

KITS

9-8-2011 Version # 1



COMMUNITY ZONING APPEALS BOARD 14
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Tuesday, October 11, 2011 at 6:00 p.m.

PREVIOUSLY DEFERRED

A. 11-6-CZ14-2 MASTER CONSTRUCTION OF SOUTH FLORIDA, LLC 08-217 08-56-39

CURRENT

1. 11-10-CZ14-1 CHRISTIAN LIFE MISSION, INC 10-58 34-55-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF TUESDAY, OCTOBER 11, 2011

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 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

**A. MASTER CONSTRUCTION OF (11-6-CZ14-2/08-217)
SOUTH FLORIDA**

**08-56-39
Area 14/District 08**

- (1) Applicant is requesting to waive the zoning regulations requiring 10 acres of land for platting of an IU-C tract, to permit platting of a parcel of land with 3 gross acres.
- (2) Applicant is requesting to waive the zoning regulation requiring storage of material and equipment be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls, to permit outdoor storage of material and equipment within an enclosed 6' high chain link fence and a continuous landscape hedge.
- (3) Applicant is requesting to permit parking setback 8' (25' required) along the front (east) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Master Construction South Florida, Inc.," as prepared by Gustavo J. Ramos, dated stamped received 3/4/11, with sheet A-1 last handwritten revision dated 3/21/11, consisting of 7 sheets. Plans may be modified at public hearing.

LOCATION: Lying west of S.W. 163 Avenue, approximately 187' north of S.W. 211 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3 Gross Acres

Department of Planning and Zoning
Recommendation:

Approval with conditions.

Protests: _____ 15 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

1. CHRISTIAN LIFE MISSION, INC. (11-10-CZ14-1/10-058)

**34-55-39
Area 14/District 08**

- (1) SPECIAL EXCEPTION to permit a proposed private school with grades 1-8.
- (2) UNUSUAL USE to permit a proposed day care center.
- (3) MODIFICATION of Condition # 2 of Resolution No. CZAB14-9-99, passed and adopted by the Community Zoning Appeals Board #14, 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 'Iglesias Christian Life Mission,' as prepared by the applicant, dated stamped received 3-11-99, consisting of 2 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Church and School for: Christian Life Mission,' as prepared by Villa & Associates, Inc., dated stamped received 10/12/10 and consisting of 10 sheets."

The purpose of Request #3 is to allow the applicant to submit plans showing the inclusion of a proposed day care facility and private school to the existing religious facility site.

- (4) Applicant is requesting to permit a previously approved religious facility building setback 38'9" (50' required) from the interior side (east) property line.
- (5) Applicant is requesting to permit the proposed 2-story school building setback varying from 18'3" to 20' (25' required) from the front (south) property line and side street (west) property line.
- (6) Applicant is requesting to permit the proposed outdoor recreation playground area to abut the right-of-way line of S.W. 142 Avenue (not permitted).
- (7) Applicant is requesting to permit the proposed school with a playground area of 14,640 sq. ft. (80,340 sq. ft. minimum required).
- (8) Applicant is requesting to permit the proposed school with a classroom area of 9,034 sq. ft. (9,070 sq. ft. minimum required).
- (9) Applicant is requesting to permit parking spaces within 25' of the official right-of-way line of S.W. 142 Avenue (not permitted).
- (10) Applicant is requesting to permit 62 lot trees (70 trees minimum required).
- (11) Applicant is requesting to permit a proposed 6' high chain link fence within the front building line (not permitted).

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

LOCATION: 14105 SW 184 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

Department of Planning and Zoning Recommendation:

Denial without prejudice.

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 Permitting Environment & Regulatory Affairs Department within 14 days after the Permitting Environment & Regulatory Affairs Department 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 Permitting Environment & Regulatory Affairs Department posting will be made on a bulletin board located in the office of the Permitting Environment & Regulatory Affairs Department.) 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.

A. MASTER CONSTRUCTION OF SOUTH FLORIDA, LLC
(Applicant)

11-6-CZ14-2 (08-217)
Area 14/District 08
Hearing Date: 10/11/11

Property Owner (if different from applicant) **MASTER CONSTRUCTION OF SOUTH FLORIDA, LLC.**

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>
1960	James A. Ryder	- Zone change from AU & GU to IU-C.	BCC	Approved on a Modified Basis

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

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

A

APPLICANT'S NAME: **MASTER CONSTRUCTION OF SOUTH FLORIDA, LLC**

REPRESENTATIVE: Juan Mayol

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
11-6-CZ14-2 (08-217)	September 13, 2011	CZAB14 11

REC: Approval with conditions.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: October 11, 2011 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS

OTHER: Deferred due to tied vote.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Wilbur B. BELL			X
COUNCILWOMAN		Diane Coats-DAVIS		X	
COUNCILMAN		Nehemiah DAVIS		X	
VICECHAIRMAN		Patrice MICHEL			X
COUNCILMAN	M	Michael RODRIGUEZ	X		
COUNCILMAN		Neal SPENCER			X
CHAIRMAN	S	Curtis LAWRENCE	X		
VOTE:			2	2	

EXHIBITS: YES NO

COUNTY ATTORNEY: ABBIE SCHWADERER RAUELL

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#2

APPLICANT'S NAME: **MASTER CONSTRUCTION OF SOUTH FLORIDA, LLC**

REPRESENTATIVE: **Juan Mayor**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
11-6-CZ14-2 (08-217)	June 1, 2011	CZAB14	10

REC: Approval with conditions.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: Sept 13, 2011 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.

WITH CONDITIONS

OTHER: The deferral was requested to allow the applicant to meet with opponents to the

application that showed up at the meeting.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	M	Diane Coats-DAVIS	X		
COUNCILMAN	S	Nehemiah DAVIS	X		
VICECHAIRMAN		Patrice MICHEL	X		
COUNCILMAN		Michael RODRIGUEZ	X		
COUNCILMAN		Neal SPENCER			X
CHAIRMAN		Curtis LAWRENCE	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **ABBIE SCHWARDERER RAUELL**

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Master Construction of South FL, LLC

PH: Z08-217 (11-6-CZ14-2)

SECTION: 08-56-39

DATE: October 11, 2011

COMMISSION DISTRICT: 8

ITEM NO.: A

A. INTRODUCTION

- o **SUMMARY OF REQUESTS:** The applicant seeks to permit the existing IU-C zoned property with less area than allowed by the zoning regulations, to waive the zoning regulations requiring outside storage to be completely enclosed within a 6' high masonry wall and to permit parking spaces within 25' of the front property line.

- o **REQUESTS:**
 - (1) Applicant is requesting to waive the zoning regulations requiring 10 acres of land for platting of an IU-C tract; to permit platting of a parcel of land with 3 gross acres.

 - (2) Applicant is requesting to waive the zoning regulation requiring that the storage of material and equipment be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls; to permit outdoor storage of material and equipment within an enclosed 6' high chain link fence and a continuous landscape hedge.

 - (3) Applicant is requesting to permit parking setback 8' (25' required) along the front (east) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Master Construction South Florida Inc.," as prepared by Gustavo J. Ramos, dated stamped received 03/04/11, with sheet A-1 last handwritten revision dated 3/21/11, consisting of 7 sheets. Plans may be modified at public hearing.

- o **LOCATION:** Lying west of 163 Avenue, approximately 187' north of SW 211 Terrace, Miami-Dade County, Florida.

- o **SIZE:** 3 gross acres.

B. ZONING HEARINGS HISTORY: None.

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

1. *The Adopted 2015 and 2025 Land Use Plan designates the subject property as being **approximately 0.47 miles** west of and **outside the Urban Development Boundary (UDB) for Agriculture** use. The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also*

H

be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.

2. **Uses and Zoning Not Specifically Depicted on the LUP Map.** *Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in 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.*

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

IU-C; vacant

Agriculture

Surrounding Properties:

NORTH: IU-C; row crops

Agriculture

SOUTH: IU-C; row crops

Agriculture

EAST: GU; row crops, nursery buildings

Agriculture

WEST: IU-C; row crops

Agriculture

E. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. *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.*

F. NEIGHBORHOOD PROVIDER SERVICES:

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

*Subject to the conditions indicated in their memorandum.

G. PLANNING AND ZONING ANALYSIS:

The item was deferred from the September 13, 2011 meeting due to a tie vote. Additionally, at this meeting the applicant offered to withdraw requests #2 and #3 and proffered revised conditions to include a wall along the property lines abutting the rights-of-way where allowed by the Code. Prior to this, this item was deferred with leave to amend, from the June 1, 2011 meeting of the Community Zoning Appeals Board #14, to allow the applicant to meet with the neighbors.

The subject property is located approximately 2.9 miles west of and outside the UDB in an area designated **Agriculture**. This application would allow the applicant to waive the zoning regulations requiring 10 gross acres for an IU-C, Conditional Industrial District zoned property and allow the property to be 3 acres in size, would allow the outdoor storage of materials and equipment and permit parking within 25' of the front (east) property line. Staff notes that the subject property was rezoned from GU, Interim District, to IU-C in 1960, pursuant to Resolution #5920, prior to the Master Plan. The subject property is surrounded by IU-C zoned properties on three (3) sides (north, west and south), which are currently cultivated with row crops, and GU, Interim District zoned properties to the east, which also contain row crops and nurseries. As such, staff opines that approval of the application would be **compatible** with the surrounding area and **consistent** with the interpretative text of the CDMP which states that *all existing lawful uses and zoning are deemed to be consistent with this Plan*.

When requests #1 through #3 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of the requests would be **compatible** with the surrounding area, would not have a negative effect on the appearance of the community, and would not be detrimental to the neighborhood. Staff notes that the subject property is surrounded by properties that contain ongoing agricultural cultivation activities in the form of row crops or nurseries and fronts onto SW 163 Avenue. Staff's research of the Property Appraiser's records indicates that the majority of the abutting properties located to the east of the subject property along SW 163 Avenue, are three (3) or less acres in size. As such, staff opines that approval of request #1 would be compatible to the majority of the surrounding properties in the area. Similarly when requests #2 and #3 are analyzed under said standards, staff opines that approval would not have a negative visual impact on the surrounding area. The submitted plans indicate an adequate mixture of trees and shrubbery around the entire parcel which would mitigate any negative visual impact from the outdoor storage of materials and equipment as well as the parking encroachment. Additionally, staff notes that the proposed storage area is located on the northwest portion of the site abutting another IU-C zoned property, which staff notes was also approved to allow the outdoor storage of materials pursuant

to Resolution #CZAB14-45-98. The plans also depict two (2) parking spaces within 25' of the front (east) property line. However, staff opines that the 8' wide greenbelt along said property line which contains a wide array of shrubbery and trees will mitigate any negative visual impact from the location of the parking in this area. As such, staff is supportive of requests #1 through #3 and opines that approval with conditions of these requests will not have a negative effect on the appearance of the community, and would not be detrimental to the appearance of the neighborhood. **Therefore, staff recommends approval with conditions of this application under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b).**

H. RECOMMENDATION: Approval with conditions.

I. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Master Construction South Florida Inc.," as prepared by Gustavo J. Ramos, dated stamped received 03/04/11, with sheet A-1 last handwritten revision dated 3/21/11, consisting of 7 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That prior to issuance of a building permit, the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material. Said landscaping shall be installed prior to final zoning inspection.
5. That the applicant obtain a Certificate of Use from, and promptly renew the same annually with, the Department of Planning and Zoning upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the applicant comply with all applicable conditions, requirements and recommendations, requests and other provisions of the various Departments as contained in Departmental memoranda which are part of the record of this recommendation incorporated herein by reference.

DATE INSPECTED: 11/14/08
DATE TYPED: 04/05/11
DATE REVISED: 04/05/11, 05/02/11; 05/24/11, 06/03/11, 09/27/11
DATE FINALIZED: 09/27/11
MCL:GR:NN:TA:CH

for


Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning *N/D/N*

PROPOSED CONDITIONS

MASTER CONSTRUCTION OF SOUTH FLORIDA, LLC

Public Hearing No. 08-217

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Master Construction South Florida Inc.," as prepared by Gustavo J. Ramos, dated stamped received 03/04/11, with sheet A-1 last handwritten revisions dated 3/21/11, consisting of 7 sheets, except as herein modified to:
 - 2a. Require that parking spaces setback a minimum of 25' from the front (east) property line.
 - 2b. Require that the outdoor storage area be enclosed with an 8' high masonry wall, except that in those instances where the Code would not allow an 8' high wall, the Applicant will install an 8' high fence and a hedge.
3. That the use be established and maintained in accordance with the approved plan.
4. That prior to issuance of a building permit, the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material. Said landscaping shall be installed prior to final zoning application.
5. That the applicant obtain a Certificate of Use form, and promptly renew the same annually with, the Department of Planning and Zoning upon compliance upon with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the applicant comply with all applicable conditions, requirements and recommendations, requests and other provisions of the various Departments as contained in Departmental memoranda which are part of the record of this recommendation incorporated herein by reference.
7. That no construction materials or supplies will be visible above the height of the wall or fence.

Memorandum

Date: March 16, 2011
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: C-14 #Z2008000217-6th Revision
Master Construction of South Florida, LLC
West of S.W. 163th Avenue and S.W. 209th Terrace
Request to Permit a Parcel of Land with Lesser Lot Area than Required
(IU-C) (3 Acres)
08-56-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply and Wastewater Disposal

The closest public water and sanitary sewer systems are located approximately two miles from the subject property. Consequently, the subject property would have to be served by an on-site drinking water supply well and a septic tank.

In accordance with Section 24-43.2 of the Code, you are required to demonstrate that the groundwater at the site does not require treatment in order to meet the primary drinking water quality standards specified in Chapter 62-55, Florida Administrative Code, as same may be amended from time to time, and that the groundwater at the site does not contain more than two hundred fifty (250) milligrams per liter (mg/l) of chlorides at a depth of thirty (30) feet from ground elevation.

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage. There are activities that are inherent to land uses permitted in the proposed zoning classification that generate liquid waste other than domestic sewage.

Section 24-43.1 (6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by a septic tank and public water may only be approved, if among other requirements, the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-43.1 (4) of the Code.

The Miami-Dade Environmental Quality Control Board (EQCB) has granted the applicant's request for variances from the requirements of sections 24-43.1 (4) and 24-43.1 (6) of the Code to allow the use of an on-site drinking water supply and a septic tank to serve the proposed land use, subject to the conditions stated in Board Order No. 10-9.

The property has a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43.1(4) and 24-43.1(6) of the Code. The covenant provides that the only liquid waste, except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into the septic tank on the subject property; and shall only be used for a contractor's office and materials and equipment storage yard until such a time as the property is connected to an operable public water main and an operable public sanitary sewer, unless a variance is granted by the EQCB.

Notwithstanding the foregoing, the DERM approval of the on-site drinking water supply well will be subject to compliance with the minimum drinking water standards for a potable water supply well, including DERM review and approval of the on-site well and water treatment system. The applicant shall also obtain an annual operating permit from the Water and Wastewater Engineering Section of DERM for the potable water supply system. In addition, a minimum separation distance of 100 feet is required from septic tank drainfields, from all surface waters and from any other source of contamination.

Inasmuch as the above-noted request does not comply with any of the noted Code Sections, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances from the aforesaid Code Sections before the EQCB. Based upon the evidence and available information the Board approved the applicant's petition under Board Order number 10-9 with specific conditions. At this time, the applicant complies with the conditions of said Board Order. Therefore, DERM may approve this application.

Stormwater Management

The subject application is located in Section 31, Township 54, Range 39 East, and is considered to be outside the Urban Development Boundary an area that receives no flood protection for the 100-year flood event; therefore any future development of this property will require flood protection to provide onsite retention of the 100-year/3-day storm event. At the time of development, the applicant must submit to the DERM Water Control Section engineering calculations to demonstrate that the proposed development can provide full on-site retention for the 100-year/3-day storm event.

A Surface Water Management Individual Permit from the District shall be required for the construction and operation of the required surface water management system and any eventual earthwork activity. It's the applicant responsibility to contact this agency for further information regarding this permit.

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.

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 property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a DERM 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

There are no tree resources issues on the subject property.

Operating Permits

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted in the underlying zoning district, operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review 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 DERM's written approval, as required by 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.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MASTER CONSTRUCTION OF SOUTH FLORIDA, LLC

This Department has no objections to this application.

This land requires 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 platting.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9902	SW 216 St. e/o Krome Ave.	C	C
9898	SW 216 St. w/o US-1	B	B
9862	SW 167 Ave. s/o SW 216 St.	B	B

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



Raul A Pino, P.L.S.

13-MAY-11

Memorandum



Date: 15-OCT-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2008000217

Fire Prevention Unit:

APPROVAL
 No objection to site plan date stamped September 30, 2010.

Service Impact/Demand:

Development for the above Z2008000217
 located at LYING WEST OF S.W. 163 AVENUE, APPROXIMATELY 187' NORTH OF S.W. 211 TERRACE, MIAMI-
 DADE COUNTY, FLORIDA.

in Police Grid 2283 is proposed as the following:

N/A	dwelling units	12,054	square feet
<u>residential</u>		<u>industrial</u>	square feet
N/A	square feet	N/A	
<u>Office</u>		<u>institutional</u>	
N/A	square feet	N/A	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 2.65 alarms-annually.
 The estimated average travel time is: 9:12 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 60 - Redland - 17605 SW 248 Street
 ALS Tanker

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 30, 2010.

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

DATE: 02-SEP-11
REVISION 3

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

MASTER CONSTRUCTION OF
SOUTH FLORIDA, LLC

LYING WEST OF S.W. 163
AVENUE, APPROXIMATELY 187'
NORTH OF S.W. 211 TERRACE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2008000217

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT

NEIGHBORHOOD REGULATIONS AND LEGAL SERVICES DIVISION

ENFORCEMENT HISTORY

08-217

ADDRESS: LYING WEST OF S.W. 163 AVENUE, APPROXIMATELY 187' NORTH OF S.W. 211
TERRACE

FOLIO: 3069080000260

DATE: 9-1-11

NAME: MASTER CONSTRUCTION OF SOUTH FLORIDA, LLC

OPEN CASES:

Neighborhood Regulations:

No changes from original history.

Building Code:
No changes from original history.

CLOSED CASES:
Neighborhood Regulations:
No changes from original history.

Building Code:
No changes from original history.

Ronald Szep, Neighborhood Regulations and Legal Services Division Director
Miami-Dade County Building and Neighborhood Compliance Department

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: BOBONIS, EIMIR

Inspection Dat

Evaluator: N/A

08/08/11

Process #: Z2008000217
Applicant's Name: MASTER CONSTRUCTION OF SOUTH FLORIDA, LLC

Locations: LYING WEST OF S.W. 163 AVENUE, APPROXIMATELY 187' NORTH OF S.W. 211 TERRACE, MIAMI-DADE COUNTY, FLORIDA.

Size: 3 Gross Acres

Folio #: 3069080000260

Request:

- 1 Applicant is requesting to waive the zoning regulations requiring 10 acres of land for platting of an IU-C tract; to permit platting of a parcel of land with 3 gross acres. 33-272
- 2 Applicant is requesting to waive the zoning regulation requiring storage of material and equipment be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls; to permit outdoor storage of material and equipment within an enclosed 6' high chain link fence and a continuous landscape hedge.
- 3 Applicant is requesting to permit parking setback 8' (25' required) along the front (east) property line. 33-274(3)

EXISTING ZONING

Subject Property IU-C,

EXISTING USE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

NONE

USE(S) OF PROPERTY:

STORAGE OF CONSTRUCTION MATERIALS & STORAGE CONTAINERS

FENCES/WALLS:

CHAINLINK W/BARB WIRE

LANDSCAPING:

NONE

BUFFERING:

N/A

VIOLATIONS OBSERVED:

NONE OTHER THAN THE STORAGE OF CONSTRUCTION MATERIAL & DUMPSTERS ON VACANT LAND

OTHER:

N/A

ZONING INSPECTION REPORT

Process # Applicant's Name

Z2008000217 MASTER CONSTRUCTION OF SOUTH FLORIDA, LLC

SURROUNDING PROPERTY

NORTH:

AGRICULTURAL FARMED LAND

SOUTH:

AGRICULTURAL & RESIDENTIAL

EAST:

AGRICULTURAL & RESIDENTIAL

WEST:

AGRICULTURAL FARMED LAND

SURROUNDING AREA

AGRICULTURAL & RESIDENTIAL MIXED

NEIGHBORHOOD CHARACTERISTICS:

PRIMARLY AGRICULTURAL PROPERTIES WITH RESIDENCES. VACANT LAND THAT IS BEING FARMED ON

COMMENTS:

Inspector **BOBONIS, EIMIR**

Evaluator **N/A**

Process Number: **Z2008000217** Applicant Name **MASTER CONSTRUCTION OF SOUTH FL, LLC**



Date: 13-NOV-08

Comments: PROPERTY



Date: 13-NOV-08

Comments: PROPERTY TO THE NORTH EAST



Date: 13-NOV-08

Comments: PROPERTY TO THE NORTH (PAST THE CHAIL LINK FENCE)

Inspector **BOBONIS, EIMIR**

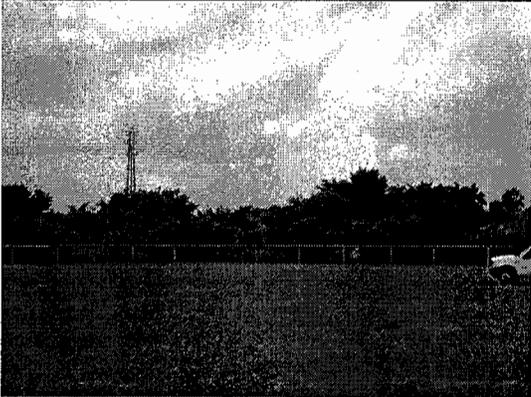
Evaluator **N/A**

Process Number: **Z2008000217** Applicant Name **MASTER CONSTRUCTION OF SOUTH FL, LLC**



Date: 13-NOV-08

Comments: PROPERTY TO THE SOUTH



Date: 13-NOV-08

Comments: PROPERTY TO THE WEST (PAST THE CHAIN LINK FENCE)



Date: 13-NOV-08

Comments: PROPERTY TO THE SOUTH EAST

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

NAME, ADDRESS AND OFFICE (if applicable) _____

RECEIVED
208-217
NOV 05 2008

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: AA

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

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

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

Signature: [Signature] 10-30-08

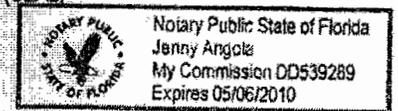
(Applicant) _____

Sworn to and subscribed before me, this 31 day of October, 2008

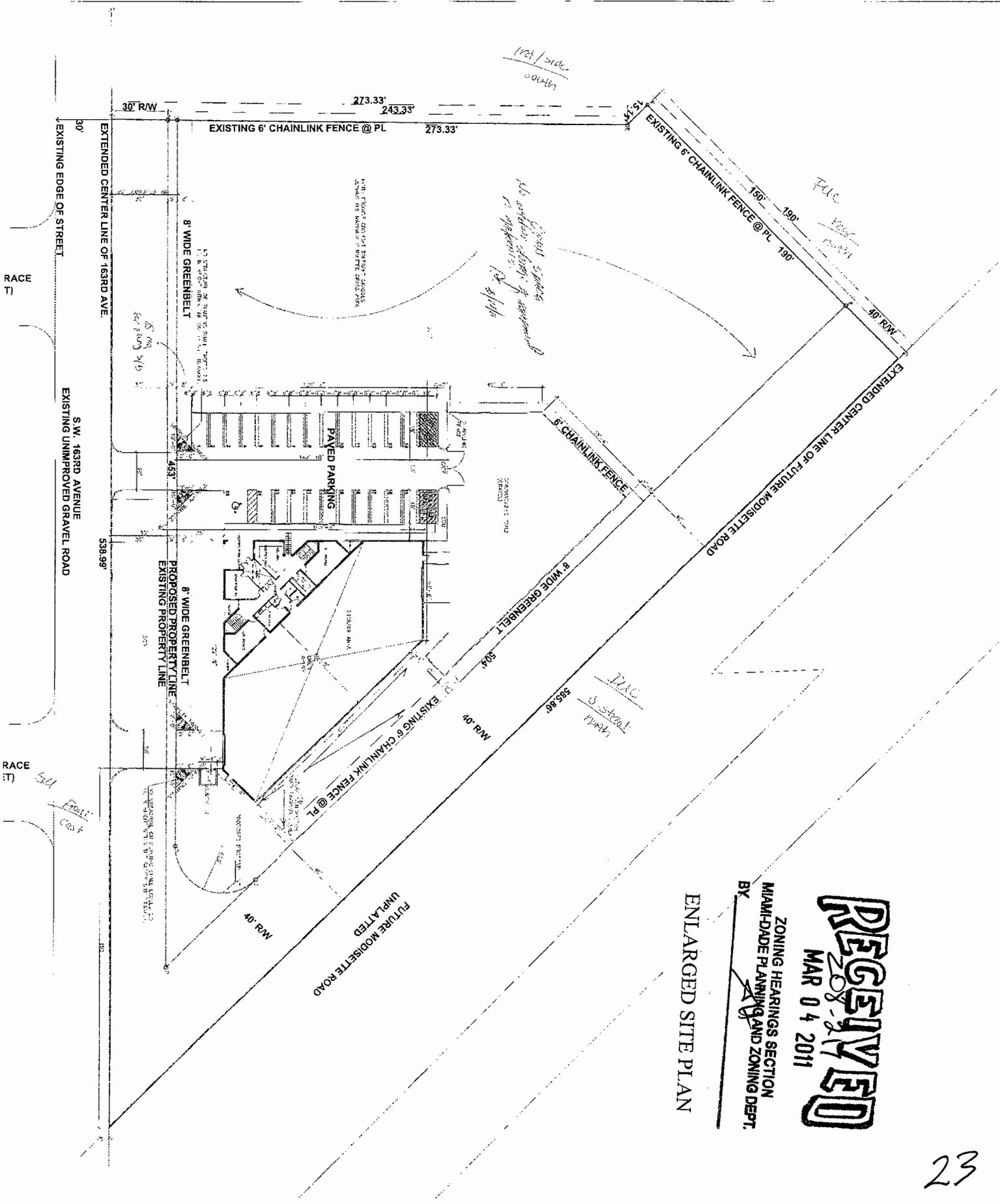
Notary Public, State of Florida at Large

My Commission Expires: 05/06/2010

(SEAL)



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



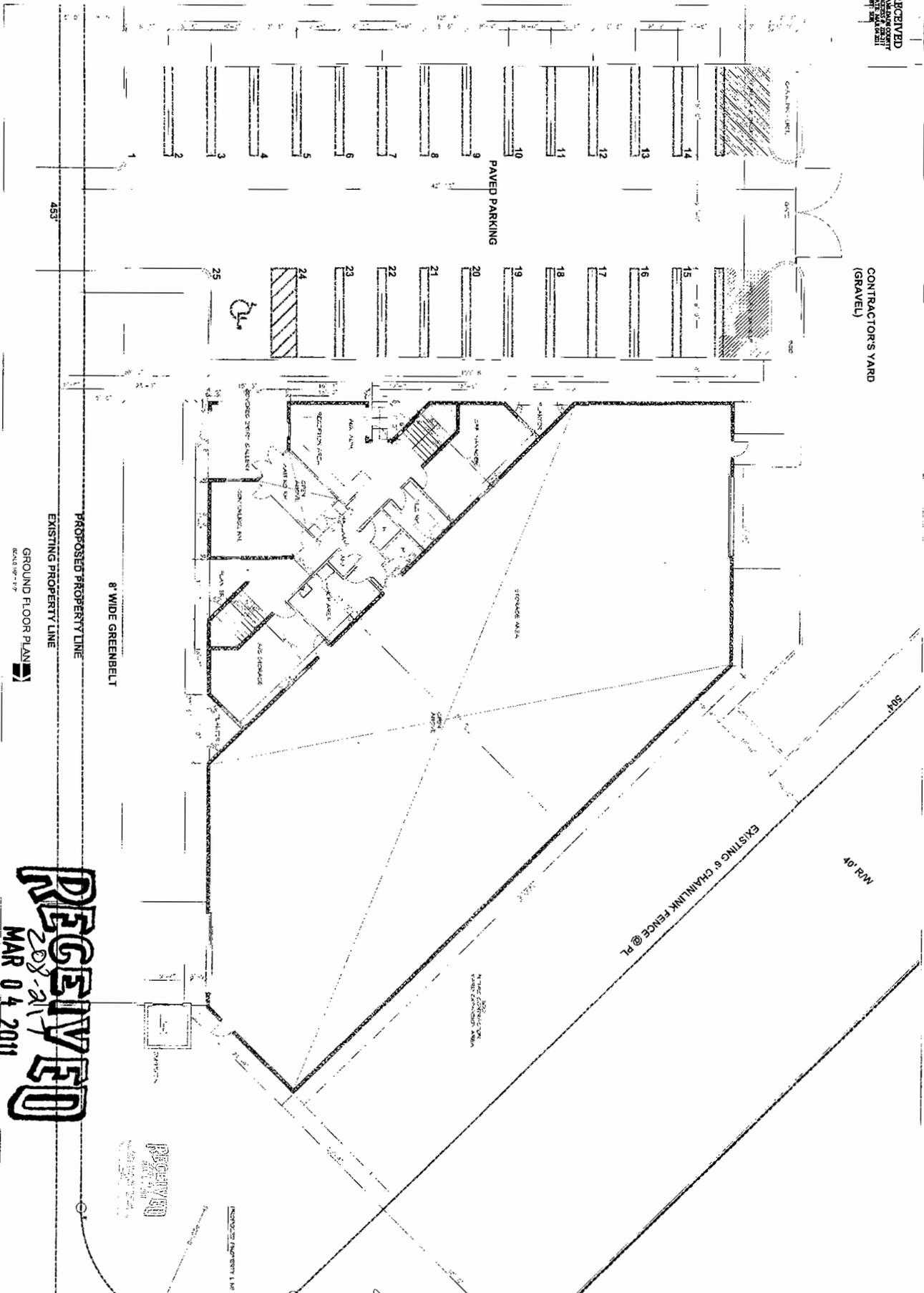
RECEIVED
 MAR 04 2011

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

ENLARGED SITE PLAN

RECEIVED
MAY 14 2011
PLANNING DEPT.

CONTRACTOR'S YARD
(GRAVEL)



PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

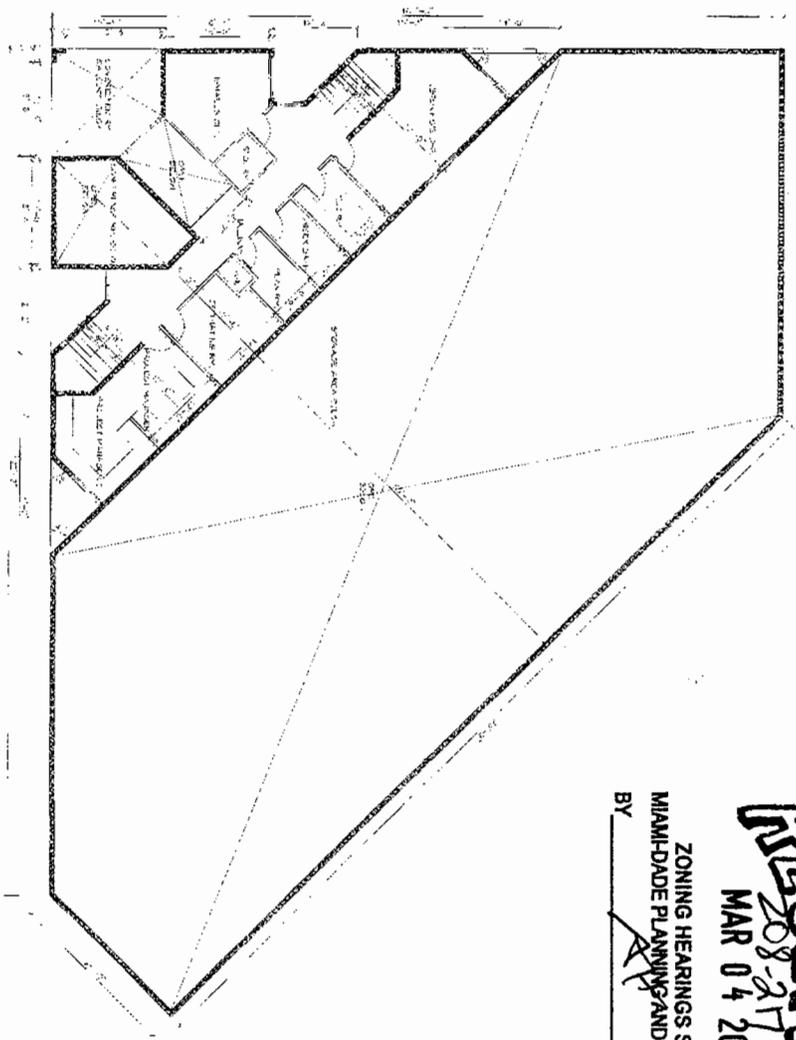
RECEIVED
MAR 04 2011

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

PROPOSED
MASTER CONSTRUCTION
SOUTH FLORIDA, INC.
S.W. 163RD AVENUE AND 210TH TERRACE



A-2
11/12



SECOND FLOOR PLAN

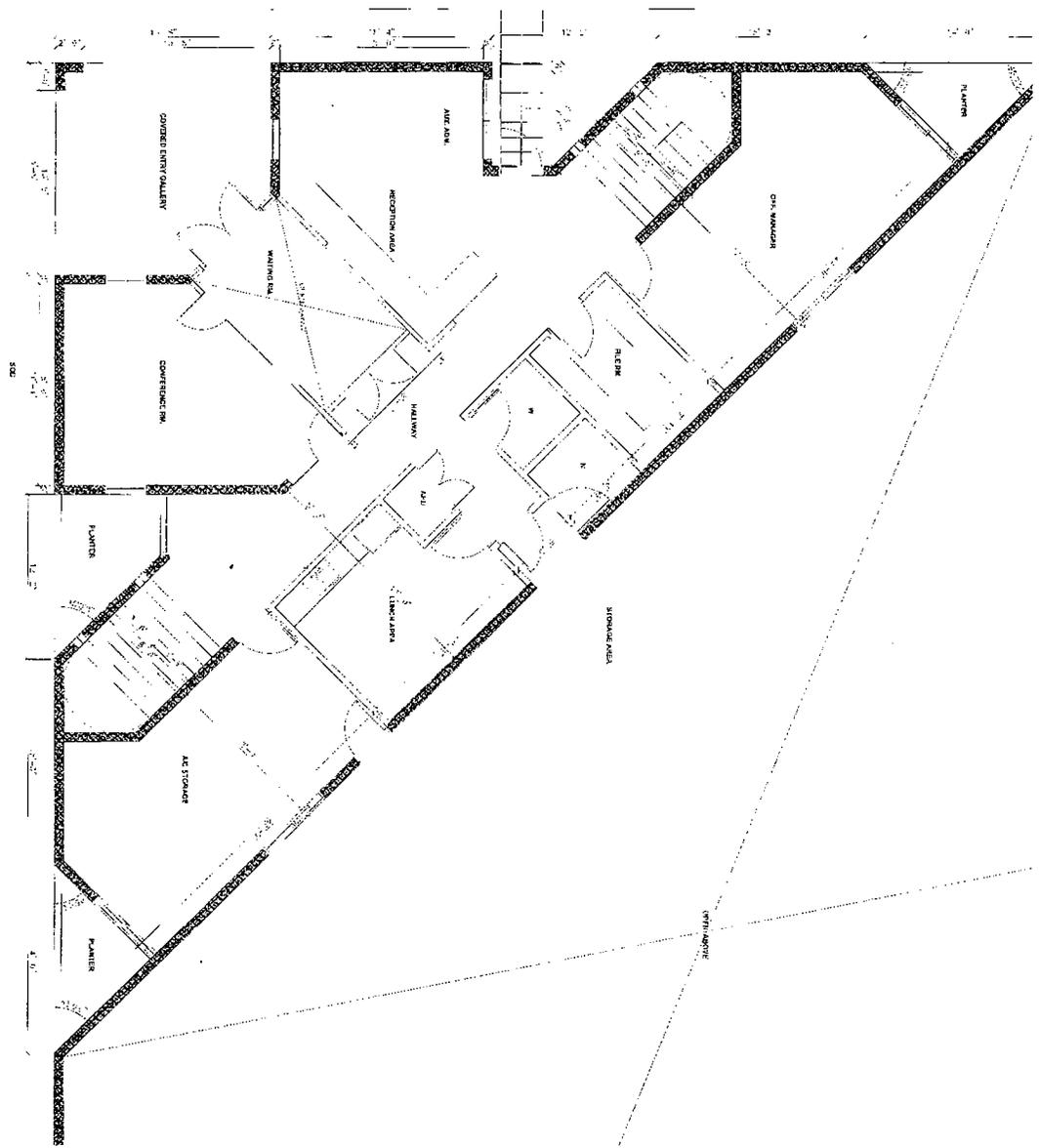
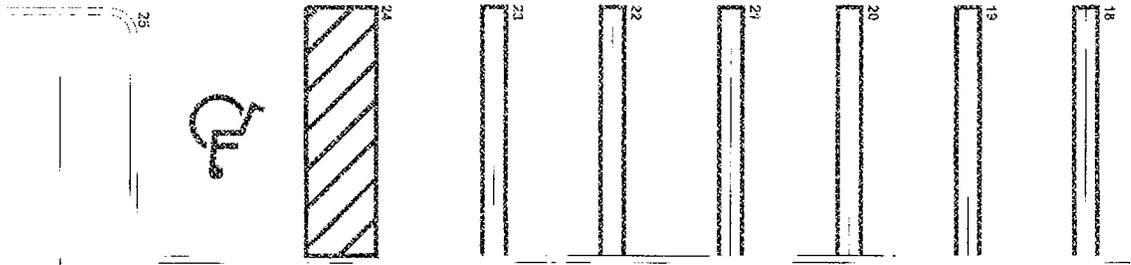
RECEIVED
MAR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*

RECEIVED
MARCH 21 2011

DATE: 03/01/11
DRAWN: J. W. LEE
CHECKED: J. W. LEE
SCALE: 1/8" = 1'-0"
SHEET: A-3



PROPOSED
MASTER CONSTRUCTION SOUTH FLORIDA, INC.
S.W. 163RD AVENUE AND 210TH TERRACE



OFFICE GROUND FLOOR PLAN
 1/10/11

RECEIVED
 MAR 04 2011

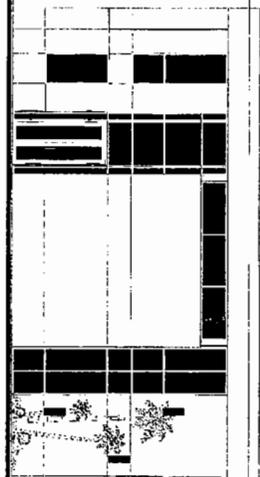
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

DATE	3/20/2011
SCALE	AS NOTED
BY	MO/CLL
CHECKED	
APPROVED	
DATE	

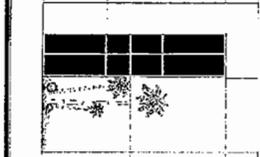


[Signature]
 2/23/11

PROPOSED
MASTER CONSTRUCTION
SOUTH FLORIDA, INC.
 S.W. 163RD AVENUE AND 210TH TERRACE

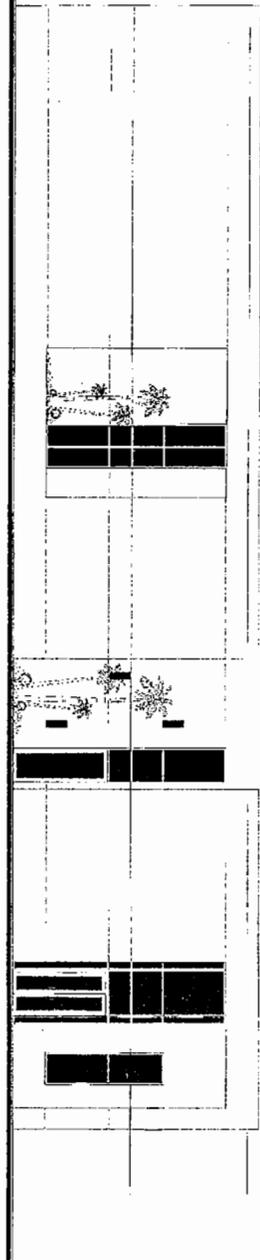


1 EAST ELEVATION



3 WEST ELEVATION

Architectural notes and dimensions for the South Elevation drawing.



2 SOUTH ELEVATION



RECEIVED
MAR 04 2011

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

RECEIVED
MAY 14 2011
PLANNING & ZONING DEPT.

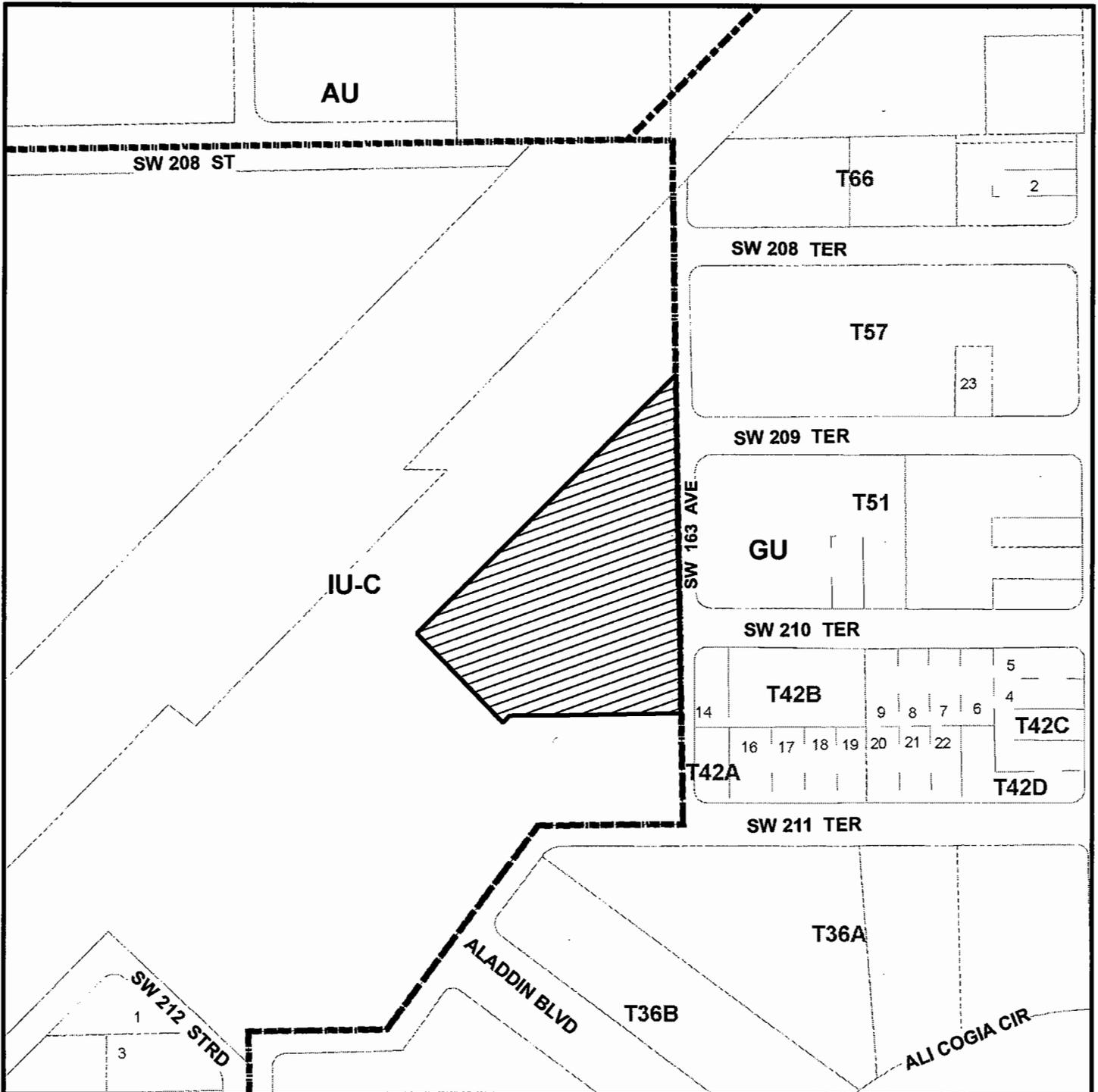
A-6



2130 SW 16th St. Suite 100
Miami, FL 33135
Tel: 305.866.1111
Fax: 305.866.1112

[Signature]
2/13/11

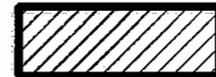
PROPOSED
MASTER CONSTRUCTION
SOUTH FLORIDA, INC.
S.W. 163RD AVENUE AND 210TH TERRACE



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
08-217

Section: 08 Township: 56 Range: 39
 Applicant: MASTER CONSTRUCTION OF SOUTH FL, LLC.
 Zoning Board: C14
 Commission District: 08
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning

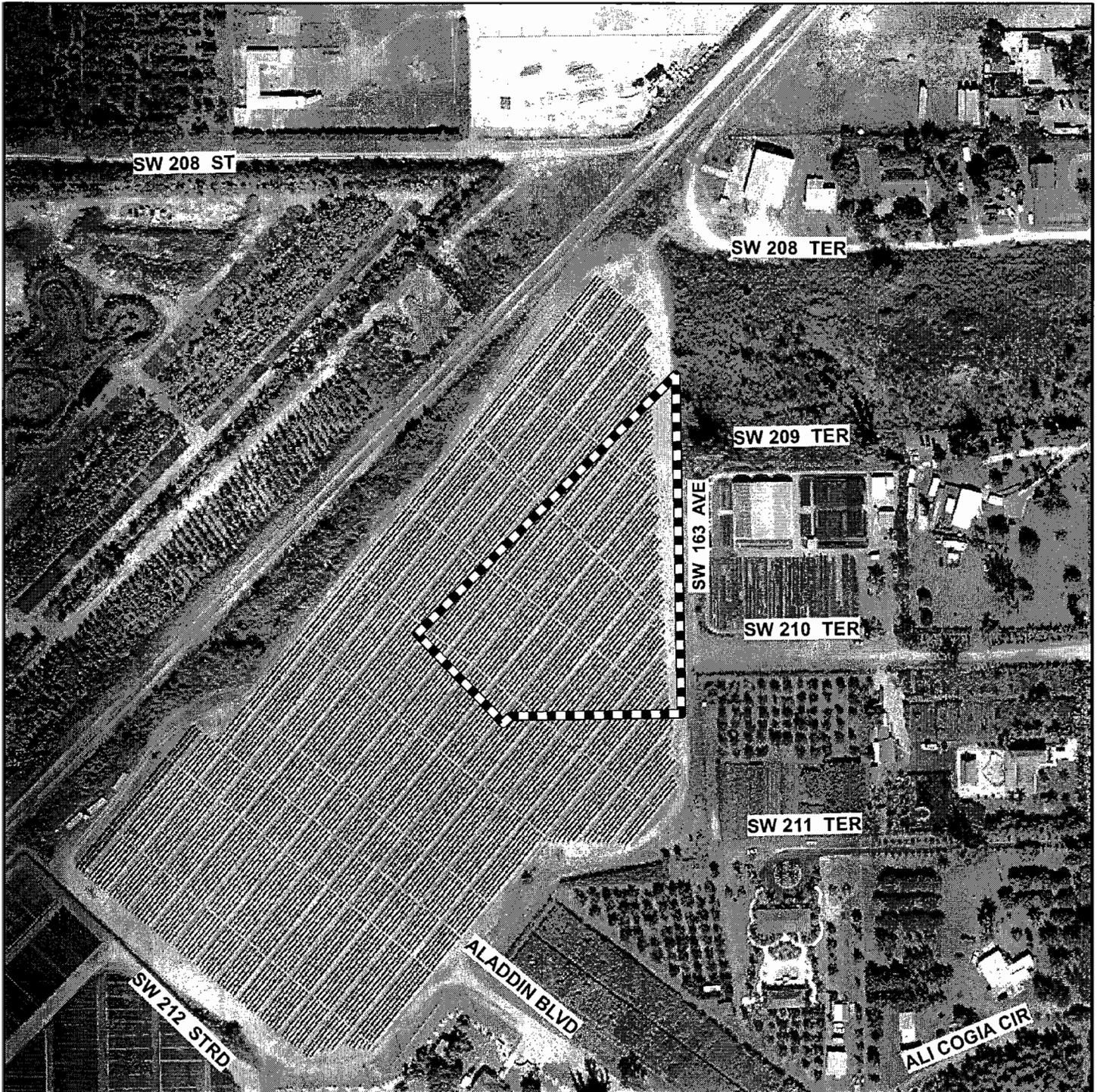


SUBJECT PROPERTY



SKETCH CREATED ON: 11/14/04

REVISION	DATE	BY
Add SW 163 Ave	02/09/10	AFT
		31



MIAMI-DADE COUNTY

AERIAL YEAR 2008

Section: 08 Township: 56 Range: 39

Applicant: MASTER CONSTRUCTION OF SOUTH FL, LLC.

Zoning Board: C14

Commission District: 08

Drafter ID: ALFREDO

Scale: NTS

----- Zoning

Process Number

08-217



SUBJECT PROPERTY



SKETCH CREATED ON: 11/14/04

REVISION	DATE	BY
Add SW 163 Ave.	02/09/10	AFT

1. CHRISTIAN LIFE MISSION, INC
(Applicant)

11-10-CZ14-1 (10-058)
Area 14/District 08
Hearing Date: 10/11/11

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

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

Disclosure of interest form attached? ? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1971	Perrine Devel. Co.	- Unusual Use to permit trailer park, various required buffers and Entrance Feature.	C04	Approved w/conds.
1988	Delores K. Hines Eachus	- Unusual Use to permit a watchman's quarters.	BCC	Approved
1988	Delores K. Hines Eachus	- Unusual Use to permit and continued use of a watchman's trailer.	C04	Denied with prejudice
1994	Delores & John Eachus	- Unusual Use to continue use of trailer as a watchman's quarters.	C05	Approved w/conds.
1998	Delores K. & John G. Eachus	- Zone change from AU to RU-1MA. - Non-Use Variance for lot area.	C14	Approved w/conds.
1999	Delores K. & John G. Eachus	- Special Exception to permit religious facility. - Non-Use Variance for parking regulation.	C14	Approved w/conds.
2005	Christian Life Mission, Inc.	- Deletion of condition.	C14	Approved

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Christian Life Mission, Inc.

PH: Z10-058 (11-10-CZ14-1)

SECTION: 34-55-39

DATE: October 11, 2011

COMMISSION DISTRICT: 8

ITEM NO.: 1

A. INTRODUCTION

o **SUMMARY OF REQUESTS:**

The approval of this application will allow the applicant to:

- Modify a condition of a prior resolution.
- Expand a previously approved religious facility to include a private school and day care.
- Permit the religious and educational facility with less play area, classroom area, setbacks and landscaping than required by the Code.
- Permit parking within 25' of the rights-of-way.

o **REQUESTS:**

- (1) SPECIAL EXCEPTION to permit a proposed private school with grades 1-8.
- (2) UNUSUAL USE to permit a proposed day care center.
- (3) MODIFICATION of Condition # 2 of Resolution No. CZAB14-9-99, passed and adopted by the Community Zoning Appeals Board #14, 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 'Iglesias Christian Life Mission,' as prepared by the applicant, dated stamped received 3-11-99, consisting of 2 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Church and School for: Christian Life Mission,' as prepared by Villa & Associates, Inc., dated stamped received 10/12/10 and consisting of 10 sheets."

The purpose of the request is to allow the applicant to submit plans showing the inclusion of a proposed day care facility and private school to the existing religious facility site.

- (4) Applicant is requesting to permit a previously approved religious facility building setback 38'9" (50' required) from the interior side (east) property line.

- (5) Applicant is requesting to permit the proposed 2-story school building setback varying from 18'3" to 20' (25' required) from the front (south) property line and side street (west) property line.
- (6) Applicant is requesting to permit the proposed outdoor recreation playground area to abut the right-of-way line of S.W. 142 Avenue (not permitted).
- (7) Applicant is requesting to permit the proposed school with a playground area of 14,640 sq. ft. (80,340 sq. ft. minimum required).
- (8) Applicant is requesting to permit the proposed school with a classroom area of 9,034 sq. ft. (9,070 sq. ft. minimum required).
- (9) Applicant is requesting to permit parking spaces within 25' of the official right-of-way line of S.W. 142 Avenue (not permitted).
- (10) Applicant is requesting to permit 62 lot trees (70 trees minimum required).
- (11) Applicant is requesting to permit a proposed 6' high chain link fence within the front building line (not permitted).

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

o **LOCATION:**

14105 SW 184 Street, Miami-Dade County, Florida.

o **SIZE:** 2.5 Acres

B. ZONING HEARINGS HISTORY:

In 1998, pursuant to Resolution #CZAB14-12-98, the subject property was rezoned from AU, Agricultural District, to RU-1M(a), Single-Family Modified Residential District. Subsequently, in 1999, pursuant to Resolution #CZAB14-9-99, the subject property was approved to permit a religious facility along with a variance to allow parking on natural terrain for five (5) years, which was later extended to 2010, pursuant to Resolution #CZAB14-5-05.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-1M(a); religious facility

Low Density Residential, 2.5 to 6 du

Surrounding Properties:

NORTH: AU; vacant land

Environmentally Protected Parks

SOUTH: AU; row crops	Agriculture
EAST: EU-M; vacant land	Environmentally Protected Parks
WEST: RU-1Z; single-family residences	Low Density Residential, 2.5 to 6 du

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comments

*Subject to the conditions indicated in their memoranda.

E. PLANNING AND ZONING ANALYSIS:

The subject property is an existing 2.5 acre parcel within the Urban Development Boundary (UDB) located at 14105 SW 184 Street, in an area characterized by cultivated farm lands, vacant environmentally protected land and single-family residences. Approval of this application will allow the applicant to establish a day care facility and a private school in conjunction with an existing religious facility for a total of 294 children. Additionally, the applicant seeks to modify the previously approved plans for the existing religious facility to include the proposed day care and private school uses with multiple variances to the zoning code.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this area for **Low Density Residential** use (see attached *Zoning Recommendation Addendum*). Said Land Use designation permits neighborhood and community services including **schools, parks, houses of worship and daycare centers**. As such, staff opines that the existing religious facility use is **compatible** with the surrounding area and **consistent** with the interpretative text of the CDMP.

However, **Policy LU-4A** (see attached *Zoning Recommendation Addendum*) of the Land Use Element states that *when evaluating compatibility among proximate land uses, the County shall among other things consider such factors as noise, lighting, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation and buffering*. Additionally, **Policy LU-4D** (see attached *Zoning Recommendation Addendum*), states that *uses that are potentially incompatible shall be permitted only where proper design solutions can and will be used, to among other things, buffer any potentially incompatible elements of the proposed development*.

Staff opines that the proposed expansion of the uses on the subject property to include the day care and school and the modification of the existing site plan to accommodate these uses, will result in an over intensive development of the property. In order to accommodate the proposed daycare and school with 294 children, the applicant is requesting eight (8) variances from the zoning regulations. Staff opines that some of these variances, such as

those pertaining to the lot trees and the fence in requests #10 and #11, are minimal and would not result in a negative visual impact on the surrounding area. However, staff opines that the approval of the majority of these requested variances such as the play area (request #7) in addition to the other requests pertaining to the setbacks are evidence that the proposed uses are overly intensive and would have a negative effect on the surrounding area. As such, although staff recognizes that there may be competing Policies in other areas of the CDMP, staff opines that based on the aforementioned, the approval of the proposed expansion of the uses and the proposed site plan modification would be **incompatible** with the surrounding area and therefore **inconsistent** with **Policy LU-4A** and **Policy LU4-D** of the Land Use Element of the CDMP.

When requests #1 and #2 (to permit a private school and daycare) are analyzed under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses (See *attached Zoning Recommendation Addendum*), staff is of the opinion that the approval of the proposed uses in order to accommodate 294 children would be **incompatible** with the surrounding area. Staff notes that the 2.5 acre subject property currently contains a church and is surrounded by residences, environmentally protected lands and cultivated farm lands. Further, the standards for review under this section of the Code, require that staff considers the applied for exception and use in relation to the present and future development of the area and their compatibility with same. Staff notes that based on the current designation of the surrounding properties on the LUP map of the CDMP the future development of the area is not likely to deviate greatly from the mix of residential and agricultural uses. As such, staff opines that the approval of the daycare and private school use to accommodate the number of children requested, along with the intensive variances for playground area and reduced setbacks would be overly intensive, would have a negative aural and visual impact on the surrounding residential and farming communities and would be **incompatible** with same.

Staff notes that as a result of the proposed expansion of the uses on the site, the applicant is also seeking approval of the modification of the existing site plan (request #3) under the Generalized Modification Standards (*see attached Zoning Recommendation Addendum*), Section 33-311(A)(7). Staff opines that this request is germane to requests #1 and #2 and therefore, should be analyzed alongside these requests. In staff's opinion, the revision of the previously approved site plans to accommodate the additional uses would result in an overly intensive development of the site as evidenced by the numerous variances being requested. Therefore, staff opines that approval of the requests to permit the private school (request #1), to permit the day care (request #2) and the modification of the previously approved plan (request #3) to accommodate the new uses, would be **incompatible** with the surrounding area, when considering the necessity and reasonableness of the requests in relation to the present and future development of the surrounding uses. **As such, staff recommends denial without prejudice of requests #1 and #2 under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses), and request #3 under the Generalized Modification Standards, Section 33-311(A)(7).**

Further, when requests #4 through #11 are analyzed under the Non-Use Variance (NUV) Standards (*see attached Zoning Recommendation Addendum*), Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **incompatible** with the surrounding residential and farm developments. Staff opines that requests #4 through #11 are germane to requests #1 through #3. In staff's opinion, the number of students and the site plan could be revised to meet the physical constraints of the 2.5 acre site. Although the proposed site plan indicates that the classroom area provided is slightly below what is

required, the playground area is only approximately 18% of the minimum 80,340 sq. ft. (request #7) that is required to accommodate the 294 children on this site. Further, staff opines that the application would result in over development of the site, as evidenced by the requested variances of setbacks (requests #4 and #5) as well as the requests to locate the playground area and to park within 25' of the right-of-way (requests #6 and #9). Staff opines that as proposed by the applicant, approval of the increased public assemblage uses above the numbers that the site can physically accommodate could have a negative visual and aural impact on the surrounding area. **As such, staff opines that approvals of requests #4 through #11 would set a negative precedent for the over intensive development and use of similar facilities in this area of the County and therefore should be denied without prejudice under Section 33-311(A)(4)(b) (NUV).**

Accordingly, staff is of the opinion that the approval of proposed expansion of the religious facility to include the day care and private school on the 2.5 acre parcel, and to allow the development with multiple variances to the zoning regulations while increasing the public assemblage uses, is overly intensive and will set a negative precedent for over intensive development of similar religious and educational facilities in this area. Further, based on the fact that the applicant is requesting eight (8) variances from the Zoning Code, to include a substantial reduction in the playground area and setbacks to accommodate the expansion of the facility, staff opines that the approval of the proposed expansion, would be **incompatible** with the area, **and therefore inconsistent** with **Policies LU-4A and LU-4D** of the Land Use Element of the CDMP, and should be denied. Staff therefore, recommends denial without prejudice of request #1 and #2 under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses), denial without prejudice of request #3 under the Generalized Modification Standards, Section 33-311(A)(7) and denial without prejudice of requests #4 through #11, under Section 33-311(A)(4)(b) (NUV).

F. RECOMMENDATION:

Denial without prejudice.

G. CONDITIONS: None.

DATE TYPED: 08/25/11
DATE REVISED: 09/28/11
DATE FINALIZED: 09/28/11
MCL:GR:NN:AN:CH

ADDENDUM



Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning *NDN*

ZONING RECOMMENDATION ADDENDUM

Christian Life Mission, Inc.
Z10-058

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

Low Density (Pg. I-31)	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Residential Communities (Pg. I-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.</i>
Uses and Zoning Not Specifically Depicted (Pg. I-34)	<i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.</i>
Other Potential Uses in Residential Communities (Pg. I-34)	<i>The uses generally permitted in Residential Communities are listed above under the residential, and gross residential density headings. The establishment of other new uses in residential areas is not allowed; however, under limited circumstances and conditions, some other land uses may be permitted to locate in Residential Communities. These special use situations are described below. No "other new use" in a residential area as described in this section shall be deemed consistent with the CDMP where the use or zoning district 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.</i>
Policy LU-4A (Pg. I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Policy LU-4D (Pg. I-11)	<i>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.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception,	<i>Hear applications for and grant or deny special exceptions; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the</i>
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ZONING RECOMMENDATION ADDENDUM

Christian Life Mission, Inc.
Z10-058

Unusual and New Uses.	<i>Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.</i>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<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>
Section 33-311(A)(7) Generalized Modification Standards.	<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>

Memorandum

Date: January 31, 2011
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: BCC #Z2010000058-2nd Revision
Christian Life Mission, Inc.
14105 S.W. 184th Street
To Permit Less Recreation Area than Required, To Waive required
Landscape Requirements, Modification of a Previous Resolution and
Special Exception to Permit a Day Care and Private School
(RU-1(M)(a)) (2.50 Acres)
34-55-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that at the present time the same cannot be approved. Therefore, DERM recommends denial of the application until changes are made to the application that would allow DERM to issue a written approval. DERM approval of the application will be contingent upon compliance with all the requirements noted herein.

Natural Forest Communities

The subject property is located adjacent to an EEL (Environmentally Endangered Lands) property. EEL properties are subject to Natural Forest Community (NFC) regulations (See Section 24-49 of the Miami-Dade County Code (the Code)) and EEL Ordinance for preservation and management consistent with the purposes set forth in Section 24-50 of the Code. The County has a vested interest in maintaining this EEL area as a natural preserve. This EEL property will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property lies within the potential smoke dispersion corridor. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. As a condition of this zoning application the owner has agreed to install a gate at the northeast portion of the Church property to allow the EEL program access to allow for management of the adjacent EEL preserve. Prior to zoning approval the owner must show this gate on the revised site plans.

Development on parcels containing or adjacent to an EEL property must avoid adverse impacts to the preserve associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage and erosion. Roads are preferable to buildable lots abutting EEL property lines. All proposed roads, road improvements, and fences adjacent to the EEL preserve must be limited to areas outside the EEL preserve property lines. Also, in order to avoid damage to protected plants and substrate, the parking of heavy machinery, staging of construction materials and/or any other development related activities shall not be allowed inside or

adjacent to the EEL property. A protective barrier approved by DERM shall be placed along the NFC prior to the commencement of any work, in order to protect the NFC from potential impacts and shall remain in place until DERM authorizes its removal.

According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

Additionally, the east property line of the subject site contains globally-imperiled NFC pine rockland habitat. The presence of NFC pine rockland in this area was confirmed by DERM staff during an inspection conducted on August 31, 2010. The presence of several State-listed plant species was also observed during the inspection. Some of the State-listed species observed include, but are not limited to, West Indian Lilac (*Tetrazygia bicolor*), Coontie (*Zamia integrifolia*), Pineland Allamanda (*Angadenia berteroi*), Silver palm (*Coccothrinax argentata*) and Man-in-the-Ground (*Ipomoea microdactyla*). The attached site plans show the relocation of an existing fence into the NFC and the preservation of only a 5 foot strip of NFC. To avoid destruction of NFC and the State-listed plant species it contains, the fence must remain in its present location. Also, in accordance with the Miami-Dade County CDMP (Objective CON-8, CON-8D) and Section 24-49 of the Code, the entire existing NFC pine rockland area east of the existing fence on the east perimeter of the property must be preserved and incorporated into the site plan and the proposed landscaping in the NFC pine rockland area must be eliminated from the landscape plan. Therefore DERM recommends disapproval of this application until the applicant makes the aforementioned changes to both the site and landscape plans.

Tree Preservation

According to the revised landscape plan submitted with this zoning application, the property contains several trees including one specimen-sized (trunk diameter 18 inches or greater) royal poinciana tree #50, which will be impacted.

Section 24-49 of the Code requires the preservation of tree resources. Prior to the removal or relocation of any tree on site, a Miami Dade County Tree Removal Permit is required. Section 24.49.3 states, "If it is determined that the proposed development site involves removal of a specimen tree, the standards set forth in Section 24.49.2 shall apply. Proposed site actions that are not in accordance with said standards shall receive a recommendation for denial from the Department."

Therefore, DERM will generally require the on site preservation of all specimen-sized trees as defined in the Code.

In order to avoid a recommendation for denial, the applicant must meet the standards of Section 24.49.2(II) of the Code that includes the submittal of a tree survey with the trees numbered, indicating the tree species, diameter at breast height, location of all trees and one of the following:

1. A revised site plan that indicates the preservation of specimen-sized tree #50 at its current location,

or

2. Comply with all specimen tree removal standards set forth in Section 24-49.2(II) of the Code.

Accordingly, the application may not be approved by DERM and consequently, should be deferred until such time as DERM issues its written approval, as required by the Code. The applicant is advised to

contact the DERM Tree Program at 305-372-6574 to address the specimen tree issues on the property in accordance with Section 24-49.2 of the County Code.

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 CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

The closest public sanitary sewer is located approximately 2,016 feet from the subject property; therefore, extension of the public sanitary sewer system to serve this property may not be feasible at this time. Sewer extension number SE2006-0268 has been approved and will abut the subject property when certified. Connection to the abutting public sanitary sewer will be required when the public sanitary sewer is available and operative. Presently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

DERM would not object to the interim use of a septic tank and drainfield system 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.

Notwithstanding the foregoing, the applicant is advised that certain land uses that generate liquid waste other than domestic sewage, cannot be permitted by DERM since it would violate the aforesaid Code Section and would also violate the covenant. Approval of land uses that are not compatible with the usage of a septic tank and drainfield system as a means for the disposal of the domestic liquid waste would require a variance from the Environmental Quality Control Board (EQCB) from the aforesaid Code Section.

Stormwater Management

A Surface Water Management General Permit from DERM may be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, Public Works Department approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

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 retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code.

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.

Enforcement History

DERM has found one (1) closed enforcement case for the referenced property address. The following is a summary of this closed enforcement case that is associated with the subject folio:

Christian Life Mission - NFC 1800

- On November 1999 an inspection was conducted by DERM which revealed 0.19 acres of Natural Forest Community Pine Rocklands had been cleared without the required permit. On December 2000 the facility entered into a Consent Agreement with the department to resolve the violation. A plan was approved on January 2001 and an inspection conducted by DERM on May 2001 revealed compliance with the departmental requirements and the case was subsequently closed.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Concurrency Review Summary

DERM has conducted a concurrency review 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.

In summary, DERM recommends denial of this application, however will allow the application to proceed to hearing.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: CHRISTIAN LIFE MISSION, INC

This Department has no objections to this application subject to the following and that said memo be made part of the resolution:

The Traffic Engineering Division (TED) has reviewed the Site Plans, received by Planning and Zoning on 10/12/2010; the Traffic Study and subsequent supplemental technical memorandums, as well as, Traffic Operation Plan (TOP) and TOP plan, received on 06/07/2011; for the proposed facility located at 14105 SW 184 Street and has the following recommendations and comments:

Site Plan:

The site's driving aisles shall maintain two-way traffic and provide fifteen (15') foot minimum turning radii for turning vehicle paths. The following modifications may be implemented to achieve this requirement:

Provide 15' radius at NE corner of playground area.

Provide 15' radius at first right turn in the site from the SW 142 Avenue entrance driveway. One stall may be lost.

Stripe the excess pavement area (approx. 5') at the east end of the parking area along the east island.

Provide 15' radii at the west end of the central parking area. Two stalls will be lost.

Close the central cross aisle and mark for 4 additional parking stalls in order to provide one minimum net parking stall gain.

The proposed fence must be located outside of the intersection safe sight distance triangle as defined by Miami Dade County Section 33-11.

A minimum 6 foot sidewalk shall be provided as the passenger landing area along the entire length of the passenger loading and unloading area.

A stop sign and stop bar shall be proposed at all exit driveways.

The existing public sidewalk shall be extended along the right-of-way

line of SW 142 Avenue adjacent to the site.

Traffic Study:

The HCM existing analysis of Eureka Drive and SW 142 Ave should be revised to reflect the current lane designation (i.e. southbound double left).

The Traffic Study analysis and conclusions are acceptable.

Traffic Operation Plan (TOP):

The TOP submitted on 06/07/2011 is acceptable.

Project Requirements:

A "Declaration of Restrictions" in favor of the Miami-Dade County Public Works Department must be recorded in the Official Records of Miami-Dade County, Florida prior to the date of the school opening or expansion. The "Declaration of Restrictions" shall include a TOP narrative and plan that has been found acceptable by TED.

The improvements under Site Plan (above) shall be included as conditions for approval within the "Declaration of Restrictions" and built by the applicant during the Building Permit process.

All off-site improvements shall be constructed prior to the school opening.

School Speed Zone signs (florescent yellow-green material must be used where applicable), pavement markings, and flashing signals are required along SW 142 Avenue and SW 184 Street adjacent to the site. A school speed zone and flashing signals will not be required, if and only if, a school policy explicitly stating that all students must be driven in motorized vehicles to the school is provided within a covenant for this facility and published as school policy. If in the future, the school changes policy, then the school administration will be responsible to pay for and provide such traffic control devices

Standard Comments:

Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.

Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 ft within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546.

Plans submitted for Permit shall conform to MUTCD, MDPWD and other appropriate standards for engineering design in the public right-of-way. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.

All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required.

The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please contact Mr. Ricardo Gavilan at (305) 375-2030.

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

This land requires 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.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 59 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9818	SW 137 Ave. s/o SW 152 St.	C	C
9820	SW 137 Ave. s/o SW 184 St.	C	C
9876	SW 184 St. w/o SW 117 Ave.	C	C
9878	SW 184 St. w/o SW 137 Ave.	C	C

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



Raul A Pino, P.L.S.

21-JUN-11

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

School Name: Christian Life Mission / New Life Ministries Church and School

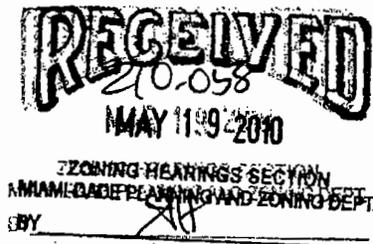
School Address: 14105 SW 184th Street

Tax Folio # 30-5934-001-0400

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 _____ = 108,910 sq. ft. / 43,560 sq. ft. = 2.50 acres
3. Number of children or students requested: 294 Ages: 2 - 14 years old (Pk-2 to 8th Grade).
4. Number of teachers: 20 Number of administrative & clerical personnel: 8.
5. Number of classrooms: 19 Total square footage of classroom area: 9,034 sq. ft.
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
34,262 sq. ft. - Includes Lunch Room and Church Building Sq. Footage.
7. Amount of outdoor recreation/play area in square footage: 16,672 sq. ft.

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: 2
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided = 70 spaces parking spaces required by §33-124(L) = 55 spaces
10. Indicate the number of auto stacking spaces: 13 provided 5 required.
11. Proposed height for the structure(s): 35'-0" See §33-151.18(g).
12. Size of identification sign: n/a x n/a = n/a 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: Pk2 - 8th Grade School shall operate Monday to Friday 7 am to 6 pm.
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). No Residential Uses



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 OVERELAP, 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 104 (number of children) = 3,640 sq. ft. of classroom area required.

- b. Elementary Grades 1-6

30 sq. ft. x 136 (number of children) = 4,080 sq. ft. of classroom area required.

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

25 sq. ft. x 54 (number of children) = 1,350 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 9,070 sq. ft.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 9,070 sq. ft.

OUTDOOR RECREATION SPACE:

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

45 sq. ft. x 52 (½ of children) = 2,340 sq. ft.

- b. Grades 1-6

500 sq. ft. x 30 (first 30 children) = 15,000 sq. ft.

300 sq. ft. x 106 (remaining children) = 31,800 sq. ft.

- c. Grades 7-12

800 sq. ft. x 30 (first 30 children) = 24,000 sq. ft.

300 sq. ft. x 24 (next 300 children) = 7,200 sq. ft.

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

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 80,340 sq. ft.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 16,672 sq. ft. *variance Req.*

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: 98 Trees provided: 78.5 *variance Req.*

- b. Ten shrubs are required for each tree required. Shrubs required: 980 Shrubs provided: 1000

- c. Grass area for organized sports/play area in square feet: "0", Church will function as Recreation.

- d. Lawn area in square feet (exclusive of organized sports)



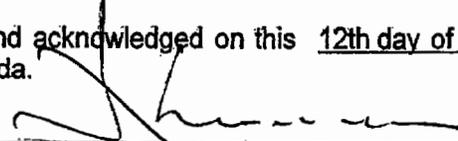
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY XU

School Address: 14105 SW 184th Street - Miami, Florida Zip Code: 33177.

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

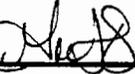
Signed, sealed, executed and acknowledged on this 12th day of May 2010 at Miami-Dade County, Florida.

Jorge L. Villavicencio, R.A.



Signature

WITNESSES:



STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 12th day of May, 2010, before me personally appeared Jorge Villavicencio, 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





Gretel Rodriguez
COMMISSION # DD730791
EXPIRES: OCT. 31, 2011
WWW.AARONNOTARY.com

RECEIVED
20-058
MAY 19 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AT

Memorandum



Date: 06-DEC-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000058

Fire Prevention Unit:

This memo supersedes MDRF memorandum dated July 14, 2010.
 APPROVAL
 No objection to site plan date stamped October 12, 2010.

Service Impact/Demand

Development for the above Z2010000058
 located at 14105 S.W. 184 STREET, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 2141 is proposed as the following:

N/A	dwelling units	N/A	square feet
<u>residential</u>		<u>industrial</u>	
N/A	square feet	30,376	square feet
<u>Office</u>		<u>institutional</u>	
N/A	square feet	N/A	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 20.38 alarms-annually.
 The estimated average travel time is: 7:31 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' Sqr (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 October 12, 2010.

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

DATE: 29-AUG-11
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

CHRISTIAN LIFE MISSION, INC

14105 S.W. 184 STREET, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000058

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT

NEIGHBORHOOD REGULATIONS AND LEGAL SERVICES DIVISION

ENFORCEMENT HISTORY

10-058

ADDRESS: 14105 SW 184 ST

FOLIO: 3059340010400

DATE: 8-29-11

NAME: CHRISTIAN LIFE MISSION, INC

OPEN CASES:

Neighborhood Regulations:

No open cases.

Building Code:

No open cases.

CLOSED CASES:

Neighborhood Regulations:

No closed cases.

Building Code:

No closed cases.

Ronald Szep, Neighborhood Regulations and Legal Services Division Director
Miami-Dade County Building and Neighborhood Compliance Department

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: BOELLARD, FRANCIE

Inspection Date

Evaluator: CARL HARRISON

08/30/11

Process #: Z2010000058
Applicant's Name: CHRISTIAN LIFE MISSION, INC
Locations: 14105 S.W. 184 STREET, MIAMI-DADE COUNTY, FLORIDA.
Size: 2.5 ACRES
Folio #: 3059340010400

Request:

THE APPLICANT IS REQUESTING A SPECIAL EXCEPTION TO PERMIT A DAY CARE CENTER AND PRIVATE SCHOOL, MODIFICATION OF A PREVIOUSLY APPROVED RESOLUTION, TO PERMIT LESS RECREATION AREA THAN REQUIRED AND TO WAIVE THE REQUIRED LANDSCAPE REQUIREMENTS.

EXISTING ZONING

Subject Property RU-1Ma,

EXISTING USE CHURCH

SITE CHARACTERISTICS

STRUCTURES ON SITE:

1 STORY CBS STRUCTURE and 2 SHEDS ON THE PROPERTY

USE(S) OF PROPERTY:

Church

FENCES/WALLS:

4ft C.L. ON EAST SIDE and 6ft C.L. ON WEST SIDE. SOUTH SIDE HAS 6ft C.L. FENCE and IRON ROLLING GATE. NORTH SIDE OF THE PROPERTY IS OPEN.

LANDSCAPING:

PROPERTY MEETS REQUIREMENTS OF 1999 RESOLUTION WITH TREES ON ROW. PRIVATE PROPERTY HAS APPROX 60 TREES

BUFFERING:

EAST SIDE OF PROPERTY and NORTH SIDE OF PROPERTY SURROUNDED BY DERM'S PROTECTED LAND. SW 142 AVE SEPARATES CHURCH FROM RESIDENTIAL HOMES

VIOLATIONS OBSERVED:

NO CERTIFICATE OF USE FOR THE CHURCH. NOV ISSUED 8/30/11. MISCELLANEOUS JUNK AND TRASH CONSISTING OF WOOD, OLD SIGN, PVC, BUCKETS and WOODEN PALLETS. 2 SHEDS ON THE PROPERTY WITHOUT PROPER SPACING BETWEEN THEM.

OTHER:

PARKING LOT HAS 7 LIGHT POLES. 1 LIGHT POLE ON THE NORTH WEST PART OF THE PROPERTY IN THE FRONT.

Process # Applicant's Name

ZONING INSPECTION REPORT

Z2010000058 CHRISTIAN LIFE MISSION, INC

SURROUNDING PROPERTY

NORTH:

SOUTH:

EAST:

WEST:

SURROUNDING AREA

NEIGHBORHOOD CHARACTERISTICS

COMMENTS:

Inspector **BOELLARD, FRANCIE**

Evaluator **CARL HARRISON**

Process Number: **Z201000058** Applicant Name **CHRISTIAN LIFE MISSION, INC**



Date: 29-AUG-11

Comments: PARKING LOT FACING SOUTHEAST SHOWING ASPHALT & APPROXIMATELY 65 PARKING SPACES



Date: 29-AUG-11

Comments: 2 SHEDS IN THE REAR NOT SPACED CORRECTLY APART. JUNK AND TRASH OF WOOD, BUCKETS, OLD SIGNS AND PVC PIPES. FACING NORTH SHOWING PROTECTED LAND OWNED BY DERM



Date: 29-AUG-11

Comments: FACING SOUTH SHOWING BUFFER TO THE EAST & ASPHALTED PARKING LOT

Inspector **BOELLARD, FRANCIE**

Evaluator **CARL HARRISON**

Process Number: **Z201000058** Applicant Name **CHRISTIAN LIFE MISSION, INC**



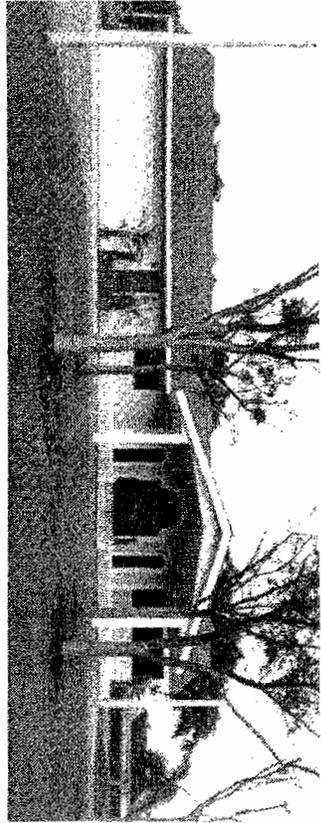
Date: 29-AUG-11

Comments: FACING NORTH INSIDE THE PROPERTY LINE
SHOWING THE PARKING LOT & LIGHT POLES &
PROTECTED LAND OWNED BY DERM TO THE
NORTH

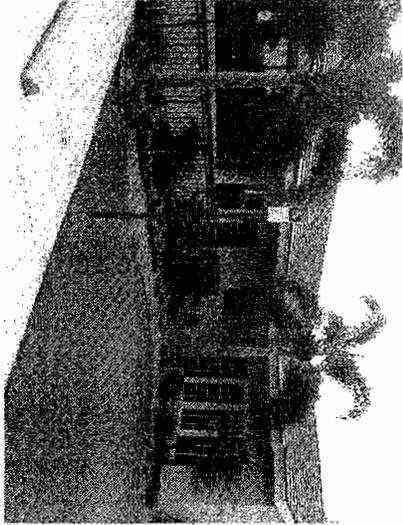


Date: 29-AUG-11

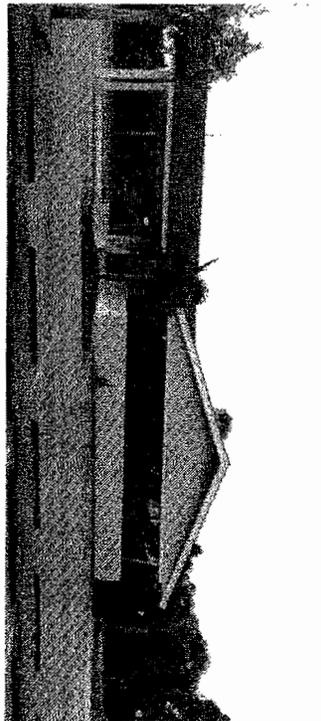
Comments: FACING WEST SHOWING THE TREES ON ROW &
CHURCH SIGN



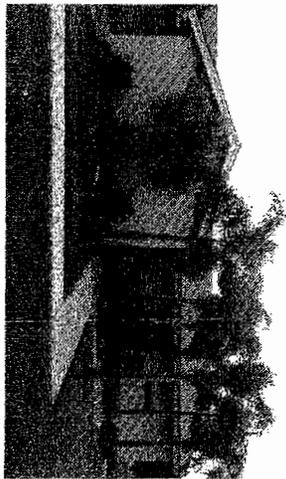
EXISTING
CHURCH / FELLOWSHIP HALL
EXISTING EAST ELEVATION



EXISTING
CHURCH / FELLOWSHIP HALL
EXISTING NW ELEVATION



EXISTING
CHURCH / FELLOWSHIP HALL
EXISTING NORTH ELEVATION



EXISTING
CHURCH / FELLOWSHIP HALL
EXISTING WEST ELEVATION

2400
EXISTING

DATE: 1/11
SCALE: 1/4" = 1'-0"
DRAWING: 1/11
SHEET: 8 OF 8

VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
7644 NW 40 STREET MIAMI FL 33155 (305) 651-6591
CONSULTANT:

Corporate License #44000047
Architectural Seal
JARGEL VILLAVICENCIO
RS_419013115

PROPOSED CHURCH AND SCHOOL FOR:
CHRISTIAN LIFE MISSION
1406 SW 154th STREET - MIAMI, FLORIDA 33177
FOLIO # 30-5934-001-0400
PASTOR JAVIER ACOSTA - 305 389-2797

REVISIONS

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: Christian Life Mission, Inc., a non-profit corporation

<u>NAME AND ADDRESS</u>	<u>DIRECTORS</u>
JAVIER ACOSTA, 15311 SW 177 Terr., Miami, FL 33187	President & Director
DINELIA PUERTAS, 2041 SE 15 Street, Miami, FL 33035	Treasurer & Director
RALPH PUERTAS, 22035 SW 128 Ct., Miami, FL 33170	Director
LEONARDO ACOSTA, 14469 SW 158 PL, Miami, FL 33196	Director
DAVID BARLOCK, 6845 Wolfe Run Rd., SE, Dennison, OH 44621	Director

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].

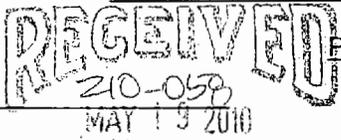
TRUST/ESTATE NAME _____

<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>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY jt

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

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

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.

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 10-058
 MAY 19 2010
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: *AK*

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: *Gretel Rodriguez*
(Applicant)

Sworn to and subscribed before me this 12th day of May, 2010. Affiant is personally know to me or has produced _____ as identification.

Gretel Rodriguez
(Notary Public)

Gretel Rodriguez
 COMMISSION # DD730791
 EXPIRES: OCT. 31, 2011
 WWW.AARONNOTARY.com

My commission expires: 10/31/11

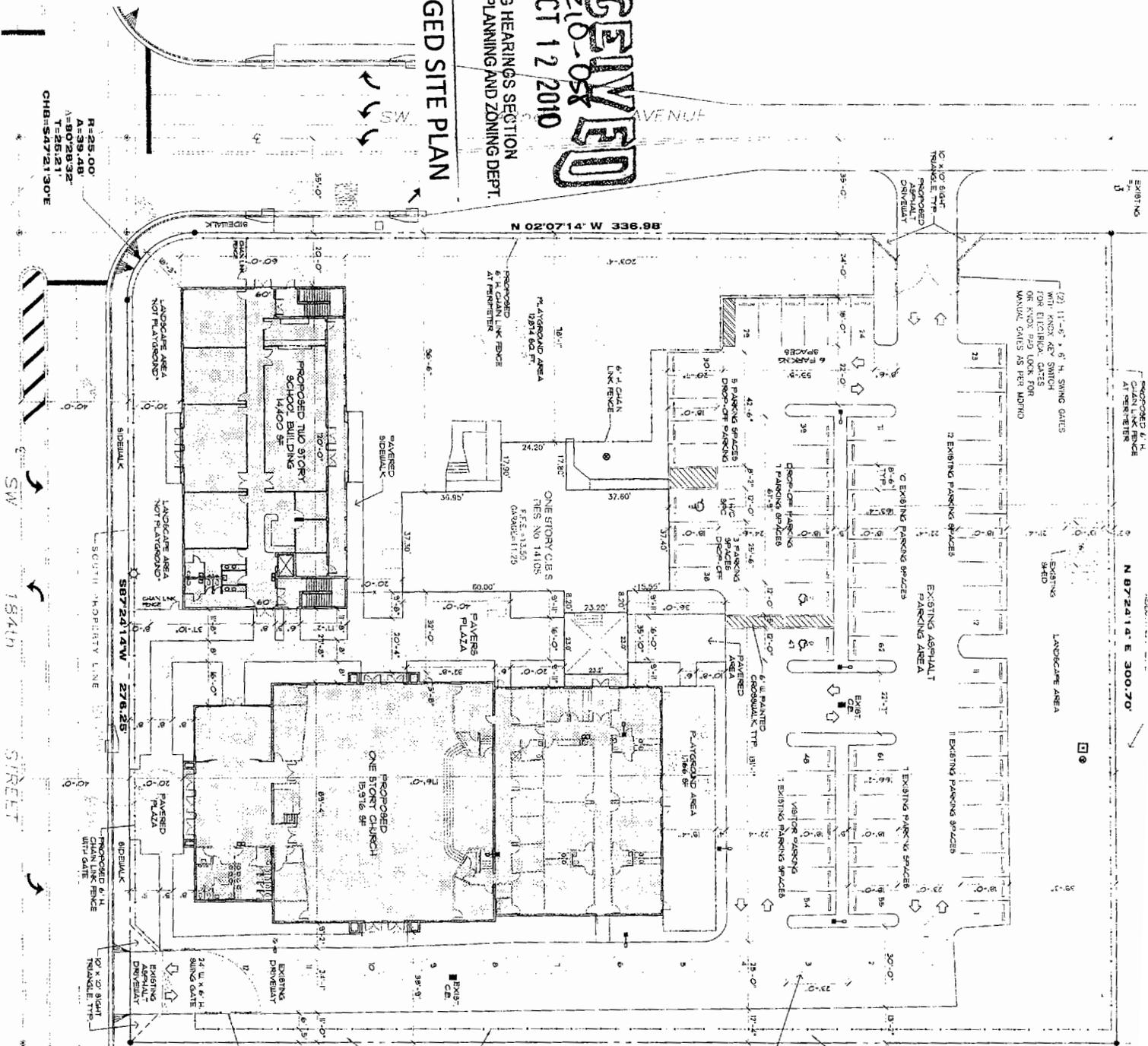
Seal

*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.

RECEIVED

OCT 12 2010

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____
ENLARGED SITE PLAN

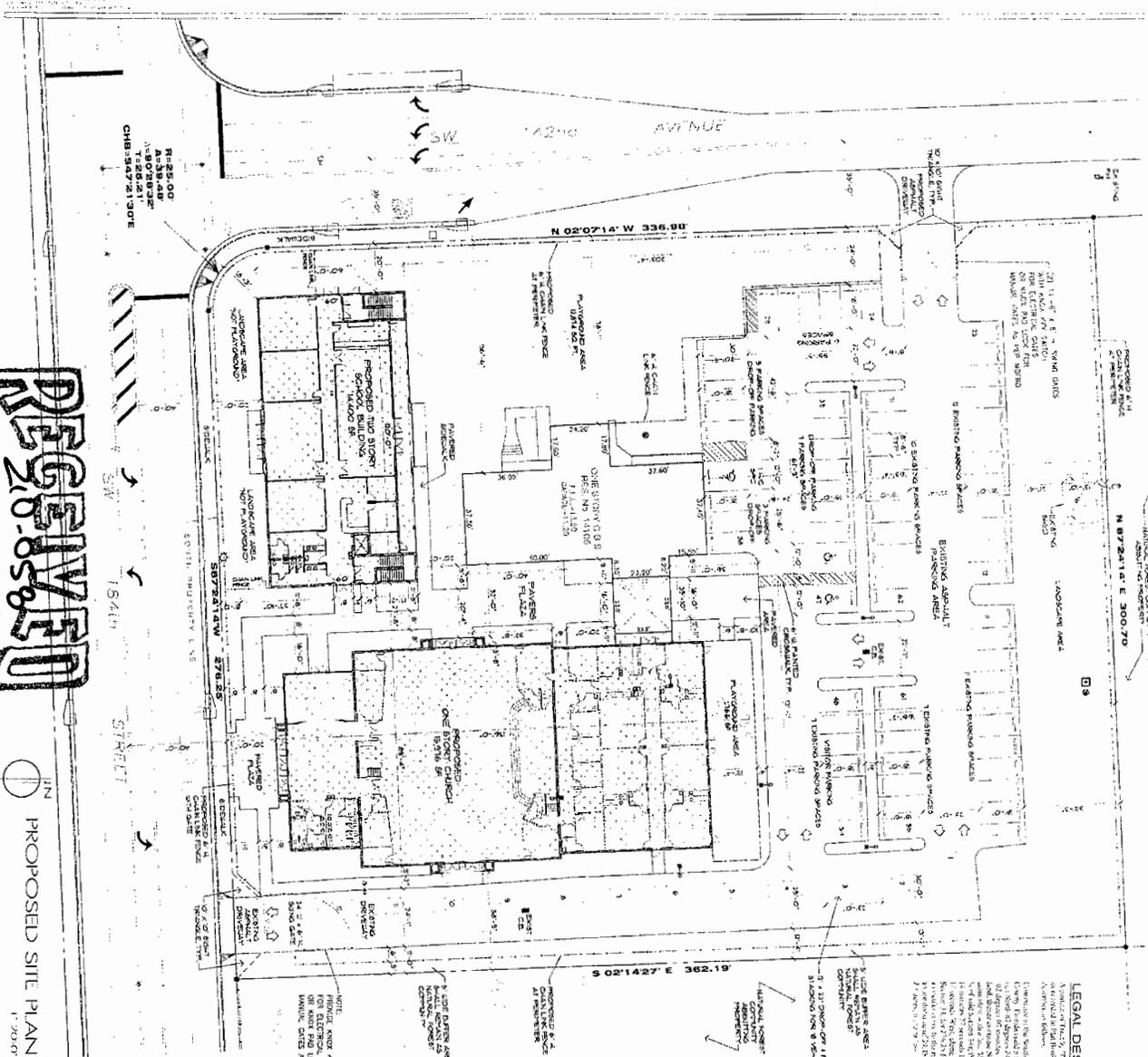


R=25.00'
 A=39.48'
 A=8028.93'
 T=25121
 CHB=34721.90E

(2) 11'-6" x 6" H. SWING GATES
 WITH KNOX KEY SWITCH
 OR KNOX PAD LOCK FOR
 MANUAL GATES AS PER MOPFD

LEGAL DESCRIPTION
 A portion of Parcel 1, TRACT 20, SUNDRIER
 as recorded in the Book 2, Page 25, of the 19
 is described as follows:
 Commencing at the Southwest corner of the Six
 and North 87 degrees 59 minutes 11 second West 11
 02 degrees 07 minutes 11 second West 11
 feet, then a course North 02 degrees 07 min
 and 11 feet to the 1760 feet East of and in
 12 second. We proceed then along the East line
 Section 34, for 218.53 feet to the Point of Beginning
 a return course to the right, having a bearing
 23 degrees, 00' 00" S.

- 5' WIDE BUFFER AREA SHALL REMAIN AS NATURAL FOREST
- 17' x 23' DROP-OFF & PICK-UP STANDING FOR 3 VEHICLES
- LANDSCAPE FOREST
- PROPOSED 6" H. CHAIN LINK FENCE AT PERIMETER
- 5' WIDE BUFFER AREA SHALL REMAIN AS NATURAL FOREST
- NOTE: PROVIDE KNOX KEY SWITCH FOR ELECTRICAL GATES OR KNOX PAD LOCK FOR MANUAL GATES AS PER MOPFD



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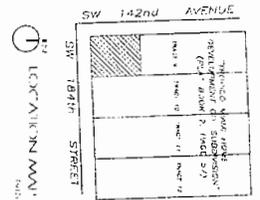
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

PROPOSED SITE PLAN
 1/2010

LEGAL DESCRIPTION
 A certain parcel of land, more particularly described as follows: ...

SITE SUMMARY

LOCATION	1410 SW 183rd Street, Miami, Florida 33157
PAR. NO.	25-392-00-0000
ZONING	C-1.5A CHURCH / SCHOOL USE
ZONING REGULATIONS	CHAPTER 9.09
LOT AREA	38,000 S.F. (1.10 ACRES)
ESTIMATED BUILDINGS	ONE CHURCH BUILDING / TUESDAY-SUNDAY
ESTIMATED FLOOR AREA	4,844 S.F.
ESTIMATED PARKING AREAS	14,284 S.F. (326 SPACES)
ESTIMATED TOTAL FLOOR AREA	19,128 S.F.
ESTIMATED TOTAL PARKING AREAS	14,284 S.F.
ESTIMATED TOTAL DEVELOPMENT	33,412 S.F.

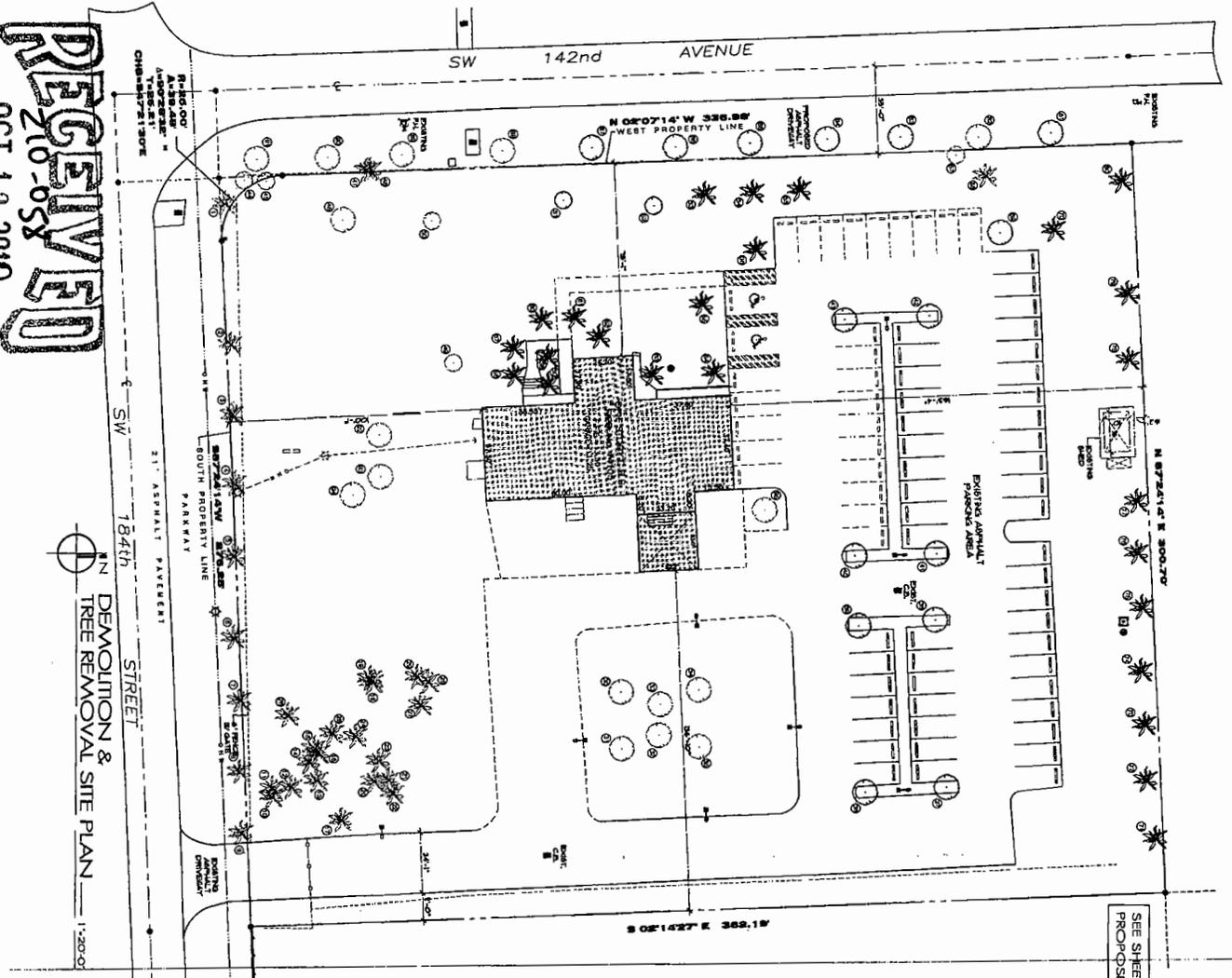


<p>VILLA & ASSOCIATES INC. ARCHITECTURE PLANNING INTERIOR DESIGN 7344 SW 48th STREET MIAMI, FL 33156 (305) 881-8818</p>	<p>PROPOSED CHURCH AND SCHOOL FOR: CHRISTIAN LIFE MISSION 1410 SW 184th STREET - MIAMI, FLORIDA 33177 FOLIO # 30-5934-001-0400 PASTOR JAVIER ACOSTA - 305 389-2787</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>						
<p>DATE: 10-08-10 SCALE: 1" = 20' DRAWN BY: JLV CHECKED BY: JLV DATE SUBMITTED FOR PERMITS: 10/08/10</p>	<p>Corporation License #1480000370 Architectural Seal JORGE L VILLAVENIDA NO. 480011718</p>	<p>DATE: 10-08-10 SCALE: 1" = 20' DRAWN BY: JLV CHECKED BY: JLV DATE SUBMITTED FOR PERMITS: 10/08/10</p>						

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 PLANNING DEPT.
 OCT 12 2010

RECEIVED
 OCT 12 2010

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



SEE SHEET L-1 FOR
 PROPOSED LANDSCAPE PLANS

SITE SUMMARY

LOCATION: 14105 SW 16th STREET, MIAMI, FLORIDA 33177
 ROAD NO.: 30-5934-001-000
 ZONING: R1-1M - CHURCH / SCHOOL USE
 ZONING REGULATIONS: CHAPTER 1-4-98

LOT AREA: 133,144 S.F. (3.08 ACRES)
 HEIGHT OF MAX. BUILDINGS: 35 FT. (2.30 ACRES)
 TOTAL NET: 108,810 S.F. (2.49 ACRES)

TREE TABULATION

#	DATE	MEASUREMENTS	GENUS	SPICES	COMMON NAME
1	10/2	20.0	20.0	8.0	ROYAL PINEAPPLE
2	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
3	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
4	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
5	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
6	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
7	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
8	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
9	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
10	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
11	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
12	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
13	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
14	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
15	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
16	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
17	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
18	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
19	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
20	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
21	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
22	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
23	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
24	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
25	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
26	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
27	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
28	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
29	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
30	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
31	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
32	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
33	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
34	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
35	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
36	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
37	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
38	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
39	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
40	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
41	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
42	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
43	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
44	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
45	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
46	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
47	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
48	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
49	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
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51	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
52	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
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55	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
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73	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
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75	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
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77	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
78	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
79	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
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81	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
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84	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
85	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
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88	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
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95	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
96	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
97	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
98	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
99	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE
100	10/2	20.0	8.0	8.0	ROYAL PINEAPPLE

VILLA & ASSOCIATES INC.
 ARCHITECTURAL FIRM
 7244 SW 48 STREET - MIAMI, FL. 33155 - (305) 594-0251
 CONSULTANT:

**PROPOSED CHURCH AND SCHOOL FOR
 CHRISTIAN LIFE MISSION**
 4106 SW 85th STREET - MIAMI, FLORIDA 33177
 FOLIO # 30-5934-001-0400
 PASTOR JAVIER ACOSTA - 305 386-2787

PREVIOUS: _____

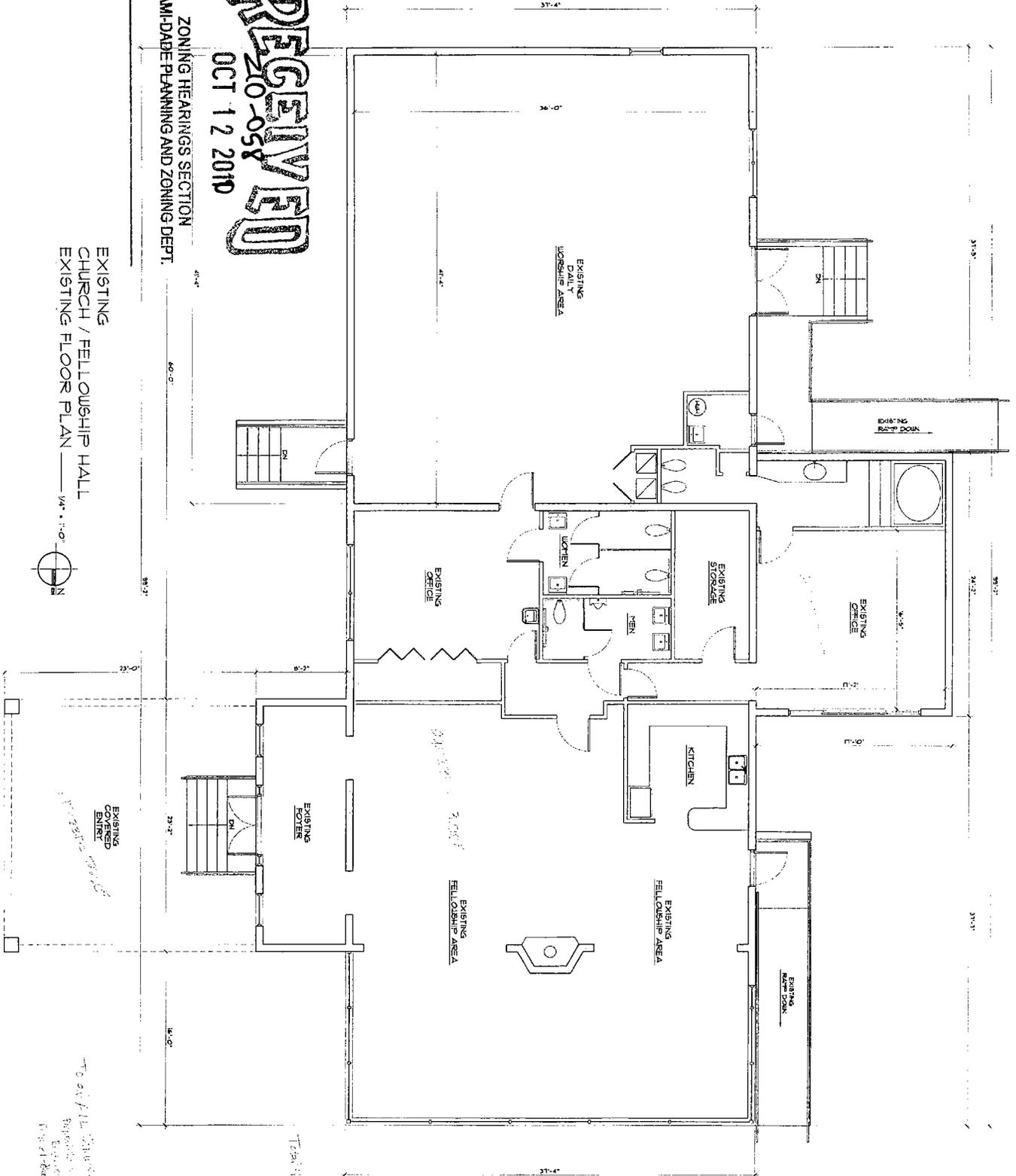
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY

EXISTING CHURCH / FELLOWSHIP HALL
 EXISTING FLOOR PLAN

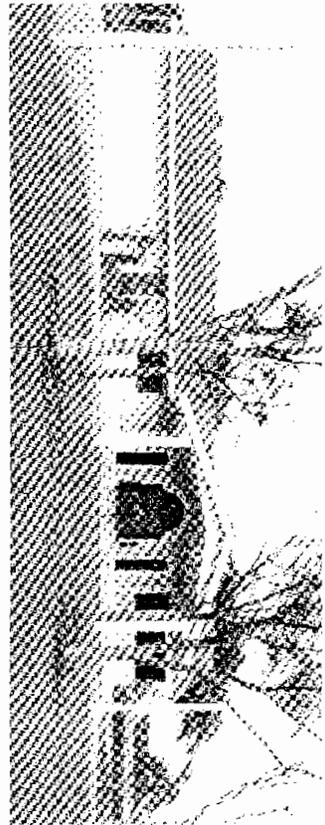
1/4" = 1'-0"



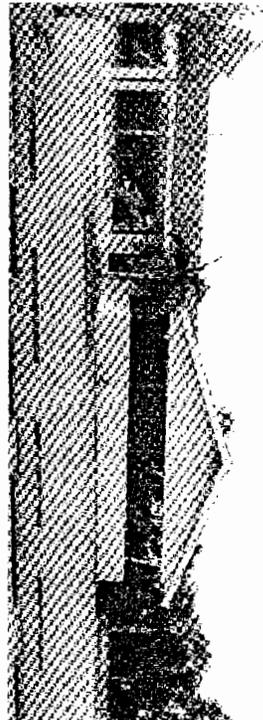
Handwritten notes:
 To be at Villa Associates
 Proposed work for
 Existing building
 Date: 10/12/10
 JLV

<p>DATE: 10-12-10 SCALE: 1/4" = 1'-0" SHEET: 8 OF 8</p>		<p>VILLA & ASSOCIATES INC. ARCHITECTURE - PLANNING - INTERIOR DESIGN 7344 SW 46 STREET - MIAMI, FL 33165 - (305) 661-0181 CONSULTANT:</p>	<p>Corporation License #A40003269 Architectural Seal JORGE L VILLAVICENCIO NO. AR0012110</p>	<p>PROPOSED CHURCH AND SCHOOL FOR: CHRISTIAN LIFE MISSION 14106 SW 184th STREET - MIAMI, FLORIDA 33177 FOLIO # 30-5934-001-0400 PASTOR JAVIER ACOSTA - 305 389-2787</p>	<p>REVISIONS:</p>
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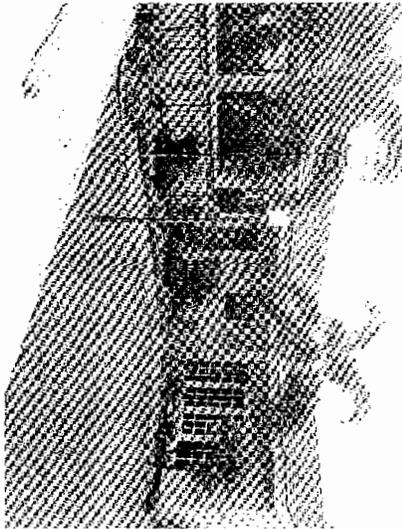
35



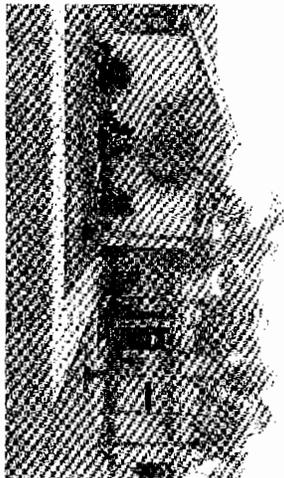
EXISTING
 CHURCH / FELLOWSHIP HALL
 EXISTING EAST ELEVATION



EXISTING
 CHURCH / FELLOWSHIP HALL
 EXISTING NORTH ELEVATION



EXISTING
 CHURCH / FELLOWSHIP HALL
 EXISTING WEST ELEVATION



EXISTING
 CHURCH / FELLOWSHIP HALL
 EXISTING WEST ELEVATION

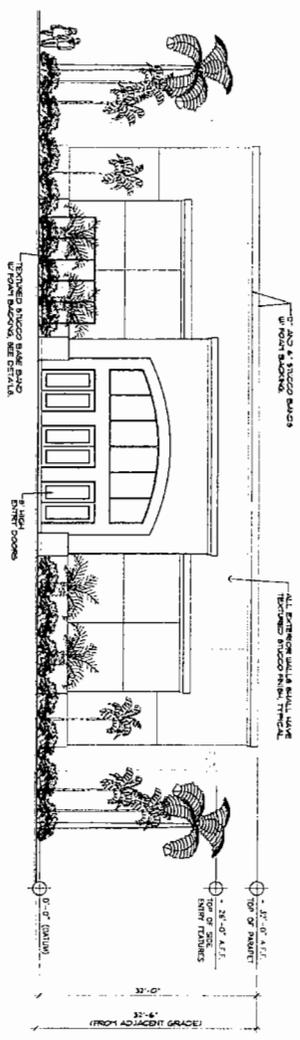
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

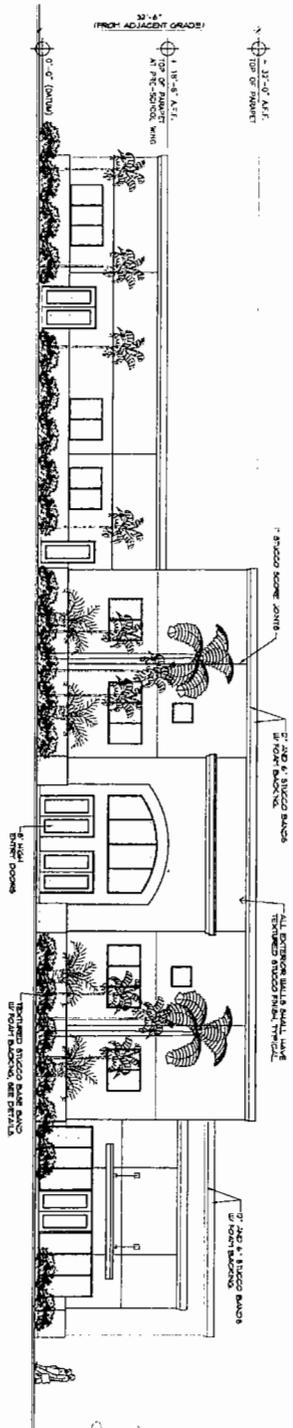
BY _____

2/10/07
 JAV

	VILLA & ASSOCIATES INC. ARCHITECTURE - PLANNING - INTERIOR DESIGN 7344 SW 48 STREET - MIAMI FL 33156 - (305) 651-0191 CONSULTANT:	Corporation License #AAG003609 Architectural Seal 	PROPOSED CHURCH AND SCHOOL FOR: CHRISTIAN LIFE MISSION 1405 SW 104th STREET - MIAMI, FLORIDA 33177 FOLIO # 30-5934-001-0400 PASTOR JAVIER ACOSTA - 305 389-2787	REVISIONS:
	A-8 of 8	DATE: 10/12/10 DRAWN BY: JAV CHECKED BY: JAV SCALE: 1/4" = 1'-0"	JORGE L. VILLAVICENCIO NO. AR0610110	_____ _____ _____ _____



CHURCH BUILDING
 FRONT ELEVATION
 SOUTH

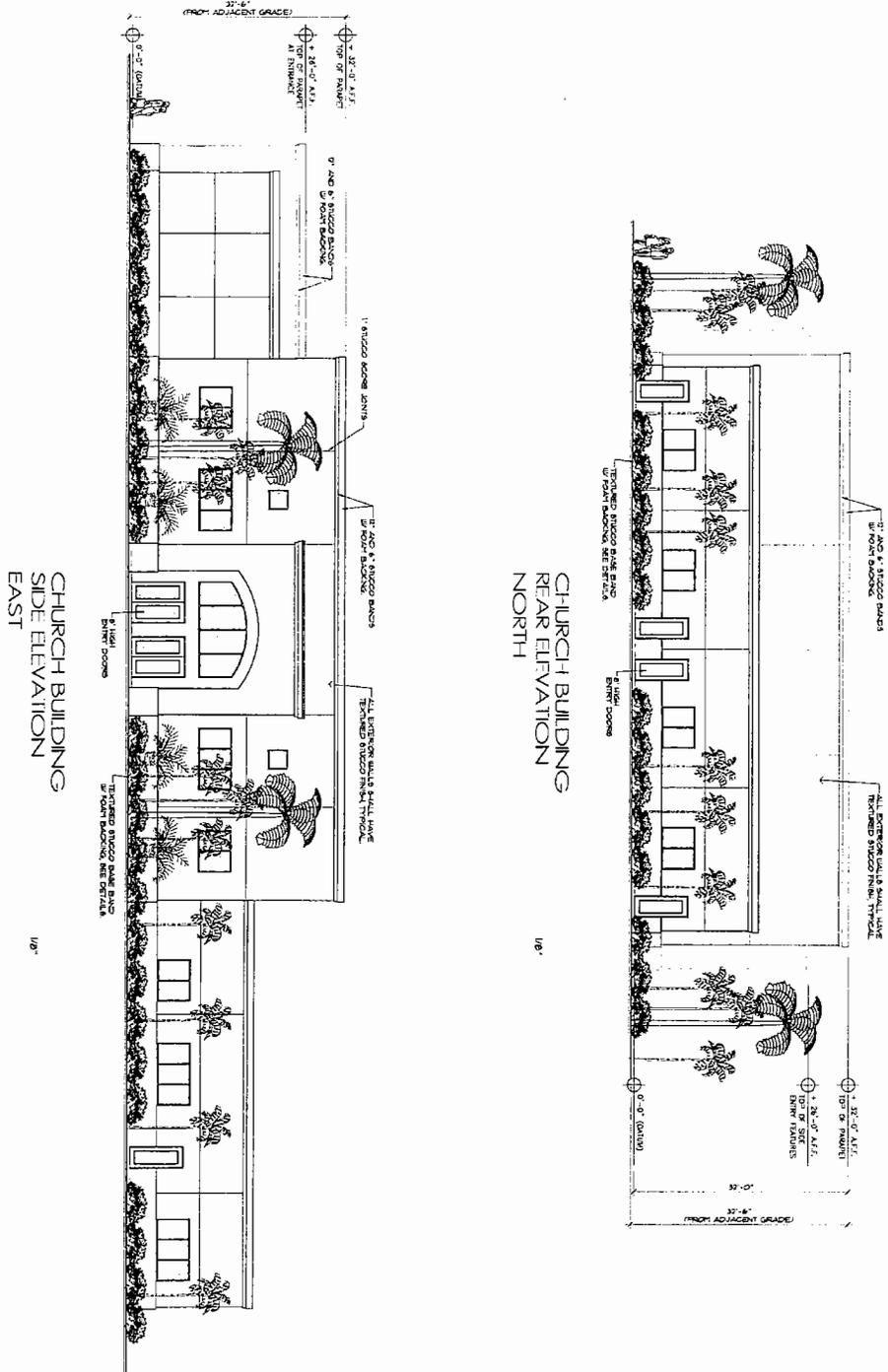


CHURCH BUILDING
 SIDE ELEVATION
 WW EST

RECEIVED
 210-058
 OCT 12 2010

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

<p>DATE: 10-12-10 DRAWN BY: JLV CHECKED BY: JLV SCALE: AS SHOWN SHEET: 1 OF 8</p>		<p>VILLA & ASSOCIATES INC. ARCHITECTURE - PLANNING - INTERIOR DESIGN 7344 SW 48 STREET - MIAMI FL 33156 - (305) 961-9851 CONSULTANT:</p>	<p>Corporation License #16003528 Architectural Seal JORGE L. VILLAVENCIO NO. AR012110</p>	<p>PROPOSED CHURCH AND SCHOOL FOR: CHRISTIAN LIFE MISSION 1406 SW 184th STREET - MIAMI, FLORIDA 33177 FOLIO # 30-5934-001-0400 PASTOR JAVIER ACOSTA - 305 389-2787</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								



RECEIVED
 OCT 12 2010

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

DATE 10/12/10	PROJECT CHURCH
SCALE AS SHOWN	DATE PREPARED FOR THIS SHEET
A-5 OF 8	



VILLA & ASSOCIATES INC.
 ARCHITECTURE - PLANNING - INTERIOR DESIGN
 7344 SW 46 STREET - MIAMI FL 33156 (305) 661-6161
 CONSULTANT :

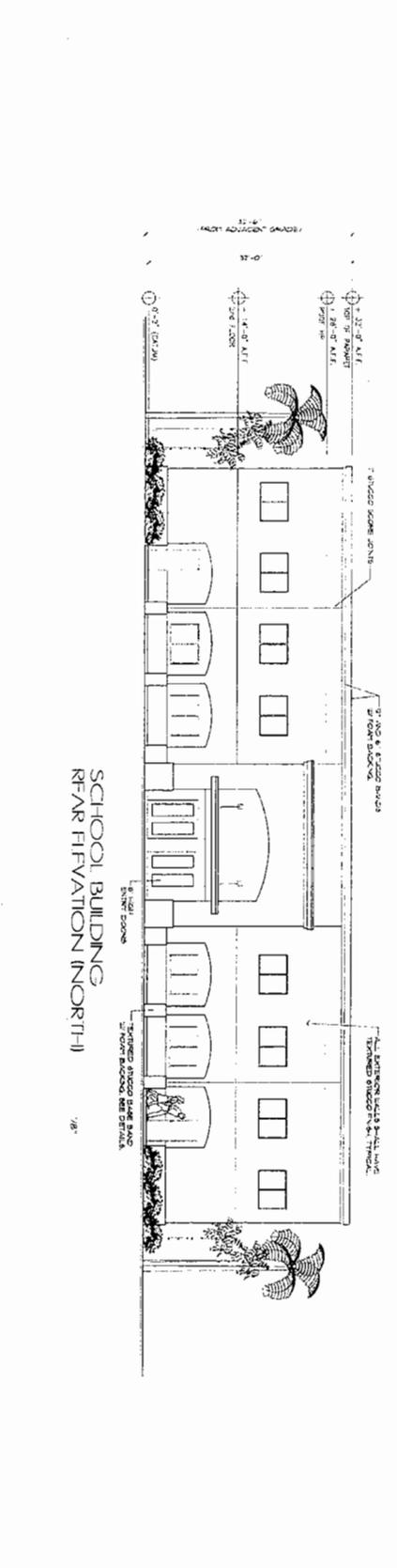
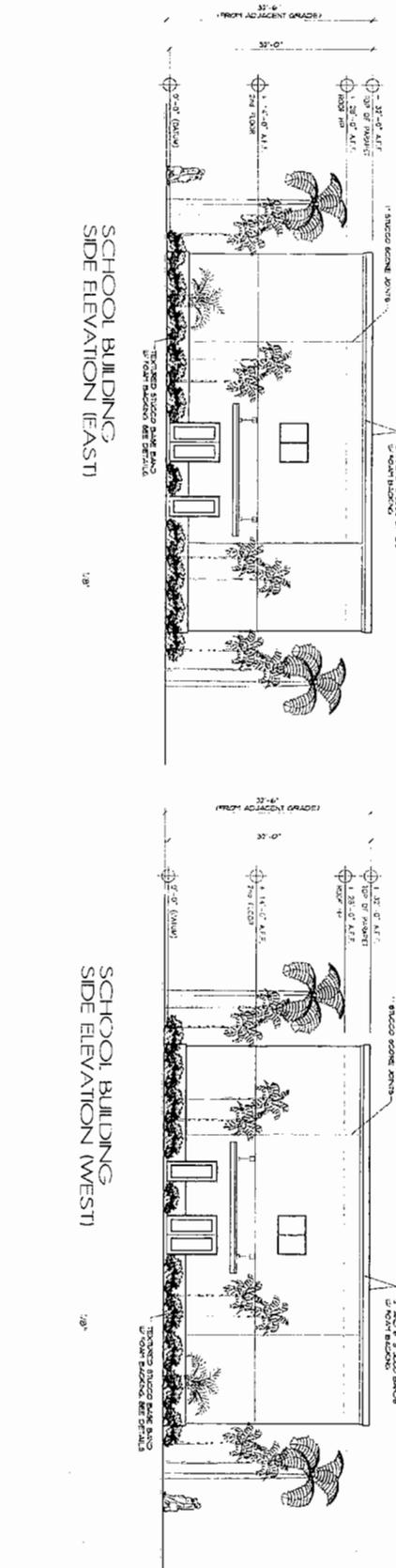
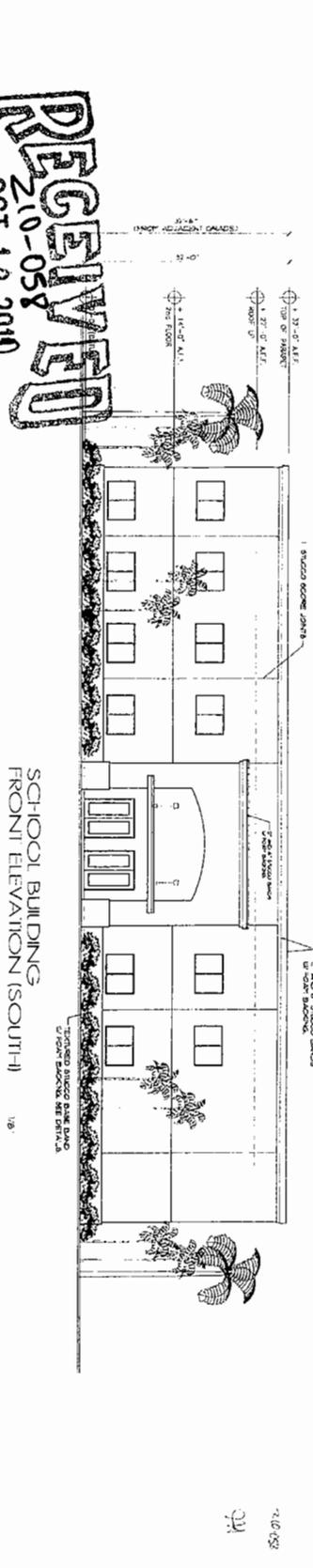
Cooperating Engineer
 #A00003589
 Architectural Seal
 JORGE L. VILLAVICENCIO
 NO. AR0012110

PROPOSED CHURCH AND SCHOOL FOR:
CHRISTIAN LIFE MISSION
 1406 SW 184th STREET - MIAMI, FLORIDA 33177
 FOLIO # 30-5934-001-0400
 PASTOR JAVIER ACOSTA - 305 389-2787

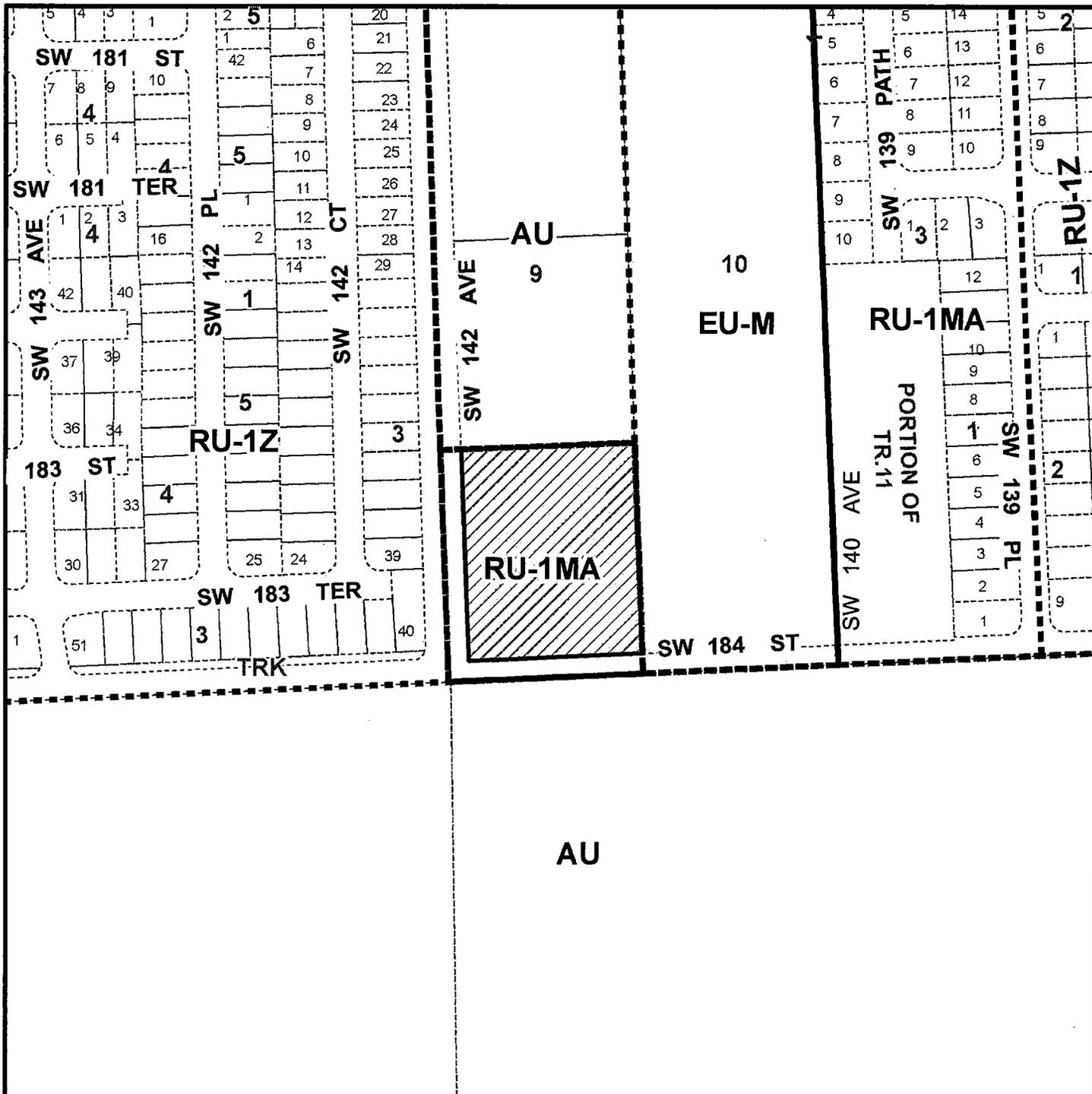
REVISIONS :

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 OCT 12 2010
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

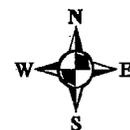


<p>DATE: 09-10-10 DRAWN BY: JVA CHECKED BY: JVA SCALE: AS SHOWN SHEET NO: 8</p>		<p>VILLA & ASSOCIATES INC. ARCHITECTURE PLANNING INTERIOR DESIGN 7344 SW 48 STREET MIAMI FL 33156 (305) 661-8181 CONSULTANT: _____</p>	<p>Cooperation License #A00025219 Architectural Seal JORGE L VILLAVICENCIO NO. AR0612110</p>	<p>PROPOSED CHURCH AND SCHOOL FOR: CHRISTIAN LIFE MISSION 1406 SW 184th STREET - MIAMI, FLORIDA 33177 FOLIO # 30-5934-001-0400 PASTOR JAVIER ACOSTA - 305 389-2787</p>	<p>REVISIONS:</p>
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MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000058



Section: 34 Township: 55 Range: 39
 Applicant: CHRISTIAN LIFE MISSION, INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, June 1, 2010

REVISION	DATE	BY
Board Revised Bcc to C14	7/30/10	Jgurd
		40



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z201000058

Section: 34 Township: 55 Range: 39
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