

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z23-092

October 19, 2023

Item No. 3g

| Recommendation Summary | |
|--|---|
| Commission District | 9 |
| Applicant | Mt. Moriah Baptist Church, Inc. |
| Summary of Requests | The application seeks to reduce the required sidewalks and landscape strip abutting the property, to permit a fence to be taller than required, to permit driveways to be wider than permitted and to permit the parking area to be located in front of the principal building. These requirements are applicable within the Urban Centers. |
| Location | 16900 SW 100 Avenue, Miami-Dade County, Florida |
| Property Size | 2.24 acres |
| Existing Zoning | Perrine Community Urban Center District (PECUC) |
| Existing Land Use | Religious facility, Sunday school, Kindergarten |
| 2030-2040 CDMP Land Use Designation | Community Urban Center <i>(see attached Zoning Recommendation Addendum)</i> |
| Comprehensive Plan Consistency | Consistent with the LUP map, and the interpretative text and policies of the CDMP |
| Applicable Zoning Code Section(s) | Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations and <i>(see attached Zoning Recommendation Addendum)</i> |
| Recommendation | Approval with conditions. |

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 20-42(e), which states "If a Community Council, in its capacity as a Community Zoning Appeals Board, does not have sufficient elected or appointed members in office to constitute a quorum at the time an application for zoning action is ready to be noticed for public hearing before that Community Council, such application shall be noticed and scheduled for public hearing directly before the Board of County Commissioners on the next available zoning agenda.

REQUESTS:

- (1) NON-USE VARIANCE to permit 5' wide sidewalks (6' wide sidewalk required) and to permit a 5' landscape strip (8' landscape strip required) along the SW 169 Street and SW 100 Avenue street frontages.
- (2) NON-USE VARIANCE to permit a fence to be 6' in height (3'-6" maximum permitted) when located in front of the build to line.
- (3) NON-USE VARIANCE to the Perrine Community Urban Center District (PECUC) Regulations to allow for driveways with a width of 24' (20' maximum allowed for civic uses).

- (4) NON-USE VARIANCE to the Perrine Community Urban Center District (PECUC) Regulations to allow for parking to be located in front of the principal building (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "FAMILY LIFE CENTER HALL", as prepared by CTD Architecture INC., consisting of six (6) sheets dated stamped received 7/13/23 and one (1) sheet dated 8/21/2023, for a total of seven (7) sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

In December 1965, pursuant to Resolution #3-ZAB-567-65 the subject property was approved for a special exception to permit a religious facility and Sunday school along with an unusual use for a kindergarten with maximum fifty (50) children. Said resolution also denied a Non-Use Variance to permit access backout drives from parking spaces in 25' setback area along SW 100 Avenue.

In 2007, the subject property was a part of a large tract of land, which, pursuant to Resolution #Z-52-07, was approved for a District Boundary Change (DBC) from multiple zoning districts to the Perrine Community Urban Center District (PECUCD).

The applicant now seeks to reduce the required sidewalks and landscape strip abutting the subject property, to permit a fence to be taller than required, to permit driveways to be wider than required, and for the parking area to be located in front of the principal building. As previously mentioned, these requirements are applicable within the Urban Centers. The aforementioned non-use variances are being requested by the applicant in order to expand the existing religious facility with a new one-story, 5,300 sq. ft. Family Life Center Building and increase the number of driveways and parking spaces for the facility.

| <u>NEIGHBORHOOD CHARACTERISTICS</u> | | |
|--|---|-----------------------------|
| | Zoning and Existing Use | Land Use Designation |
| Subject Property | PECUCD; religious facility, Sunday school, kindergarten | Community Urban Center |
| North | PECUCD; vacant land | Community Urban Center |
| South | PECUCD; multi-family residential | Community Urban Center |
| East | PECUCD; vacant land, single-family residence, daycare | Community Urban Center |
| West | PECUCD; single-family residences | Community Urban Center |

NEIGHBORHOOD COMPATIBILITY:

The 2.24 -acre subject parcel which is a corner lot located at 16900 SW 100 Avenue consists of an existing religious facility with Sunday school and kindergarten. The area surrounding the subject property is characterized by properties that are all located within the Perrine Community Urban Center District (PECUCD) as well, and include a vacant residential land to the north, a mixture of single-family residences and multifamily ranging from one (1) to two (2) stories in height to the south and west, and single-family residences and a daycare facility immediately to the east.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to expand the existing religious facility with a new Family Life Center Building and additional parking spaces that will provide support to the main Church. Staff notes that based on the commenting departmental memorandums the impacts are likely to be minimal to the surrounding area. Additionally, based on the memoranda from Platting and Traffic Review Section of the Department of Regulation and Economic Resources (RER) the application meets the traffic concurrency criteria because it lies within an Urban Center where traffic concurrency does not apply and will generate approximately 7 PM peak hour vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **Perrine Community Urban Center District (PECUCD)**. The Perrine Community Urban Center District implements the urban center and mixed-use corridor policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP defines urban centers as the *hubs for future urban development intensification in Miami-Dade County, with a mix of uses that are characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design*. Emphasis in design and development of these centers and all of their individual components has been created to promote active pedestrian environments through high-quality design of public spaces as well as civic use buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages.

The Perrine Community Urban Center District implements the urban center and mixed-use corridor policies and interpretative text of the CDMP. The applicant's intent is to expand the existing religious facility with a new Family Life Center Building and additional driveway, and parking spaces on the subject site. Staff opines that the approval of the requests will not change the existing use on the subject property. Therefore, staff further opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text for properties designated **Perrine Community Urban Center District** on the CDMP LUP map, and would be **compatible** with the surrounding area based on the zoning analysis below.

ZONING ANALYSIS:

The subject property is a 2.24 -acre parcel located within the Edge Sub-district of the PECUCD. The Land Use designation is R (Residential) which permits the use of Religious Facilities by right. The applicant seeks to permit 5' wide sidewalks (6' wide sidewalk required) and to permit a 5' landscape strip (8' landscape strip required) along the SW 169 Street and SW 100 Avenue street frontages (request #1), to permit a chain link fence (not permitted) to be 6' in height (3'-6" maximum permitted) when located in front of the build to line (request #2), to allow for driveways with a width of 24' (20' maximum allowed for civic uses) (request #3), and to allow for parking to be located in front of the principal building (not permitted) (request #4). When the aforementioned requests are analyzed under Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations, staff supports the aforementioned requests and opines that the approval of the requests with conditions would be **compatible** with the neighborhood concerned, when considering the necessity and reasonableness of the requests in relation to the present and future development of the PECUCD area and would not be detrimental to the area or adversely affect the stability of the surrounding properties, and would be consistent with the general purpose and intent of the zoning regulations.

As part of this application, the applicant has submitted a proposed Site Plan which has been reviewed for compatibility with the Community Urban Center Development Standards. The submitted plans depict the proposed expansion to the existing religious facility with a one-story Family Life Center Building together with an increase in the number of driveways and parking spaces which is intended to serve the needs of the congregation and community. Parking and access to the facility is provided along SW 169 Street and SW 100 Avenue. The plan provides for 5' wide sidewalks (6' wide sidewalk required) and 5' landscape strips (8' landscape strip required) along the SW 169 Street and SW 100 Avenue street frontages (Request #1). It is important to mention that this are the existing conditions of the property, and that the applicant intends to incorporate additional street trees along the 5' landscape strip on SW 169 Street planted at a maximum of twenty-five (25) feet average on center, with a minimum six (6) inch diameter at breast height in order to comply with Sec. 33-284.85(G)(11)(f) of the Urban Center. Staff's review of aerial photographs finds that several FPL transmission line poles are located along SW 100 Avenue along with drainage that providing the required sidewalks and landscape strip along SW 100 Avenue would not be feasible. Staff opines that the proposed reduction in the sidewalk and landscape strip width is minimal and will not have a negative visual impact on the surrounding properties. Further, when these requests are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff opines that the proposed requests are not excessive and would maintain the intent expressed in the ordinance for the approval of this application would be compatible with the surrounding area and would not negatively affect the appearance of the community. **Based on this analysis, staff recommends approval with conditions of request #1 under Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations.**

Further, the applicant seeks to permit an existing 6' height picket fence where the maximum allowable height for a fence located in front of the build to line is 3'-6" (request #2). When this request is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is supportive of the request and opines that the existing fence height is not excessive and that it would maintain the intent expressed in the ordinance for the PECUC the proposed fence is necessary for the security of the facility and that the approval of this application would be compatible with the surrounding area and would not negatively affect the appearance of the community. Additionally, staff opines, that the existing 6' high fence behind the build-to line and the proposed 5' landscape trip, are sufficient to mitigate visual and aural impacts that may be created by the religious facility on the abutting residential uses. **Based on this analysis, staff recommends approval with conditions of request #5 under Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations.**

Additionally, the applicant seeks a variance to the Perrine Community Urban Center District (PECUC) Regulations to allow for driveways with a width of 24' (20' maximum allowed for civic uses) (Request #3). When this request is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is supportive of the request and opines that the proposed driveway widths are not excessive and would maintain the intent expressed in the ordinance for the PECUC the proposed driveways are necessary for the facility and that the approval of this application would be **compatible** with the surrounding area and would not negatively affect the appearance of the community. The plans provide for a proposed 24' wide driveway located along the entrance of SW 169 Street and two (2) existing 24' wide driveways located along the entrance of SW 100 Avenue. These driveways lead to the "back of house" and dead-end access roads; as a result, the additional driveways width is required in order to allow for delivery trucks and service vehicles to properly maneuver in this area without causing traffic to back up on the right-of-way. Additionally, the current use for the property includes a kindergarten with maximum fifty (50) children, therefore a 24' driveway width is recommended in order to accommodate for the various busses that are expected at the site and the need for these

vehicles to have a large turn radius. **Based on this analysis, staff recommends approval with conditions of request #3 under Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations.**

Additionally, the applicant seeks a variance to allow for parking to be located in front of the principal building (request #4). When this request is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is supportive of the request and opines that the requested variance to allow for the parking to be located in front of the principal building would maintain the intent expressed in the ordinance for the PECUC the variances requested for the facility, and that the approval of this request would be compatible with the surrounding area and would not negatively affect the appearance of the community. In addition, the project will comply with Sec. 33-284.85(G)(11)(f) of the Urban Center which requires that when a wall or fence is used to screen parking areas along streets, a five (5) foot landscape strip with a hedge shall be required in front of the wall or fence. The proposed plans depict a 5' landscape buffer along SW 169 Street and SW 100 Avenue streets frontage. The aforementioned landscape buffer will have 10' height trees planted at a maximum of twenty-five (25) feet average on center and 18" height shrubs planted at a maximum of forty-eight (48) feet average on center which will help mitigate the visual impact of the parking spaces located in front of the principal buildings. In addition, the plans depict the primary entrance to the site and the main parking area to be located along the northern portion of the property along SW 169 Street and SW 100 Avenue. The proposed Family Life Center Building facility is located along the northwest portion of the property which is in the same general location as the existing structure. **Based on this analysis, staff recommends approval with conditions of request #4 under Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations.**

Furthermore, staff notes that the Platting and Traffic Review Section and the Division of DERM do not object to this application. The memorandum from the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER) indicates in their memorandum dated April 24, 2023, that approval of this application meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated August 23, 2023, state that they have no objections to the application subject to conditions in their memorandum, and that the application will generate approximately 7PM peak hour vehicle trips. In addition, the memoranda submitted by the Department of Solid Waste Management, the Water and Sewer Department, and Miami-Dade Fire Rescue Department indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that approval with conditions of this application would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or more dangerous hazard, or provoke excessive overcrowding of people, will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the requested non-use variances would be compatible with the character of the surrounding neighborhood. **Based on this analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate one (1) main ingress/egress point of direct vehicular access to the site along SW 169 Street and two (2) ingress/egress point of vehicle access located along SW 100 Avenue. Surface parking spaces, including driveways, are located to the north and east of the building from the previously mentioned ingress/egress drives. The applicant has provided a surplus of 18 parking spaces for a total of 73 parking spaces.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

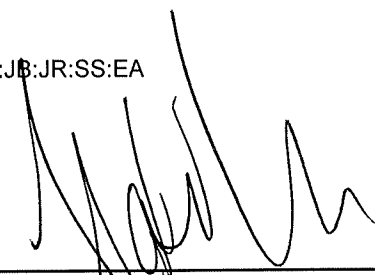
OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "FAMILY LIFE CENTER HALL", as prepared by CTD Architecture INC., consisting of six (6) sheets dated stamped received 7/13/23 and one (1) sheet dated 8/21/2023, for a total of seven (7) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with all applicable conditions and requirements in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources dated August 23, 2023.
5. That the applicant complies with all applicable conditions and requirements in the memorandum from the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources dated April 24, 2023.

NK:JB:JR:SS:EA



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

ZONING RECOMMENDATION ADDENDUM

MT. MORIAH BAPTIST CHURCH, INC.
Z23-092

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS | |
|--|----------------------|
| <i>Division of Environmental Resource Management (RER)</i> | <i>No objection</i> |
| <i>Fire Department</i> | <i>No objection</i> |
| <i>Platting and Traffic Review Section (RER)</i> | <i>No objection*</i> |
| <i>Parks, Recreation and Open Spaces</i> | <i>No objection</i> |
| <i>Water and Sewer Department</i> | <i>No objection*</i> |
| <i>*Subject to conditions in their memorandum.</i> | |

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

| | |
|---|--|
| <p>Urban Centers (Page I-46)</p> | <p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.</i></p> |
|---|--|

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while **Community-scale Urban Centers** will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

| | Average Floor Area Ratios (FAR) | Max. Densities Dwellings per Gross Acre |
|----------------------------|--|--|
| Regional Activity Centers | greater than 4.0 in the core not less than 2.0 in the edge | 500 |
| Metropolitan Urban Centers | greater than 3.0 in the core not less than 0.75 in the edge | 250 |
| Community Urban Centers | greater than 1.5 in the core not less than 0.5 in the edge | 125 |

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

Memorandum



Date: April 24, 2023

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2023000092-1st Review
Rev. Dr. Remiel Lockwood
16900 SW 100th Ave
Proposing a new detached structure
for a family life center hall for the existing church
(PECUC) (2.24Acres)
32-55-40

A handwritten signature in blue ink that reads "Lisa M. Spadafina".

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code.

Potable Water Supply and Wastewater Disposal

According to DERM records the existing church is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan showing new construction, the proposed development is within feasible distance to connect to the abutting public water main and abutting public sanitary sewer mains. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent

Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Conditions of Approval: None

Stormwater Management

Any development/ redevelopment involving 2 acres or more of impervious area shall require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

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

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A site plan entitled "Family Life Center Hall" prepared by Carmen T. Diaz, R.A. was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources.

DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jennifer Snell at Jennifer.Snell@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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


cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: August 23, 2023

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

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

Subject: Z2023000092
Name: Mt. Moriah Baptist Church
Location: 16900 SW 100 Avenue
Section 32 Township 55 South Range 40 East

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

The land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 1, Block 2, Plat Book 53, Page 67.

This application meets the traffic concurrency criteria because it lies within an Urban Center where traffic concurrency does not apply. It will generate approximately **7 PM** peak hour vehicle trips.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: May 26, 2023

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

From: Alejandro Zizold, Chief, Planning and Research
Planning, Design and Construction Excellence Division *A. Zizold*
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2023000092- Family Life Center Hall (Z2023P-34)

Applicant Name: Mt Moriah Baptist Church, Inc.

Project Location: The applicant site is located on 2.24 acres located at 16900 SW 100th Avenue, in unincorporated Miami-Dade County, Folio: 30-5032-001-0100.

Proposed Development: The applicant seeks to modify the previous resolution plan to exceed 50% of existing structure, to add a detached structure for ancillary use to the existing church.

Impact and Demand: This application does not have a residential component and therefore, the County's Level of Service Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review.

Based on our findings described herein, **PROS has no objection to this application.** Should you need additional information or clarification on this matter, please contact Natalia Neira, Park Planner 3, by e-mail at natalia.neira@miamidade.gov or at 305-755-7997.

AZ: at nn

Signature: *Alissa Turteltaub*

Email: alissa.turteltaub@miamidade.gov

Signature: *Alejandro Zizold*

Email: alejandro.zizold@miamidade.gov









Z2023-92 Family Life Center Hall

Final Audit Report

2023-05-26

| | |
|-----------------|--|
| Created: | 2023-05-26 (Eastern Daylight Time) |
| By: | Natalia Neira (natalia.neira@miamidade.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAjGhxZb5rpf0Y_s3HLPFLkPZN_CimCGZh |

"Z2023-92 Family Life Center Hall" History


-  Document created by Natalia Neira (natalia.neira@miamidade.gov)
2023-05-26 - 9:34:38 AM EDT
-  Document emailed to Alissa Turtletaub (alissa.turtletaub@miamidade.gov) for signature
2023-05-26 - 9:35:01 AM EDT
-  Email viewed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
2023-05-26 - 9:44:41 AM EDT
-  Document e-signed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
Signature Date: 2023-05-26 - 9:44:48 AM EDT - Time Source: server
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature
2023-05-26 - 9:44:49 AM EDT
-  Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
2023-05-26 - 10:10:03 AM EDT
-  Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
Signature Date: 2023-05-26 - 10:10:38 AM EDT - Time Source: server
-  Agreement completed.
2023-05-26 - 10:10:38 AM EDT

Memorandum



Date: April 21, 2023

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

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water & Sewer Department (WASD) 

Subject: Zoning Application Comments - Family Life Center Hall
Application No. Z2023000092 - (Pre-App. No. Z23P-034)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Family Life Center Hall

Location: The proposed project is located on approximately 2.24 acres at 16900 SW 100th Avenue, with Folio No. 30-5032-001-0100, within the Perrine Community Urban Center (PECUC) District, in unincorporated Miami-Dade County.

Proposed Development: The applicant is proposing the addition of a new building of 5,300 sq. ft. (Building Area) to the existing Religious Facility. The new building will house a Family Life Center Hall providing support to the main Church building.

The estimated total water demand for the proposed project will be 530 gallons per day (gpd).

Please note that the subject property has a 5 feet Utility Easement within and along the southern boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

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

The existing property is connected to water. If a new connection is required, there is an existing 12-inch water main abutting the property along SW 100th Avenue and another 8-inch water main abutting the property along SW 169th Street and along SW 100th Court, to where the developer may connect to provide water service to the proposed project.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required

consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

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

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

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the WWTP, consistent with Policy WS-2 A (2) of the CDMP.

The existing property is connected to sewer. If a new connection is required, there is an existing 8-inch sanitary gravity sewer abutting the property along SW 100th Avenue and another 8-inch sanitary gravity sewer abutting the property along SW 100th Court, to where the developer may connect to provide sewer service. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 602. Said Pump Station is currently in CH (Conditional Moratorium - HAMA Limited) code status and "Unconditional Fill-In Allocation is Allowed". The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) operating hours of said P.S. from 11.13 hrs. to 11.14 hrs.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-

24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballe@miamidade.gov.

Memorandum



Date: August 14, 2023

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2023000092

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 08/04/23.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MT. MORIAH BAPTIST
CHURCH/LOCKWOOD, DR. REMIEL

16900 SW 100 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000092

DATE

HEARING NUMBER

FOLIO No: 30-5032-001-0100

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 11, 2023

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

MT. MORIAH BAPTIST CHURCH/LOCKWOOD, DR. REMIEL

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.



FRONT EAST FACADE FACING 100TH AVE



FRONT EAST FACADE FACING 100TH AVE



PARTIAL FRONT EAST FACADE FACING 100TH AVE AND NORTH SIDE



PROPERTY SOUTH SIDE



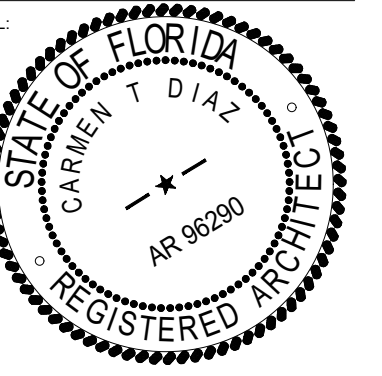
SOUTH SIDE AND EAST FRONT FACADE



PROPERTY NORTH SIDE AREA



CTD ARCHITECTURE INC.
 CARMEN T DIAZ ARCH.
 Florida Registration No.: AR96290
 102 NW 36 Ct, Miami, Florida 33125
 www.ctdarchitecture.com
 email: ctd.architect@gmail.com / ph: 786-312-6060



ALL DOCUMENTS, DESIGNS, SCHEDULES, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF CARMEN T DIAZ ARCHITECT. THESE DRAWINGS ARE FOR THE USE AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS FOR INFORMATION AND REFERENCE AND SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITH-OUT WRITTEN AGREEMENT OR BE LIABLE FOR THE FULLEST LEGAL RECOURSE

PROJECT NAME:

FAMILY LIFE CENTER HALL

PROJECT ADDRESS:

Mt. Moriah Baptist Church
 16900 SW 100 AVE
 Perrine, Florida 33157

OWNER:

Mt. Moriah Baptist Church Inc.

CONSULTANTS:



PROJECT NO.:

DATE: 01/24/2023

REVISIONS
 Issue Issue date / For

SHEET TITLE:

PHOTOS EXISTING CONDITIONS

SHEET:

A0-03



PROPERTY NORTH SIDE FACING 169TH STREET



PROPERTY NORTH SIDE FACING 169TH STREET



NORTH SIDE FACADE & REAR WEST FACADE



SOUTH SIDE PROPERTY AREA & PARTIAL REAR WEST FACADE



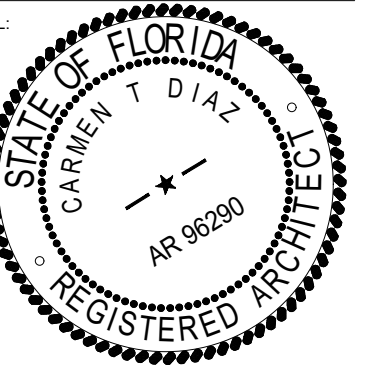
NORTH SIDE PROPERTY AREA & PARTIAL REAR WEST FACADE



REAR WEST FACADE



CTD ARCHITECTURE INC.
 CARMEN T DIAZ, ARCH.
 Florida Registration No.: AR96290
 102 NW 36 Ct, Miami, Florida 33125
 www.ctdarchitecture.com
 email: ctd.architect@gmail.com / ph: 786-312-6060



ALL DOCUMENTS, DESIGNS, SCHEDULES, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF CARMEN T DIAZ ARCHITECT. THESE DRAWINGS ARE FOR THE USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS FOR INFORMATION AND REFERENCE AND SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITH-OUT WRITTEN AGREEMENT OR BE LIABLE FOR THE FULLEST LEGAL RECOURSE

PROJECT NAME:

FAMILY LIFE CENTER HALL

PROJECT ADDRESS:

Mt. Moriah Baptist Church
 16900 SW 100 AVE
 Perrine, Florida 33157

OWNER:

Mt. Moriah Baptist Church Inc.

CONSULTANTS:



PROJECT NO.:

DATE: 01/24/2023

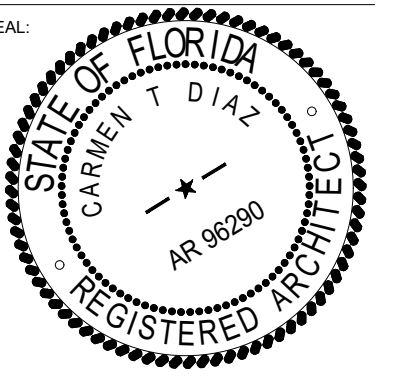
REVISIONS:
 Issue Issue date / For

SHEET TITLE:

PHOTOS
 EXISTING
 CONDITIONS

SHEET:

A0-04



ALL DOCUMENTS, DESIGNS, SCHEDULES, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF CARMEN T DIAZ ARCHITECT. THESE DRAWINGS ARE FOR THE USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. THE OWNER AND/OR TENANT SHALL ONLY BE PERMITTED TO RETAIN COPIES OF THESE DRAWINGS FOR INFORMATION AND REFERENCE AND SHALL NOT BE USED OR REPRODUCED WHOLE OR IN PART WITH-OUT WRITTEN AGREEMENT OR BE LIABLE FOR THE FULLEST LEGAL RECOURSE.



01 BUILDING RENDERING
 FRONT ELEVATION
 Scale: 1" = 1/16"

PROJECT NAME:
**FAMILY LIFE
 CENTER HALL**

PROJECT ADDRESS:
 Mt. Moriah Baptist Church
 16900 SW 100 AVE
 Perrine, Florida 33157

OWNER:
 Mt. Moriah Baptist Church Inc.

CONSULTANTS:

PROJECT NO:
 DATE: 01/24/2023
 REVISIONS:
 Issue Issue date / For

SHEET TITLE:
**ILLUSTRATIVE
 RENDERINGS**

SHEET:
A0-02



02 REAR FACADE RENDERING
 Scale: 1" = 1/16"



03 FRONT FACADE RENDERING
 Scale: 1" = 1/16"

RECEIVED

MIAMI-DADE COUNTY
13700 Chesapeake Blvd, Suite 1000, Coral Gables, FL 33134
Phone: 305.442.2222
Fax: 305.442.2222
www.miamidade.gov

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list Purchasers Below, including principal officers, stockholders, beneficiaries or partners. [Note: Where Principal Officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

| <u>NAME, ADDRESS AND OFFICE (if applicable)</u> | <u>Percentage of Interest</u> |
|---|-------------------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Date of contract: _____

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

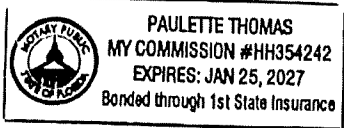
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 20th day of March, 2023. Affiant is personally known to me or has produced _____ as identification.

Paulette Thomas
(Notary Public)



My commission expires _____

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



Officers of Mt. Moriah Missionary Baptist Church

Registered Agent Name & Address:

Lockwood, Remiel Dr., Pastor
16900 SW 100TH AVE
MIAMI, FL 33157

Officer/Director Detail **Name & Address**

Title Church Clerk

Andrus, Delorce
16900 SW 100TH AVE
MIAMI, FL 33157

Title Chairman of Deacon

Lester, Reginald
16900 SW 100TH AVE
MIAMI, FL 33157

Title Finance Director

Moss, Austania
16900 SW 100TH AVE
MIAMI, FL 33157

Title Finance Secretary

Thomas, Paulette
16900 SW 100TH AVE
MIAMI, FL 33157

Title Trustee

Dobbins, Dianne
16900 SW 100TH AVE
MIAMI, FL 33157

Title Trustee

Staples, Sharon
16900 SW 100TH AVE
MIAMI, FL 33157

Title Pastor

Lockwood, Remiel, Dr.
16900 SW 100TH AVE
MIAMI, FL 33157

Title Finance

Collier, Courtney
16900 SW 100TH AVE
MIAMI, FL 33157

Title Trustee

BELL, WILBUR
16900 SW 100TH AVE
MIAMI, FL 33157

Title Trustee

MILLER, JOHN
16900 SW 100TH AVE
MIAMI, FL 33157

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z23-092
DATE: JUL 13 2023

BY: CABR
CTD ARCHITECTURE INC.
CARMEN T DIAZ ARCH.
Florida Registration No. AR18290
1410 S.W. 8th Street, Suite 200
Miami, FL 33135
www.ctdarchitecture.com
and ctdarchitecture.com for: 2023/07/13



Digitally signed
by Carmen T
Diaz
Date: 2023.07.03
20:03:33 -04'00'

ALL DOCUMENTS, PLANS, SPECIFICATIONS, CONTRACTS, AND AGREEMENTS ARE THE PROPERTY OF CTD ARCHITECTURE INC. AND SHALL REMAIN THE PROPERTY OF CTD ARCHITECTURE INC. FOR THE LIFE OF THE PROJECT. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CTD ARCHITECTURE INC. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

FAMILY LIFE CENTER HALL

PROJECT ADDRESS
Mt. Moriah Baptist Church
18600 SW 100 AVE
Perrine, Florida 33157

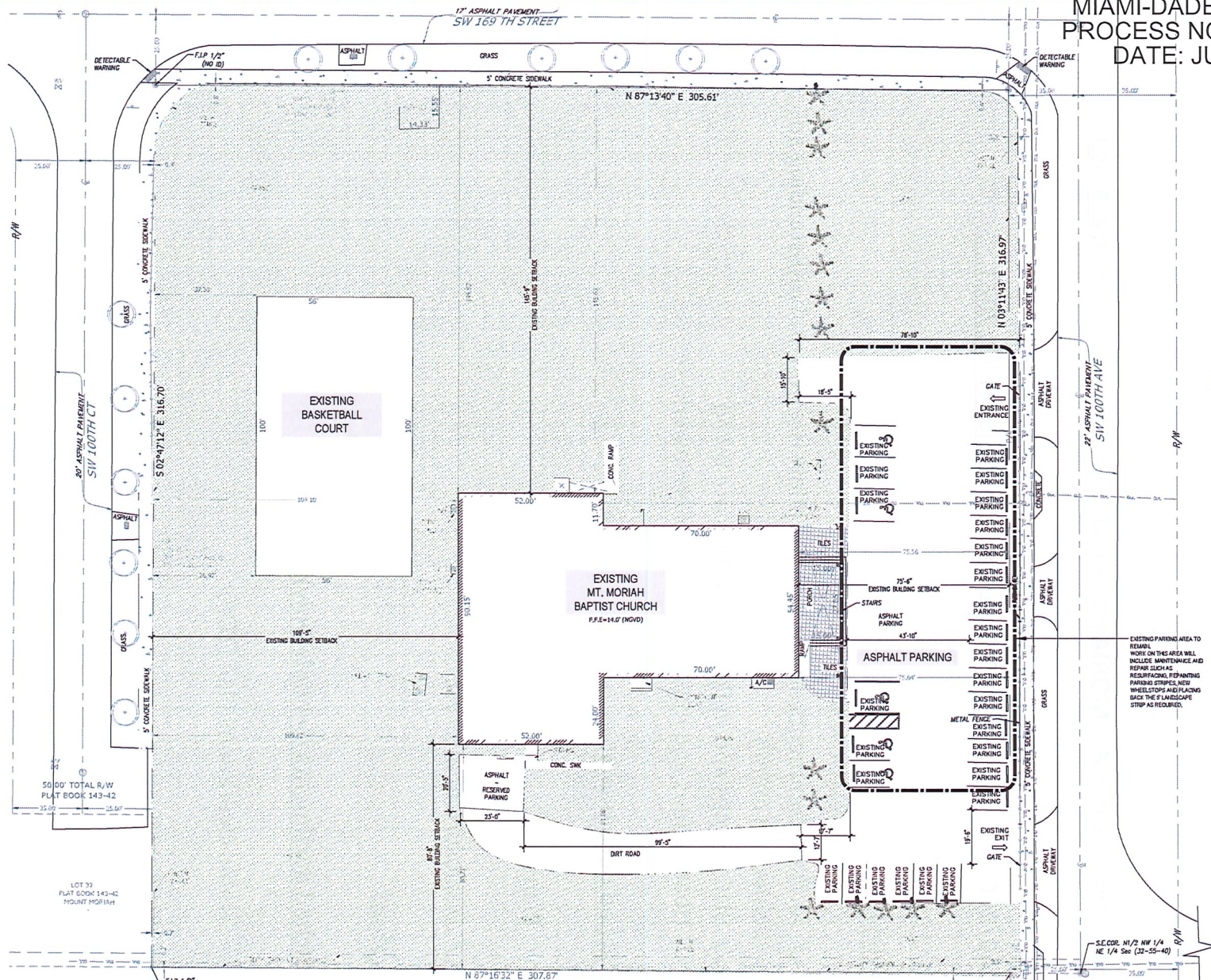
Mt. Moriah Baptist Church Inc.



DATE: 07/12/2023
PROJECT: 18600 SW 100 AVE

EXISTING SITE PLAN

SHEET TITLE
A0-00



01 EXISTING SITE PLAN
Scale: 1" = 1/16"



SEC. 06 NW 1/4
NE 1/4 SW (32-35-40)

NOT SUBMITTED

LEGAL DESCRIPTION

CHARLESTON SUB PG 23-047
LOT 1 B/L-2
LOT SIZE IRREGULAR

FOLIO NUMBER

Folio: 30-5032-001-0100

ADDRESS

16500 SW 100 AVE FL 33157

FLOOD ZONE CLASSIFICATION

FLOOD ZONE X

PROPOSED BUILDING FINISH FLOOR ELEVATION 13.50 FT N.G.V.D. EQUALS TO DATUM

LAND USE

URBAN CENTER R - EDGE (Urban Center "Perrine")

* CIVIL SEC.33-2M.83.B(4)

4(C) CIVIC USES THAT ARE ACCESSIBLE TO THE PUBLIC AND SERVES THE RELIGIOUS, RECREATIONAL, EDUCATIONAL, CULTURAL, AND/OR GOVERNMENTAL NEEDS OF THE COMMUNITY. CIVIC USES INCLUDE, BUT ARE NOT LIMITED TO: CONVENTION HALLS OR MEETING HALLS; PRIVATE CLUBS; LIBRARIES; SCHOOLS; POLICE STATIONS; FIRE STATIONS; POST OFFICES; CLUBHOUSES; RELIGIOUS BUILDINGS; MUSEUMS; ATHLETIC FACILITIES; AUDITORIUMS; THEATERS; MOVIE THEATERS; AND OTHER VISUAL AND PERFORMANCE ARTS BUILDINGS; AND GOVERNMENTAL FACILITIES. THE ARCHITECTURE OF A CIVIC USE BUILDING SHALL REFLECT ITS CIVIC NATURE. THE SALE OF ALCOHOL, IF PROVIDED, SHALL BE ANCILLARY TO THE PRIMARY CIVIC USE AND SHALL COMPLY WITH ARTICLE X OF THIS CHAPTER.

DEVELOPMENT AREA:

LOT AREA: 224 ACRES 97,574.4 Sq Ft

BUILDING AREAS:

NEW FAMILY LIFE CENTER BUILDING AREA: 5,300 SF

EXISTING CHURCH BUILDING AREA: 5,500 SF

TOTAL BUILDING AREA: 10,800 SF

LOT COVERAGE:

NEW FAMILY LIFE CENTER BUILDING AREA: 5.4%

EXISTING CHURCH BUILDING AREA: 8.7%

TOTAL LOT COVERAGE: 11.4%

AS PER SECTION 33-2M.84.1 DENSITY, BUILDING HEIGHT, AND INTENSITY SEC.33-2M.84.1.3.3 PROPERTIES DESIGNATED R SHALL NOT BE SUBJECT TO THESE MINIMUM INTENSITY REQUIREMENTS.

HEIGHT:

NEW FAMILY LIFE CENTER BUILDING AREA: 1 STORIES

EXISTING CHURCH BUILDING AREA: 1 STORIES

SETBACKS

AS PER BUILDING PLACEMENT DIAGRAM SEC. 33-2M.85.11, CIVIC

NEW BUILDING - FAMILY LIFE CENTER

| | REQUIRED | PROPOSED |
|-----------------------|----------------------|----------------------------|
| FRONT - EAST | 10'-0" OR 15'-0" BTL | 75'-0" (TO MATCH EXISTING) |
| SIDE STREET - NORTH | 5'-0" OR 10'-0" BTL | 57'-0" |
| INTERIOR SIDE - SOUTH | 5'-0" MIN. | 33'-0" (TO EXISTING BLDG) |
| SIDE STREET - WEST | 5'-0" OR 10'-0" BTL | 136'-10" |

EXISTING MT. MORIAH BAPTIST CHURCH

| | REQUIRED | EXISTING |
|-----------------------|---|----------|
| FRONT - EAST | 75'-0" (AS PER SURVEY) | |
| SIDE STREET - NORTH | 145'-0" (AS PER SURVEY TO RIGHT OF WAY) | |
| INTERIOR SIDE - SOUTH | 33'-0" (TO NEW BUILDING) | |
| INTERIOR SIDE - WEST | 80'-7" | 80'-7" |
| SIDE STREET - WEST | 100'-0" | 100'-0" |

PARKING:

REQUIRED PARKING SPACES SECTION 33-124

CHURCH:
PARKING SHALL COMPLY WITH SECTION 33-124 (CHURCHES). AT LEAST ONE (1) PARKING SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OR FRACTIONAL PART THEREOF OF THE SEATING AREA IN THE MAIN AUDITORIUM (SANCTUARY), INCLUDING ADJACENT AREAS WHICH MAY BE USED AS PART OF THE AUDITORIUM.

3000 SF OF SEATING AREA AT EXISTING CHURCH (SANCTUARY) 3000/100 = 30 P.S.

FAMILY LIFE CENTER:
RECREATIONAL AND ENTERTAINMENT USE (MOST SIMILAR USE) (BANQUET HALLS, BINGO HALLS, CONVENTION HALLS AND PRIVATE CLUBS) SHALL BE PROVIDED ONE (1) PARKING SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OF PATRON AREA, OR FRACTIONAL PART THEREOF.

2500 SF OF PATRON AREA 2500/100 = 25 P.S.

REQUIRED TOTAL PARKING SPACES: 55 P.S.
PROVIDED TOTAL PARKING SPACES: 70 P.S.



Digitally signed by Carmen T Diaz
Date: 2023.07.12 15:43:30 -0400

FAMILY LIFE CENTER HALL

Mt. Moriah Baptist Church
16500 SW 100 AVE
Perrine, Florida 33157

Mt. Moriah Baptist Church Inc.



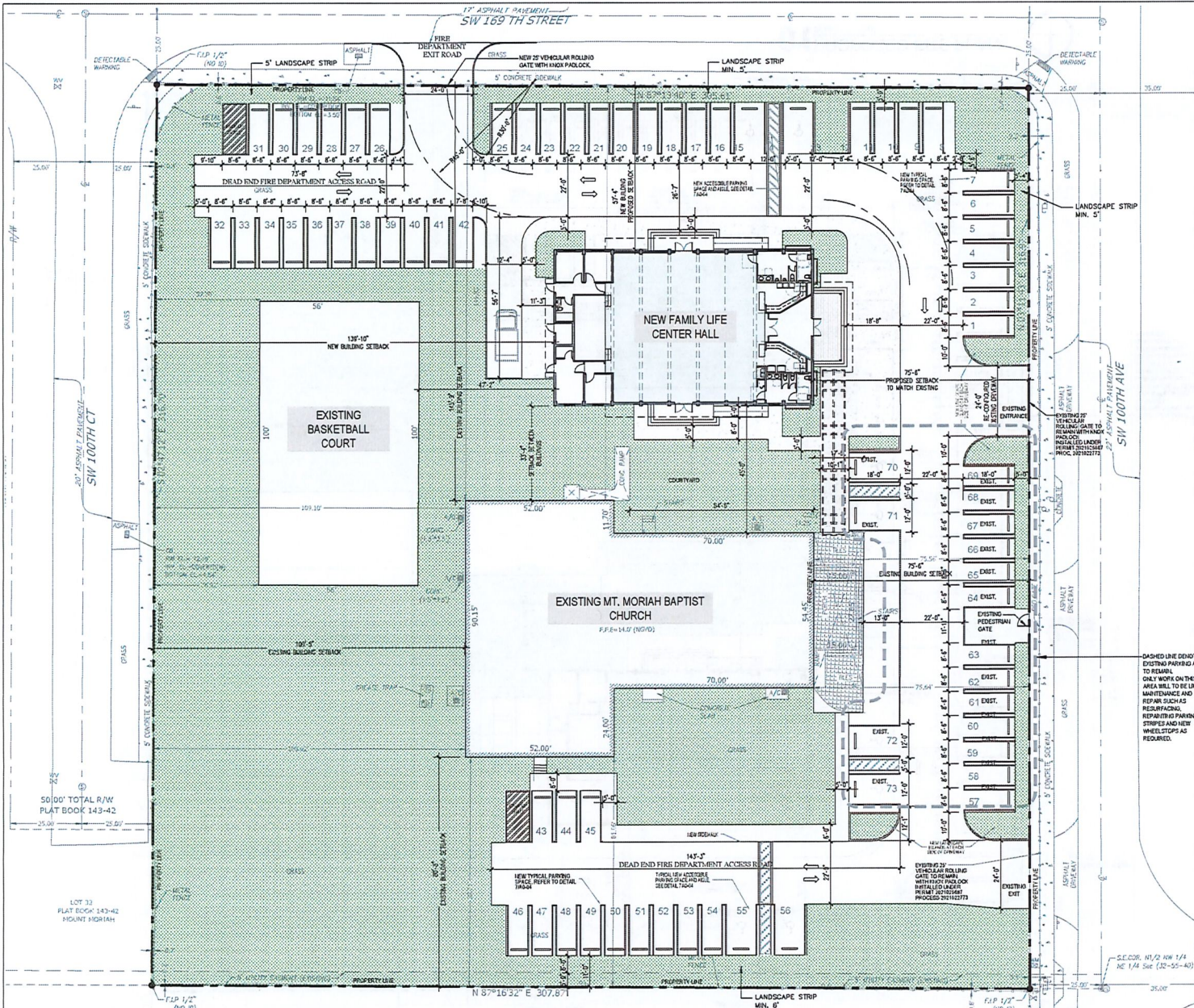
PROJECT NO: 07/01/2023

DESIGNER: Carter Diaz / P.E.

DATE: 07/01/2023

PROJECT TITLE: PROPOSED SITE PLAN

A0-01



01 PROPOSED SITE PLAN
Scale: 1" = 1/16"



• CIVIL
SEC. 23-284.03(B)(4)

4. CIVIC USES WHICH ARE ACCESSIBLE TO THE PUBLIC AND SERVES THE RELIGIOUS, RECREATIONAL, EDUCATIONAL, CULTURAL, AND/OR GOVERNMENTAL NEEDS OF THE COMMUNITY. CIVIC USES INCLUDE, BUT ARE NOT LIMITED TO: CONVENTION HALLS OR MEETING HALLS; PRIVATE CLUBS; BARRIERS; SCHOOLS; POLICE STATIONS; FIRE STATIONS; POST OFFICES; CLUBHOUSES; RELIGIOUS BUILDINGS; MUSEUMS; ATHLETIC FACILITIES; AUDITORIUMS; THEATERS; MOVIE THEATERS; AND OTHER VISUAL AND PERFORMANCE ARTS BUILDINGS; AND GOVERNMENTAL FACILITIES. THE ARCHITECTURE OF A CIVIC USE BUILDING SHALL REFLECT ITS CIVIC NATURE. THE SALE OF ALCOHOL, IF PROVIDED, SHALL BE ANCILLARY TO THE PRIMARY CIVIC USE AND SHALL COMPLY WITH ARTICLE X OF THIS CHAPTER.

| | | |
|----------|------------|----------------|
| LOT AREA | 2.24 ACRES | 97,574.4 Sq Ft |
|----------|------------|----------------|

| | |
|--------------------------------------|-----------|
| NEW FAMILY LIFE CENTER BUILDING AREA | 5,300 SF |
| EXISTING CHURCH BUILDING AREA | 5,500 SF |
| TOTAL BUILDING AREA: | 13,800 SF |

| | |
|--------------------------------------|-------|
| NEW FAMILY LIFE CENTER BUILDING AREA | 5.4% |
| EXISTING CHURCH BUILDING AREA | 8.7% |
| TOTAL LOT COVERAGE | 11.4% |

AS PER SECTION 23-284.03(1) DENSITY, BUILDING HEIGHT, AND INTENSITY SEC. 23-284.03(1.3) PROPERTIES DEMONSTRATED R SHALL NOT BE SUBJECT TO THESE MINIMUM INTENSITY REQUIREMENTS.

| | |
|--------------------------------------|-----------|
| NEW FAMILY LIFE CENTER BUILDING AREA | 1 STORIES |
| EXISTING CHURCH BUILDING AREA | 1 STORIES |

AS PER BUILDING PLACEMENT DIAGRAM SEC. 23-284.05(1), CIVIC

| | REQUIRED | PROPOSED |
|-----------------------|----------------------|----------------------------|
| FRONT - EAST | 15'-0" OR 15'-0" BTL | 75'-0" (TO MATCH EXISTING) |
| SIDE STREET - NORTH | 5'-0" OR 10'-0" BTL | 5'-0" |
| INTERIOR SIDE - SOUTH | 5'-0" MIN. | 33'-0" (TO EXISTING BLDG) |
| SIDE STREET - WEST | 5'-0" OR 10'-0" BTL | 134'-10" |

| | REQUIRED | EXISTING |
|-----------------------|---|--------------------------|
| FRONT - EAST | 75'-0" (AS PER SURVEY) | 75'-0" (AS PER SURVEY) |
| SIDE STREET - NORTH | 145'-0" (AS PER SURVEY TO RIGHT OF WAY) | 33'-0" (TO NEW BUILDING) |
| INTERIOR SIDE - SOUTH | 62'-0" | 62'-0" |
| SIDE STREET - WEST | 109'-5" | 109'-5" |

REQUIRED PARKING SPACES SECTION 33-124

CHURCH:
PARKING SHALL COMPLY WITH SECTION 33-124 (CHURCHES, AT LEAST ONE (1) PARKING SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OR FRACTIONAL PART THEREOF OF THE SEATING AREA IN THE MAIN AUDITORIUM (SANCTUARY), INCLUDING ADJACENT AREAS WHICH MAY BE USED AS PART OF THE AUDITORIUM.

| | | |
|--|--------------|---------|
| 3000 SF OF SEATING AREA AT EXISTING CHURCH (SANCTUARY) | 3000 / 100 = | 30 P.S. |
|--|--------------|---------|

FAMILY LIFE CENTER:
RECREATIONAL AND ENTERTAINMENT USE (MOST SIMILAR USE) (CIGARETTE HALLS, BINGO HALLS, CONVENTION HALLS AND PRIVATE CLUBS SHALL BE PROVIDED ONE (1) PARKING SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OF PATRON AREA OR FRACTIONAL PART THEREOF.

| | | |
|-------------------------------|--------------|---------|
| 2500 SF OF PATRON AREA | 2500 / 100 = | 25 P.S. |
| REQUIRED TOTAL PARKING SPACES | | 55 P.S. |
| PROVIDED TOTAL PARKING SPACES | | 73 P.S. |



Digitally signed by Carmen T Diaz
Date: 2023.07.03 20:55:51 -04'00'

ALL DOCUMENTS, DRAWINGS, SPECIFICATIONS, AND OTHER INFORMATION SUBMITTED TO THE CITY OF MIAMI-DADE COUNTY FOR REVIEW AND APPROVAL ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT AND NOT TO BE SUBJECT TO ANY CHANGES OR MODIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER. THE SIGNATURE OF THE ENGINEER SHALL BE VALID ONLY IF IT IS ACCOMPANIED BY THE ENGINEER'S SEAL AND THE ENGINEER'S EXPIRES ON THE DATE OF THE EXPIRES DATE.

FAMILY LIFE CENTER HALL

Mt. Moriah Baptist Church
16900 SW 100 AVE
Perrine, Florida 33157

Mt. Moriah Baptist Church Inc.



DATE: 07/01/2023

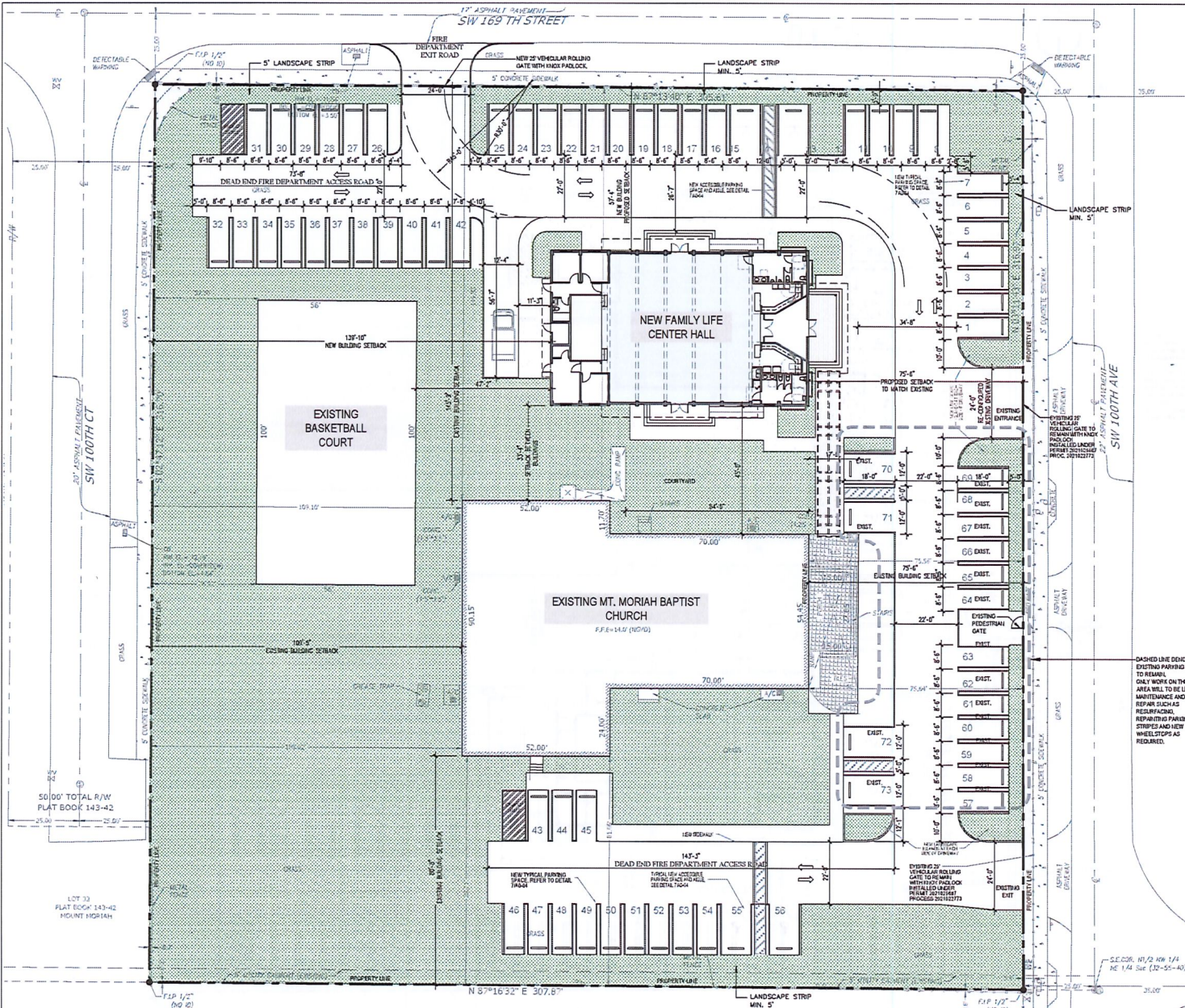
Author: Suben Gade / Per

SHEET REV

PROPOSED SITE PLAN

DATE:

A0-01



01 PROPOSED SITE PLAN
Scale: 1" = 1/8"



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z23-092

DATE: JUL 13 2023

BY: CABR

CTD ARCHITECTURE INC.
CARMEN T DIAZ, ARCH.
FLORIDA PROFESSIONAL REGISTRATION NO. 12023
WWW.CTDARCHITECTURE.COM
1000 N.W. 10TH AVENUE, SUITE 1000
MIAMI, FL 33136



Carmen T. Diaz
Digitally signed by Carmen T. Diaz
Date: 2023.07.23
20:01:21 -04'00'

ALL DOCUMENTS, DRAWINGS, SPECIFICATIONS, AND OTHER INFORMATION PREPARED BY OR FOR THE ARCHITECT OR ENGINEER SHALL BE THE PROPERTY OF THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSON INJURY CAUSED BY THE USE OF ANY INFORMATION PROVIDED HEREON. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSON INJURY CAUSED BY THE USE OF ANY INFORMATION PROVIDED HEREON. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSON INJURY CAUSED BY THE USE OF ANY INFORMATION PROVIDED HEREON.

FAMILY LIFE CENTER HALL

PROJECT ADDRESS
Mt. Moriah Baptist Church
16900 SW 100 AVE
Perrine, Florida 33157

Mt. Moriah Baptist Church Inc.

SANTAMARIA
DESIGN & FORESTRY

MOMAGROUP
DESIGN | BUILD

PROJECT NO.

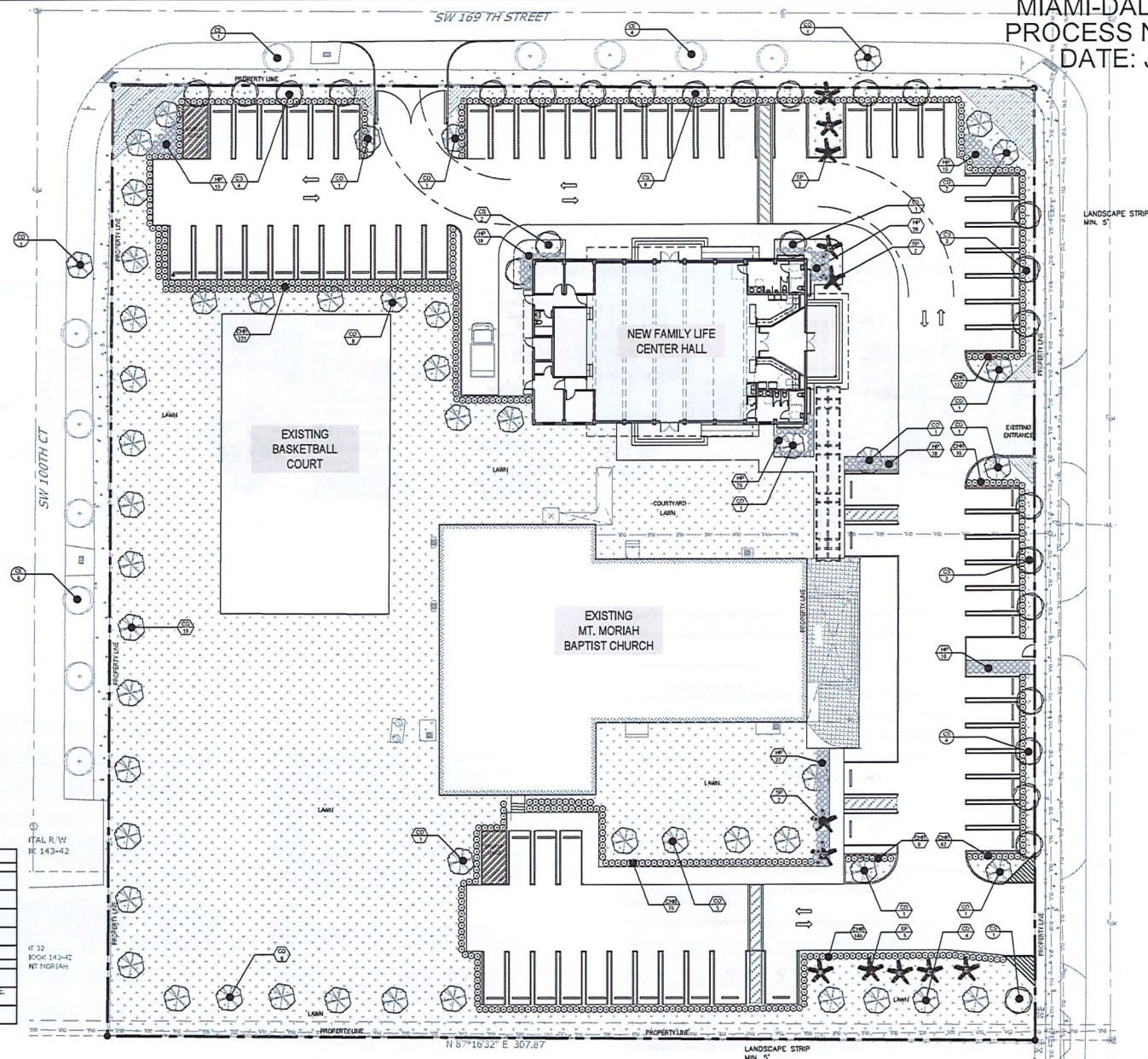
DATE: 07/01/2023

DESIGNER: [Signature]

PROJECT FILE:

LANDSCAPE PLAN

SHEET NO. L-1



LEGEND

| | |
|--|-------------|
| | NAME SYMBOL |
| | QUANTITY |
| | NAME SYMBOL |
| | QUANTITY |

LANDSCAPE LIST

| TREES | | |
|-------------------------|---------|--|
| SYMBOL | QUAN. | PROPOSED MATERIAL DESCRIPTION |
| | CO 18 | *Chrysalidius albicans SANTALUM - STREET TREE 18" HT. X 4" DBH. |
| | CS 15 | *Cordia alliodora ORANGE CEDAR 18" HT. X 4" DBH. |
| | CE 11 | *Conocarpus Erectus GREEN BUTTWOOD EXISTING 12" HT. X 6" DBH. |
| | SP 12 | SABAL PALMETTO PALM EXISTING *55' HT. |
| SHRUBS AND GROUNDCOVERS | | |
| SYMBOL | QUAN. | PROPOSED MATERIAL DESCRIPTION |
| | HP 371 | *Hemelia patens 'variegata' DIARY FREESIA 18" HT. X 18" SP. 24" O.C. |
| | CHR 141 | *Chrysanthum leucum RED TIP COCO PALM FULL TO BASE |
| | LAWN | *Stenotaphrum secundatum ST. AUGUSTINE GRASS SOLO EVEN 500 |

* DENOTES NATIVE SPECIES

01 LANDSCAPE PLAN

Scale: 1" = 1/16"



BY: CABR
 CTD ARCHITECTURE INC.
 CARMEN T DIAZ ARCH.
 Florida Registration No. AH02200
 www.ctdarchitecture.com



Carmen T Diaz
 Digitally signed by Carmen T Diaz
 Date: 2023.07.03 20:50:42 -0400

ALL DOCUMENTS SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL ARE THE PROPERTY OF THE COUNTY OF MIAMI-DADE. THE COUNTY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE COUNTY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED.

FAMILY LIFE
FAMILY LIFE CENTER HALL

PROJECT ADDRESS
 Mt. Moriah Baptist Church
 18600 SW 100 AVE
 Perrine, Florida 33157

CLIENT NAME
 Mt. Moriah Baptist Church Inc.

DESIGNER
 SANTAMARIA
 SISTERS & ASSOCIATES

DESIGNER
 MOMAGROUP
 DESIGN / BUILD

DATE
 07/01/2023

PROJECT NAME
 LANDSCAPE DETAILS

DATE
L-2

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
 PECUC
 Zoning District: UC-R Net Lot Area: 2.24 acres 97,574 square feet

| OPEN SPACE REQUIRED PROVIDED | REQUIRED | PROVIDED |
|--|----------|----------|
| A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 97,574 square feet x 10% = 9,757 square feet | 6,757 | 58,700 |
| B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 73 x 10 square feet per parking space = | 730 | 730 |
| C. Total square feet of landscaped open space required by Chapter 33 = A + B = | 10,487 | 37,430 |
| LAWN AREA CALCULATION | | |
| A. Total square feet of landscaped open space required by Chapter 33 = | 10,487 | |
| B. Maximum lawn area (St. Augustine sod) permitted = 60% x 97,574 square feet = | 58,544 | 27,300 |
| TREES | | |
| A. The number of trees required per net lot acre | 63 | 63 |
| less the existing number of trees that meet minimum requirements (minus) | 6 | 63 |
| = 28 trees x net lot acreage = | 57 | |
| B. 30% palm trees allowed (two palms = one tree) Palms provided = | 6 | 63 |
| C. Percentage of native trees required = the number of trees provided x 30% = | 19 | 63 |
| D. Street trees (max. average spacing of 35' o.c.): 600 linear feet along street / 35 = | 26 | 28 |
| (11 existing) | n/a | n/a |
| E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25 = | n/a | n/a |
| F. Total number of trees provided = | 72 | 72 |
| SHRUBS | | |
| A. The total number of trees required x 10 = the number of shrubs required | 630 | 630 |
| B. The number of shrubs required x 30% = the number of native shrubs required | 249 | 630 |

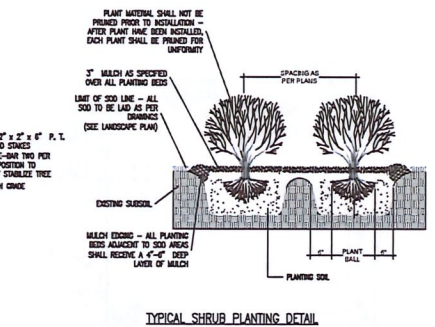
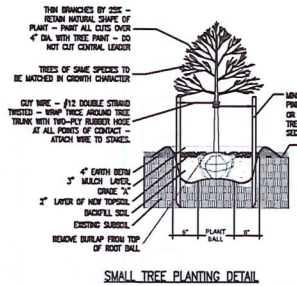
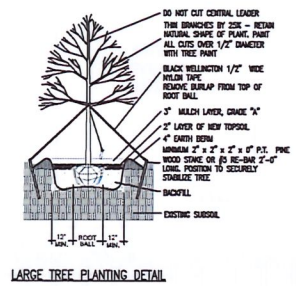
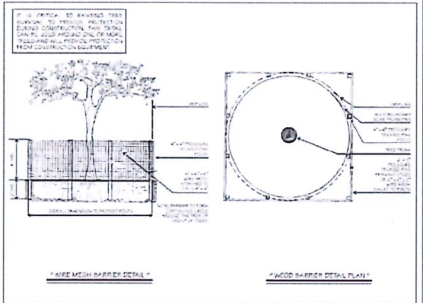
PLANT NOTES AND SPECIFICATIONS

ALL PLANT MATERIAL SHALL BE FLORIDA No 1 OR BETTER.
 THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.
 ALL PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF (2-4) TWENTY FOUR INCHES AND BACKFILLED WITH PLANTING SOIL.
 IRRIGATION SYSTEM CONSIST IN HOSE BID @ EVERY 75' AT HOUSE PERIMETER
 ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN GRADING AND STANDARDS FOR NURSERY PLANTS. SECOND EDITION, FEBRUARY 1988, BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF THE PLANT INDUSTRY, SHALL BE FLORIDA GRADE #1 OR BETTER
 ALL SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF FINAL ACCEPTANCE. ALL TREES AND PALMS SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF FINAL ACCEPTANCE. SOD SHALL BE GUARANTEED FOR 90 DAYS FROM FINAL ACCEPTANCE.
 PLANTING SOIL SHALL BE WEE FREE AND CONSIST OF 60% CLEAN SILICA SAND, 20% EVERGLADES MUCK AND 10% CAUASIAN PEAT. ALL PLANTS SHALL BE INSTALLED WITH PLANTING SOIL AS INDICATED ON DETAILS.
 LANDSCAPE CONTRACTOR SHALL TAKE ALL STEPS REQUIRED TO MAKE ALL PLANTING BEDS WEED AND GRASS FREE PRIOR TO PLANTING.
 ALL TREES SHALL BE STAKED AND/OR GUYED IN A GOOD WORKMANLIKE MANNER AS PER ATTACHED DETAILS. NO HAIL STAKING PERMITTED.
 ANY WIRE CUTS AND/OR FABRIC STRAPS SHALL BE FLAGGED W/ FLOUR/SCENT COLORED TAPE AS SHOWN IN DETAILS.
 ALL TREES SHALL BE FERTILIZED AT INSTALLATION W/ "AGRIFORM PILLS" 21 GRAM SIZE, W/ A 20-10-5 FORMULATION, (OR APPROVED EQUAL) ACCORDING TO MANUFACTURERS RECOMMENDATIONS. (FOR 1 YEAR FROM DATE OF FINAL ACCEPTANCE).
 ALL TREES SHALL BE FERTILIZED AT INSTALLATION W/ "AGRIFORM PILLS" 21 GRAM SIZE, W/ A 20-10-5 FORMULATION, (OR APPROVED EQUAL) ACCORDING TO MANUFACTURERS RECOMMENDATIONS. (FOR 1 YEAR FROM DATE OF FINAL ACCEPTANCE).

LANDSCAPE MAINTENANCE

LANDSCAPE MAINTENANCE PLANS FOR NEWLY INSTALLED TREES 1 YEAR MINIMUM
 A. AN OWNER IS RESPONSIBLE TO ENSURE THAT LANDSCAPING REQUIRED TO BE PLANTED IS INSTALLED IN COMPLIANCE WITH THE LANDSCAPE REQUIREMENTS, MAINTAINED AS TO PRESENT A HEALTHY, VIGOROUS, AND NEAT APPEARANCE FREE FROM REFUSE AND DEBRIS, AND SUFFICIENTLY FERTILIZED AND WATERED TO MAINTAIN THE PLANT MATERIAL IN A HEALTHY CONDITION.
 B. IF ANY TREE OR PLANT DIES WHICH IS BEING USED TO SATISFY CURRENT LANDSCAPE CODE REQUIREMENTS, SUCH TREE OR PLANT SHALL BE REPLACED WITH THE SAME LANDSCAPE MATERIAL OR AN APPROVED SUBSTITUTE.
 C. TREES SHALL BE PRUNED IN THE FOLLOWING MANNER:
 1. ALL CUTS SHALL BE CLEAN, FLUSH AND AT JUNCTIONS, LATERALS OR CROTCHES. ALL CUTS SHALL BE MADE AS CLOSE AS POSSIBLE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB.
 2. REMOVAL OF DEAD WOOD, CROSSING BRANCHES, WEAK OR INSIGNIFICANT BRANCHES, AND SUCKER SHALL BE ACCOMPLISHED SIMULTANEOUSLY WITHOUT ANY REDUCTION IN CROWN.
 3. CUTTING OF LATERAL BRANCHES THAT RESULTS IN THE REMOVAL OF MORE THAN ONE-THIRD (1/3) OF ALL BRANCHES ON ONE (1) SIDE OF A TREE SHALL ONLY BE ALLOWED IF REQUIRED FOR HAZARD REDUCTION OR CLEARANCE PRUNING.
 4. LIFTING OF BRANCHES OR TREE TRUNKING SHALL BE DESIGNED TO DISTRIBUTE OVER HALF OF THE TREE MASS IN THE LOWER TWO-THIRDS (2/3) OF THE TREE.
 5. NO LINES THINER THAN ONE-THIRD (1/3) OF A TREE'S LEADING CANOPY SHALL BE REMOVED WITHIN A ONE (1) YEAR PERIOD.
 6. TREES SHALL BE PRUNED ACCORDING TO THE CURRENT ANSI A300 STANDARDS AND THE LANDSCAPE MANUAL.

TREE PROTECTION DETAIL FROM MIAMI DADE COUNTY THE LANDSCAPE MANUAL TREE PROTECTION AND SUPPORT





Digitally signed
Carmen T Diaz
Date: 2023.07.03
20:03:10 -0400

NO GUARANTEE, WARRANTY, OR LIABILITY IS ASSUMED BY THE ENGINEER FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM OR FOR THE PERFORMANCE OF ANY SERVICE OR FOR THE CONSEQUENCES OF ANY NEGLIGENCE OR OMISSIONS OR FOR THE CONSTRUCTION OF ANY STRUCTURE OR SYSTEM OR FOR THE PERFORMANCE OF ANY SERVICE OR FOR THE CONSEQUENCES OF ANY NEGLIGENCE OR OMISSIONS.

FAMILY LIFE CENTER HALL

PROJECT ADDRESS:
Mt. Moriah Baptist Church
16900 SW 100 AVE
Perrine, Florida 33157

OWNER:
Mt. Moriah Baptist Church Inc.

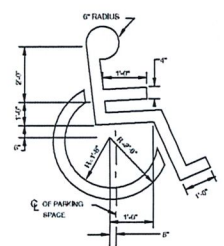
CONSULTANT:
SANTAMARIA
DESIGN & CONSTRUCTION

DESIGNER:
MOMAGROUP
DESIGN | BUILD

PROJECT NO:
DATE: 07/01/2023
PROJECT: Invo: Invo 006 / Part

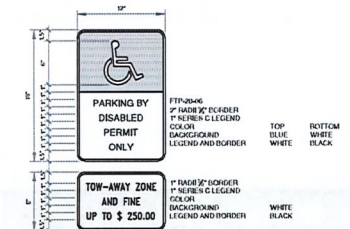
SITE DETAILS

SHEET
A0-05

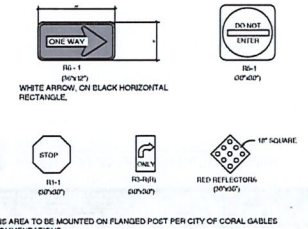


PAVEMENT LOGO PER FOOT INDEX NO. 17346, SIZE 3 OR 5 FEET IN HEIGHT AND WHITE IN COLOR

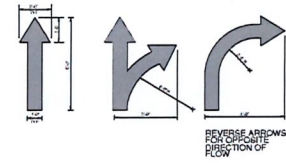
1 TYPICAL HANDICAP SYMBOL
A0-05 N.T.S.



2 HANDICAP SIGN DETAIL @ PARKING GARAGE
A0-05 N.T.S.

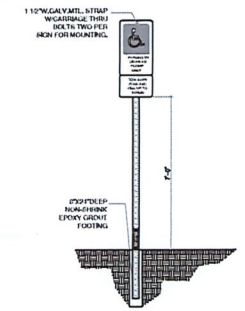


3 TYPICAL TRAFFIC SIGNS
A0-05 N.T.S.

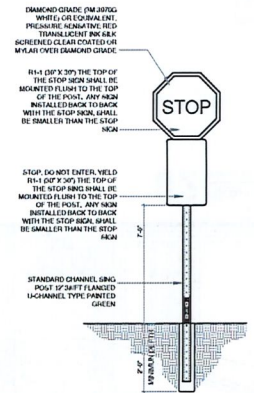


NOTES:
ALL PAVEMENT MARKING SHALL BE REFLECTORIZED THERMOPLASTIC, EXCEPT FOR PARKING STALL LINES WHICH ARE PERMITTED TO BE FOOT APPROVED PAINT. ALL REGULATORY SIGNS SHALL BE MADE OF HIGH INTENSITY REFLECTIVE MATERIALS (3M DIAMOND GRADE OR EQUIVALENT) AND SHALL CONFORM TO THE USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS.

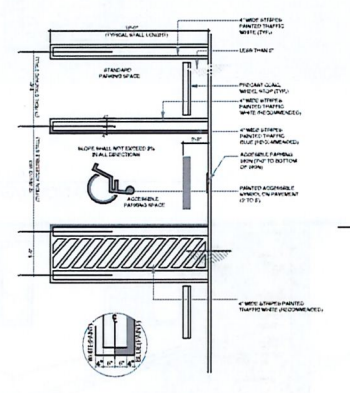
4 TYPICAL DIRECTIONAL ARROWS DETAILS
A0-05 N.T.S.



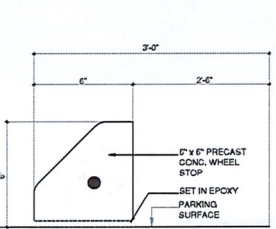
5 HANDICAP PARKING SIGN
A0-05 N.T.S.



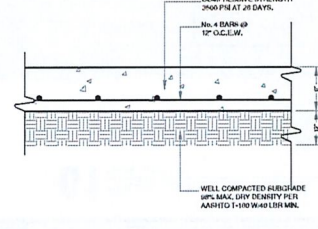
6 TYPICAL STOP SIGN
A0-05 N.T.S.



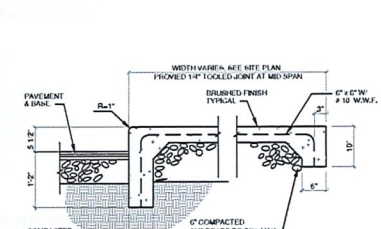
7 TYPICAL PARKING STALLS
A0-05 N.T.S.



8 PRECAST CONCRETE WHEELSTOP
A0-05 N.T.S.



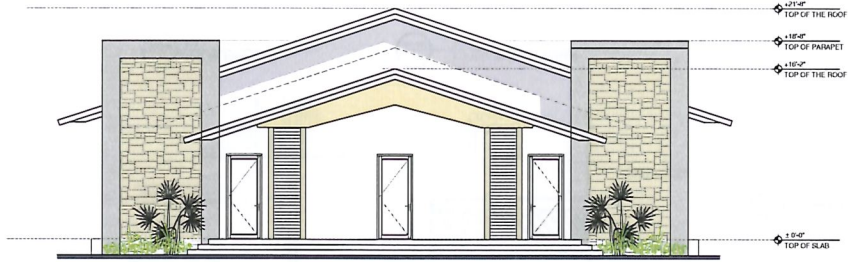
9 TYPICAL CONCRETE PAVEMENT DETAIL
A0-05 N.T.S.



10 TYPICAL PERIMETER SIDEWALK
A0-05 N.T.S.

RECEIVED

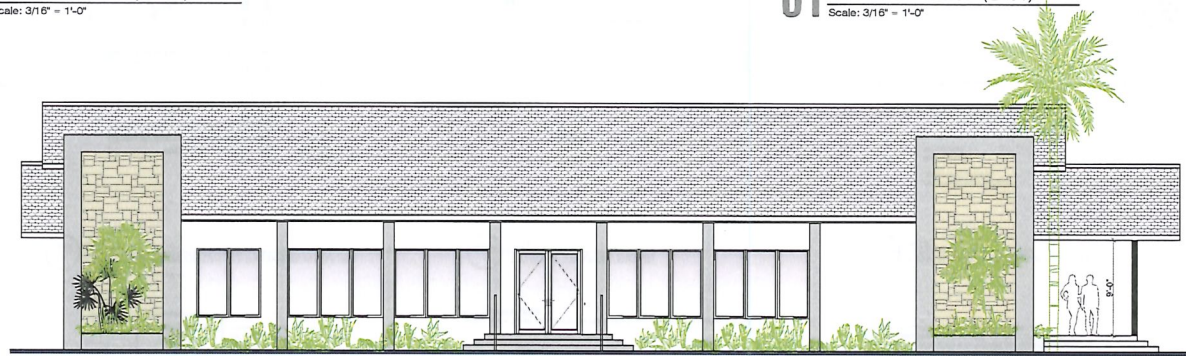
MIAMI-DADE COUNTY
 PROCESS NO.: Z23-092
 DATE: AUG 21 2023
 BY: GONGOL



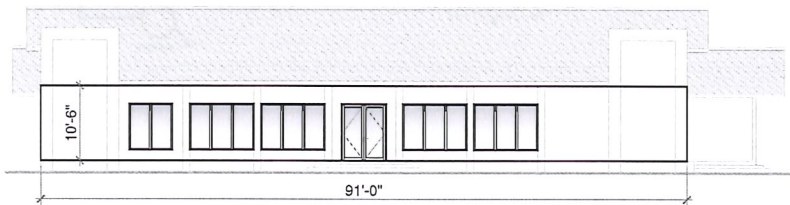
02 REAR ELEVATION (WEST)
 Scale: 3/16" = 1'-0"



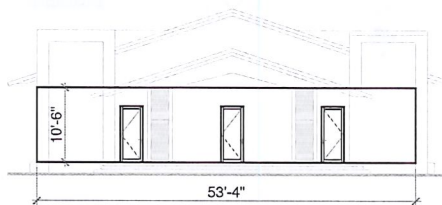
01 FRONT ELEVATION (EAST)
 Scale: 3/16" = 1'-0"



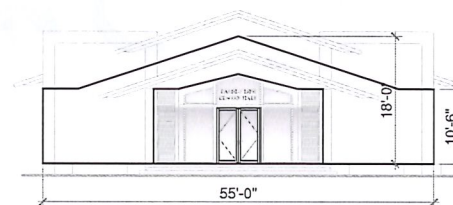
03 NORTH AND SOUTH ELEVATIONS
 Scale: 3/16" = 1'-0"



FACADE AREA TOTAL 955 SF = 100%
 GLAZING AREA = 324 SF = 34%



FACADE AREA TOTAL 560 SF = 100%
 GLAZING AREA = 0 SF = 0%



FACADE AREA TOTAL 746 SF = 100%
 GLAZING AREA = 270 SF = 36%

04 GLAZING CALCULATIONS
 Scale: 1/8" = 1'-0"



CTD ARCHITECTURE INC.
 CARMEN TIGAL ARCH.
 16800 SW 100 AVE, SUITE 101
 PERRINE, FLORIDA 33157
 www.ctdarchitecture.com



ALL DOCUMENTS OF THIS ARCHITECTURAL FIRM ARE THE PROPERTY OF CTD ARCHITECTURE INC. AND SHALL REMAIN THE PROPERTY OF CTD ARCHITECTURE INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF CTD ARCHITECTURE INC. IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. CTD ARCHITECTURE INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DOCUMENT.

PROJECT NAME:
FAMILY LIFE CENTER HALL

PROJECT ADDRESS:
**Mt. Moriah Baptist Church
 16800 SW 100 AVE
 Perrine, Florida 33157**

OWNER:

Mt. Moriah Baptist Church Inc.



PROJECT NO.:

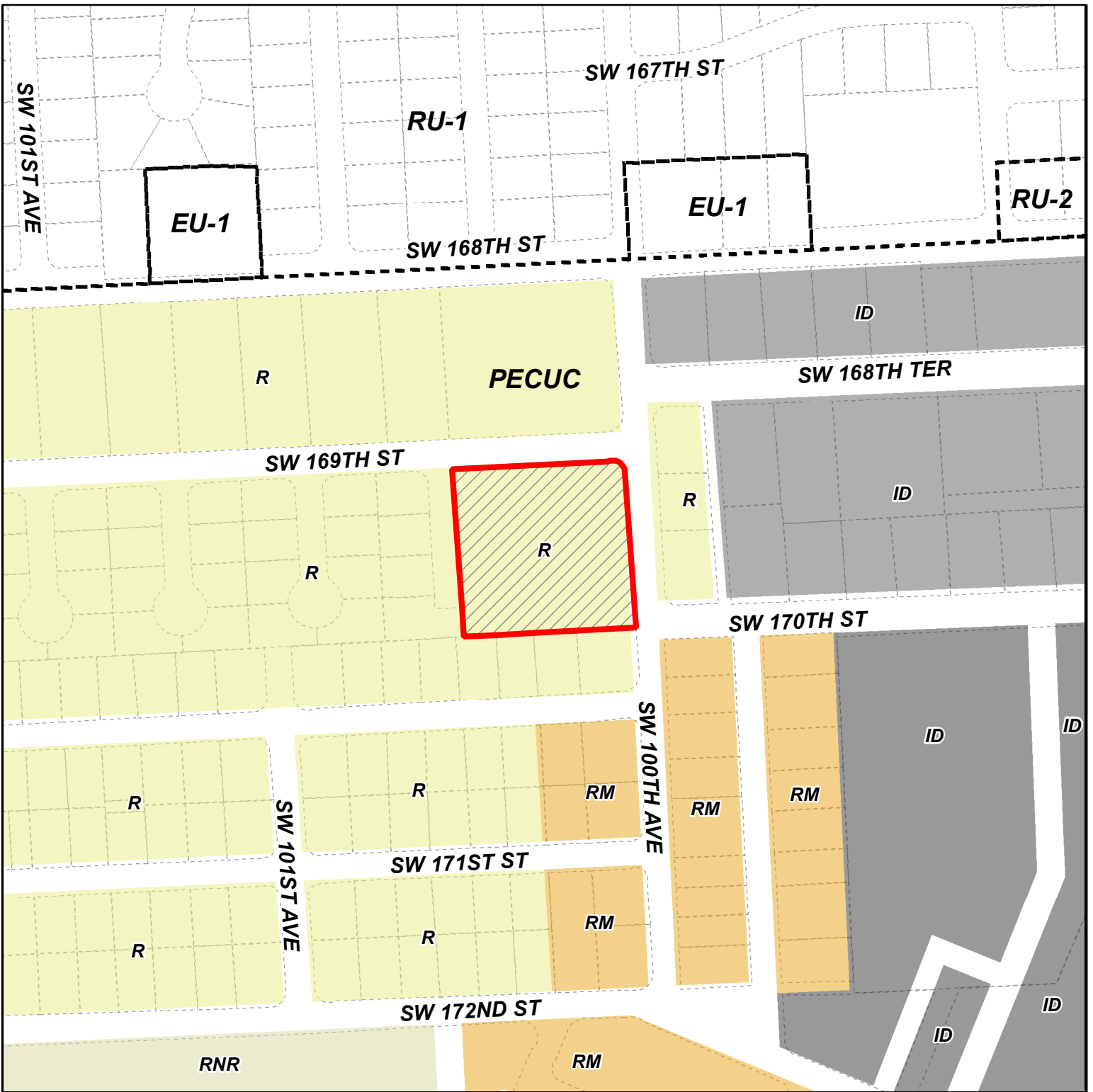
DATE: 01/24/2023

REVISION:
 None (date date) / For

SHEET TITLE:

SHEET

A3-01





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000092



Section: 32 Township: 55 Range: 40
 Applicant: Mt. Moriah Baptist Church
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

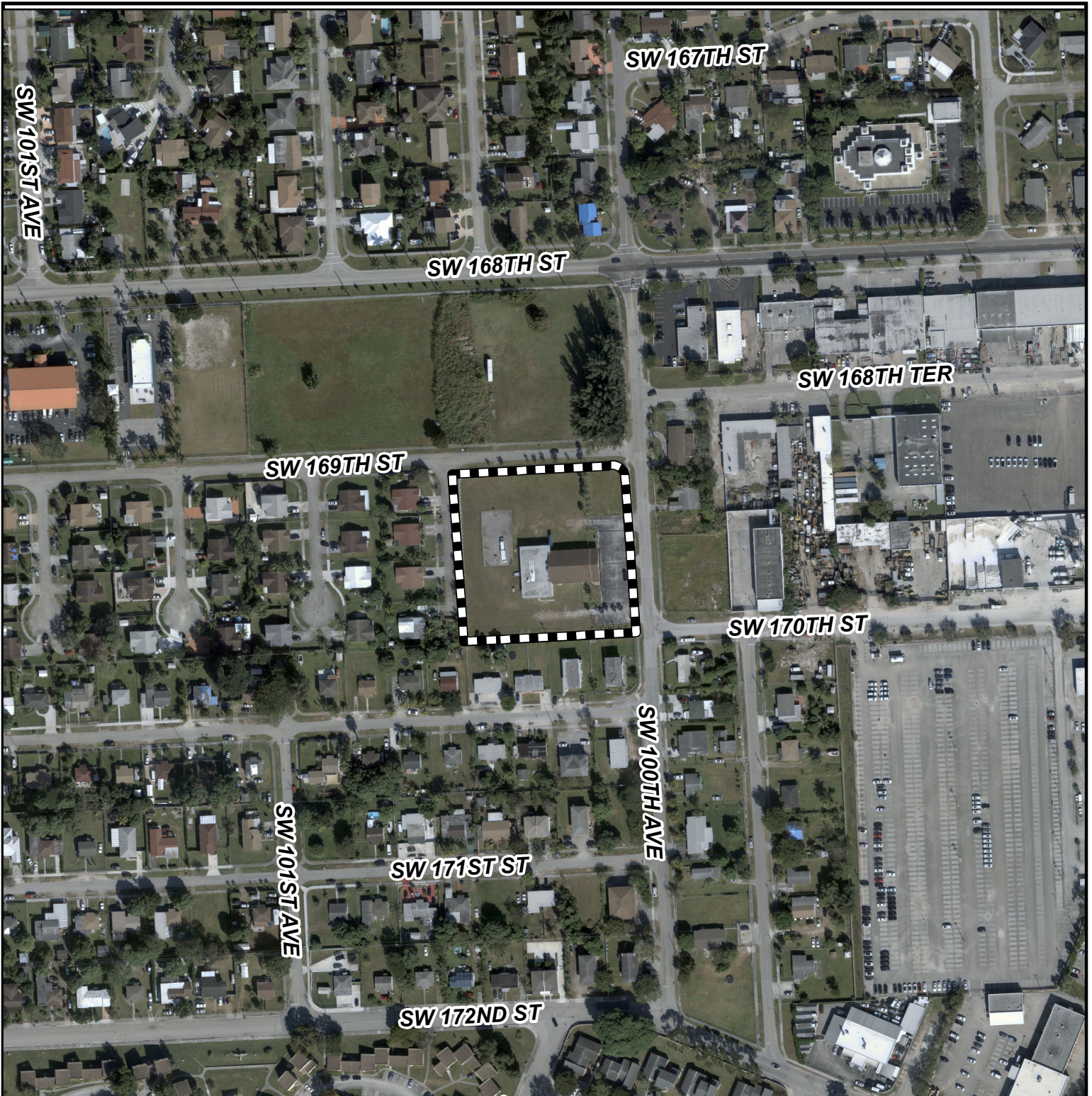
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, April 3, 2023

| REVISION | DATE | BY |
|----------|------|----|
| | | |



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000092

Legend
 Subject Property

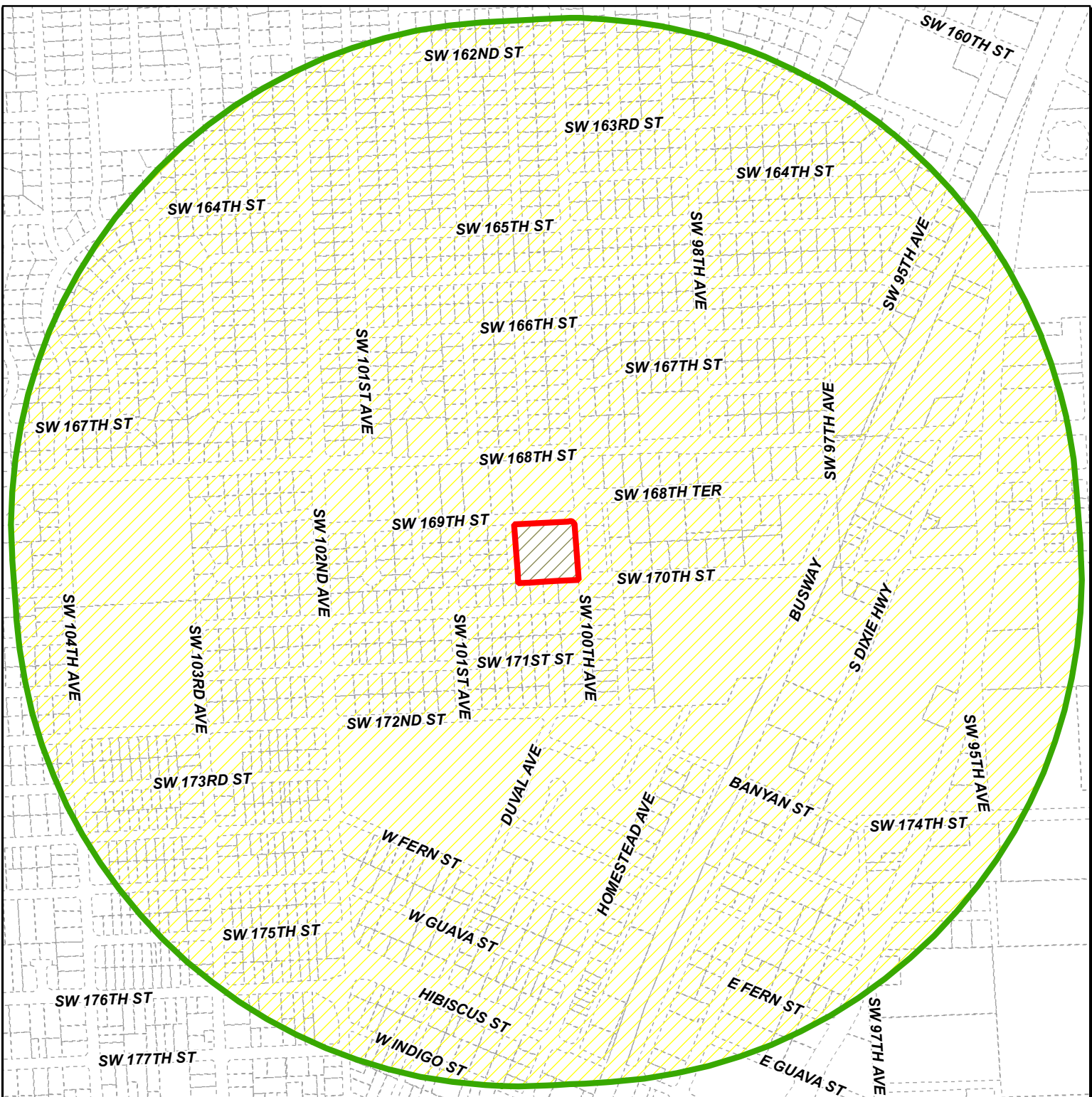


Section: 32 Township: 55 Range: 40
 Applicant: Mt. Moriah Baptist Church
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, April 3, 2023

| REVISION | DATE | BY |
|----------|------|----|
| | | |






MIAMI-DADE COUNTY
RADIUS MAP

Section: 32 Township: 55 Range: 40
 Applicant: Mt. Moriah Baptist Church
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000092
 RADIUS: 2640

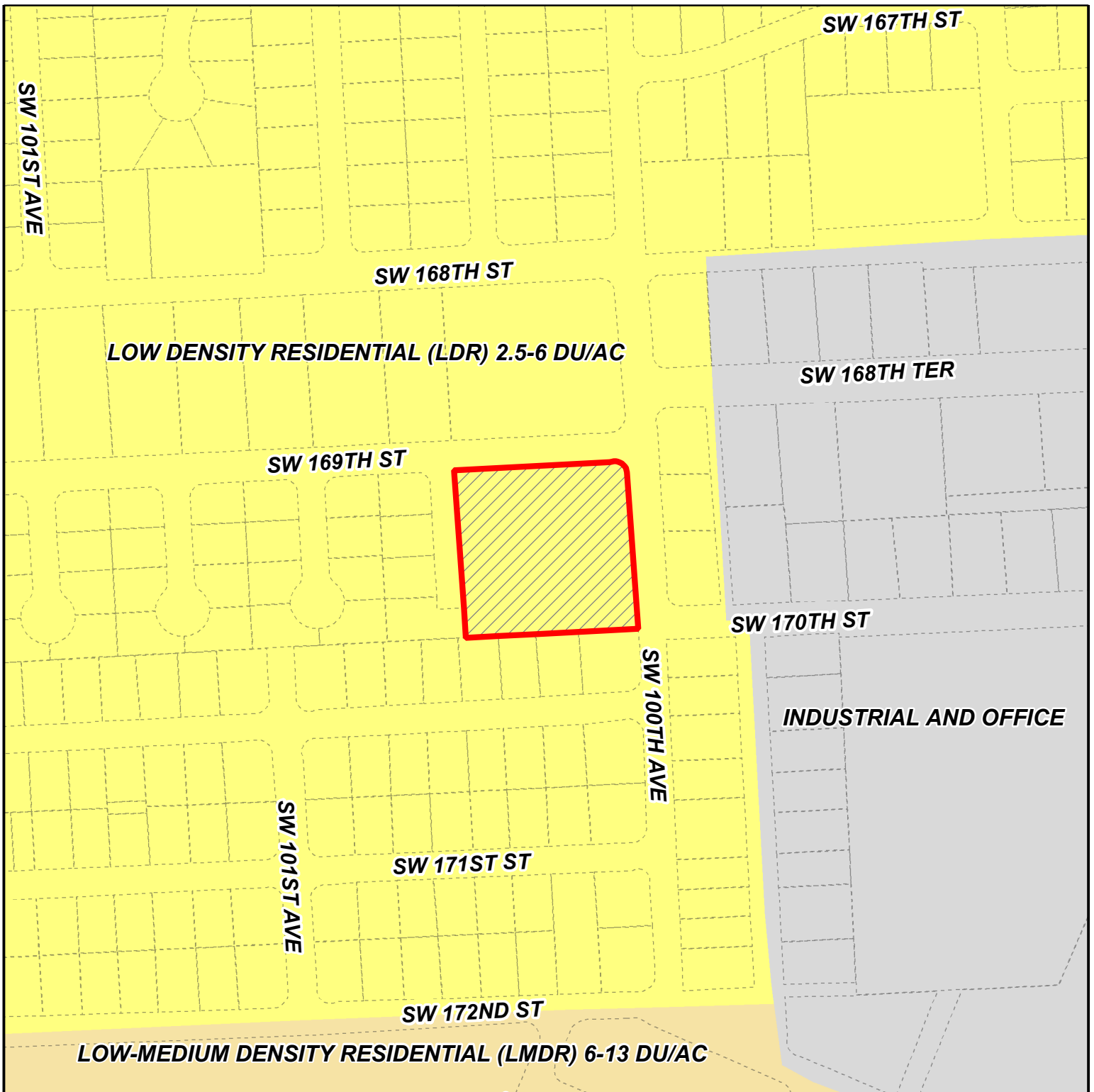
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, April 3, 2023

| REVISION | DATE | BY |
|----------|------|----|
| | | |



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000092

Section: 32 Township: 55 Range: 40
 Applicant: Mt. Moriah Baptist Church
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, April 3, 2023

| REVISION | DATE | BY |
|----------|------|----|
| | | |