

FINAL AGENDA

2-13-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 11
KENDALL VILLAGE CENTER - CIVIC PAVILION
8625 SW 124 Avenue, Miami
Tuesday, March 20, 2012 at 7:00 p.m.

CURRENT

1. 12-3-CZ11-1 NEW LIFE COMMUNITY CHURCH, INC. 11-61 28-55-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF TUESDAY, MARCH 20, 2012

KENDALL VILLAGE CENTER – CIVIC PAVILLION

8625 SW 124 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

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 Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 11**

PH: Z11-061 (12-3-CZ11-1)

March 20, 2012

Item No. 1

Recommendation Summary	
Commission District	9
Applicant	New Life Community Church, Inc.
Summary of Requests	The applicant is seeking to establish a religious facility in the GU, Interim District on a parcel of land that is smaller than required by the zoning district and setback less than required from property lines.
Location	15045 SW 160 Street, Miami-Dade County, Florida.
Property Size	2.56 acres
Existing Zoning	GU
Existing Land Use	Single-family residence
2015-2025 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses, Section 33-311(A)(4)(b), Section 33-311(A)(4)(b), Non-Use Variance standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) NON USE VARIANCE to permit a building of public assemblage setback 49' 8" (50' required) from the front (south) property line and setback 50' from the interior side (east) property lines (75' required).

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs or its successor Department entitled "Master Site Plan for New Life Community Church," as prepared by Robert Ellis Nelson and Associates, consisting of 5 sheets and dated stamped received 10/18/11 and 2 sheets dated stamped received 9/1/11, for a total of 7 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The plans submitted depict the existing 1,853 sq. ft. single-family residence which the applicant proposes to convert into offices and meeting space for bible study and prayer group for the proposed religious facility. Additionally, the plans depict the proposed 6,065 sq. ft. fellowship hall and sanctuary building, which the applicant states will be developed in Phase 2 of the development. The plans also depict 68 proposed parking spaces as well as ingress/egress drives along the front (south) property line abutting SW 160 Street.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; single-family residence	Estate Density Residential, (1 to 2.5 dua)
North	EU-M; single-family residences	Estate Density Residential, (1 to 2.5 dua)
South	GU; vacant	Estate Density Residential, (1 to 2.5 dua)
East	GU: religious facility	Estate Density Residential, (1 to 2.5 dua)
West	EU-M; single-family residence, vacant land	Estate Density Residential, (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The 2.56 gross acre subject property is surrounded by single-family residences, a similar religious facility and vacant land.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community with additional religious services. However, the proposed religious facility could create additional traffic impacts on the surrounding primarily residential neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Estate Density Residential**. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per acre.*

Additionally, the CDMP Land Use Element Interpretative text for the Residential Communities designation also permits *neighborhood and community services such as houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU 4A**, among which are *access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable.* Further, CDMP Land Use Element, **Policy LU 4D** states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.*

The applicant seeks to establish the religious facility on the subject parcel in two (2) phases with variances to the front and interior side setback areas based on the requirements of the Code for buildings of public assemblage. The first phase will consist of the remodeling of the existing

1,853 sq. ft. residential structure on the western portion of the parcel for use as offices and storage during the development of the property. The second phase involves the construction of the 6,065 sq. ft. sanctuary and fellowship hall building and the parking areas on the eastern portion of the property abutting a previously approved religious facility.

Staff opines that the applicant has demonstrated a great degree of sensitivity in the proposed development of the site by locating the more intensive uses inclusive of the sanctuary and fellowship hall on the southeastern portion of the site away from the residential developments to the north and west. Further, the applicant has provided an adequate landscape buffer in the form of a continuous hedge and trees within a landscape buffer along the rear (north) and interior side (west) property lines which abut single-family residences, and a vacant property that is zoned for single-family residential development. As such, staff opines that approval of the proposed religious facility with the requested setback variances is **compatible** with the surrounding uses and therefore **consistent** with the CDMP Land Use Element interpretative text for the permitted uses in areas designated Residential Communities, CDMP Land Use Element **Policy LU 4D** and the CDMP LUP map designation for the entire subject property.

ZONING ANALYSIS:

When request #1, to permit the proposed religious facility on the subject property is analyzed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses, staff opines that the approval of this request would be **compatible** with the surrounding residential uses located to the north and west as well as the existing religious facility located to the east. Staff opines that based on memoranda from the Environment Division of the Permitting, Environment and Regulatory Affairs (PERA) Department, Miami-Dade Fire Rescue Department (MDFRD) and the Public Works and Solid Waste Department, the approval of the applied for exception would not generate or result in excessive noise or traffic. Further, staff opines that when considering the necessity for and reasonableness of such applied for exception in relation to the present and future development of the area concerned, the proposed use would not cause undue or excessive burden on public facilities, tend to create a fire or other equally or greater dangerous hazards. Staff notes that the proposed religious facility use is located on a half-section line roadway which also abuts other existing institutional uses such as the existing religious facility located to the east and an existing park located one block to the west, at the northwest corner of SW 152 Avenue and SW 160 Street. However, staff recommends as conditions for approval that the use of outdoor speakers in connection with the proposed religious facility uses be prohibited and that the outdoor lighting in the parking lots to the rear be oriented away from the residences located to the north. **Therefore, staff recommends approval with conditions of request #1, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

When request #2, pertaining to the setback requirements for a building of public assemblage from property lines 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. The Zoning Code requires that the subject property that is currently zoned GU meet the requirements of the EU-2, Single-Family Five Acre Estate District regulations for the location of public assemblage uses. Staff opines that although there will be a 25' encroachment into the east setback area, the similarity of the uses on the abutting property will not result in any negative noise impacts. Additionally, as mentioned earlier, staff opines that the proposed development has been designed with sensitivity to the residences and residentially zoned properties located to the north and west, with the more intensive uses including the sanctuary

and fellowship hall located on the southeastern section of the parcel and away from said uses. However, staff notes that the applicant indicated in their letter of intent that the existing residence will be used for offices and prayer meetings during the first phase of the development. Therefore, staff recommends as a condition for approval that the maximum occupancy of said building be restricted to less than forth-nine (49) persons at any time which is the minimum threshold for buildings to be classified as buildings of public assemblage.

Staff notes also that the applicant has provided adequate landscaping along the interior side (east and west) and rear (north) property lines in the form of a continuous hedge and trees, which will mitigate any negative visual impact of the proposed facility or the parking areas on the surrounding properties. **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate adequate parking and drives, with ingress/egress drives from SW 160 Street.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

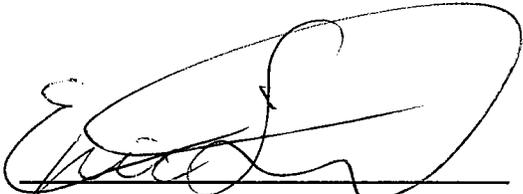
RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Master Site Plan for New Life Community Church," as prepared by Robert Ellis Nelson and Associates, consisting of 5 sheets and dated stamped received 10/18/11 and 2 sheets dated stamped received 9/1/11, for a total of 7 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.
5. That all outdoor lighting on the property be in compliance with Miami-Dade County's outdoor lighting regulations; specifically that any over-spill lighting onto adjacent properties not exceed one-half (1/2) foot candle vertical nor one-half (1/2) foot candle horizontal illumination on adjacent properties or structures, and that the outdoor lighting installation shall not be used until a compliance letter from a registered engineer or architect is provided.
6. That the use of outdoor speakers in connection with the religious facility or ancillary use be prohibited.

7. That the occupancy of the existing residential building be restricted to a maximum of forty-nine (49) persons at all times.
8. That the applicant comply with all applicable conditions and requirements of the Environment Division of the Permitting, Environment and Regulatory Affairs Department.

ES:MW:GR:NN:JC:CH



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

*NW
GWR*

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

*If applicable

1. NEW LIFE COMMUNITY CHURCH, INC.
(Applicant)

12-3-CZ11-1 (11-061)
Area 11/District 09
Hearing Date: 03/20/12

Property Owner (if different from applicant) **NEW LIFE COMMUNITY CHURCH, INC.**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

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

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

Memorandum 

Date: October 28, 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-11 #Z2011000061-3rd Revision
New Life Community Church, Inc.
15045 S.W. 160th Street
Special Exception to Permit a Church
(GU) (2.33 Acres)
28-55-39

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

Potable Water Service

The closest public water main is located approximately 287 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public water. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Engineering Section.

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

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

The use of a septic tank and drainfield system is allowed provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(4) of the Code. Based upon the available information the proposal meets said requirements. Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as

required by Section 24-43.1(4)(a) of the Code, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 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 Section 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

Wetlands

The subject properties do 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

The property contains two specimen-sized (trunk diameter 18 inches or greater) seagrape trees along the southern part of the site. Please be advised that Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. Also, any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 12-14 feet from specimen and non specimen trees, also during construction 10-12 feet barriers should be placed around specimen trees and 6-8 feet barriers around non specimen trees. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 of the Code. Therefore, appropriate actions should be taken to not adversely impact tree resources on the referenced property.

A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. Approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Program for additional information regarding tree permitting procedures and requirements prior to site development.

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

From: [Herrera, Anely \(Aviation\)](#)
To: [Herrera, Anely \(Aviation\)](#)
Subject: Z11-061-NEW LIFE COMMUNITY CHURCH, INC.- 15045 SW 160 ST-SPECIAL PERMIT RELIGIOUS FACILITY
Date: Thursday, February 09, 2012 4:18:00 PM
Attachments: [AirspaceLandUseFeeForm-Rev.2.pdf](#)
[InformationRequiredforAirspaceLandUseL.ODrev.10-3-08.pdf](#)

From: Herrera, Anely (Aviation)
Sent: Wednesday, February 08, 2012 3:45 PM
To: 'GARCIA-SERRAM@GTLAW.COM'
Cc: Ramos, Jose A. (Aviation); Riaz, Ammad (Aviation); Gisbert, Ralph (PERA)
Subject: Z11-061-NEW LIFE COMMUNITY CHURCH, INC.- 15045 SW 160 ST-SPECIAL PERMIT RELIGIOUS FACILITY

Dear Mr. Mario Garcia-Serra,

The Miami-Dade Aviation Department (MDAD) has been notified by Miami-Dade County Permitting, Environmental and Regulatory Affairs Department of your client's proposed project referenced above. Due to the height and proximity of your project to Kendall-Tamiami Executive Airport (TMB) you are required to file for an (MDAD) Height and Land Use Analysis- Letter of Determination/Maximum Allowable Structure Height Analysis.

Following please find the requirements for an MDAD Height and Land Use Analysis- Letter of Determination, Maximum Allowable Structure Height Analysis:

To obtain a MDAD Height and Land Use Analysis, Letter of Determination/Maximum Allowable Structure Height Analysis, please provide the following information for the project and complete the attached forms and submit to our office.

- Address of the property, if available.
- Folio No., if available.
- Name of project, if available.
- Maximum height of the property in A.M.S.L. (Above Mean Sea Level / NGVD (National Geodetic Vertical Datum) of any element on the roof of the building. Please note that the height we request is the tallest element on the roof, such as top of any elevator shafts, architectural features, lighting rods, flag poles, etc.
- Ground floor elevation in A.M.S.L. (Above Mean Sea Level) / N.G.V.D. (National Geodetic Vertical Datum)
- Latitude and Longitude in NAD 83, of maximum height of building/structure, if available.
- Copies of Architectural Elevations and Site Plan, preferably in PDF format via e-mail, if available.

Please note that the airspace review process is governed by two different regulations: the Miami-Dade County Height Zoning Ordinances and Federal Regulation Title 14 Part 77. The FAA has its own airspace evaluation requirements, and issues airspace determinations for structures and cranes based on the particular facts then presented before the FAA. The County's Aviation Department or the applicable municipal building official determines whether the County's height limitations are met, and FAA determines whether FAA building, marking and height requirements are met.

On September 29, 2006, the Miami-Dade Board of County Commissioners approved a fee collection for a Height Analysis Letter of Determination, as issued by the Miami-Dade Aviation Department's Aviation Planning Division.

The Aviation Department determines if a fee is required. **Buildings below 200 ft AMSL will be reviewed for proximity to the Miami-Dade County Airports and the fee payment requirement, your project falls in this category and the fee payment is required for your**

project height and location. All buildings with heights of 200 ft AMSL or higher are required to pay the fee.

- Please complete the attached form and submit to our office with payment by check in the amount of \$1,700, payable to Miami-Dade Aviation Department. The payment can be mailed (Mailing Address: P.O. Box 025504, Miami, FL 33102-5504) or brought in person to our office (Location: 4200 N.W. 36th Street, Bldg. 5a, Suite 400, Miami, Florida 33122).
- We will proceed with the height analysis upon receipt of the payment.

Following please also find a link to our forms and maps, for your information.

http://www.miami-airport.com/planning_forms_maps.asp

Information Required For Airspace Land Use LOD (Interactive Form):

<http://www.miami-airport.com/pdfdoc/InformationRequiredforAirspaceLandUseLODrev.10-3-08.pdf>

Airspace Land Use Fee Form (Interactive Form):

<http://www.miami-airport.com/pdfdoc/AirspaceLandUseFeeForm-Rev.2.pdf>

TMB Zoning (Code) :

http://www.miami-airport.com/pdfdoc/Kendall-Tamiami_Executive_Airport_Zoning.pdf

TMB Height Zoning Map:

http://www.miami-airport.com/pdfdoc/Kendall_Tamiami_Exec_Existing_Height_Zoning_Map.pdf

Any future construction or alteration, including an increase to heights requires separate notice to the FAA and the Miami-Dade Aviation Department.

Should you have any questions or if I can be of any further assistance, please feel free to contact me at (305) 876-0479.

Best Regards,

Anely Herrera
Aviation Planner
Miami-Dade Aviation Department
Aviation Planning, Land-Use & Grants Division
P.O. Box 025504
Miami, Fl. 33102-5504
Telephone: (305) 876-0479
Fax: (305) 876-7630
e-mail: aherrera@miami-airport.com



"Delivering Excellence Every Day"

**** IMPORTANT NOTICE ****

The Miami-Dade County Aviation Department is a public agency subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure. All e-mail sent and received is captured by our server and kept as a public record.

From: Herrera, Anely (Aviation)
Sent: Thursday, February 09, 2012 11:52 AM

To: 'GARCIA-SERRAM@GTLAW.COM'

Subject: FAA 7460 Filing Instructions-Z11-061-NEW LIFE COMMUNITY CHURCH, INC.- 15045 SW 160 ST- SPECIAL PERMIT RELIGIOUS FACILITY

Dear Mr. Garcia-Serra,

As per our telephone conversation, you are required to file with Federal Aviation Administration (FAA) for the structure and any construction cranes in the above referenced project. Following please find the FAA filing instructions for your use.

After you have filed with FAA, please provide us with the Aeronautical Study Number.

FAA Filing Instructions:

FAA form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards', is available through the FAA website: <https://oeaaa.faa.gov/>

The developer or representative should "e-file" this form online at <https://oeaaa.faa.gov> or it may also be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520.

From the FAA website:

OE/AAA E-filing Steps

E-FILING is the quickest method for submitting your 7460-1, Request for Construction or Alteration, for structures located OFF or ON airport property. Please follow these simple steps:

-
- Click '**New User Registration**' and complete. Make note of your user id and password.
- Add **Sponsor**. This is the party ultimately responsible for the permanent or temporary structure.
- Click '**Add New Case (OFF or ON Airport)**'.
- Proceed with adding your new case. All areas with asterisks must be completed. Click on '**Save**'.
- Click on '**Verify Map**'. Verify that the location AND site elevation are correct for your structure and click on the verification statement.
- On Airport only: Add a sketch to your submission.
- Click on '**Submit to FAA**'.
- Remember to check the website at least weekly to monitor the status of '**My Cases**'.
- For further assistance, refer to the '**User Guide**' or call the Support Desk at 202-580-7500.

Please note that the airspace review process is governed by two different regulations: the Miami-Dade County Height Zoning Ordinances and Federal Regulation Title 14 Part 77. The FAA has its own airspace evaluation requirements, and issues airspace determinations for structures and cranes based on the particular facts then presented before the FAA. The County's Department of Planning and Zoning (P&Z) or the applicable municipal building official determines whether the County's zoning requirements and height limitations are met, and FAA determines whether FAA building, marking and height requirements are met.

Any future construction or alteration, including an increase to heights requires separate notice to the FAA and the Miami-Dade Aviation Department.

If you have any questions, please contact me at 305-876-0479.

Best Regards,

Anely Herrera
Aviation Planner
Miami-Dade Aviation Department
Aviation Planning, Land-Use & Grants Division
(305) 876-0479
Fax: (305) 876-7630
e-mail: aherrera@miami-airport.com



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**** IMPORTANT NOTICE ****

The Miami-Dade County Aviation Department is a public agency subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure. All e-mail sent and received is captured by our server and kept as a public record.

From: Gisbert, Ralph (DP&Z)
Sent: Monday, September 12, 2011 10:53 AM
Subject: Zoning Hearings Document Distribution (Case # Z2011000061)

Attached is a link to the above referenced Zoning Hearings application which contains the documents for your review. Please process your review within 30 days (17-SEP-11), and forward your Department's comments to Franklin Gutierrez, Agenda Coordinator for Planning and Zoning (375-1244)

[http://www.miamidade.gov/planzone/track/zoning_show.asp?
proc_num=Z2011000061&P_DIST=Y](http://www.miamidade.gov/planzone/track/zoning_show.asp?proc_num=Z2011000061&P_DIST=Y)

Thank you.
(E-id# 28)

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: NEW LIFE COMMUNITY CHURCH, INC.

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

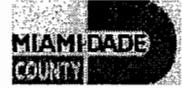
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

22-AUG-11

Memorandum



Date: 26-SEP-11
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2011000061

Fire Prevention Unit:

This memo supersedes MDRF memorandum dated September 12, 2011.

APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plan date stamped received September 1, 2011. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDRF Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDRF requirements.

Service Impact/Demand

Development for the above Z2011000061
 located at 15045 SW 160 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 2082 is proposed as the following:

N/A <u>residential</u>	dwelling units	N/A <u>industrial</u>	square feet
N/A <u>Office</u>	square feet	19,200 <u>institutional</u>	square feet
N/A <u>Retail</u>	square feet	N/A <u>nursing home/hospitals</u>	square feet

Based on this development information, estimated service impact is: 12.80 alarms-annually.
 The estimated average travel time is: 7:09 minutes

Existing services

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

Station 43 - Richmond - 13390 SW 152 Street
 Rescue, ALS 50' Squrt (TRT)

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped September 1, 2011. Substantial changes to the plan will require additional service impact analysis.

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

Memorandum



Date: June 13, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *MN* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2011000061: New Life Community Church, Inc.

Application Name: New Life Community Church, Inc

Project Location: The site is located at 15045 SW 160th Street, Miami-Dade County.

Proposed Development: The applicant is requesting a special exception to permit construction of a place of worship.

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

DATE: 28-FEB-12

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

NEW LIFE COMMUNITY CHURCH,
INC.

15045 SW 160 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000061

HEARING NUMBER

HISTORY:

FOLIO: 3059280000045/THERE ARE NO ZONING OR BUILDING SUPPORT CASES.
FOLIO: 3059280000042/THERE ARE NO ZONING OR BUILDING SUPPORT CASES.

NEW LIFE COMMUNITY CHURCH, INC

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: BOELLARD, FRANCIE

Inspection Date

Evaluator: CARL HARRISON

02/16/12

Process #: Z2011000061
Applicant's Name: NEW LIFE COMMUNITY CHURCH, INC.

Locations: 15045 SW 160 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 2.33 ACRES

Folio #: 3059280000045

Request:

- 1 SPECIAL EXCEPTION to permit a religious facility.
- 2 NON USE VARIANCE to permit a building of public assemblage setback 49'8" from the Front (S) property line (50' required) and 50' from the interior (E) property line (75') required.

EXISTING ZONING

Subject Property GU,

EXISTING USE SFR

SITE CHARACTERISTICS

STRUCTURES ON SITE:

HOUSE AND DETACHED CBS GARAGE WITH ATTACHED STRUCTURE WITH A ROOF & ENCLOSED SCREENED IN PORCH LIKE STRUCTURE IN REAR

USE(S) OF PROPERTY:

RESIDENTIAL

FENCES/WALLS:

NONE

LANDSCAPING:

APPROXIMATELY 100 TREES

BUFFERING:

NONE. THE JEHOVAH WITNESS ASSEMBLY THAT ABUTS ON THE EAST SIDE HAS A 6' MASONRY WALL

VIOLATIONS OBSERVED:

NO CU FOR THE CHURCH; HOUSE NUMBERS MISSING; JUNK AND TRASH IN REAR OF PROPERTY & 2 STRUCTURES ATTACHED TO DETACHED GARAGE WITHOUT PERMITS & WOODEN CARPORT IN REAR OF PROPERTY WITHOUT PERMITS

OTHER:

Process # Z2011000061
Applicant's Name NEW LIFE COMMUNITY CHURCH, INC.

ZONING INSPECTION REPORT

SURROUNDING PROPERTY

NORTH:

RU1

SOUTH:

VACANT LAND OWNED BY SCHOOL BOARD & RU1

EAST:

CHURCH, RU1

WEST:

MIAMI DADE PARK, VACANT RU1 LAND & RU1 HOMES

SURROUNDING AREA

MIX OF RESIDENTIAL HOMES, MIAMI DADE COUNTY PARKS, VACANT LAND ZONED RU1 & VACANT LAND OWNED BY MIAMI DADE COUNTY SCHOOL BOARD & CHURCH

NEIGHBORHOOD CHARACTERISTICS:

COMMENTS:

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MIAMI-DADE COUNTY
PROCESS #: Z11-061
DATE: MAY 25 2011

DISCLOSURE OF INTEREST*

RECEIVED
211-061
MAY 23 2011

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

BY 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: New Life Community Church, Inc., a not-for-profit corporation

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Applicant is a not-for-profit corporation.</u>	<u>N/A</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>
_____	_____
_____	_____
_____	_____
_____	_____

~~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~~

RECEIVED
211-09
MAY 20 2011

RECEIVED

MIAMI-DADE COUNTY

PROCESS # 211-061

DATE: MAY 23 2011

BY: GRT

Entities further disclosure shall be made to identify natural persons having the ultimate ownership

PLANNING AND ZONING DEPT
BY: *[Signature]*

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: *[Signature]*

Reverend Roberto E. Porras
as President of New Life Community Church

Sworn to and subscribed before me this 10 day of May, 2011. Affiant is personally know to me or has produced DRIVERS LICENSE as identification.

[Signature]

(Notary Public)



RICARDO LOPEZ
MY COMMISSION NO DD710310
EXPIRES AUG 29, 2011
FLORIDANOTARYSERVICE.COM

My commission expires: AUG 29, 2011

*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.

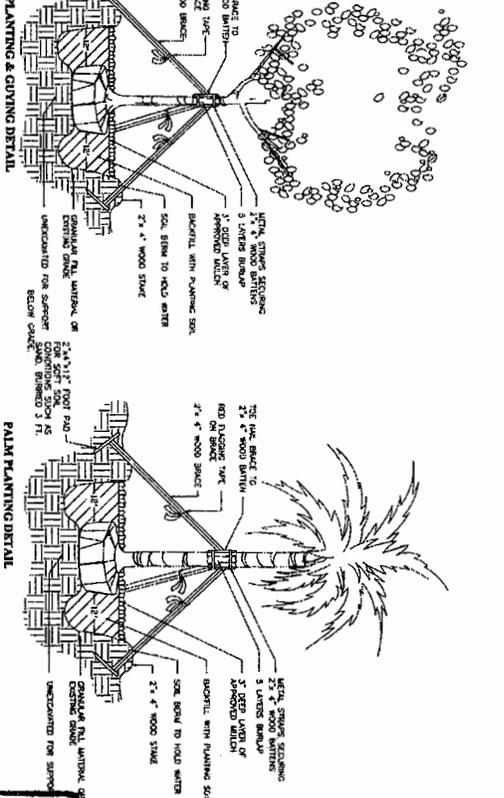
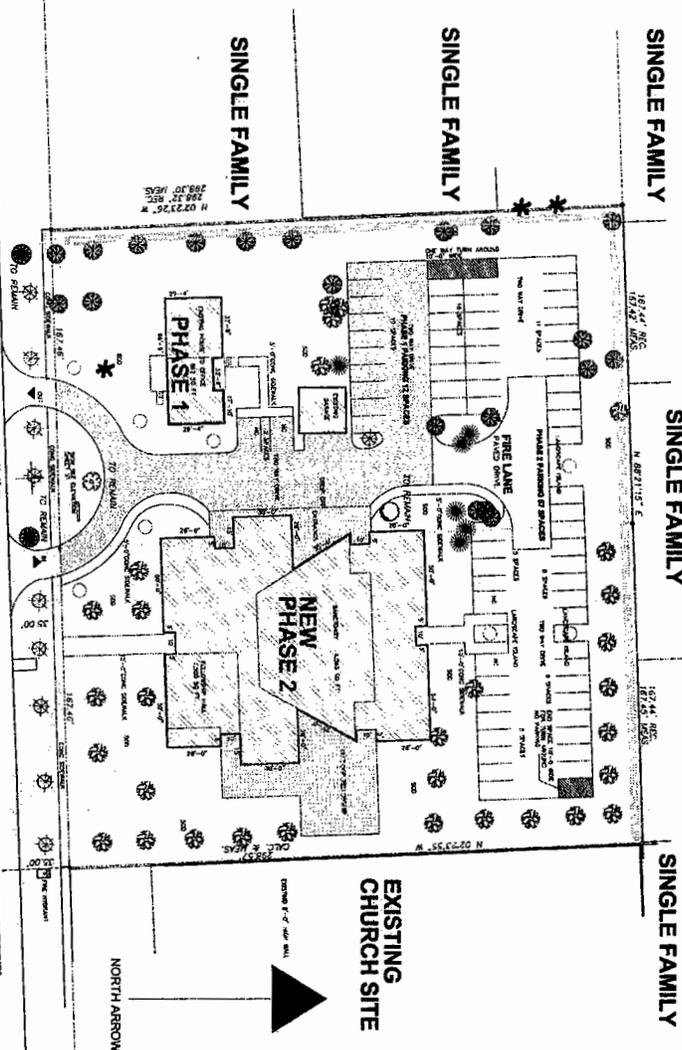
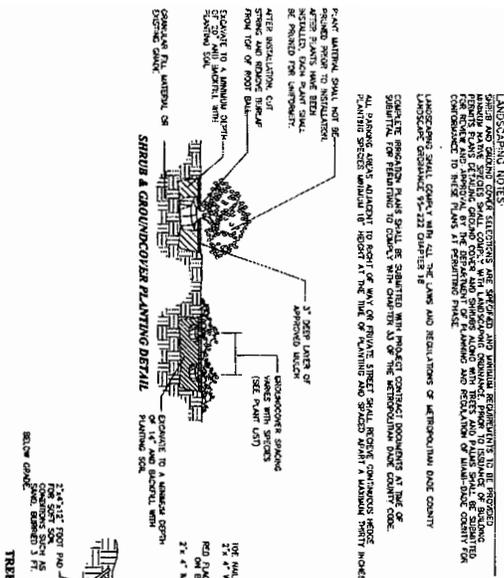
LANDSCAPE NOTES:

1. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
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10. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

NO.	SYMBOL	PLANT SPECIES	PLANTING ZONE	PLANTING DATE	PLANTING METHOD	PLANTING NOTES
1	(Symbol)	SPREADER PALM	SPREADER PALM ZONE	12-12-11	PLANTING	PLANTING IN A MINIMUM 18" X 18" PLANTING SOIL
2	(Symbol)	SPREADER PALM	SPREADER PALM ZONE	12-12-11	PLANTING	PLANTING IN A MINIMUM 18" X 18" PLANTING SOIL
3	(Symbol)	SPREADER PALM	SPREADER PALM ZONE	12-12-11	PLANTING	PLANTING IN A MINIMUM 18" X 18" PLANTING SOIL
4	(Symbol)	SPREADER PALM	SPREADER PALM ZONE	12-12-11	PLANTING	PLANTING IN A MINIMUM 18" X 18" PLANTING SOIL
5	(Symbol)	SPREADER PALM	SPREADER PALM ZONE	12-12-11	PLANTING	PLANTING IN A MINIMUM 18" X 18" PLANTING SOIL
6	(Symbol)	SPREADER PALM	SPREADER PALM ZONE	12-12-11	PLANTING	PLANTING IN A MINIMUM 18" X 18" PLANTING SOIL
7	(Symbol)	SPREADER PALM	SPREADER PALM ZONE	12-12-11	PLANTING	PLANTING IN A MINIMUM 18" X 18" PLANTING SOIL
8	(Symbol)	SPREADER PALM	SPREADER PALM ZONE	12-12-11	PLANTING	PLANTING IN A MINIMUM 18" X 18" PLANTING SOIL
9	(Symbol)	SPREADER PALM	SPREADER PALM ZONE	12-12-11	PLANTING	PLANTING IN A MINIMUM 18" X 18" PLANTING SOIL
10	(Symbol)	SPREADER PALM	SPREADER PALM ZONE	12-12-11	PLANTING	PLANTING IN A MINIMUM 18" X 18" PLANTING SOIL

SHRUBS AND GROUND COVER TO BE AS FOLLOWS:

SPREADER PALM: 12-12-11



(4) BUFFERS BETWEEN DISSIMILAR LAND USES, WHERE DISSIMILAR LAND USES EXIST ON ADJACENT PROPERTIES, AND WHERE SUCH AREAS WILL NOT BE ENTIRELY VISUALLY SCREENED BY AN INTERVENING BUILDING OR STRUCTURE, SHALL BE PROVIDED WITH A BUFFER CONSISTING OF A SIX (6) FOOT WALL OR FENCE WITH A LIFE EXPECTANCY OF AT LEAST TEN (10) YEARS, OR SHRUBS WHICH NORMALLY GROW TO A MAXIMUM HEIGHT OF SIX (6) FEET IN HEIGHT AT TIME OF PLANTING, AND SHALL BE PLANTED AT A MINIMUM AVERAGE SPACING OF THIRTY-SIX (36) INCHES ON CENTERS OR A MINIMUM OF THIRTY-SIX (36) INCHES IN HEIGHT AT TIME OF PLANTING INCHES ON CENTERS. SAID BUFFER SHALL FORM A CONTINUOUS SCREEN BETWEEN THE DISSIMILAR LAND USES WITH ONE (1) YEAR AFTER PLANTING BETWEEN SCREENING DISSIMILAR USES SHALL INCLUDE TREES PLANTED AT A MINIMUM ONE (1) FOOT UNPLANTED STIM.

THESE PRESERVATION SCREENING SIZED TREES SHALL REMAIN AND IN AREAS OF CONSTRUCTION, SCREENING SIZED TREES WILL BE RELOCATED TO THE CENTER OF ADJACENT LOTS.

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SEP 01 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

robert ellis nelson and associates ARCHITECTS INC

master site plan for new life community church

LANDSCAPE PLAN AND DATA

DATE: 08/11/11

PROJECT: NEW LIFE COMMUNITY CHURCH

LOCATION: 12345 SW 123RD AVE, MIAMI, FL 33155

SCALE: AS SHOWN

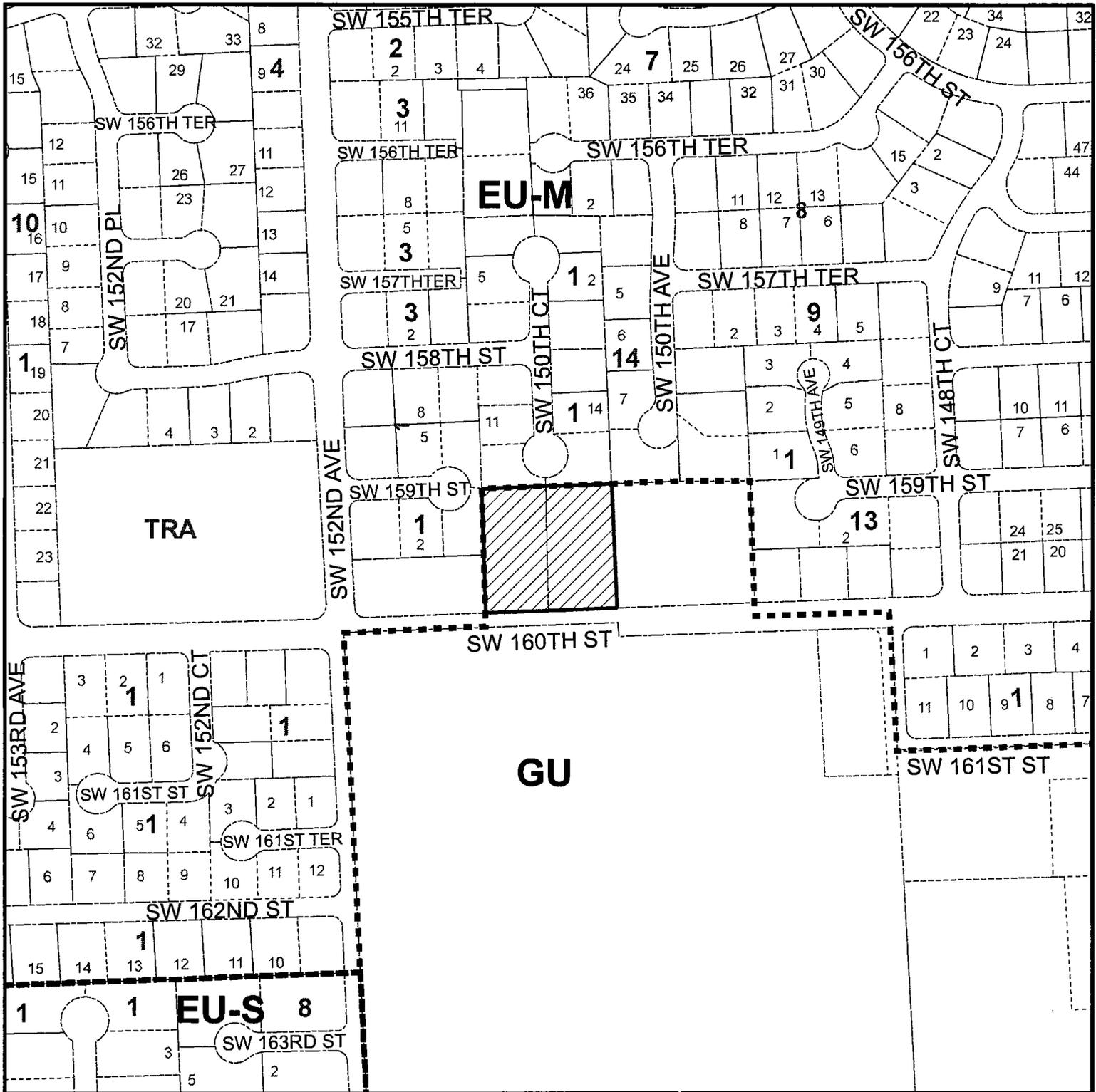
DATE: 08/11/11

PROJECT: NEW LIFE COMMUNITY CHURCH

LOCATION: 12345 SW 123RD AVE, MIAMI, FL 33155

SCALE: AS SHOWN

24



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000061



Section: 28 Township: 55 Range: 39
 Applicant: NEW LIFE COMMUNITY CHURCH
 Zoning Board: C11
 Commission District: 9
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, June 7, 2011

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

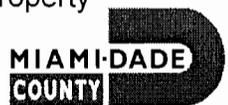
Z2011000061



Section: 28 Township: 55 Range: 39
 Applicant: NEW LIFE COMMUNITY CHURCH
 Zoning Board: C11
 Commission District: 9
 Drafter ID: KEELING STENNETT
 Scale: NTS

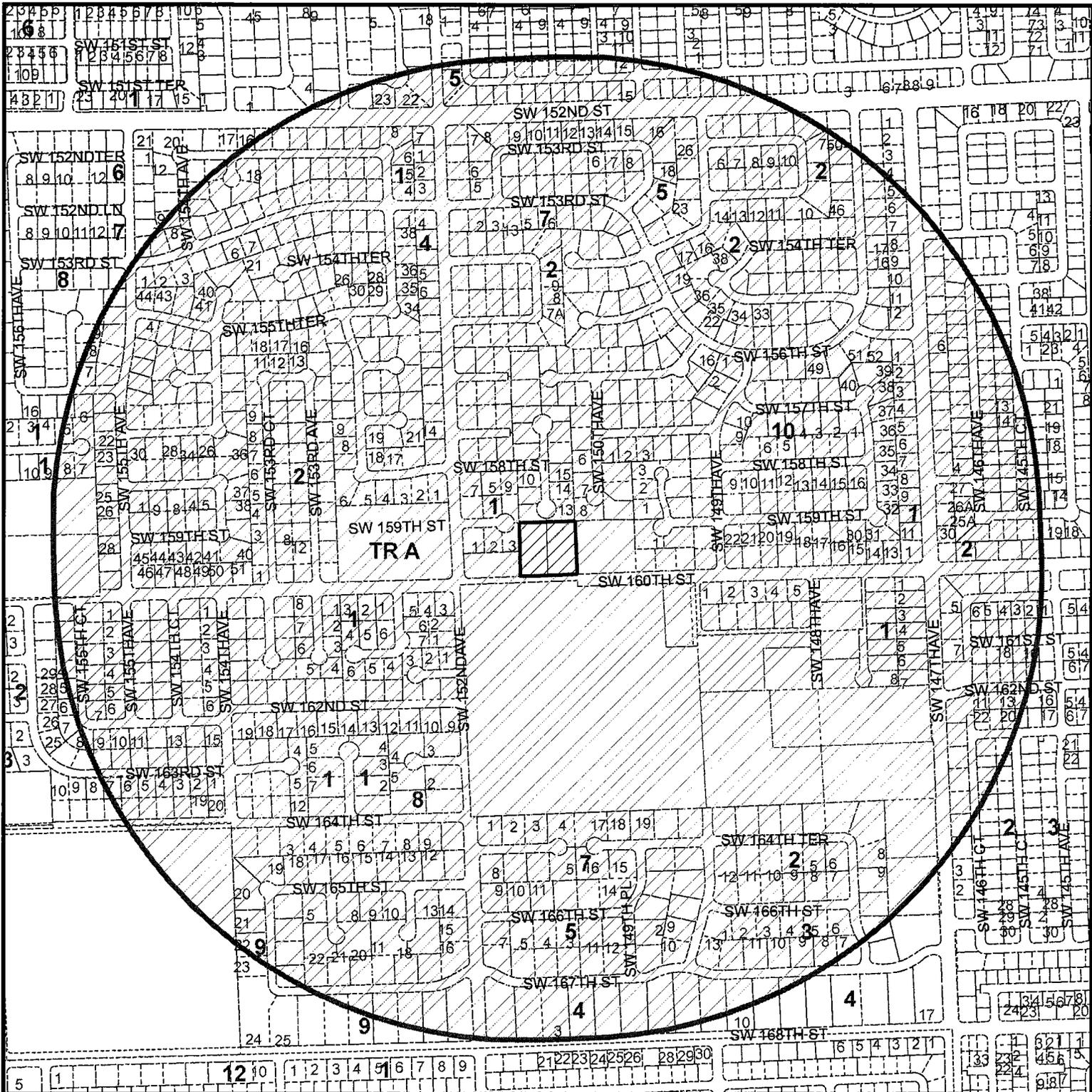
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, June 7, 2011

REVISION	DATE	BY
		31



**MIAMI-DADE COUNTY
RADIUS MAP**

**Section: 28 Township: 55 Range: 39
Applicant: NEW LIFE COMMUNITY CHURCH
Zoning Board: C11
Commission District: 9
Drafter ID: KEELING STENNETT
Scale: NTS**

**Process Number
Z2011000061
RADIUS: 2640**

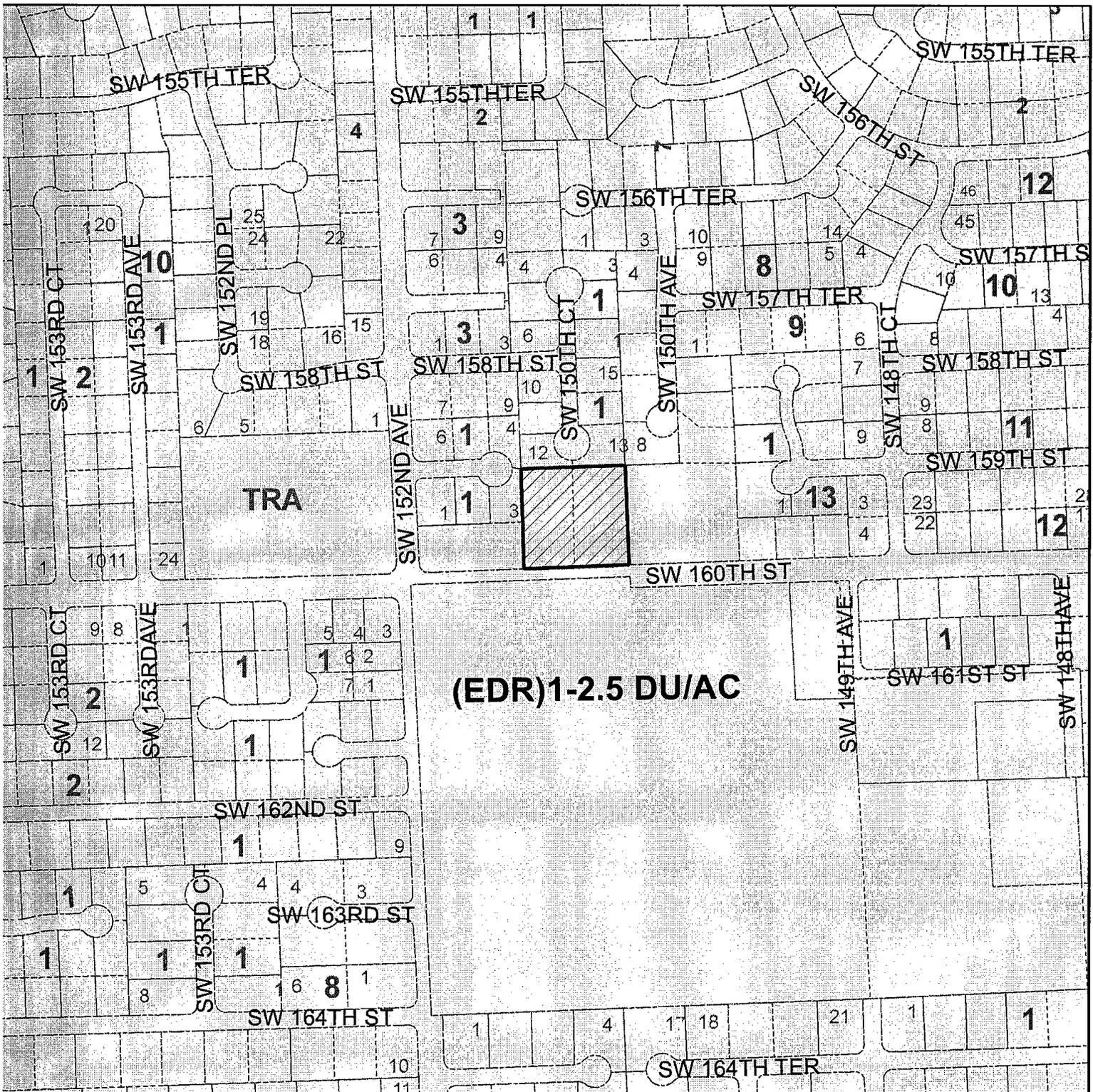
Legend

-  Subject Property
-  Buffer
-  lot_labels_block_tract
-  Property Boundaries



SKETCH CREATED ON: Monday, June 6, 2011

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000061



Section: 28 Township: 55 Range: 39
 Applicant: NEW LIFE COMMUNITY CHURCH
 Zoning Board: C11
 Commission District: 9
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, June 7, 2011

REVISION	DATE	BY