

# Memorandum



**Date:** (Public Hearing 04-24-07)  
March 20, 2007

Agenda Item No. 5(H)(1)

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**From:** George J. Burgess  
County Manager

**Subject:** Report on Comprehensive Zoning Analysis Conducted for Study Area in Southwest Miami-Dade County (Richmond Heights)

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The attached report summarizes the findings of the Department of Planning and Zoning in response to Resolution 16-07 which imposed a temporary building moratorium in that area.

A handwritten signature in black ink, appearing to read "G. Burgess", written over a horizontal line.

Assistant County Manager

**Date:** March 20, 2007

**To:** George M. Burgess  
County Manager

**From:**   
Diane O'Quinn Williams, Director  
Department of Planning & Zoning

**Subject:** Report on Comprehensive Zoning Analysis Conducted for Study Area in Southwest Miami-Dade County (Richmond Heights) as ordered by Resolution R-16-07.

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**Background**

On November 28, 2006 a temporary administrative order was imposed prohibiting the issuance of building permits for non-residential structures and/or uses within the area bounded by SW 136 Street on the north, SW 152 Street on the south, SW 107 Avenue on the east and the Homestead Extension of Florida's Turnpike (State Road #821) on the west (the Study Area). In accordance with procedures specified in Section 33-319 of the Code of Miami-Dade County, the administrative order was scheduled for consideration of the Board of County Commissioners. On January 25, 2007 the Board of County Commissioners adopted Resolution No. R-16-07 as follows:

*Resolution Ordering Temporary Building Moratorium and Directing County Manager to Conduct Comprehensive Zoning Analysis for a Study Area in Southwest Miami-Dade County*

The adopted Resolution (copy attached) ordered that a temporary moratorium on the issuance of building permits for non-residential structures and/or uses within the Study Area be imposed for one hundred twenty (120) days from the Resolution's effective date (February 4, 2007). Furthermore the Resolution directed the County Manager to prepare a comprehensive report and recommendations relating to appropriate zoning districts for the Study Area as soon as reasonably possible within that one hundred twenty (120) day timeframe. The Board of County Commissioners requested that the report be submitted within a 60-day timeframe. Pursuant to that direction, this report provides the results of the study conducted by the Department of Planning and Zoning and recommendations for the Board's consideration. In accordance with Section 33-319(h), upon submission of the report the Board shall make a determination as to whether the zoning districts shall remain the same or shall be changed. Should the Board determine that the zoning districts shall remain the same, it shall immediately issue its order terminating the building moratorium. Should the Board determine that the applicable zoning districts should be changed, or new districts created therefore, it shall issue its order continuing the building moratorium and shall immediately take the actions required for such changes to occur. Any such required zoning district boundary changes shall be heard directly by the Board of County Commissioners.

The attached exhibits include information found in the County's Property Appraiser's records for each parcel as well as accompanying photos for all parcels other than the GU-zoned parcels.

### **History of Study Area**

Urban development of this Richmond Heights area dates back to the late 1940s and resulted from the vision of Captain Frank C. Martin a former pilot for Pan American Airlines. Mr. Martin was a visionary, developing plans for the Richmond Heights area following a traditional town approach with the Richmond "town" anchored around an area of higher activity which would include commercial uses needed for the future residents, a series of blocks and streets within the town core, a green located in the proximity of the C-1N Canal, and the location of institutional uses such as religious facilities. In August of 1949 the then-Zoning Commission approved a series of re-zoning requests to implement the vision (Res. 3334 8/49). Over the years, the area grew in a manner consistent with the original vision and mostly residential in use with business and office uses limited to portions of the town center between Dunbar and Bethune Boulevards from Lincoln Boulevard to Booker T. Washington Boulevard. Although the construction of the Florida Turnpike removed some of the original elements of the vision and the original system of blocks has been partially modified by some road closures and revised plats, particularly in the center, much of the area remains consistent with the original vision.

In 1977 the Planning Department prepared a Special Planning Report for Richmond Heights at the request of the Office of Community Development. The area studied in that Planning Report was larger than the subject Study Area for this moratorium. Nevertheless, of specific mention in the Neighborhood Study was that "The commercial area needs to be developed as a cohesive neighborhood center with adequate off-street parking, lighting and buffering rather than as strip development. This type of commercial area is usually viable and has a minimal adverse impact upon the community in terms of residential blight and traffic access problems." It was clearly recognized during that Special Report analysis that the commercial town center within the Richmond Heights area was an important feature of this neighborhood.

### **General Information**

The following zoning code provisions and Comprehensive Development Master Plan (CDMP) policy provided assistance in the review and analysis of the current zoning classifications of the lots noted below and provided assistance in forming recommendations.

*Miami-Dade County Zoning Code, Section 33-237*, providing the purpose of the BU-1 Zoning district: "The purpose of the BU-1, Neighborhood District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood." Uses allowed in this zoning classification include beauty parlors, bakery shops, ice cream stores, apparel stores, grocery stores less than 4,000 square feet in floor area and office buildings.

*Miami-Dade County Zoning Code, Section 33-246*, providing the purpose of the BU-1A zoning district: "The purpose of the BU-1A, Limited Business District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of

the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods". Uses allowed in this zoning classification include automobile service stations, banks, furniture stores, grocery stores larger than 4, 000 square feet in area, pet shops, and funeral homes.

*Miami-Dade County Zoning Code, Section 33-252*, providing the purpose of the BU-2 zoning district: "The purpose of the BU-2, Regional Shopping Center and Office Park District, is to provide for large scale commercial and/or office facilities which service the needs of large urban areas." Uses allowed in this zoning classification include regional shopping centers, office parks, pubs and bars, major department stores and hospitals (with certain limitations).

*Miami-Dade County Zoning Code, Section 33-254*, providing the purpose of the BU-3 zoning district: "The purpose of the BU-3, Liberal Business District is to provide for large scale commercial activities". Uses allowed in this zoning classification include airports and airport hangars, fertilizer stores, contractor's plants and storage yards, gun shops and wholesale salesroom and storage rooms.

*Miami-Dade County Comprehensive Development Master Plan (CDMP) (I-86, I-87)* relating to existing zoning of properties: "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 LU-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 Miami-Dade County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan area is 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."

This Report is the result of a study undertaken to evaluate current zoning districts and their consistency with the CDMP. The activity of conducting such a study is consistent with policy LU4E of the CDMP.

### **Uses Made Non-Conforming by Re-Zoning Actions**

It should be noted that a new zoning regulation or action may render an existing use and/or structure on a site nonconforming. A nonconforming use or structure is allowed to continue notwithstanding the new zoning regulation or action. However, such a nonconforming use or structure may not be extended in any direction nor replaced by another use not specifically permitted.

### **Current Zoning Designations**

#### *AU-zoned properties*

Within the Study Area, three parcels are zoned AU, Agriculture District (exhibits attached). These three parcels lie at the southwest corner of SW 136 Street and SW 107 Avenue and in total comprise approximately 2.49 net acres of land, as follows:

- 1 Parcel A-1 (folio #30-5019-000-0011) is developed with a single family residence built originally in 1973. This .68 acre parcel is grandfathered in accordance with zoning regulations in effect prior to 1974. There is no record of the property having received an agricultural tax exemption nor is there a record of the property having been utilized for agricultural purposes for the years 1997 to the present. The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Estate Density Residential. The properties immediately adjacent to the west and south of this parcel and within the Study Area are also designated Estate Density Residential.
- 2 Parcel A-2 (folio #30-5019-000-0012) is developed with a single family residence built originally in 1972. The lot area of this 1 acre parcel complied with zoning regulations in effect prior to 1974, however the frontage of the lot (132 feet) was not sufficient to allow it as a buildable site. In 1972 the then-owners of the parcel applied for, and were granted a variance of the lot frontage requirements by the Zoning Appeals Board (Resolution 4ZAB-592-72). There is no record of the property having received an agricultural tax exemption nor is there a record of the property having been utilized for agricultural purposes for the years 1997 to the present. The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Estate Density Residential. The properties immediately adjacent to the west and south of this parcel and within the Study Area are also designated Estate Density Residential.
- 3 Parcel A-3 (folio #30-5019-000-0020) is developed with a single family residence built originally in 1976. This .81 acre parcel is grandfathered in accordance with zoning regulations in effect prior to 1974. There is no record of the property having received an agricultural tax exemption nor is there a record of the property having been utilized for agricultural purposes for the years 1997 to the present. The adopted 2015 and 2025 Land Use Plan Map of the

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Comprehensive Development Master Plan designates the subject property for Estate Density Residential. The properties immediately adjacent to the west and south of this parcel and within the Study Area are also designated Estate Density Residential.

Recommendation: As currently zoned in the AU classification, agricultural uses could be developed on these parcels. Agricultural activities may include the cultivation and harvesting of crops, breeding of livestock and the storage of agricultural vehicles and equipment. Because of the nature of these activities, noise, dust, truck traffic and odors may likely be generated, thereby creating an incompatibility with the predominantly residential (EU-M zoned) area. These properties do not currently contain agricultural uses or structures nor has such activity occurred since at least 1997. It is thereby recommended that Parcels A-1, A-2, and A-3 be considered for rezoning to the EU-M zoning classification, which is consistent with the pattern of development of the surrounding residential area and consistent with the Comprehensive Development Master Plan.

#### GU-zoned properties

Within the Study Area, nine (9) parcels are zoned GU, Interim District (exhibits attached). These parcels all lie between SW 136 Street and SW 152 Street, between SW 117 Avenue and the Florida Turnpike and in total comprise approximately 37 acres, as follows:

- 1 Parcels G-1 through G-4 (folio #s 30-5924000-0080, 30-5924000-0100, 30-5924000-0121, 30-5924008-0010 consist of 10 acres and are developed with a cemetery (owner: Dade South Memorial Park) originally established in 1981. Subsequently the owner has applied for and received approval of zoning hearing requests to modify the original 1981 plan (Resolutions 4ZAB-371-92 and 5ZAB-457-94). Should future expansions to the cemetery be desired beyond what has been approved in these zoning actions, a zoning hearing is required. The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Low-Medium Residential development (5 to 13 dwelling units per gross acre). The properties immediately adjacent to the north and south of this parcel and also within the Study Area are also designated Low-Medium Residential.
- 2 Parcel G-5 (folio # 30-5924008-0020) consists of 6.07 acres and is developed with a cemetery (owner: Miami Memorial Park) originally established in 1954. Subsequently the owner has applied for and received approval of zoning hearing requests to modify the original 1954 plan (Resolutions 4ZAB-452-79, 4ZAB-428-88, 5ZAB-347-94 and Z-68-97). Should future expansions to the cemetery be desired beyond what has been approved in these zoning actions, a zoning hearing is required. The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Low-Medium Residential development (5 to 13 dwelling units per gross acre). The properties immediately adjacent to the north and south of this parcel and also within the Study Area are also designated Low-Medium Residential.

- 3 Parcel G-6 (folio # 30-5924000-0110) consists of 4.83 acres and is developed with a religious facility (owner: Glendale Missionary Baptist Church, Inc.) originally established in 1966. Zoning hearing resolution 3ZAB-151-66 approved the use of a church, Sunday school, day care center and kindergarten on the subject property. Subsequent to that hearing, modifications to the plans and operations on the site were approved via Resolutions 4ZAB-402-79, 4ZAB-55-86, 4ZAB-404-87, 4ZAB 477-88 and 5ZAB-139-94. Should future expansions to these uses be desired beyond what has been approved in these zoning actions, a zoning hearing is required. The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Low-Medium Residential development (5 to 13 dwelling units per gross acre). The properties immediately adjacent to the north of this parcel and also within the Study Area are also designated Low-Medium Residential
  
- 4 Parcel G-7 (folio #30-5924-000-0040) consists of 5 acres and is currently developed as a cemetery (owner: Graceland Cemetery) originally established in 1954 (Res. 7696 11/54). Subsequent to that hearing, modifications to the plans were approved via Resolutions 4ZAB-452-79, 4ZAB-428-88, 5ZAB-347-94 and Z-68-97. Should future expansions to the cemetery be desired beyond what has been approved in these zoning actions, a zoning hearing is required. The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Low-Medium Density Residential development (5 to 13 dwelling units per gross acre).
  
- 5 Parcel G-8 and G-9 (folios #30-5924-001-0010 and 30-5924-000-0051) consists of 12 acres and is currently developed with a cemetery (owner: Paradise Memorial Gardens) originally established in 1954 (Res. 7696 11/54). See subsequent zoning hearing history as set forth in Parcel G-7 description above. A small portion of this property (folio 0010) serves as a landscape buffer and access road for the cemetery. Should future expansions to the cemetery use be desired beyond what has been approved in these zoning actions, a zoning hearing is required. The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Low-Medium Density Residential development (5 to 13 dwelling units per gross acre).

Recommendation: The current development rights for these GU parcels include the current uses as indicated for each parcel above. Additionally, the zoning code allows properties within a GU classification of usage the development of single family residences at a density of one residence per five gross acres of land. Each of the current uses on the properties are well buffered from the residential properties within the Study Area by the SW 117 Avenue right-of-way, a major roadway designated on the Land Use Plan Map and improved as a 4-lane divided highway with landscaped median. Each of the authorizing zoning hearing Resolutions contains restrictions requiring a zoning hearing should plans be made to expand a use(s). Should such a zoning hearing application be made, the appropriate analysis will determine the impacts of the expansion on adjacent properties. Furthermore, CDMP policy (pg I-87) states that "Neighborhood or community-serving institutional uses...including cemeteries may be approved where compatible in all urban land use categories...". These uses on Parcels G-1 through G-10 are currently compatible with adjacent residential properties,

consistent with the goals and policies of the CDMP, and restricted by zoning resolutions to provide protections to the residential community (i.e., future hearings required for expansions). Furthermore, State law prescribes substantial burdens on any party seeking to change a cemetery use to another use. It is hereby recommended that Parcels G-1 through G-10 remain in their current appropriate GU-zoning classification.

#### BU-zoned properties

Within the Study Area, twenty-six parcels (26) are zoned BU (Business) District (exhibits attached). These parcels lie throughout the Study Area, with most situated within an area southwesterly of Lincoln Boulevard and in total comprise approximately 20 acres, as follows:

- 1 Parcel B-1 (folio #30-5924008-0030) located on the west side of SW 117 Avenue, consists of approximately 1 acre and is currently developed with a cemetery office, maintenance quarters and a funeral home. The BU-1 zoning was approved in 1981 (Z-108-81). The Resolution required that a restrictive covenant be recorded limiting the uses on this site. That Agreement (ORB11485 Pg 562) restricts the uses of the site to a funeral home use. Further uses on this site would require a zoning hearing. No different use may be made of the site because of the restrictions contained with the Agreement. The property is zoned BU-1A (Limited Business District). The 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Low-Medium Density Residential development.
- 2 Parcel B-2 (folio #30-5019-001-6300) consists of 13,360 square feet and is currently developed with a parking lot for Bethel Missionary Baptist Church. The property is zoned BU-1A (Limited Business District). The approval of the church on an adjacent lot and this subject associated parking lot was granted by zoning hearing (Res. 6958) in 1954. The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The zoning classification and the current use are consistent with the CDMP.
- 3 Parcel B-3 (folio #30-5019-001-6301) consists of 8,375 square feet and is currently developed with an unoccupied one-story 3,134 square foot commercial structure built in 1952. The property is zoned BU-1A (Limited Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The commercial structure and zoning designation are consistent with the CDMP.
- 4 Parcel B-4 (folio#30-5019-001-6270) consists of 17,500 square feet and is currently developed with a parking lot used by the adjacent Bethel Missionary Baptist Church. The parking lot was approved at a zoning hearing in 1992 (Resolution 4ZAB-60-92). Should future expansions or substantial modifications to the parking lot be desired beyond what has been approved in this prior zoning action, a zoning hearing is required. The property is zoned BU-1 (Neighborhood Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development

Master Plan designates the subject property for Business and Office development. The current zoning and use of the property are consistent with the CDMP.

- 5 Parcel B-5 (folio #30-5019-001-5980) consists of 21,875 square feet and is currently undeveloped (vacant). The property is zoned BU-2 (Special Business District) and is consistent with the adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan which designates the subject property for Business and Office development. This property is under the ownership of Miami-Dade County Office of Community and Economic Development. The OCED is currently considering issuing a site specific Request for Proposal for development of this lot for multi-family residential use. Federal funds were used to purchase the property and any sale or development of the property would be restricted by federal requirements.
- 6 Parcel B-6 (folio #30-5019-001-6260) consists of 8,750 square feet and is currently improved with a parking lot for a religious facility (Bethel Missionary Baptist Church). This parking lot was approved at a zoning hearing in 1992 (Resolution 4ZAB-60-92). Should future expansions or substantial modifications to the parking lot be desired beyond what has been approved in this prior zoning action, a zoning hearing is required. The property is zoned BU-1 (Neighborhood Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current zoning and use are consistent with the CDMP.
- 7 Parcel B-7 (folio #30-5019-001-6000) consists of 8,750 square feet and is currently improved with a parking lot for the Bethel Missionary Baptist Church. This parking lot was approved at a zoning hearing in 1992 (Resolution 4ZAB-60-92). Should future expansions or substantial modifications to the parking lot be desired beyond what has been approved in this prior zoning action, a zoning hearing is required. The property is zoned BU-2 (Special Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current zoning and use are consistent with the CDMP.
- 8 Parcel B-8 (folio #30-5019-001-6250) consists of 13,125 square feet and is currently improved with a parking lot for the Bethel Missionary Baptist Church. This parking lot was approved at a zoning hearing in 1992 (Resolution 4ZAB-60-92). Should future expansions or substantial modifications to the parking lot be desired beyond what has been approved in this prior zoning action, a zoning hearing is required. The property is zoned BU-1 (Neighborhood Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current zoning and use are consistent with the CDMP.

- 9 Parcel B-9 (folio #30-5019-001-6240) consists of 13,125 square feet and is currently developed with a small (2,563 square foot) neighborhood grocery store built in 1961. The property is zoned BU-1A (Limited Business District). The 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject parcel for Business and Office development. The current zoning and use are consistent with the CDMP.
- 10 Parcel B-10 (folio #30-5019-001-5570) consists of 13,750 square feet and is currently undeveloped (vacant). The property is zoned BU-2 (Special Business District) and is consistent with the adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current zoning is consistent with the CDMP.
- 11 Parcel B-11 (folio #30-5019-001-6010) consists of 35,000 square feet and is developed with a parking lot for the adjacent Bethel Missionary Baptist Church. This parking lot was approved at a zoning hearing in 1992 (Resolution 4 ZAB-60-92). Should future expansions or substantial modifications to the parking lot be desired beyond what has been approved in this prior zoning action, a zoning hearing is required. The property is zoned BU-2 (Special Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current zoning and use are consistent with the CDMP.
- 12 Parcel B-12 (folio #30-5019-001-6230) consists of 8,750 square feet and is currently undeveloped (vacant). The property is zoned BU-1A (Limited Business District) and is consistent with the 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject parcel for Business and Office development. The current zoning is consistent with the CDMP.
- 13 Parcel B-13 (folio #30-5019-001-5580) consists of 8,125 square feet and is developed with the Richmond Heights Community Center, originally established in 1995. The property is zoned BU-2 (Special Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current use and zoning are consistent with the CDMP.
- 14 Parcel B-14 (folio #30-5019-001-5560) consists of 8,750 square feet and is improved with a parking lot for a funeral home (see B-16). The property is zoned BU-2 (Special Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current use and zoning are consistent with the CDMP.
- 15 Parcel B-15 (folio #30-5019-001-5260) consists of 11,875 sq. ft. and is developed with a convenience center, including a realtor's office and a barber shop. This commercial center was established in approximately

1969. The property is zoned BU-1 (Neighborhood Business District) and the adopted 2015 and 2025 Land Use plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current zoning and use are consistent with the CDMP.

16 Parcel B-16 (folio #30-5019-001-5550) consists of 8,750 square feet and is developed with a funeral home established in the early 1980's. The property is zoned BU-2 (Special Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current zoning and use are consistent with the CDMP.

17 Parcel B-17 (folio #30-5019-001-6030) consists of 17,500 square feet and is developed with a small (1,434 square foot) carwash facility. The property is zoned BU-2 (Special Business District). The 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current zoning and use is consistent with the CDMP.

18 Parcel B-18 (folio #30-5019-001-5540) consists of 1.06 acres and is developed with a religious facility (Richmond Heights Church of God). The church was approved in 1987 at a zoning hearing (Resolution Z-297-87) and the plan for the church was further modified at zoning hearing in 1989 (Resolution 4-ZAB-3-89). Should future expansions or substantial modifications to the religious facility be desired beyond what has been approved in these prior zoning actions, a zoning hearing is required. The property is zoned BU-2 (Special Business District). The 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current zoning and use are consistent with the CDMP.

19 Parcel B-19 (folio #30-5019-001-5250) consists of 1.69 acres and is currently undeveloped (vacant). The property is zoned BU-1 (Neighborhood Business District) and is consistent with the 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current zoning is consistent with the CDMP.

20 Parcel B-20 (folio #30-5019-001-5420) consists of 1.76 acres and is currently undeveloped (vacant). The property is zoned BU-3 (Liberal Business District). The 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Low-Medium Density Residential development (5 to 13 dwelling units per gross acre).

21 Parcel B-21 (folio #30-5019-001-5340) consists of .86 acre and is currently undeveloped (vacant). The property is zoned BU-1 (Neighborhood Business District). The 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property

for Low-Medium Density Residential development (5 to 13 dwelling units per gross acre).

22 Parcel B-22 (folio #30-5019-001-5350) consists of 17,500 square feet and is developed with an unoccupied one-story office building established in 1961. The property is zoned BU-1 (Neighborhood Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Low-Medium Density Residential development (5 to 13 dwelling units per gross acre).

23 Parcel B-23 (folio #30-5019-001-5360) consists of 21,855 square feet and is currently undeveloped (vacant). The property is zoned BU-1 (Neighborhood Business District). The 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Low-Medium Density Residential development (5 to 13 dwelling units per gross acre).

24 Parcel B-24 (folio #30-5019-001-5971) consists of 1.08 acres and is currently undeveloped (vacant). The property owner had applied for a permits for an automobile service station with convenience store; however the permit applications were incomplete at the date of imposition of the moratorium. The property is zoned BU-3 (Liberal Business District). The 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Low-Medium Density Residential development (5 to 13 dwelling units per gross acre).

25 Parcel B-25 (folio #30-5019-018-0010) consists of 272,642 sq. ft. (6.25 acres) and is developed with a multi-tenant shopping center (Promenade Plaza) established in 1980. A recorded development agreement, proffered in conjunction with Resolution Z-235-78, restricts the development on this site to a specific plan. Should expansions be desired beyond what was approved through the 1978 zoning action, a zoning hearing is required. The property is zoned BU-1A (Limited Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office Development. The current use and zoning is consistent with the CDMP.

26 Parcel B-26 (folio #30-5019-001-5200) consists of 29,866 sq. ft. (.68 acre) and is an out-parcel in the shopping center noted above and developed with a Mobil Oil automobile service station established in 1986. A recorded development agreement, proffered in conjunction with Resolution Z-235-78, restricts the development on this site to a specific plan. Should expansions be desired beyond what was approved through the 1978 zoning action, a zoning hearing is required. The property is zoned BU-1A (Limited Business District). The adopted 2015 and 2025 Land Use Plan Map of the Comprehensive Development Master Plan designates the subject property for Business and Office development. The current zoning and use is consistent with the CDMP.

Recommendation:

Parcel B-5 (OCED-ownership): The BU-2 zoning district that provides for regional-type uses, is too intense for this residential neighborhood. As the Office of Community and Economic Development (OCED) has provided information on its intent to analyze this lot for residential purposes, the Department of Planning and Zoning will be working with the OCED to determine the most appropriate CDMP designation and zoning district for this site. Until such a development type is determined, the recommendation is to allow this lot to remain in its current zoning classification.

Parcel B-7: The BU-2 zoning district that provides for regional-type uses, is too intense for this residential neighborhood. The current use on the site (parking lot) is well improved and serves the adjacent church. The BU-2 classification is not needed for the parking lot to remain on this site. A classification of BU-1A would provide the continued use of the parking lot as well as neighborhood-type commercial uses should there be a future desire to redevelop the parking lot. It is therefore recommended that Parcel B-7 be considered for rezoning to the BU-1A zoning classification.

Parcel B-10: The BU-2 zoning district that provides for regional-type uses, is too intense for this residential neighborhood. The property is currently vacant. A classification of BU-1A would provide for a variety of neighborhood serving uses. It is therefore recommended that Parcel B-10 be considered for rezoning to the BU-1A zoning classification.

Parcel B-11: The BU-2 zoning district that provides for regional-type uses, is too intense for this residential neighborhood. The current use on the site (parking lot) is well improved and serves the adjacent church. The BU-2 classification is not needed for the parking lot to remain on this site. A classification of BU-1A would provide the continued use of the parking lot as well as neighborhood-type commercial uses should there be a future desire to redevelop the parking lot. It is therefore recommended that Parcel B-11 be considered for rezoning to the BU-1A zoning classification.

Parcel B-13: The BU-2 zoning district that provides for regional-type uses, is too intense for this residential neighborhood. The BU-2 classification is not needed for the current community center to remain on this site. A classification of BU-1A would provide the continued use of the community center as well as neighborhood-type commercial uses should there be a future desire to redevelop the community center. It is therefore recommended that Parcel B-13 be considered for rezoning to the BU-1A zoning classification.

Parcel B-14: The BU-2 zoning district that provides for regional-type uses, is too intense for this residential neighborhood. The BU-2 classification is not needed for the funeral home parking lot to remain on this site. A classification of BU-1A would provide the continued use of the funeral home parking lot as well as neighborhood-type commercial uses should there be a future desire to redevelop the site. It is therefore recommended that Parcel B-14 be considered for rezoning to the BU-1A zoning classification.

Parcel B-16: The BU-2 zoning district that provides for regional-type uses, is too intense for this residential neighborhood. The BU-2 classification is not needed for the funeral home to remain on this site. A classification of BU-1A would provide the continued use of the funeral home as well as neighborhood-type commercial uses should there be a

future desire to redevelop the site. It is therefore recommended that Parcel B-16 be considered for rezoning to the BU-1A zoning classification.

Parcel B-17: The BU-2 zoning district that provides for regional-type uses, is too intense for this residential neighborhood. The BU-2 classification is not needed for the carwash facility to remain on this site. A classification of BU-1A would provide the continued use of the carwash facility as well as neighborhood-type commercial uses should there be a future desire to redevelop the site. It is therefore recommended that Parcel B-17 be considered for rezoning to the BU-1A zoning classification.

Parcel B-18: The BU-2 zoning district that provides for regional-type uses, is too intense for this residential neighborhood. The BU-2 classification is not needed for the church to remain and a zoning classification of BU-1A would be appropriate for this site. A zoning hearing application to rezone to the BU-1A classification would be accompanied by a request to allow the continued use of the church (in accordance with prior zoning hearing approvals). The BU-1A classification would also provide for neighborhood-type commercial uses should there be a future desire to redevelop the site. It is therefore recommended that Parcel B-18 be considered for rezoning to the BU-1A zoning classification.

Parcel B-20: The BU-3 zoning district that provides for the most liberal of commercial uses, is too intense for this residential neighborhood. The site is currently vacant. It is therefore recommended that Parcel B-20 be considered for rezoning to a residential zoning district consistent with the CDMP designation of Low-Medium Density Residential Development (5 to 13 dwelling units per gross acre) or to the RU-5 (Residential-Semi Professional Office) district. Rezoning the property to such a classification would allow for compatible development in this Study Area.

Parcel B-21: The BU-1 zoning district is inconsistent with the CDMP designation of Low-Medium Density Residential Development. The property is currently vacant. It is therefore recommended that Parcel B-21 be considered for rezoning to a residential zoning district consistent with the CDMP designation of Low-Medium Residential Development (5 to 13 dwelling units per gross acre) or to the RU-5 (Residential-Semi Professional Office) district. Rezoning the property to such a classification would allow for compatible development in this Study Area.

Parcel B-22: The BU-1 zoning district is inconsistent with the CDMP designation of Low-Medium Density Residential Development. An unoccupied one-story office building exists on the site. It is therefore recommended that Parcel B-22 be considered for rezoning to a residential zoning district consistent with the CDMP designation of Low-Medium Residential Development (5 to 13 dwelling units per gross acre) or to the RU-5 (Residential-Semi Professional Office) district. Rezoning the property to such a classification would allow for compatible development in this Study Area. It appears that the current office building development may conform to RU-5 zoning requirements however a site survey will need to be reviewed prior to the initiation of any rezoning to the RU-5 district.

Parcel B-23: The BU-1 zoning district is inconsistent with the CDMP designation of Low-Medium Density Residential Development. The property is currently vacant. It is therefore recommended that Parcel B-23 be considered for rezoning to a residential zoning district consistent with the CDMP designation of Low-Medium Residential

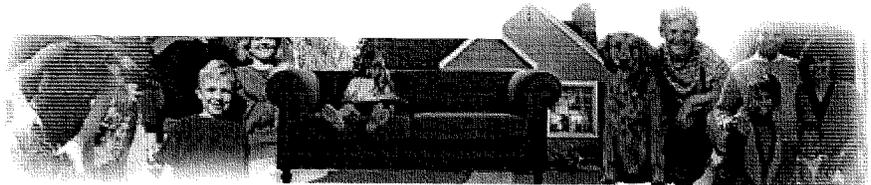
Development (5 to 13 dwelling units per gross acre) or to the RU-5 (Residential-Semi Professional Office) district. Rezoning the property to such a classification would allow for compatible development in this Study Area.

Parcel B-24: The BU-3 zoning district that provides for the most liberal of commercial uses, is too intense for this residential neighborhood and is inconsistent with the CDMP designation of Low-Medium Density Residential Development. The site is currently vacant but the property owner had applied for permits to develop an automobile service station with convenience store; however the permit applications were incomplete at the date of imposition of the moratorium. The BU-3 zoning district allows regional-type uses as well as large scale commercial activities. Uses allowed in this zoning district are not intended to focus services on a residential neighborhood but rather are intended to serve a broader geographic area. The location of Parcel B-24 is immediately adjacent and across the street from, single family residences. It is the department's opinion that it would be unlikely for a BU-3 type use(s) to attract passing vehicles eastbound or westbound from SW 152 Street nor attract vehicles headed northbound or southbound on SW 117 Avenue, the major roadways bordering this Study Area. It is therefore recommended that Parcel B-24 be considered for rezoning to a residential zoning district consistent with the CDMP designation of Low-Medium Density Residential Development (5 to 13 dwelling units per gross acre) or to the RU-5 (Residential-Semi Professional Office) district. Rezoning the property to such a classification would allow for compatible development in this Study Area.

Attachments: (Exhibits)  
(Resolution 16-07)

# PARCEL A-1

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-000-0011
Property:	13600 SW 107 AVE
Mailing Address:	MARIA E ARANGO 4630 SW 159 AVE MIAMI FL 33185-

**Property Information:**

Primary Zone:	2100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL- SINGLE FAMILY
Beds/Baths:	4/2
Floors:	1
Living Units:	1
Adj Sq Footage:	3,669
Lot Size:	29,621 SQ FT
Year Built:	1973
Legal Description:	19 55 40 .68 AC M/L PORT OF NE1/4-BEG NE COR OF SEC S 176.76FT W 172.22FT N 75 DEG W 97.69FT N 147.13FT E 264.02FT TO POB LESS N & E 40FT FOR R/W OR 20779-1806 102002 1

**Sale Information:**

Sale O/R:	25351-1149
Sale Date:	1/2007
Sale Amount:	\$1,100,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$272,000	\$187,000
Building Value:	\$299,037	\$245,150
Market Value:	\$571,037	\$432,150
Assessed Value:	\$571,037	\$432,150
Total Exemptions:	\$0	\$0
Taxable Value:	\$571,037	\$432,150



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0 — 122 ft

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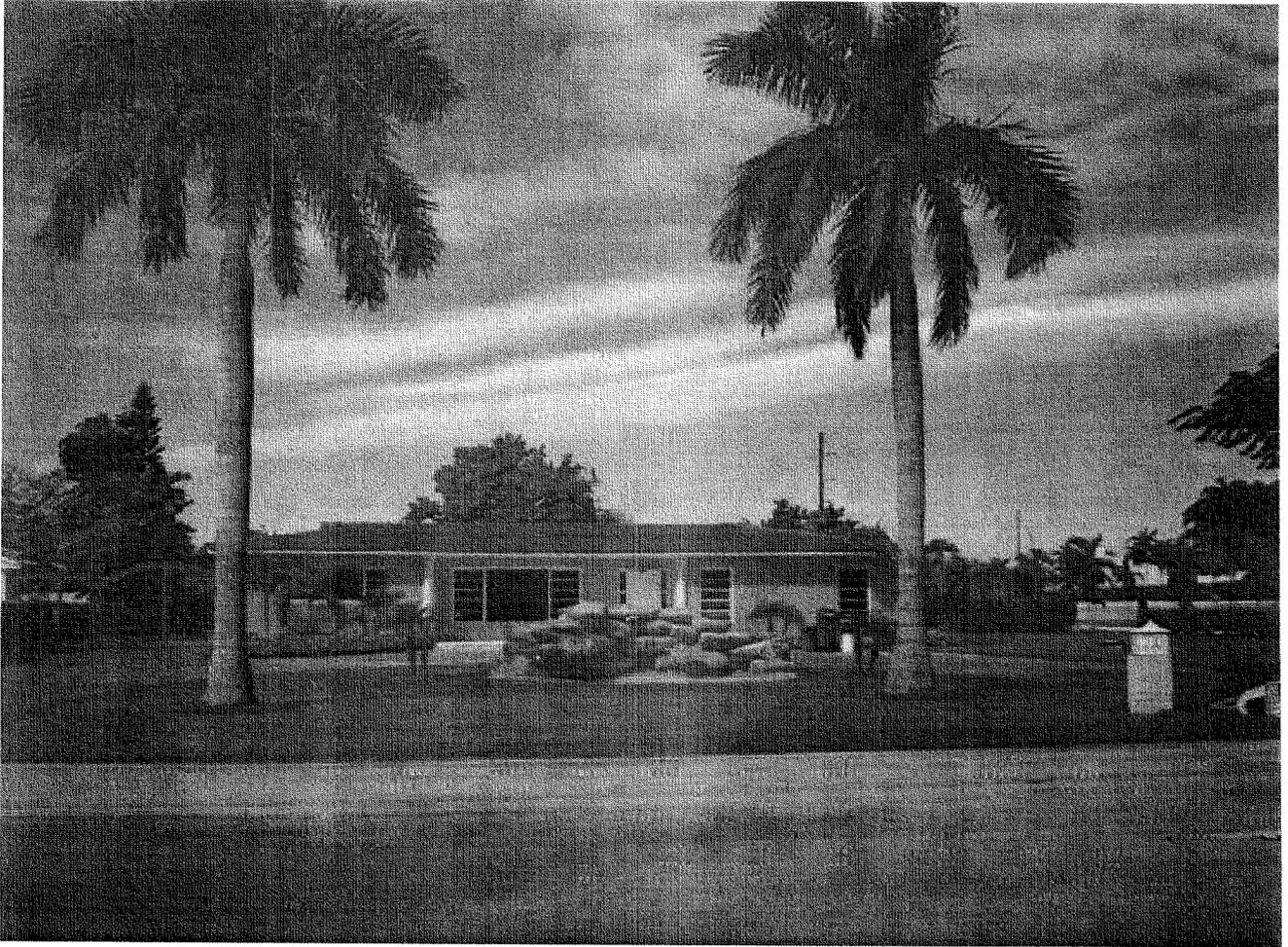
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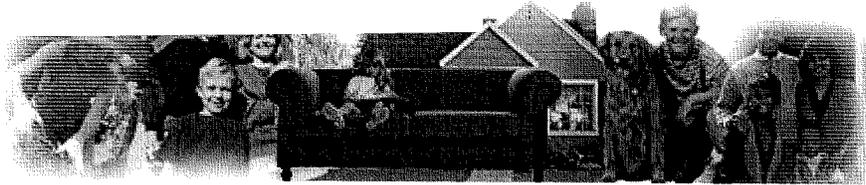
Parcel A-1



**13600 SW 107th Ave**

# PARCEL A-2

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-000-0012
Property:	10730 SW 136 ST
Mailing Address:	NAJI ZAKKA &W TIFFANY C/O DIVERSIDIED REALEST SOLUTIONS 10730 SW 136 ST MIAMI FL 33176-6571

**Property Information:**

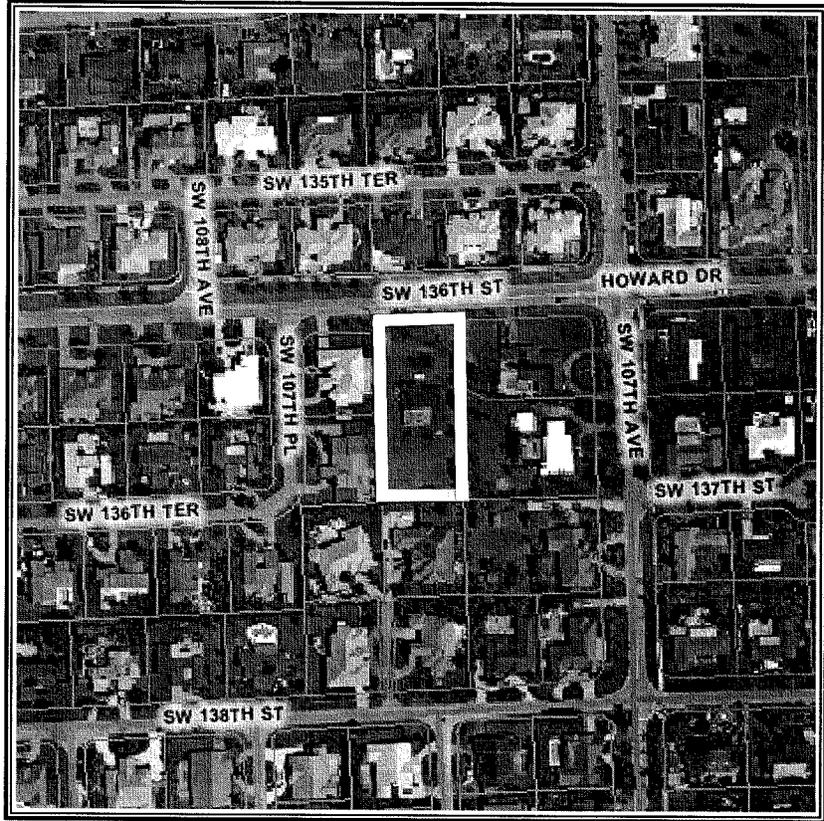
Primary Zone:	9000 AGRICULTURE
CLUC:	0001 RESIDENTIAL- SINGLE FAMILY
Beds/Baths:	3/2
Floors:	1
Living Units:	1
Adj Sq Footage:	2,726
Lot Size:	1 ACRES
Year Built:	1972
Legal Description:	19 55 40 .878 AC E132FT M/L OF W396FT M/L OF N1/2 OF NE1/4 OF NE1/4 OF NE1/4 LESS N40FT FOR R/W OR 16781-0649 1194 4 COC 21754-0669 10 2003 1

**Sale Information:**

Sale O/R:	21754-0669
Sale Date:	10/2003
Sale Amount:	\$384,900

**Assessment Information:**

Year:	2006	2005
Land Value:	\$351,200	\$241,450
Building Value:	\$199,942	\$165,342
Market Value:	\$551,142	\$406,792
Assessed Value:	\$415,188	\$403,096
Homestead Exemption:	\$25,000	\$25,000
Total Exemptions:	\$25,000	\$25,000
Taxable Value:	\$390,188	\$378,096



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0 ——— 130 ft

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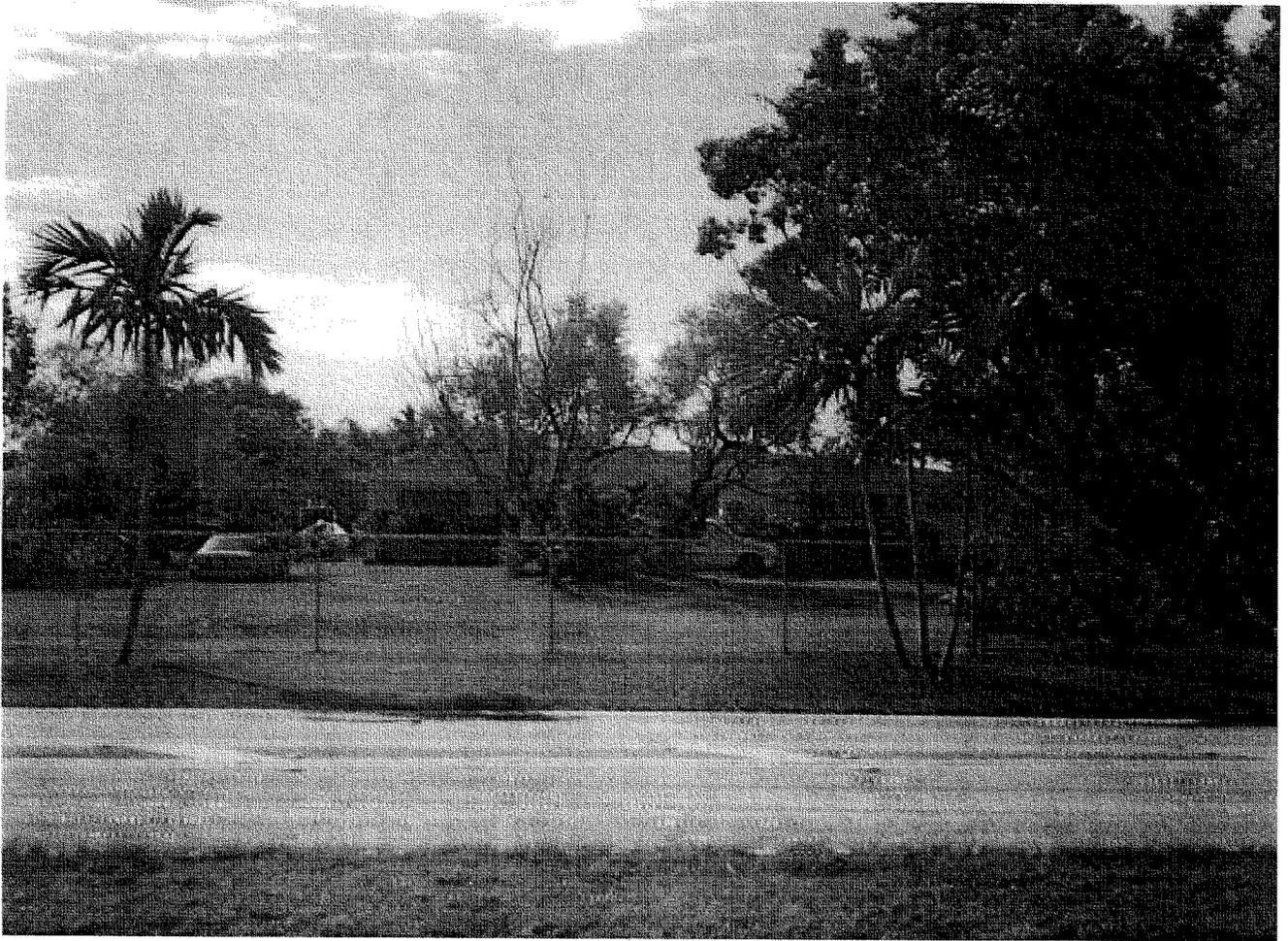
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Parcel A2



**10730 SW 136th St**

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-000-0020
Property:	13650 SW 107 AVE
Mailing Address:	DASMILL VALDES 11780 SW 18 ST #409-2 MIAMI FL 33175-1605

**Property Information:**

Primary Zone:	2100 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL- SINGLE FAMILY
Beds/Baths:	4/2
Floors:	1
Living Units:	1
Adj Sq Footage:	3,194
Lot Size:	35,284 SQ FT
Year Built:	1976
Legal Description:	19 55 40 .81 AC M/L E 264FT M/L OF N1/2 OF NE1/4 OF NE1/4 OF NE1/4 LESS BEG NE COR S 176.76FT W 172.22FT N 75 DEG W 97.69 FT N147.13 FT E264.02 FT TO POB & LESS E40FT FOR R/W

**Sale Information:**

Sale O/R:	24480-4655
Sale Date:	4/2006
Sale Amount:	\$860,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$324,000	\$222,750
Building Value:	\$249,998	\$204,621
Market Value:	\$573,998	\$427,371
Assessed Value:	\$440,192	\$427,371
Homestead Exemption:	\$25,000	\$25,000
Total Exemptions:	\$25,000	\$25,000
Taxable Value:	\$415,192	\$402,371



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0 ——— 123 ft

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Parcel A3



**13650 SW 107th Ave**

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5924-000-0080
Property:	
Mailing Address:	DADE SOUTH MEMORIAL PARK P O BOX 520607 MIAMI FL 33152-

**Property Information:**

Primary Zone:	8900 UNZONED
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	4 ACRES
Year Built:	0

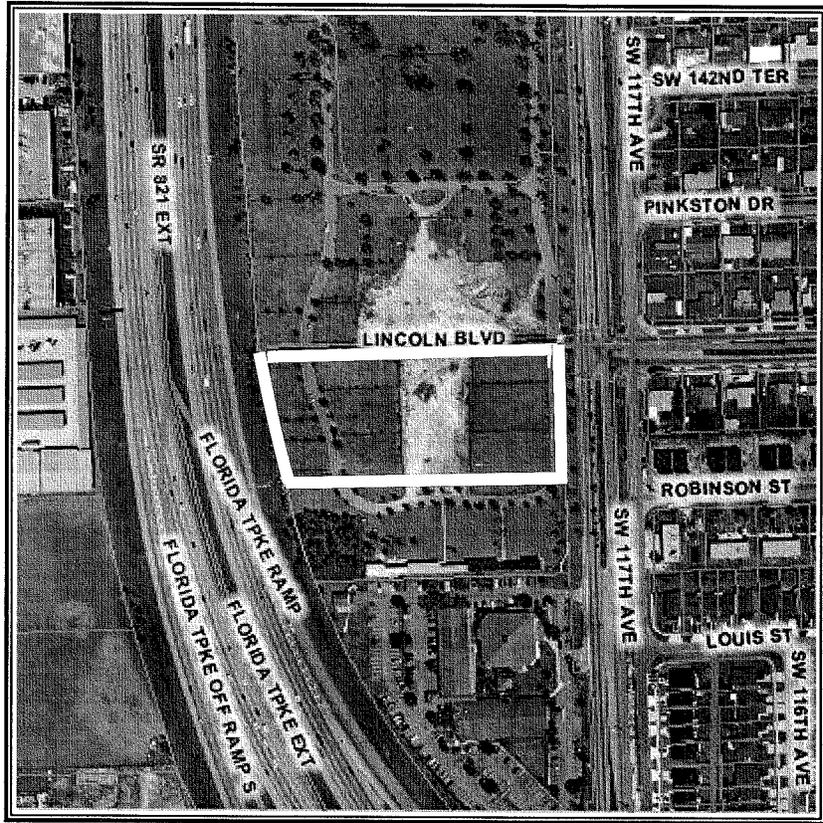
Legal Description:	24 55 39 3.51 AC M/L N 264FT OF NE1/4 OF NE1/4 OF SE1/4 LESS ST RD 821 & LESS E62.5FT FOR R/W OR 12392-955 0185 2
--------------------	---

**Sale Information:**

Sale O/R:	123920955
Sale Date:	1/1985
Sale Amount:	\$164,400

**Assessment Information:**

Year:	2006	2005
Land Value:	\$84,240	\$84,240
Building Value:	\$0	\$0
Market Value:	\$84,240	\$84,240
Assessed Value:	\$84,240	\$84,240
Total Exemptions:	\$0	\$0
Taxable Value:	\$84,240	\$84,240



Digital Orthophotography - 2006

0 — 159 ft

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5924-000-0100
Property:	14200 SW 117 AVE
Mailing Address:	DADE SOUTH MEMORIAL PARK P O BOX 520607 MIAMI FL 33152-

**Property Information:**

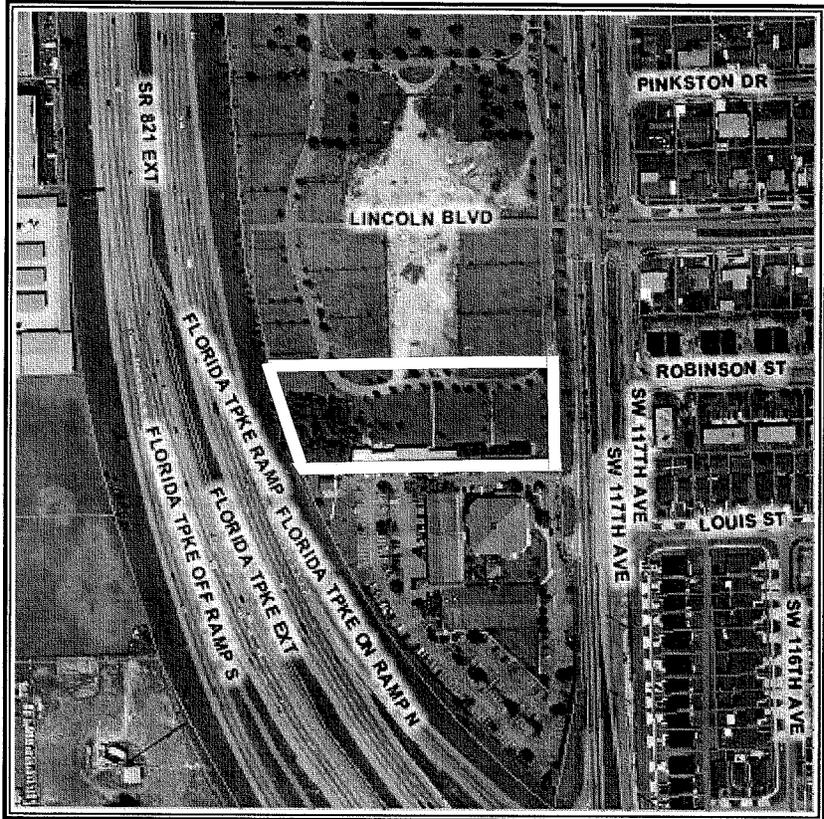
Primary Zone:	8900 UNZONED
CLUC:	0054 CEMETERY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,024
Lot Size:	2 ACRES
Year Built:	2001
Legal Description:	24 55 39 2.48 AC M/L S 202.035FT OF N 466.035FT OF NE1/4 OF NE1/4 OF SE1/4 LESS ST RD 821 & LESS E62.5FT FOR R/W

**Sale Information:**

Sale O/R:	123920955
Sale Date:	1/1985
Sale Amount:	\$164,400

**Assessment Information:**

Year:	2006	2005
Land Value:	\$59,520	\$59,520
Building Value:	\$819,200	\$819,200
Market Value:	\$878,720	\$878,720
Assessed Value:	\$878,720	\$878,720
Total Exemptions:	\$577,600	\$577,600
Taxable Value:	\$301,120	\$301,120



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0 — 156 ft

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5924-000-0121
Property:	
Mailing Address:	DADE SOUTH MEMORIAL PARK P O BOX 520607 MIAMI FL 33152-

**Property Information:**

Primary Zone:	8900 UNZONED
CLUC:	0054 CEMETERY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	2,364
Lot Size:	4 ACRES
Year Built:	1982

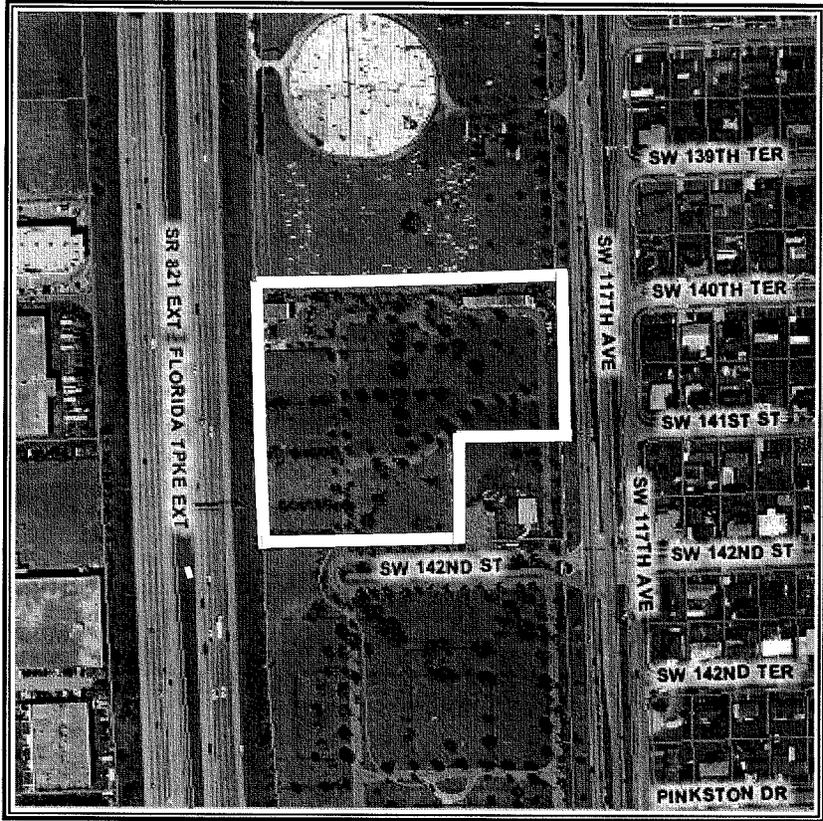
Legal Description:	24 55 39 3.899 AC M/L THAT PART OF SE1/4 OF NE1/4 LYG E OF SR 821 LESS IN PB 122-45 OR 11344-1857 0282
--------------------	--

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$93,576	\$93,576
Building Value:	\$509,679	\$512,709
Market Value:	\$603,255	\$606,285
Assessed Value:	\$603,255	\$606,285
Total Exemptions:	\$432,392	\$432,392
Taxable Value:	\$170,863	\$173,893



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0 — 166 ft

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5924-008-0010
Property:	
Mailing Address:	DADE SOUTH MEMORIAL PARK PO BOX 520607 MIAMI FL 33152-

**Property Information:**

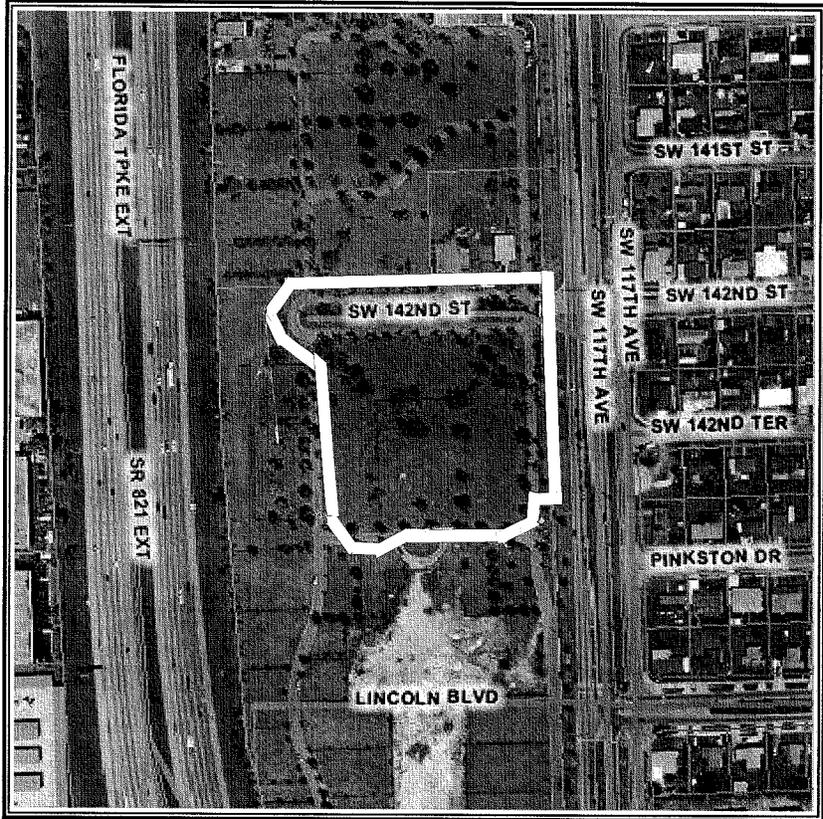
Primary Zone:	8900 UNZONED
CLUC:	0054 CEMETERY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	240
Lot Size:	0 ACRES
Year Built:	1994
Legal Description:	DADE SO MEMORIAL PARK SEC 1 PB 122-45 TR A & GRAVE BLKS 1 THRU 888 LOT SIZE 5.08 AC M/L

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$1,346,675	\$1,346,675
Building Value:	\$116,000	\$116,000
Market Value:	\$1,462,675	\$1,462,675
Assessed Value:	\$1,462,675	\$1,462,675
Total Exemptions:	\$850,575	\$850,575
Taxable Value:	\$612,100	\$612,100



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0 ————— 152 ft

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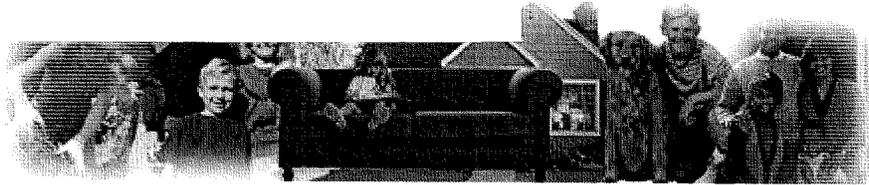
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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5924-008-0020
Property:	
Mailing Address:	MIAMI MEMORIAL PARK P O BOX 520607 MIAMI FL 33152-

**Property Information:**

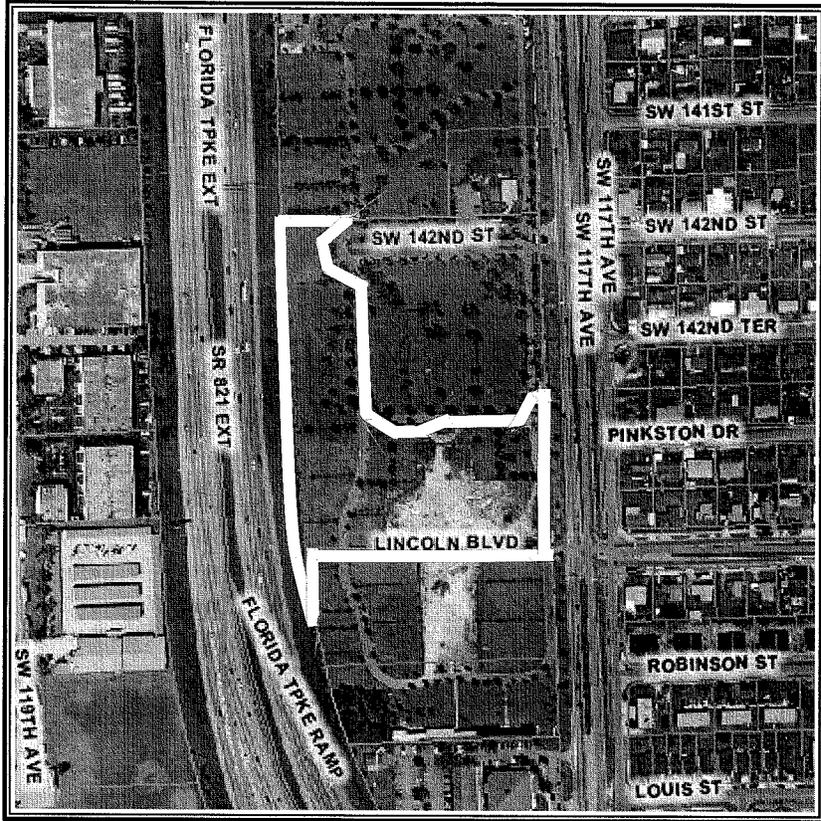
Primary Zone:	8900 UNZONED
CLUC:	0054 CEMETERY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	156
Lot Size:	6 ACRES
Year Built:	2001
Legal Description:	DADE SO MEMORIAL PARK SEC 1 PB 122-45 TR B LOT SIZE 6.068 AC M/L

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$145,632	\$145,632
Building Value:	\$10,920	\$10,920
Market Value:	\$156,552	\$156,552
Assessed Value:	\$156,552	\$156,552
Total Exemptions:	\$10,920	\$10,920
Taxable Value:	\$145,632	\$145,632



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0 — 193 ft

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5924-000-0110
Property:	14580 SW 117 AVE
Mailing Address:	GLENDALE MISS BAPT CH INC  14580 SW 117 AVE MIAMI FL 33186-6101

**Property Information:**

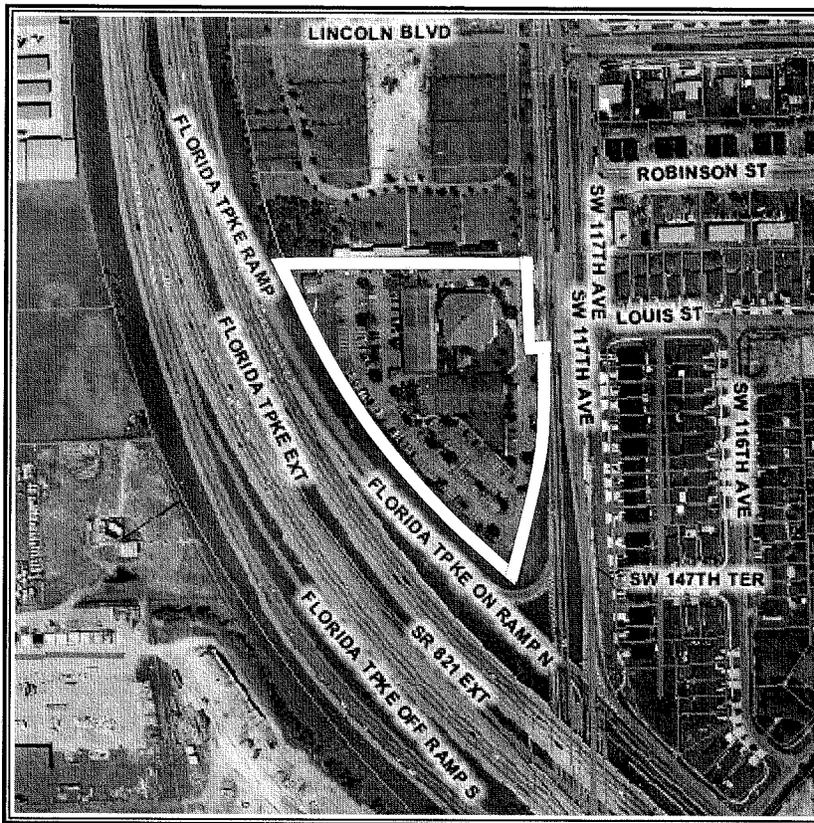
Primary Zone:	8900 UNZONED
CLUC:	0044 RELIGIOUS
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	30,335
Lot Size:	5 ACRES
Year Built:	1971
Legal Description:	24 55 39 4.825 AC M/L PORT OF SE1/4 DESC BEG 466.12FTS & 80FTE OF NW COR OF NE1/4 OF NE1/4 OF SE1/4 TH SELY A/D 628.19FT S 47 DEG E196.78FT N 10 DEG E233.07FT N398.25FT

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$210,370	\$210,370
Building Value:	\$1,140,538	\$1,140,538
Market Value:	\$1,350,908	\$1,350,908
Assessed Value:	\$1,350,908	\$1,350,908
Total Exemptions:	\$1,350,908	\$1,350,908
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 — 169 ft

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5924-000-0040
Property:	13900 SW 117 AVE
Mailing Address:	GRACELAND ACQUISITION CORP 383 ST RD EAST TREVOSE PA 19047-

**Property Information:**

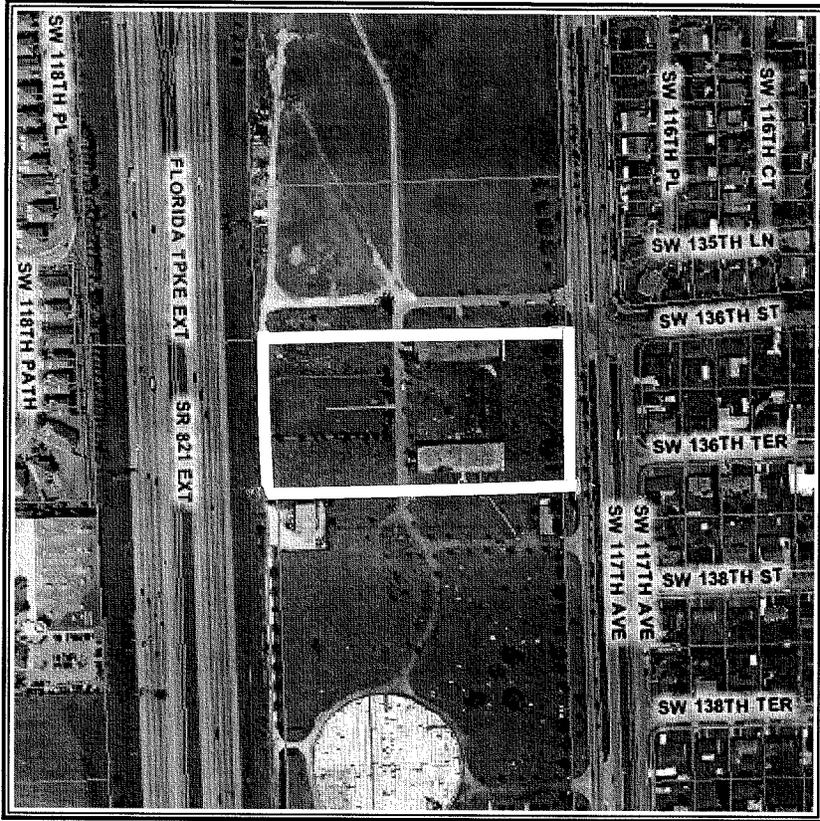
Primary Zone:	8900 UNZONED
CLUC:	0054 CEMETERY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	2,026
Lot Size:	5 ACRES
Year Built:	1999
Legal Description:	24 55 39 4.964 AC M/L E685.15FT OF N1/2 OF N1/2 OF NE1/4 OF NE1/4 LESS E35FT FOR RD OR 15931-0748 0495 5

**Sale Information:**

Sale O/R:	097491014
Sale Date:	7/1977
Sale Amount:	\$282,800

**Assessment Information:**

Year:	2006	2005
Land Value:	\$119,136	\$119,136
Building Value:	\$1,604,592	\$1,620,800
Market Value:	\$1,723,728	\$1,739,936
Assessed Value:	\$1,723,728	\$1,739,936
Total Exemptions:	\$51,022	\$2,560
Taxable Value:	\$1,672,706	\$1,737,376



Digital Orthophotography - 2006

0 — 166 ft

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# PARCEL G-8

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Property Information

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5924-001-0010
Property:	13900 SW 117 AVE
Mailing Address:	PARADISE MEMORIAL GDNS INC
	13900 SW 117 AVE MIAMI FL 33186-6002

**Property Information:**

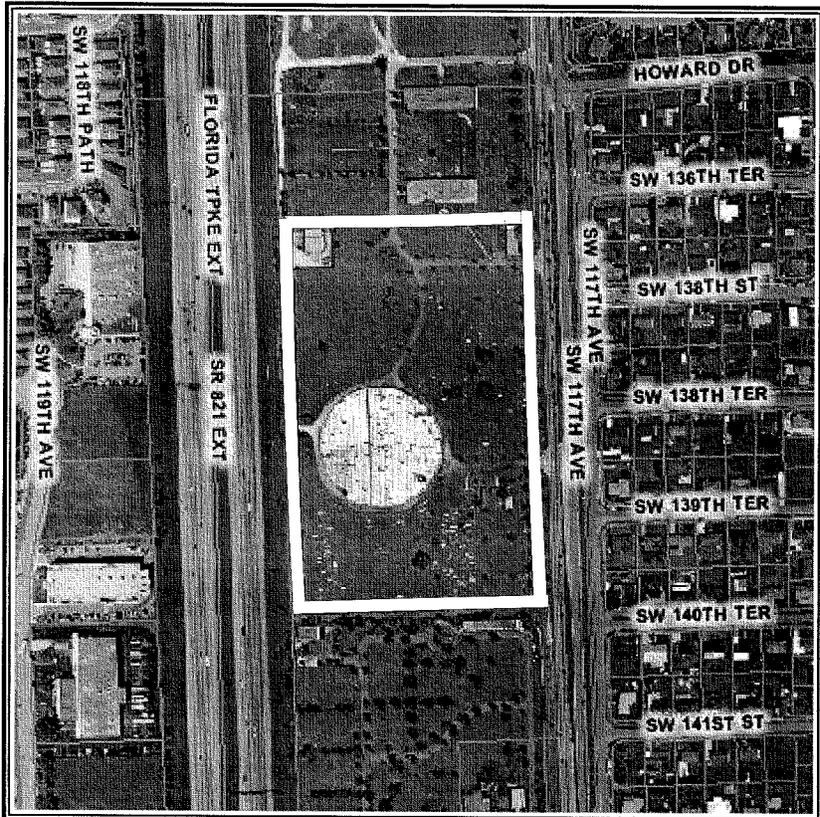
Primary Zone:	8900 UNZONED
CLUC:	0054 CEMETERY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	2,987
Lot Size:	11 ACRES
Year Built:	1957
Legal Description:	24 55 39 PB 57-36 RICHMOND CEMETERY OF PARADISE MEMORIAL GDNS ALL LOTS TRS OF PARC & WALKS & DRS SHOWN ON PLAT LOT SIZE IRREGULAR

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$1,319,605	\$1,319,605
Building Value:	\$1,600,488	\$1,584,169
Market Value:	\$2,920,093	\$2,903,774
Assessed Value:	\$2,920,093	\$2,903,774
Total Exemptions:	\$1,563,502	\$1,162,363
Taxable Value:	\$1,356,591	\$1,741,411



Digital Orthophotography - 2006

0 ——— 201 ft

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Parcel 6B



## West View Cemetery

# PARCEL G-9

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5924-000-0051
Property:	
Mailing Address:	GRACELAND ACQUISITION CORP PMB 6126 250 H ST BLAINE WA 98230-4033

**Property Information:**

Primary Zone:	8900 UNZONED
CLUC:	0054 CEMETERY
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	1 ACRES
Year Built:	0
Legal Description:	24 55 39 .74 AC M/L THAT PART OF S3/4 OF W1/2 OF NE1/4 OF NE1/4 LYG E OF SR821 OR 14624-224 0790 2

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$17,760	\$17,760
Building Value:	\$0	\$0
Market Value:	\$17,760	\$17,760
Assessed Value:	\$17,760	\$17,760
Total Exemptions:	\$0	\$0
Taxable Value:	\$17,760	\$17,760



Digital Orthophotography - 2006

0 ——— 199 ft

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Parcel G9



**North View  
Cemetery Hedge**

# PARCEL B-1

My Home



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**Show Me:**

Property Information

**Search By:**

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Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5924-008-0030
Property:	14200 SW 117 AVE
Mailing Address:	DADE SOUTH MEMORIAL PARK
	PO BOX 520607 MIAMI FL 33152-

**Property Information:**

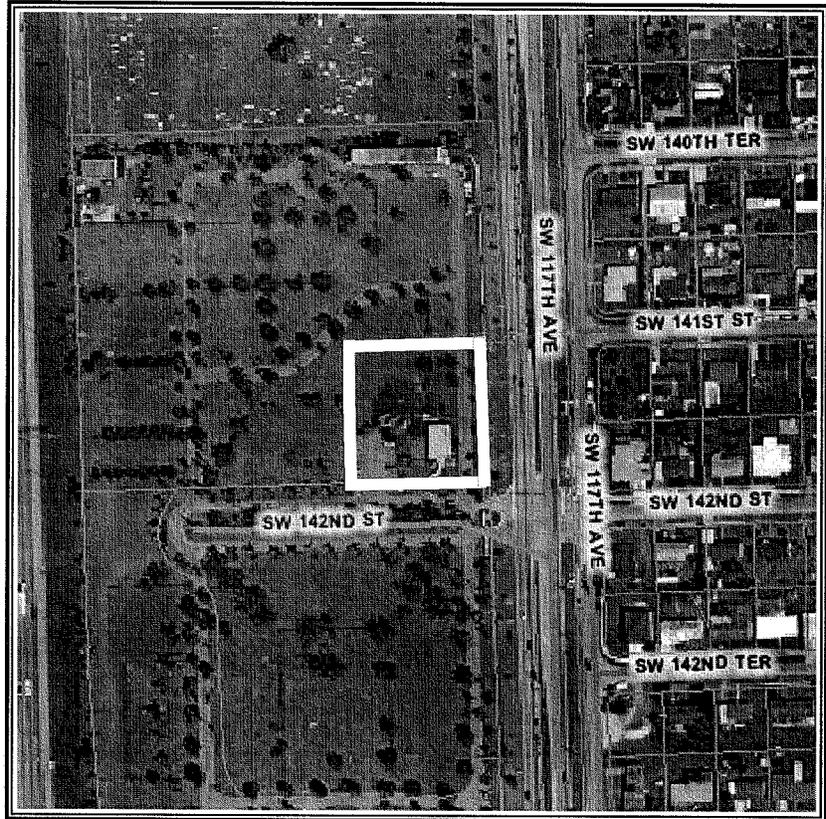
Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0054 CEMETERY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,593
Lot Size:	43,691 SQ FT
Year Built:	2006
Legal Description:	DADE SO MEMORIAL PARK SEC 1 PB 122-45 TR C LOT SIZE 1.003 AC M/L

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$65,537	\$65,537
Building Value:	\$0	\$0
Market Value:	\$65,537	\$65,537
Assessed Value:	\$65,537	\$65,537
Total Exemptions:	\$0	\$0
Taxable Value:	\$65,537	\$65,537



Digital Orthophotography - 2006

0 ——— 122 ft

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# PARCEL B-2

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-6300
Property:	14508 LINCOLN BLVD
Mailing Address:	BETHEL MISSIONARY BAPTIST CHURCH
	14440 LINCOLN BLVD MIAMI FL 33176-7356

**Property Information:**

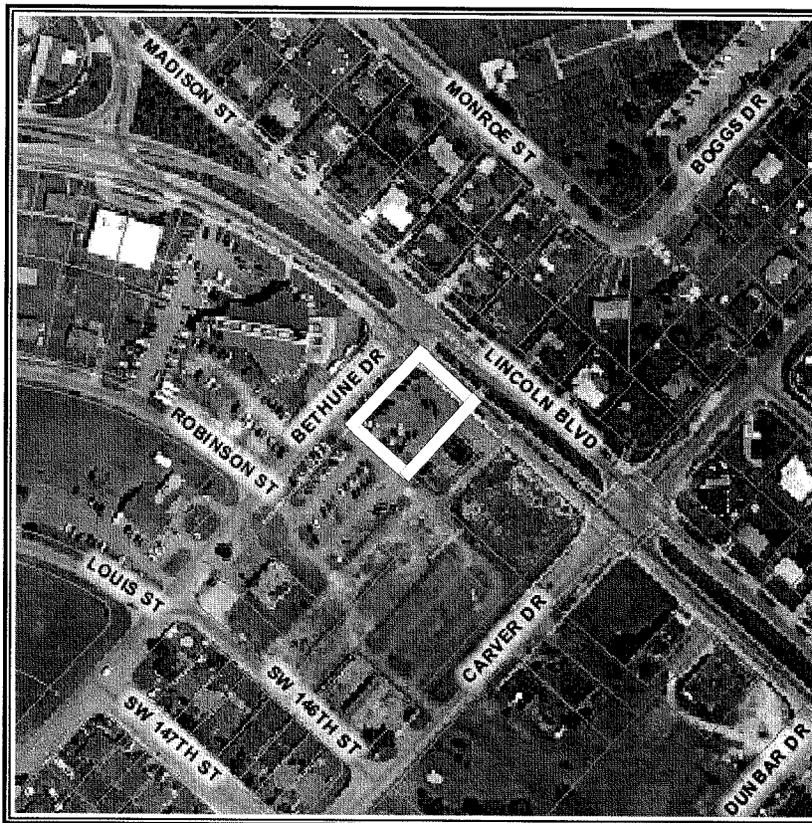
Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0026 SERVICE STATION-AUTOMOTIVE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,841
Lot Size:	13,360 SQ FT
Year Built:	1952
Legal Description:	19 55 40 RICHMOND HEIGHTS PB 50-19 LOT 33 & THAT PART OF LOT 34 DESC BEG 53.12FTNWLY OF SE COR NELY ALG A LINE PARR TO SELY/L OF LOT 34 FOR 121FT SELY AT R/A

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$164,996	\$82,498
Building Value:	\$23,323	\$22,061
Market Value:	\$188,319	\$104,559
Assessed Value:	\$188,319	\$104,559
Total Exemptions:	\$188,319	\$104,559
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 — 117 ft

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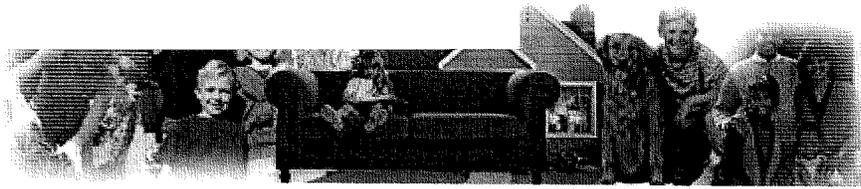
# PARCEL B-2



**SW View  
Parking Lot**

# PARCEL B-3

My Home



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N

**Show Me:**

Property Information

**Search By:**

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Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-6301
Property:	14508 LINCOLN BLVD
Mailing Address:	BETHEL MISSIONARY BAPTIST CHURCH
	14440 LINCOLN BLVD MIAMI FL 33176-7356

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0019 COMMERCIAL- MIXED USE
Beds/Baths:	0/6
Floors:	1
Living Units:	0
Adj Sq Footage:	3,134
Lot Size:	8,375 SQ FT
Year Built:	1952

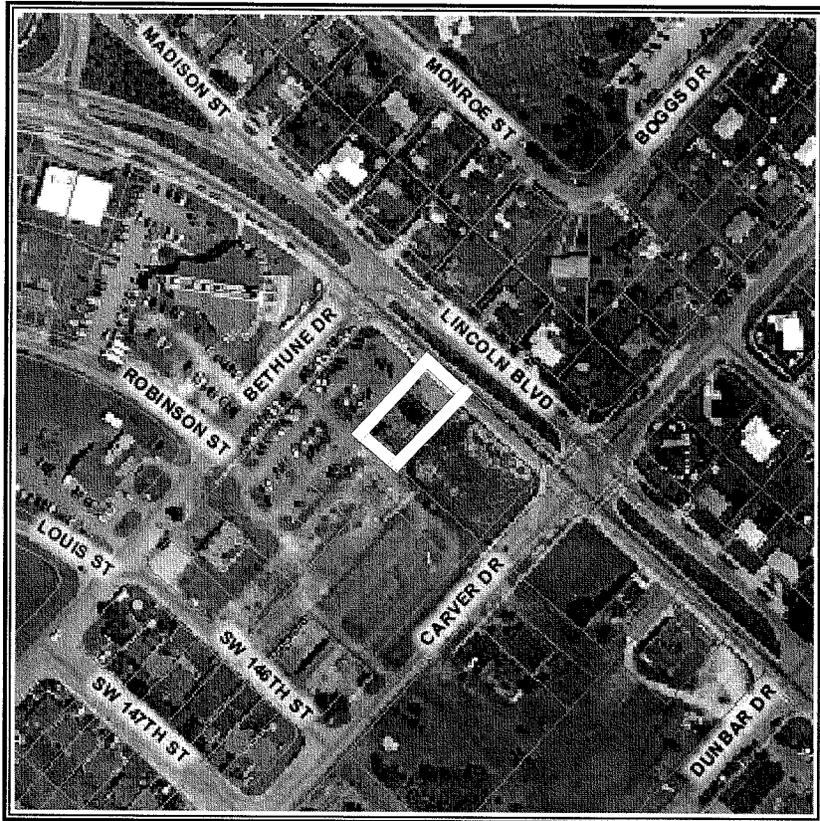
Legal Description:	19 55 40 RICHMOND HEIGHTS PB 50-19 LOT 34 LESS BEG 53.12FTNWLY OF SE COR NELY ALG A LINE PARR TO SELY/L OF LOT 34 FOR 121FTSELY AT R/A 1.33FT NELY4FT NW28.21FT T
--------------------	---

**Sale Information:**

Sale O/R:	19332-2172
Sale Date:	10/2000
Sale Amount:	\$60,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$103,431	\$27,219
Building Value:	\$40,823	\$38,115
Market Value:	\$144,254	\$65,334
Assessed Value:	\$144,254	\$65,334
Total Exemptions:	\$0	\$0
Taxable Value:	\$144,254	\$65,334



Digital Orthophotography - 2006

0 — 115 ft

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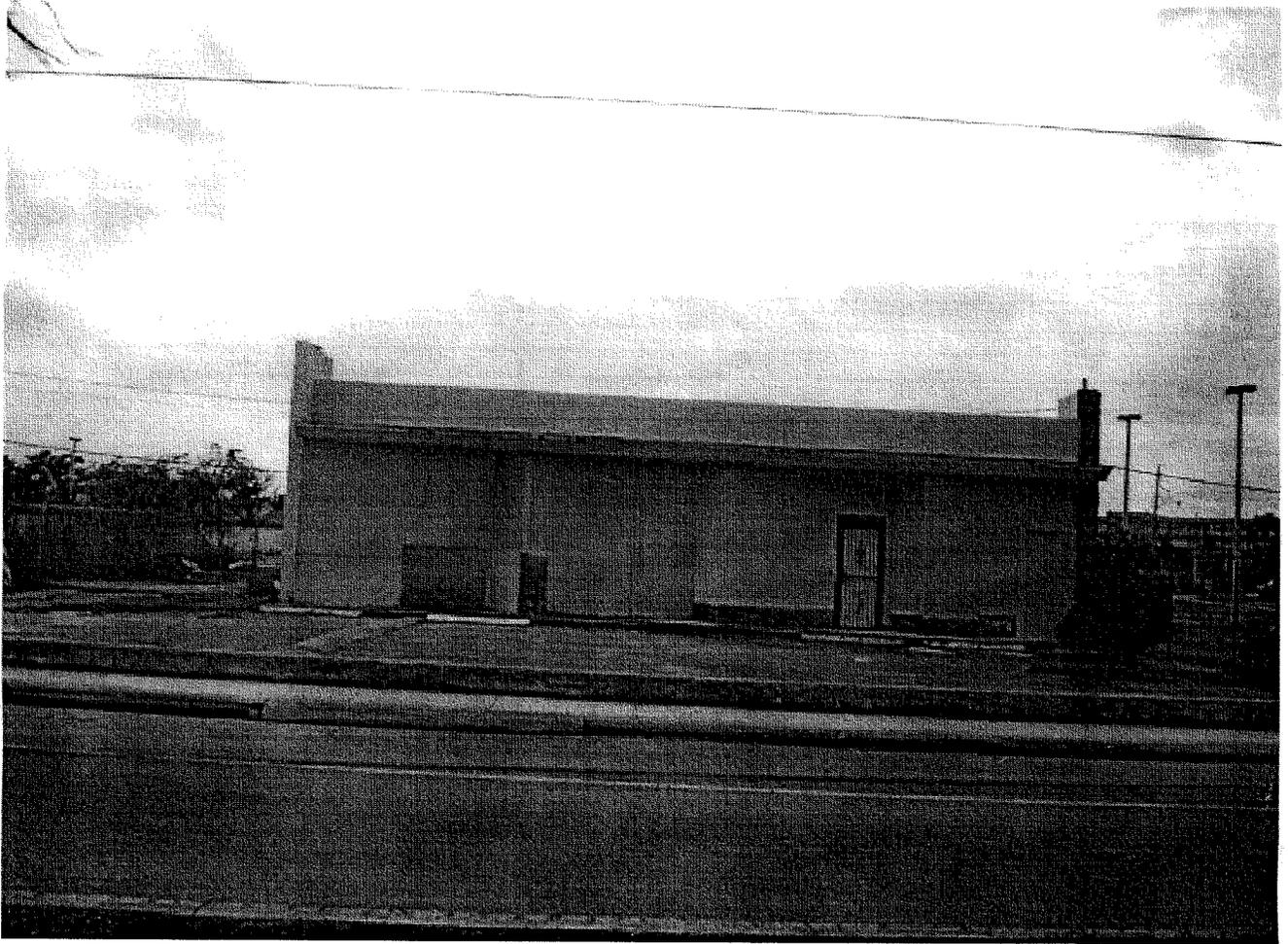
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PARCEL B-3



**SW View  
Vacant 1 Story Bldg**

# PARCEL B-4

My Home



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Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-6270
Property:	
Mailing Address:	BETHEL MISSI BAPTIST CH INC  14440 OLIVIA EDWARDS BLVD MIAMI FLA 33176-

**Property Information:**

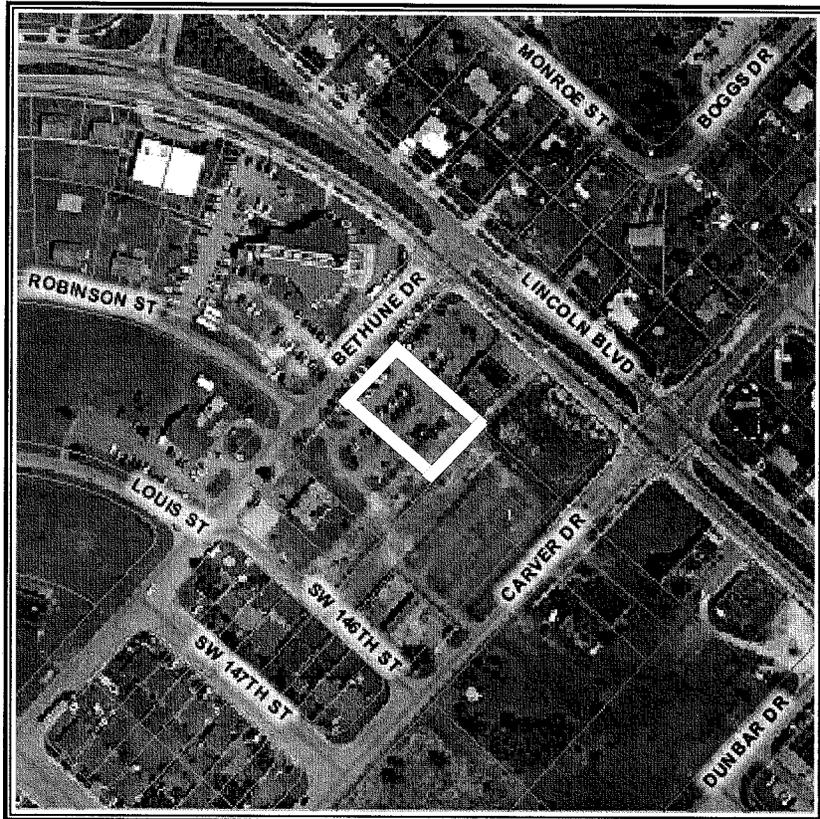
Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	17,500 SQ FT
Year Built:	0
Legal Description:	RICHMOND HGTS PB 50-19 LOTS 31 & 32 BLK 41 & 50FT OF PARKING AREA LYG SELY & ADJ CLOSED PER R-1419-94 LOT SIZE 100.000 X 175 OR 17761- 3009 0897 4 (4)

**Sale Information:**

Sale O/R:	14788-1872
Sale Date:	10/1990
Sale Amount:	\$33,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$227,500	\$87,500
Building Value:	\$0	\$0
Market Value:	\$227,500	\$87,500
Assessed Value:	\$227,500	\$87,500
Total Exemptions:	\$0	\$0
Taxable Value:	\$227,500	\$87,500



Digital Orthophotography - 2006

0 ——— 120 ft

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PARCEL B-4



**SE View  
Parking Lot**

# PARCEL B-5

My Home



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Property Information

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5980
Property:	14518-14600 LINCOLN BLVD
Mailing Address:	MIAMI-DADE COUNTY OCED 140 W FLAGLER ST STE 1000 MIAMI FL 33130-1561

**Property Information:**

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	21,875 SQ FT
Year Built:	0

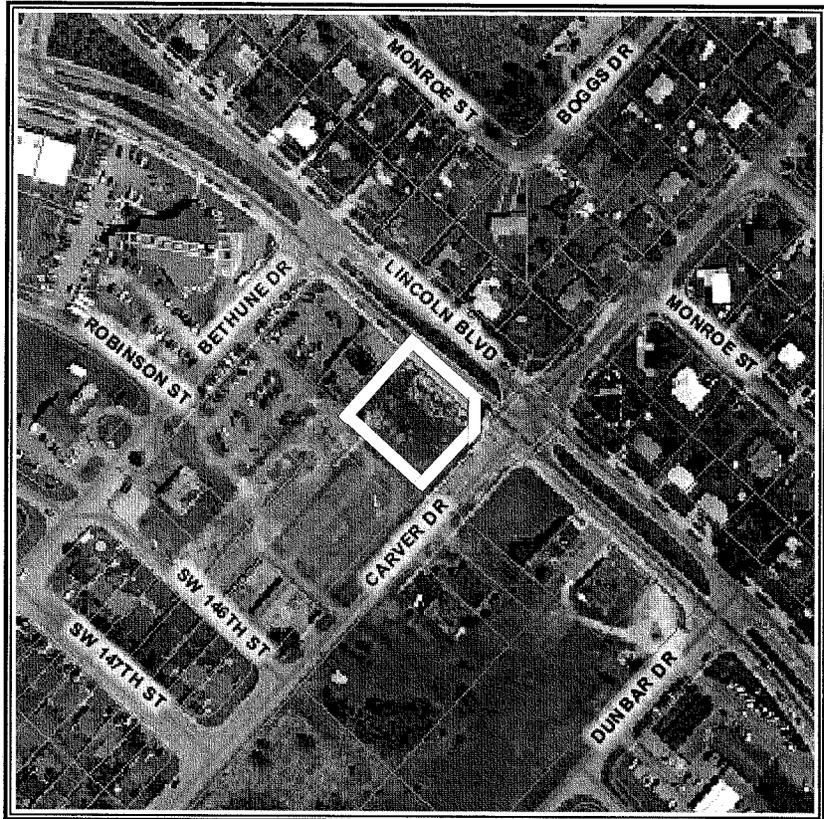
Legal Description:	19 55 40 RICHMOND HEIGHTS PB 50-19 LOTS 1 & 2 BLK 41 & 15FT ALLEY LYG NWLY & ADJ OF LOT 2 CLOSED PER R-1419-94 LOT SIZE 175.000 X 125
--------------------	---

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$284,375	\$142,188
Building Value:	\$0	\$0
Market Value:	\$284,375	\$142,188
Assessed Value:	\$284,375	\$142,188
Total Exemptions:	\$284,375	\$142,188
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 ——— 122 ft

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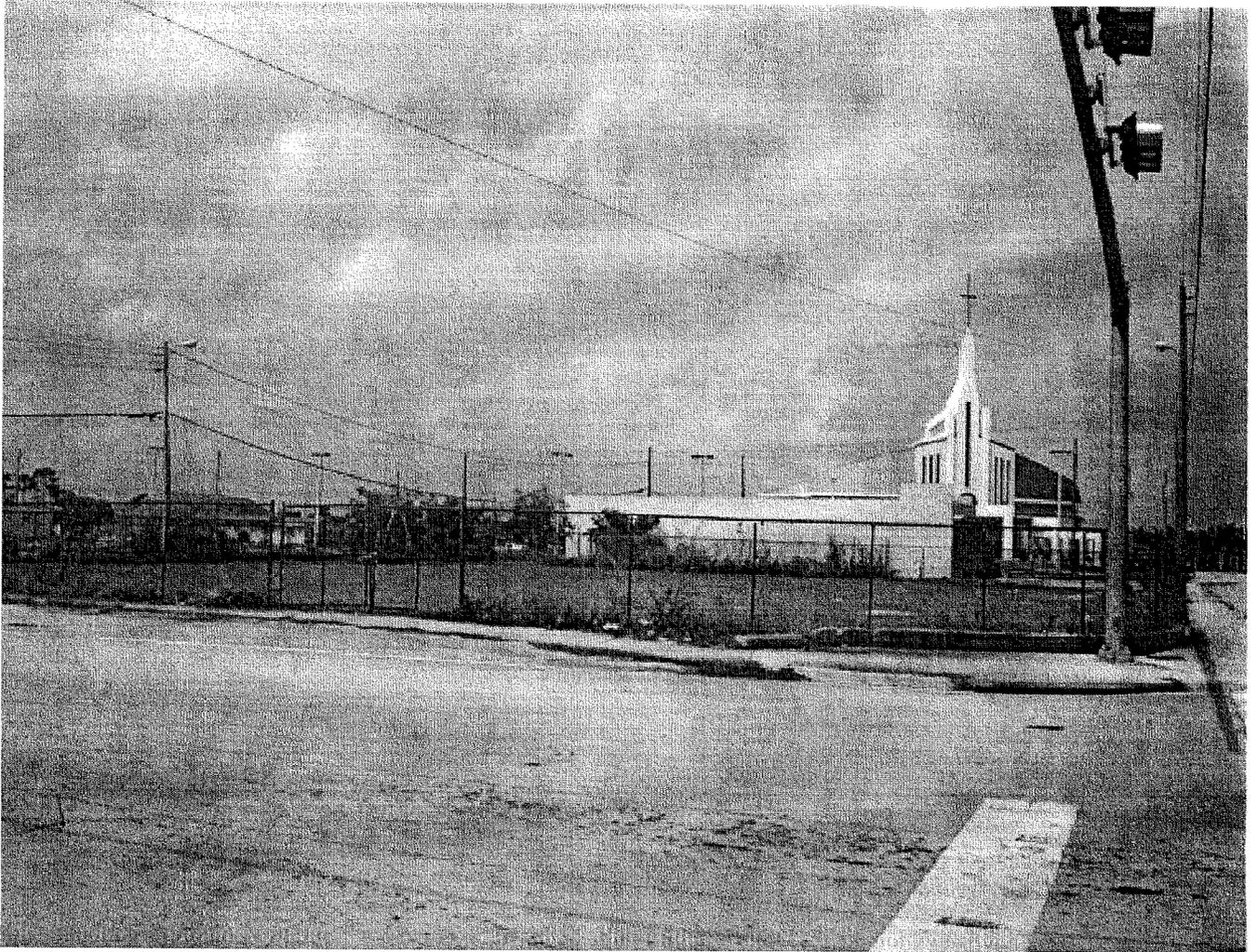
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PARCEL B-5



**NW View  
Vacant Lot**

# PARCEL B-6

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-6260
Property:	14560 BETHUNE DR
Mailing Address:	BETHEL MISS BAPTIST CH INC
	14440 OLIVIA EDWARDS BLVD MIAMI FLA 33176-

**Property Information:**

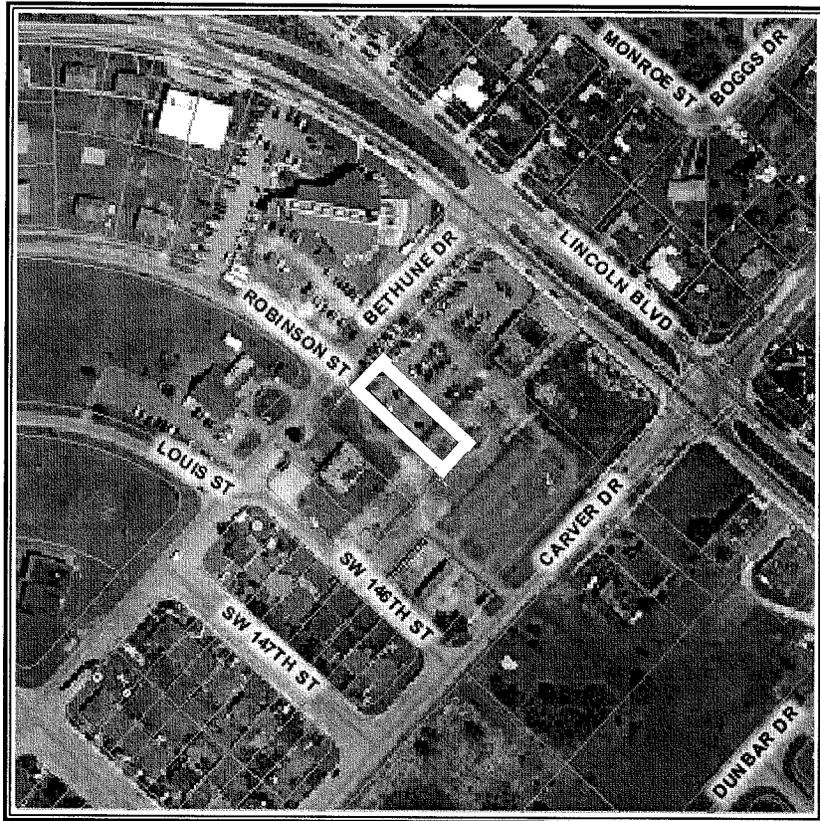
Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,750 SQ FT
Year Built:	0
Legal Description:	RICHMOND HGTS PB 50-19 LOT 30 BLK 41 & 50FT OF PARKING AREA LYG SELY & ADJ CLOSED PER R- 1419-94 LOT SIZE 50,000 X 175 OR 17761-3009 0897 4 (4)

**Sale Information:**

Sale O/R:	14990-1145
Sale Date:	4/1991
Sale Amount:	\$90,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$113,750	\$43,750
Building Value:	\$0	\$0
Market Value:	\$113,750	\$43,750
Assessed Value:	\$113,750	\$43,750
Total Exemptions:	\$113,750	\$43,750
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 ——— 116 ft

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PARCEL B-6



**SE View  
Parking Lot  
For Bethel Missionary  
Baptist Church**

# PARCEL B-7

My Home



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**Show Me:**

Property Information

**Search By:**

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Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-6000
Property:	
Mailing Address:	BETHEL MISS BAPTIST CH IMC  14440 OLIVIA EDWARDS BLVD MIAMI FLA 33176-

**Property Information:**

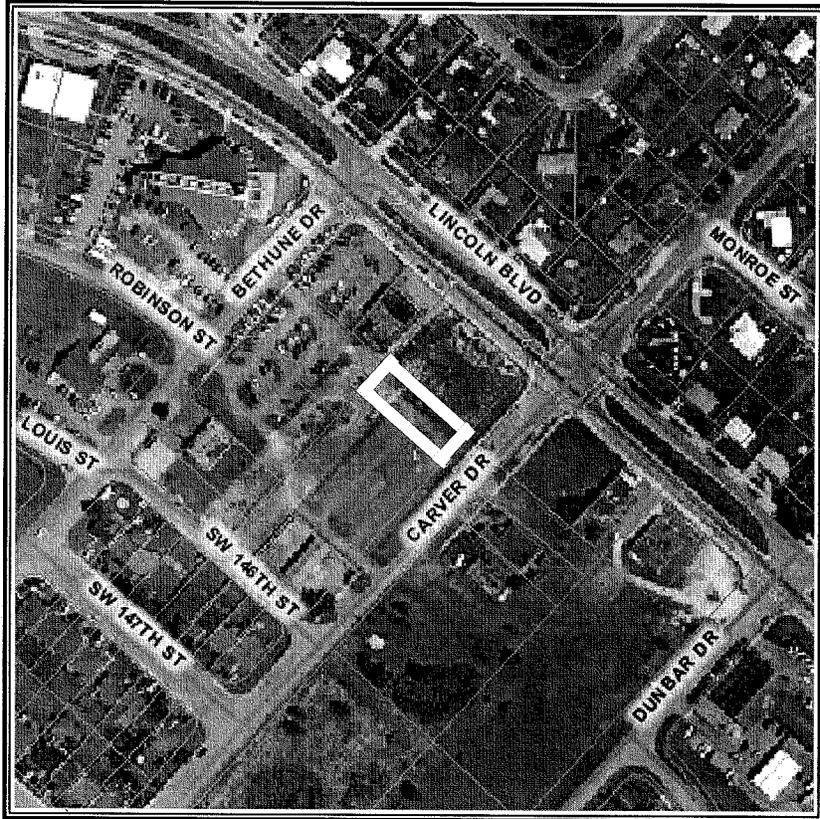
Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,750 SQ FT
Year Built:	0
Legal Description:	19 55 40 RICHMOND HEIGHTS PB 50-19 LOT 3 BLK 41 & 50FT OF PARKING AREA LYG NWLY & ADJ CLOSED PER R-1419-94 LOT SIZE 50.000 X 175

**Sale Information:**

Sale O/R:	15347-2395
Sale Date:	1/1992
Sale Amount:	\$47,300

**Assessment Information:**

Year:	2006	2005
Land Value:	\$113,750	\$43,750
Building Value:	\$0	\$0
Market Value:	\$113,750	\$43,750
Assessed Value:	\$113,750	\$43,750
Total Exemptions:	\$0	\$0
Taxable Value:	\$113,750	\$43,750



Digital Orthophotography - 2006

0 ——— 115 ft

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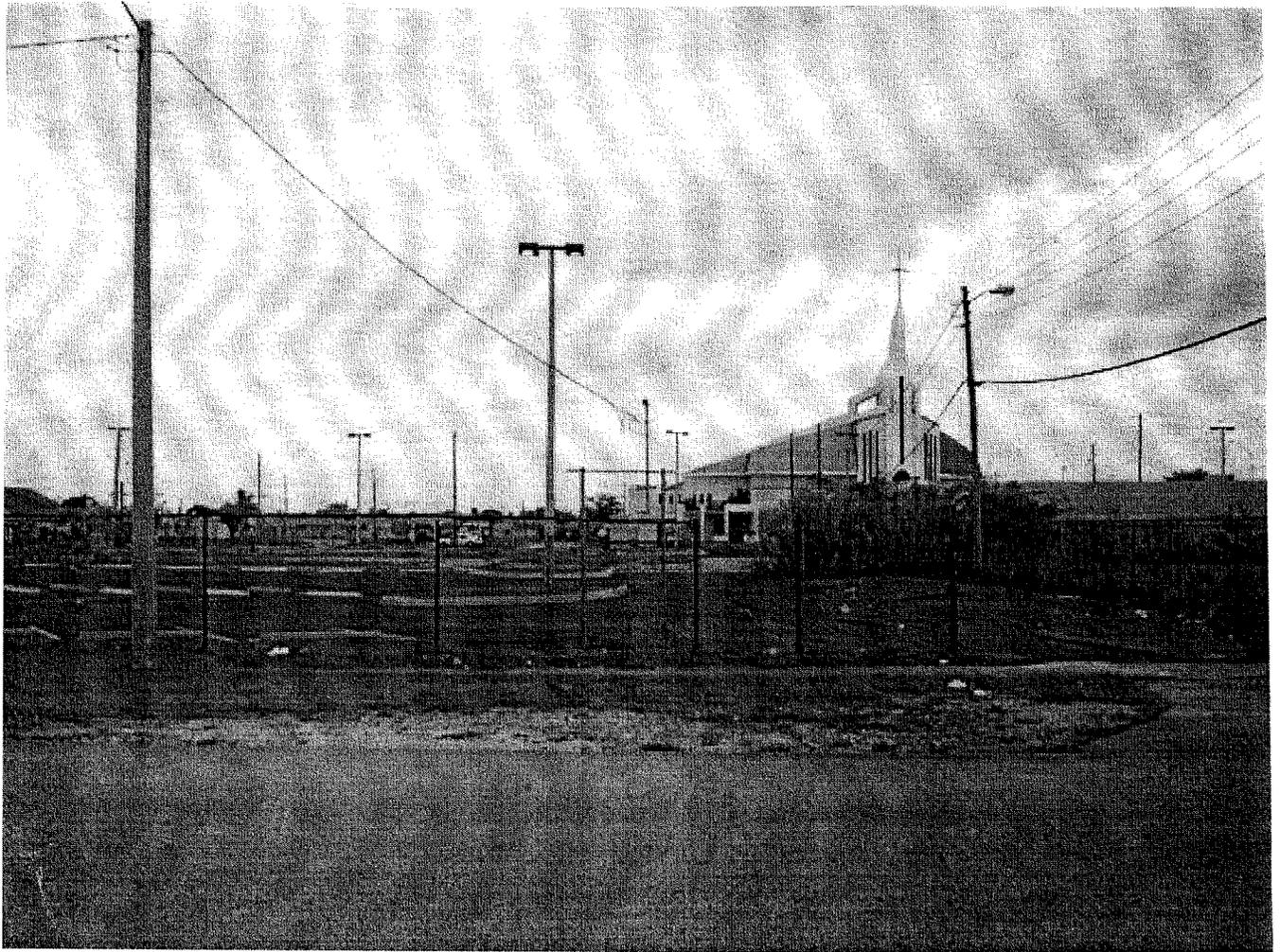
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PARCEL B-7



**NW View  
Parking Lot  
For Bethel Missionary  
Baptist Church**

# PARCEL B-8

My Home



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ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-6250
Property:	14562 BETHUNE DR
Mailing Address:	BETHEL BAPTIST CHURCH % C Y HOWARD 14440 LINCOLN RD MIAMI FL 33176-

**Property Information:**

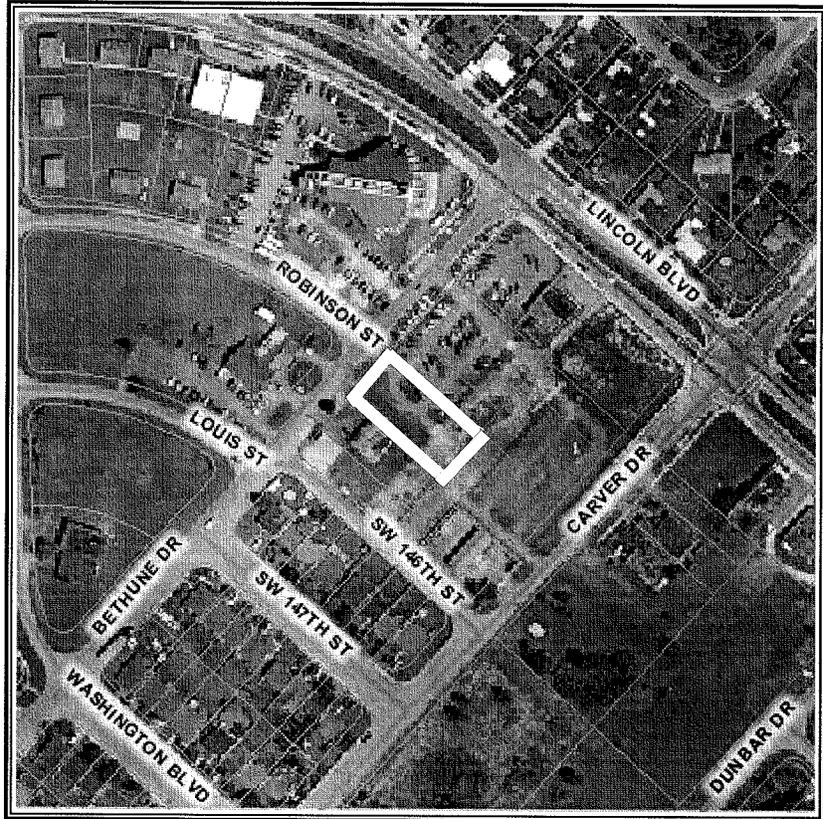
Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	13,125 SQ FT
Year Built:	0
Legal Description:	RICHMOND HGTS PB 50-19 NE25FT LOT 28 & ALL LOT 29 BLK 41 & 50FT OF PARKING AREA LYG SELY & ADJ CLOSED PER R- 1419-94 LOT SIZE 75.000 X 175

**Sale Information:**

Sale O/R:	14788-1872
Sale Date:	10/1990
Sale Amount:	\$33,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$170,625	\$65,625
Building Value:	\$0	\$0
Market Value:	\$170,625	\$65,625
Assessed Value:	\$170,625	\$65,625
Total Exemptions:	\$170,625	\$65,625
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 ——— 118 ft

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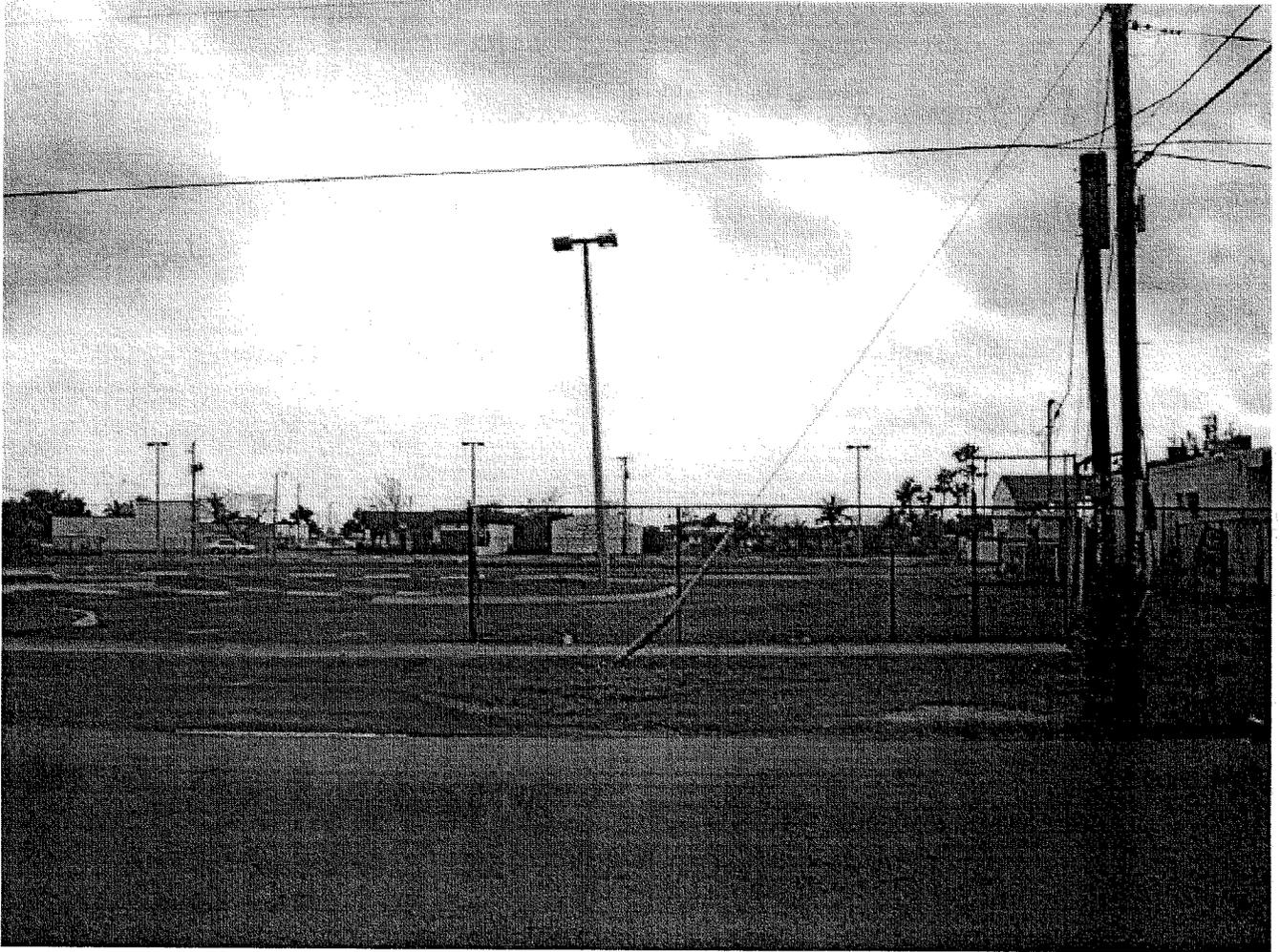
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PARCEL B-8



**SE View  
Parking Lot  
For Bethel Missionary  
Baptist Church**

# PARCEL B-9

My Home

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ACTIVE TOOL: SELECT



M

**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-6240
Property:	14661 BETHUNE DR
Mailing Address:	BETHEL FULL GOSPEL BAPTIST CHURCH INC 14440 LINCOLN BLVD MIAMI FL 33176-7356

**Property Information:**

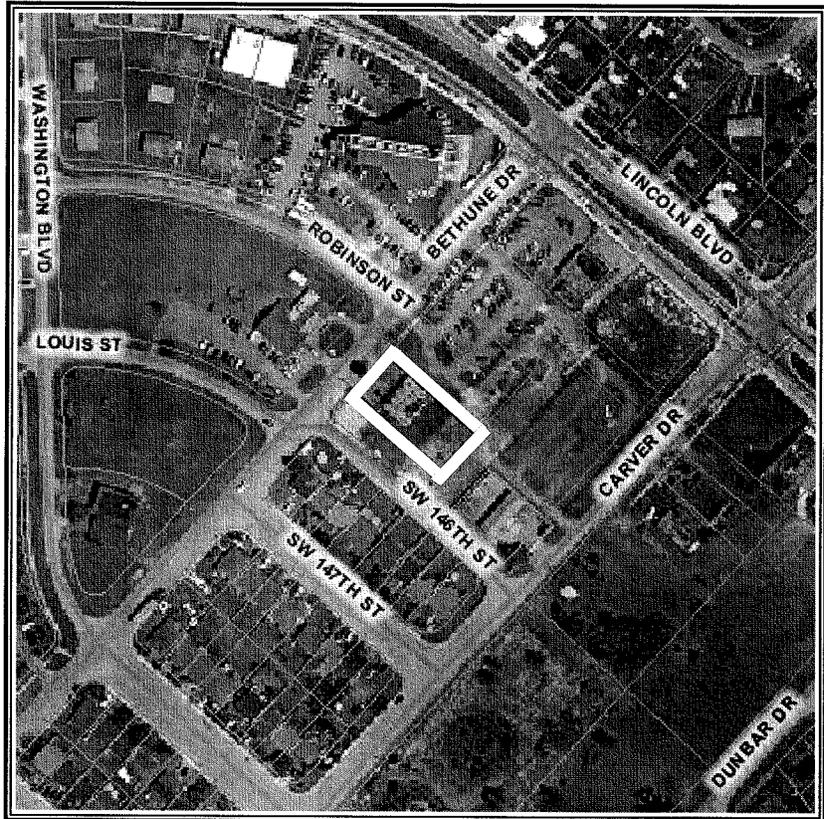
Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0019 COMMERCIAL - MIXED USE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	2,563
Lot Size:	13,125 SQ FT
Year Built:	1961
Legal Description:	19 55 40 RICHMOND HGTS PB 50-19 LOT 27 & SWLY25FT LOT 28 BLK 41 & 50FT OF PARKING AREA LYG SELY & ADJ CLOSED PER R-1419-94 LOT SIZE 75.000 X 175

**Sale Information:**

Sale O/R:	20157-3376
Sale Date:	1/2002
Sale Amount:	\$130,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$170,625	\$65,625
Building Value:	\$72,460	\$69,276
Market Value:	\$243,085	\$134,901
Assessed Value:	\$243,085	\$134,901
Total Exemptions:	\$0	\$0
Taxable Value:	\$243,085	\$134,901



Digital Orthophotography - 2006

0 ——— 118 ft

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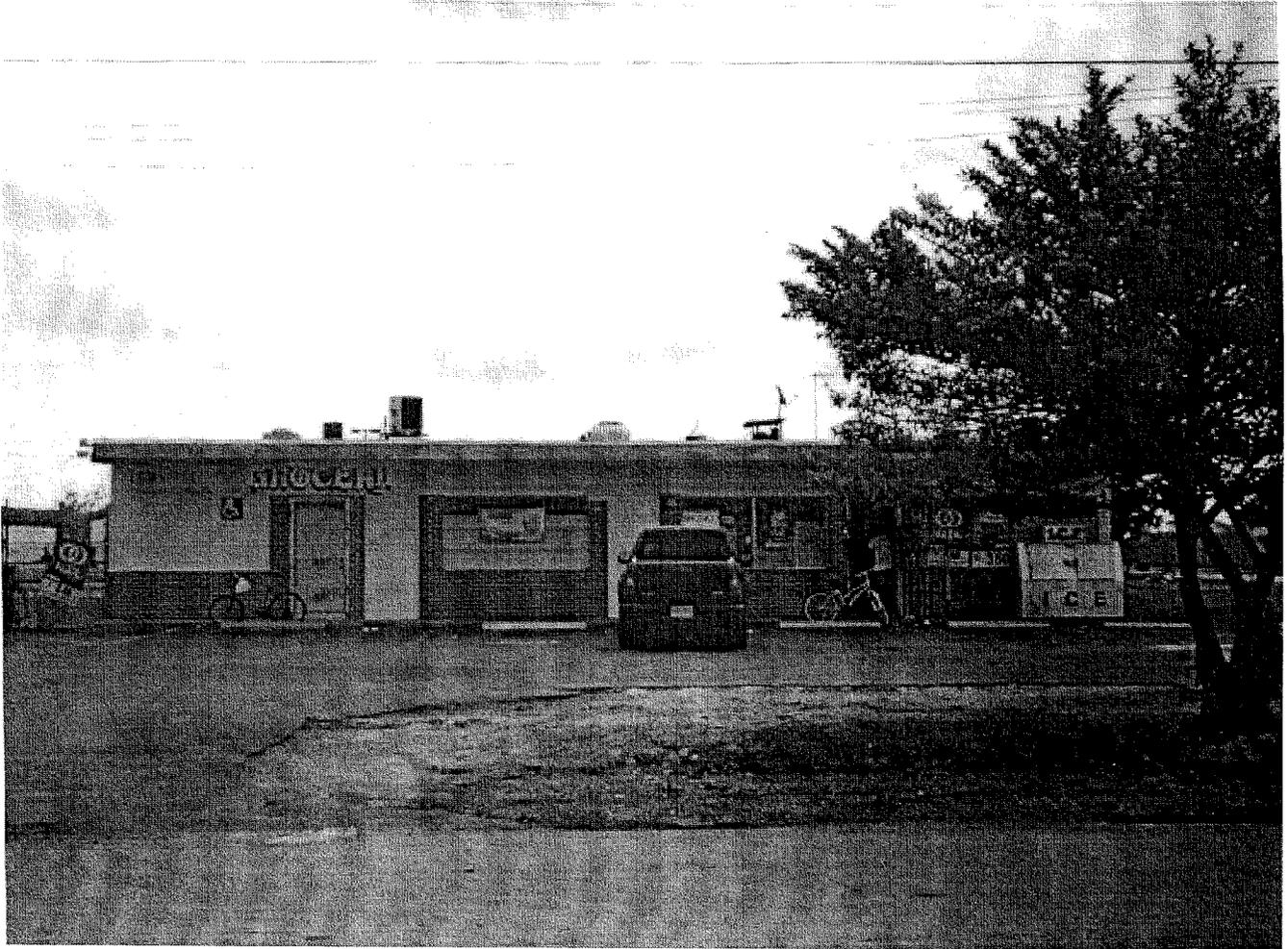
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PARCEL B-9



**SE View  
Grocery Store  
14607 Bethune Dr**

# PARCEL B-10

My Home



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ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5570
Property:	14500 LINCOLN BLVD
Mailing Address:	RICHMOND HGHTS UNITED PASTORS 14440 LINCOLN BLVD MIAMI FLA 33176-7356

**Property Information:**

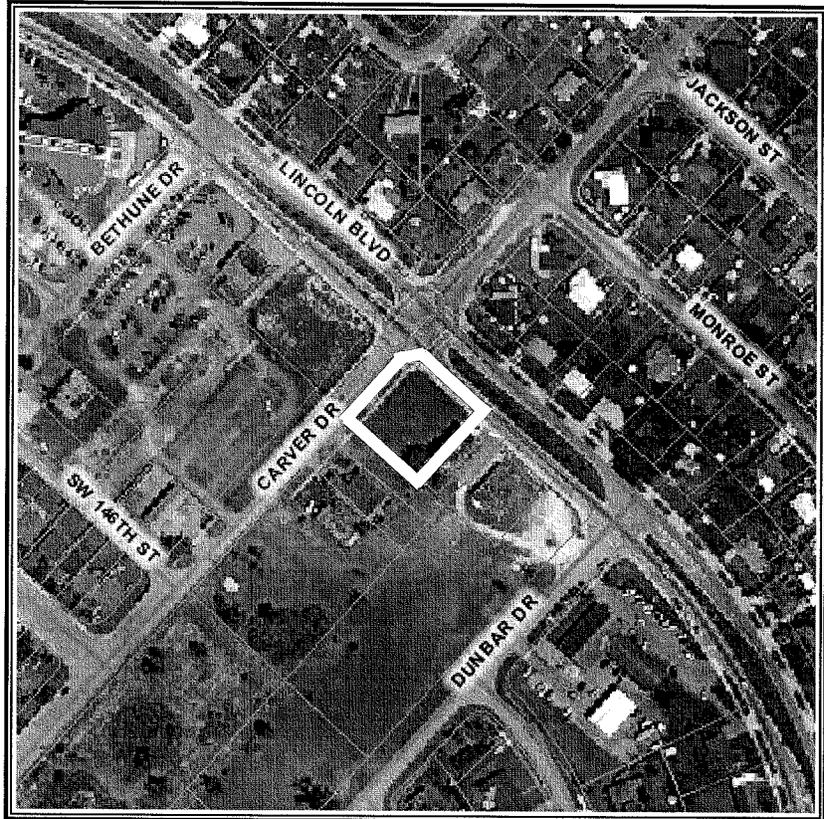
Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0066 EXTRA FEATURE OTHER THAN PARKING
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	13,750 SQ FT
Year Built:	0
Legal Description:	19 55 40 RICHMOND HEIGHTS PB 50-19 LOT 33 & NWLY30FT OF LOT 34 BLK 35 LOT SIZE 13750 OR 17561-0466 0397 1

**Sale Information:**

Sale O/R:	17561-0466
Sale Date:	3/1997
Sale Amount:	\$35,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$178,750	\$68,750
Building Value:	\$2,777	\$2,295
Market Value:	\$181,527	\$71,045
Assessed Value:	\$181,527	\$71,045
Total Exemptions:	\$0	\$0
Taxable Value:	\$181,527	\$71,045



Digital Orthophotography - 2006

0 ————— 120 ft

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PARCEL B-10



**SE View  
Vacant Lot**

# PARCEL B-11

My Home

**miamidade.gov**

ACTIVE TOOL: SELECT



M

**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-6010
Property:	
Mailing Address:	BETHEL MISSI BAPTIST CH INC
	14440 LINCOLN BLVD MIAMI FLA 33176-7356

**Property Information:**

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	35,000 SQ FT
Year Built:	0

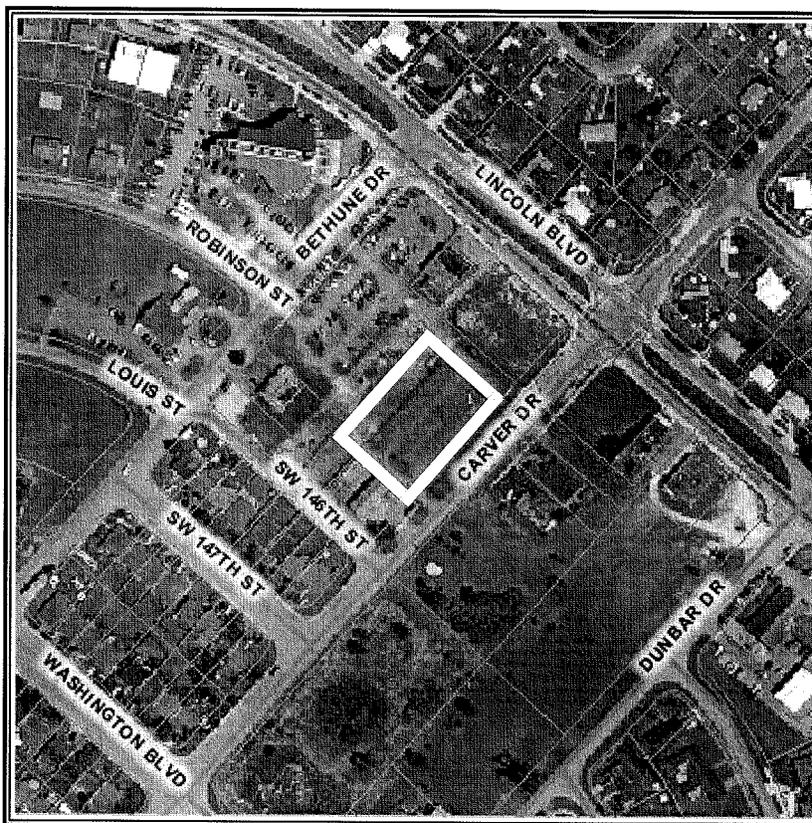
Legal Description:	RICHMOND HEIGHTS PB 50-19 LOTS 4 THRU 7 BLK 41 & 50FT OF PARKING AREA LYG NWLY & ADJ CLOSED PER R-1419-94 LOT SIZE 200.000 X 175
--------------------	---

**Sale Information:**

Sale O/R:	15347-2395
Sale Date:	1/1992
Sale Amount:	\$47,300

**Assessment Information:**

Year:	2006	2005
Land Value:	\$455,000	\$175,000
Building Value:	\$0	\$0
Market Value:	\$455,000	\$175,000
Assessed Value:	\$455,000	\$175,000
Total Exemptions:	\$0	\$0
Taxable Value:	\$455,000	\$175,000



Digital Orthophotography - 2006

0 ——— 126 ft

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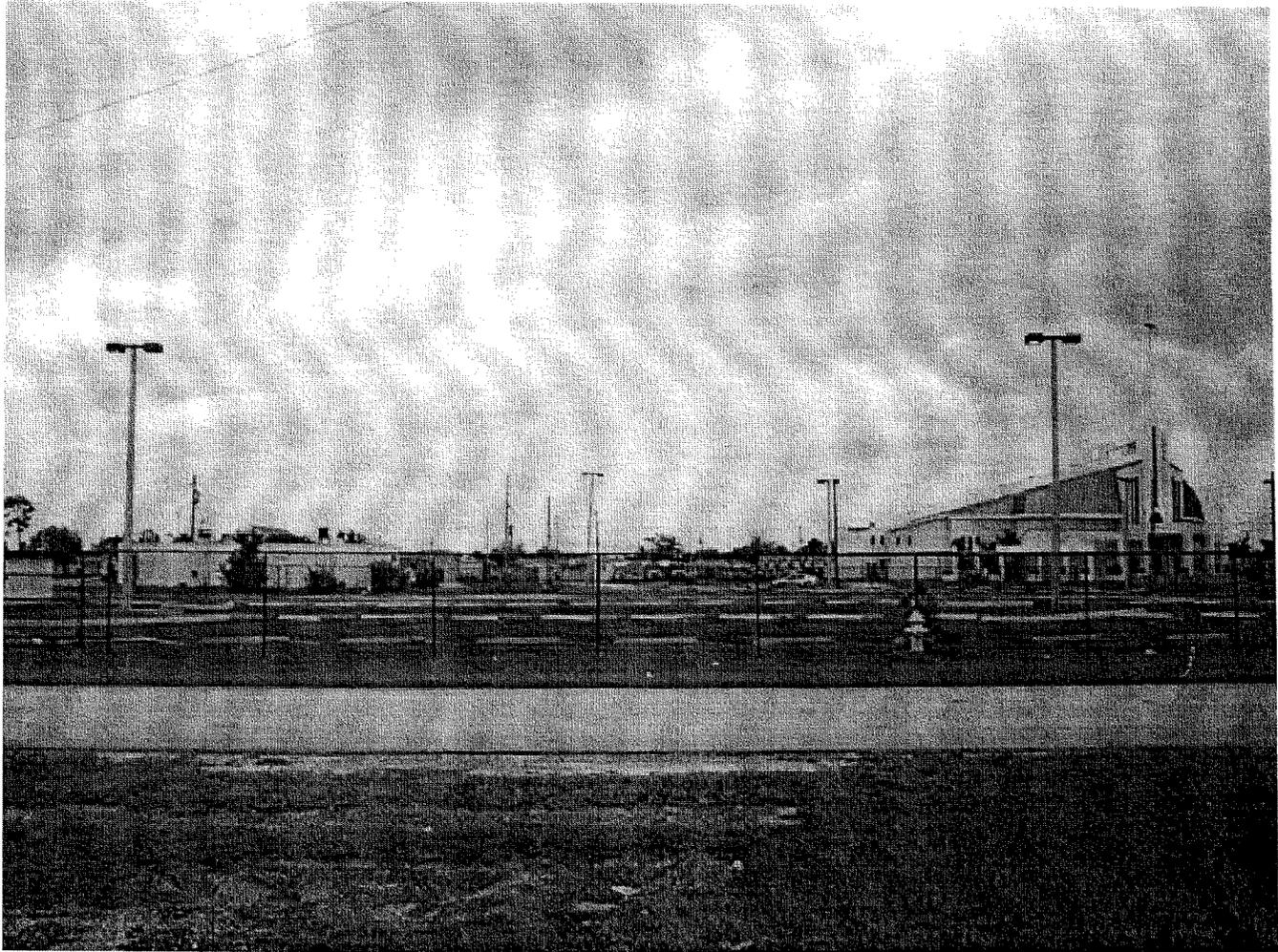
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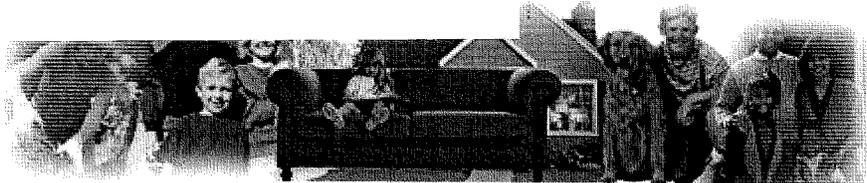
PARCEL B-11



**NW View  
Parking Lot**

# PARCEL B-12

My Home



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ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-6230
Property:	
Mailing Address:	BETHEL FULL GOSPEL BAPTIST CHURCH INC 14440 LINCOLN BLVD MIAMI FL 33176-7356

**Property Information:**

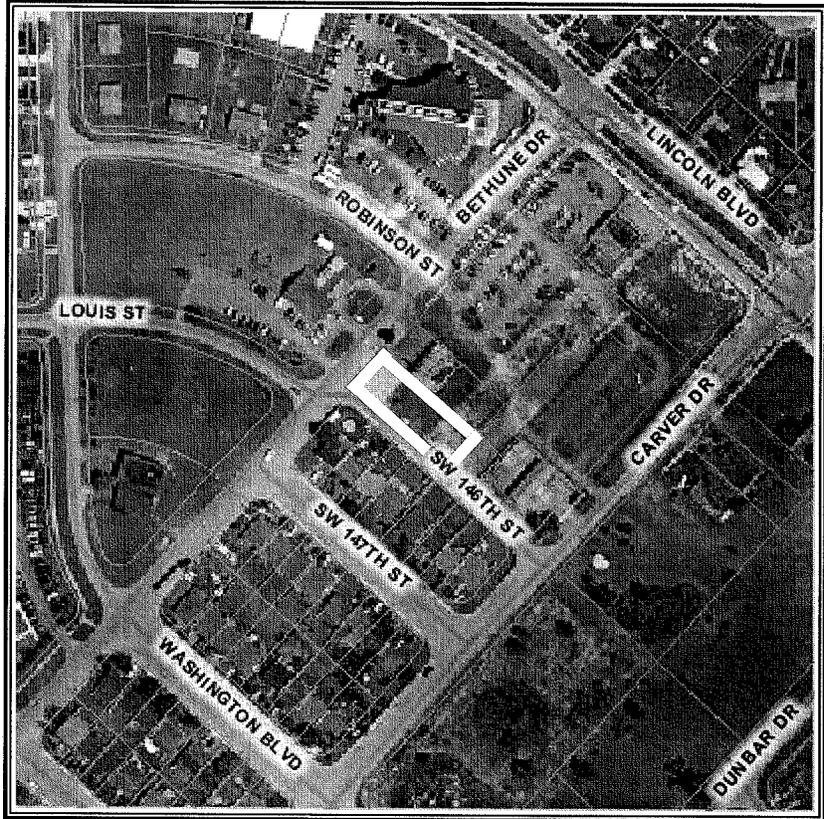
Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,750 SQ FT
Year Built:	0
Legal Description:	19 55 40 RICHMOND HGTS PB 50-19 LOT 26 BLK 41 & 50FT OF PARKING AREA LYG SELY & ADJ CLOSED PER R-1419-94 LOT SIZE 50,000 X 175

**Sale Information:**

Sale O/R:	20157-3376
Sale Date:	1/2002
Sale Amount:	\$130,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$113,750	\$43,750
Building Value:	\$0	\$0
Market Value:	\$113,750	\$43,750
Assessed Value:	\$113,750	\$43,750
Total Exemptions:	\$0	\$0
Taxable Value:	\$113,750	\$43,750



Digital Orthophotography - 2006

0 ——— 117 ft

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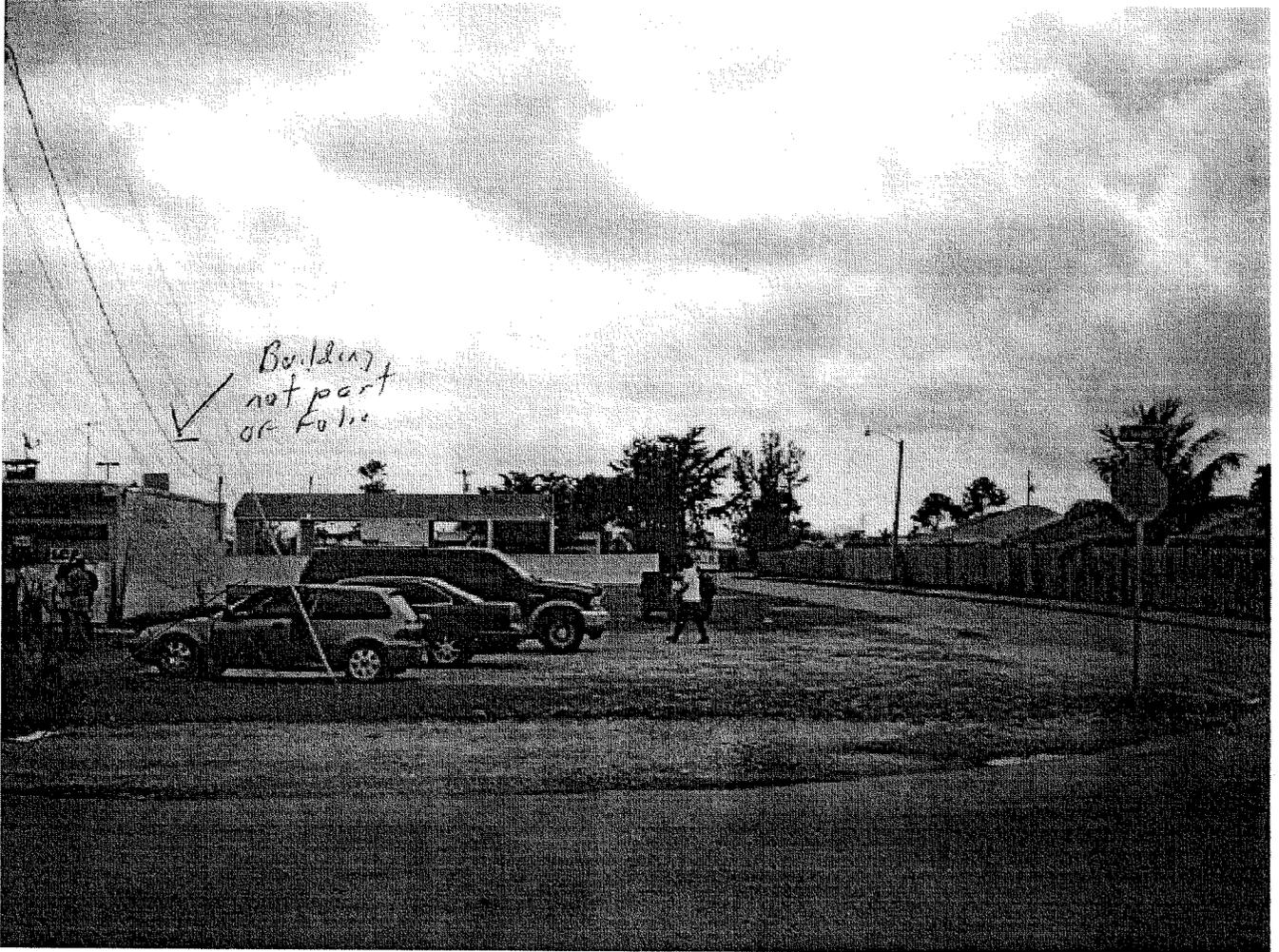
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PARCEL B-12



**SE View  
Vacant Lot**

# PARCEL B-13

My Home



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ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5580
Property:	14638 LINCOLN BLVD
Mailing Address:	CLARENCE L & CHERYL D EDWARDS 1330 NW 90 ST MIAMI FL 33147-3306

**Property Information:**

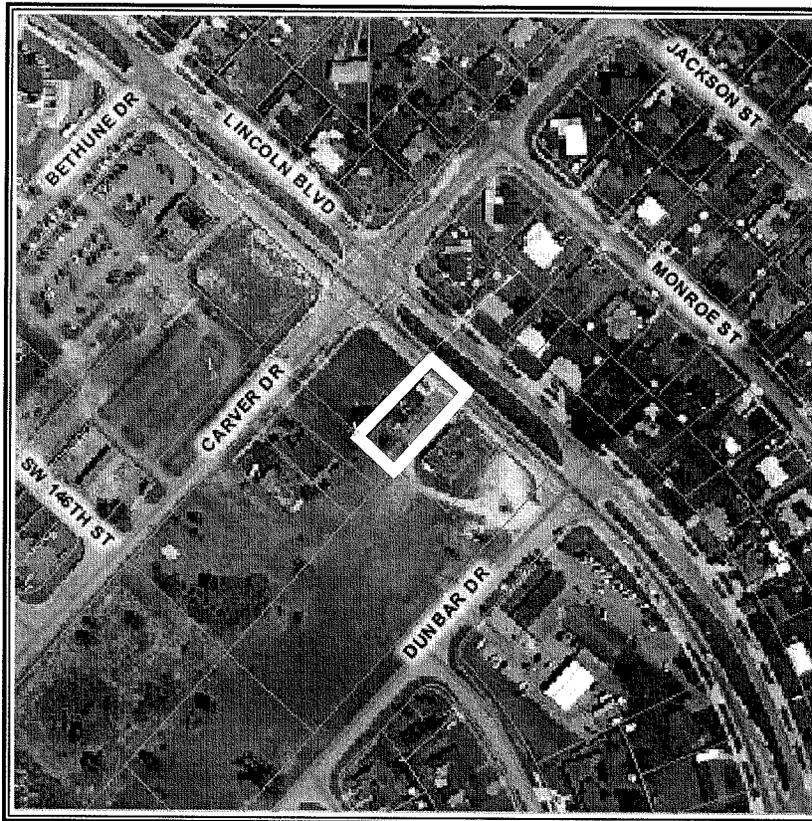
Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0019 COMMERCIAL- MIXED USE
Beds/Baths:	0/4
Floors:	1
Living Units:	0
Adj Sq Footage:	3,755
Lot Size:	8,125 SQ FT
Year Built:	1960
Legal Description:	19 55 40 RICHMOND HEIGHTS PB 50-19 LOT 34 LESS NWLY30FT BLK 35 & ADJ CLOSED PER R-1886-94 LOT SIZE 65.000 X 125

**Sale Information:**

Sale O/R:	
Sale Date:	3/1991
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$105,625	\$52,813
Building Value:	\$115,562	\$111,457
Market Value:	\$221,187	\$164,270
Assessed Value:	\$221,187	\$164,270
Total Exemptions:	\$0	\$0
Taxable Value:	\$221,187	\$164,270



Digital Orthophotography - 2006

0 — 115 ft

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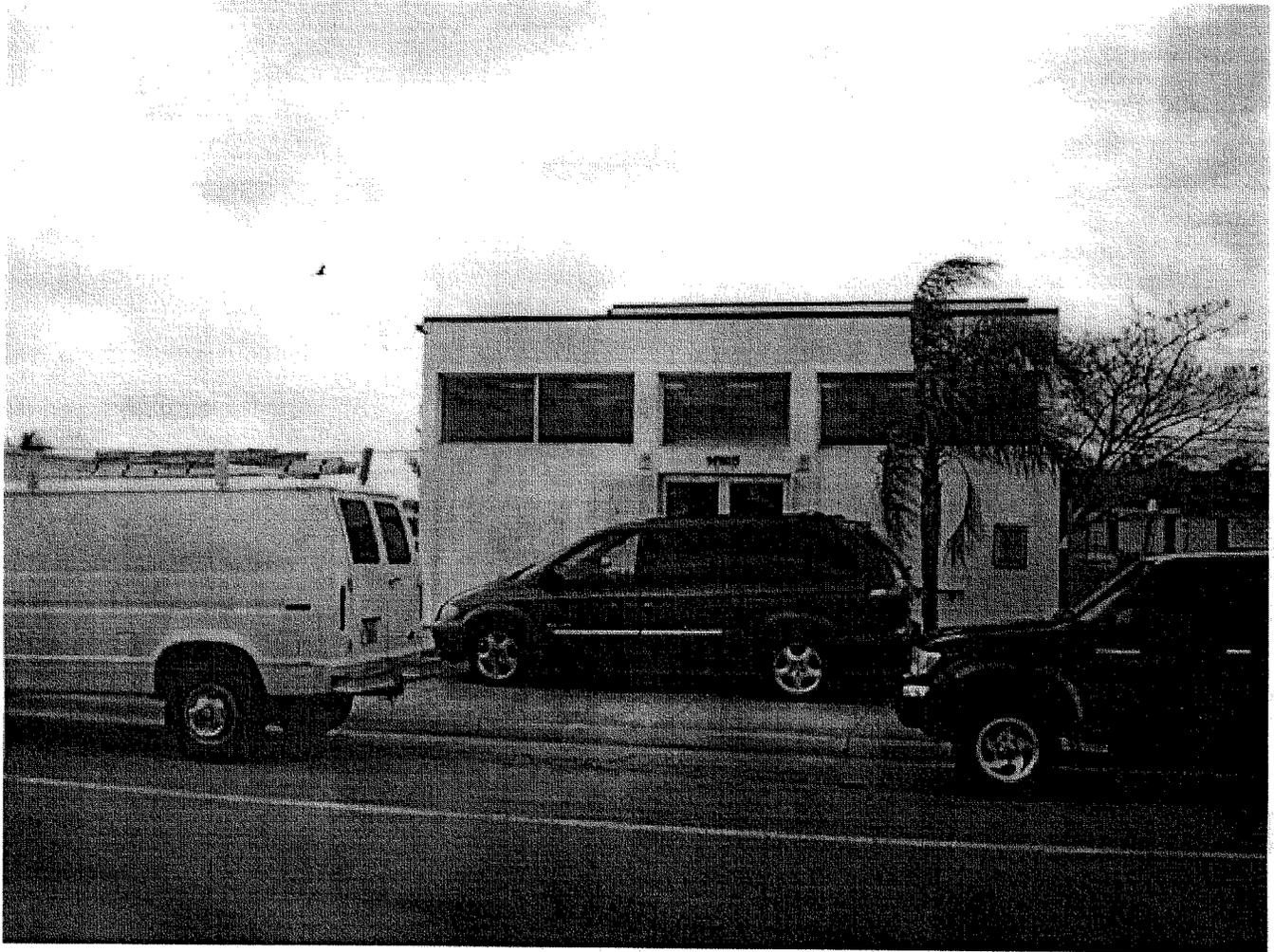
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PARCEL B-13



**SW View  
Commercial Bldg**

# PARCEL B-14

My Home



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ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5560
Property:	
Mailing Address:	BARRETT-FRYAR-THOMPSON FUNERAL HOME 14545 CARVER DR RICHMOND HEIGHTS FL 33176-7321

**Property Information:**

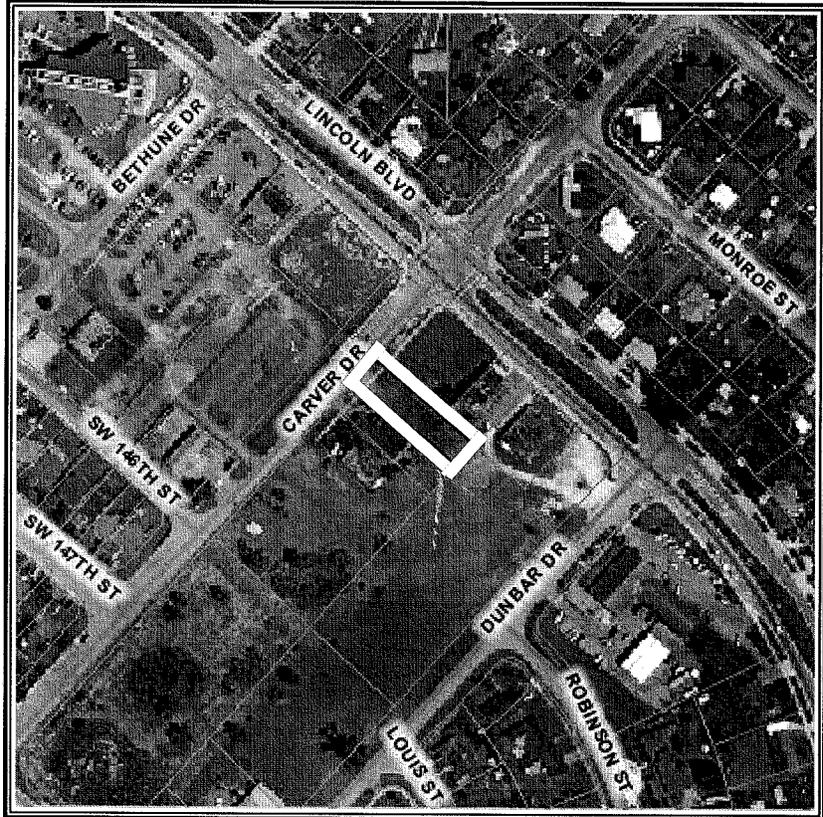
Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,750 SQ FT
Year Built:	0
Legal Description:	19 55 40 RICHMOND HGTS PB 50-19 LOT 32 BLK 35 & 50FT OF PARKING AREA LYG SELY & ADJ CLOSED PER R-1886-94 LOT SIZE 50.000 X 175

**Sale Information:**

Sale O/R:	
Sale Date:	9/1993
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$113,750	\$43,750
Building Value:	\$0	\$0
Market Value:	\$113,750	\$43,750
Assessed Value:	\$113,750	\$43,750
Total Exemptions:	\$0	\$0
Taxable Value:	\$113,750	\$43,750



Digital Orthophotography - 2006

0 ——— 118 ft

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PARCEL B-14



**SE View  
Parking Lot Next  
To Funeral Home  
(Folio # does not  
include funeral home)**

# PARCEL B-15

My Home



**miamidade.gov**

ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5260
Property:	14654-14660 LINCOLN BLVD
Mailing Address:	MARTIN MEMORIAL AFRICAN METHODIST EPISCOPAL CHURCH 14700 LINCOLN BLVD MIAMI FL 33176-7432

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0011 RETAIL
Beds/Baths:	0/6
Floors:	1
Living Units:	0
Adj Sq Footage:	3,222
Lot Size:	11,875 SQ FT
Year Built:	1969

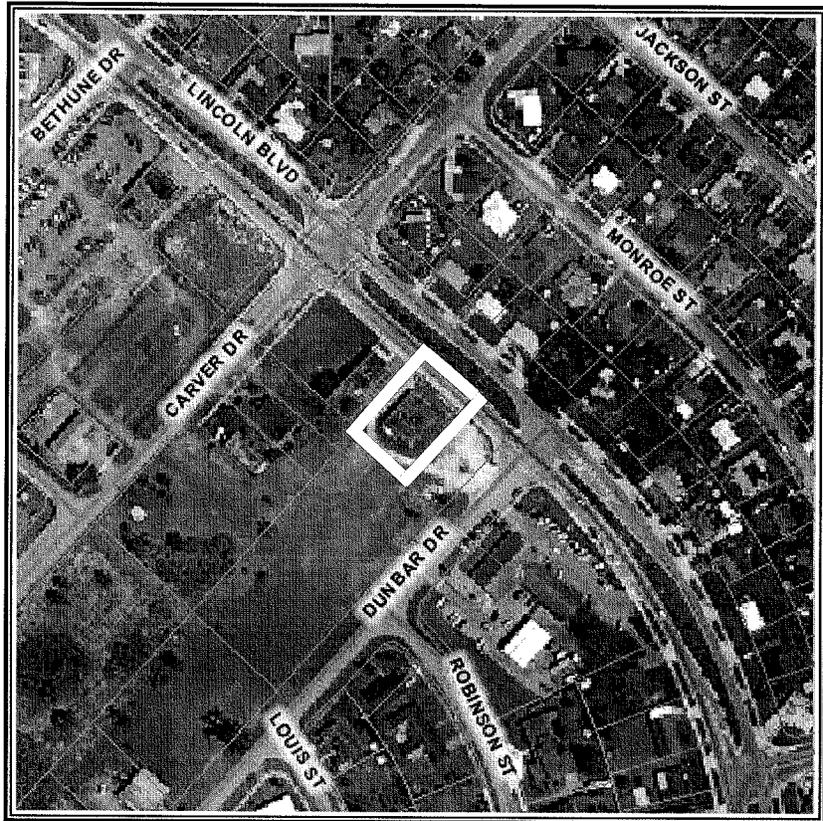
Legal Description:	19 55 40 RICHMOND HEIGHTS PB 50-19 LOT 2 BLK 35 & 15FT ALLEY LYG NWLY & ADJ CLOSED PER R-1886-94 LOT SIZE 95.000 X 125 OR 19982-0177 1001 1
--------------------	---

**Sale Information:**

Sale O/R:	19982-0177
Sale Date:	10/2001
Sale Amount:	\$200,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$154,375	\$59,375
Building Value:	\$159,826	\$152,471
Market Value:	\$314,201	\$211,846
Assessed Value:	\$314,201	\$211,846
Total Exemptions:	\$0	\$0
Taxable Value:	\$314,201	\$211,846



Digital Orthophotography - 2006

0 ——— 117 ft

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PARCEL B-15



**SW View  
Convenience Store**

# PARCEL B-16

My Home



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ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5550
Property:	14545 CARVER DR
Mailing Address:	WILBERT L BARRETT ETAL
Address:	8802 SW 161 ST MIAMI FL 33157-3514

**Property Information:**

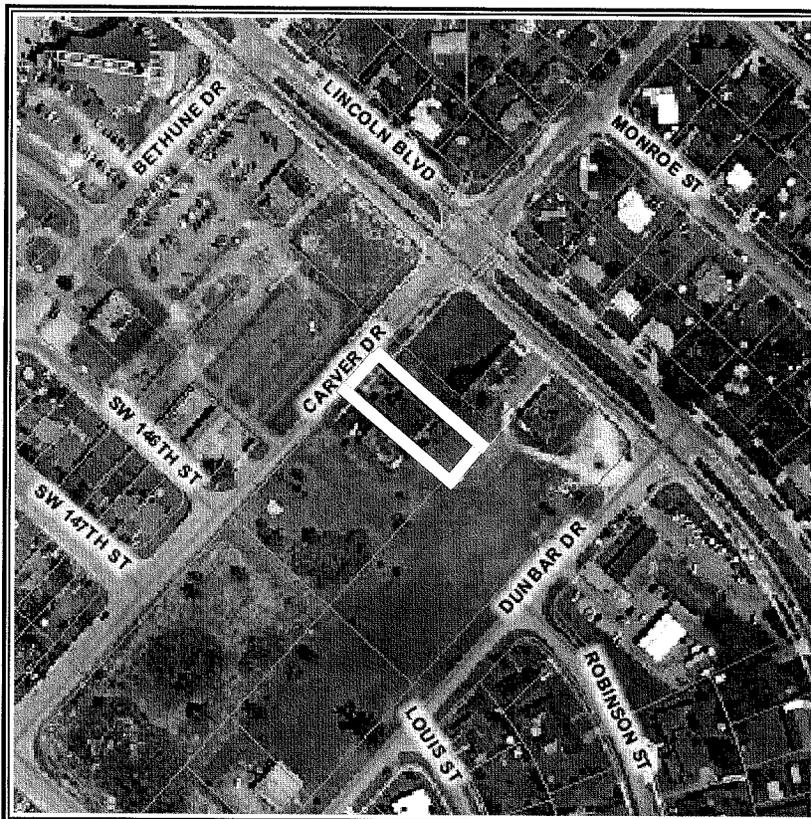
Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0012 REPAIRS
Beds/Baths:	0/2
Floors:	1
Living Units:	0
Adj Sq Footage:	3,286
Lot Size:	8,750 SQ FT
Year Built:	1960
Legal Description:	19 55 40 RICHMOND HGTS PB 50-19 LOT 31 BLK 35 & 50FT OF PARKING AREA LYG SELY & ADJ CLOSED PER R-1886-94 LOT SIZE 50,000 X 175

**Sale Information:**

Sale O/R:	105060688
Sale Date:	3/1979
Sale Amount:	\$30,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$113,750	\$43,750
Building Value:	\$191,097	\$177,174
Market Value:	\$304,847	\$220,924
Assessed Value:	\$304,847	\$220,924
Total Exemptions:	\$0	\$0
Taxable Value:	\$304,847	\$220,924



Digital Orthophotography - 2006

0 — 118 ft

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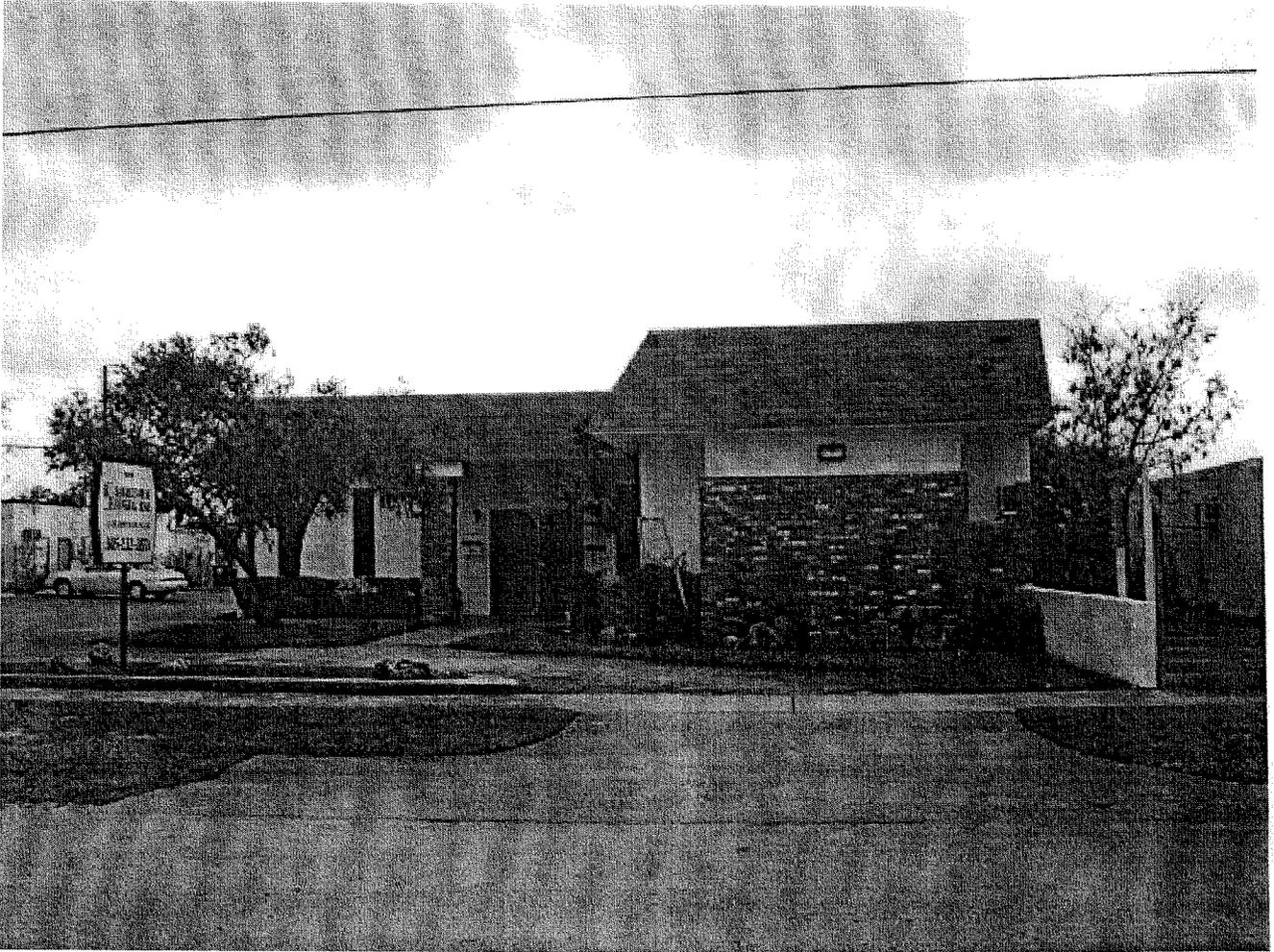
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PARCEL B-16



**SE View  
Funeral Home**

# PARCEL B-17

My Home

**miamidade.gov**

ACTIVE TOOL: SELECT



M

**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-6030
Property:	14598-14600 CARVER DR
Mailing Address:	RH CARWASH INC 11111 PINKSTON DR MIAMI FL 33176-6442

**Property Information:**

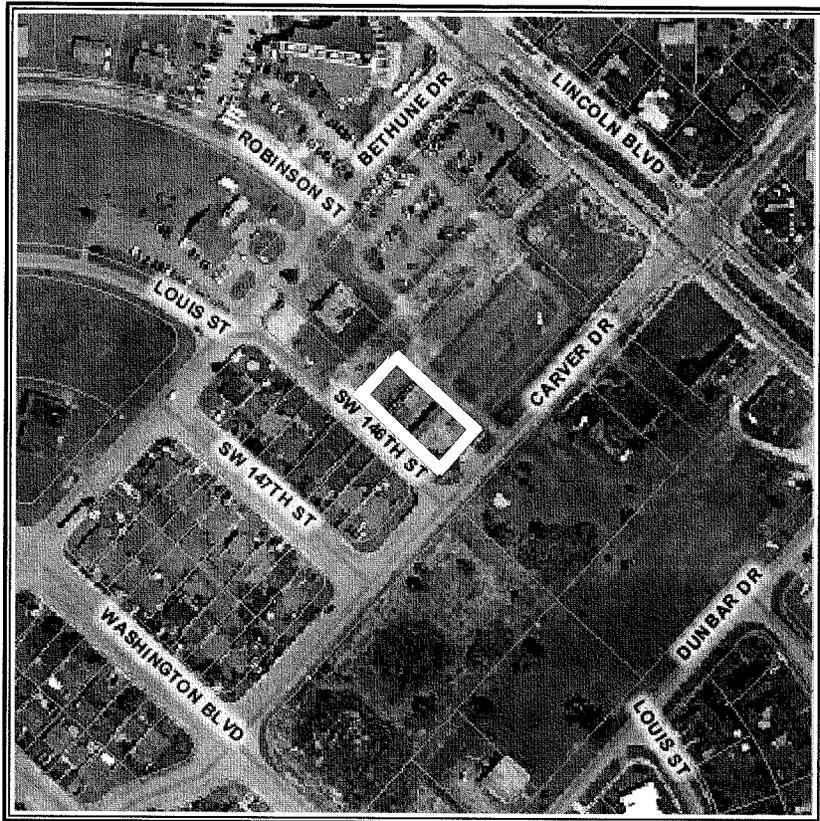
Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0019 COMMERCIAL- MIXED USE
Beds/Baths:	0/1
Floors:	1
Living Units:	0
Adj Sq Footage:	1,434
Lot Size:	17,500 SQ FT
Year Built:	1987
Legal Description:	RICHMOND HEIGHTS PB 50-19 LOTS 8 & 9 BLK 41 & 50FT OF PARKING AREA LYG NWLY & ADJ CLOSED PER R-1419-94 LOT SIZE 100.000 X 175

**Sale Information:**

Sale O/R:	23926-4465
Sale Date:	11/2005
Sale Amount:	\$275,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$227,500	\$87,500
Building Value:	\$10,000	\$69,409
Market Value:	\$237,500	\$156,909
Assessed Value:	\$237,500	\$156,909
Total Exemptions:	\$0	\$0
Taxable Value:	\$237,500	\$156,909



Digital Orthophotography - 2006

0 ——— 118 ft

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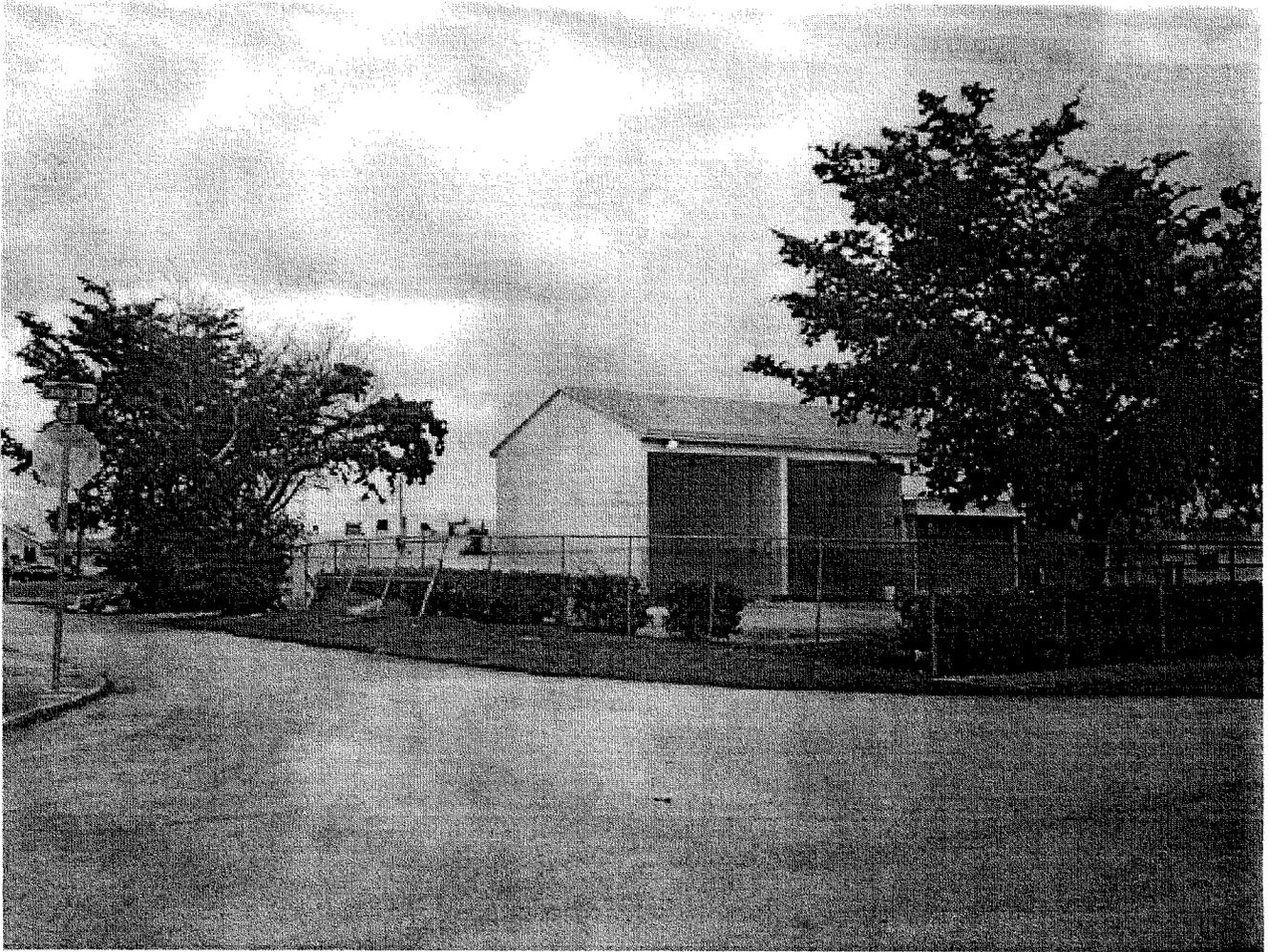
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PARCEL B-17



**North View  
Car Wash**

# PARCEL B-18

My Home



**miamidade.gov**

ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5540
Property:	14551 CARVER DR
Mailing Address:	RICHMOND HGTS CHURCH OF GOD INC  14551 CARVER DR MIAMI FL 33176-7321

**Property Information:**

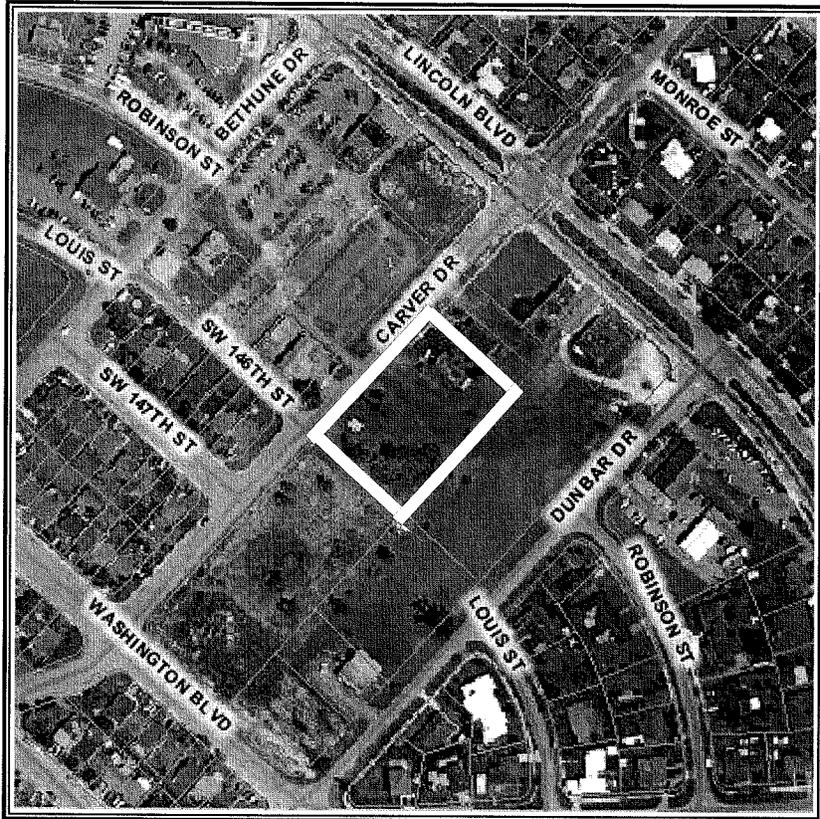
Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0011 RETAIL
Beds/Baths:	0/1
Floors:	1
Living Units:	0
Adj Sq Footage:	1,800
Lot Size:	46,375 SQ FT
Year Built:	1966
Legal Description:	19 55 40 RICHMOND HGTS PB 50-19 LOTS 26 THRU 30 BLK 35 & 50FT OF PARKING AREA LYG SELY & 15FT OF ALLEY LYG SWLY & ADJ OF LOT 26

**Sale Information:**

Sale O/R:	16024-2915
Sale Date:	4/1993
Sale Amount:	\$95,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$602,875	\$231,875
Building Value:	\$69,008	\$63,713
Market Value:	\$671,883	\$295,588
Assessed Value:	\$671,883	\$295,588
Total Exemptions:	\$671,883	\$295,588
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 ——— 133 ft

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PARCEL B-18



**SW View**  
**3050190015540**

# PARCEL B-19

My Home

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ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5250
Property:	
Mailing Address:	MARTIN MEMORIAL AFRICAN M E CHURCH INC 14700 LINCOLN BLVD MIAMI FL 33176-7432

**Property Information:**

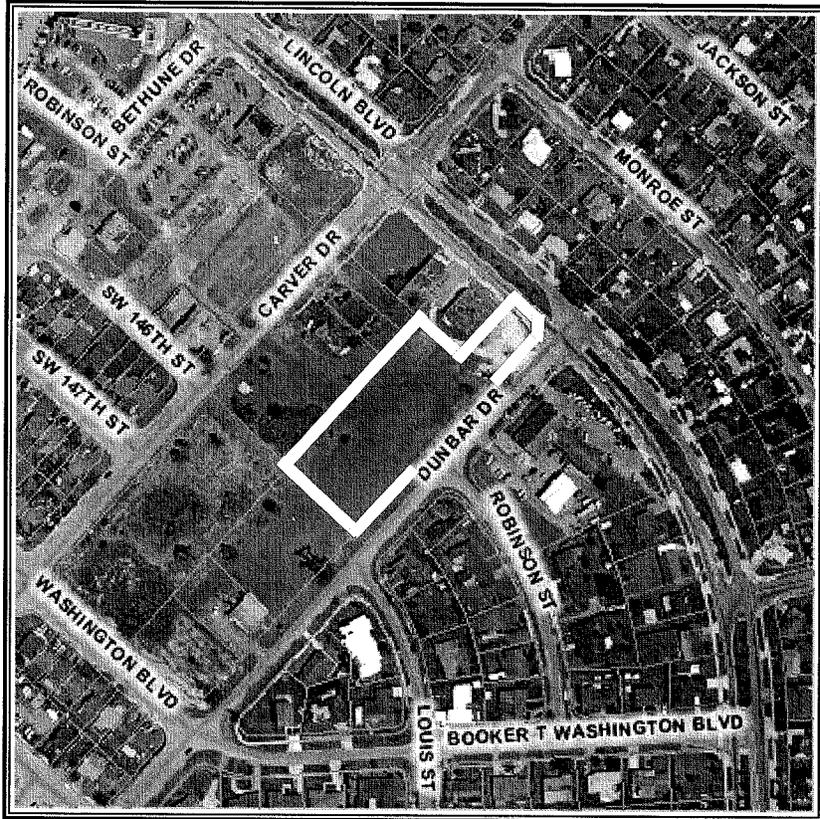
Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	73,875 SQ FT
Year Built:	0
Legal Description:	19 55 40 RICHMOND HEIGHTS PB 50-19 LOT 1 & LOTS 3 THRU 9 BLK 35 & 50FT OF PARKING AREA LYG NWLY & ADJ OF LOTS 3 THRU 9 & 15FT ALLEY LYG SWLY & ADJ OF LOT 9 CLOSED

**Sale Information:**

Sale O/R:	126600419
Sale Date:	10/1985
Sale Amount:	\$100,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$960,375	\$369,375
Building Value:	\$0	\$0
Market Value:	\$960,375	\$369,375
Assessed Value:	\$960,375	\$369,375
Total Exemptions:	\$960,375	\$369,375
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 — 146 ft

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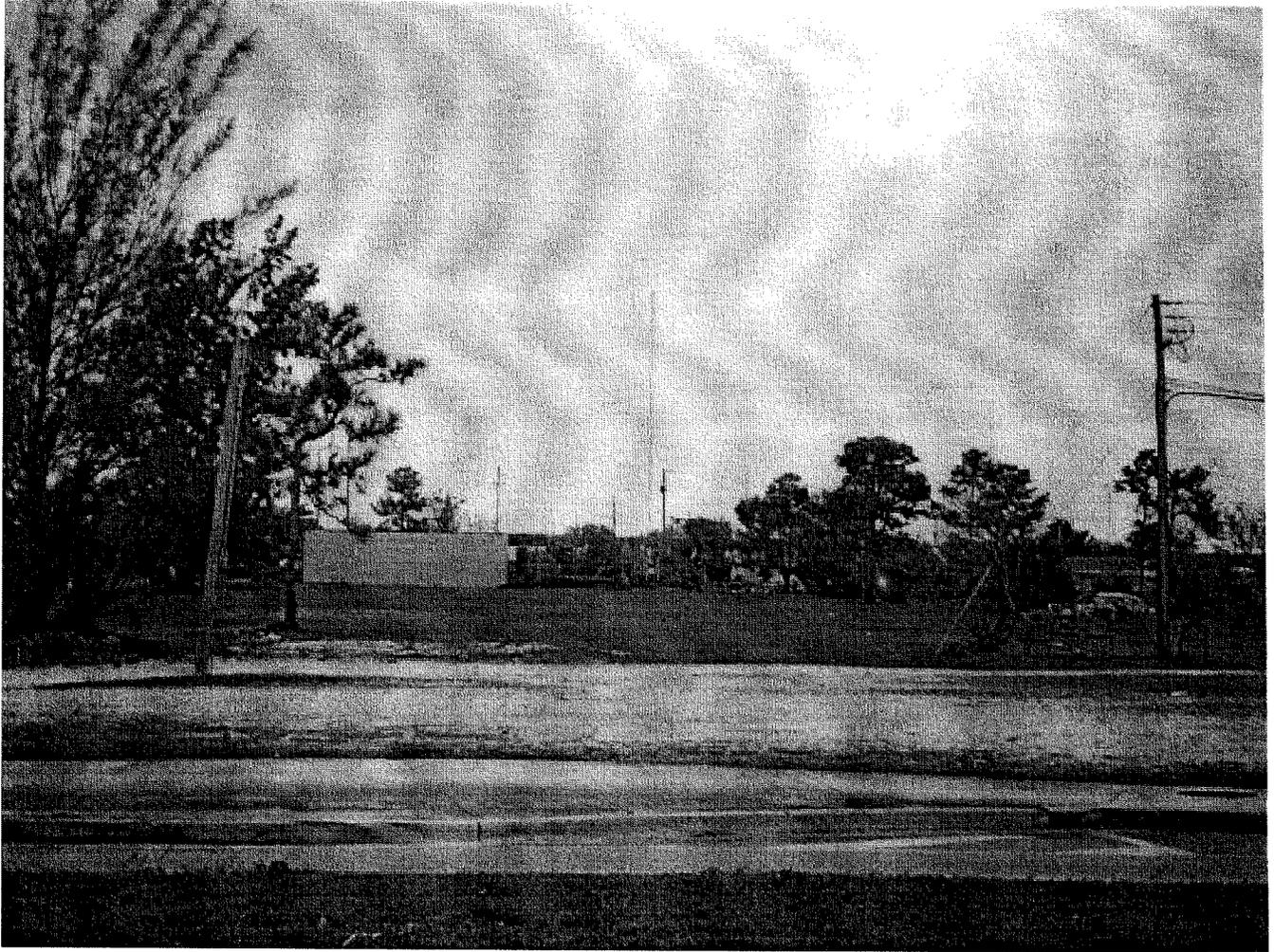
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PARCEL B-19



**SW View  
Vacant Lot  
Bldg not part  
of folio**

# PARCEL B-20

My Home



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ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5420
Property:	
Mailing Address:	RICHMOND HEIGHTS TOWNHOUSE DEVELOPMENT CORPORATION 13645 OLD CUTLER RD VILLAGE OF PALMETTO BAY FL 33158-

**Property Information:**

Primary Zone:	6600 LIBERAL COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	77,000 SQ FT
Year Built:	0

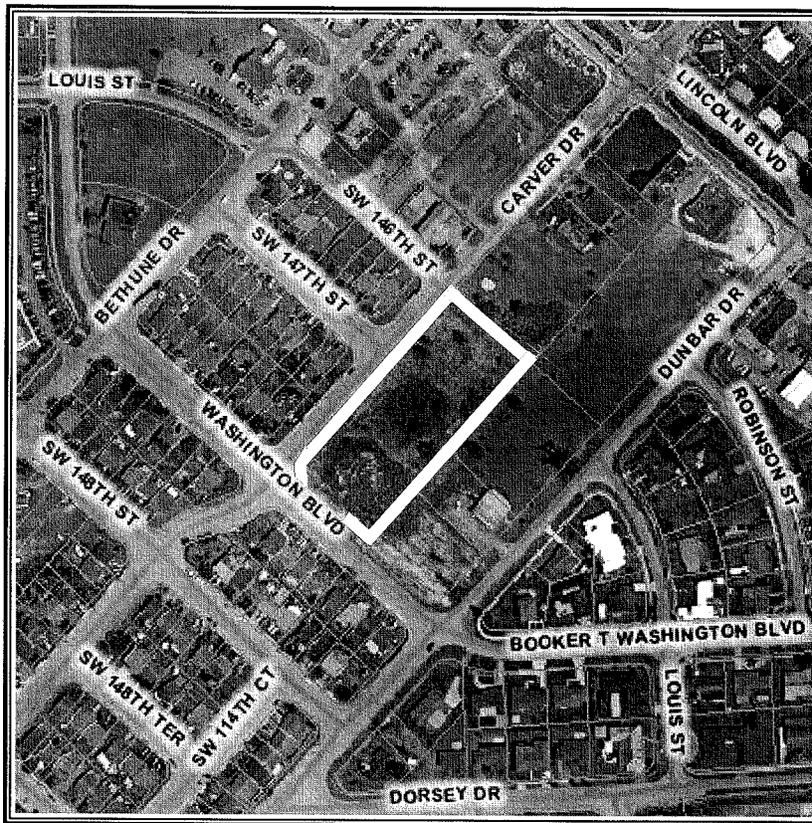
Legal Description:	RICHMOND HEIGHTS PB 50-19 LOTS 18 THRU 25 BLK 35 & 50FT OF PARKING AREA LYG SELY & ADJ OF LOTS 20 THRU 25 & 15FT ALLEY LYG SELY & ADJ OF LOT 18 & 15FT ALLEY LYG NELY & ADJ OF LOT 25 CLOSED
--------------------	--

**Sale Information:**

Sale O/R:	18019-4049
Sale Date:	2/1998
Sale Amount:	\$145,500

**Assessment Information:**

Year:	2006	2005
Land Value:	\$1,001,000	\$385,000
Building Value:	\$0	\$0
Market Value:	\$1,001,000	\$385,000
Assessed Value:	\$1,001,000	\$385,000
Total Exemptions:	\$0	\$0
Taxable Value:	\$1,001,000	\$385,000



Digital Orthophotography - 2006

0 ——— 147 ft

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PARCEL B-20



**NE View  
Vacant Lot**

# PARCEL B-21

My Home



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ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5340
Property:	
Mailing Address:	MARTIN MEMORIAL AFRICAN M E CHURCH INC 14700 LINCOLN BLVD MIAMI FL 33176-7432

**Property Information:**

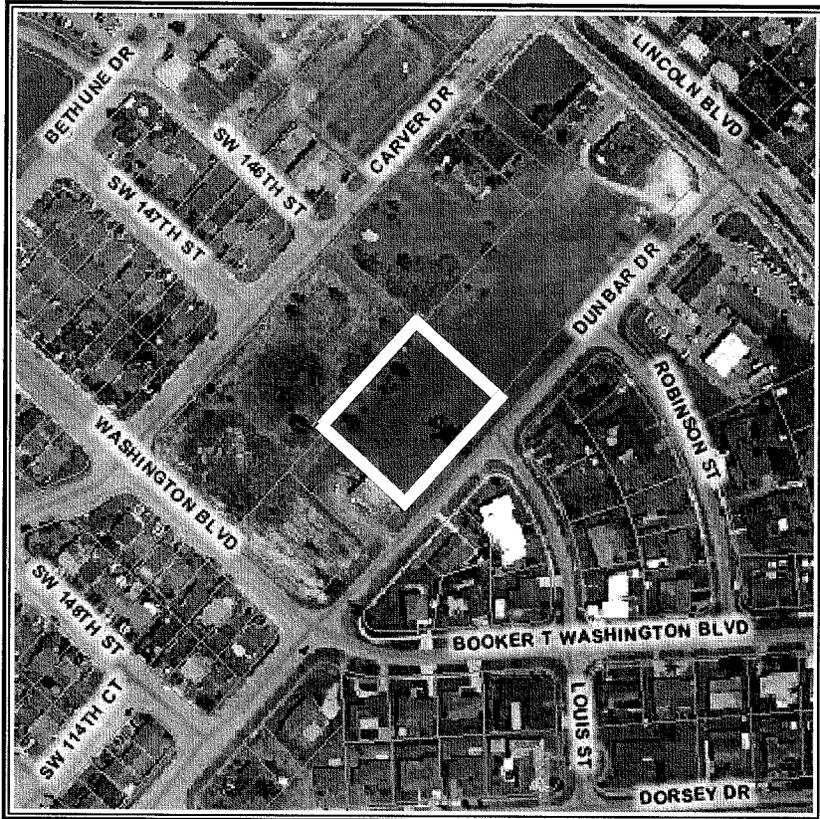
Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	37,625 SQ FT
Year Built:	0
Legal Description:	19 55 40 RICHMOND HGTS PB 50-19 LOTS 10 THRU 13 BLK 35 & 50FT OF PARKING AREA LYG NWLY & ADJ & 15FT ALLEY LYG NELY & ADJ OF LOT 10 CLOSED PER R-1886-94

**Sale Information:**

Sale O/R:	126600419
Sale Date:	10/1985
Sale Amount:	\$100,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$489,125	\$188,125
Building Value:	\$0	\$0
Market Value:	\$489,125	\$188,125
Assessed Value:	\$489,125	\$188,125
Total Exemptions:	\$489,125	\$188,125
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 — 128 ft

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PARCEL B-21



**NW View  
Vacant Lot**

# PARCEL B-22

My Home

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ACTIVE TOOL: SELECT



M

**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5350
Property:	11350 DUNBAR DR
Mailing Address:	MARTIN MEMORIAL AFRICAN METHODIST EPISCOPAL CHURCH INC 14700 LINCOLN BLVD MIAMI FL 33176-7432

**Property Information:**

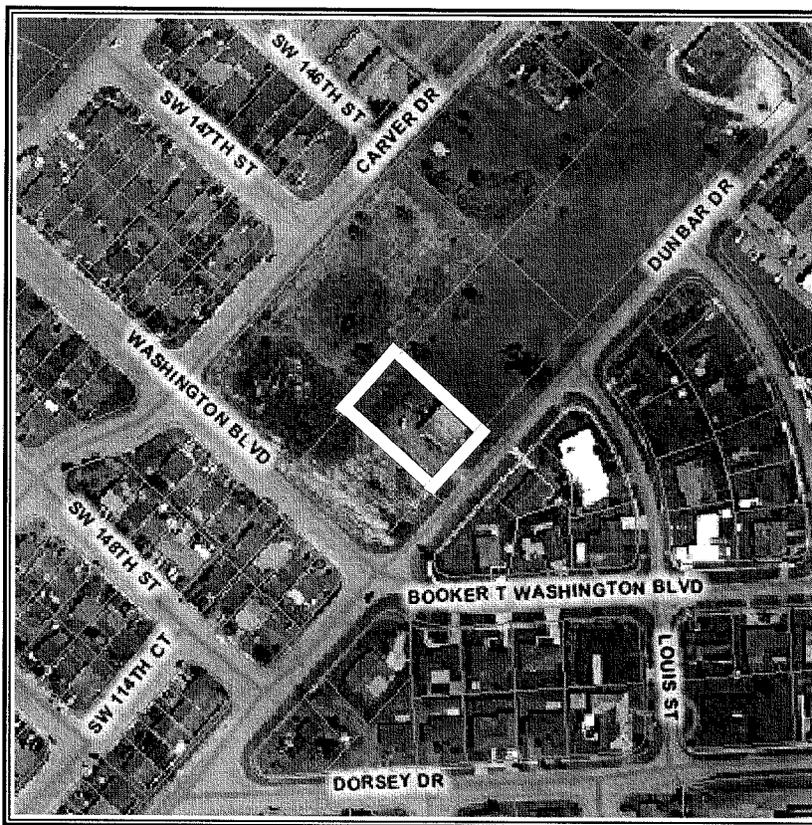
Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/3
Floors:	1
Living Units:	0
Adj Sq Footage:	2,900
Lot Size:	17,500 SQ FT
Year Built:	1961
Legal Description:	19 55 40 RICHMOND HGTS PB 50-19 LOTS 14 & 15 BLK 35 & 50FT OF PARKING AREA LYG NWLY & ADJ CLOSED PER R-1886-94 LOT SIZE 100.000 X 175

**Sale Information:**

Sale O/R:	20497-4682
Sale Date:	6/2002
Sale Amount:	\$151,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$227,500	\$87,500
Building Value:	\$167,800	\$161,700
Market Value:	\$395,300	\$249,200
Assessed Value:	\$395,300	\$249,200
Total Exemptions:	\$0	\$0
Taxable Value:	\$395,300	\$249,200



Digital Orthophotography - 2006

0 — 119 ft

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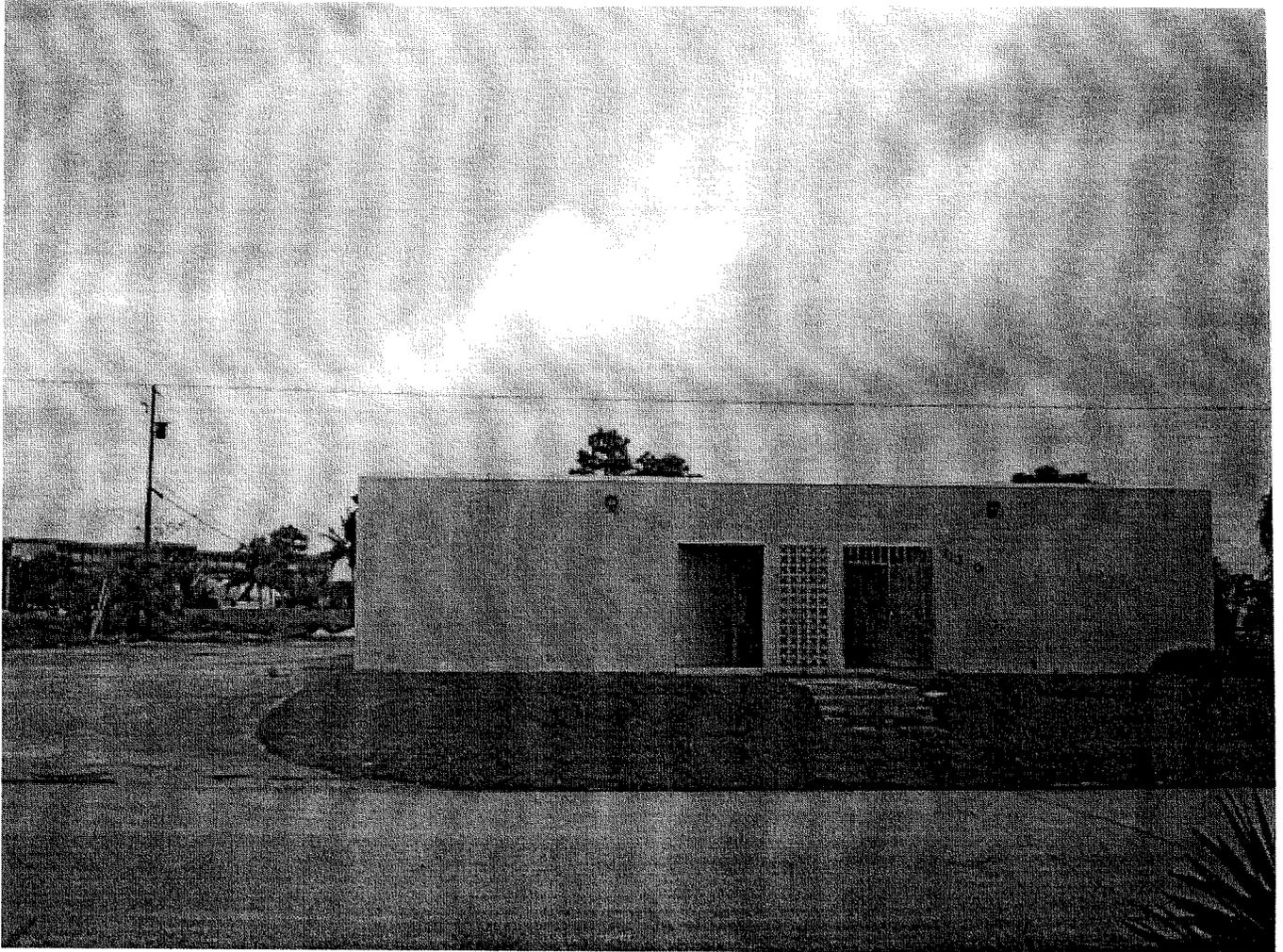
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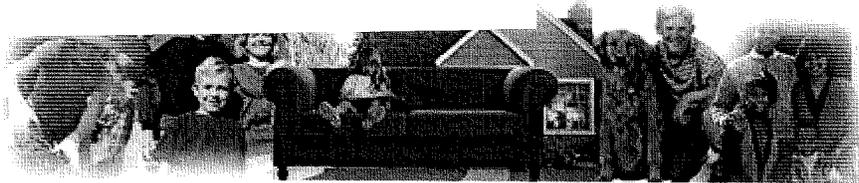
PARCEL B-22



**NW View  
1 Story Bldg**

# PARCEL B-23

My Home



**miamidade.gov**

ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5360
Property:	
Mailing Address:	RICHMOND HEIGHTS TOWNHOUSE
	13645 OLD CUTLER RD VILLAGE OF PALMETTO BAY FL 33158-

**Property Information:**

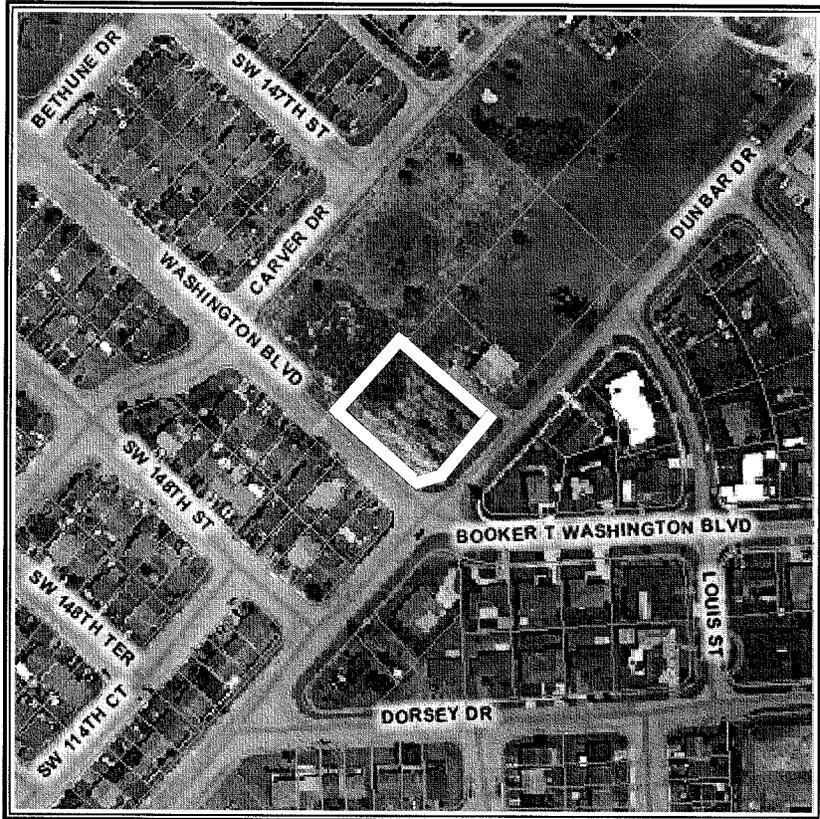
Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	21,855 SQ FT
Year Built:	0
Legal Description:	19 55 40 RICHMOND HGTS PB 50-19 LOTS 16 & 17 BLK 35 & 15FT ALLEY LYG NWLY & ADJ OF LOT 17 CLOSED PER R-1886-94 LOT SIZE 175.000 X 125

**Sale Information:**

Sale O/R:	18019-4049
Sale Date:	2/1998
Sale Amount:	\$145,500

**Assessment Information:**

Year:	2006	2005
Land Value:	\$284,115	\$109,275
Building Value:	\$0	\$0
Market Value:	\$284,115	\$109,275
Assessed Value:	\$284,115	\$109,275
Total Exemptions:	\$0	\$0
Taxable Value:	\$284,115	\$109,275



Digital Orthophotography - 2006

0 — 121 ft

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PARCEL B-23



**NE View  
Vacant Lot  
Bldg not part of lot**

# PARCEL B-24

My Home



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ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5971
Property:	
Mailing Address:	CARMEL INVESTMENT & DEV INC 14220 SW 136 ST #J MIAMI FL 33186-6716

**Property Information:**

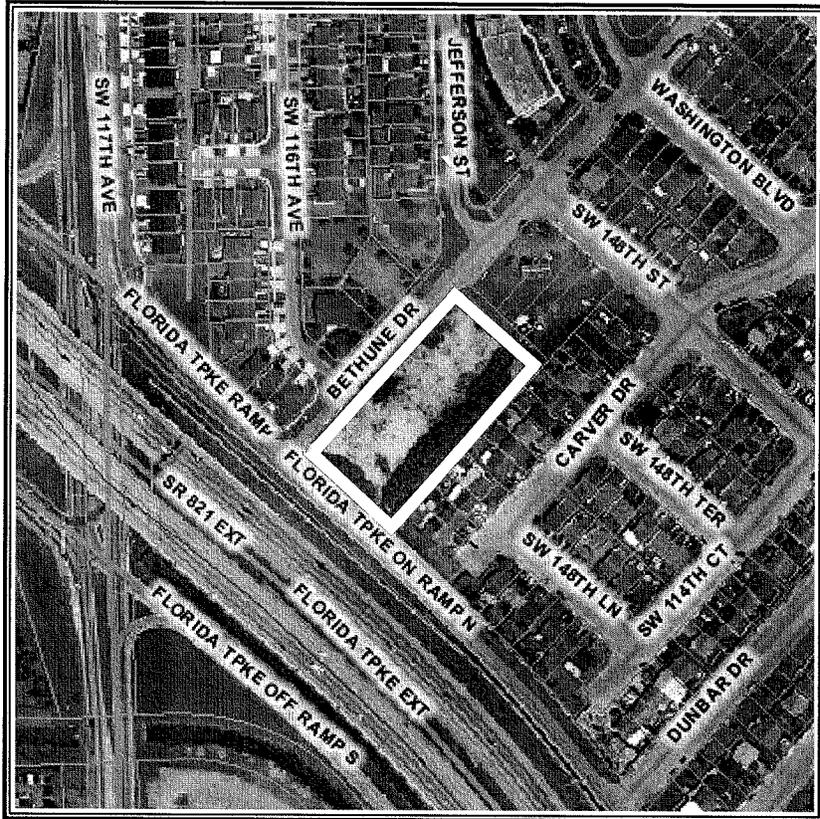
Primary Zone:	2800 TOWNHOME RESIDENTIAL
CLUC:	0066 EXTRA FEATURE OTHER THAN PARKING
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	47,366 SQ FT
Year Built:	0
Legal Description:	RICHMOND HEIGHTS PB 50-19 TR L LESS SR 821 BLK 20 LOTSIZE 47366 SQ FT OR 19994-2246 092001 1 & OR 2207 2341 0205 3 PER UNITY OF TITLE

**Sale Information:**

Sale O/R:	19994-2246
Sale Date:	9/2001
Sale Amount:	\$110,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$485,502	\$371,875
Building Value:	\$12,600	\$9,000
Market Value:	\$498,102	\$380,875
Assessed Value:	\$498,102	\$380,875
Total Exemptions:	\$0	\$0
Taxable Value:	\$498,102	\$380,875



Digital Orthophotography - 2006

0 — 139 ft

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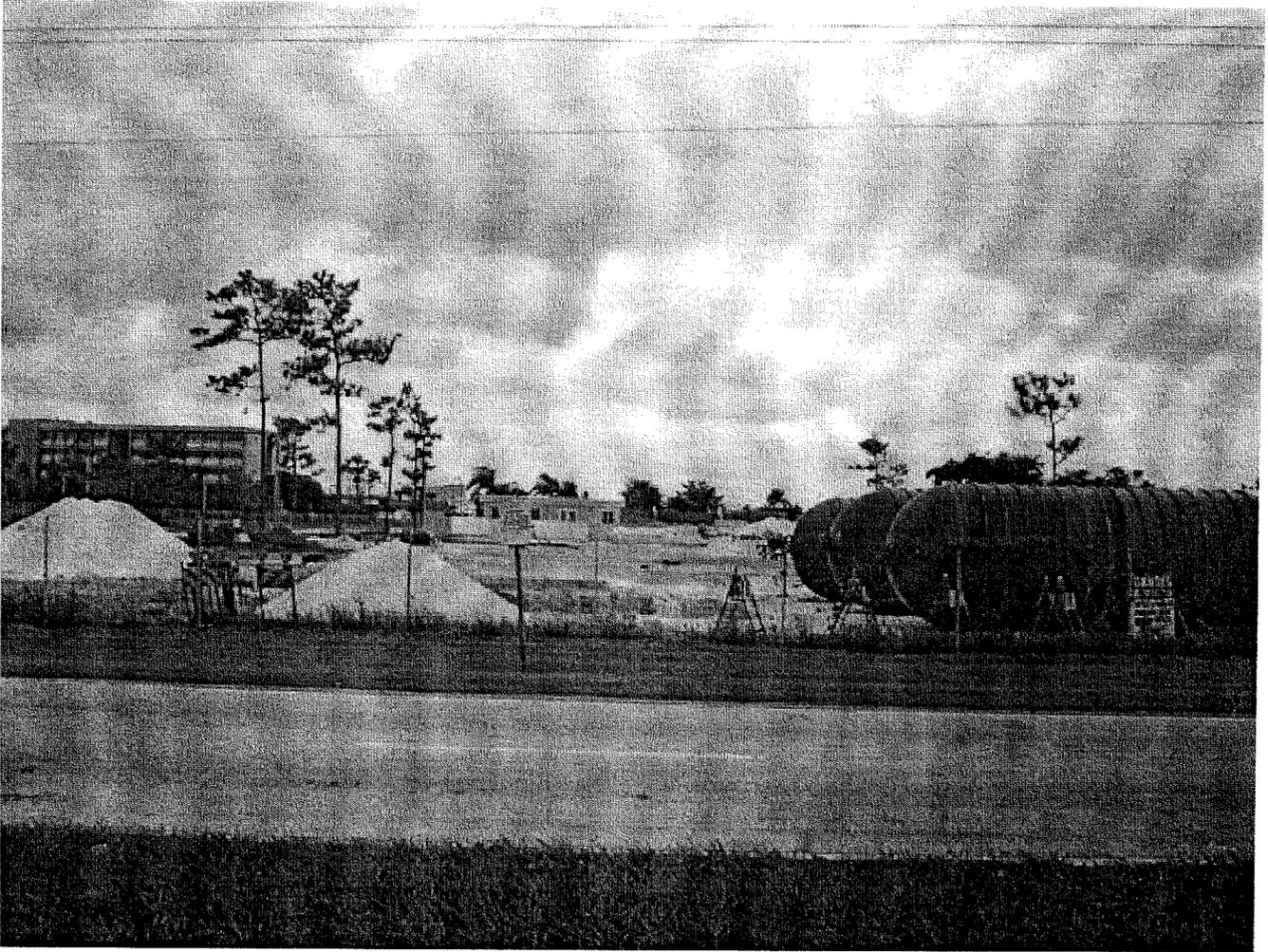
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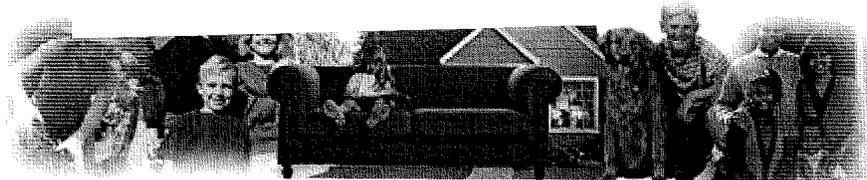
PARCEL B-24



**NE View  
Proposed Gas Station  
Vacant Lot**

# PARCEL B-25

My Home



**miamidade.gov**

ACTIVE TOOL: SELECT



**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-018-0010
Property:	11209-87 SW 152 ST
Mailing Address:	PROMENADE PLAZA ASSOC % PLATINUM PROPERTY MNGMT INC 1175 NE 125 ST SUITE 103 NO MIAMI FL 33161-5009

**Property Information:**

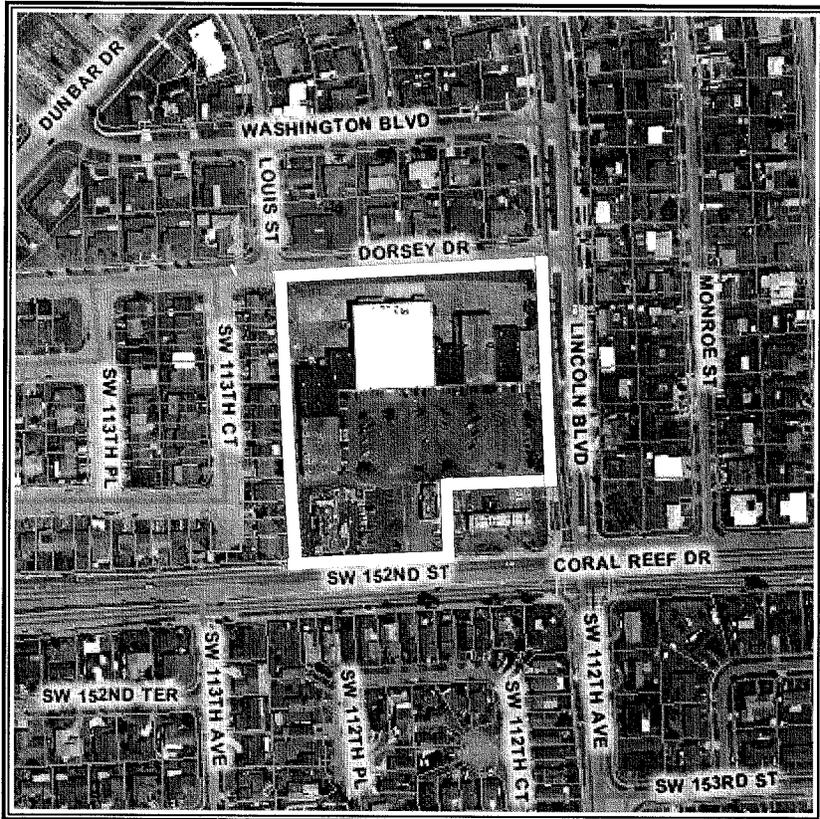
Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	70,412
Lot Size:	272,642 SQ FT
Year Built:	1980
Legal Description:	PROMENADE PLAZA PB 115-39 TR A LOT SIZE 272642 SQ FT

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2006	2005
Land Value:	\$3,271,704	\$2,019,767
Building Value:	\$4,425,947	\$3,880,233
Market Value:	\$7,697,651	\$5,900,000
Assessed Value:	\$7,697,651	\$5,900,000
Total Exemptions:	\$0	\$0
Taxable Value:	\$7,697,651	\$5,900,000



Digital Orthophotography - 2006

0 — 163 ft

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# PARCEL B-26

My Home



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**Show Me:**

Property Information

**Search By:**

Select Item

Text only

Property Appraiser Tax Estimator

**Summary Details:**

Folio No.:	30-5019-001-5200
Property:	11201 SW 152 ST
Mailing Address:	MOBIL OIL CORPORATION PROPERTY TAX DIV CORP EMB 2305A PO BOX 53 HOUSTON TX 77001-0053

**Property Information:**

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0026 SERVICE STATION- AUTOMOTIVE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	6,096
Lot Size:	29,866 SQ FT
Year Built:	1986

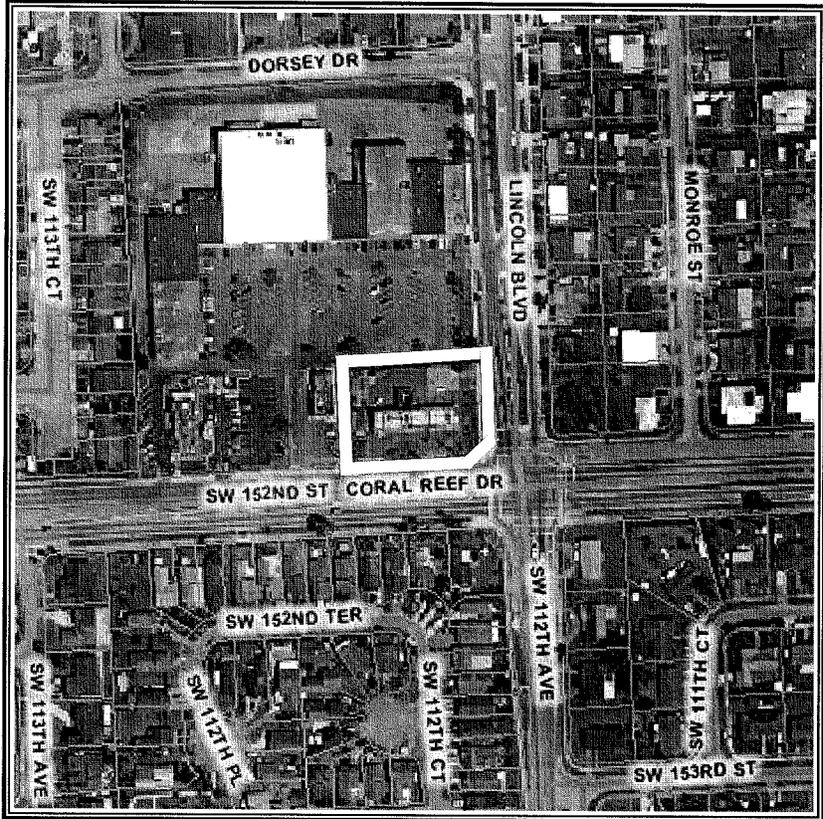
Legal Description:	.69 AC RICHMOND HEIGHTS PB 50-19 PORT OF BLK 31 & 25FT PK DESCR AS BEG SE COR BLK 31 NELY 19.61FT TO POB N125.89FT W200FT S150.5FT E175.39FT TO PC NELY
--------------------	--

**Sale Information:**

Sale O/R:	100281043
Sale Date:	2/1978
Sale Amount:	\$115,000

**Assessment Information:**

Year:	2006	2005
Land Value:	\$595,827	\$595,827
Building Value:	\$259,772	\$236,478
Market Value:	\$855,599	\$832,305
Assessed Value:	\$855,599	\$832,305
Total Exemptions:	\$0	\$0
Taxable Value:	\$855,599	\$832,305



Digital Orthophotography - 2006

0 ——— 122 ft

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PARCEL B-26



**North View  
Gas Station  
on 152nd St Corner &  
Lincoln Blvd**

MEMORANDUM

Agenda Item No. 5(T)

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**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

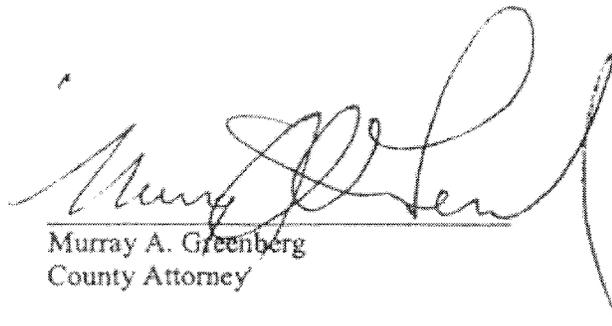
**DATE:** January 25, 2007

**FROM:** Murray A. Greenberg  
County Attorney

**SUBJECT:** Resolution ordering  
temporary building  
moratorium and directing  
County Manager to conduct  
comprehensive zoning  
analysis

---

The accompanying resolution was prepared and placed on the agenda at the request of Commissioner Audrey M. Edmonson.



Murray A. Greenberg  
County Attorney

MAG/bw

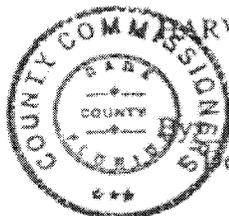
The foregoing resolution was sponsored by Commissioner Audrey M. Edmonson and offered by Commissioner Audrey M. Edmonson, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

	Bruno A. Barreiro, Chairman	aye	
	Barbara J. Jordan, Vice-Chairwoman	aye	
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	nay
Joe A. Martinez	nay	Dennis C. Moss	aye
Dorrian D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 25<sup>th</sup> day of January, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK



**KAY SULLIVAN**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Jay W. Williams

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# Memorandum



**Date:** November 28, 2006

**To:** Diane O'Quinn Williams, Director  
Department of Planning and Zoning

Charles Danger, Director  
Building Department

**From:** George M. Burgess, County Manager

**Subject:** Imposition of Administrative Building Moratorium

In accordance with the provisions within Section 33-319(a) of the Code of Miami-Dade County, this memorandum serves as a temporary administrative order prohibiting the issuance of building permits for non-residential structures and/or uses within the area bounded by SW 138 Street on the north, SW 152<sup>nd</sup> Street on the south, SW 107 Avenue on the east, and the Homestead Extension of Florida's Turnpike State Road #821 on the west (the Study Area). Copies of two (2) zoning maps are attached for your reference.

The Study Area contains residential, commercial and agricultural zoning districts. Of particular concern is the appropriateness of the non-residential zoning districts and their intensities in close proximity to properties that are residentially zoned and improved, as well as the appropriateness of existing non-residential zoning classifications which are different from the current CDMP land use designations. The residentially zoned and improved properties are potentially at risk of being detrimentally affected by use permitted by the non-residential zoning districts should they continue to remain applicable and building permits be subsequently issued. Therefore, I find that it is in the public interest to make a comprehensive determination as to the appropriateness of these non-residential zoning districts and whether the continued existence of such zoning districts may be detrimental to the Study Area. This action is consistent with provisions of the CDMP for the review of grandfathered zoning that is different from the CDMP planned designations and therefore potentially incompatible with other properties within the Study Area.

In further accordance with the procedures contained in Section 33-319 of the Code of Miami-Dade County, this memorandum shall serve to notify the Clerk of the Board of County Commissioners (the Clerk) of this administrative order and to request that the matter be placed before the Board of County Commissioners (the Board) for its consideration and review following a public hearing as soon as is reasonably practicable. According to the code, the Clerk shall give reasonable notice of the scheduled public hearing by publication in a newspaper of general circulation in Miami-Dade County.

The public hearing shall provide the Board the opportunity to inquire into the propriety of the aforementioned building moratorium based upon the reasonable necessity for a detailed comprehensive analysis of the Study Area and the probability of detriment to the character of the Study Area by the continued application of the existing zoning districts. Should the Board agree that the building moratorium is reasonably necessary, it may order the same and direct that no

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building permits be issued within the Study Area, or such other geographically affected area as determined by the Board.

The Board's order shall fix a time within which my office shall report back to the Board with a recommendation relating to the appropriate zoning districts for the affected area. The initial moratorium imposed by the Board shall be for a period not to exceed one hundred twenty (120) days. However, the Board on its own motion or otherwise may continue the moratorium for a longer period of time if reasonably necessary. My office may also submit a request to the Board for a reasonable extension of the time limitation after a public hearing.

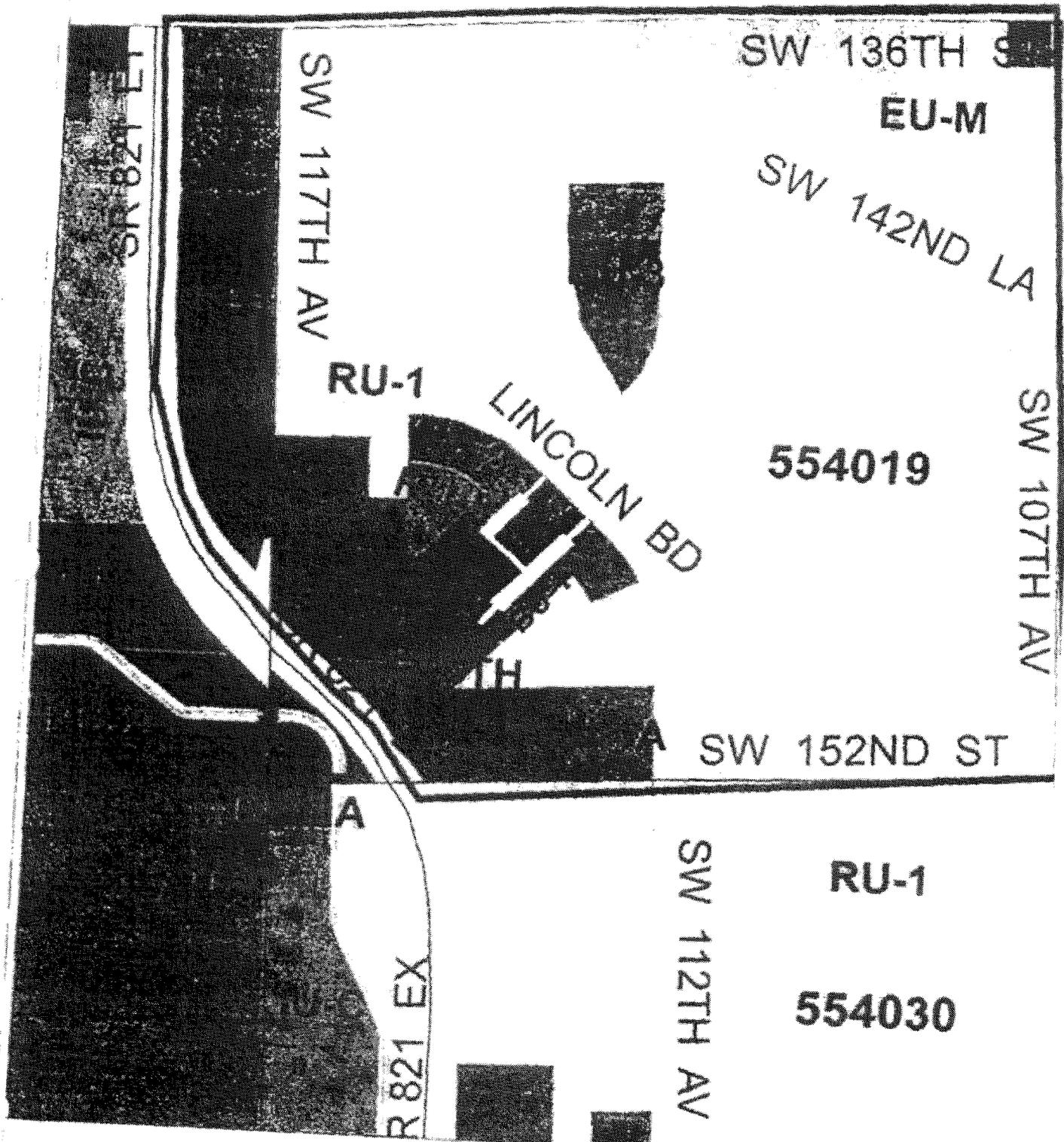
I intend to submit a report and recommendations to the Clerk no later than 60 days from the date of this memorandum. According to the Code, the Clerk shall then schedule a public hearing on the matter before the Board at the earliest practicable time, after reasonable notice by publication in a newspaper of general circulation in Miami-Dade County. Upon consideration of the report and recommendations at a public hearing the Board shall make its determination as to whether the zoning districts shall remain the same or shall be changed. Should the Board determine that the zoning districts are to remain the same, it may immediately issue its order terminating the building moratorium. However, should the Board determine that the zoning districts should be changed, or new districts created, it may issue its order continuing the building moratorium. Where zoning district boundary changes are involved said changes shall be heard directly by the Board.

Attachments (two zoning maps)

C: Honorable Carlos Alvarez, Mayor  
Honorable Joe A. Martinez, Chairman  
And Members, Board of County Commissioners  
Harvey Ruvlin, Clerk of Courts

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MIAMI-DADE COUNTY  
Department of Planning and Zoning

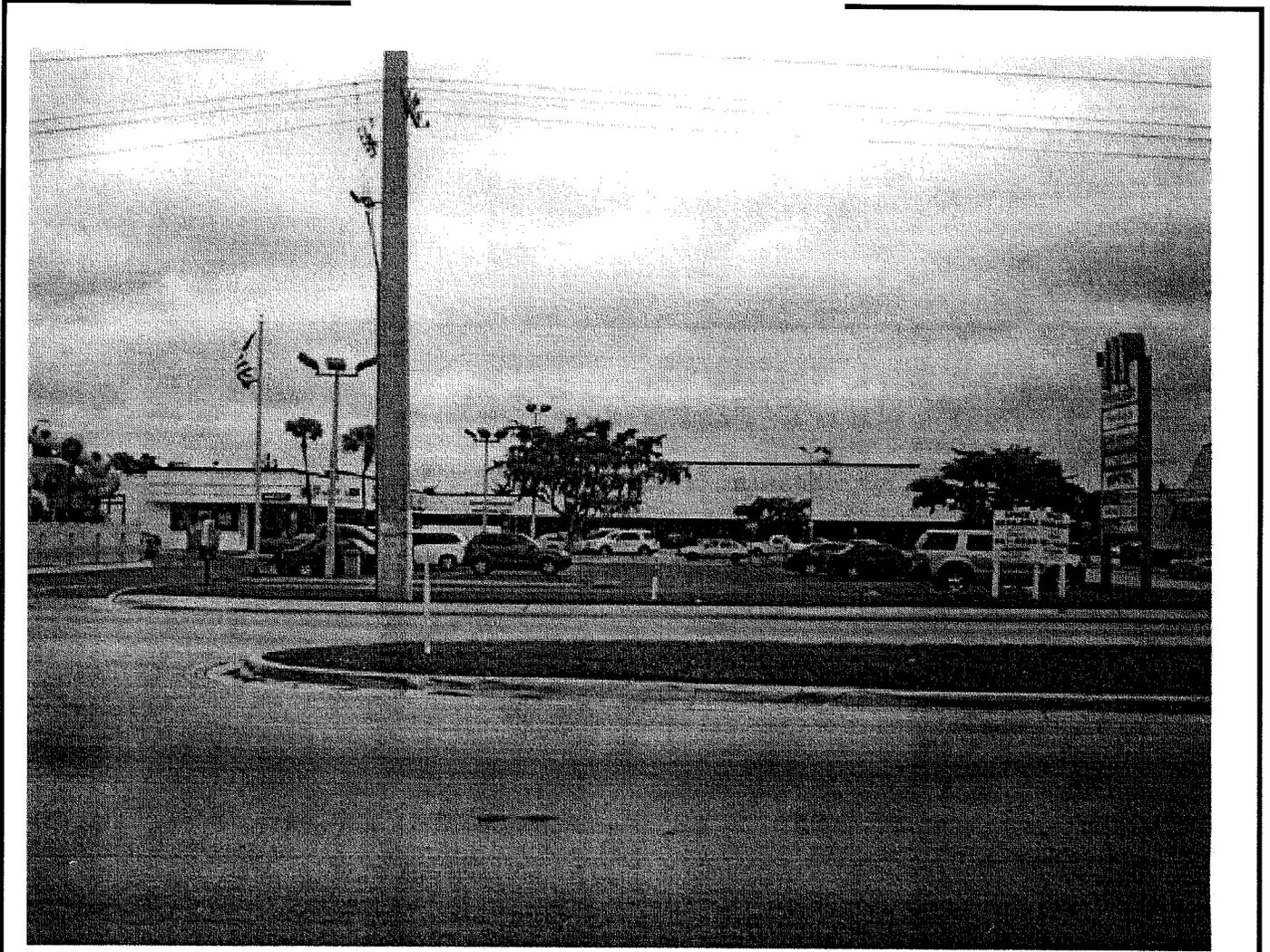
Building Moratorium Area

Building Moratorium Area

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PARCEL B-25



**North View  
Shopping Center**

