

# KITS

4-28-2010 Version # 1



COMMUNITY ZONING APPEALS BOARD 15  
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)  
10710 SW 211 Street, Miami  
Wednesday, May 26, 2010 at 7:00 p.m.

## PREVIOUSLY DEFERRED

A. 10-4-CZ15-1 NEW BETHEL AME CHURCH 09-80 18-56-40



# Official Zoning Agenda

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## COMMUNITY ZONING APPEALS BOARD

### COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF WEDNESDAY, MAY 26, 2010

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

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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 Department of Planning and Zoning (DPZ) within 14 days after the DPZ 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 DPZ's posting will be made on a bulletin board located in the office of the DPZ.) 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](http://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. NEW BETHEL AME CHURCH**  
**(Applicant)**

**10-4-CZ15-1 (09-080)**  
**Area 15/District 9**  
**Hearing Date: 05/26/10**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1958	New Bethel A.M.E.	- Zone change from RU-2 to RU-3. - Special Exception to permit a church.	BCC	Approved in part
2005	Director Dept. of Planning & Zoning	- Multiple zone change.	BCC	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  
COMMUNITY ZONING APPEALS BOARD - AREA 15  
MOTION SLIP**

#1

APPLICANT'S NAME: NEW BETHEL AME CHURCH

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
10-4-CZ15-1 (09-80)	April 21, 2010	CZAB15	10

**REC: Approval with conditions.**

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_

DEFER:       INDEFINITELY       TO: May 26, 2010       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 a lack of a quorum. Councilman Steward was present, but he  
 had recused himself from hearing this application.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Patricia FORBES			
VICE CHAIRMAN		Paul J. MORROW			X
COUNCIL WOMAN		Diane RICHARDSON			
COUNCILMAN		Bobby D. STEWART			X
COUNCIL WOMAN		Gale L. WIMBLEY			X
CHAIR WOMAN		Marjorie MURILLO			

VOTE: 

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EXHIBITS:  YES       NO

COUNTY ATTORNEY: THOMAS ROBERTSON

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 15**

**APPLICANT:** New Bethel AME Church

**PH:** Z09-080 (10-4-CZ15-1)

**SECTION:** 18-56-40

**DATE:** May 26, 2010

**COMMISSION DISTRICT:** 9

**ITEM NO.:** A

**A. INTRODUCTION**

o **REQUESTS:**

- (1) Applicant is requesting to permit a religious facility setback 35.8' (0' or 10' required with 25% of the building at build-to line) from the front (south) property line and setback a minimum of 20.1' (0' or 6' required) from the side street (west) property line.
- (2) Applicant is requesting to waive the zoning regulation requiring all parking lots to be located in the rear or on one side of the building; to waive same to permit parking on both sides of the building.
- (3) Applicant is requesting to permit a metal fence and gate in front of the build-to line (not permitted) along the front (south) property line and side street (west) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "New Bethel A.M.E. Church," as prepared by PDDS Internationale, Inc. Design & Development Services, consisting of 8 sheets: Sheets "SD-2" and "L-1" dated stamped received 1/7/10 and the remaining 6 sheets dated stamped received 1/4/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The requests are being sought because the applicant seeks to make additions to an existing building that does not meet the new zoning regulations for the Goulds Community Urban Center (GCUC). These requests include the following: to permit an existing building which exceeds the setback requirements permitted by the zoning code, to allow metal gates along the front (south) and side street (west) property lines and to allow parking on both sides of the building, where none is permitted.

o **LOCATION:** 11695 S.W. 220 Street, Miami-Dade County, Florida.

o **SIZE:** 140.29' x 310.31'.

**ZONING HEARINGS HISTORY:**

In March 1958, the subject property was approved for a special permit, to permit a church or allied uses on the subject property, pursuant to Resolution #1273. Subsequently, in November 2005, pursuant to Resolution #Z-25-05, the subject property was a part of a

parcel of land that was rezoned from multiple zoning districts to the Goulds Community Urban Center (GCUC) District.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Goulds Community Urban Center**.

**Urban Centers**

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

underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.

**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. All existing lawful uses and zoning are deemed to be consistent with this Plan.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

GCUC; church and manse

Community Urban Center

**Surrounding Properties:**

**NORTH:** GCUC; single-family residence

Community Urban Center

**SOUTH:** RU-2; duplex residences

Low Density Residential, 2.5 to 6 du

**EAST:** GCUC ; apartments

Community Urban Center

**WEST:** GCUC; school

Community Urban Center

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

(Site plan submitted)

Scale/Utilization of Site:

**Acceptable**

Location of Buildings:

**Acceptable**

Compatibility:

**Acceptable\***

Landscape Treatment:

**Acceptable**

Open Space:

**Acceptable**

Buffering:

**Acceptable**

Access:

**Acceptable**

Parking Layout/Circulation:

**Acceptable\***

Urban Design:

**Acceptable**

\* Subject to conditions

**F. 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.

**Sec. 33-284.97. Nonconforming structures, uses and occupancies.**

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, or occupancy in the GCUC that either (1) was existing as of the date of the district boundary change on the property to GCUC District or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review or had a valid building permit. However, any structure, use, or occupancy in the GCUC District that is discontinued for a period of at least six months, or is superseded by a lawful structure, use or occupancy permitted under this chapter, or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall be subject to Section 33-35(c) of this code. However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to Section 33-35(c) of this code.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection*</b>
Parks	<b>No objection</b>
MDT	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No objection</b>

\*Subject to the conditions indicated in their memorandum.

**H. ANALYSIS:**

This item was deferred from the April 21, 2010, meeting due to lack of quorum. The subject property is located at 11696 SW 220 Street, approximately **1.8 miles east of and within the Urban Development Boundary (UDB) Line**, in an area which is currently being developed as a compact, mixed-use community. The subject property, which was previously zoned RU-2, Two-Family Residential District, was a part of a section of land that was rezoned from multiple zones to GCUC (Goulds Community Urban Center) District.

The approval of this application will allow the applicant to permit the existing church sanctuary building with an addition containing a fellowship hall with variances to the setback and parking regulations and to allow a metal fence and gate in front of the building line. The subject property lies within the **Goulds Community Urban Center (GCUC) District** as designated in the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). All of the parcels within the boundaries of the approved Goulds Community Urban Center District Ordinance, are regulated by plans and descriptive standards

described in Ordinance #05-144. Among other things, said Ordinance requires buildings to be oriented to the street, parking lots to be predominately relegated to the rear or one side of buildings, primary building entrances to be placed close to the street, and shade trees and weather protection to be available in order to create a pedestrian-friendly environment. The subject 140.29' x 310.31' (0.99)-acre property lies within the Edge Sub-District of the GCUC and is designated as Residential (R) under the GCUC's regulating plan which permits civic uses such as the existing church. Additionally, the subject property, consisting of the existing church has been approved through the zoning hearings process and is therefore a lawful use that is deemed to be **consistent** with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application and the requests to permit fewer parking spaces and to allow parking to back out into the right-of-way. Their memorandum also indicates that this application will not generate any new additional daily peak hour vehicle trips. The Miami-Dade Fire Rescue Department (**MDFRD**) also **does not object** to this application and they indicate that the estimated response time is **6:18 minutes**.

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 the approval of these requests would be **compatible** with the existing school located to the west and apartments to the east and would not be detrimental to the neighborhood, or negatively affect the appearance of the community. The submitted plans depict the existing one-story church and manse buildings which, as previously mentioned, were approved through the zoning hearings process. Said plans also depict the proposed 3,565 sq. ft. addition between both of the aforementioned buildings and the center of the site. Staff opines that the proposed additions are designed with some uniformity to the existing buildings along the same building lines and as such, approval of request #1 to permit the religious facility with greater than permitted front (south) and side-street (west) setbacks, will not have a negative visual impact on the surrounding area. Additionally, the submitted plans indicate that 28 of the required 29 parking spaces are predominantly located on the interior side (east) and rear (north) of the subject property as required by the GCUC zoning district regulations, with one handicap parking space located on the interior side (west) of the property. Additionally, said plans indicate 8 additional on-street, parallel parking spaces along SW 117 Avenue, which staff opines, will provide additional parking, prevent spillage onto the abutting roadways and further conform to the GCUC master plan and the citizens' vision for the future growth and the re-development of this unincorporated area of Goulds in Miami-Dade County. Further, staff opines that the proposed fence and metal gates along the front (south) and side-street (west) property lines are visually unobtrusive and will not have a negative impact on the surrounding properties. As such, staff opines that approval of requests #2 and #3 will also not have a negative impact on the future development of the surrounding area within the GCUC District.

Further, staff notes that the subject property is located in an area of the GCUC which is primarily developed with civic uses similar to the existing church. For example, the property to the west is a school which extends to the north of the subject property. Additionally, to the east of the subject property is also another church as well as the Goulds Park. Further, staff notes that the subject property is located along the southernmost boundary of the

GCUC in this area and as such, approval of the requested variances would be compatible with the existing RU-2, Two-Family Residential District zoned properties to the south. Staff, therefore, opines that approval of these requests would maintain the basic intent and purpose of the zoning regulations, would be compatible with the surrounding land uses and will not be detrimental to the community. Therefore, staff recommends that requests #1 through #3 be approved with conditions under Section 33-311(A)(4)(b) (NUV).

Based on the aforementioned, staff recommends approval with conditions of requests #1 through #3, under Section 33-311(A)(4)(b) (NUV).

I. **RECOMMENDATION:** Approval with conditions.

J. **CONDITIONS**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion, said plan to include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing to the Department of Planning and Zoning entitled "New Bethel A.M.E. Church," as prepared by PDDS Internationale, Inc. Design & Development Services, consisting of 8 sheets dated stamped received 09/22/09.
3. That the applicant obtain a new or revised Certificate of Use, and promptly renew the same annually, from 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.

**DATE TYPED:** 02/25/10  
**DATE REVISED:** 03/01/10, 03/31/10, 04/22/10  
**DATE FINALIZED:** 04/22/10  
MCL:GR:NN:JV:AA:CH

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

NBN  
SN

# Memorandum

**Date:** January 15, 2010

**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

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



**Subject:** C-15 #Z2009000080-3<sup>rd</sup> Revision  
New Bethel AME Church  
11695 S.W. 220<sup>th</sup> Street  
Request to Permit a Religious Facility Addition with Setbacks Less Than  
Required from Property Line  
(GCUC) (0.999 Acres)  
18-56-40

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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 Service and Wastewater Disposal

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

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

Site grading and development plans shall comply with the requirements of Chapter 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 and shall not cause flooding of adjacent properties.

#### Wetlands

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

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

#### Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

#### 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: NEW BETHEL AME CHURCH

This Department has no objections to this application.

Gates are to remain open during hours of operation and must comply with safe sight distance triangle requirements.

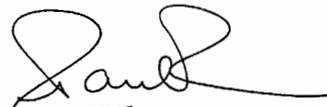
The property owner must dedicate an additional 5 feet for SW 117 Avenue for a total of 40 feet (1/2 R/W), and the 25 foot radius corner at the intersection of SW 117 Avenue and SW 220 Street.

Sidewalk is required along SW 117 Avenue.

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

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

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



Raul A Pino, P.L.S.

05-FEB-10



# Memorandum

**Date:** 26-JAN-10  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2009000080

**Fire Prevention Unit:**

This memo supersedes MDRF memorandum dated October 13, 2009.  
 APPROVAL  
 No objection to site plan date stamped January 4, 2009.

**Service Impact/Demand**

Development for the above Z2009000080  
 located at 11695 S.W. 220 STREET, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 2321 is proposed as the following:

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

Based on this development information, estimated service impact is: 2.86 alarms-annually.  
 The estimated average travel time is: 6:18 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 34 - Cutler Ridge - 10850 SW 211 Street  
 Rescue, BLS 50' Squrt, 100' Platform, Squad.

**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 January 4, 2010. Substantial changes to the plan will require additional service impact analysis.

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

DATE: 16-MAR-10  
REVISION 1

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

NEW BETHEL AME CHURCH

11695 S.W. 220 STREET, MIAMI-  
DADE COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

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Z2009000080

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**HEARING NUMBER**

**HISTORY:**

**CURRENT ENFORCEMENT HISTORY:**

No current open cases, liens or citations with Neighborhood Compliance.  
No current open case with Building Department

Closed Cases: Neighborhood Compliance

Case #: 200901004793

05/28/2009 √ Enforcement History inspection conducted √ No violations observed.

Case Status: Closed

Case #: 200901005065

06/04/2009 Warning W13008 issued √ Code Section 33-95(F) √ Illegal display of banners.

Case Status: Closed

Closed Cases: Building Department

Case #:F1998101241 Notice of Violation issued for Unsafe Structure.

Case Status: Closed 09/16/2003: RECORDED CANCELLATIONS MAILED OUT.(TM) 4/29/02:

CASE CLOSED. 40 YEAR RECERTIFICATION LETTER ISSUED ON 4/17/02. (SF).

Case #:F2008108420 Unsafe Structure case:

Case Status: Closed 01/13/08: ENFORCEMENT COST WAIVED. FILE RETURNED TO  
FINANCE.(JE) 10/17/08: STRUCTURAL APPROVED ON 10/10/08. ELECTRICAL AND PARKING  
ILLUMINATION APPROVED ON 10/07/08. FILE SUBMITTED TO FUS FOR CLOSURE REVIEW.

(IB) 10/10/08: REC'D STRUCTURAL, ELECTRICAL, AND PARKING ILLUMINATION FROM

ARCBUILDERS & GROUP, INC DOCUMENT ROUTED. (IB) Converted to US Case from 40/50-Yr  
Recertification System

Case #:A2009001630 ; Citation 647363 issued for expired permit.  
Case Status: Closed (Citation voided)

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

**REPORTER NAME:**



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: New Bethel African Methodist Episcopal Church Goulds Fl. INC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>11695 SW 220 St. Goulds, Fl. 33170</u>	<u>100</u>
<u>ROBERT SHAW</u>	

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

TRUST/ESTATE NAME \_\_\_\_\_

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

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2009-08-0

MAY 20 2009

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT  
BY ALB

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

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



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


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 MAY 20 2009  
 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY: *[Signature]*

Date of contract: \_\_\_\_\_

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

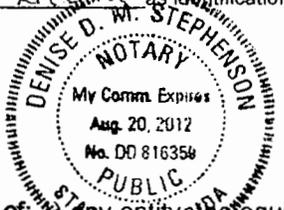

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

**Signature:** *Robert Shaw*  
(Applicant)

Sworn to and subscribed before me this 12 day of May, 2009. Affiant is personally know to me or has produced FLORIDA DRIVER'S LICENSE as identification.

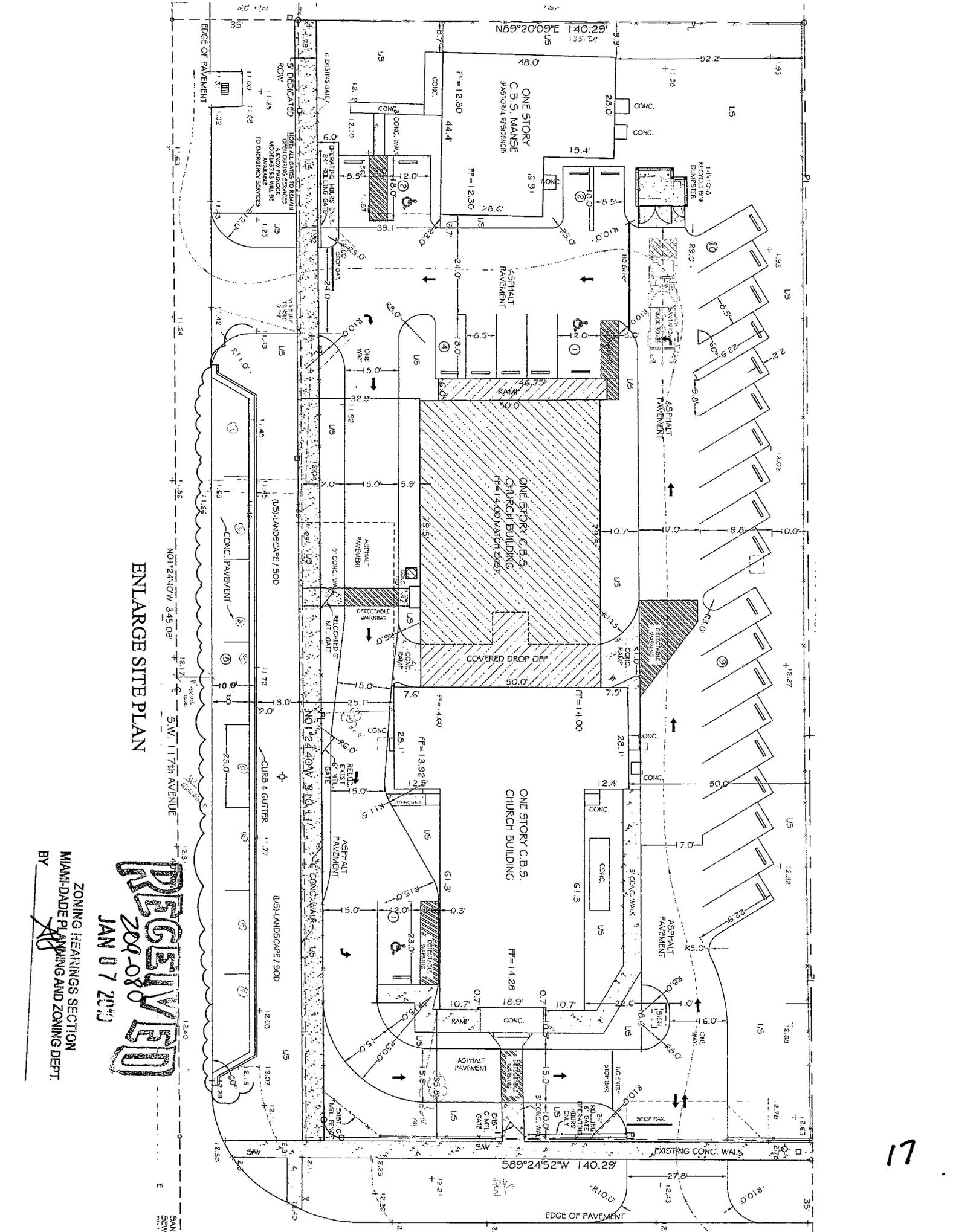
*[Signature]*  
(Notary Public)



My commission expires: \_\_\_\_\_

Seal

\*Disclosure shall not be required of: 1) any entity whose 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.



ENLARGE SITE PLAN

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 2008  
 JAN 07 2008

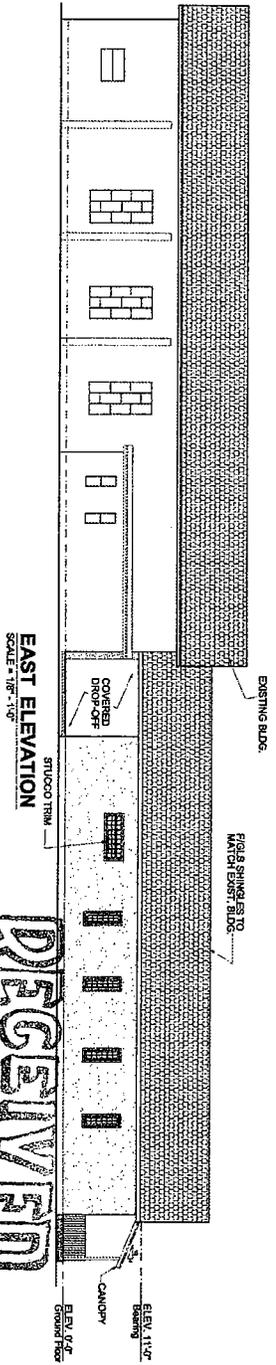
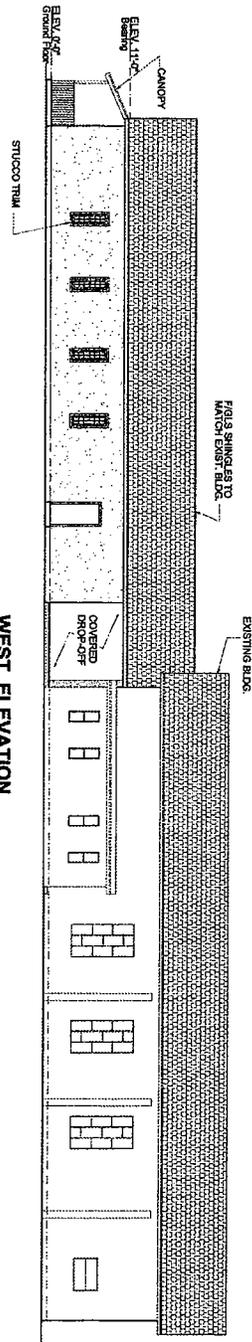
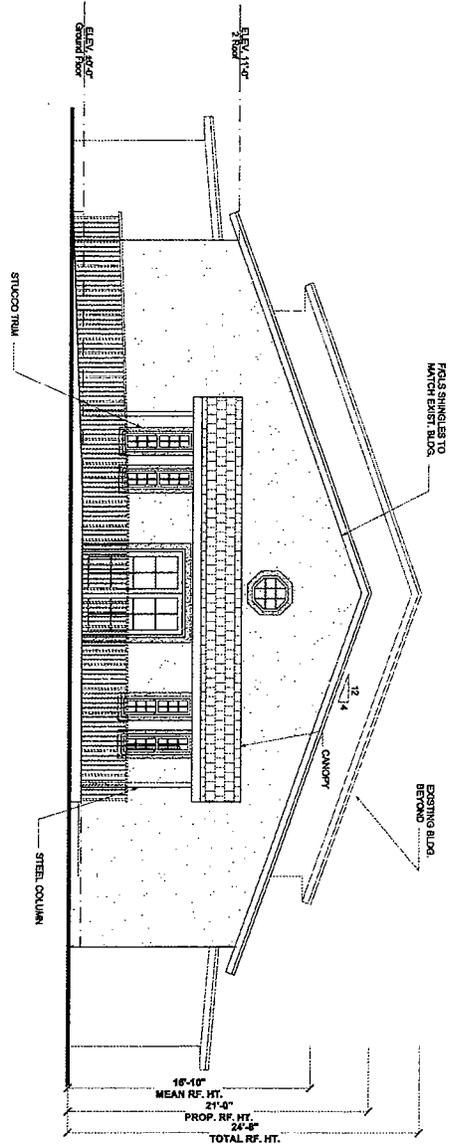
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
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 204-070  
 JAN 04 2009

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

207-080  
 207-080  
 207-080

**Pyramid**  
 1500 W. GIBBS STREET, SUITE 414  
 MIAMI, FL 33135  
 TEL: 305-441-1607

JAMES E. GILGENBACH  
 P.L. ARCH. #1427

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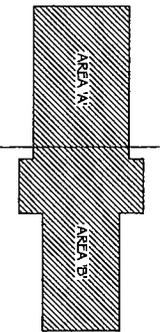
REGIONS:  
 NO. DATE / DESCRIPTION  
 1. 11/14/08 CONCEPT DESIGN / 10/15/08  
 2. 02/20/09 FOR PERMITS / 02/20/09  
 3. 02/20/09 FOR PERMITS / 02/20/09  
 4. 02/20/09 FOR PERMITS / 02/20/09  
 5. 11/14/08 FOR PERMITS / 11/14/08

DRAWN BY: LA  
 ORIGINAL ISSUE DATE:

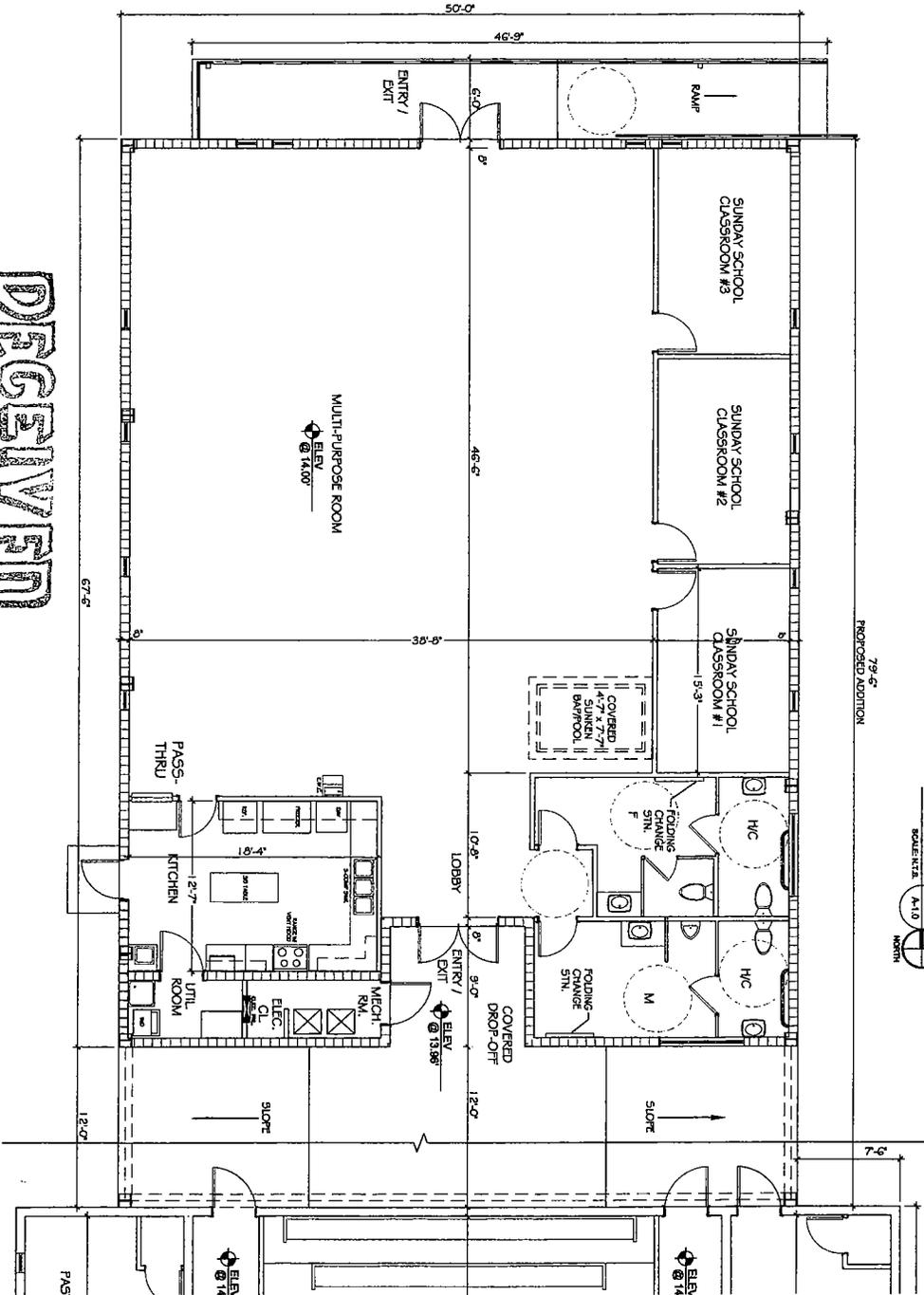
PROPOSED ADDITION FOR:  
**NEW BETHEL A.M.E. CHURCH**  
 11695 S.W. 220th STREET, GOULDS, DADE COUNTY, FLORIDA

DATE: PROJECT 12, 2009  
 PROJECT NO: 030109  
 SHEET: A-2

PROPOSED BUILDING DATA:  
 MULTI-PURPOSE - 13,975 S.F.  
 COVERED DRKOT - 450 S.F.  
 DRKOT OFF AREA - 689 S.F.



KEY PLAN  
 2  
 SOLENTA 14-110  
 NORTH



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 204-070  
 JAN 04 2009

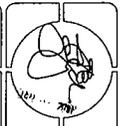
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY XV

PROPOSED MULTI-PURPOSE BUILDING - A  
 SOLENTA 14-110  
 1  
 NORTH



DATE: MARCH 18, 2009  
 PROJECT NO: 030  
 SHEET: A-1.0

PROPOSED ADDITION FOR:  
**NEW BETHEL A.M.E. CHURCH**  
 11695 S.W. 220th STREET, GOULDS, DADE COUNTY, FLORIDA

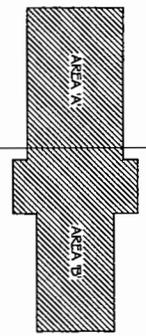


NO.	DATE	DESCRIPTION
1.	1-14-09	PRELIMINARY DESIGN
2.	1-28-09	REVISED DESIGN
3.	2-11-09	REVISED DESIGN
4.	3-11-09	REVISED DESIGN
5.	3-11-09	REVISED DESIGN

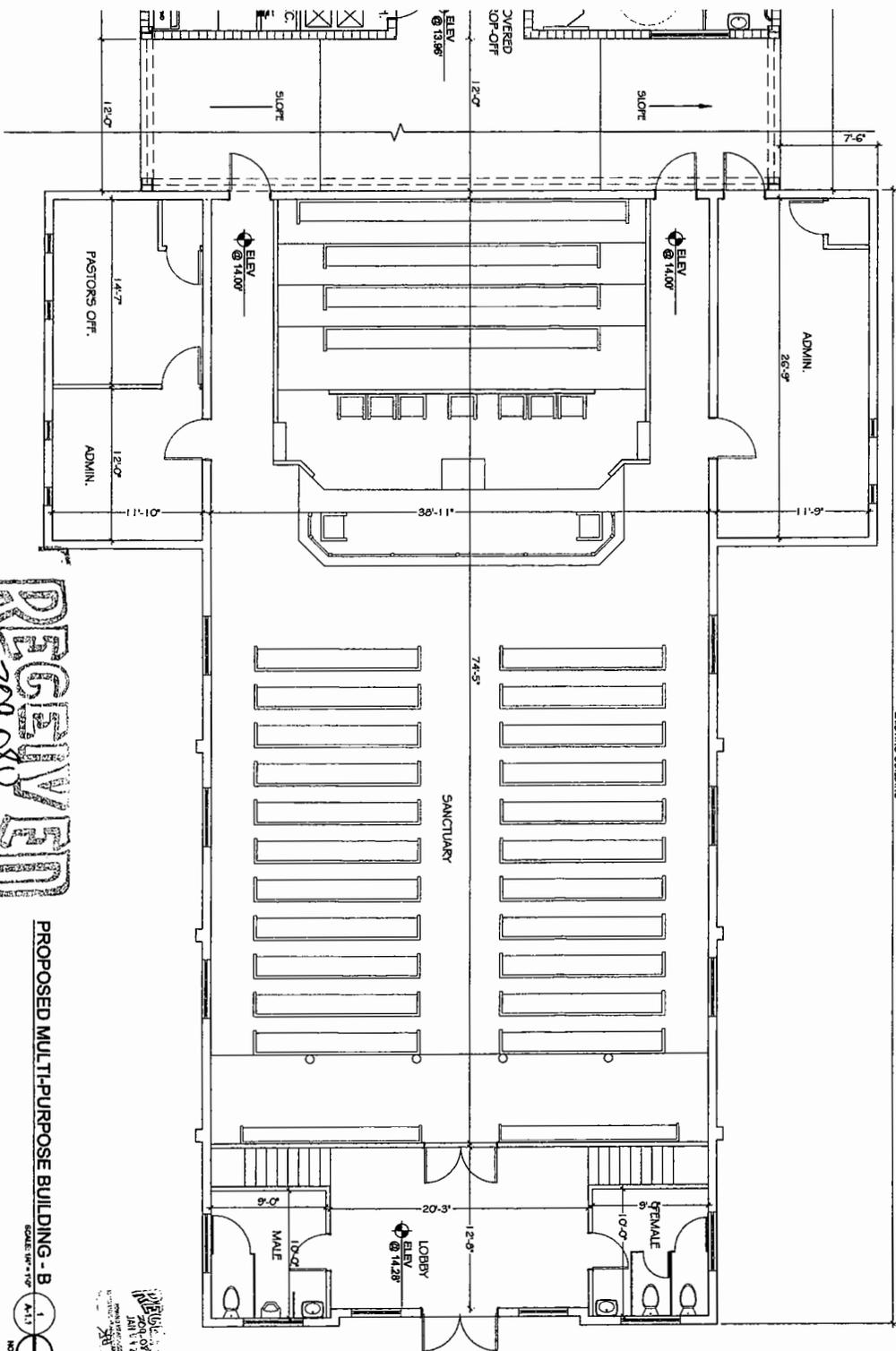
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 DRAWN BY: LA  
 ORIGINAL ISSUE DATE: 1/14/09

P&S CONSULTING, INC.  
 1500 W. GRAND AVENUE, SUITE 414  
 MIAMI, FL 33135  
 TEL: 305.441.1000  
 FAX: 305.441.1001

PROPOSED BUILDING DATA:  
 MULTIPURPOSE - 11,347 S.F.  
 CLASSROOMS - 450 S.F.  
 COVERED  
 DROP-OFF AREA - 699 S.F.



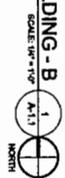
KEY PLAN  
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ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY *[Signature]*

PROPOSED MULTIPURPOSE BUILDING - B



10101 N.W. 11th St.  
 Suite 100  
 Miami, FL 33150  
 Tel: 305.444.1111  
 Fax: 305.444.1112  
 www.pyramid.com

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 1300 N. WINTHROP CIRCLE, SUITE 100  
 MIAMI, FL 33132  
 TEL: 305.444.1111  
 FAX: 305.444.1112  
 WWW.PYRAMIDARCH.COM

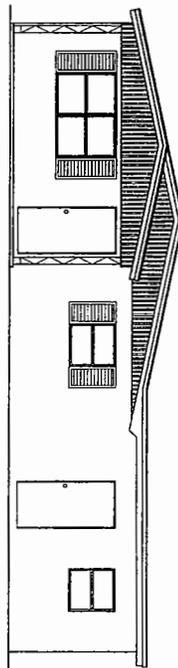
REVISIONS:

NO.	DATE	DESCRIPTION
1.	1-13-09	REVISED CLIENT LETTER
2.	1-13-09	REVISED PERMITS
3.	1-13-09	REVISED PERMITS
4.	1-13-09	REVISED PERMITS
5.	1-13-09	REVISED PERMITS

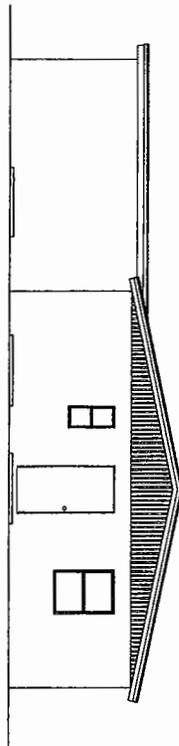


PROPOSED ADDITION FOR:  
**NEW BETHEL A.M.E. CHURCH**  
 11695 S.W. 220th STREET, GOULDS, DADE COUNTY, FLORIDA

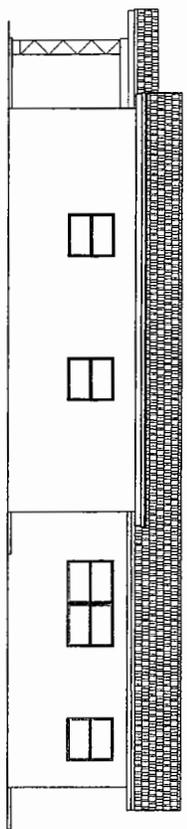
DATE: MARCH 16, 2009  
 PROJECT NO: 080109  
 SHEET: A-1.1



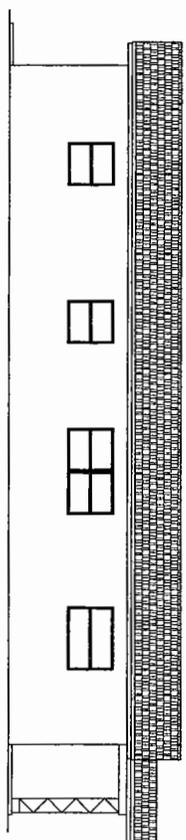
FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"  
 2



REAR ELEVATION  
 SCALE: 1/8" = 1'-0"  
 3



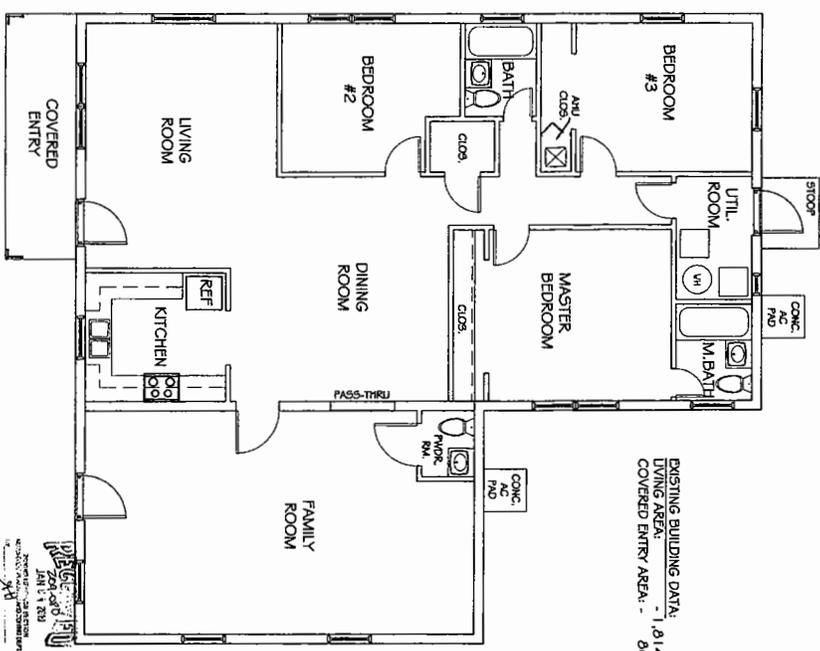
RIGHT SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"  
 4



LEFT SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"  
 5

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 JAN 04 2010

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



EXISTING BUILDING DATA:  
 LIVING AREA - 1,014 S.F.  
 COVERED ENTRY AREA - 86 S.F.

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

DATE: 1/18/2009  
 PROJECT NO: 030109  
 SHEET: A-1.2

PROPOSED ADDITION FOR:  
**NEW BETHEL A.M.E. CHURCH**  
 11695 S.W. 220th STREET, GOULDS, DADE COUNTY, FLORIDA



REVISIONS:

NO.	DATE	DESCRIPTION
1.		4-6-08 (C) E.A. BAKER
2.		REVISION FOR MANSE NUMBER
3.		CHANGING TO 1A
4.		REVISION FOR ROOMS LIST
5.		3-14-09 (C) E.A. BAKER

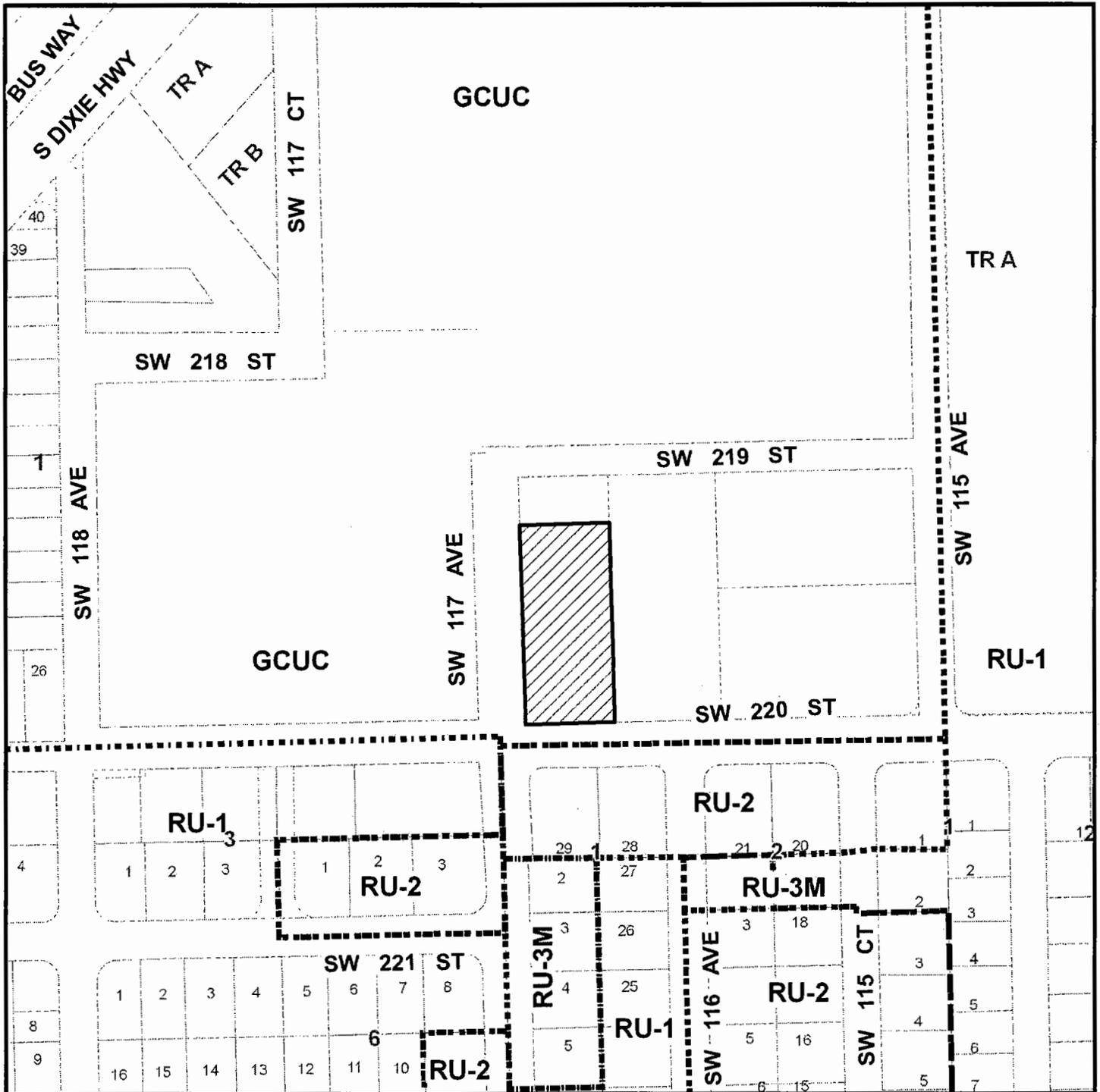
ORIGINAL ISSUE DATE:  
 1A

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 JA

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JAMES E. GILZENBACH ARCHITECTS, P.A.  
 1500 W. CHRYSLER DRIVE, SUITE 1114  
 MIAMI, FL 33135  
 TEL: 305-441-1007



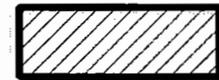


**MIAMI-DADE COUNTY  
HEARING MAP**

Process Number

**09-080**

Section: 18 Township: 56 Range: 40  
 Applicant: NEW BETHEL AME CHURCH  
 Zoning Board: C15  
 Commission District: 9  
 Drafter ID: JEFFER  
 Scale: NTS  
 ----- Zoning

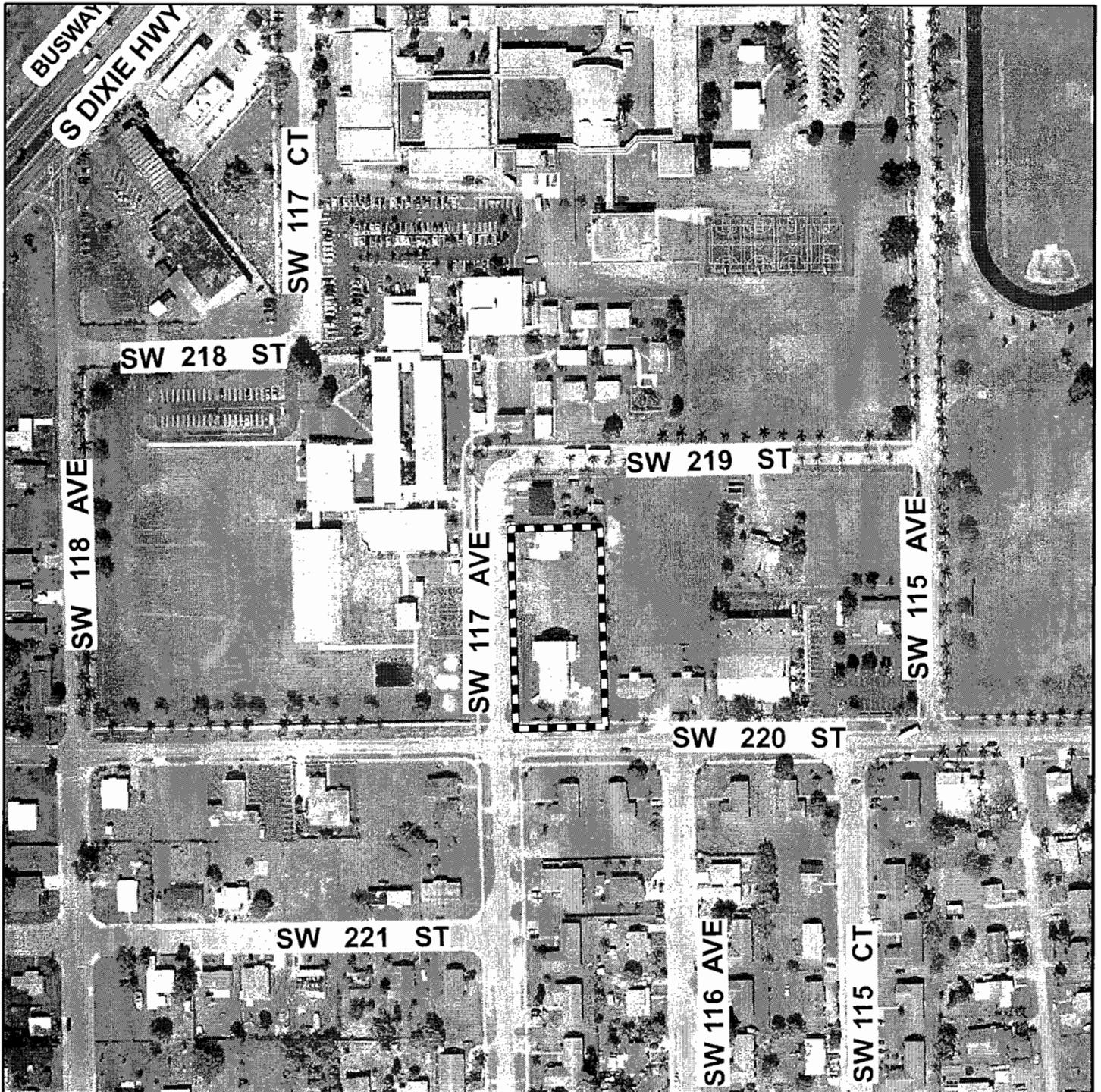


**SUBJECT PROPERTY**



SKETCH CREATED ON: 09/29/09

REVISION	DATE	BY
		26



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2008**

Process Number  
**09-080**

Section: 18 Township: 56 Range: 40  
 Applicant: NEW BETHEL AME CHURCH  
 Zoning Board: C15  
 Commission District: 9  
 Drafter ID: JEFFER  
 Scale: NTS  
 ----- Zoning



**SUBJECT PROPERTY**



SKETCH CREATED ON: 09/29/09

REVISION	DATE	BY