

FINAL AGENDA

11-8-2011 Version # 1



COMMUNITY ZONING APPEALS BOARD 2
HIGHLAND OAKS PARK
20300 NE 24 Avenue, Miami
Tuesday, December 13, 2011 at 7:00 p.m.

CURRENT

1. 11-12-CZ2-1 IVES DAIRY ROAD BAPTIST CHURCH
INC. 11-41 32-51-42 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF TUESDAY, DECEMBER 13, 2011

HIGHLAND OAKS PARK

20300 NE 24 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. IVES DAIRY ROAD BAPTIST CHURCH INC (11-12-CZ2-1/11-041)

**32-51-42
Area 2/District 1**

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-210-78, last modified by Resolution 4-ZAB-369-79, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'School Classroom Addition and Church Building for North Dade Baptist Church,' as prepared by John Edwin May, Architect and Planner dated October 17, 1977 and last revised 6-20-79, consisting of two pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'Ives Dairy Rd. Baptist Church,' as prepared by Group Architects Planners, dated stamped received 9/23/11, with sheet SP-1 last handwritten revision dated 11/1/11 and consisting of 5 sheet.

- (2) Modification of Resolution Z-198-78 passed and adopted by the Board of County Commissioners, last modified by condition #1 of Resolution 4-ZAB-369-79, passed and adopted by the Zoning Appeals Board, reading as follows:

From: "1. That the total number of children be reduced in number from 240 to 225."

To: "1. That the maximum number of children be reduced to 185."

- (3) Modification of Conditions #7 & #8 of Resolution 4-ZAB-210-78 passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "7. That the use be restricted to children in the age group of 6 months to 18 years."

TO: "7. That the use be restricted to children in the age group of infants-5 years old."

FROM: "8. That the hours of operation shall be from 7:30 am to 5:30 pm."

TO: "8. That the hours of operation shall be from 7:00 am to 6:00 pm."

The purpose of requests #1 through #3 is to allow the applicant to submit a revised site plan showing a reduction in square footage for the play ground area, eliminate an entrance drive, and reduce the number of children and grade levels for the previously approved religious facility and private school.

- (4) NON-USE VARIANCE to permit parking and drives within 25' of a right of-way (not permitted).
- (5) NON-USE VARIANCE to permit 6 street trees (22 street trees required).
- (6) NON-USE VARIANCE to permit an existing 120 sq. ft. wall sign in addition to a previously approved 24 sq. ft. detached sign (maximum, one 24 sq. ft. permitted; one 24 sq. ft. previously approved).
- (7) NON-USE VARIANCE to permit a proposed 3rd 12 sq. ft. detached sign (maximum, one 24 sq. ft. permitted; one 24 sq. ft. previously approved).

The afore-mentioned plans are on file in the Department of Permitting, Environment and Regulatory Affairs. Plans may be modified at public hearing.

LOCATION: 1121 NE 205 Terrace, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.38 Acres

Department of Permitting, Environment and
Regulatory Affairs

Recommendation:

Modified approval with conditions of request #1, approval with conditions of requests #2 through #4, and denial without prejudice of requests #5 through #7.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Sustainability, Planning and Economic Enhancement Department (SPEED) within 14 days after SPEED has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The SPEED's posting will be made on a bulletin board located in the office of SPEED.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Sustainability, Planning and Economic Enhancement
Staff Report to Community Council No. 2**

PH: Z11-041 (11-12-CZ2-1)

December 13, 2011

Item No. 1

Recommendation Summary	
Commission District	1
Applicant	Ives Dairy Road Baptist Church, Inc.
Summary of Requests	The applicant is seeking to modify conditions of prior resolutions and allow the applicant to submit a revised site plan for the religious facility and private school as well as to reduce the number of children and grade levels, and extend the hours of operation for the daycare use. Additionally, the applicant seeks to vary the Code requirements for parking, landscaping and signage on the subject property.
Location	1121 NE 205 Terrace, Miami-Dade County, Florida.
Property Size	3.38 acres
Existing Zoning	AU, RU-1 & RU-5A
Existing Land Use	Church and private school
2015-2025 CDMP Land Use Designation	Parks and Recreation & Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(4)(b), Non-Use Variance standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions of requests #1 – 4 and denial without prejudice of requests #5 through #7.

REQUESTS:

- (1) Modification of condition #2 of Resolution 4-ZAB-210-78, last modified by Resolution 4-ZAB-369-79, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'School Classroom Addition and Church Building for North Dade Baptist Church,' prepared by John Edwin May, Architect and Planner dated October 17, 1977 and last revised 6-20-79, consisting of two pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled "Ives Dairy Rd. Baptist Church," as prepared by Group Architects Planners, dated stamped received 09/23/11, with sheet SP-1 last handwritten revision dated 11/1/11 and consisting of 5 sheets.

- (2) Modification of Resolution Z-198-78 passed and adopted by the Board of County Commissioner, last modified by Condition #1 of Resolution 4-ZAB-369-79, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "1. That the total number of children be reduced in number from 240 to 225."

TO: "1. That the maximum number of children be reduced to 185."

- (3) Modification of Conditions #7 and #8 of Resolution 4-ZAB-210-78 passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "7. That the use be restricted to children in the age group of 6 months to 18 years."

TO: "7. That the use be restricted to children in the age group of infants to 5 years old."

FROM: "8. That the hours of operation shall be from 7:30 am to 5:30 pm."

TO: "8. That the hours of operation shall be from 7:00 am to 6:00 pm."

The purpose of requests #1 through #3 is to allow the applicant to submit a revised site plan showing a reduction in square footage of the playground area, eliminate an entrance drive, reduce the number of children and grade levels for the previously approved religious facility and private school including daycare, and to extend the hours of operation for the daycare use.

- (4) NON USE VARIANCE to permit existing parking and drives within 25' of a right-of-way (not permitted).
- (5) NON USE VARIANCE to permit 6 street trees (22 trees required).
- (6) NON USE VARIANCE to permit an existing 120 sq. ft. wall sign in addition to a previously approved 24 sq. ft. detached sign (maximum, one 24 sq. ft. sign permitted; one 24 sq. ft. sign previously approved).
- (7) NON USE VARIANCE to permit a proposed third 12 sq. ft. detached sign (maximum, one 24 sq. ft. sign permitted; one 24 sq. ft. sign previously approved).

PROJECT DESCRIPTION:

The plans submitted depict the existing religious facility and private school including daycare with the proposed changes to the site plan showing a reduction in square footage of the playground area, elimination of a driveway, as well as existing and proposed signage. Additionally, the applicant seeks to reduce the number of children and grade levels for the previously approved religious facility and private school including daycare, and to extend the hours of operation for the daycare use.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU, RU-1 & RU-5A; church, private school and daycare	Parks and Recreation and Business and Office
North	AU & RU-3M; horse ranch and townhouses	Parks and Recreation Business and Office
South	RU-1; single-family residences RU-4M: townhouses	Low Density Residential (2.5 to 6 dua) Low-Medium Density Residential (6 to 13 dua)
East	RU-1: single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-5A; office complex	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The 3.38 acre subject property is surrounded by both single-family and townhome residences, a horse ranch and a two-story office complex.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to continue to provide the community with religious, educational and daycare services. However, the lack of adequate landscaping and increased signage could have a negative visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the west approximately 143' of the subject property for **Business and Office** use and the remaining east portion for **Parks and Recreation** use.

Staff notes that in 1964, the subject property was approved to allow a church and Sunday school, pursuant to Resolution #2-ZAB-45-64 and subsequently, in October 1967, pursuant to Resolution #3-ZAB-394-67, a kindergarten in conjunction with said church. In 1978, pursuant to Resolution #4-ZAB-210-78, said uses were expanded to include a private school in addition to the previously approved uses. The CDMP Land Use Element notes that neighborhood and community serving institutional uses may be approved in all urban land use categories where compatible, which includes the Business and Office and Parks and Recreation land use categories. Further, said interpretative text pertaining to both the areas designated Business and Office and Parks and Recreation states that *all existing lawful uses or zoning are deemed to be consistent with this Plan*. As such, the existing religious facility and private school uses including daycare uses are **consistent** with the CDMP LUP map land use designations for the property and are allowable uses within these categories.

Further, when evaluating compatibility, **Objective LU-4** of the CDMP requires the *County to reduce the number of land uses, which are inconsistent with the uses designated on the LUP*

map and interpretative text, or with the character of the surrounding community. The existing religious and educational facility is surrounded by residential and office uses to the north, east, south and west and an existing ranch located to the north. CDMP **Policy LU-4C** requires that *residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.* The plans submitted indicate that the applicant has been able to provide adequate parking and drives for the existing facility that will prevent spillage of traffic onto the abutting roadways. Further, the existing site plan indicates some degree of sensitivity to the residences located to the east, with the buildings and playground areas oriented away from the residences to the east and abutting Ives Dairy Road, which is a 100' wide section line roadway that separates the facility from the residences located to the south. As such, staff opines that a modified approval of the application, except as it applies to the landscaping and signage would be **compatible** with the surrounding area and would therefore be **consistent** with CDMP **Objective LU-4** and **Policy LU-4C**.

ZONING ANALYSIS:

When requests #1 through #3 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that a modified approval of request #1 and approval of requests #2 and #3 would be **compatible** with the surrounding area. In staff's opinion, the applicant has sufficient area to meet the requirements of street trees (request #5) and the site has sufficient signage (request #6). As such, staff opines that a modified approval of request #1 to require the applicant to meet the requirements of the street tree requirements of the Code for request #5, and approval with conditions of requests #2 and #3, would not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff notes that the existing religious facility and private school use has been in existence at this site for more than thirty (30) years. The proposed modifications, to include the reduction in the number of children (request #2) and the reduction in the age range and expansion of the hours (request #3), will result in a reduction in the intensity of the uses on the 3.38-acre parcel. Further, staff notes that the hours of operation, are within the normal operating hours of similar daycare uses that have been approved in this area. **Therefore, staff recommends modified approval with conditions of request #1, and approval with conditions of requests #2 and #3 under Section 33-311(A)(7).**

When request #4 is analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of this request will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same. Staff notes that the subject property is an irregularly shaped triangular parcel and that the submitted plans depict the location of the more intensive uses on the western portion of the property and away from adjacent residential uses located to the east. As such, staff opines that the location of the 93 parking spaces provided within 25' of the Ives Dairy Road will not have a negative visual impact on motorists or pedestrians traveling along this section line road. **Therefore, staff recommends approval with conditions of request #4 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

However, when requests #5 through #7 are similarly analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of said requests would not maintain the

basic intent and purpose of the zoning, subdivision and other land use regulations and would be **incompatible** with same. Staff opines that request #5 is germane to request #1 and that the applicant has sufficient area on the property to accommodate the required number of street trees. Further, staff opines that approval of the applicant's requests to approve a wall sign that is approximately five (5) times the area of what would be allowed (request #6) and in addition, to permit an additional detached sign (request #7) would be excessive and would set a precedent for the proliferation of signage in the area. **Therefore, staff recommends denial without prejudice of requests #5 through #7 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate adequate parking and drives, with an ingress drive from Ives Dairy Road and ingress/egress drives along the property line abutting NE 12th Avenue.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

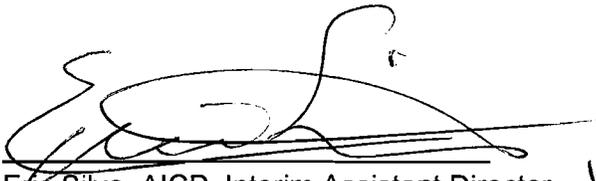
RECOMMENDATION:

Modified approval with conditions of request #1, approval with conditions of requests #2 through #4, and denial without prejudice of requests #5 through #7.

CONDITIONS FOR APPROVAL: (For requests #1 through #4 only).

1. That all the conditions of Resolution #4-ZAB-210-78, last modified by Resolution #4-ZAB-369-79 remain in full force and effect except as herein modified.
2. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs 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.
3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Ives Dairy Rd. Baptist Church," as prepared by Group Architects Planners, dated received 09/23/11, with sheet SP-1 last handwritten revision dated 11/1/11 and consisting of 5 sheets, except as herein amended to show the required street trees and the removal of the existing wall sign and the proposed detached signage.
4. That the applicant removes the existing unauthorized 120 sq. ft. wall sign no later than sixty (60) days after this resolution is final.
5. That the applicant comply with all applicable conditions and requirements of the Department of Public Works and Waste Management.

ES:MW:GR:NN:JC:CH



Eric Silva, AICP, Interim Assistant Director
Zoning and Community Design
Miami-Dade County Department of
Sustainability, Planning and Economic Enhancement

NDN

- ZONING RECOMMENDATION ADDENDUM
- HISTORY
- MOTION SLIPS*
- DEPARTMENT MEMORANDA
- DISCLOSURE OF INTEREST*
- HEARING PLANS*
- MAPS

*If applicable

ZONING RECOMMENDATION ADDENDUM

Ives Dairy Road Baptist Church, Inc.
Z11-041

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

<p>Parks and Recreation (Pg. I-51)</p>	<p>The Adopted 2015 and 2025 Land Use Plan currently designates the subject property as being within the Urban Development Boundary for Parks and Recreation use. The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvement Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large scale development. Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential development or other is otherwise subject to a restrictive covenant accepted by a public entity.</p>
<p>Business and Office (Page I-41)</p>	<p>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</p>
<p>Institutions, Utilities and Communications (I-52.4)</p>	<p>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</p>

ZONING RECOMMENDATION ADDENDUM

Ives Dairy Road Baptist Church, Inc.
Z11-041

<p>Uses and Zoning Not Specifically Depicted (Pg. I-73)</p>	<p>Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy 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 are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree, which has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning..</p>
<p>Objective LU-4 (Pg. I-11)</p>	<p><i>Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i></p>
<p>Policy LU-4C (Pg. I-11)</p>	<p><i>Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

1. IVES DAIRY ROAD BAPTIST CHURCH INC.
(Applicant)

11-12-CZ2-1 (11-041)
Area 2/District 01
Hearing Date: 12/13/11

Property Owner (if different from applicant) **IVES DAIRY ROAD BAPTIST CHURCH INC.**

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

If so, who are the interested parties?

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1955	Cason Ives	- Zone change from AU to RU-1.	BCC	Recommended for Approval
1955	Ives Certified Dairy	- Zone change from AU to RU-1.	BCC	Approved
1964	J. Cason Ives	- Special Exception (Church & Sunday School).	ZAB	Approved w/conds.
1965	Two Seasons, Inc	- Zone change from (AU, RU-1 & BU-1A to RU-4L, RU-4M, RU-5A & RU-1).	BCC	Approved
1965	Two Seasons, Inc	- Zone change from (AU, RU-1 & BU-1A to RU-4L, RU-4M, RU-5A & RU-1). - Unusual Use for lake excavation, hospice, and golf course. - Use Variance for convalescent facility. - Special Exception for a church.	BCC	Approved w/conds.
1965	Two Seasons, Inc	- Zone change from (AU, RU-1 & BU-1A to RU-4L, RU-4M, RU-5A & RU-1). - Unusual Use for lake excavation, hospice, and golf course. - Use Variance for convalescent facility. - Special Exception for a church.	ZAB	Recommended for Approval
1967	New Hope Baptist Church	- Unusual Use to permit a kindergarten.	ZAB	Approved w/conds.

1970	North Dade Heights Baptist Church	- Modify conditions of resolution.	ZAB	Approved
1977	North Dade Heights Baptist Church	- Special Exception to permit expansion. - Variance setback requirements.	ZAB	Approved w/conds.
1978	North Dade Heights Baptist Church and Sky Lake Development	- Special Exception for private school. - Non-Use Variance of kid count and play area.	ZAB	Approved in part with conditions
1978	North Dade Heights Baptist Church and Sky Lake Development	- Variance private school with 240 students and outdoor play area.	BCC	Appeal Approved Application Approved
1979	North Dade Heights Baptist Church and Sky Lake Development, Inc	- Modify of conditions of resolution and Non-Use Variance of outdoor play area.	ZAB	Approved w/conds.

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

Memorandum

Date: October 24, 2011

To: Charles Danger, P.E., Interim Director
Permitting, Environment and Regulatory Affairs

From: Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs



Subject: C-02 #Z2011000041-1st Revision
Ives Dairy Road Baptist Church, Inc.
1121 N.E. 205th Street
To Permit Less Street Trees than Required and Modification of a Previous
Resolution to Show Less Landscaping for an Existing Church
(AU) (3.38 Acres)
32-51-42

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

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

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

Wastewater Disposal

Although sanitary sewers abut the subject property the Miami-Dade Water and Sewer Department has indicated the abutting sewer line is a private line and is not available for connection. Therefore, the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste could be approved, provided that the proposed development meets the sewage loading requirements of Section 24-43.1(4)(b) of the Code. The maximum sewage loading shall not exceed 1,500 gallons per day per acre (gpd/acre) for nonresidential properties served by a septic tank in conjunction with public water. The subject property contains 112,210 square feet, and the proposed development would generate a wastewater flow of approximately 2,576 gallons per day (gpd). This translates into a sewage loading rate of 1,000 gpd/acre which complies with sewage loading requirements as defined in Section 24-43.1(4)(b) of the Code.

Stormwater Management

The proposed change will not affect the existing stormwater management system.

Wetlands

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

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

Tree Preservation

According to the site plan submitted with this zoning application, the variance for the street trees will not impact tree resources. Please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

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

Concurrency Review Summary

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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

Cc: Eric Silva, Permitting, Environment and Regulatory Affairs

Child Care Check List for
Day Nursery, Day Care Center, Kindergarten and Private School

School Name: Jves Dairy Road Baptist Church.

School Address: 1121 NE 205 Terr., Miami, FL 33179 Tax Folio # 30 - 1232000010

1. Is this an expansion to an existing school Yes No If yes, indicated the number of students: _____ and age and grade ranges originally approved: _____.
2. Total size of site: _____ x _____ = 143,928 + 43,560 sq. ft. = 3.38 acres
3. Number of children or students requested: 185 Ages: 0-5 (preschool)
4. Number of teachers: 12 Number of administrative & clerical personnel: 3
5. Number of classrooms: 14 Total square footage of classroom area: 14,914
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
10,153
7. Amount of outdoor recreation/play area in square footage: 11,250

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
_____.
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 93 parking spaces required by §33-124(L) 89
10. Indicate the number of auto stacking spaces: 93 provided 89 required.
11. Proposed height for the structure(s): Existing, No Change See §33-151.18(g).
12. Size of identification sign: 6 x 4 = 24 sq. ft. See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: M-F 7AM-6PM
14. Does the subject facility share the site with other facilities? Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans).
N/A

211-041

3.

AK

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

- a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x 185 (number of children) = 6475 sq. ft. of classroom area required.

- b. Elementary Grades 1-6

30 sq. ft. x NA (number of children) = _____ sq. ft. of classroom area required.

- c. Junior High and Senior High Schools (Grades 7-12)

25 sq. ft. x NA (number of children) = _____ sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 6475
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: NA

OUTDOOR RECREATION SPACE:

- a. Day nursery/kindergarten, preschool and after school care

45 sq. ft. x 9250 (1/2 of children) = 416250

- b. Grades 1-6 NA 500 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x _____ (remaining children) = _____

- c. Grades 7-12 NA 800 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x _____ (next 300 children) = _____

150 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 416250
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 16200

TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.

- a. 28 trees are required per net acre. Trees required: _____ Trees provided: 27.

- b. Ten shrubs are required for each tree required. Shrubs required _____ Shrubs provided _____.

- c. Grass area for organized sports/play area in square feet: _____ NA

- d. Lawn area in square feet (exclusive of organized sports/play area): 26,286.

211-041

xtt

School Address: 1121 NE 205 Terr. Miami Zip Code: 33179

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 19th day of SEPTEMBER, 2011 at Miami-Dade County, Florida.

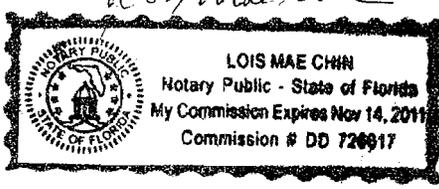
Qua J. Waldman President
Signature

WITNESSES: [Signature]
[Signature]
Walt Thomas

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 19th day of SEPTEMBER, 2011, before me personally appeared Qua J. Waldman, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: NOVEMBER 14, 2011.
Lois Mae Chin



211-041

AK

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: IVES DAIRY ROAD BAPTIST CHURCH INC.

This Department has no objections to this application.

This Department has no objections to the request to permit existing parking and drives within 25 feet of a right-of-way.

Directional arrows and signs to direct traffic are to be placed throughout the parking lot as shown on the site plan.

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

Additional improvements may be required at time of permitting/platting.

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



Raul A Pino, P.L.S.

05-OCT-11



Memorandum

Date: 14-NOV-11
To: , Director
 Department of Permitting, Environment and Regulatory Affairs
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2011000041

Fire Prevention Unit:

The Fire Water & Engineering Bureau has reviewed and approved the site plan dated stamp received 9/23/11.

Service Impact/Demand

Development for the above Z2011000041
located at 1121 NE 205 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0049 is proposed as the following:

_____	dwelling units	_____	square feet
residential		industrial	
_____	square feet	_____	square feet
Office		institutional	
_____	square feet	_____	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:13 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station No. 63 - Highland Oaks - 1655 NE 205 St - ALS Engine, Haz Mat, Rescue

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 12-JUL-11
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

IVES DAIRY ROAD BAPTIST
CHURCH INC.

1121 NE 205 TERRACE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000041

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC; No open cases. BNC: No open cases.

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

REPORTER NAME:

NCS Albury

Memorandum



Date: October 26, 2011

To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement Department

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

Subject: Z2011000041 – Ives Dairy Road Baptist Church
Review includes revised plans dated stamped received 9/23/2011

Application Name: Ives Dairy Road Baptist Church

Project Location: The site is located at 1121 NE 205th Terrace, Miami-Dade County.

Proposed Development: The applicant is requesting a variance regarding a marquis sign and a reduction in the required number of street trees. Review includes revised plans dated stamped received 9/23/2011.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

SURROUNDING PROPERTY

NORTH:

Horse farm & ranch

SOUTH:

One story single family homes

EAST:

Two story townhome development

WEST:

One story single family residences

SURROUNDING AREA

Subject property is surrounded by single family residences, townhomes, horse ranch/farm & office park.

NEIGHBORHOOD CHARACTERISTICS:

Single family residential & light commercial neighborhood close to six lane road.

COMMENTS:

None.

Inspector **RODRIGUEZ, FRANK**

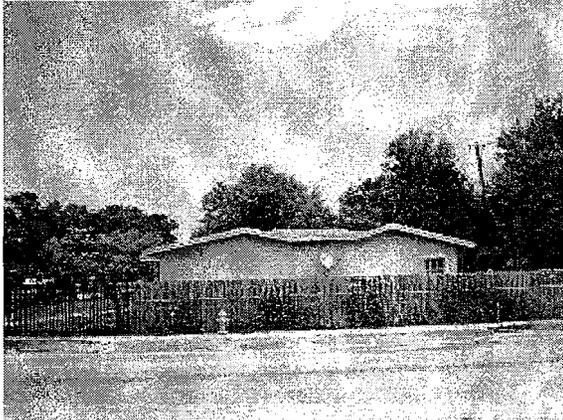
Evaluator **N/A**

Process Number: **Z2011000041** Applicant Name **IVES DAIRY ROAD BAPTIST CHURCH INC.**



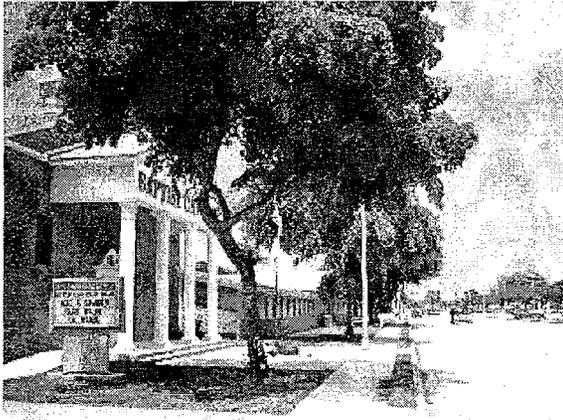
Date: 14-JUL-11

Comments: EAST VIEW OF NORTH PROPERTY LINE OF SUBJECT PROPERTY.



Date: 18-JUL-11

Comments: EAST VIEW OF PROPERTY TO THE EAST OF SUBJECT PROPERTY.



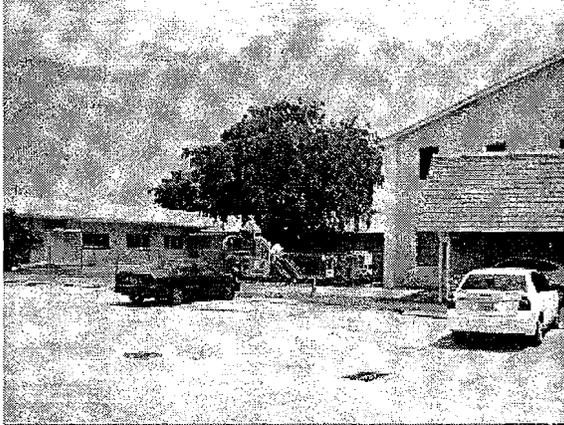
Date: 18-JUL-11

Comments: EAST VIEW OF SOUTH PROPERTY LINE OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANK**

Evaluator **N/A**

Process Number: **Z2011000041** Applicant Name **IVES DAIRY ROAD BAPTIST CHURCH INC.**



Date: 18-JUL-11

Comments: NORTHEAST VIEW OF PLAYAREA ON SUBJECT PROPERTY.



Date: 18-JUL-11

Comments: NORTHEAST VIEW OF WEST ELEVATION OF SUBJECT PROPERTY.



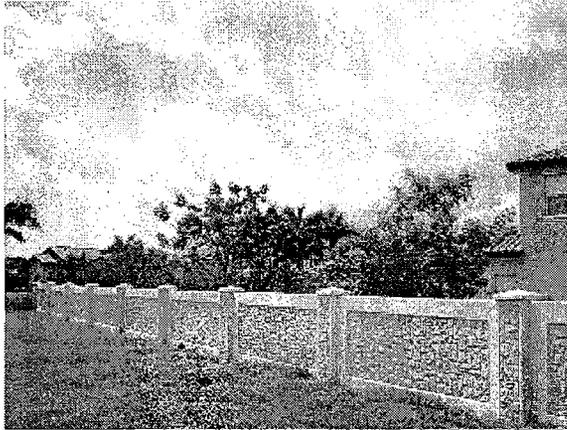
Date: 18-JUL-11

Comments: NORTHWEST VIEW OF PROPERTY TO THE NORTH OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANK**

Evaluator **N/A**

Process Number: **Z201100041** Applicant Name **IVES DAIRY ROAD BAPTIST CHURCH INC.**



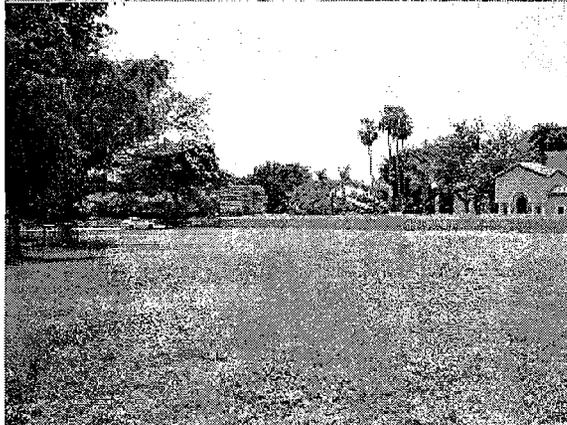
Date: 18-JUL-11

Comments: NORTHWEST VIEW OF PROPERTY TO THE WEST OF SUBJECT PROPERTY.



Date: 18-JUL-11

Comments: SOUTH VIEW OF TREE LINE AT WEST SIDE OF SUBJECT PROPERTY.



Date: 18-JUL-11

Comments: SOUTH VIEW OF WEST PORTION OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANK**

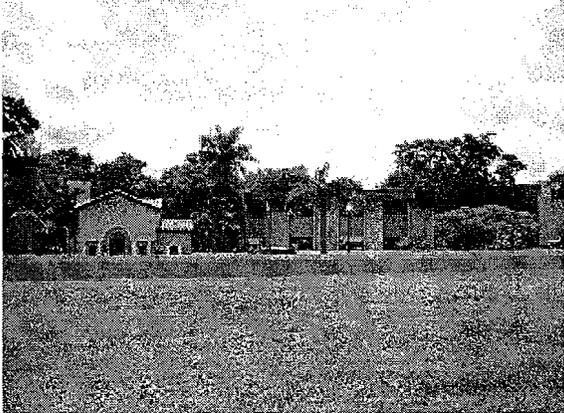
Evaluator **N/A**

Process Number: **Z2011000041** Applicant Name **IVES DAIRY ROAD BAPTIST CHURCH INC.**



Date: 18-JUL-11

Comments: SOUTHWEST VIEW OF PROPERTIES TO THE SOUTH OF SUBJECT PROPERTY.



Date: 18-JUL-11

Comments: WEST VIEW OF GUARD HOUSE AT ENTRANCE TO TOWNHOME DEVELOPMENT AND OFFICE PARK TO THE WEST OF SUBJECT PROPERTY.



Date: 18-JUL-11

Comments: WEST VIEW OF SUBJECT PROPERTY.



DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Ives Dairy Road Baptist, Inc

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>	<u>Not For Profit</u>
<u>Eva J. Wildman / President</u>	<u>0</u>	
<u>Eva Brown / Secretary</u>		
<u>INA. N. Ford / V-President</u>		
<u>Non-Profit</u>		<u>No Stock</u>

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

TRUST/ESTATE NAME _____

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

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 211-041
 APR 18 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AB

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

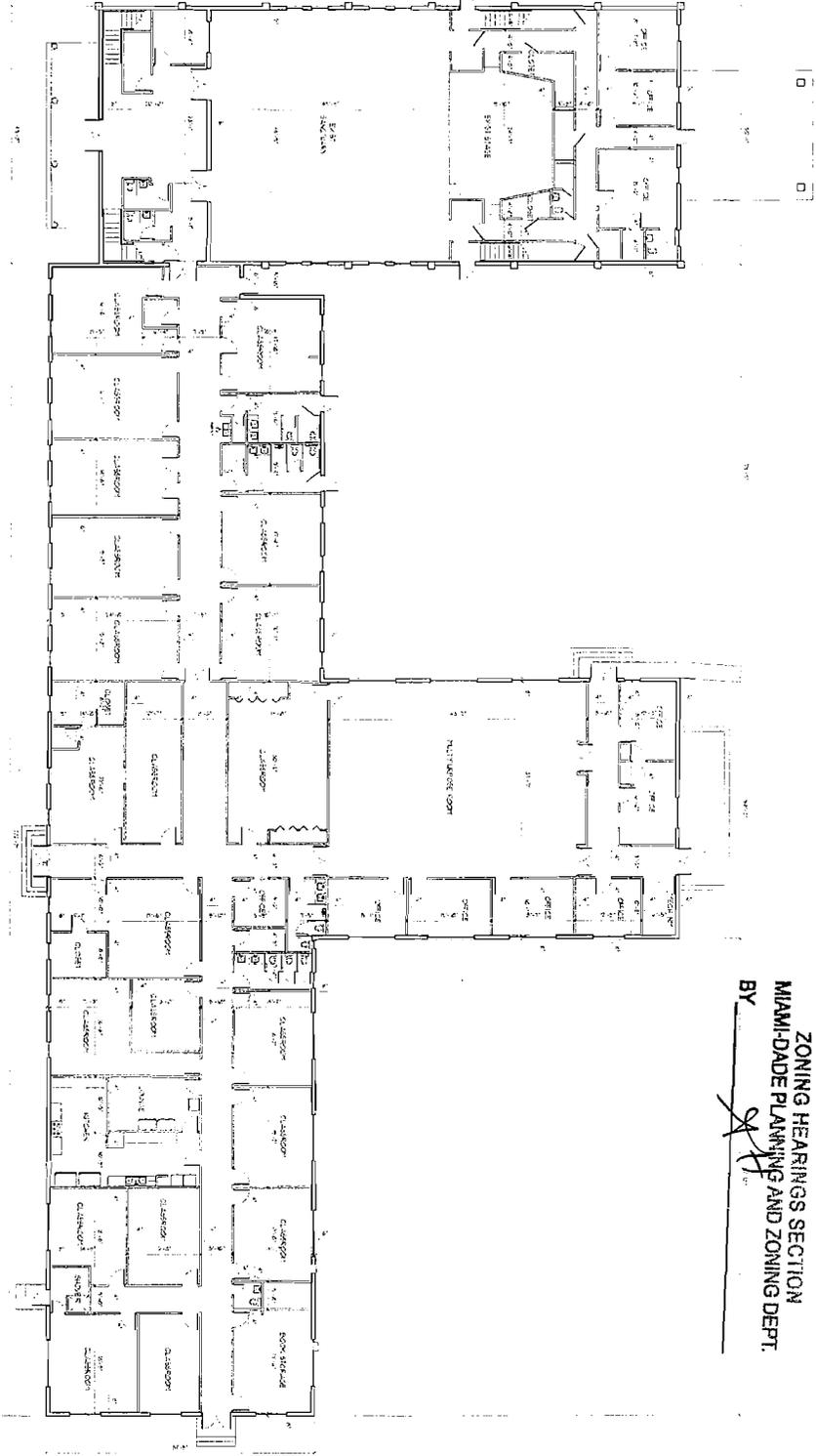
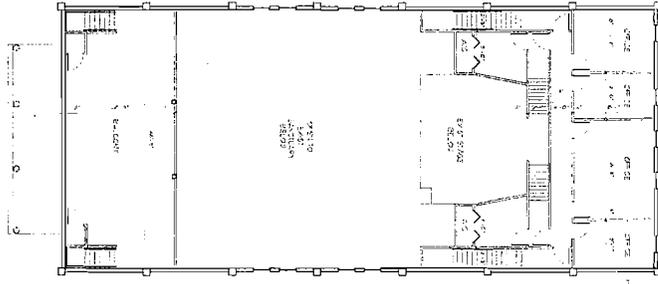
PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

EXISTING SECOND FLOOR PLAN SCALE 1/8" = 1'-0"

2 EXISTING FIRST FLOOR PLAN



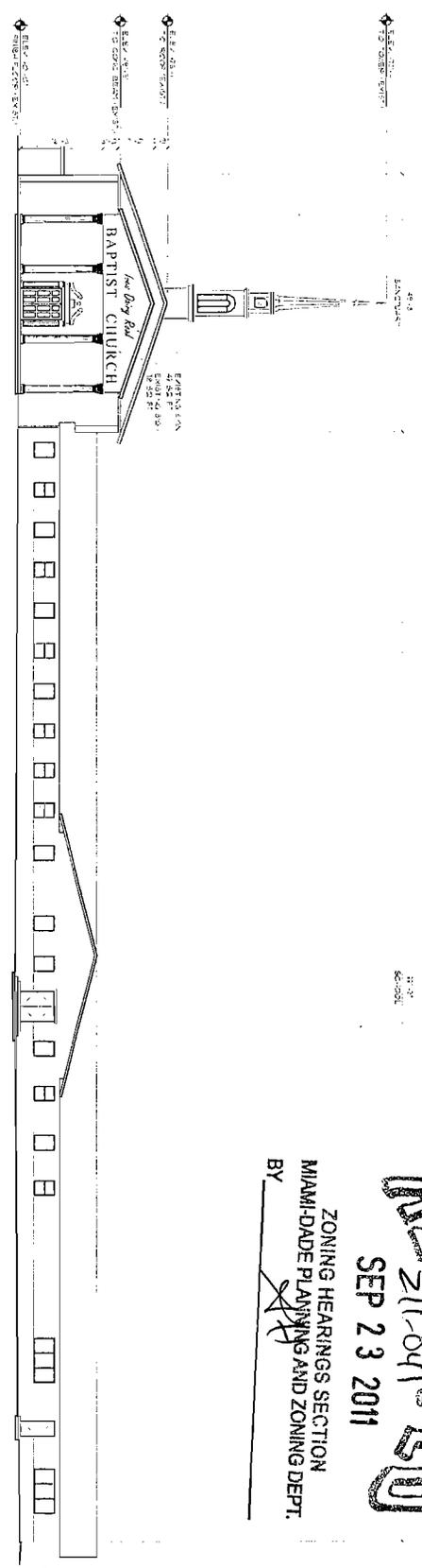
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

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 SEP 23 2011

EXISTING SOUTH BUILDING ELEVATION

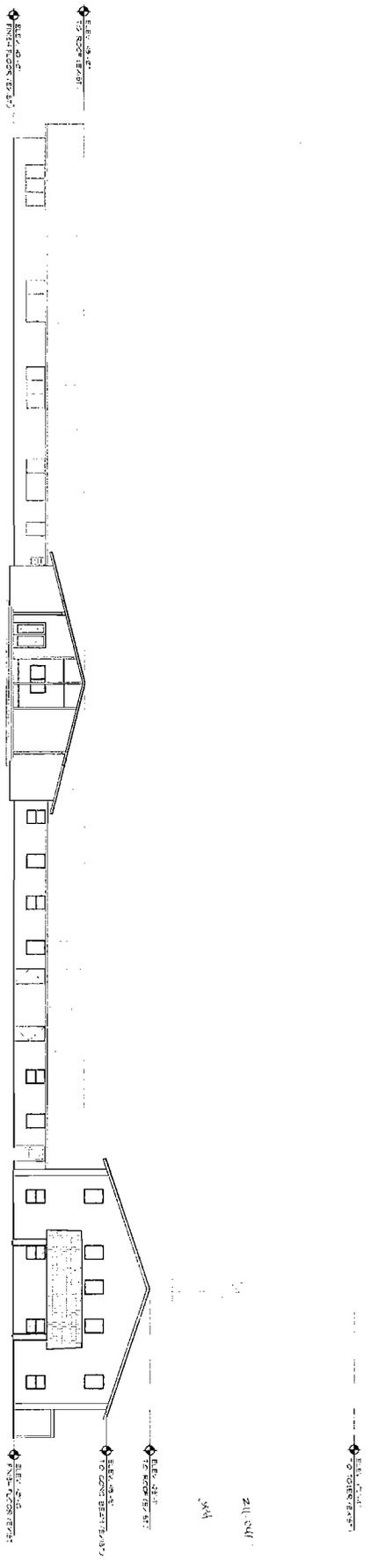
SCALE 3/8" = 1'-0" 2

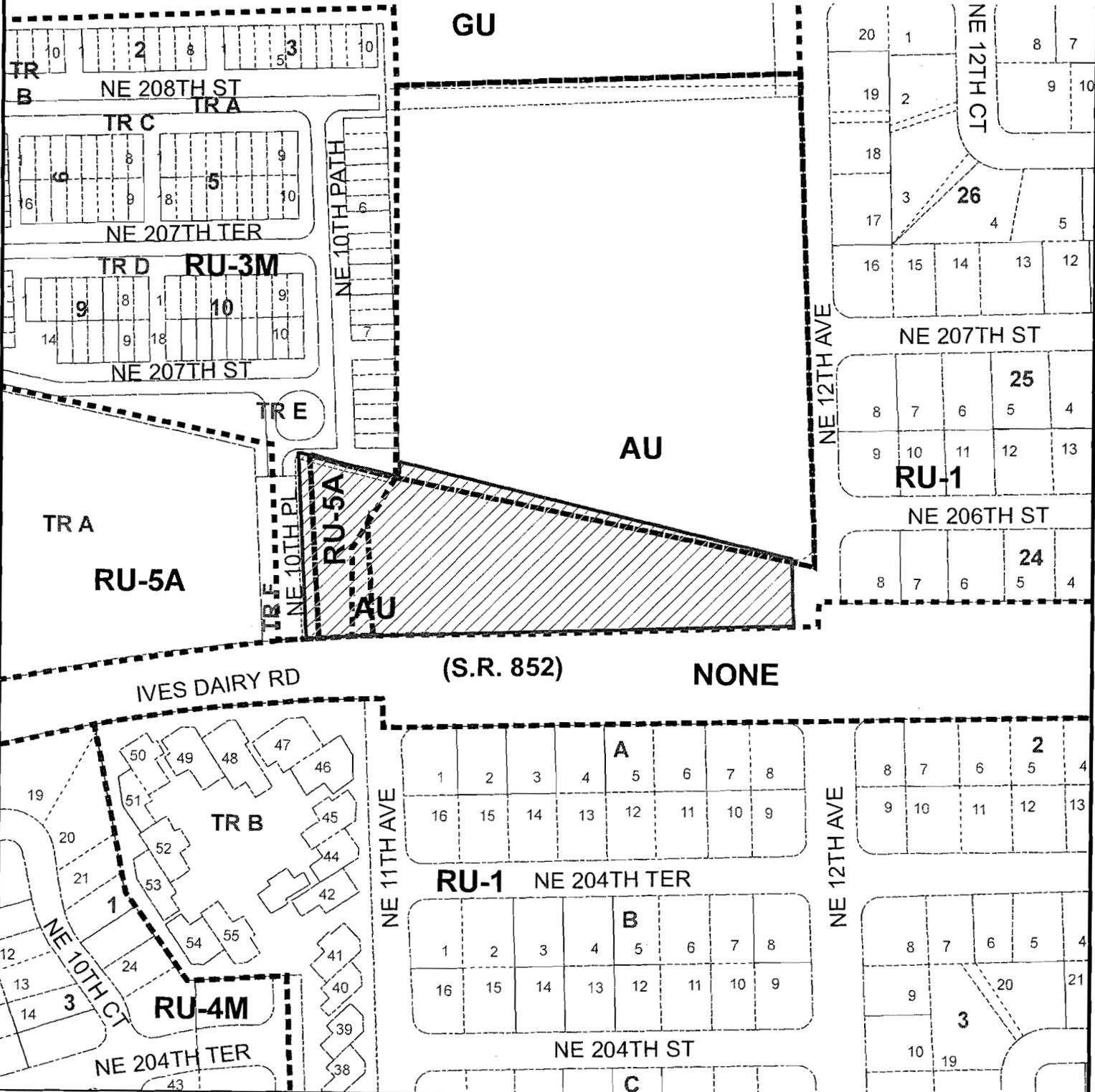


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 21-04
 SEP 23 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

EXISTING NORTH BUILDING ELEVATION

SCALE 3/8" = 1'-0" 1





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000041



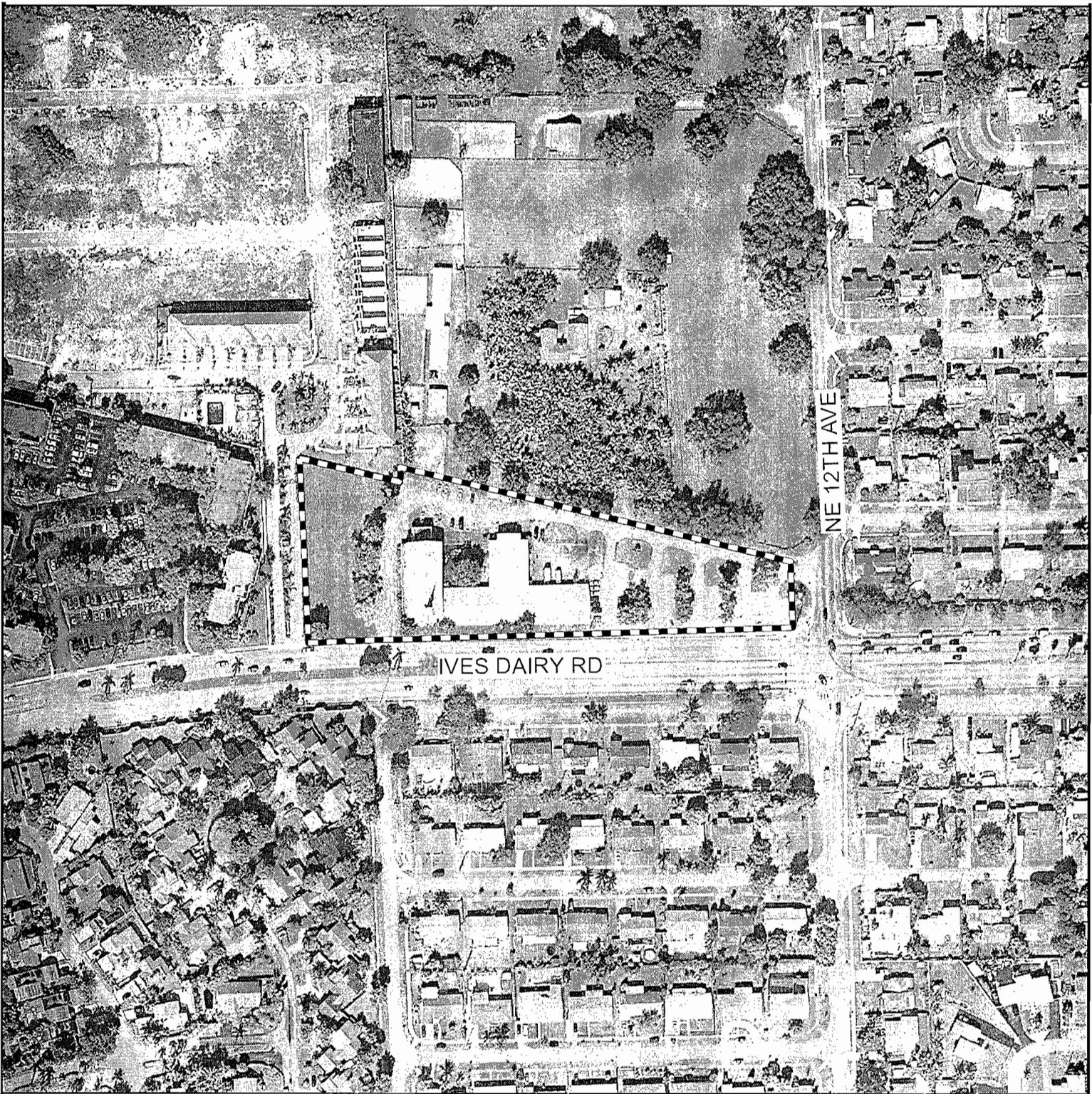
Section: 32 Township: 51 Range: 42
 Applicant: IVES DAIRY ROAD BAPTIST CHURCH INC.
 Zoning Board: C2
 Commission District: 1
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend
 Subject Property Case
 Zoning



SKETCH CREATED ON: Tuesday, May 3, 2011

REVISION	DATE	BY
		34



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z2011000041



Section: 32 Township: 51 Range: 42
 Applicant: IVES DAIRY ROAD BAPTIST CHURCH INC.
 Zoning Board: C2
 Commission District: 1
 Drafter ID: KEELING STENNETT
 Scale: NTS

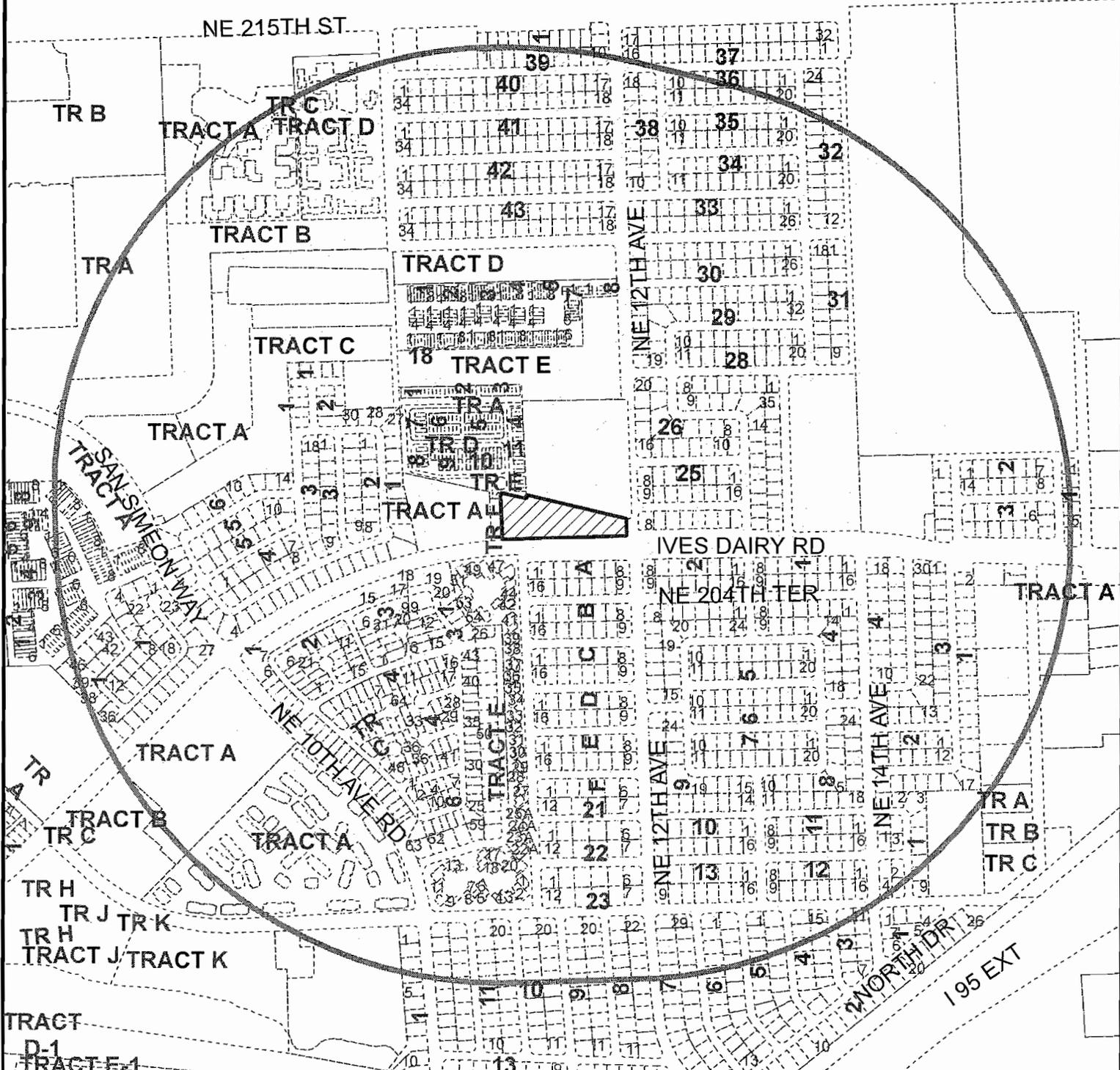
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, May 3, 2011

REVISION	DATE	BY
		35



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2011000041

Section: 32 Township: 51 Range: 42
 Applicant: IVES DAIRY ROAD BAPTIST CHURCH INC.
 Zoning Board: C2
 Commission District: 1
 Drafter ID: KEELING STENNETT
 Scale: NTS

RADIUS: 2640

Legend

-  Subject Property
-  Contiguous Properties
-  Buffer



SKETCH CREATED ON: Tuesday, May 3, 2011

REVISION	DATE	BY