (Items #3, #4 and #5) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested non-use variances (Items #3, #4 and #5) be and the same are hereby denied without prejudice;

BE IT FURTHER RESOLVED that the requested special exception, unusual use and non-use variances of sign regulations and setback requirements (Items #1, #2 #6, #7 and #8) be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc; said plan to be reviewed and approved by the Building and Zoning and Planning Departments which shall assess the plan's concept and its elements for logic, imagination, variety, compatibility and compliance with applicable regulations.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Sketch of Survey," as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled "Proposed Day Care for Iglesia Bautista Filadelfia," as prepared by R.M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property.

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

4. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size including, but not limited to, a hedge along the southerly property line, to be a minimum of 3' high at the time of planting and ultimately maintained at a height of 6', prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

5. That only one detached sign, not to exceed 24 square feet, be permitted for both the church and day care uses.

6. That no trailers, tents or similar structures and no temporary use of any type shall be permitted on the premises.

7. That no occupancy or use of the premises be permitted until the required parking facilities have been improved and installed in accordance with the Zoning Code requirements.

8. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.

9. That the day care use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services (Child Care Licensing Unit).

10. That the day care use shall be restricted to a maximum number of 40 children.

11. That the hours of operation of the day care facility shall be between 7:00 A.M. and 6:00 P.M.

12. That the day care use may be conducted on the premises on week days only, Monday through Friday inclusive.

13. That the play area for the day care center shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.

14. That the proposed day care structure or the addition to the existing structure be of a residential type and character and meet with the approval of the Zoning Director.

15. That transportation to be furnished in connection with the use will consist of 2 vehicles and shall be of a van type; said vehicles may be stored on the premises.

16. That the applicants obtain a Certificate of Use and Occupancy for the day care facility from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

17. That the applicants comply with all conditions and requirements of the Department of Environmental Resources Management.

18. That the applicants obtain a Certificate of Use and Occupancy for the existing church within 90 days from the date of this resolution.

19. That the existing stables in the southeast corner of the property and wooden shack in the S.W. corner be removed from the property within 90 days from the date of this resolution and prior to further permit issuance.

20. That the applicants comply with all conditions and requirements of the Public Works Department.

21. That all landscaped areas adjacent to off-street parking areas shall be protected from encroachment or intrusion of vehicles through the use of non-mountable reinforced concrete curbing (see detail -- Straight 6" Curb, Page R14.2 of the Metropolitan Dade County Public Works Department Standard Details, Part 1), or through the use of concrete wheel stops when the landscaped area is at the front of parking spaces. Wheel stops shall have a minimum height of six (6) inches above finished grade of the parking area. Wheel stops shall be properly anchored and shall be continuously maintained in good condition. Where wheel stops are located two (2) feet from the front of a parking space, that two (2) feet need not be paved. However, the area between the wheel stop and the landscape area shall receive appropriate landscape treatment including planting of grass or ground cover; this area, however, shall not be calculated as part of the required landscape area.

22. That the existing and proposed drives be increased to 20'.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 30th day of January, 1991.

Hearing No. 91-1-23
Typed 2/7/91 bn

STATE OF FLORIDA)
:
COUNTY OF DADE)

I, Ronald J. Szep, Assistant Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4-ZAB-19-91 adopted by said Zoning Appeals Board at its meeting held on JANUARY 30, 1991.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 11th day of February, A.D. 1991.

Ronald J. Szep, Ex-Officio Secretary
Metropolitan Dade County
Zoning Appeals Board

By: Ronald Szep

SEAL

C-11

MIAMI-DADE FIRE RESCUE DEPARTMENT

C-11

ZONING COMMENTS

Hearing Number: 201-428 2nd Rev.

Service Impact: ☐ Yes ☐ No

Plans: ☑ Yes ☐ No Request: _____

Location: S of SW 56S / E of SW 123 A / W of SW 122nd AVE.

Recommendation: No objection ✓
No objection with condition(s) ____
Denial ____

Estimated number of alarms generated annually by application: 4

If there is an impact, below is the service availability:

Station District 57 Grid 1665 DU/SF 15,619 Church. Occupancy Type 3

Impact of additional calls on closest station: ☑ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

ACCESS:
Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☑ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☑ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☑ **Fire Engineering & Water Supply Bureau site plan review and approval required.**

OTHER CONCERN(S):

Reviewed by: Barbara J. Matthews Phone: (786) 331-4542 Date: 10/9/03

Revised 4/18/02

25

TEAM METRO
WEST OFFICE

ENFORCEMENT HISTORY

CHURCH OF JESUS CHRIST ALMIGHTY	12200 SW 56 STREET MIAMI-DADE COUNTY, FLORIDA
APPLICANT	**ADDRESS**
01/07/2004	01-428
DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

NO CURRENT ENFORCEMENT HISTORY.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Church of Jesus Christ The Almighty - Non Profit
CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock *
Oscar Aguero 16540 NW 84 Ave. Miami, FL 33016 - President	
Stella Aguero 16540 NW 84 Ave Miami, FL 33016 - Vice President	
Hector Perez 5337 W. 22nd Ct Hialeah, FL 33016 - Director	
Maximo Sotelo 10874 SW 2nd St. # 202 Miami, FL 33174 - Director	
Javier Rodriguez 19661 NW 82nd ct Miami, FL 33015 - Director	

* Non-Profit, non-stock Corporation

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS	Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____
NAME

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

Date of contract: _____

28

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant) OSCAR AGÜERO

Sworn to and subscribed before me,

this 3 day of DECEMBER, 2001

(SEAL)

Notary Public, State of Florida at Large

Javier Rodriguez
My Commission CC832367
Expires May 3, 2003

My Commission Expires:

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

ED IN

X, OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE
H 50.00 FEET AND LESS THE EAST 35.00 FEET

X, OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE
H 50.00 FEET AND LESS THE WEST 25.00 FEET

AU

F. 4.14 ACRES
F. 8.7%
F. 61.0%
D PROVIDED. LANDSCAPING TO COMPLY
NTY CODE.
F. 30.3%

123 SPACES REQ'D.
3849/300 = 13 SPACES REQ'D.
136 SPACES REQ'D.

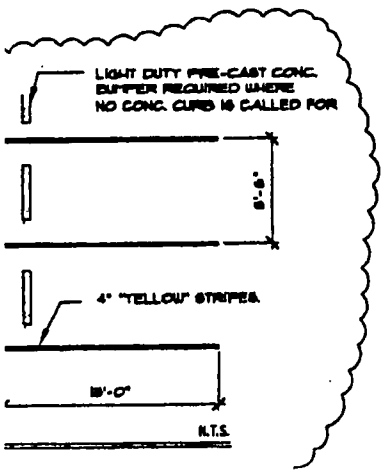
128 PARKING SPACES
6 HANDICAP PARKING SPACES
2 BABY-STROLLER PARKING SPACES

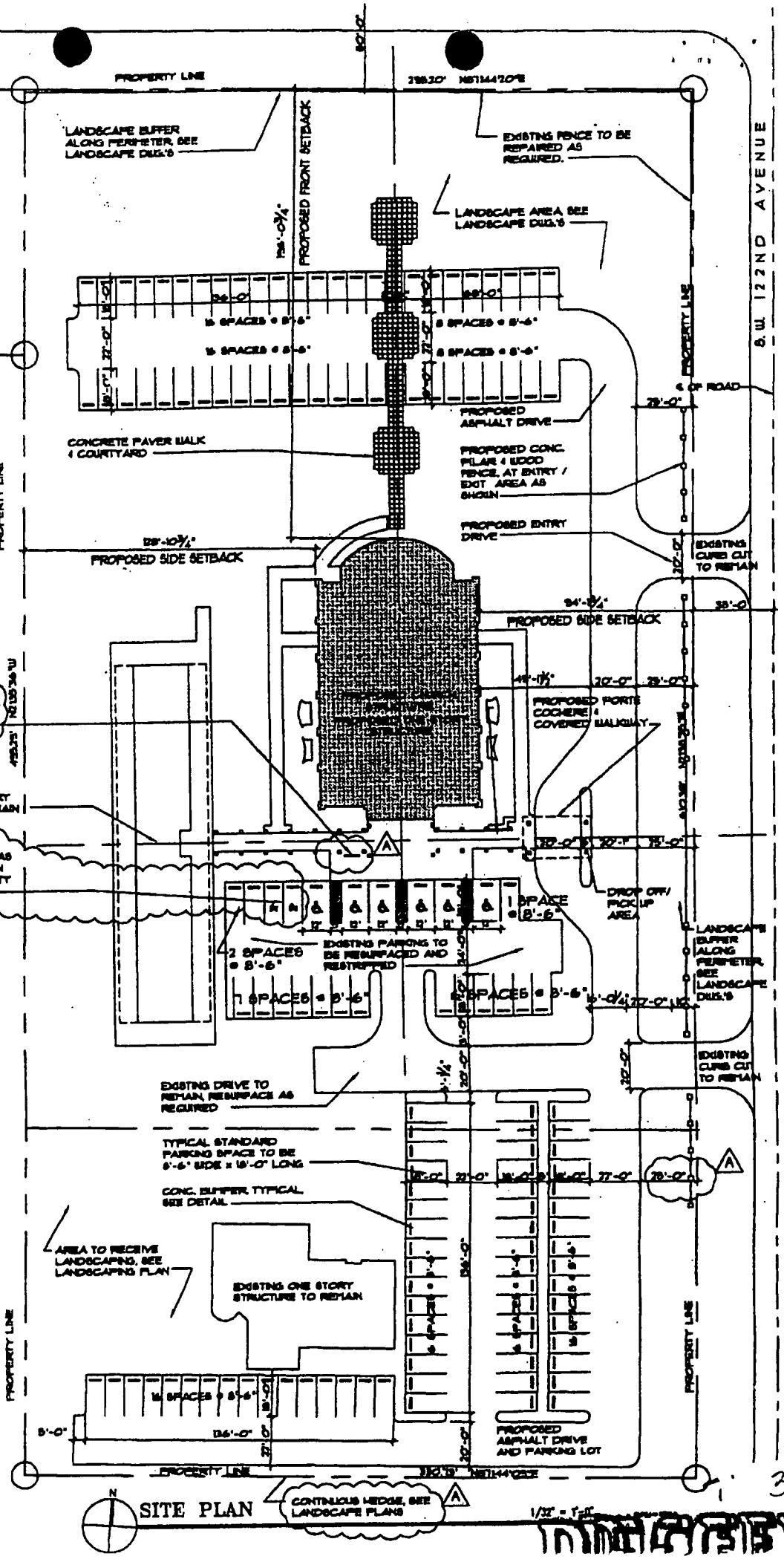
136 PARKING SPACES

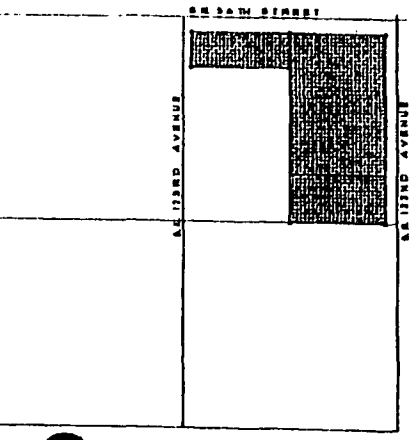
TING

GE

AND DETAILS OF ALL







LOCA[redacted] MAP

1" = 100'-0"

ERAL NOTES

rt Contractor shall examine the site and become familiar with conditions affecting construction of the premises before submitting bids. Failure to do this shall not be ldered cause for additional charges or complaints.

r disposal of all waste materials shall be by the General Contractor. All individual ntractors shall be responsible for proper disposal of waste materials due to their ndition activities. The site shall be kept clean and secure at all times. Any General tractor's subcontractor shall be responsible for proper disposal due to their activities.

General Contractor is responsible for all work indicated or implied on these ction documents unless specifically noted "by others" and/or "N.I.C." Also is ble to his/her subcontractors, the General Contractor is responsible for rdinating and scheduling the work noted "by others" and/or "N.I.C."

General Contractor is liable for all damages and shall take care to demolition and to ings from cracks to remain in remodeling.

General Contractor shall leave the job cleaned upon completion of work including but limited to vacuum cleaning carpets, polishing hardware fixtures, removal of dust, dirt public access.

deviation from these construction drawings and specifications must be submitted for w and approval prior to implementation.

Contractor shall pay and maintain all necessary City, County and State licenses prior ommencing construction. If special permits are required for any part of the work, y shall be obtained and exhibited. The Contractor shall give all notices and comply the laws, ordinances, codes and regulations bearing on the conduct of the work as n and specified.

ll be the Contractor's responsibility as part of the work to be done to co-ordinate work with that of other contractors and subcontractors.

h and material shall comply with the applicable standards of the South Florida ding Code and all other applicable codes. All work shall be good of quality.

Contractor [redacted] responsible for hoisting, maintaining and supervising all safety cautions for [redacted]ard Public, employees coming to the space, and the Contractor's ors. Th[redacted] shall be liable and responsible for any loss or damage to the ipment, [redacted]ding, inventory and materials located in or situated on the ndition site [redacted] resulting from his activities.

Contractor shall be responsible for all cutting, fitting or patching that may be uired to complete the work or to make its several parts fit together properly.

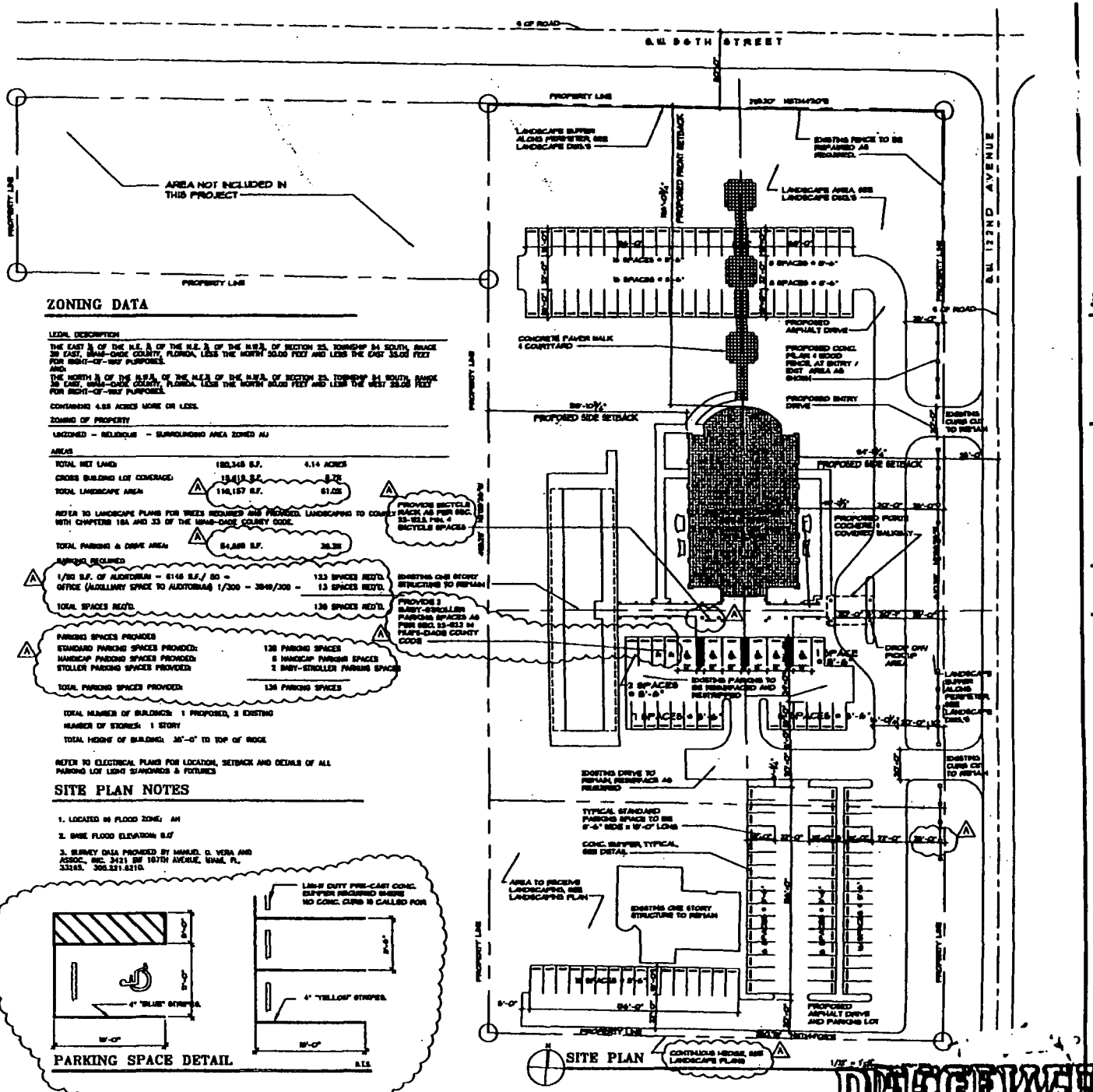
Contractor shall provide adequate security and protection for all parts of the existing lding, and/or their contents and occupants, wherever work under this contract is to performed. The G.C. is responsible for the removal of any item that can be damaged ction.

finished work shall be free from defects. The Architect reserves the right to reject y material and workmanship which is not considered to be up to the high standards the various trades involved.

Contractor shall be responsible for all applicable manufacturers' product guarantees and all submit copies of each to Owner and Architect.

Contractor shall keep on site a complete set of construction drawings, specifications, tches and distribution drawings, including a copy of city approved drawings.

Contractor shall review manufacturers/fabricators' shop drawing submittals and ke changes to accommodate all trades and conditions. Contractor shall forward all mittals to the Architect for review of design intent compliance prior to fabrication.



ZONING DATA

LEGAL DESCRIPTION

THE EAST ½ OF THE N.E. ¼ OF THE N.E. ¼ OF THE N.E. ¼ OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 30.00 FEET AND LESS THE EAST 35.00 FEET FOR RIGHT-OF-WAY PURPOSES.
AND:
THE NORTH ½ OF THE N.E. ¼ OF THE N.E. ¼ OF THE N.E. ¼ OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 30.00 FEET AND LESS THE WEST 35.00 FEET FOR RIGHT-OF-WAY PURPOSES.

CONTAINING 4.55 ACRES MORE OR LESS.

ZONING OF PROPERTY

UNZONED – RELIGIOUS – SURROUNDING AREA ZONED AU

AREAS

TOTAL NET LAND:	180,348 S.F.	4.14 ACRES
GROSS BUILDING LOT COVERAGE:	19,613 S.F.	9.78
TOTAL LANDSCAPE AREA:	110,157 S.F.	61.05
TOTAL PARKING & DRIVE AREA:	54,589 S.F.	30.26

REFER TO LANDSCAPE PLANS FOR TREES REQUIRED AND PROVIDED. LANDSCAPING TO COMPLY WITH CHAPTERS 18A AND 33 OF THE MIAMI-DADE COUNTY CODE.

PARKING REQUIRED

1/30 S.F. OF AUDITORIUM – 6145 S.F./ 30 =	123 SPACES REQ'D.
OFFICE (AUXILIARY SPACE TO AUDITORIUM) 1/300 – 3940/300 =	13 SPACES REQ'D.
TOTAL SPACES REQ'D.	136 SPACES REQ'D.

PARKING SPACES PROVIDED

STANDARD PARKING SPACES PROVIDED:	128 PARKING SPACES
HANDICAP PARKING SPACES PROVIDED:	6 HANDICAP PARKING SPACES
STROLLER PARKING SPACES PROVIDED:	2 BABY-STROLLER PARKING SPACES
TOTAL PARKING SPACES PROVIDED:	136 PARKING SPACES

TOTAL NUMBER OF BUILDINGS: 1 PROPOSED, 2 EXISTING

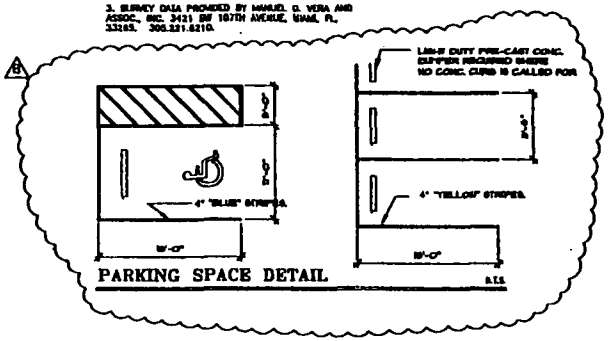
NUMBER OF STORIES: 1 STORY

TOTAL HEIGHT OF BUILDING: 35'-0" TO TOP OF RIDGE

REFER TO ELECTRICAL PLANS FOR LOCATION, SETBACK AND DETAILS OF ALL PARKING LOT LIGHT STANDARDS & FIXTURES

SITE PLAN NOTES

1. LOCATED IN FLOOD ZONE: AH
2. BASE FLOOD ELEVATION: 8.0'
3. SURVEY DATA PROVIDED BY MANUEL G. VERA AND ASSOC. INC. 3421 SW 107TH AVENUE, MIAMI, FL. 33165. 305.221.5210.



PARKING SPACE DETAIL

ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miami, FL 33027

Ministerio Jesucristo El Todopoderoso

Yadir Almanza, Pastor
12200 SW 56th Street
Miami, FL
(305) 895-7338

Site Plan Review

REVISIONS

No.	BY	DATE	DESCRIPTION
1	CJB	07/18	COUNTY COMMENTS
2	CJB	09/03	COUNTY COMMENTS

SITE PLAN, LOCATION MAP, LEGAL DESCRIPTION, & ZONING DATA

SHEET TITLE

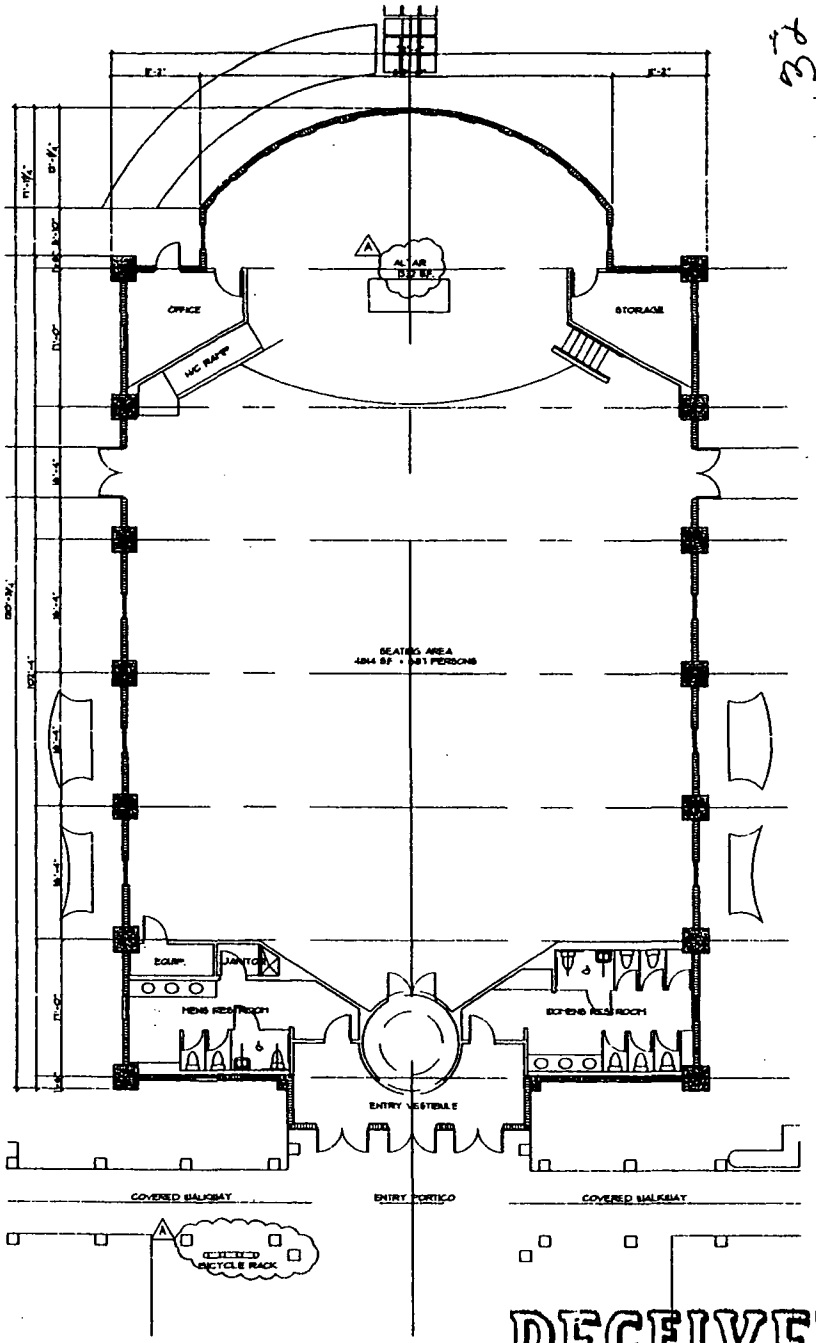
DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

A-1

RECEIVED
204428
OCT 07 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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



FLOOR PLAN

ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio
Jesucristo El
Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street.
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
A	CJB	08.25.03	COUNTY COMMENTS

FLOOR PLAN

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET A-2

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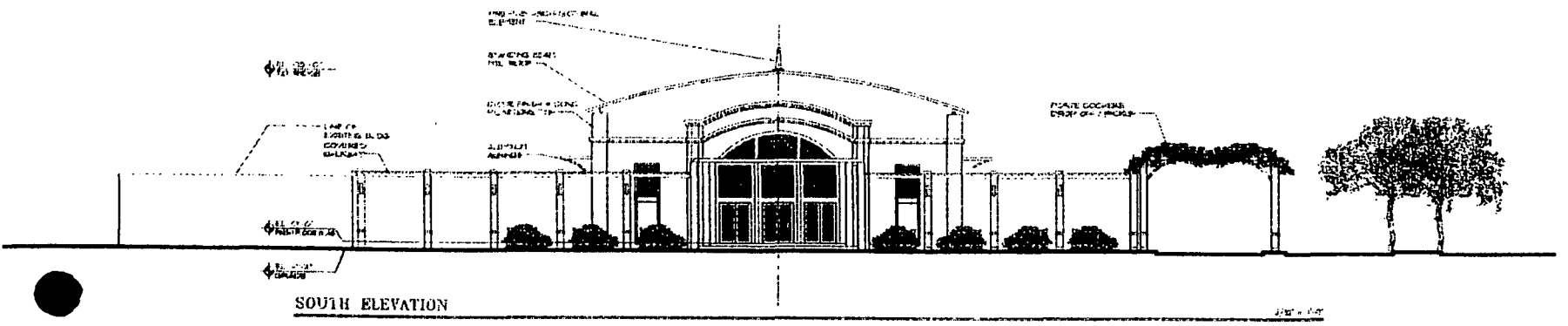
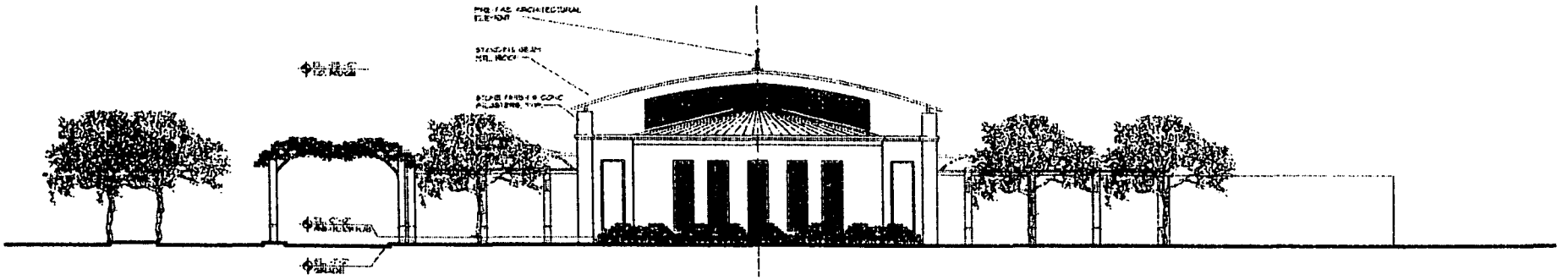


SOUTH ELEVATION



NORTH ELEVATION

33

ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio
Jesucristo El
Todopoderoso

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION

ELEVATIONS

SHEET TITLE

DATE
DRAWN BY
REVIEWED BY

0333
PROJECT NO.

A3

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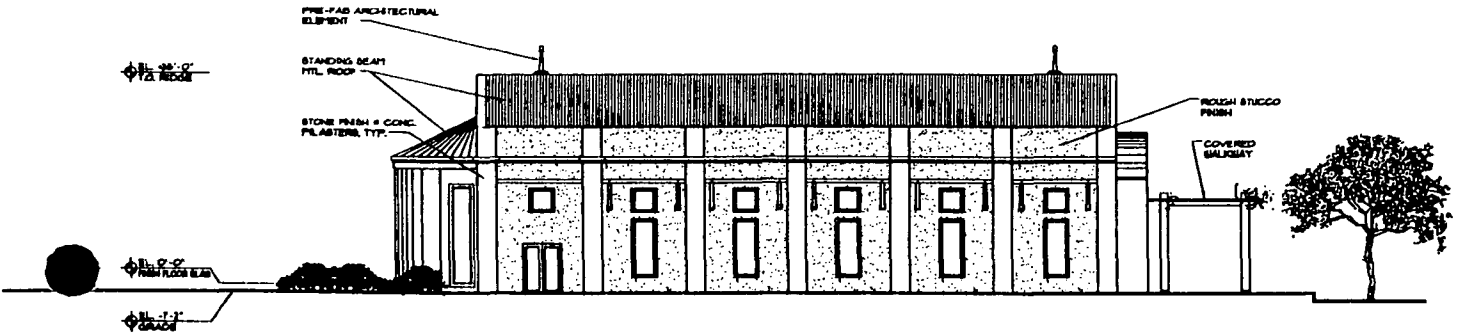
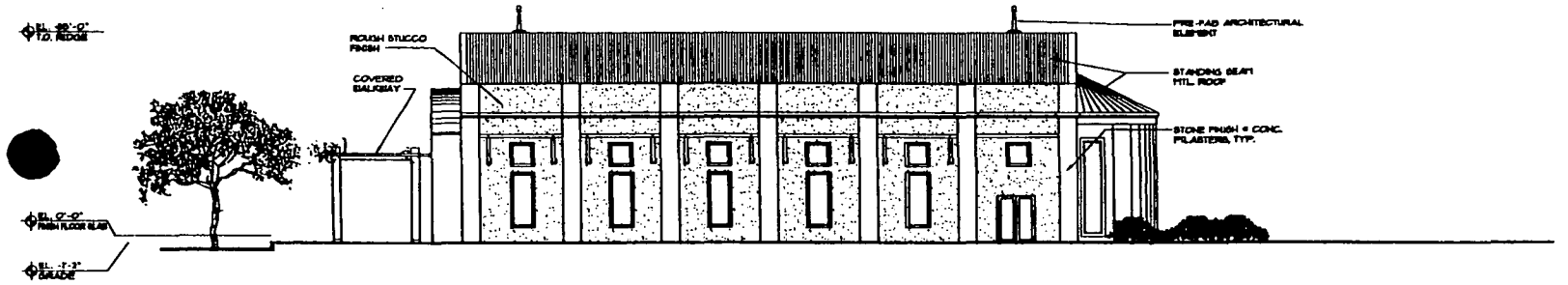
201-428
OCT 07 2003

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



WEST ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

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201-428
OCT 07 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

3d

ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street.
Miami, FL
(305) 595-7318

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
A	CJB	08.25.03	COUNTY COMMENTS

ELEVATIONS

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVISED BY C.J.B.

0333
PROJECT NO

SHEET A-4

35

SOD

SOD

SOD

EXISTING FICUS HEDGE TO REMAIN

EXISTING FICUS HEDGE TO REMAIN

2 BEDS

2 BEDS

4 BEDS

3 BEDS

PLANTING PLAN 1/16" = 1'-0"

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201428
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	08.25.03	COUNTY COMMENTS

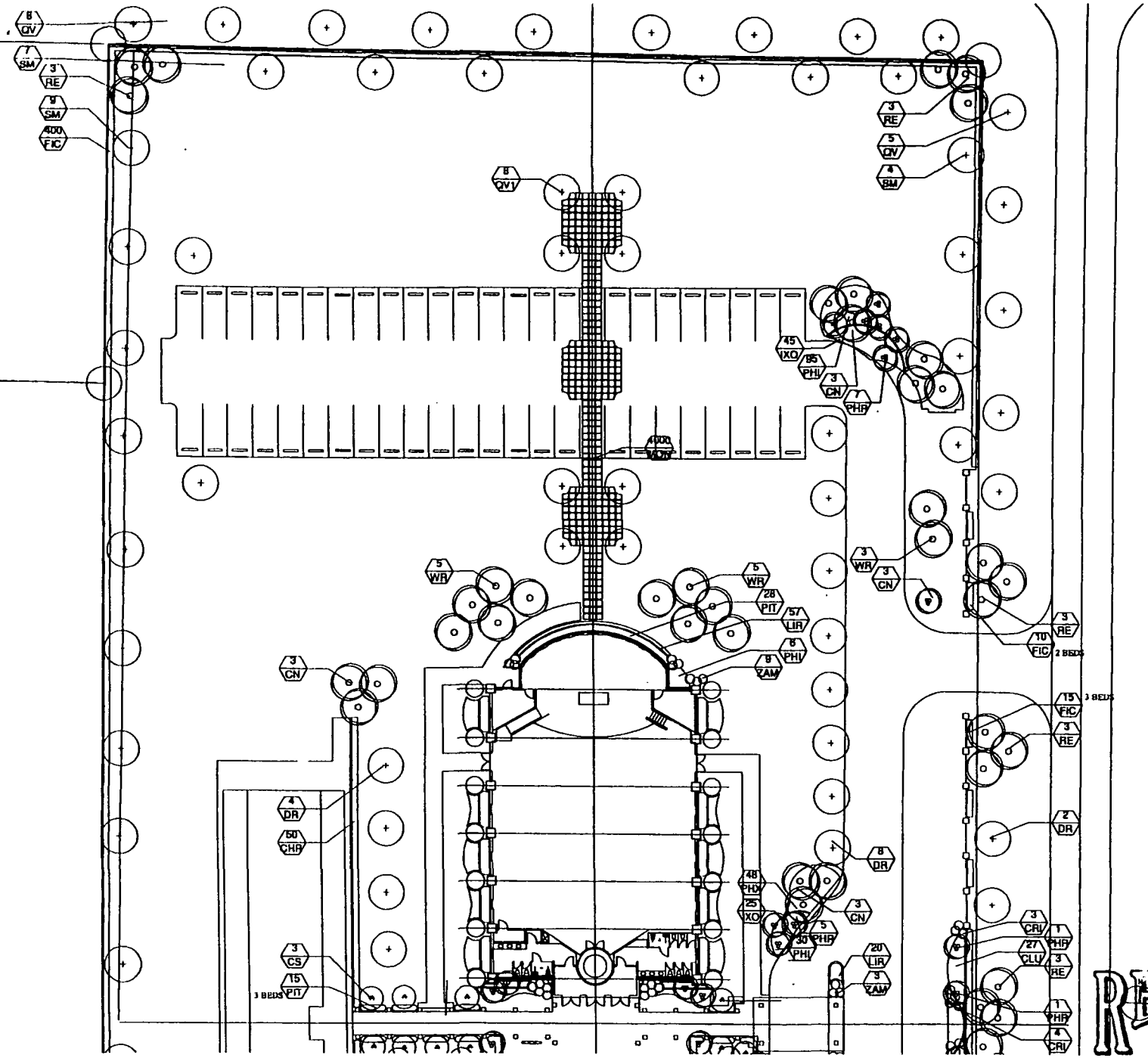
LANDSCAPE PLANTING PLAN

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET L-1



36

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Bimpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	01.25.03	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET L-2

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ZONING HEARINGS SECTION
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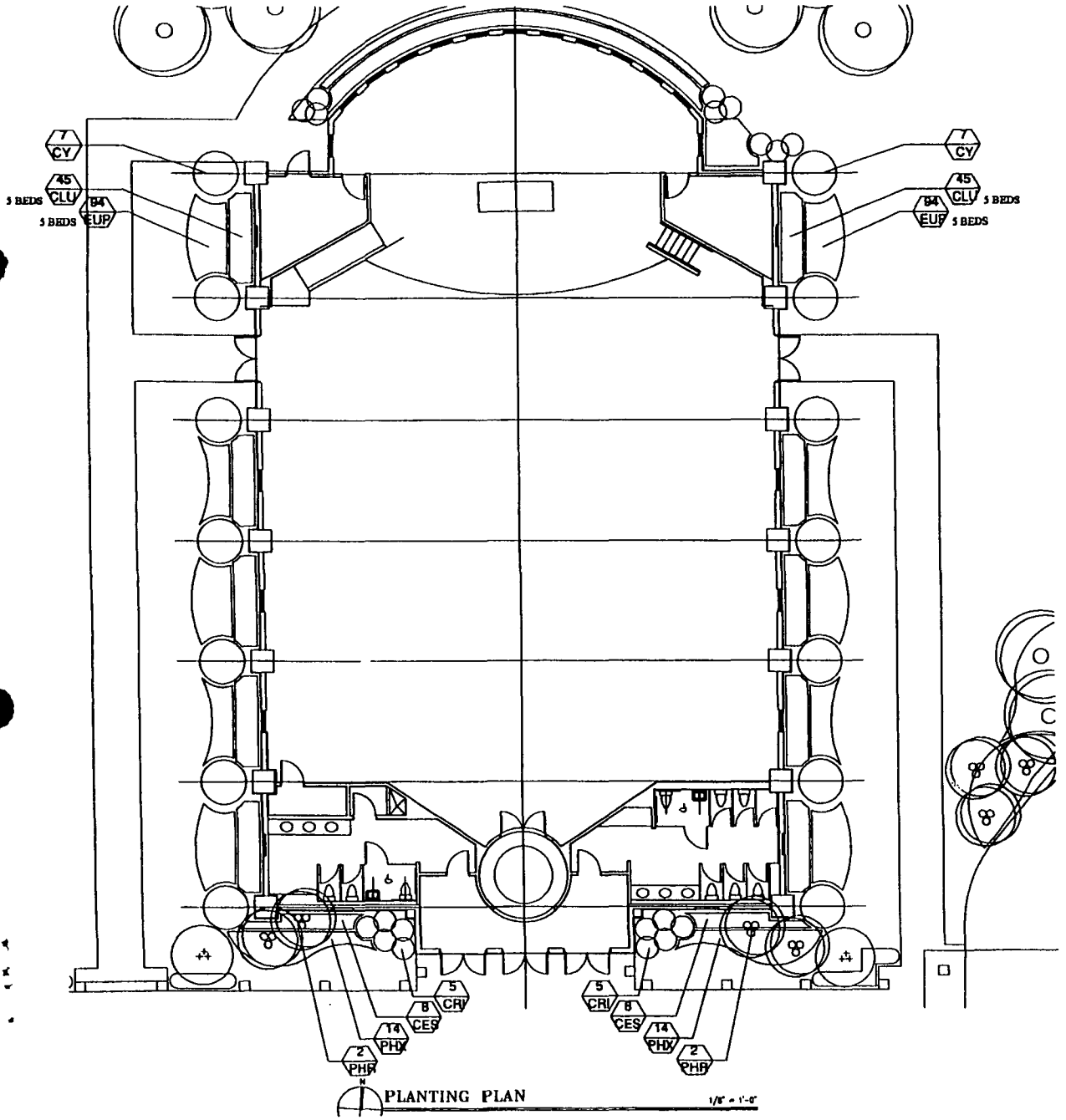

PLANTING PLAN 1/8" = 1'-0"

RECEIVED
ZA-428
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
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ARCHITECTURE

Architecture with a Point
Alejandro Santamaría, R.A. AR 91403
Carlos J. Bueno, R.A. AR 0017504

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No.	BY	DATE	DESCRIPTION
1	CJB	08.25.03	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

ant specifications

andscape: Contractor shall be familiar w/ all work equired by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the roof deck. If these sheets are not included, contact General Contractor.

All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.

All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 60 days from final acceptance.

Planting soil shall be weed free and consist of 80% clean silica sand, 10% energardex muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.

Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.

Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.

Landscape Contractor shall locate and verify all underground utilities prior to digging.

All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.

Any wire guys and/or fabric straps shall be flagged w/ fluorescent colored tape as shown in details.

All trees shall be fertilized at installation w/ "Agriform Tabs", 21 gram size, w/ a 20-10-5 formulation, (or approved equal) according to manufacturers recommendations.

All other plants shall be fertilized at installation w/ Osmocote (or approved equal) according to manufacturers recommendations.

All trees [illegible] to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).

Sod shall be St. Augustine 'Floratam' (unless otherwise noted) laid w/ alternating staggered joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving, gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to allow outlines shown. Landscape Contractor responsible for take-off and 100% coverage of areas.

Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.

Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.

Discrepancies shall be brought to the attention of the Landscape Architect.

No changes shall be made without the prior consent of the Landscape Architect.

All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.

Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.

Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, but not limited to, plant materials, planting soil and placement, fertilizer, drainage mat, protection board, mulch, crane and other equip., etc.

All plant material shall meet or exceed specifications listed, but not limited to, plant materials, planting soil and placement.

All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.

Landscape Contractor shall be responsible for providing temporary irrigation provisions until such time as the irrigation system is [illegible]

All areas [illegible] mulch/gravel to recieve a 2" layer of material over a weed barrier material.

landscape legend

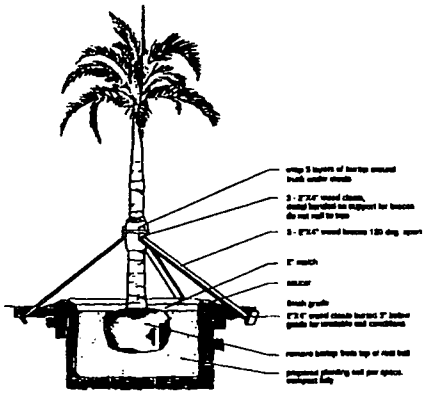
Zoning District unzoned Net Lot Area 4.14 acres 180,245 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net Lot Area = 180,245 s.f. x 40 % = 72,138 s.f.	72,138	109,797
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 138 x 10 s.f. per parking space =	1,380	1,360
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	73,498	110,157
LAWN AREA CALCULATION		
A. 73,498 total s.f. of landscaped open space required by chapter 33	73,498	110,157
B. Maximum lawn area (sod) permitted = 90 % x 180,245 s.f. =	108,807	100,600
TREES		
A. No. trees required per net lot acre 4.14. Less existing number of trees meeting minimum requirements 28 trees x 4.14 Net Lot Acres	116	116
B. % Palms allowed: No trees provided x 30%	35	24
% Palms permitted to count as street trees on 1:1 basis x 50%	8	4
C. % Natives Required: No. trees provided x 30%	35	91
D. Street Trees (maximum average spacing of 35' o.c.): 905 linear feet along street / 35	26	29
SHRUBS		
A. No. trees required 142 x 10 = No. of shrubs required	1420	2191
B. % Natives required: No. shrubs required 1420 x 30%	426	492

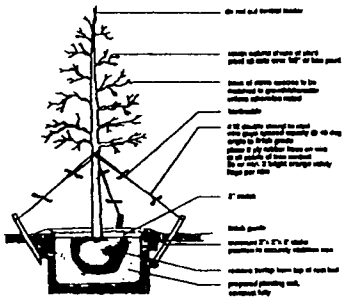
IRRIGATION PLAN: if required by Chapter 33

plantlist

	QTY	KEY	PLANT NAME	SPECIFICATION
	12	CN	Cocos nucifera 'Dr. Malayan' Green Malayan Coconut	4'-8' grey wood hts. staggered
	12	CS	Cordia sebestena (N) Geiger Tree	10' ht. x 4-5' spr. 4" c.t. full 2" d.b.h.
	14	CY	Cupressus sempervirens Italian Cypress	8' ht. x 3' spr. full matched
	12	DR	Delonix regia (N) Royal Poinciana	10' ht. x 5-6' spr. 4" c.t. 2" d.b.h.
	29	QV	Quercus virginiana (N) Live Oak	12' ht. x 5-6' spr. 5" c.t. 3" d.b.h. full
	8	QV1	Quercus virginiana (N) Live Oak	14' ht. x 5-6' spr. x 6" c.t. 4" d.b.h.
	23	RE	Roystonea elata Royal Palm	8-10' of grey wood staggered
	36	SM	Swietenia mahogani (N) West Indies Mahogany	10' ht. x 4-5' spr. 4" c.t. 2" d.b.h.
	17	TB	Tabebuia caribe Silver Trumpet	10' ht. x 4-5' spr. 4" c.t. 2" d.b.h.
	13	WR	Washingtonia robusta Silver Trumpet	8-12' of c.t. staggered
	QTY	KEY	PLANT NAME	SPECIFICATION
Shrubs	28	CAR	Carissa 'Emerald Blanket' Dwarf Natal Plum	3 gal 12-14 spr. full clump 24" o.c.
	250	CES	Conocarpus e. sericeus (N) Silver Buttonwood	3 gal 24" ht. x 14" spr. full to base 24" o.c.
	86	CHR	Chrysobalanus icaco (N) Cocoplum	3 gal. 24" ht. x 18" spr. full 24" o.c.
	144	CLU	Clusia guttifera (N) Small Leaf Clusia	3 gal. 24" ht. x 18" spr. 24" o.c.
	24	CRI	Crinum asiaticum Giant Crinum	7 gal. full clump
	188	EUP	Euphorbia sp. Crown of Thorns	3 gal 12-14" ht. x spr. full 18" oc. color to be selected
	780	FIC	Ficus benjamina Weeping Fig	3 gal. 24" ht. 15-18" spr. 24" o.c.
	312	IXO	Ixora 'Nora Grant' Pink Ixora	3 gal. 24" ht. 14" spr. full 24" o.c.
	197	LIR	Liriope 'Evergreen Giant' Giant Lilyturf	1 gal. 12" ht. full clump 12" o.c.
	4000	MON	Mondo Grass	2" pots at 4" o.c.
	148	PHI	Philodendron selloum Split Leaf Philodendron	3 gal 18-20" ht. x spr. full 30" o.c.
	22	PHR	Phoenix roebelini Pygmy Date Palm	6' o.a. ht. 36" c.t. triple full head
	118	PHX	Philodendron 'Xanadu' Philodendron Xanadu	3 gal 14-18" ht. x spr. full 24" o.c.
	62	TIO	Pittosporum tobira Green Pittosporum	3 gal 18-18" ht. x 14" spr. full 24" o.c.
	15	ZAM	Zamia furfuracea Cardboard plant	7 gal 30" ht. x spr. full clump 30" o.c.
	6	SOD	St. Augustine 'Floratam'	Solid Sod



palm/large tree planting detail nts



SMALL TREE PLANTING DETAIL nts

VERTEX ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
2	CJB	09.11.03	COUNTY COMMENTS
1	CJB	08.25.03	COUNTY COMMENTS

LANDSCAPE LEGEND AND NOTES

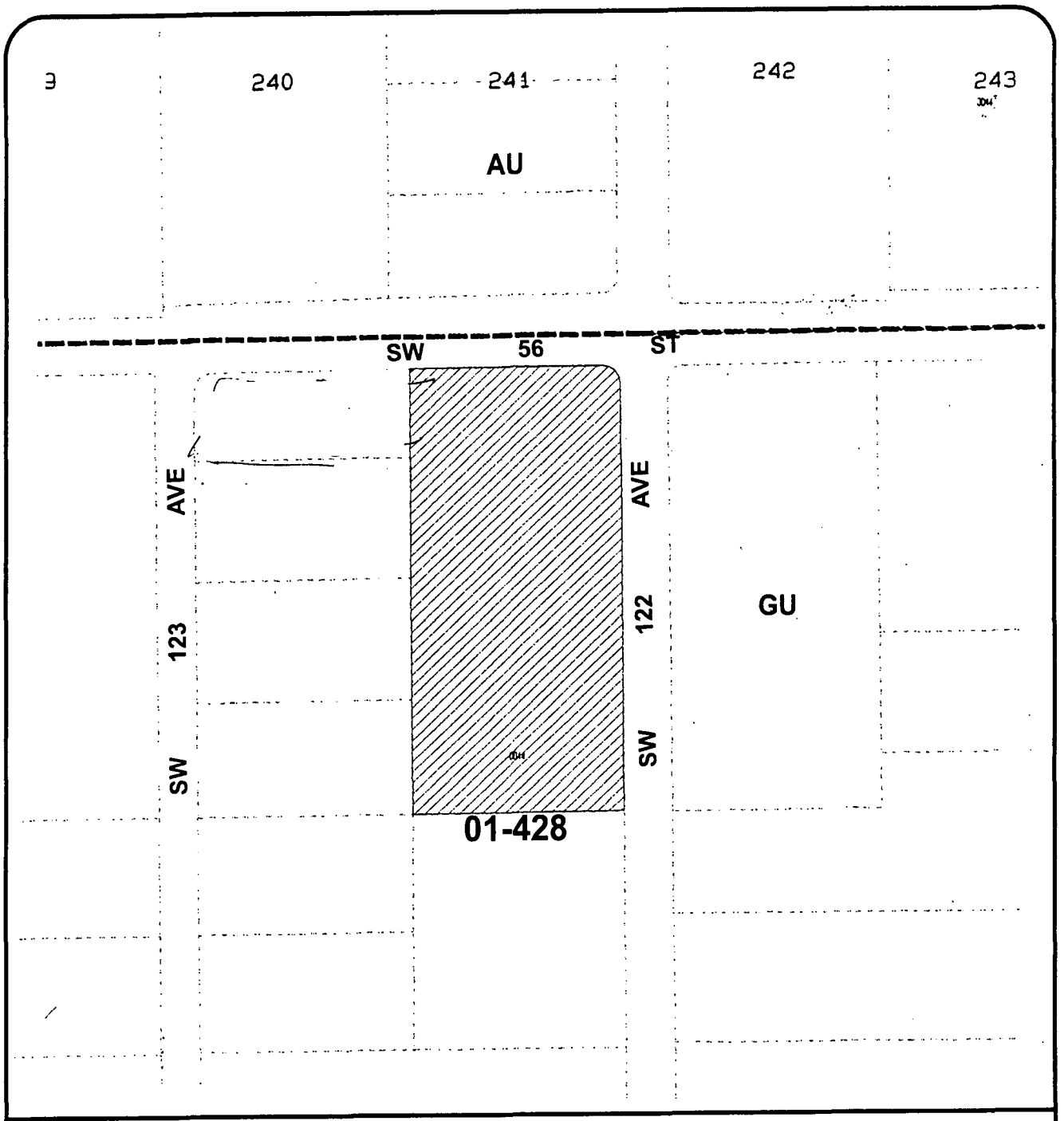
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVISED BY C.J.B.

0333
PROJECT NO.

SHEET L-4

RECEIVED
201-428
OCT 07 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



MIAMI-DADE COUNTY
HEARING MAP

S C A L E 0 200' N

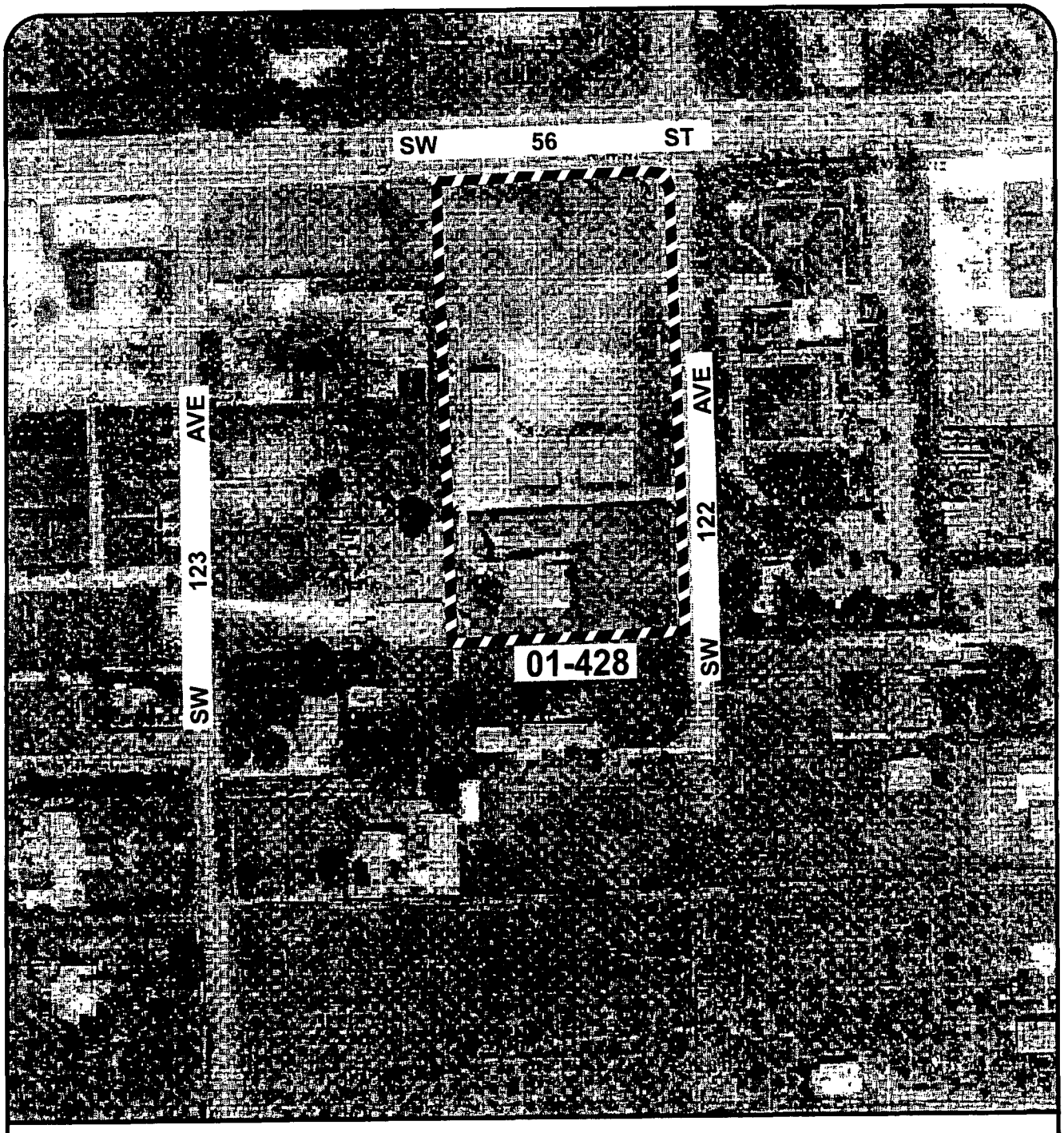
SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING. 01-428. 11/03
REVISED 11/10/03

39



MIAMI-DADE COUNTY
AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING 01-428. 11/03
REVISED 11/10/03

40

1. CHURCH OF JESUS CHRIST ALMIGHTY
(Applicant)

03-12-CZ11-1 (01-428)
Area 11/District 10
Hearing Date: 12/2/03

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1991	Iglesia Bautista Filadelfia	- Special Exception to permit a religious facility & ministrial residence. - Unusual Use day care center. - Non-Use Variance sign. - Non-Use Variance of set back requirements.	ZAB	Approved w/conds.

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11

APPLICANT: Church of Jesus Christ Almighty **PH:** Z01-428 (03-12-CZ11-1)

SECTION: 25-54-39 **DATE:** December 2, 2003

COMMISSION DISTRICT: 10 **ITEM NO.:** 1

==========

A. INTRODUCTION

- **REQUEST:**

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordnce with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

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

- **SUMMARY OF REQUEST:**

The request will allow the applicant to modify a condition of a previously approved Resolution in order to submit a new plan showing the addition of a new sanctuary building for an existing religious facility.

- **LOCATION:** 12200 S.W. 56 Street, Miami-Dade County, Florida.

- **SIZE:** 4.14 acres.

o **IMPACT:**

This application will allow the applicant to construct a new sanctuary building to serve the members of the existing religious facility. This application will not affect public services and will not bring additional traffic and noise into the area, however, it will be visually intrusive to the surrounding area.

B. ZONING HEARINGS HISTORY:

In 1991, the Zoning Appeals Board (ZAB) granted a special exception and an unusual use that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than permitted.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property for **agriculture.**

2. The area designated as "Agriculture" contains the best agricultural land remaining in Dade County. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools (Land Use Element, page I-47).

3. Uses and Zoning Not Specifically Depicted. Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." (Land Use Element, page I-36).

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	GU; house of worship & day care	Agriculture
Surrounding Properties:		
NORTH:	GU; house of worship	Agriculture
SOUTH:	GU; single family residence	Agriculture
EAST:	GU; religious retreat	Agriculture

WEST:	GU; plant nursery & single family residences	Agriculture

The subject parcel is irregular in shape and is located on the south side of Miller Drive (SW 56 Street), on the west side of SW 122 Avenue. There is a single story structure currently used as a house of worship and day care on the site. The parcel is located within an area of Southwest Miami-Dade County referred to as "Horse Country." This two square mile area is characterized with ranches and plant nurseries.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	**Unacceptable**
Location of Buildings:	**Unacceptable**
Compatibility:	**Unacceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Unacceptable**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Paragraph V. Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens. The Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where demonstratively

greater public benefit will result from the modification or elimination than the resulting public burden as measured by the following:

(A) Approval of the application will result in the provision of public benefits in two (2) or more of the following categories of public benefits:

1. Enhancement and/or preservation of substantial open space, public parks, environmentally sensitive land, or natural or historic resources in terms of one or more of the following:

   (a) provision of additional on- or off-site open space, configured in such a manner that it provides a public benefit in terms of either public use or improved aesthetics when viewed from public rights-of-way (except where 2 (d) below is relied upon); or

   (b) an increase in the amount of land available for public parks acceptable to the Park and Recreation Department, or in the recreational facilities of public parks; or

   (c) perpetual preservation of "environmentally endangered lands"; or

   (d) perpetual preservation of additional wetlands (which may include, in addition, restoration or enhancement); or

   (e) removal of a use or structure that either has an adverse effect on a wellfield or aquifer recharge area, or that poses a high risk of wellfield contamination, and replacement with a use or structure that significantly lessens the impact or risk; or

   (f) removal, or reduction of the intensity of a use, that results in a substantial reduction of risk of groundwater contamination; or

   (g) preservation of designated historic resources or rehabilitation of contributing historic structures.

2. A substantial improvement to the character of the immediate vicinity by one or more of the following means:

   (a) elimination or rehabilitation of blighted buildings or other blighting influences; or

   (b) substantial reduction of "sign clutter," where the character of the immediate vicinity is largely defined by an abundance of signage; or

   (c) relocation of utility lines underground, where the character of the immediate vicinity is heavily impacted by overhead utilities; or

   (d) substantial improvements to landscaping or streetscaping (except where 1(a) is relied upon); or

(e) substantial reduction in excessive noise, smoke, vibration, odors, gases, dust, risk of pollutants, or damage to jurisdictional wetlands.

3. Elimination of uses that are inappropriately located, by either:

   (a) abandonment and elimination of a lawful existing nonconforming use; or

   (b) elimination of a lawful use or building which, although not legally nonconforming, represents an obvious departure from the established pattern of development or use in the immediate vicinity.

4. Provision of one or more of the following facilities or services in and for locations in which there is a demonstrated need:

   (a) schools or vocational training facilities; or
   (b) day care services for children or the elderly; or
   (c) a police station or substation; or
   (d) a fire station; or
   (e) a library; or
   (f) public buildings and facilities; or
   (g) water or sanitary sewer lines.

5. Direct and specific implementation of adopted land use or community development plans of Miami-Dade County, by:

   (a) implementation of two or more preferred development types or scenarios from the Miami-Dade County *Urban Design Manual*; or

   (b) implementation of the "guidelines for urban form" in the Land Use Element of the Comprehensive Development Master Plan; or

   (c) implementation of a portion of the Adopted Action Plan of the Consolidated Plan of the Miami-Dade County Office of Community and Economic Development.

6. A benefit to the function of the transportation network in the immediate vicinity, in terms of one or more of the following:

   (a) a substantial decrease in trip generation during hours of peak use; or

   (b) an increase in the proportion of pedestrian, bicycle, or transit trips in relation to total daily trips in the immediate vicinity by all modes of transportation as a result of providing multi-modal amenities or mixed-use development; or

   (c) an improvement in the quality, capacity, and function of pedestrian and bicycle circulation systems in the immediate vicinity of the subject property; or

(d) a reduction in vehicle miles attributable to dwelling units within a one-half (1/2) mile radius of the subject property; or

(e) improvements to one or more roadways in the immediate vicinity that increase capacity or improve traffic flow or traffic safety beyond the marginal traffic impacts of the proposed development.

7. Improvements to the supply of affordable housing, by

(a) development of affordable housing for very low, low, and moderate income households in a location where the need for such housing has been identified pursuant to the Housing Element of the Comprehensive Development Master Plan or other adopted affordable housing initiatives; or

(b) rehabilitation or redevelopment of substandard housing units resulting in an increase in the number of very low, low, and moderate income units provided on the site of the rehabilitation or redevelopment.

8. The creation of 15 or more new permanent jobs.

9. Substantial improvement to the design of the subject property through improvements in two or more of the following:

(a) pedestrian, bicycle, or vehicular access and circulation; or

(b) the design of parking areas; or

(c) drainage or stormwater retention and treatment; or

(d) connectivity, by elimination of dead-end, cul-de-sac or similar street types, or elimination of walled-in residential communities, or by providing streets that interconnect within the development and connect to adjacent neighborhoods and rights-of-way.

(B) Notwithstanding the provisions of the preceding paragraphs, no application will be approved under this subsection if such approval would result in:

1. a use of land which will have a significant adverse effect upon the value of properties in the immediate vicinity;

2. community design, architecture, or layout and orientation of buildings, open space, or amenities that is inconsistent with and deleterious to the aesthetic character of the immediate vicinity;

3. a material change in the density, intensity, or use of the subject property that so differs from the density, intensity, or use of other existing or approved development in the immediate vicinity that the subject property would represent an obvious and significant departure from the established development pattern of the immediate vicinity which has a deleterious effect on its community character;

4. a substantial degradation of localized traffic patterns or a substantial adverse impact on the roadway network;

5. unmitigated demands on potable water, sanitary sewer, or stormwater treatment systems which exceed the capacity of those systems; or

6. a new or continued and substantial risk to human life or safety or to the environment, or a nuisance; or
7. a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to such open lot uses as outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities;

The Community Zoning Appeals Board shall impose such conditions and requirements in connection with an approval under this subsection as shall prevent or mitigate any resulting adverse impacts to the County or to any aggrieved person who has reasonably, demonstrably and detrimentally relied upon the condition or covenant sought to be modified or eliminated.

Section 33-311(A)(7). The Board shall hear applications to **modify or eliminate** any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is located at 12200 SW 56 Street. In 1991, pursuant to Resolution 4-ZAB-19-91, the Zoning Appeals Board (ZAB) granted requests that allowed the development of a church in conjunction with a ministerial residence and a day care center for 40 children in conjunction with a church to operate on this site. Non-use variances were also granted that allowed a larger detached sign than permitted, a wall sign, and a church/day care center to setback closer to the interior side (west) property line than permitted. The applicant is currently seeking a modification of a condition of the aforementioned Resolution to submit a revised plan showing a new sanctuary building on the subject site. The proposed new sanctuary building will be located to the east of the existing church and day care building. The applicant states in the submitted letter of intent that if this application is approved, the existing day care use will be removed from the site.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application and states that the subject requests will not generate any new additional daily peak hour trips. As such, this application meets the traffic concurrency for an initial development order. The applicant will have to comply with all requirements of the Public Works Department.

This application will allow the applicant to construct a new sanctuary building that will serve the members of the congregation of the existing religious facility. The Comprehensive Development Master Plan designates this property for agriculture use on the Land Use Plan (LUP) map. The Master Plan states that the principal uses in an agriculture designated area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship and local schools. The Master Plan also states that all existing lawful uses and zoning are deemed to be consistent with the CDMP. Although the church is an existing use, and as such, consistent with the CDMP, staff is of the opinion that the expansion of the use by constructing a new sanctuary building would be getting further away from the agriculture designation of the CDMP. The proposed new sanctuary would be **inconsistent** with the Master Plan since said use would serve people from outside the agriculture area and is not ancillary to and necessary to support the rural residential community nor is said use ancillary to and directly supportive of agriculture. The proposed new sanctuary building would be in keeping with other institutional uses in the Horse Country area since a few churches and a retreat center are also located in this area.

The standards provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. The applicant contends that the requested modification complies with Section 33-311(A)(17)(V) Subsections 2(b) and 9(b) and (c) of the modification and elimination standards. In Paragraph V, Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens, the standards require the applicant to comply with at least *two* of the Subsections. In Subsection 9, two or more improvements are required. The application does not comply with said requirements. The applicant is redesigning the parking areas to provide additional parking, however, the applicant has not demonstrated how there would be a substantial improvement to the drainage or stormwater retention and treatment [Subsection 9(b) and (c)]. In this regard only one requirement is met under Subsection 9 where compliance with two requirements is necessary. Additionally, the application does not comply with Subsection 2(b) in that the plans do not provide a substantial reduction of "sign clutter." However, the application does comply with Subsection 2(d) in that there will be substantial improvement to the landscaping. Notwithstanding, since the applicant does

not comply with two of the requirements under Subsection 9, the modification request does not comply with Section 33-311(A)(17) of the modification standards.

When analyzed under the modification standards under Section 33-311(A)(7), staff also does not support this application. The previously approved sanctuary was meant to be temporary until such a time as the applicant could construct a new sanctuary building. This application is meant to allow the applicant to do same. The new plan provides an approximately 6,200 sq. ft. new sanctuary building with additional parking. As previously stated, the applicant intends to incorporate additional landscaping on the site which will beautify the property as well as buffer the proposed building from the surrounding area, thereby minimizing any intrusive impacts to same. The applicant states in the letter of intent that if this application is approved, the day care center use will be eliminated, thereby decreasing traffic and noise generated from same in this area. Staff notes that a day care center for 40 children generates 34 daily peak hour vehicle trips. Notwithstanding the aforementioned, the proposed new sanctuary building would be visually intrusive to the existing single family residences to the south and west as well as the surrounding agricultural area. Staff notes that in August 2003, the existing retreat center located to the east of the property appeared before this Board with a request to expand a dormitory building. Staff did not support said application and the CZAB-11 denied same. When considering the necessity for and the reasonableness of the proposed new sanctuary building in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that this application would have an unfavorable effect on same, would be **incompatible** with the surrounding area, inconsistent with the Master Plan, and would be contrary to the public interest.

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

DATE INSPECTED: 11/04/03
DATE TYPED: 11/17/03
DATE REVISED:
DATE FINALIZED: 11/24/03
DO'QW:AJT:MTF:JDR

for Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

MIAMI-DADE

MEMORANDUM

DERM
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: October 6, 2003

SUBJECT: C-11 #Z2001000428-Revised
Church of Jesus Christ the Almighty
12200 SW 56th Street
SE to Permit a Church
(4.95 Ac.) 25-54-39

RECEIVED
OCT 10 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Roberson, Assistant Director
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 the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:
The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-12.1(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Consequently, the subject application may be scheduled for public hearing.

Potable Water Supply:
Public water can be made available to this site, therefore, connection will be required.

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

Wastewater Disposal:
The closest public sanitary sewer is located approximately 1,575 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that the proposed development on the site be connected to the public sanitary sewer system in accordance with Code requirements. All sewer lines shall be required to comply with the exfiltration standards as applied to wellfield protection areas.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the 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.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:
All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:
The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit 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 formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 01-428
CZAB-11

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Church of Jesus Christ Almighty

This Department has no objections to this application.

Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt.

Fences along SW 56 St. and SW 122 Ave. must set back from safe site distance triangle as per Sec. 33-11 of the Miami-Dade County Code.

Existing fence to be repaired must be placed along dedicated radius corner at the intersection of SW 56 St. and SW 122 Ave.

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

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

Raul A. Pino, P.L.S.

NOV. 19 2003

Date

C-11

MIAMI-DADE FIRE RESCUE DEPARTMENT

C-11 **ZONING COMMENTS**

Hearing Number: 201-428 2nd Rev.

Service Impact: ☐ Yes ☐ No

Plans: ☑ Yes ☐ No Request: _____

Location: S of SW 56S / E of SW 123 A / W of SW 122nd Ave.

Recommendation: No objection ✓
No objection with condition(s) ____*
Denial ____

*_____

Estimated number of alarms generated annually by application: 4

If there is an impact, below is the service availability:

Station District 57 Grid 1665 DU/SF 15,619 Church. Occupancy Type 3

Impact of additional calls on closest station: ☑ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed

☑ None

ACCESS:
Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☑ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☑ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☑ **Fire Engineering & Water Supply Bureau site plan review and approval required.**

OTHER CONCERN(S):

_____

_____

Reviewed by: Barbara J. Matthews Phone: (786) 331-4542 Date: 10/9/03

Revised 4/18/02

TEAM METRO
WEST OFFICE

ENFORCEMENT HISTORY

CHURCH OF JESUS CHRIST ALMIGHTY	12200 SW 56 STREET MIAMI-DADE COUNTY, FLORIDA
APPLICANT	**ADDRESS**
12/02/2003	01-428
DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

11/05/03 **NO CURRENT ENFORCEMENT HISTORY.**

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Church of Jesus Christ The Almighty - Non Profit
CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock *
Oscar Aguero 16540 NW 84 Ave. Miami, FL 33016 - President	
Stella Aguero 16540 NW 84 Ave Miami, FL 33016 - Vice President	
Hector Perez 5337 W. 22nd Ct Hialeah, FL 33016 - Director	
Maximo Sotelo 10874 SW 2nd St. # 202 Miami, FL 33174 - Director	
Javier Rodriguez 19661 NW 82nd ct Miami, FL 33015 - Director	

* Non-Profit, non-stock Corporation

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS	Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

_____
NAME

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.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant) OSCAR AGÜERO

Sworn to and subscribed before me,

this 3 day of DECEMBER, 2001

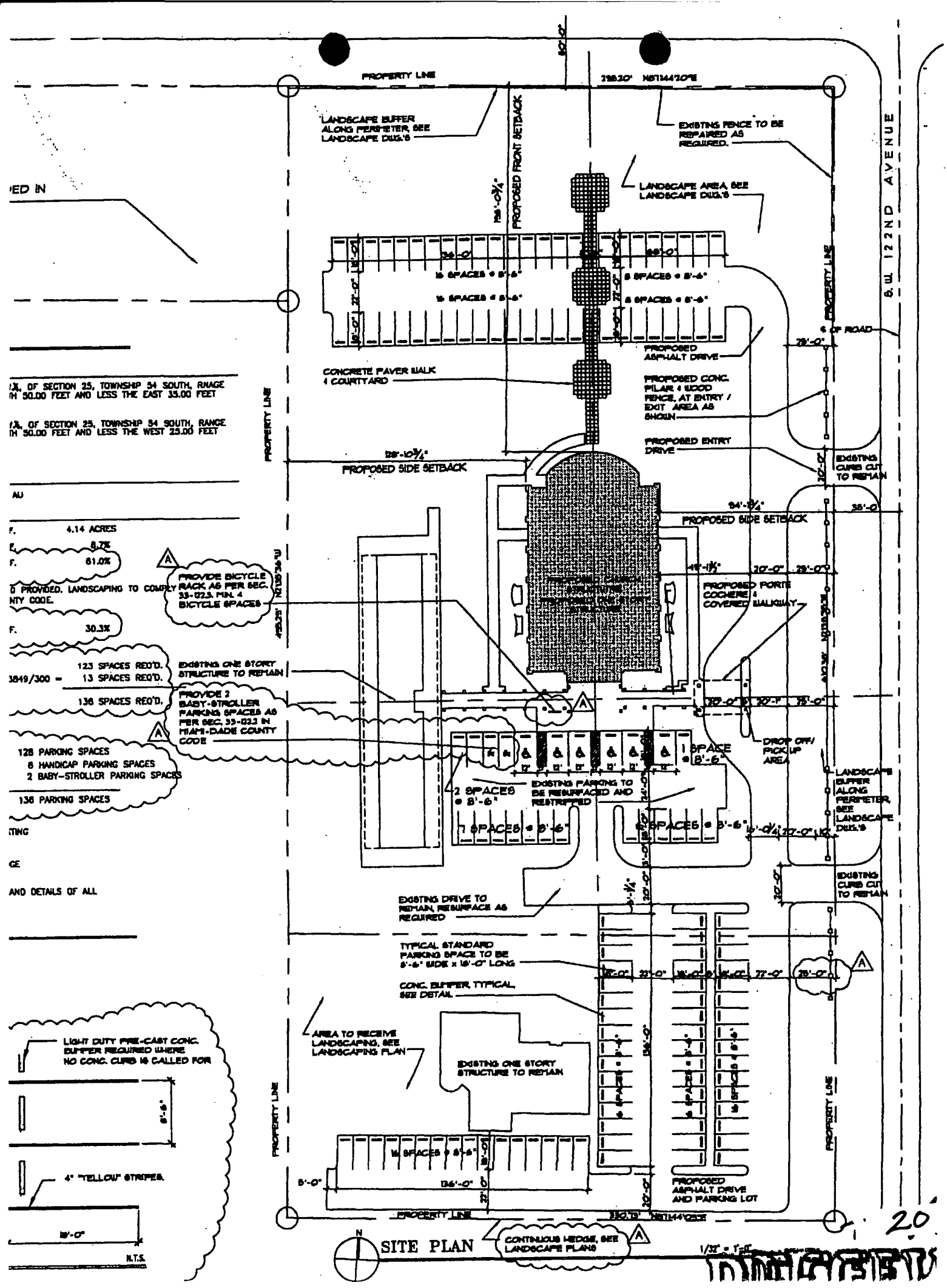
(SEAL)

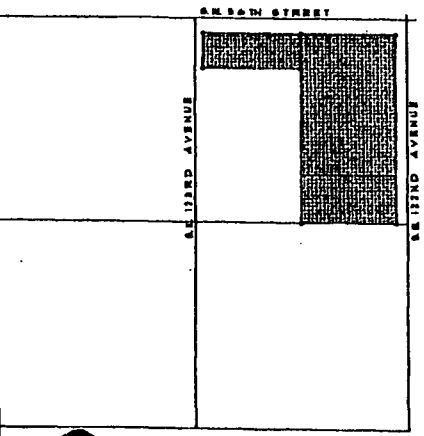
Notary Public, State of Florida at Large

Javier Rodriguez
My Commission CC832367
Expires May 3, 2003

My Commission Expires:

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


PROPERTY LINE
LANDSCAPE BUFFER ALONG PERIMETER, SEE LANDSCAPE DWG.'S
PROPOSED FRONT SETBACK
EXISTING FENCE TO BE REPAIRED AS REQUIRED.
LANDSCAPE AREA, SEE LANDSCAPE DWG.'S
S.W. 122ND AVENUE
16 SPACES @ 8'-6"
16 SPACES @ 8'-6"
8 SPACES @ 8'-6"
8 SPACES @ 8'-6"
PROPOSED ASPHALT DRIVE
CONCRETE PAVER WALK & COURTYARD
PROPOSED CONC. PILAR & WOOD FENCE, AT ENTRY / EXIT AREA AS SHOWN
PROPOSED ENTRY DRIVE
PROPOSED SIDE SETBACK
EXISTING CURB CUT TO REMAIN
PROPOSED SIDE SETBACK
PROPOSED PORTE COCHERE & COVERED WALKWAY
PROVIDE BICYCLE RACK AS PER SEC. 33-122.3, MIN. 4 BICYCLE SPACES
EXISTING ONE STORY STRUCTURE TO REMAIN
PROVIDE 2 BABY-STROLLER PARKING SPACES AS PER SEC. 33-122.3 IN MIAMI-DADE COUNTY CODE
DROP OFF/ PICK UP AREA
1 SPACE @ 8'-6"
2 SPACES @ 8'-6"
EXISTING PARKING TO BE RESURFACED AND RESTRIPPED
7 SPACES @ 8'-6"
6 SPACES @ 8'-6"
LANDSCAPE BUFFER ALONG PERIMETER, SEE LANDSCAPE DWG.'S
EXISTING CURB CUT TO REMAIN
EXISTING DRIVE TO REMAIN, RESURFACE AS REQUIRED
TYPICAL STANDARD PARKING SPACE TO BE 8'-6" WIDE x 18'-0" LONG
CONC. BUMPER, TYPICAL, SEE DETAIL
AREA TO RECEIVE LANDSCAPING, SEE LANDSCAPING PLAN
EXISTING ONE STORY STRUCTURE TO REMAIN
16 SPACES @ 8'-6"
PROPOSED ASPHALT DRIVE AND PARKING LOT
CONTINUOUS HEDGE, SEE LANDSCAPE PLANS
SITE PLAN
1/32" = 1'-0"
LIGHT DUTY PRE-CAST CONC. BUMPER REQUIRED WHERE NO CONC. CURB IS CALLED FOR
4" "YELLOW" STRIPES.
N.T.S.
4.14 ACRES
8.7%
61.0%
30.3%
123 SPACES REQ'D.
13 SPACES REQ'D.
136 SPACES REQ'D.
128 PARKING SPACES
6 HANDICAP PARKING SPACES
2 BABY-STROLLER PARKING SPACES
136 PARKING SPACES
AND DETAILS OF ALL



LOCA[illegible] MAP 1" = 200'-0"

NERAL NOTES

neral Contractor shall examine the site and become familiar with conditions affecting e construction of the premises before submitting bids. Failure to do this shall not be ndered cause for additional charges or complaints.

per disposal of all waste materials shall be by the General Contractor. All individual bcontractors shall be responsible for proper disposal of waste materials due to their perative activities. The site shall be kept clean and secure at all times. Any General ntractor's subcontractor shall be responsible for proper disposal due to their activities.

e General Contractor is responsible for all work indicated or implied on these nstruction documents unless specifically noted "by others" and/or "N.I.C." Also in ddition to his/her subcontractors, the General Contractor is responsible for -ordinating and scheduling the work noted "by others" and/or "N.I.C."

e General Contractor is liable for all damages and shall take care in demolition not to mage these areas to remain in remodeling.

e General Contractor shall leave the job cleaned upon completion of work including but t limited to vacuum cleaning carpets, polishing hardware fixtures, removal of dust, dirt d paint excess.

y deviation from these construction drawings and specifications must be submitted for view and approval prior to implementation.

e Contractor shall pay and maintain all necessary City, County and State licenses prior commencing construction. If special permits are required for any part of the work, ey shall be obtained and exhibited. The Contractor shall give all notices and comply th the laws, ordinances, codes and regulations bearing on the conduct of the work as ntioned and specified.

will be the Contractor's responsibility as part of the work to be done to co-ordinate is work with that of other contractors and subcontractors.

rk and material shall comply with the applicable standards of the South Florida uilding Code and all other applicable codes. All work shall be good of quality.

e Contractor [illegible] responsible for bracing, maintaining and supervising all safety conditions [illegible] General Public, employees working in the space, and the Contractor's vitors. [illegible] shall be liable and responsible for any loss or damage to the quipment, furnishings, inventory and materials located in or situated on the construction site and resulting from his activities.

e Contractor shall be responsible for all cutting, fitting or patching that may be required to complete the work or to make its several parts fit together properly.

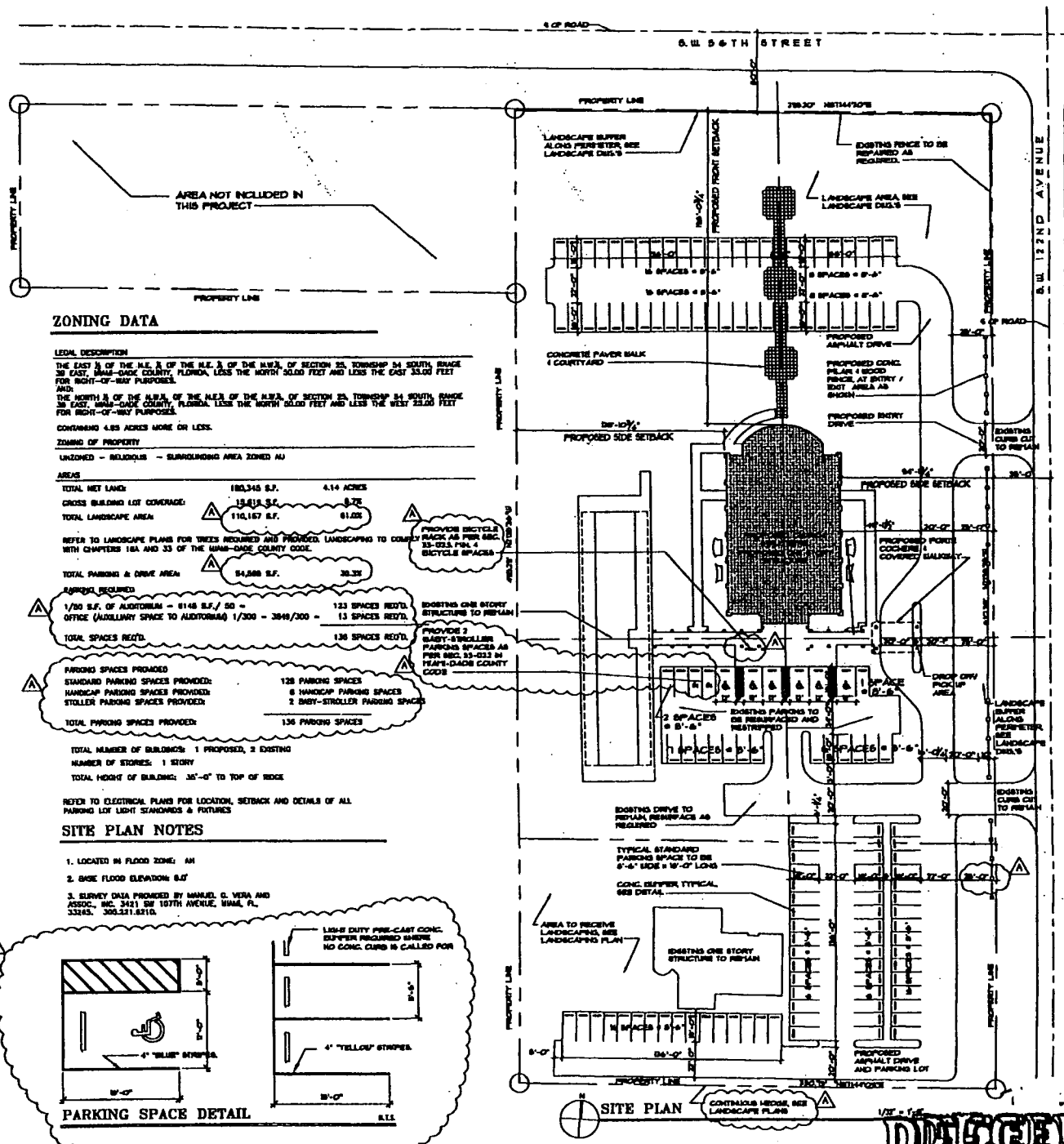
e Contractor shall provide adequate security and protection for all parts of the existing uilding, and/or their contents and occupants, wherever work under this contract is to e performed. The G.C. is responsible for the removal of any item that can be damaged r stolen.

d finished work shall be free from defects. The Architect reserves the right to reject ny material and workmanship which is not considered to be up to the high standards f the various trades involved.

e Contractor shall be responsible for all applicable manufacturers' product guarantees and hall submit copies of each to Owner and Architect.

e Contractor shall keep on site a complete set of construction drawings, specifications, ddendum and clarification drawings, including a copy of city approved drawings.

e Contractor shall review manufacturers/fabricators' shop drawing submittals and o-ordinate to accommodate all trades and deadlines. Contractor shall forward an pproval to the Architect for review of design intent compliance prior to fabrication.



ZONING DATA

LEGAL DESCRIPTION

THE EAST ½ OF THE N.E. ¼ OF THE N.E. ¼ OF THE N.W.¼ OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 50.00 FEET AND LESS THE EAST 35.00 FEET FOR RIGHT-OF-WAY PURPOSES.
AND:
THE NORTH ½ OF THE N.W.¼ OF THE N.E.¼ OF THE N.W.¼ OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 50.00 FEET AND LESS THE WEST 25.00 FEET FOR RIGHT-OF-WAY PURPOSES.

CONTAINING 4.85 ACRES MORE OR LESS.

ZONING OF PROPERTY

UNZONED – RELIGIOUS – SURROUNDING AREA ZONED AU

AREAS

TOTAL NET LAND:	180,345 S.F.	4.14 ACRES
GROSS BUILDING LOT COVERAGE:	15,615 S.F.	8.7%
TOTAL LANDSCAPE AREA:	110,157 S.F.	61.0%
TOTAL PARKING & DRIVE AREA:	54,588 S.F.	30.3%

REFER TO LANDSCAPE PLANS FOR TREES REQUIRED AND PROVIDED. LANDSCAPING TO COMPLY WITH CHAPTERS 18A AND 33 OF THE MIAMI-DADE COUNTY CODE.

PROVIDE BICYCLE RACK AS PER SEC. 33-123.5 PAR. 4 BICYCLE SPACES

PARKING REQUIRED

1/50 S.F. OF AUDITORIUM = 6146 S.F./ 50 =	123 SPACES REQ'D.
OFFICE (AUXILIARY SPACE TO AUDITORIUM) 1/300 = 3946/300 =	13 SPACES REQ'D.
TOTAL SPACES REQ'D.	136 SPACES REQ'D.

EXISTING ONE STORY STRUCTURE TO REMAIN

PROVIDE 2 BABY-STROLLER PARKING SPACES AS PER SEC. 33-033 IN MIAMI-DADE COUNTY CODE

PARKING SPACES PROVIDED

STANDARD PARKING SPACES PROVIDED:	128 PARKING SPACES
HANDICAP PARKING SPACES PROVIDED:	6 HANDICAP PARKING SPACES
STOLLER PARKING SPACES PROVIDED:	2 BABY-STROLLER PARKING SPACES
TOTAL PARKING SPACES PROVIDED:	136 PARKING SPACES

TOTAL NUMBER OF BUILDINGS: 1 PROPOSED, 2 EXISTING

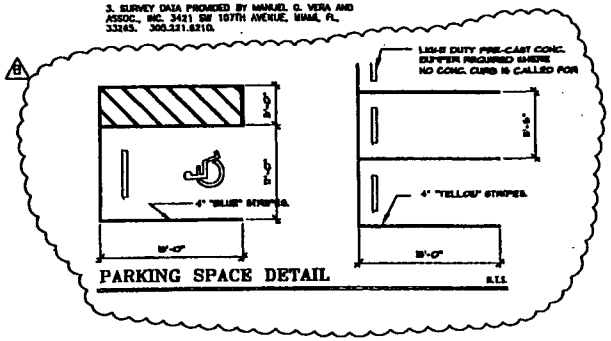
NUMBER OF STORIES: 1 STORY

TOTAL HEIGHT OF BUILDING: 35'-0" TO TOP OF RIDGE

REFER TO ELECTRICAL PLANS FOR LOCATION, SETBACK AND DETAILS OF ALL PARKING LOT LIGHT STANDARDS & FIXTURES

SITE PLAN NOTES

1. LOCATED IN FLOOD ZONE: AH
2. BASE FLOOD ELEVATION: 8.0'
3. SURVEY DATA PROVIDED BY MANUEL G. VERA AND ASSOC., INC. 3421 SW 107TH AVENUE, MIAMI, FL. 33165. 305.221.6210.



PARKING SPACE DETAIL

21

ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yudor Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	10/1/03	COUNTY COMMENTS
2	CJB	10/6/03	COUNTY COMMENTS

SITE PLAN, LOCATION MAP, LEGAL DESCRIPTION, & ZONING DATA

SHEET TITLE

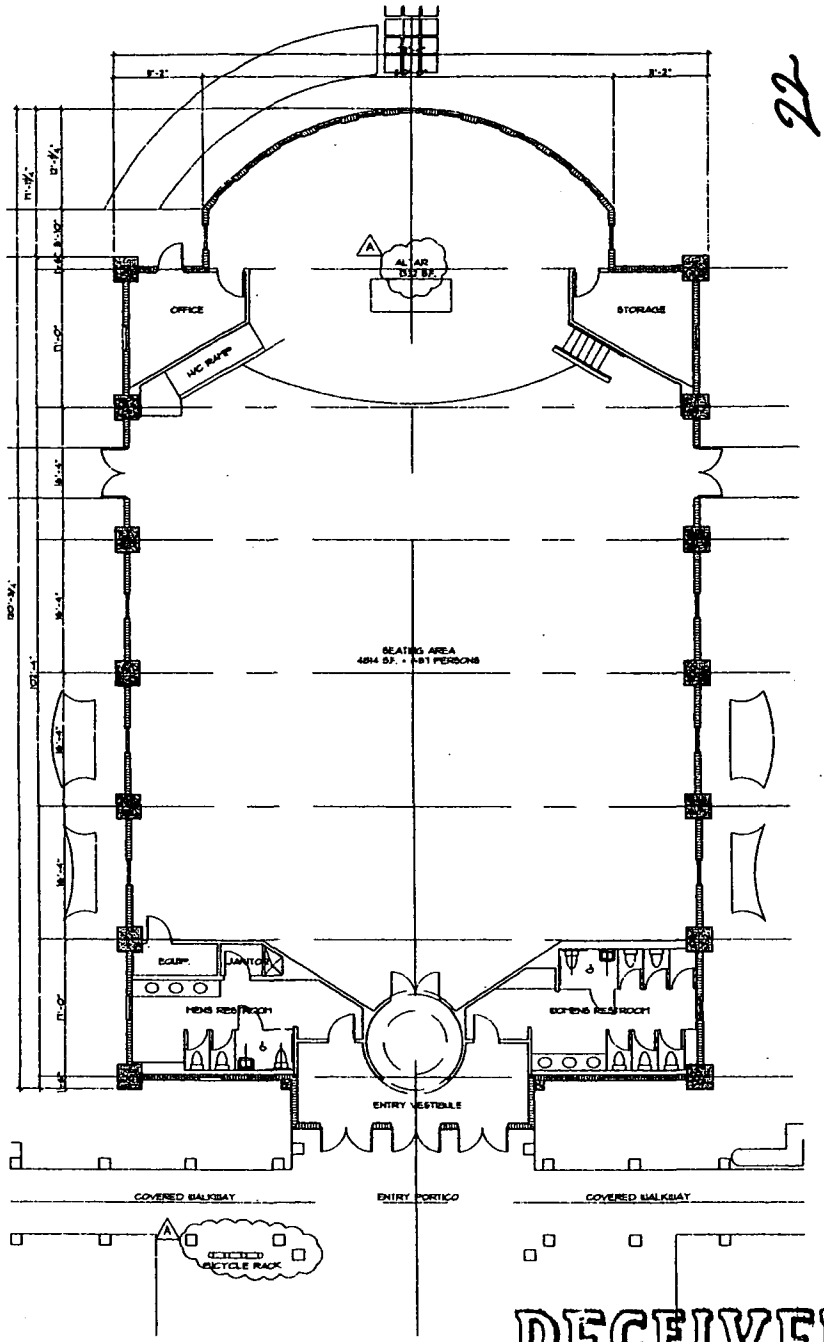
DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

A-1

RECEIVED
OCT 07 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

22



FLOOR PLAN

1/8" = 1'-0"

ARCHITECTURE

Architecture with a Point
Alejandro Bustamante, R.A. AR 91485
Carlos J. Ibarra, R.A. AR 0017584

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street.
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
A	CB	08.15.03	COUNTY COMMENTS

FLOOR PLAN

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET A-2

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01-YZY
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ZONING HEARINGS SECTION
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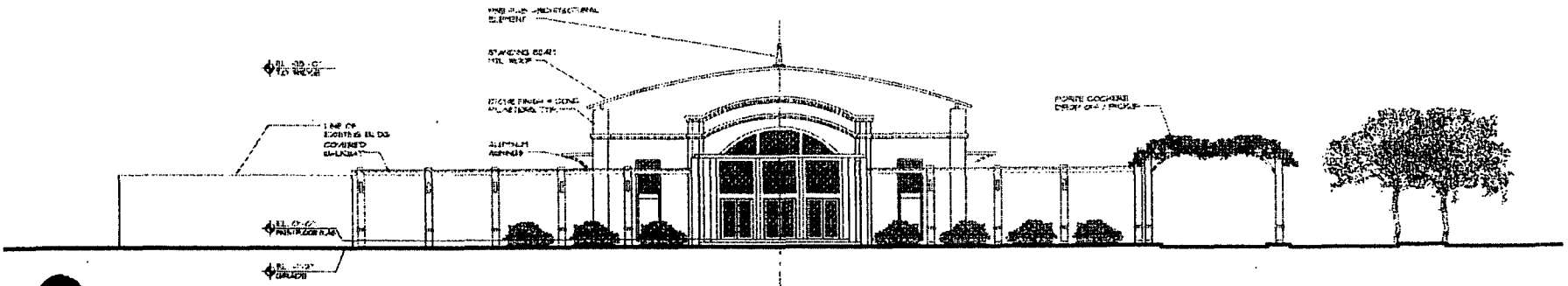
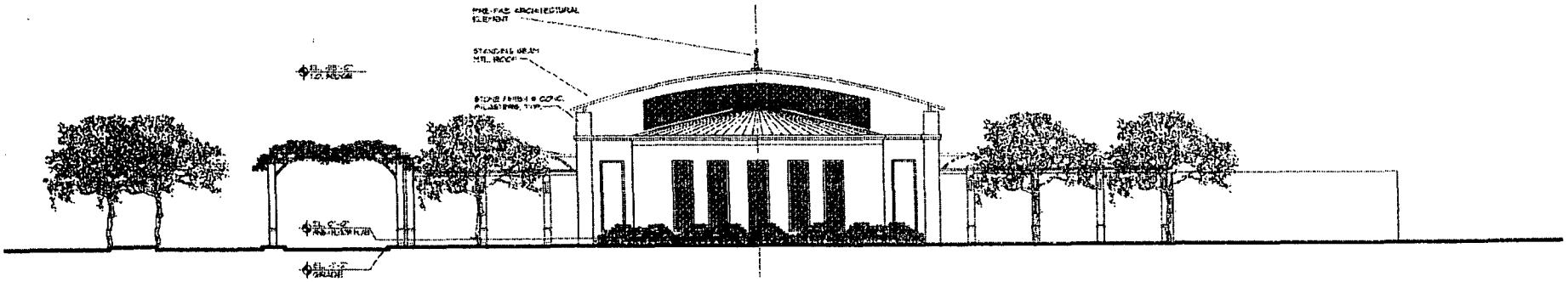
23



SOUTH ELEVATION



NORTH ELEVATION

ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miami, FL 33027

Ministerio Jesucristo El Todopoderoso

Yaka Simpson, Pastor
12209 SW 66th Street
Miami, FL
(305) 593-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
A	CJB	09.25.03	COUNTY COMMENTS

ELEVATIONS

SHEET TITLE

DATE 09.07.2003
DRAWN BY C.J.B./V.E.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET A3

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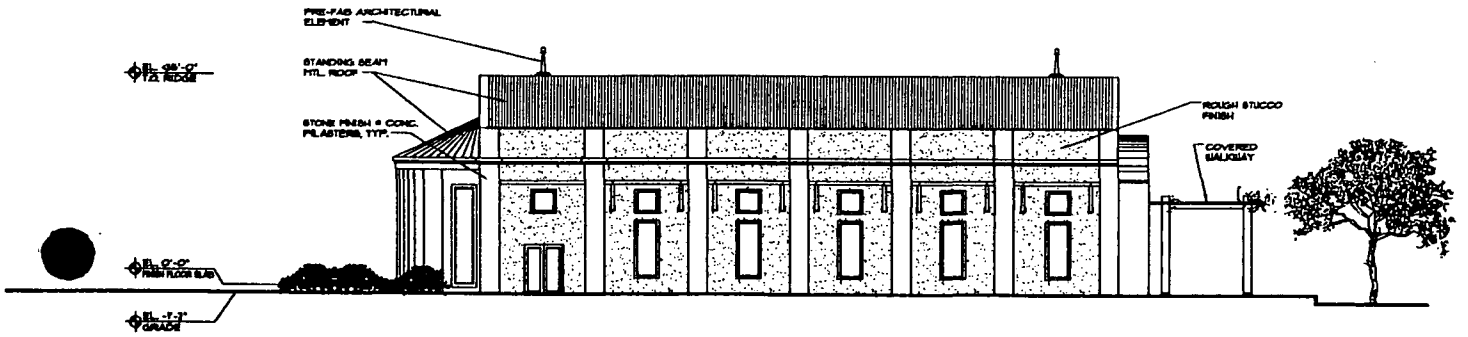
201-428
OCT 07 2003

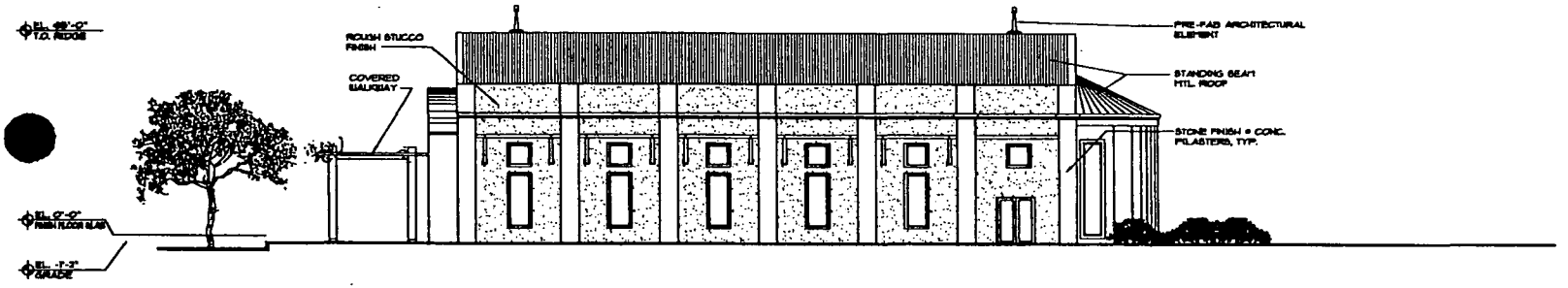
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

24



WEST ELEVATION

1/32" = 1'-0"



EAST ELEVATION

1/32" = 1'-0"

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261-428
OCT 07 2003

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

ARCHITECTURE

Architecture with a Point

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yuder Simpson, Pastor
12200 SW 56th Street.
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CB	08.25.03	COUNTY COMMENTS

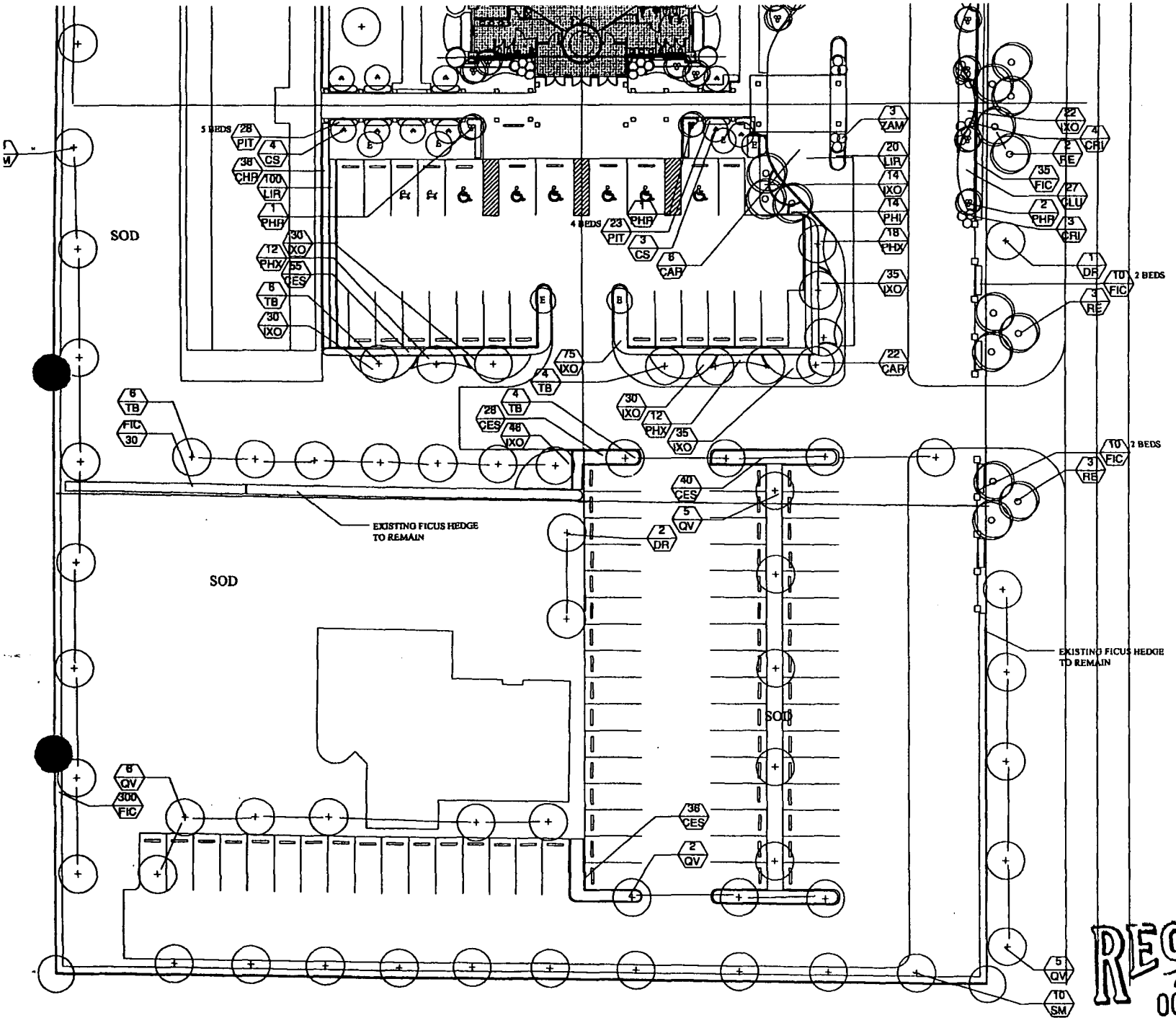
ELEVATIONS

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET A-4



PLANTING PLAN 1/16" = 1'-0"

25

VERTEX ARCHITECTURE

Architecture with a Point
Alejandro Santamaría, R.A. AR 91405
Carlos J. Dueso, R.A. AR 0017584

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	08.25.03	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET L-1

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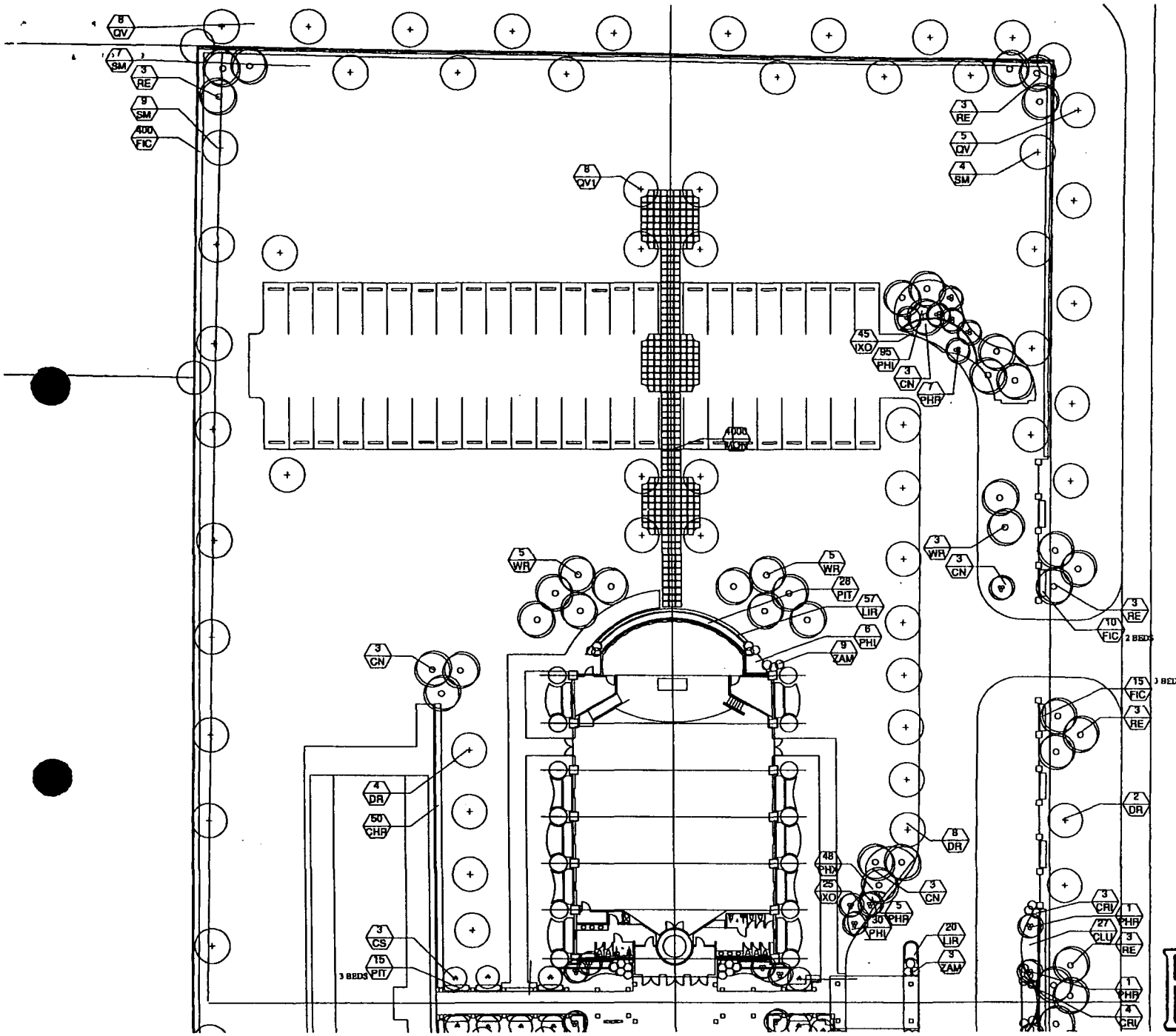
201-428
OCT 07 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



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VERTEX ARCHITECTURE

Architecture with a Point

Alejandro Santamaría, R.A. AR 91405
Carlos J. Brown, R.A. AR 0017504

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street.
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	08.25.03	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

SHEET TITLE

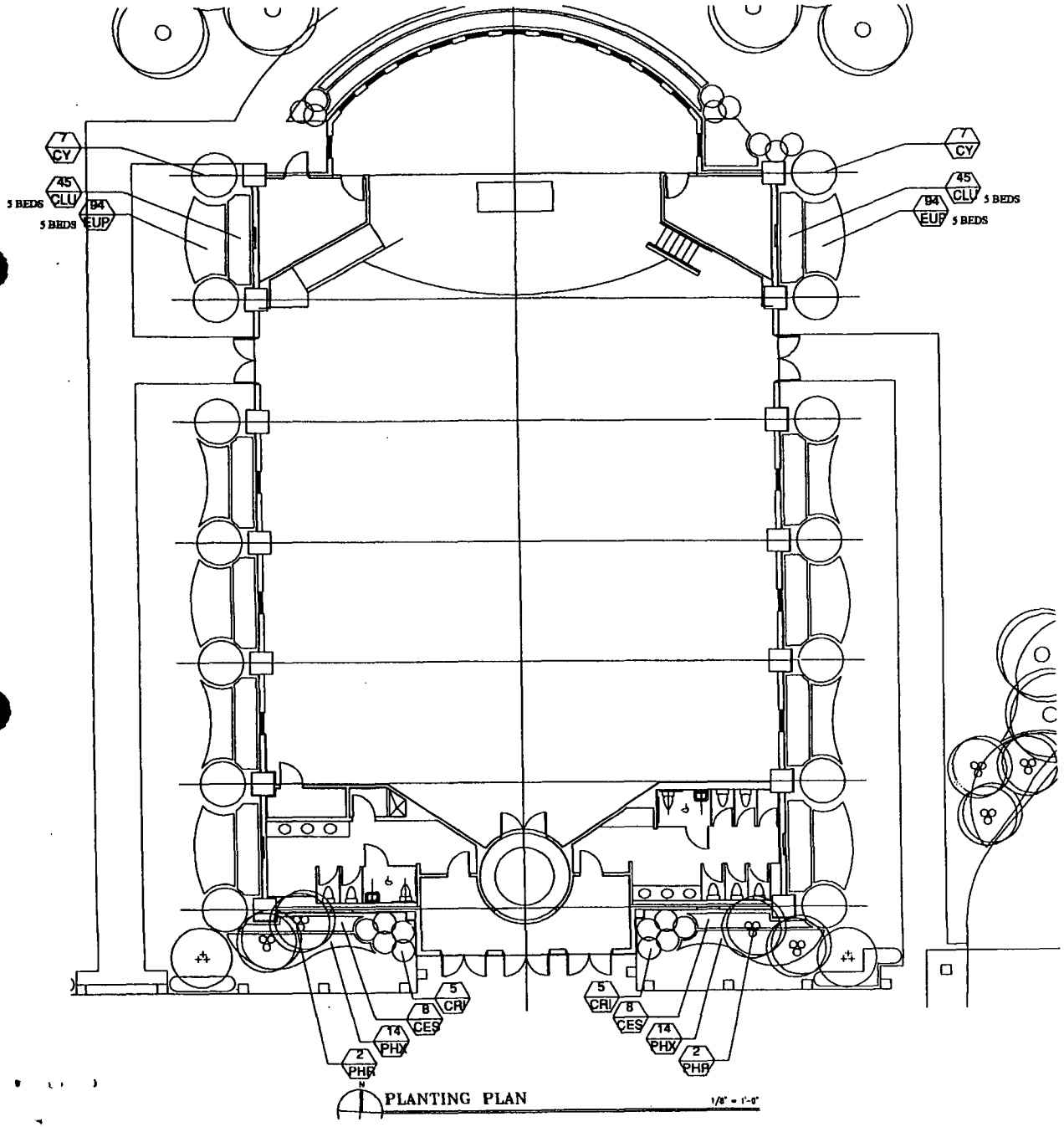
DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333
PROJECT NO.

SHEET L-2

RECEIVED
201428
OCT 07 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

27



PLANTING PLAN 1/8" = 1'-0"

RECEIVED
Zn-428
OCT 07 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

VERTEX ARCHITECTURE

Architecture with a Point
Alejandro Santamaria, R.A. AR 91403
Carlos J. Bravo, R.A. AR 0017584

Vertex Architecture, Inc.
2629 S.W. 139th Avenue
Miramar, FL 33027

SEAL

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street.
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
1	CJB	08.25.03	COUNTY COMMENTS

LANDSCAPE PLANTING PLAN

SHEET TITLE

DATE 07.07.2003
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0333
PROJECT NO.

ant specifications

Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.

All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.

All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.

Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.

Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.

Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.

Landscape Contractor shall locate and verify all underground utilities prior to digging.

All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.

Any wire guys and/or fabric straps shall be flagged w/ flourescent colored tape as shown in details.

All trees shall be fertilized at installation w/ "Agriform tabs", 21 gram size, w/ a 20-10-5 formulation, (or approved equal) according to manufacturers recommendations.

All other plants shall be fertilized at installation w/ Osmocote ... release pellets (or approved equal) according to manufacturers recommendations.

All trees ... to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).

Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving, gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to allow outline shown. Landscape Contractor responsible for site-off and 100% coverage of areas.

Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.

Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.

Discrepancies shall be brought to the attention of the Landscape Architect.

No changes shall be made without the prior consent of the Landscape Architect.

All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.

Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.

Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc.

All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.

All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.

Landscape ... or shall be responsible for providing temporary ... ovisions until such time as the irrigation system is ...

All areas labelled mulch/gravel to recieve a 2" layer of material over a weed barrier material.

landscape legend

Zoning District: unzoned — Net Lot Area 4.14 acres 180,345 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net Lot Area = 180,345 s.f. x 40 % = 72,138 s.f.	72,138	108,797
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 136 x 10 s.f. per parking space =	1,360	1,360
C. Total s.f. of landscaped open space required by Chapter 33: A+B =	73,498	110,157
LAWN AREA CALCULATION		
A. 73,498 total s.f. of landscaped open space required by chapter 33	73,498	110,157
B. Maximum lawn area (sod) permitted = 60 % x 180,345 s.f. =	108,207	100,500
TREES		
A. No. trees required per net lot acre 4.14 Less existing number of trees meeting minimum requirements 28 trees x 4.14 Net Lot Acres	116	116
B. % Palms allowed: No trees provided x 30%	35	24
% Palms permitted to count as street trees on 1:1 basis x 30%	8	4
C. % Natives Required: No trees provided x 30%	35	91
D. Street Trees (maximum average spacing of 35' o.c.): 905 linear feet along street / 35	26	26
SHRUBS		
A. No. trees required 142 x 10 = No. of shrubs required	1420	2181
B. % Natives required: No. shrubs required 1420 x 30%	426	482

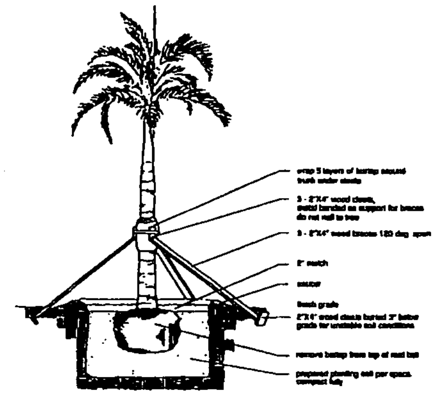
IRRIGATION PLAN: If required by Chapter 33

plantlist

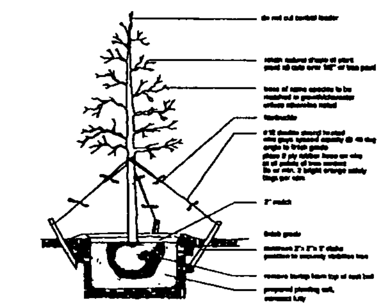
QTY	KEY	PLANT NAME	SPECIFICATION
12	CN	Cocos nucifera 'Gr. Malayan' Green Malayan Coconut	4'-8' grey wood hts. staggered
12	CS	Cordia sebestena (N) Geiger Tree	10' ht. x 4-5' spr. 4' c.t. full 2" d.b.h.
14	CY	Cupressus sempervirens Italian Cypress	9' ht. x 3' spr. full matched
12	DR	Delonix regia (N) Royal Poinciana	10' ht. x 5-6' spr. 4' c.t. 2" d.b.h.
29	QV	Quercus virginiana (N) Live Oak	12' ht. x 5-6' spr. 5' c.t. 3" d.b.h. full
6	QV1	Quercus virginiana (N) Live Oak	14' ht. x 5-6' spr. x 6' c.t. 4" d.b.h.
23	RE	Roystonea elata Royal Palm	8-10' of grey wood staggered
38	SM	Swietenia mahogani (N) West Indies Mahogany	10' ht. x 4-5' spr. 4' c.t. 2" d.b.h.
17	TB	Tabebuia caribea Silver Trumpet	10' ht. x 4-5' spr. 4' c.t. 2" d.b.h.
13	WR	Washingtonia robusta Silver Trumpet	8-12' of c.t. staggered

Shrubs

QTY	KEY	PLANT NAME	SPECIFICATION
28	CAR	Carissa 'Emerald Blanket' Dwarf Natal Plum	3 gal 12-14 spr. full clump 24" o.c.
250	CES	Conocarpus e. sericeus (N) Silver Buttonwood	3 gal 24" ht. x 14" spr. full to base 24" o.c.
86	CHR	Chrysobalanus icaco (N) Cocoplum	3 gal. 24" ht. x 18" spr. full 24" o.c.
144	CLU	Clusia guttifera (N) Small Leaf Clusia	3 gal. 24" ht. x 18" spr. 24" o.c.
24	CRI	Crinum asyaticum Giant Crinum	7 gal. full clump
188	EUP	Euphorbia sp. Crown of Thorns	3 gal 12-14" ht. x spr. full 18" oc. color to be selected
780	FIC	Ficus benjamina Weeping Fig	3 gal. 24" ht. 16-18" spr. 24" o.c.
312	IXO	Ixora ' Nora Grant' Pink Ixora	3 gal. 24" ht. 14" spr. full 24" o.c.
197	LIR	Liriope 'Evergreen Giant' Giant Lilyturf	1 gal. 12" ht. full clump 12" o.c.
4000	MON	Mondo Grass	2" pots at 4" o.c.
145	PHI	Philodendron selloum Split Leaf Philodendron	3 gal 18-20" ht. x spr. full 30" o.c.
22	PHR	Phoenix roebelini Pygmy Date Palm	6' o.a. ht. 36" c.t. triple full head
118	PHX	Philodendron 'Xanadu' Philodendron Xanadu	3 gal 14-16" ht. x spr. full 24" o.c.
82	110	Pittosporum tobira Green Pittosporum	3 gal 16-18" ht. x 14" spr. full 24" o.c.
15	ZAM	Zamia furfuracea Cardboard plant	7 gal 30" ht. x spr. full clump 30" o.c.
6	SOD	St. Augustine 'Flor-Tam'	Solid Sod



palm/large tree planting detail — nts



SMALL TREE PLANTING DETAIL — nts

28

VERTEX ARCHITECTURE

Architecture with a Point
Alejandro Santamaria, R.A. AR 91403
Carlos J. Bravo, R.A. AR 0017384

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2629 S.W. 139th Avenue
Miramar, FL 33027

Ministerio Jesucristo El Todopoderoso

Yader Simpson, Pastor
12200 SW 56th Street
Miami, FL
(305) 595-7338

Site Plan Review

REVISIONS

No	BY	DATE	DESCRIPTION
8	CJB	09.12.03	COUNTY COMMENTS
A	CJB	08.25.03	COUNTY COMMENTS

LANDSCAPE LEGEND AND NOTES

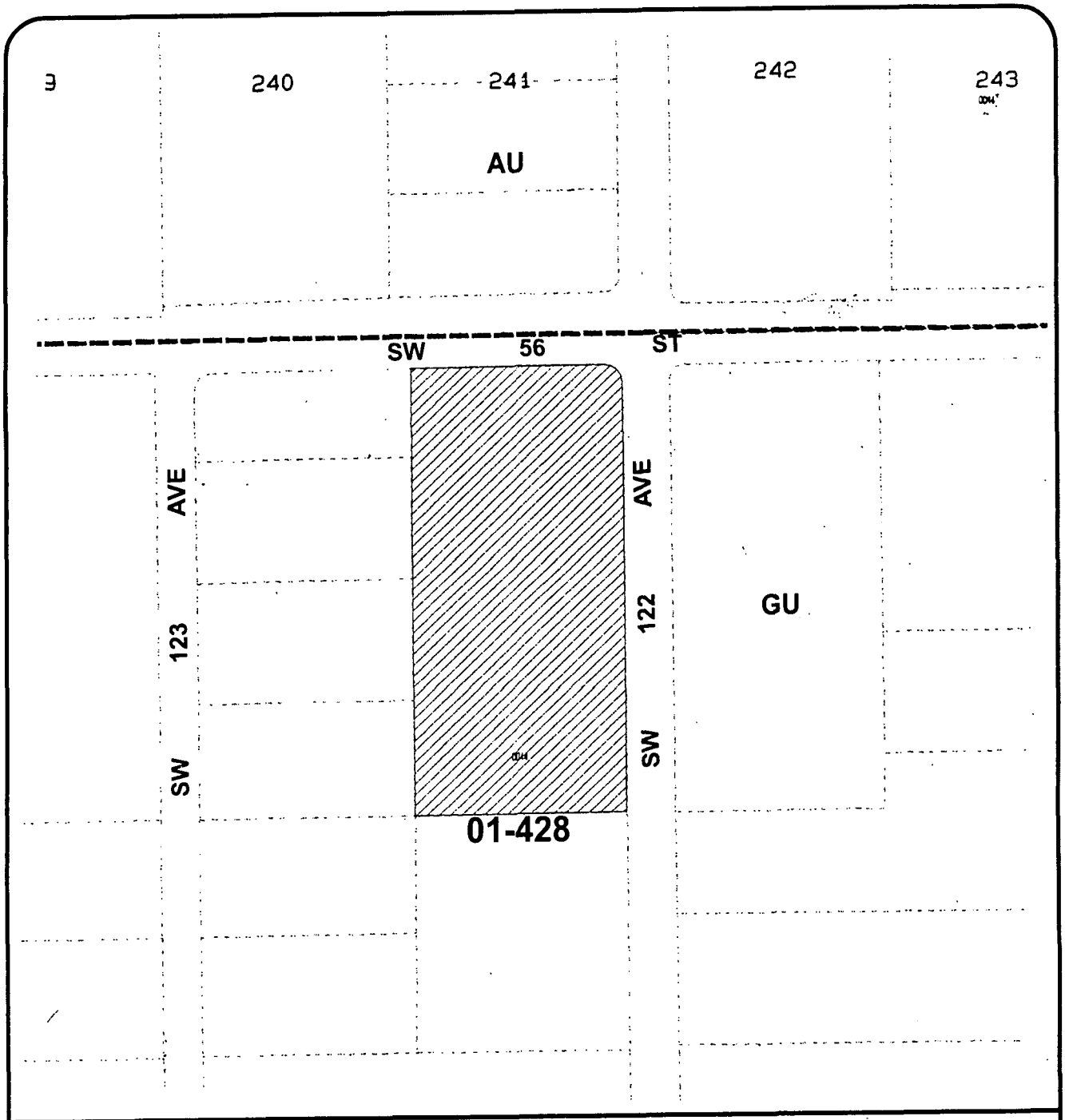
SHEET TITLE

DATE 07.07.2003
DRAWN BY C.J.B./V.S.
REVIEWED BY C.J.B.

0333 PROJECT NO.

SHEET L-4

RECEIVED
Z01-428
OCT 07 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY______________



MIAMI-DADE COUNTY
HEARING MAP

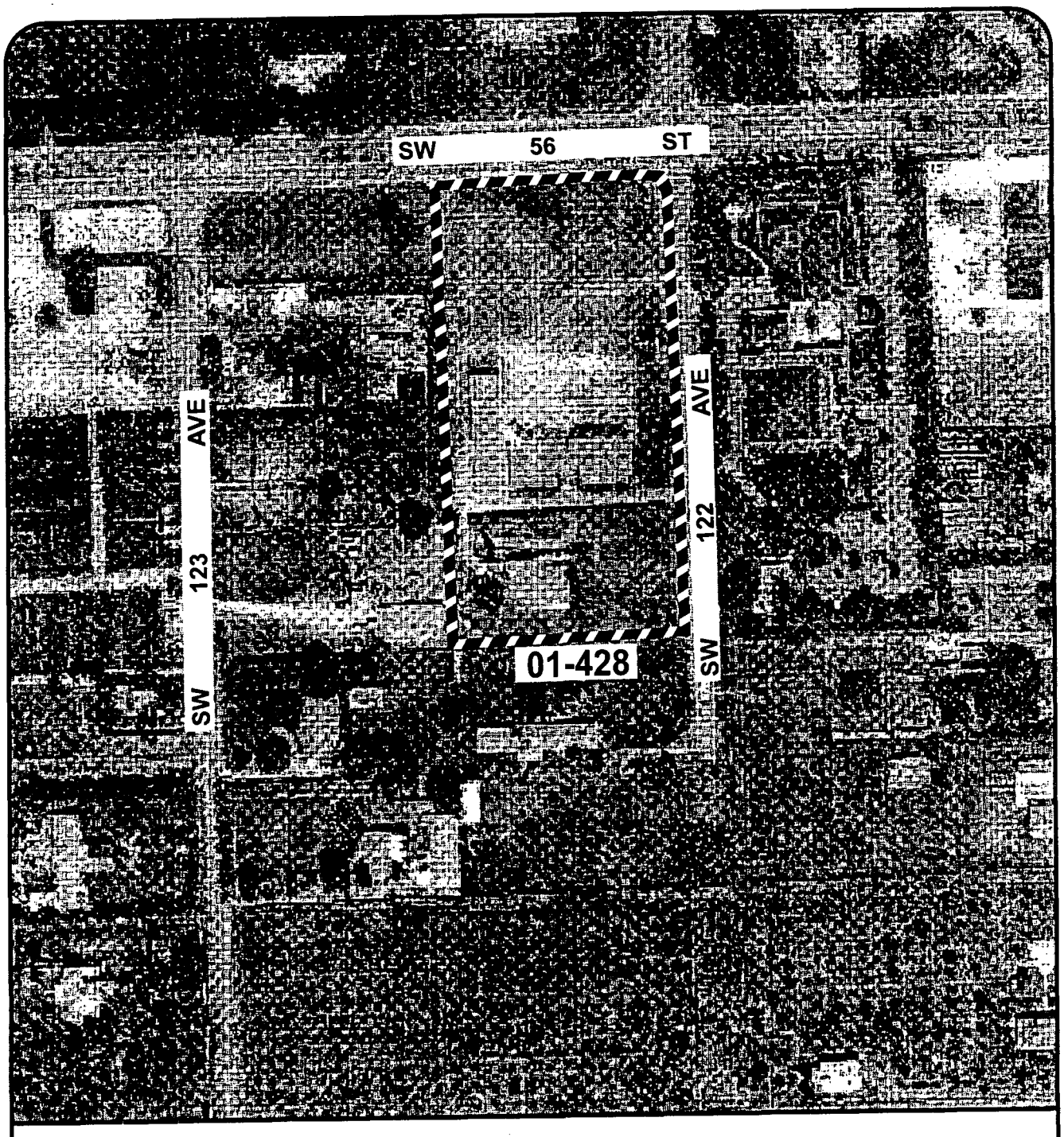
S C A L E 0 200' N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: 1:200'

MIAMI-DADE

G: ZONING DRAFTING. 01-428. 11/03
REVISED 11/10/03



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

Section: 25 Township: 54 Range: 39
Process Number: 01-428
Applicant: CHURCH OF JESUS CHRIST ALMIGHTY
District Number: 10
Zoning Board: C11
Drafter ID: CIRO
Scale: NTS

MIAMI-DADE

G: ZONING DRAFTING. 01-428. 11/03
REVISED 11/10/03

107.07-17A

MEMORANDUM

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: March 12, 2004

Received by
Zoning Agenda Coordinator
MAR 17 2004

SUBJECT: Enforcement Histories for Community Zoning Appeals Board #11, Zoning Meeting on April 1, 2004

FROM: Carlos Alvarez, Director
Miami-Dade Police Department

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information, for uniform and non-uniform police units for eight locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 1666 — Church of Jesus Christ; Hearing # **01-428**
  Location: 12200 SW 56 Street
- Grid 1818 — Boxford Overseas, Ltd., Inc.; Hearing # **02-74**
  Location: Southwest corner of SW 88 Street & SW 152 Avenue
- Grid 1986 — Delcar Investments, Inc.; Hearing # **03-267**
  Location: East of SW 132 Avenue, between SW 132-136 Street
- Grid 1701 — Antonio J. Chaljub; Hearing # **02-132**
  Location: 14521 SW 71 Lane
- Grid 2110 — Elmer & Morag Beckette; Hearing # **03-255**
  Location: 15250 SW 160 Street
- Grid 1986 — Trailwalk, Inc.; Hearing # **03-346**
  Location: West of SW 127 Avenue, between SW 132-136 Street
- Grid 1578 — Manuel A. Solaun & Pilar Bosch; Hearing # **03-352**
  Location: 15615 SW 42 Terrace
- Grid 1850 — Albert & Michelle Touriz; Hearing # **03-371**
  Location: 10236 SW 159 Avenue

There are eight attachments which represent the above eight hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar years 2002 and 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on March 6, 2004, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of

murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

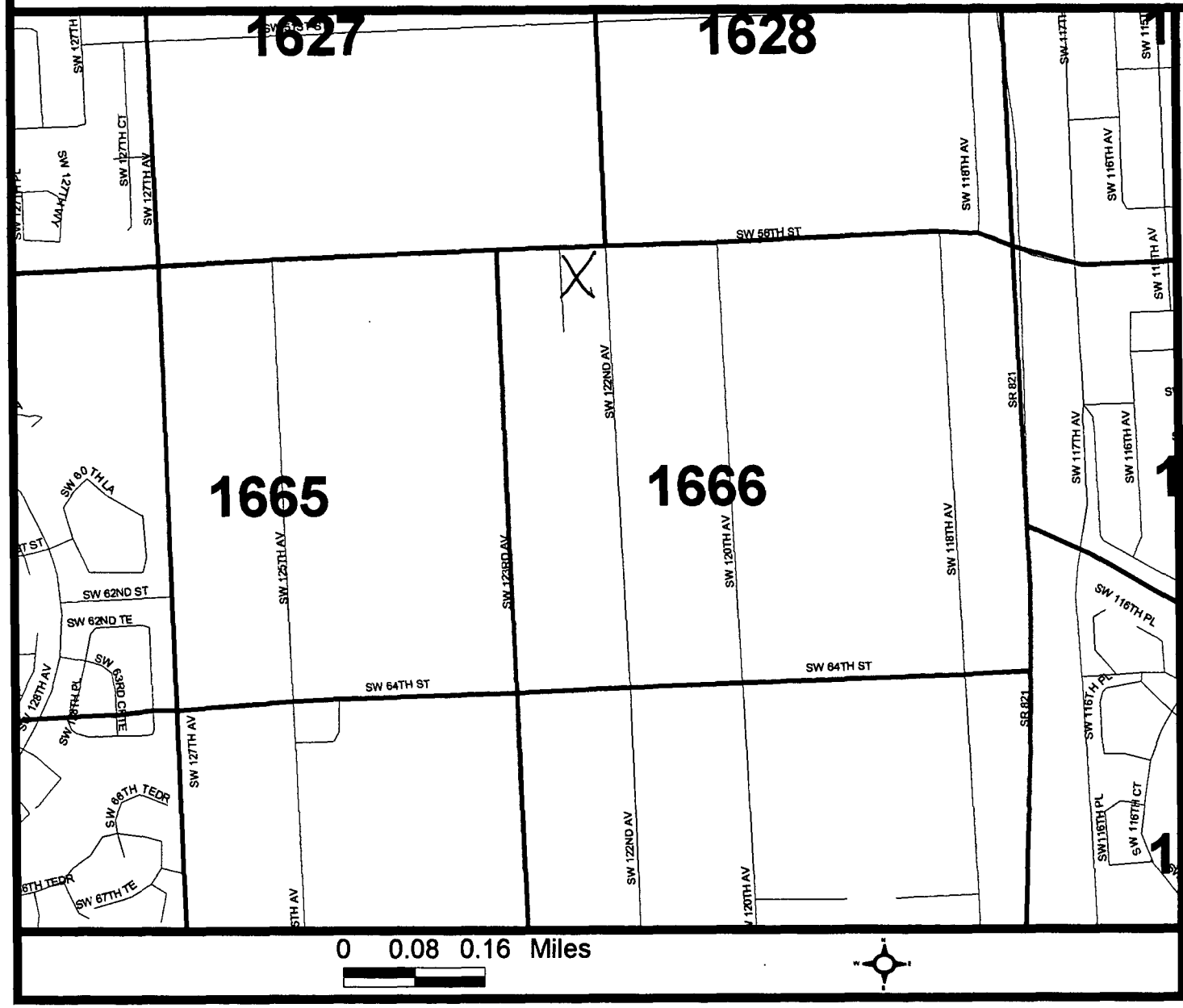
Grid Numbers (Address*)	**Hearing Numbers**	Total Calls-For-Service 2002	2003	Total Part I & II Crimes 2002	2003
1666 12200 SW 56 St*	**01-428**	294 25*	266 17*	8	9
1818	**02-74**	835	825	68	90
1986	**03-267**	197	196	12	16
1701 14521 SW 71 Ln*	**02-132**	358 0*	314 0*	36	58
2110 15250 SW 160 St*	**03-255**	390 1*	428 1*	22	22
1986	**03-346**	197	196	12	16
1578 15615 SW 42 Ter*	**03-352**	753 0*	680 0*	74	51
1850 10236 SW 159 Av*	**03-371**	1023 2*	922 0*	72	87

*Note: When hearing sites have an existing complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par
Attachments (8)

Miami-Dade Police Department
Target Area - Police Grid(s): 1665, 1666
Church of Jesus Christ; Hearing # 01-428



Police Grids Boundaries
Boundary

MDPD Crime Analysis System
March 5, 2004
Data in this document represents successfully geocoded attributes.

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/02 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1666")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
1666	13	SPECIAL INFORMATION/ASSIGNMENT	31
	14	CONDUCT INVESTIGATION	31
	15	MEET AN OFFICER	80
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	52
	18	HIT AND RUN	2
	19	TRAFFIC STOP	36
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	19
	26	BURGLARY	4
	27	LARCENY	1
	28	VANDALISM	4
	32	ASSAULT	2
	34	DISTURBANCE	15
	37	SUSPICIOUS VEHICLE	1
	39	PRISONER	1
	41	SICK OR INJURED PERSON	2
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1
	53	ABDUCTION	1

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/02 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1666")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
1666.	55	WEAPONS VIOLATION	1

Total Signals for Grid 1666 : 294

Total Reported: 198 Total Not Reported: 96

Total for All Grids : 294

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-12-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("1666")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
1666	13	SPECIAL INFORMATION/ASSIGNMENT	12
	14	CONDUCT INVESTIGATION	35
	15	MEET AN OFFICER	82
	17	TRAFFIC ACCIDENT	48
	18	HIT AND RUN	4
	19	TRAFFIC STOP	31
	20	TRAFFIC DETAIL	3
	21	LOST OR STOLEN TAG	1
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	8
	26	BURGLARY	7
	27	LARCENY	4
	28	VANDALISM	1
	32	ASSAULT	5
	34	DISTURBANCE	12
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	1
	39	PRISONER	2
	41	SICK OR INJURED PERSON	4
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	2

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-12-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("1666")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
Total Signals for Grid 1666 :		266	
Total Reported: 175		Total Not Reported: 91	

Total for All Grids : 266

Miami-Dade Police Department

Address Query for Events occurring at 12200 SW 56 ST
For 1/1/02 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A" , "E" , "J" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , " " , "ZZ" , "P") and Dis.Incident Address contains "12200 SW 56 ST" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
12200 SW 56 ST	K	1665	3	10/25/2002			15	19:08:00	19:08:00	19:36:00	
12200 SW 56 ST	K	1665	3	09/27/2002			15	04:47:00	04:47:00	04:50:00	
12200 SW 56 ST	K	1665	1	09/25/2002			15	07:13:00	07:13:00	07:13:00	K2102
12200 SW 56 ST	K	1665	1	09/25/2002			15	05:33:00	05:33:00	05:33:00	K1305
12200 SW 56 ST	K	1665	3	09/19/2002			15	05:54:00	05:54:00	06:00:00	
12200 SW 56 ST	K	1665	3	05/17/2002			15	19:17:00	19:17:00	19:25:00	
12200 SW 56 ST	K	1665	3	09/19/2002	0520024A		37	05:52:00	05:54:00	06:00:00	K1302
12200 SW 56 ST	K	1665	3	10/26/2002			25A	18:53:00	18:58:00	18:58:00	K0000
12200 SW 56 ST	K	1665	3	10/25/2002	0591643A		25A	18:40:00	19:08:00	19:20:00	K3304
12200 SW 56 ST	K	1665	1	10/23/2002	0586373A		25A	02:09:00	03:03:00	03:16:00	K1506
12200 SW 56 ST	K	1665	3	10/03/2002	0548676A		25A	20:06:00	20:18:00	20:30:00	K3301
12200 SW 56 ST	K	1665	3	09/27/2002	0535774A		25A	04:46:00	04:47:00	04:49:00	K1506
12200 SW 56 ST	K	1665	1	09/25/2002	0531773A		25A	06:50:00	07:13:00	07:13:00	K2102
12200 SW 56 ST	K	1665	1	09/25/2002	0531714A		25A	05:29:00	05:32:00	05:32:00	K1305
12200 SW 56 ST	K	1665	3	08/31/2002	0484059A		25A	17:09:00	17:23:00	17:44:00	K3306
12200 SW 56 ST	K	1665	3	08/11/2002			25A	23:10:00	23:17:00	23:17:00	K0000
12200 SW 56 ST	K	1665	3	07/19/2002	0398922A		25A	23:27:00	00:18:00	00:27:00	K1504
12200 SW 56 ST	K	1665	3	06/29/2002			25A	19:38:00	19:50:00	19:50:00	K0000
12200 SW 56 ST	K	1665	3	05/17/2002	0271852A		25A	19:15:00	19:17:00	19:25:00	K3306
12200 SW 56 ST	K	1665	3	05/11/2002	0259484A		25A	17:30:00	17:44:00	17:56:00	K3304
12200 SW 56 ST	K	1665	3	03/27/2002	0168461A		25A	16:51:00	16:51:00	16:54:00	K3504
12200 SW 56 ST	K	1665	3	03/02/2002	0118166A		25A	13:39:00	13:40:00	13:49:00	K2503
12200 SW 56 ST	K	1665	3	03/02/2002			25A	13:07:00	13:22:00	13:22:00	K0000
12200 SW 56 ST	K	1665	3	03/01/2002	0115415A		25A	06:48:00	06:50:00	06:57:00	K1501
12200 SW 56 ST	K	1665	3	02/22/2002			14	15:12:00	15:30:00	15:30:00	K3000

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Miami-Dade Police Department

Address Query for Events occurring at 12200 SW 56 ST
For 1/1/03 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A" , "E" , "J" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , " " , "ZZ" , "P") and Dis.Incident Address contains "12200 SW 56 ST" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
12200 SW 56 ST	K	1665	3	06/21/2003			15	19:24:18	19:24:18	19:32:00	
12200 SW 56 ST	K	1665	1	05/28/2003			15	05:07:08	05:07:08	05:13:45	
12200 SW 56 ST	K	1665	3	05/16/2003			15	19:16:16	19:16:16	19:25:00	
12200 SW 56 ST	K	1665	3	03/16/2003			15	23:07:18	23:07:18	23:07:18	K3301
12200 SW 56 ST	K	1665	3	02/08/2003			15	22:28:00	22:28:00	22:32:00	
12200 SW 56 ST	K	1665	3	01/30/2003			15	10:15:00	10:15:00	10:24:00	
12200 SW 56 ST	K	1665	3	07/03/2003			25A	20:15:21	20:24:00	20:24:00	K0000
12200 SW 56 ST	K	1665	1	05/28/2003	0283810B		25A	05:04:38	05:06:57	05:13:45	K1105
12200 SW 56 ST	K	1665	3	05/16/2003	0262019B		25A	19:10:00	19:15:31	19:25:00	K3303
12200 SW 56 ST	K	1665	3	04/22/2003	0214325B		25A	21:54:00	21:54:46	22:10:00	K3503
12200 SW 56 ST	K	1665	3	02/28/2003			25A	20:31:58	20:39:58	20:39:58	K0000
12200 SW 56 ST	K	1665	3	02/08/2003	0073516B		25A	22:27:00	22:28:00	22:31:00	K3304
12200 SW 56 ST	K	1665	3	01/30/2003	0054930B		25A	09:59:00	10:15:00	10:24:00	K2303
12200 SW 56 ST	K	1665	3	01/29/2003			25A	17:29:00	17:37:00	17:37:00	K0000
12200 SW 56 ST	K	1665	3	01/29/2003			25A	16:10:00	16:22:00	16:22:00	K0000
12200 SW 56 ST	K	1665	3	06/21/2003	0332680B		25H	19:23:13	19:23:50	19:32:00	K3305
12200 SW 56 ST	K	1665	3	03/16/2003	0142836B		25H	23:05:41	23:07:08	23:07:08	K3301

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
Reporting Agency: MDPD
From 1/1/02 Thru 1/1/03
YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1666

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	2
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	4

Grand Total: 8

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("1666")) and OI.Reporting_Agency_Code = "030"

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
Reporting Agency: MDPD
From 1/1/03 Thru 1/1/04
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1666

PART I Crimes	Total Crimes
2200 - BURGLARY	3
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	2

Prompt Variable Used: All County: N

Grid(s): 1666

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	2

Grand Total: 9

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("1666")) and OI.Reporting_Agency_Code = "030"

107.07-17A

MEMORANDUM

C-11 #01428

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

FROM: Carlos Alvarez, Director
Miami-Dade Police Department

DATE: December 23, 2003

SUBJECT: Enforcement Histories for Community Zoning Appeals Board # 11 Zoning Meeting on January 7, 2004

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for six locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 1665 — Church of Jesus Christ Almighty; Hearing # **01-428**
  Location: 12200 SW 56 Street
- Grid 1660 — Victor & Aurora Reyes; Hearing # **01-326**
  Location: 5756 SW 149 Place
- Grid 1820 — Francisco Morillo; Hearing # **02-37**
  Location: 9041 SW 147 Court
- Grid 1820 — Javier Echeverri; Hearing # **02-137**
  Location: 14730 SW 90 Terrace
- Grid 1885 — Henry & Piedad Pacheco; Hearing # **03-227**
  Location: 10809 SW 143 Court
- Grid 2168 — Blackstone Investment of South Florida, Inc.; Hearing # **03-263**
  Location: The north side of SW 184 Street and approximately 200' east of SW 157 Avenue

There are six attachments which represent the above six hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar year 2002 and January through November of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on December 16, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

Diane O'Quinn Williams, Director

December 23, 2003

A summary of the information requested is shown below:

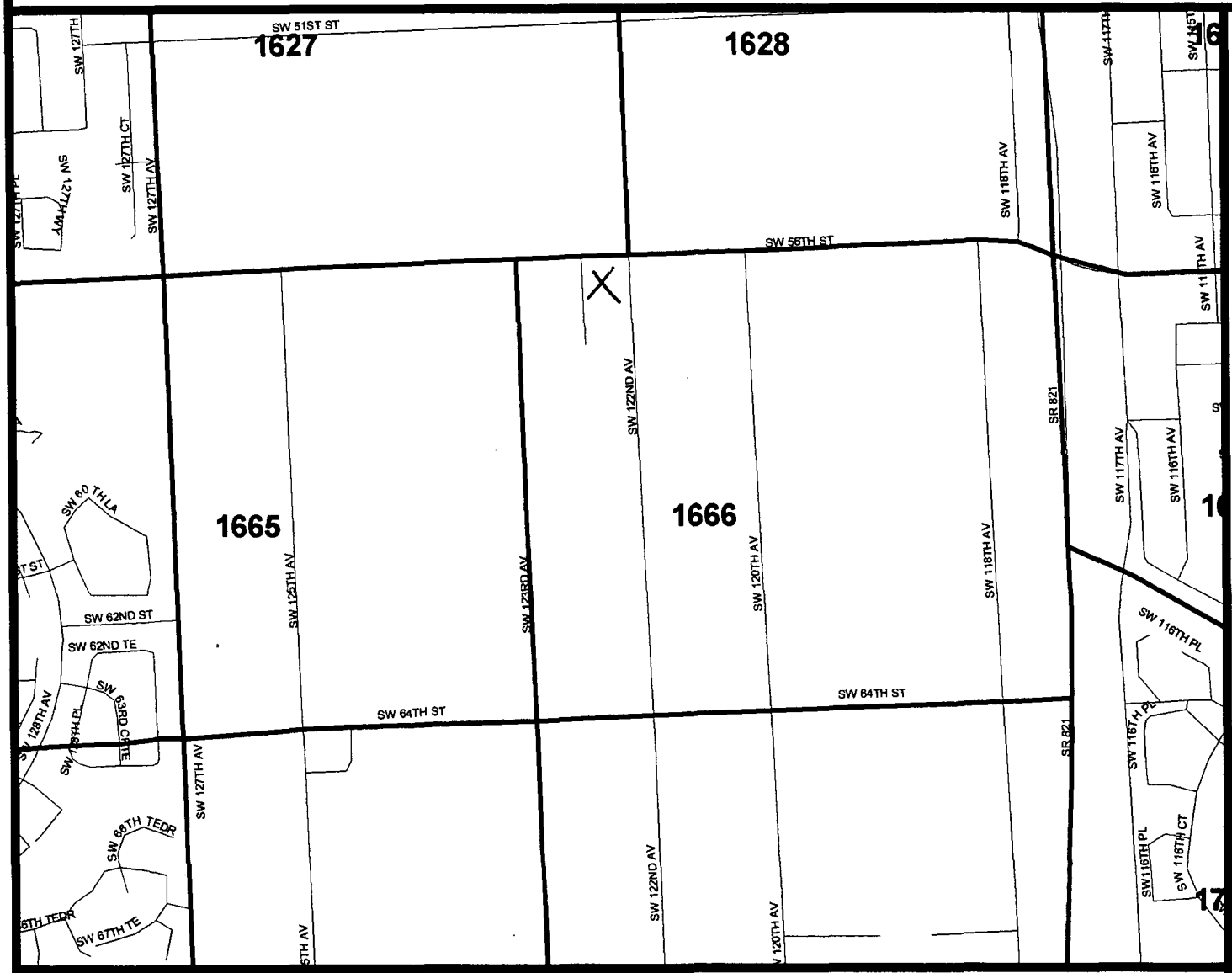
Grid Numbers (Address*)	Hearing Numbers	Total Calls-For-Service 2002	Total Calls-For-Service 2003 (Jan-Nov)	Total Part I & II Crimes 2002	Total Part I & II Crimes 2003 (Jan-Nov)
1665 12200 SW 56 St*	**01-428**	176 25*	167 17*	10	10
1660 5756 SW 149 Pl*	**01-326**	1857 0*	1682 0*	113	141
1820 9041 SW 147 Ct*	**02-37**	1562 0*	1381 1*	118	82
1820 14730 SW 90 Ter*	**02-137**	1562 0*	1381 0*	118	82
1885 10809 SW 143 Ct*	**03-227**	1082 0*	1087 0*	76	85
2168	**03-263**	705	468	45	46

*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par
Attachments (6)

Miami-Dade Police Department
Target Area - Police Grid(s): 1665, 1666
Church of Jesus Christ Almighty; Hearing # 01-428



Police Grids Boundaries
Boundary

MDPD Crime Analysis System
December 17, 2003
Data in this document represents successfully geocoded attributes.

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/02 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1665")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
1665	13	SPECIAL INFORMATION/ASSIGNMENT	9
	14	CONDUCT INVESTIGATION	21
	15	MEET AN OFFICER	66
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	16
	19	TRAFFIC STOP	15
	21	LOST OR STOLEN TAG	3
	25	BURGLAR ALARM RINGING	16
	26	BURGLARY	9
	27	LARCENY	2
	32	ASSAULT	4
	34	DISTURBANCE	5
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	2
	41	SICK OR INJURED PERSON	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	1

Total Signals for Grid 1665 : 176

Total Reported: 121 Total Not Reported: 55

Total for All Grids : 176

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-11-30

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-12-01") and (Dis.Grid in ("1665")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
1665	13	SPECIAL INFORMATION/ASSIGNMENT	7
	14	CONDUCT INVESTIGATION	13
	15	MEET AN OFFICER	63
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	22
	18	HIT AND RUN	2
	19	TRAFFIC STOP	17
	20	TRAFFIC DETAIL	2
	21	LOST OR STOLEN TAG	2
	25	BURGLAR ALARM RINGING	11
	26	BURGLARY	7
	32	ASSAULT	5
	34	DISTURBANCE	6
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	2
	41	SICK OR INJURED PERSON	3

Total Signals for Grid 1665 : 167

Total Reported: 110 Total Not Reported: 57

Total for All Grids : 167

Miami-Dade Police Department

Address Query for Events occurring at 12200 SW 56 ST
For 1/1/02 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A" , "E" , "J" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , " " , "ZZ" , "P") and Dis.Incident Address contains "12200 SW 56 ST" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
12200 SW 56 ST	K	1665	3	10/25/2002			15	19:08:00	19:08:00	19:36:00	
12200 SW 56 ST	K	1665	3	09/27/2002			15	04:47:00	04:47:00	04:50:00	
12200 SW 56 ST	K	1665	1	09/25/2002			15	07:13:00	07:13:00	07:13:00	K2102
12200 SW 56 ST	K	1665	1	09/25/2002			15	05:33:00	05:33:00	05:33:00	K1305
12200 SW 56 ST	K	1665	3	09/19/2002			15	05:54:00	05:54:00	06:00:00	
12200 SW 56 ST	K	1665	3	05/17/2002			15	19:17:00	19:17:00	19:25:00	
12200 SW 56 ST	K	1665	3	09/19/2002	0520024A		37	05:52:00	05:54:00	06:00:00	K1302
12200 SW 56 ST	K	1665	3	10/26/2002			25A	18:53:00	18:58:00	18:58:00	K0000
12200 SW 56 ST	K	1665	3	10/25/2002	0591643A		25A	18:40:00	19:08:00	19:20:00	K3304
12200 SW 56 ST	K	1665	1	10/23/2002	0586373A		25A	02:09:00	03:03:00	03:16:00	K1506
12200 SW 56 ST	K	1665	3	10/03/2002	0548676A		25A	20:06:00	20:18:00	20:30:00	K3301
12200 SW 56 ST	K	1665	3	09/27/2002	0535774A		25A	04:46:00	04:47:00	04:49:00	K1506
12200 SW 56 ST	K	1665	1	09/25/2002	0531773A		25A	06:50:00	07:13:00	07:13:00	K2102
12200 SW 56 ST	K	1665	1	09/25/2002	0531714A		25A	05:29:00	05:32:00	05:32:00	K1305
12200 SW 56 ST	K	1665	3	08/31/2002	0484059A		25A	17:09:00	17:23:00	17:44:00	K3306
12200 SW 56 ST	K	1665	3	08/11/2002			25A	23:10:00	23:17:00	23:17:00	K0000
12200 SW 56 ST	K	1665	3	07/19/2002	0398922A		25A	23:27:00	00:18:00	00:27:00	K1504
12200 SW 56 ST	K	1665	3	06/29/2002			25A	19:38:00	19:50:00	19:50:00	K0000
12200 SW 56 ST	K	1665	3	05/17/2002	0271852A		25A	19:15:00	19:17:00	19:25:00	K3306
12200 SW 56 ST	K	1665	3	05/11/2002	0259484A		25A	17:30:00	17:44:00	17:56:00	K3304
12200 SW 56 ST	K	1665	3	03/27/2002	0168461A		25A	16:51:00	16:51:00	16:54:00	K3504
12200 SW 56 ST	K	1665	3	03/02/2002	0118166A		25A	13:39:00	13:40:00	13:49:00	K2503
12200 SW 56 ST	K	1665	3	03/02/2002			25A	13:07:00	13:22:00	13:22:00	K0000
12200 SW 56 ST	K	1665	3	03/01/2002	0115415A		25A	06:48:00	06:50:00	06:57:00	K1501
12200 SW 56 ST	K	1665	3	02/22/2002			14	15:12:00	15:30:00	15:30:00	K3000

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Miami-Dade Police Department

Address Query for Events occurring at 12200 SW 56 ST
For 1/1/03 Thru 2003-11-30

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-12-01" and Dis.Police District Code in ("A" , "E" , "J" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , " " , "ZZ" , "P") and Dis.Incident Address contains "12200 SW 56 ST" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
12200 SW 56 ST	K	1665	3	06/21/2003			15	19:24:18	19:24:18	19:32:00	
12200 SW 56 ST	K	1665	1	05/28/2003			15	05:07:08	05:07:08	05:13:45	
12200 SW 56 ST	K	1665	3	05/16/2003			15	19:16:16	19:16:16	19:25:00	
12200 SW 56 ST	K	1665	3	03/16/2003			15	23:07:18	23:07:18	23:07:18	K3301
12200 SW 56 ST	K	1665	3	02/08/2003			15	22:28:00	22:28:00	22:32:00	
12200 SW 56 ST	K	1665	3	01/30/2003			15	10:15:00	10:15:00	10:24:00	
12200 SW 56 ST	K	1665	3	07/03/2003			25A	20:15:21	20:24:00	20:24:00	K0000
12200 SW 56 ST	K	1665	1	05/28/2003	0283810B		25A	05:04:38	05:06:57	05:13:45	K1105
12200 SW 56 ST	K	1665	3	05/16/2003	0262019B		25A	19:10:00	19:15:31	19:25:00	K3303
12200 SW 56 ST	K	1665	3	04/22/2003	0214325B		25A	21:54:00	21:54:46	22:10:00	K3503
12200 SW 56 ST	K	1665	3	02/28/2003			25A	20:31:58	20:39:58	20:39:58	K0000
12200 SW 56 ST	K	1665	3	02/08/2003	0073516B		25A	22:27:00	22:28:00	22:31:00	K3304
12200 SW 56 ST	K	1665	3	01/30/2003	0054930B		25A	09:59:00	10:15:00	10:24:00	K2303
12200 SW 56 ST	K	1665	3	01/29/2003			25A	17:29:00	17:37:00	17:37:00	K0000
12200 SW 56 ST	K	1665	3	01/29/2003			25A	16:10:00	16:22:00	16:22:00	K0000
12200 SW 56 ST	K	1665	3	06/21/2003	0332680B		25H	19:23:13	19:23:50	19:32:00	K3305
12200 SW 56 ST	K	1665	3	03/16/2003	0142836B		25H	23:05:41	23:07:08	23:07:08	K3301

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
Reporting Agency: MDPD
From 1/1/02 Thru 1/1/03
YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1665

PART I Crimes	Total Crimes
2200 - BURGLARY	4
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	3

Prompt Variable Used: All County: N

Grid(s): 1665

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	1
260B - FRAUD CREDIT CARD/ATM	1

Grand Total: 10

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("1665")) and OI.Reporting_Agency_Code = "030"

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
Reporting Agency: MDPD
From 1/1/03 Thru 12/1/03
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1665

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	4
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	3

Prompt Variable Used: All County: N

Grid(s): 1665

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	1

Grand Total: 10

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-12-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("1665")) and OI.Reporting_Agency_Code = "030"

C-11

01-428

107.07-17A

MEMORANDUM

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: November 19, 2003

SUBJECT: Enforcement Histories for Community Council Board #11 Zoning Meeting on December 2, 2003

Received by
Zoning Agenda Coordinator
NOV 24 2003

FROM: Carlos Alvarez, Director
Miami-Dade Police Department

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for seven locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 1665 — Church of Jesus Christ Almighty; Hearing # 01-428
  Location: 12200 SW 56 Street
- Grid 1660 — Sky Vista Liquor, Inc.; Hearing # 02-064
  Location: 14754-56 SW 56 Street
- Grid 1623 — Mega Discount Liquors # 1, Inc.; Hearing # 02-130
  Location: 14657 SW 56 Street
- Grid 1583 — Armando Abad; Hearing #02-163
  Location: 4355 SW 129 Place
- Grid 1889 — St. Luke The Physician Episcopal Church; Hearing # 02-357
  Location: 12355 SW 104 Street
- Grid 1623 — Ricardo F. Jovellar; Hearing # 03-36
  Location: 14635 SW 51 Street
- Grid 1887 — Philip Carrie; Hearing # 03-144
  Location: 13200 SW 107 Street

There are seven attachments which represent the above seven hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar year 2002 and January through October of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on November 13, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I

Diane O'Quinn Williams, Director November 19, 2003

Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

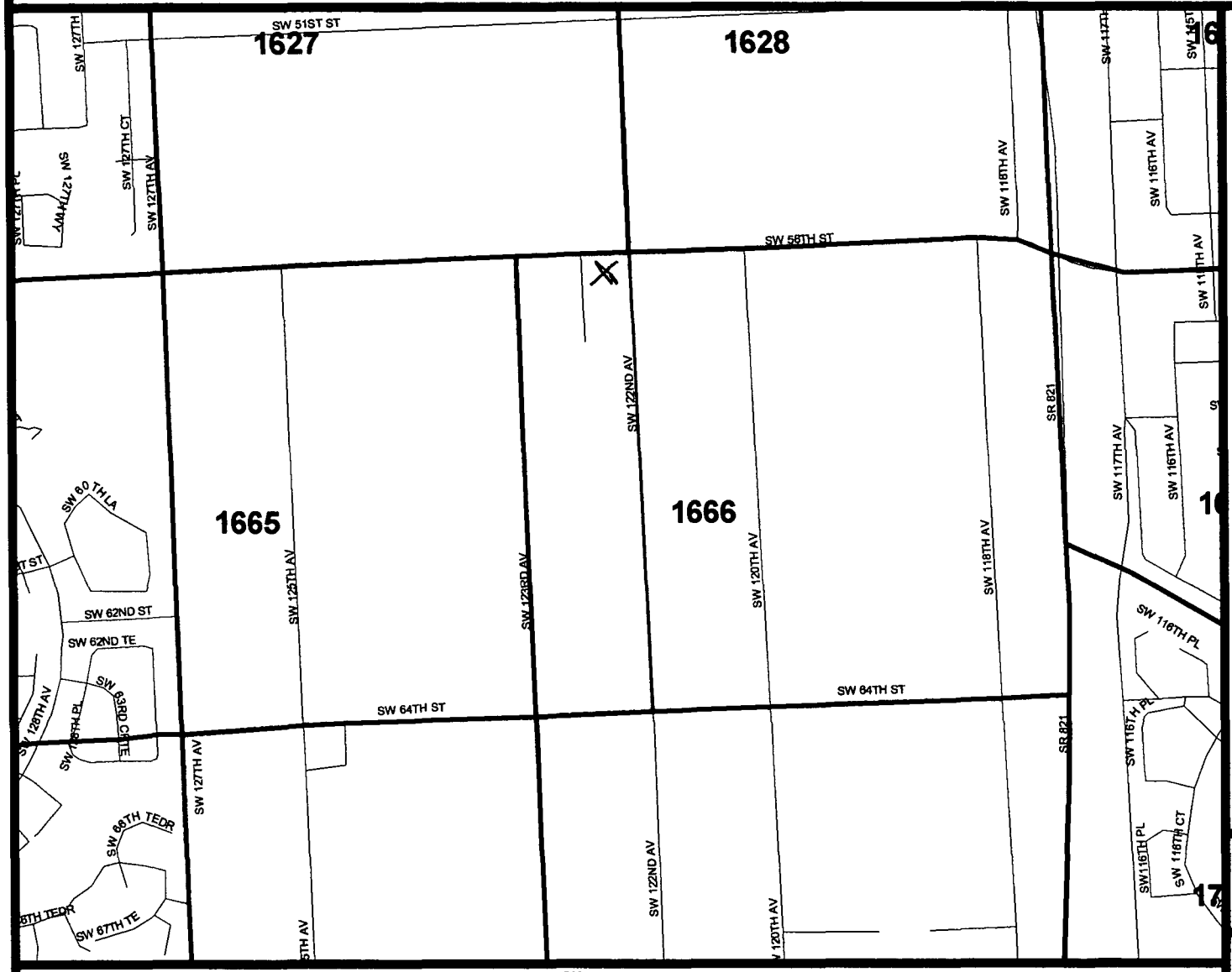
Grid Numbers (Address*)	**Hearing Numbers**	Total Calls-For-Service 2002	2003 (Jan-Oct)	Total Part I & II Crimes 2002	2003 (Jan-Oct)
1665 **12200 SW 56 St***	**01-428**	**176** **25***	**153** **17***	**10**	**10**
1660 14754-56 SW 56 St*	**02-064**	1857 3*	1531 4*	113	125
1623 **14657 SW 56 St***	**02-130**	**1172** **8***	**958** **11***	**102**	**112**
1583 4355 SW 129 Pl*	**02-163**	912 0*	739 0*	82	61
1889 **12355 SW 104 St***	**02-357**	**1629** **0***	**1290** **3***	**124**	**110**
1623 14635 SW 51 St*	**03-36**	1172 0*	958 2*	102	112
1887 **13200 SW 107 St***	**03-144**	**868** **0***	**586** **0***	**42**	**39**

*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par
Attachments (7)

Miami-Dade Police Department
Target Area - Police Grid(s): 1665, 1666
Church of Jesus Christ Almighty; Hearing # 01-428



Police Grids Boundaries
Boundary

0 0.08 0.16 Miles

MDPD Crime Analysis System
November 17, 2003
Data in this document represents successfully geocoded attributes.

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/02 Thru 2002-12-31

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1665")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
1665	13	SPECIAL INFORMATION/ASSIGNMENT	9
	14	CONDUCT INVESTIGATION	21
	15	MEET AN OFFICER	66
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	16
	19	TRAFFIC STOP	15
	21	LOST OR STOLEN TAG	3
	25	BURGLAR ALARM RINGING	16
	26	BURGLARY	9
	27	LARCENY	2
	32	ASSAULT	4
	34	DISTURBANCE	5
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	2
	41	SICK OR INJURED PERSON	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	1

Total Signals for Grid 1665 : 176

Total Reported: 121 Total Not Reported: 55

Total for All Grids : 176

Miami-Dade Police Department
Summarized Grid Information By Signal
For 1/1/03 Thru 2003-10-31

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01") and (Dis.Grid in ("1665")) and (Dis.Signal Code in ("13" , "14" , "15" , "16" , "17" , "18" , "19" , "20" , "21" , "22" , "23" , "24" , "25" , "26" , "27" , "28" , "29" , "30" , "31" , "32" , "33" , "34" , "35" , "36" , "37" , "38" , "39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "53" , "54" , "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030' , 1 , 3))

Grid	Signal Code	Signal Description	Total
1665	13	SPECIAL INFORMATION/ASSIGNMENT	7
	14	CONDUCT INVESTIGATION	10
	15	MEET AN OFFICER	57
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	21
	18	HIT AND RUN	2
	19	TRAFFIC STOP	16
	20	TRAFFIC DETAIL	2
	21	LOST OR STOLEN TAG	2
	25	BURGLAR ALARM RINGING	11
	26	BURGLARY	7
	32	ASSAULT	4
	34	DISTURBANCE	4
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	2
	41	SICK OR INJURED PERSON	3

Total Signals for Grid 1665 : 153

Total Reported: 100 Total Not Reported: 53

Total for All Grids : 153

Miami-Dade Police Department
Address Query for Events occurring at 12200 SW 56 ST
For 1/1/02 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A" , "E" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , " " , "ZZ" , "P") and Dis.Incident Address contains "12200 SW 56 ST" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
12200 SW 56 ST	K	1665	3	10/25/2002			15	19:08:00	19:08:00	19:36:00	
12200 SW 56 ST	K	1665	3	09/27/2002			15	04:47:00	04:47:00	04:50:00	
12200 SW 56 ST	K	1665	1	09/25/2002			15	07:13:00	07:13:00	07:13:00	K2102
12200 SW 56 ST	K	1665	1	09/25/2002			15	05:33:00	05:33:00	05:33:00	K1305
12200 SW 56 ST	K	1665	3	09/19/2002			15	05:54:00	05:54:00	06:00:00	
12200 SW 56 ST	K	1665	3	05/17/2002			15	19:17:00	19:17:00	19:25:00	
12200 SW 56 ST	K	1665	3	09/19/2002	0520024A		37	05:52:00	05:54:00	06:00:00	K1302
12200 SW 56 ST	K	1665	3	10/26/2002			25A	18:53:00	18:58:00	18:58:00	K0000
12200 SW 56 ST	K	1665	3	10/25/2002	0591643A		25A	18:40:00	19:08:00	19:20:00	K3304
12200 SW 56 ST	K	1665	1	10/23/2002	0586373A		25A	02:09:00	03:03:00	03:16:00	K1506
12200 SW 56 ST	K	1665	3	10/03/2002	0548676A		25A	20:06:00	20:18:00	20:30:00	K3301
12200 SW 56 ST	K	1665	3	09/27/2002	0535774A		25A	04:46:00	04:47:00	04:49:00	K1506
12200 SW 56 ST	K	1665	1	09/25/2002	0531773A		25A	06:50:00	07:13:00	07:13:00	K2102
12200 SW 56 ST	K	1665	1	09/25/2002	0531714A		25A	05:29:00	05:32:00	05:32:00	K1305
12200 SW 56 ST	K	1665	3	08/31/2002	0484059A		25A	17:09:00	17:23:00	17:44:00	K3306
12200 SW 56 ST	K	1665	3	08/11/2002			25A	23:10:00	23:17:00	23:17:00	K0000
12200 SW 56 ST	K	1665	3	07/19/2002	0398922A		25A	23:27:00	00:18:00	00:27:00	K1504
12200 SW 56 ST	K	1665	3	06/29/2002			25A	19:38:00	19:50:00	19:50:00	K0000
12200 SW 56 ST	K	1665	3	05/17/2002	0271852A		25A	19:15:00	19:17:00	19:25:00	K3306
12200 SW 56 ST	K	1665	3	05/11/2002	0259484A		25A	17:30:00	17:44:00	17:56:00	K3304
12200 SW 56 ST	K	1665	3	03/27/2002	0168461A		25A	16:51:00	16:51:00	16:54:00	K3504
12200 SW 56 ST	K	1665	3	03/02/2002	0118166A		25A	13:39:00	13:40:00	13:49:00	K2503
12200 SW 56 ST	K	1665	3	03/02/2002			25A	13:07:00	13:22:00	13:22:00	K0000
12200 SW 56 ST	K	1665	3	03/01/2002	0115415A		25A	06:48:00	06:50:00	06:57:00	K1501
12200 SW 56 ST	K	1665	3	02/22/2002			14	15:12:00	15:30:00	15:30:00	K3000

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Miami-Dade Police Department
Address Query for Events occurring at 12200 SW 56 ST
For 1/1/03 Thru 2003-10-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-11-01" and Dis.Police District Code in ("A" , "E" , "C" , "D" , "H" , "Q" , "I" , "K" , "N" , "M" , " " , "ZZ" , "P") and Dis.Incident Address contains "12200 SW 56 ST" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
12200 SW 56 ST	K	1665	3	06/21/2003			15	19:24:18	19:24:18	19:32:00	
12200 SW 56 ST	K	1665	1	05/28/2003			15	05:07:08	05:07:08	05:13:45	
12200 SW 56 ST	K	1665	3	05/16/2003			15	19:16:16	19:16:16	19:25:00	
12200 SW 56 ST	K	1665	3	03/16/2003			15	23:07:18	23:07:18	23:07:18	K3301
12200 SW 56 ST	K	1665	3	02/08/2003			15	22:28:00	22:28:00	22:32:00	
12200 SW 56 ST	K	1665	3	01/30/2003			15	10:15:00	10:15:00	10:24:00	
12200 SW 56 ST	K	1665	3	07/03/2003			25A	20:15:21	20:24:00	20:24:00	K0000
12200 SW 56 ST	K	1665	1	05/28/2003	0283810B		25A	05:04:38	05:06:57	05:13:45	K1105
12200 SW 56 ST	K	1665	3	05/16/2003	0262019B		25A	19:10:00	19:15:31	19:25:00	K3303
12200 SW 56 ST	K	1665	3	04/22/2003	0214325B		25A	21:54:00	21:54:46	22:10:00	K3503
12200 SW 56 ST	K	1665	3	02/28/2003			25A	20:31:58	20:39:58	20:39:58	K0000
12200 SW 56 ST	K	1665	3	02/08/2003	0073516B		25A	22:27:00	22:28:00	22:31:00	K3304
12200 SW 56 ST	K	1665	3	01/30/2003	0054930B		25A	09:59:00	10:15:00	10:24:00	K2303
12200 SW 56 ST	K	1665	3	01/29/2003			25A	17:29:00	17:37:00	17:37:00	K0000
12200 SW 56 ST	K	1665	3	01/29/2003			25A	16:10:00	16:22:00	16:22:00	K0000
12200 SW 56 ST	K	1665	3	06/21/2003	0332680B		25H	19:23:13	19:23:50	19:32:00	K3305
12200 SW 56 ST	K	1665	3	03/16/2003	0142836B		25H	23:05:41	23:07:08	23:07:08	K3301

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
Reporting Agency: MDPD
From 1/1/02 Thru 1/1/03
YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1665

PART I Crimes	Total Crimes
2200 - BURGLARY	4
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	3

Prompt Variable Used: All County: N

Grid(s): 1665

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	1
260B - FRAUD CREDIT CARD/ATM	1

Grand Total: 10

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("1665")) and OI.Reporting_Agency_Code = "030"

Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
Reporting Agency: MDPD
From 1/1/03 Thru 11/1/03
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 1665

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	4
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	3

Prompt Variable Used: All County: N

Grid(s): 1665

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	1

Grand Total: 10

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-11-01" and OI.Offense.Ucr Code in ('090A' , '1200' , '130A' , '130D' , '2200' , '230A' , '230B' , '230C' , '230D' , '230E' , '230F' , '230G' , '2400' , '090C' , '130B' , '130E' , '350A' , '350B' , '5100' , '2700' , '260A' , '260B' , '260D' , '260E' , '260F' , '1000' , '2000' , '110A' , '110B' , '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("1665")) and OI.Reporting_Agency_Code = "030"

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

FROM: Roosevelt Bradley, Director
Miami Dade Transit

DATE: October 14, 2003

SUBJECT: FY04 Blanket Concurrency Approval for Transit

This memo 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 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 it appears that 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.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E.
Mario G. Garcia

03 OCT 17 PM 4:17
MIAMI-DADE COUNTY
FLORIDA
PROCUREMENT MANAGEMENT

RECEIVED
OCT 21 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

MEMORANDUM

Helen B.

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. 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, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

Original to Helen Brown
cy to Al Torres

107.07-17A METRO-DADE/GSA-MAT. MGT.

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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, under construction, subject to a binding executed contract for construction, 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, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 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 and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 18 2003
ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING
BY_____

MEMORANDUM

TO: Guillermo E. Olmedillo. Director
Building & Zoning Department

DATE: May 3rd. 1999

SUBJECT: Concurrency Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

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.

ELC/ser

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

		RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS				
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill [3]	Tonnage [4]	SOUTH DADE Garbage [5]	NORTH DADE Trash [6]	WMI Garbage &Trash [7]	WHEELABRATOR (contract had ended on 12/31/02) Trash [8]	Total [1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL	
* TOTAL @ 1.84M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
** TOTAL @ 1.72M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)
*** TOTAL @ 1.71M	853,000	69,000 270,000	14,000	936,000 270,000	(91% Garbage; 9% Trash, includes Tires) (RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,868,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,888,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space: Park Acres	Existing Local Open Space: School field Acres	Existing Local Open Space: 1/2 Private Acres	Total Local Open Space	Surplus (Deficit) Acres	Level of Service
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
T[illegible]	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495

107.07-17A METRO-DADE/GSA-MAT MGT

MEMORANDUM

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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, under construction, subject to a binding executed contract for construction, 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, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 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 and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 1999-2000

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE Landfill	NORTH DADE Landfill	WMI Landfill	WTI Waste to energy	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Garbage [4]	Trash [5]	Garbage/Trash [6]	Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	198,000	18,000	22,000	158,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		198,000	198,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES
@1.69 MILLIONS TONS

GARBAGE 56.4%	952,000
TRASH 43.3%	730,000
SPECIAL 0.3%	5,000
TOTAL	1,687,000

REMAINING CAPACITY BY FACILITY Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (w less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,671,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000
Total Remaining Years	21	32	10	19

*Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
**South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover
***North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, Dated October 1999

MEMORANDUM

Helen B.

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. 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, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space: Park Acres	Existing Local Open Space: School field Acres	Existing Local Open Space: 1/2 Private Acres	Total Local Open Space	Surplus (Deficit) Acres	Level of Service
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
TOT:	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

FROM: Roosevelt Bradley, Director
Miami Dade Transit

DATE: October 14, 2003

SUBJECT: FY04 Blanket Concurrency Approval for Transit

This memo 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 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 it appears that 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.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E.
Mario G. Garcia

RECEIVED
OCT 21 2003
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

03 OCT 17 PM 3:11
MIAMI-DADE COUNTY
FLORIDA

Original to Helen Brown
cy to Al Torres

MEMORANDUM

107.07-17A METRO-DADE/GSA-MAT. MGT

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

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, under construction, subject to a binding executed contract for construction, 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, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 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 and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 18 2003
ZONING SERVICES DIVISION DADE COUNTY
DEPT. OF PLANNING & ZONING
BY

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill [3]	Tonnage [4]	SOUTH DADE Garbage [5]	NORTH DADE Trash [6]	WMI Garbage &Trash [7]	Trash [8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL	
* TOTAL @ 1.84M	853,000	69,000	14,000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)
** TOTAL @ 1.72M	853,000	69,000	14,000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)
*** TOTAL @ 1.71M	853,000	69,000	14,000	936,000	(91% Garbage; 9% Trash, includes Tires)
		270,000		270,000	(RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2016. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

MEMORANDUM

TO: Guillermo E. Olmedillo. Director
Building & Zoning Department

DATE: May 3rd. 1999

SUBJECT: Concurrency Approval

FROM: Earl L. Carlton, Captain
~~Fire~~ Engineering & Water Supply Bureau

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.

ELC/ser