



**PRE-KIT REVIEW COMMENTS**  
**COMMUNITY ZONING APPEALS BOARD 5**  
**Thursday, October 10, 2013 at 7:00 p.m.**

A. MINISTERIO CASA DE ORACION INC.  
No Changes Straight To Final

11-15

C:

Revised: 09/17/13  
Reviewed: 09/17/13

# FINAL AGENDA

10-13-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 5  
LAWTON CHILES MIDDLE SCHOOL  
8190 NW 197 Street, Miami  
Thursday, October 10, 2013 at 7:00 p.m.

## PREVIOUSLY DEFERRED

A. 13-9-CZ05-1 MINISTERIO CASA DE ORACION INC. 11-15 01-52-40



# Official Zoning Agenda

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## COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, OCTOBER 10, 2013

LAWTON CHILES MIDDLE SCHOOL

8190 NW 197 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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**NOTICE**

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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.

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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 Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER 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. (RER's posting will be made on a bulletin board located in the office of RER.) 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.

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Council No. 5**

**PH: Z11-015 (13-9-CZ5-1)**

**October 10, 2013**

Item No. A

<b>Recommendation Summary</b>	
<b>Commission District</b>	1
<b>Applicant</b>	Ministerio Casa De Oracion, Inc.
<b>Summary of Requests</b>	The approval of this application will allow the applicant to establish a daycare center and to modify previously approved plans to show the daycare center along with the existing religious facility; and allow said facility with reduced setbacks.
<b>Location</b>	20151 NW 67 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	3.69 acres
<b>Existing Zoning</b>	GU, Interim District
<b>Existing Land Use</b>	Religious facility
<b>2015-2025 CDMP Land Use Designation</b>	Low-Density Residential, 2.5 – 6 dua ( <i>see attached Zoning Recommendation Addendum</i> )
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b), Non-Use Variance Standards Section 33-311(A)(7) Generalized Modification Standards ( <i>see attached Zoning Recommendation Addendum</i> )
<b>Recommendation</b>	<b>Approval with conditions.</b>

This item was deferred from the September 12, 2013 meeting of Community Zoning Appeals Board (CZAB) 5, to allow the applicant to meet with the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources regarding a bridge to NW 202 Street.

**REQUESTS:**

- (1) UNUSUAL USE to permit a daycare.
- (2) MODIFICATION of Condition #4 of Resolution 4-ZAB-84-81, passed and adopted by the Zoning Appeals Board, last modified by Resolution Z-215-86, passed and adopted by the Board of County Commissioners, only as it applies to subject property, reading as follows:
 

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Calvary Community Church at NW. 202 st. & 67 ave." and entitled "Commercial Park at 202 st. & 67 ave. "as prepared by Genesis III architects & Planners, Inc. dated received 7-30-86 and consisted of five sheets."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Ministerio Casa De Oracion" as prepared by Jose L. Perdomo Architect, with sheets 1 & 2 dated stamped received 07/27/12 and the remaining 3 sheets dated stamped received 10/13/11, for a total of 5 sheets."

The purpose of Request #2 is to allow the applicant to submit a revised site plan showing the existing daycare center in conjunction with the previously approved religious facility.

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

**PROJECT DESCRIPTION AND PROJECT HISTORY:**

The applicant seeks to modify the previously approved plans for an existing 11,664 sq. ft. religious facility to permit an existing daycare use along with the existing church. In 1981, pursuant to Resolution #4-ZAB-84-81, the subject property was a part of a larger tract of land that was approved to allow a church, private school and daycare use along with other variances. Subsequently, pursuant to Resolution #Z-215-86, the east and west portions of the larger tract were rezoned respectively to RU-1, Single-family Residential District and BU-1A, Limited Business District and the previously approved plans for the religious facility were also modified to reflect these changes. However, said modification and rezoning did not carry forward the previously approved daycare use or the daycare plans on the remaining 3.69-acre parcel on which the existing religious facility is located.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	GU; religious facility	Low-Density Residential (2.5 to 6 dua)
<b>North</b>	Broward County; vacant land	Low-Density Residential (2.5 to 6 dua)
<b>South</b>	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)
<b>East</b>	RU-1: religious facility	Low-Density Residential (2.5 to 6 dua)
<b>West</b>	BU-1A; gas station and auto service center	Low-Density Residential (2.5 to 6 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The submitted plans depict the existing 11,664 sq. ft. church building with the classroom and sanctuary areas on the 3.69 acre parcel. The facility is separated from a vacant parcel in the adjoining County, Broward County by an approximately 40' wide canal and a 20' wide roadway to the north. To the east is a religious facility, to the west is a gas station and automobile service facility and to the south are existing single-family residences.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to continue to provide daycare services along with the previously approved religious facility. Staff opines that approval of this application will not create any new visual or traffic impacts on the surrounding area.

### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is currently zoned GU, Interim District and contains an existing religious facility and the daycare use which the application now seeks to permit. The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Residential Communities Low-Density Residential** use. This land use category is typically characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including schools, daycare centers and houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which are *access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable.*

Staff opines that approval of the existing daycare use within the existing 11,664 sq. ft. religious facility which also contains the sanctuary and ancillary facilities on the 3.69 acre parcel is similar in scale to the surrounding commercial and institutional developments to the west and east. Additionally, staff opines that the site will be adequately spaced from the neighboring property to the north in Broward County by the 40' wide canal and the 20' wide right-of-way. Further, in staff's opinion, the existing building that contains the sanctuary and the proposed daycare use is adequately spaced from the residential uses located to the south. As such, staff opines that the approval of the existing daycare use along with the previously approved religious facility will not have a negative visual or aural impact on the surrounding properties or on passersby along the abutting roadways and therefore would satisfy the criteria for compatibility set forth in the CDMP Land Use Element, **Policy LU-4A**.

Therefore, staff opines that the existing religious facility and the proposed daycare use are **compatible** with the area and therefore **consistent** with the CDMP Land Use Element interpretative text for the **Residential Communities** and the CDMP Land Use Plan map Low-Density Residential designation for the subject property.

### **ZONING ANALYSIS:**

When request #1, to legally permit the existing daycare use on the property is reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of these requests would be **compatible** with the surrounding residential, institutional and commercial. Staff opines that based on memoranda from the Division of Environmental Resource Management (DERM) and the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) and the Miami-Dade Fire Rescue Department (MDFRD) that the approval with conditions of the request would not generate or result in excessive noise or traffic. Further, based on said memoranda staff opines that the approval of the existing daycare use in conjunction with the existing religious facility would not cause undue or excessive burden on public facilities, tend to create a fire or other equally or greater dangerous hazards, when considering the necessity for and reasonableness of such applied for exception in relation to the present and future development of the area concerned.

Staff notes that the subject property was previously approved to allow a daycare use with the religious facility in 1981 pursuant to Resolution #4-ZAB-84-81. However, said resolution was

later modified pursuant to Resolution #Z-215-86 in 1986. The 1986 resolution modified the previously approved plans for the religious facility and daycare use. However, the daycare use was inadvertently removed from the plans that were approved in 1986. The applicant now seeks to re-authorize the previously approved daycare use with the religious facility.

The applicant indicated in its letter of intent that the religious facility and the unpermitted daycare use have been operating for the past twenty (20) years and the daycare use currently serves sixty (60) children. The applicant now seeks to permit the daycare use for 59 children. Based on the previously mentioned memoranda from the Departments reviewing the application, and specifically, the Platting and Traffic Review Section of RER, staff opines that approval with conditions of this request will not create any new traffic impacts on the surrounding roadways nor will it create any environmental impacts or create hazardous conditions for the surrounding properties. However, as a condition for approval, the Platting and Traffic Review section of RER requires the applicant to provide a minimum of six (6) visitor parking spaces adjacent to the main daycare entrance that are reserved for daycare vehicle loading/unloading during the peak arrival and dismissal times. Further, since the applicant is not proposing to expand the buildings for the existing facility, approval will not create any new visual or aural impacts on the residential development to the south, nor will it impact the existing religious facility or commercial uses to the located to the east and west. **Therefore, staff recommends approval with conditions of request #1, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

When request #2, to allow the modification of a condition of a prior resolution pertaining to the site plan, is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that approval of this request would be **compatible** with the surrounding area. The submitted plans depict the existing religious facility and the proposed daycare use within an 11,664 sq. ft. building. However, the plans that were approved in 1986 pursuant to Resolution #Z-215-86, depict the existing building along with a proposed 2-story multi-purpose building, basketball and tennis courts, a shelter building as well as a parsonage. Staff opines that the current plans are physically less intensive than the previously approved plans and therefore, will not have visual or aural impacts on the abutting residences to the south, the similar religious use to the east or commercial uses to the west.

For the reasons that were previously outlined, staff opines that the site plan inclusive of the proposed daycare use is visually similar in scale and compatible with the religious facility use to the east and the commercial uses located to the west. Additionally, as previously mentioned, staff opines that approval of this application would not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. **Therefore, staff recommends approval with conditions of request #2, under the Generalized Modification Standards, Section 33-311(A)(7).**

**ACCESS, CIRCULATION AND PARKING:** The submitted plans indicate that the subject property has ingress and egress drives through a previously approved private easement along NW 67 Avenue. The plans also show a total of 83 parking spaces, of which only 15 spaces are required for the existing daycare uses and 45 spaces are required for the church use.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

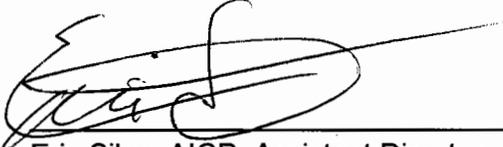
**OTHER:** Not applicable.

**RECOMMENDATION: Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That all the conditions of Resolution 4-ZAB-84-81, last modified by Resolution Z-215-86, remain in full force and effect except as herein modified.
2. That the use be made to conform to the requirements and/or recommendations of the Miami-Dade County Fire Department, the Miami-Dade County Department of Public Health, and the State of Florida Department of Children and Families (Child Care Licensing Unit).
3. That the daycare use shall be restricted to a maximum number of 59 children.
4. That the hours of operation for the daycare shall be between 6:00 A.M. to 6:00 P.M.
5. That the daycare use may be conducted on the premises Monday through Friday.
6. That the applicant to provide a minimum of six (6) visitor parking spaces adjacent to the main daycare entrance that are reserved for daycare vehicle loading/unloading during the peak arrival and dismissal times (typically 7 – 9 AM and 4 – 6 PM).
7. That the applicant obtain a Certificate of Use for the daycare use from, and promptly renew the same annually with, the Department upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That all signage be in compliance with the zoning regulations and that no caricatures be placed on the fences or walls of the structure.
9. That the applicant comply with all applicable conditions and requirements of the Platting and Traffic Review Section and the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources.

ES:MW:NN:AN:CH

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

*MBW*

# ZONING RECOMMENDATION ADDENDUM

*Ministerio Casa De Oracion, Inc.  
Z11-015*

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

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

<b>Low-Density Residential</b> <i>(Pg. I-31)</i>	<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>
<b>Residential Communities</b> <i>(Pg. I-26)</i>	<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, <b>houses of worship, daycare centers</b>, 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>
<b>Policy LU-4A</b> <i>(Page I-11)</i>	<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>

## **PERTINENT ZONING REQUIREMENTS/STANDARDS**

<b>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</b>	<i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the 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 which are planned and budgeted for construction, are 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 and its development.</i>
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# ZONING RECOMMENDATION ADDENDUM

Ministerio Casa De Oracion, Inc.  
Z11-015

<b>Section 33-311(A)(7) Generalized Modification Standards.</b>	<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; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); 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>
<b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</b>	<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>

**A. MINISTERIO CASA DE ORACION INC.**  
**(Applicant)**

**13-9-CZ5-1 (11-015)**  
**Area 05/District 01**  
**Hearing Date: 10/10/13**

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>
1981	May L. Flotolante	- Special Exception to permit a church private school, recreational facilities and other accessory structures. - Non-Use Variance's. - Special Exception to permit night lighting. - Unusual Use to permit a day nursery and to permit a watchman quarters.	ZAB	Approved with condition(s)
1986	Calvary Community Church	- Zone change fromGU to RU-1 and BU-1A. - Non-Use Variance for Zoning regulations. - Non-Use Variance's of lot coverage, frontage and private drives. - Modification of Resolution.	BCC	Approved with condition(s)
2000	AT&T Wireless Services	- Unusual Use to permit a telecommunications facility.	C05	Approved with condition(s)

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 5  
MOTION SLIP

#1

APPLICANT'S NAME: **MINISTERIO CASA DE ORACION INC.**

REPRESENTATIVE: Denna Hegarman

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
13-9-CZ05-1 (11-015)	September 12, 2013	CZAB5	12

**REC: Approval with conditions.**

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_  
 DEFER:       INDEFINITELY       TO: October 10, 2013       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: To meet with Public Works to see if an ingress way to property could go to 202 Street and  
                                  and to answer the Board's question regarding building a bridge over the canal.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Lissette M. CARAZA BORGES			X
COUNCILWOMAN	S	Jessica FORTICH	X		
VICE CHAIRMAN		Juan A. GARCIA (C.A.)			X
COUNCILMAN	M	Leonardo A. PEREZ	X		
COUNCILMAN		Alexander C. SENDEROFF	X		
CHAIR WOMAN		Joanne CARBANA	X		
VOTE:			4	0	

EXHIBITS:  YES       NO

COUNTY ATTORNEY: JOHN MCINNIS

# Memorandum

**Date:** October 20, 2011

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

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



**Subject:** C-05 #Z2011000015-1<sup>st</sup> Revision  
Ministerio Casa de Oracion, Inc.  
20151 N.W. 67<sup>th</sup> Avenue  
Unusual Use to Permit a Daycare and Modification of Resolution to Show a  
Daycare use to a Previously Approved Religious Facility  
(GU) (3.69 Acres)  
01-52-40

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

#### Potable Water Service 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 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

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

#### Wetlands

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

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

#### Tree Preservation

According to the site plan submitted with this zoning application, the unusual use to permit a daycare will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

#### Enforcement History

The subject property has one (1) closed enforcement record for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

#### Concurrency Review Summary

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

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

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

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

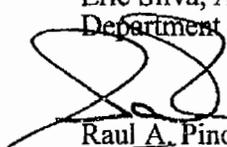
Cc: Eric Silva, Permitting, Environment and Regulatory Affairs

# Memorandum



**Date:** April 23, 2013

**To:** Eric Silva, Assistant Director  
Department of Regulatory and Economic Resources

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

**Subject:** Z2011000015  
Name: Ministerio Casa De Oracion Inc.  
Location: 20151 NW 67 Avenue  
Section 01 Township 52 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-15618.

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

#### Public Works and Waste Management Department Traffic Engineering Division Comments:

The Miami-Dade County Public Works and Waste Management Department Traffic Engineering Division (TED) has no objection to this application. TED has reviewed the Site Plans for the proposed facility located at 20151 NW 67 AVE, and has the following recommendation:

#### Site Plan Review:

The daycare should provide a minimum of 6 visitor parking spaces adjacent to the daycare's main entrance that are reserved in the field for daycare vehicle loading/unloading during the peak arrival and dismissal times (typically 7-9 AM and 4-6 PM).

Please note that a Signing and Pavement Marking plan must be approved by TED prior to receiving a Certificate of Occupancy (CO) for this daycare operation. You may contact Jeff Cohen, P.E. at 305-375-2746 if you have any questions regarding this recommendation.

# Memorandum



**Date:** 24-FEB-11  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000015

**Fire Prevention Unit:**

No objection to Zoning change.

**Service Impact/Demand:**

Development for the above Z2011000015  
 located at 20151 NW 67 AVE, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 0031 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
 The estimated average travel time is: 6:59 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 44 - Palm Springs N - 7700 NW 186 Street Rescue, ALS Engine, EMS Capt.

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

Not applicable to service impact analysis.

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

School Name: Christian Creative Learning Center

School Address: 20151 NW 67 Ave, Hialeah 33445 Tax Folio # 30 - \_\_\_\_\_

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: 595'4" x 270'4" = 161,044'4" + 43,560 sq. ft. = 36,924 acres.
3. Number of children or students requested: 59 Ages: 0-5yrs VS 10/13/11
4. Number of teachers: 8 Number of administrative & clerical personnel: 2
5. Number of classrooms: 6 Total square footage of classroom area: 2,078 sqft
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):  
9,672 sqft
7. Amount of outdoor recreation/play area in square footage: 7,600 sqft.

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:  
NONE
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 83 parking spaces required by §33-124(L) 10
10. Indicate the number of auto stacking spaces: 5 provided 5 required.
11. Proposed height for the structure(s): 32ft See §33-151.18(g).
12. Size of identification sign: 6 x 6 = 36 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: Monday-Friday 7am-6pm
14. Does the subject facility share the site with other facilities?  Yes  No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17?  Yes  No (If yes, describe the residential uses and indicate same on the plans).

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MIAMI-DADE PLANNING AND ZONING DEPT.  
BY AT

3.

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

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

CLASSROOM SPACE: Calculated by grade levels.

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

35 sq. ft. x 59 (number of children) = 2065 sq. ft. of classroom area required.

- b. Elementary Grades 1-6

30 sq. ft. x \_\_\_\_\_ (number of children) = \_\_\_\_\_ sq. ft. of classroom area required.

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

25 sq. ft. x \_\_\_\_\_ (number of children) = \_\_\_\_\_ sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 2065  
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 2081

OUTDOOR RECREATION SPACE:

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

45 sq. ft. x 29.50 (1/2 of children) = \_\_\_\_\_

- b. Grades 1-6

500 sq. ft. x \_\_\_\_\_ (first 30 children) = \_\_\_\_\_

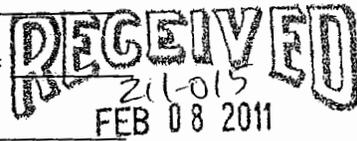
300 sq. ft. x \_\_\_\_\_ (remaining children) = \_\_\_\_\_

- c. Grades 7-12

800 sq. ft. x \_\_\_\_\_ (first 30 children) = \_\_\_\_\_

300 sq. ft. x \_\_\_\_\_ (next 300 children) = \_\_\_\_\_

150 sq. ft. x \_\_\_\_\_ (remaining children) = \_\_\_\_\_



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

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 1,327  
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 760 per plans

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

- a. 28 trees are required per net acre. Trees required: \_\_\_\_\_ Trees provided: \_\_\_\_\_
- b. Ten shrubs are required for each tree required. Shrubs required \_\_\_\_\_ Shrubs provided \_\_\_\_\_
- c. Grass area for organized sports/play area in square feet: \_\_\_\_\_
- d. Lawn area in square feet (exclusive of organized sports/play area): \_\_\_\_\_

School Address: 20151 NW 67 AVE Zip Code: 33015<sup>4.</sup>

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

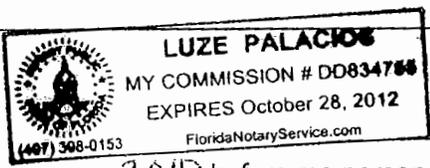
Signed, sealed, executed and acknowledged on this 29 day of December at Miami-Dade County, Florida.

[Signature]  
Signature

WITNESSES: [Signature]

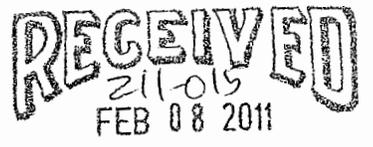
[Signature]

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE



I hereby certify that on this 29 day of December, 2010, before me personally appeared Heriberto Rivera, 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:



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

**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: Ministerio Casa de Oracion

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Jose Tabraue</u>	<u>0</u>
<u>Freddy Pinell</u>	<u>0</u>
<u>Heriberto Rivera</u>	<u>0</u>
<u>Juan Rodriguez</u>	<u>0</u>
<u>Gloria Contreras</u>	<u>0</u>
<u>Ana Luz Patel</u>	<u>0</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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BY: AB

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

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

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

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

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 (if all individuals or officers, if a corporation, partnership or trust.



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

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

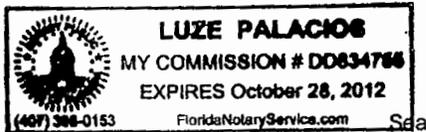
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Signature]*  
(Applicant)

Sworn to and subscribed before me this 29 day of dec., 2010. Affiant is personally know to me or has produced personally known as identification.

*[Signature]*  
(Notary Public)

My commission expires: 10-28-12



\*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.

**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 Creative Learning Center Non-Profit

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Jose Tabraue</u> <u>Freddy Pinell</u>	<u>0</u>
<u>Heriberto Rivera</u> <u>Juan Rodriguez</u>	<u>0</u>
<u>Gloria Contreras</u>	<u>0</u>
<u>Apa Luz Patel</u>	<u>0</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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 ZONING HEARINGS SECTION
   
 MIAMI-DADE PLANNING AND ZONING DEPT.
   
 BY: AS

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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

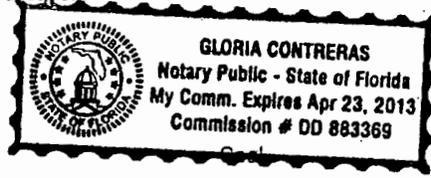
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

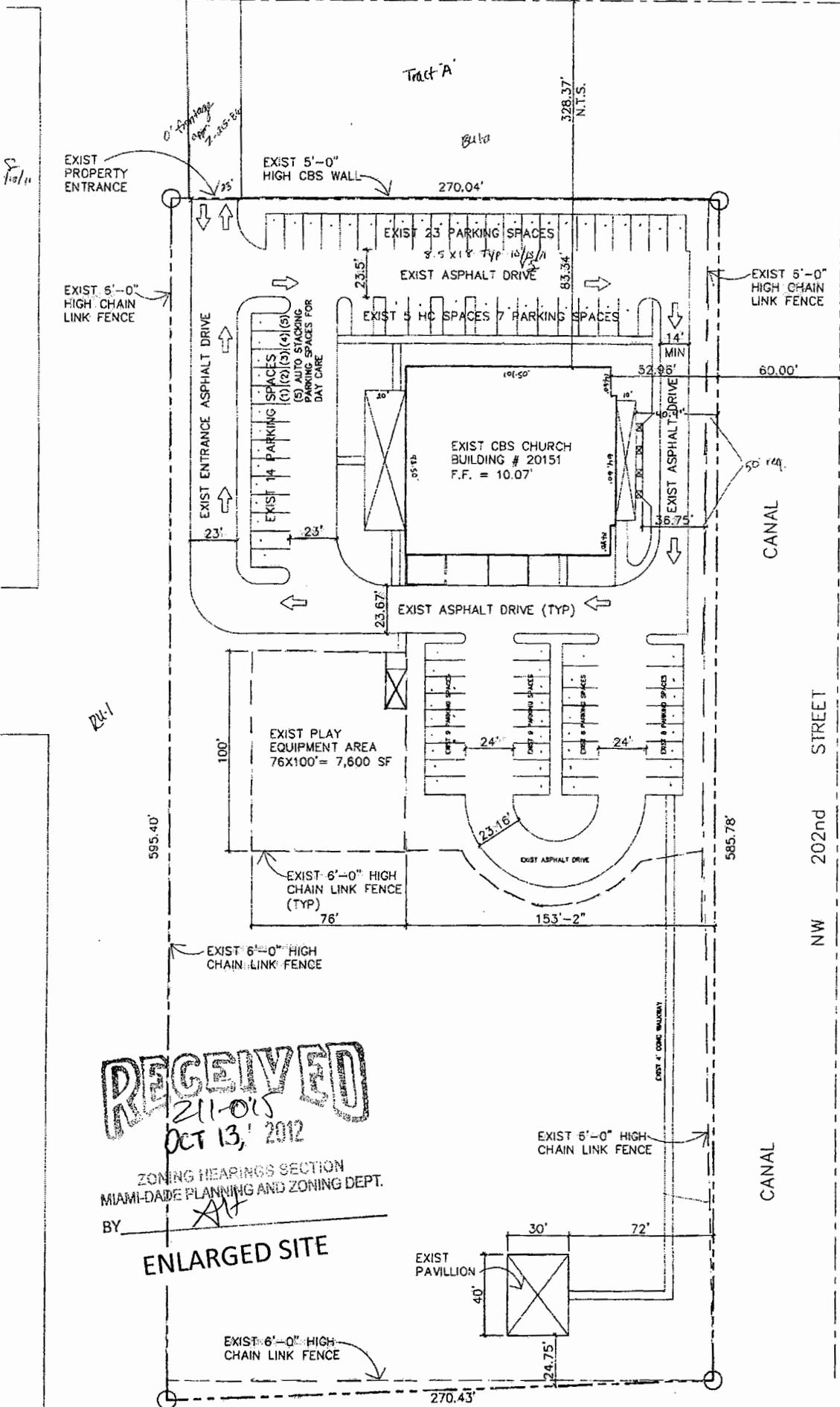
Signature: *[Signature]*  
(Applicant)

Sworn to and subscribed before me this 7 day of January, 2011. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
(Notary Public)  
My commission expires: 4-23-2011



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



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 BY AT

**ENLARGED SITE**

EXIST 6'-0" HIGH CHAIN LINK FENCE

AT

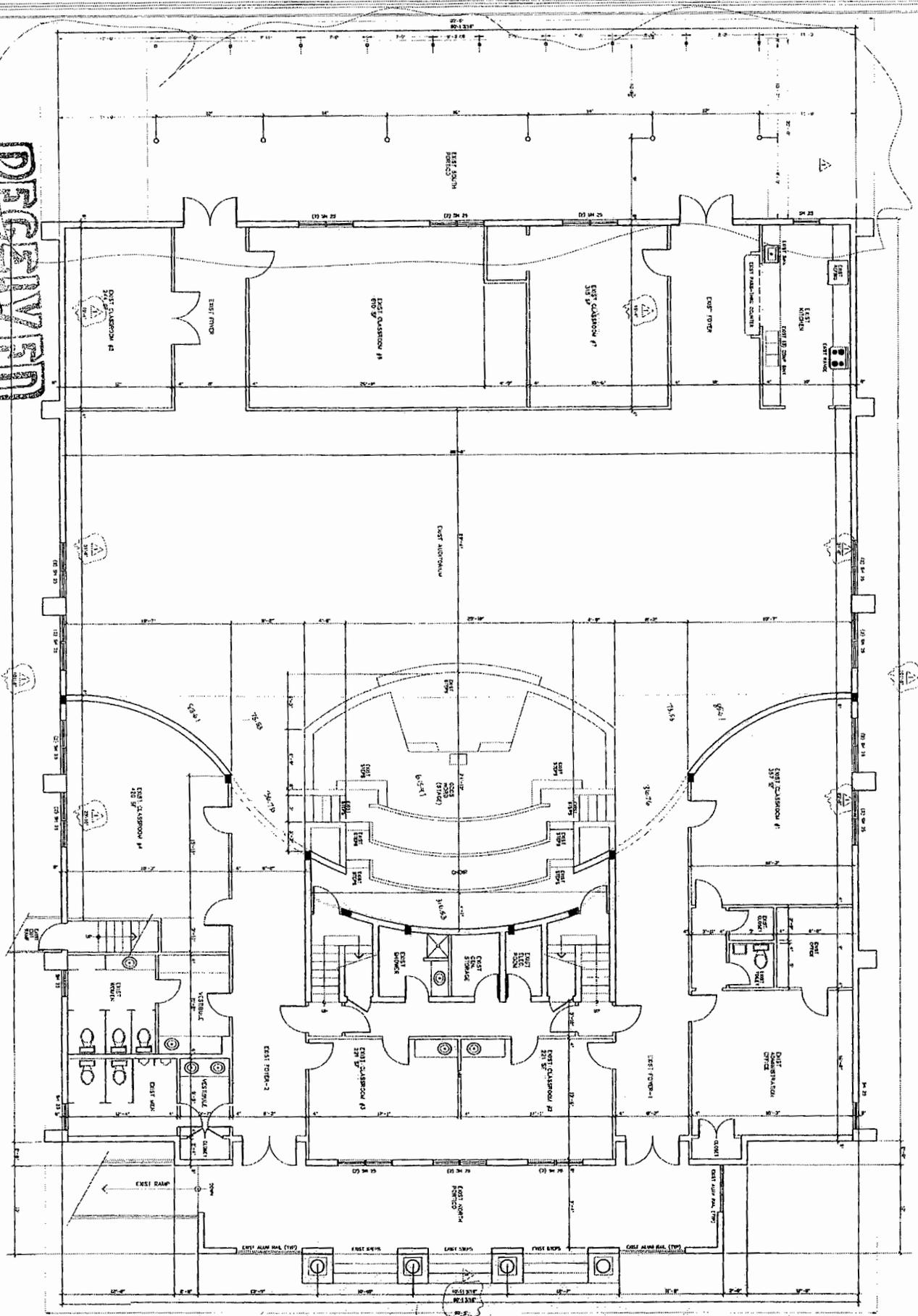
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 JUL 27 2012  
 2-11-015

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 BY *[Signature]*

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



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LEGALIZATION CHILDRENS DAY CARE IN AN EXISTING CHURCH BUILDING  
**MINISTRO CASA DE ORACION**  
 20151 NW 47 AVENUE MIAMI-DADE, FLORIDA TELEPHONE # 305-624-5787

**VARIANCE PACKAGE**  
 FLOOR PLAN

11-MCDD-100  
 SEPTEMBER 12 2011  
 JANUARY 26 2012

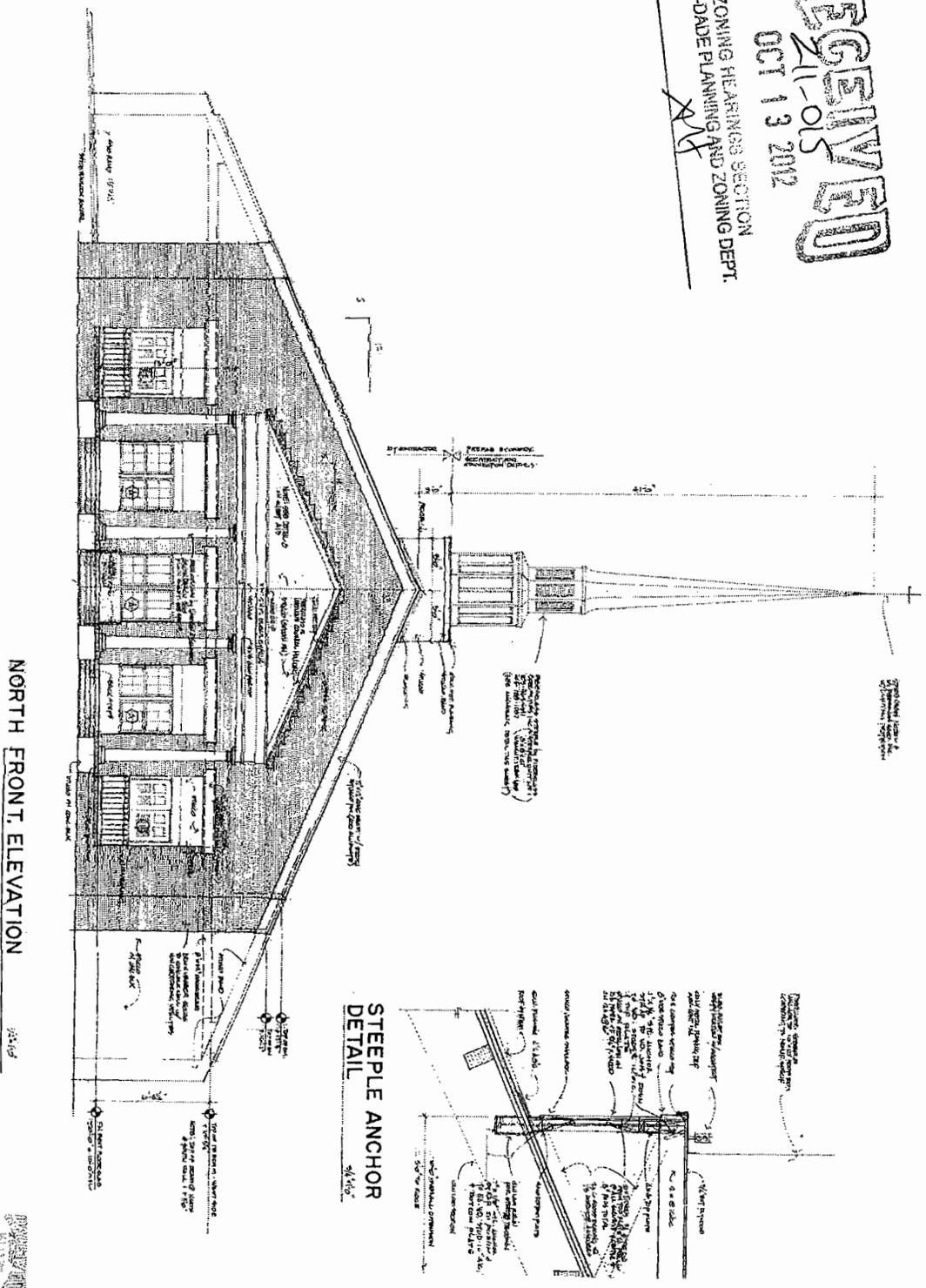
JOSE L. PERDOMO ARCHITECT  
 1735 NW 10TH AVENUE  
 MIAMI, FLORIDA 33136  
 (305) 583-1814

23

2/5

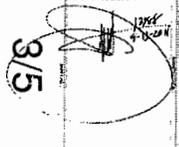
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 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY XXX



**NORTH FRONT ELEVATION**

**STEEPLE ANCHOR DETAIL**



LEGALIZATION CHILDRENS DAY CARE IN AN EXISTING CHURCH BUILDING  
**MINISTRO CASA DE ORACION**  
 20151 NW 87 AVENUE MIAMI-DADE, FLORIDA TELEPHONE # 305-624-5767

**VARIANCE PACKAGE**  
 NORTH ELEVATION

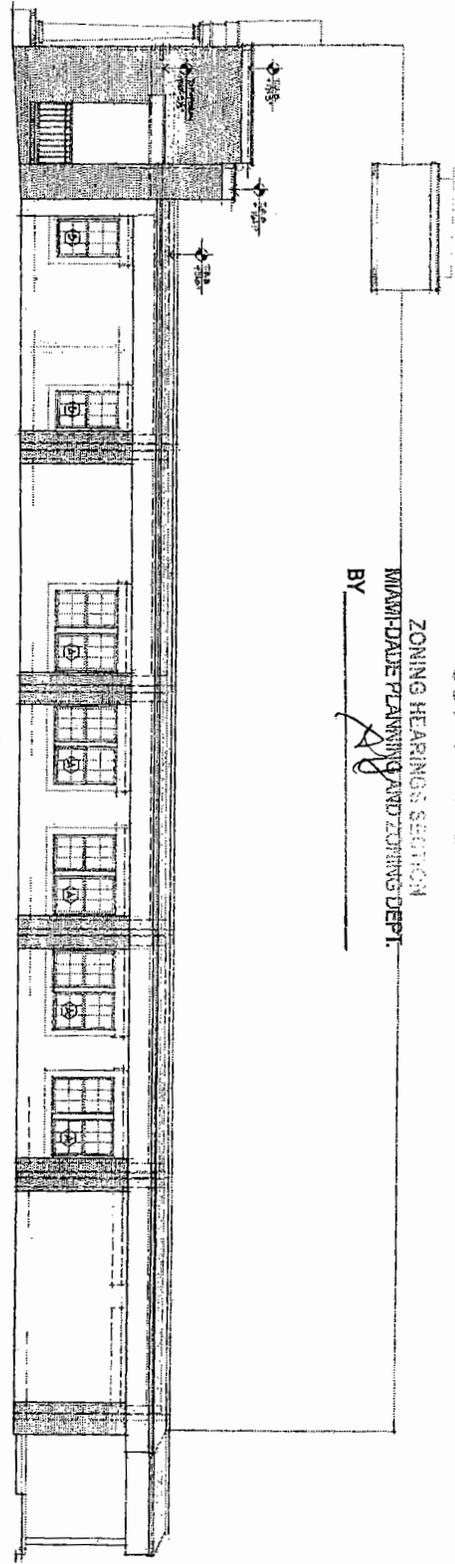
JOSEPH PEREZ ARCHITECT

11-AMDDC-100  
 SUBMITTED 12.2011

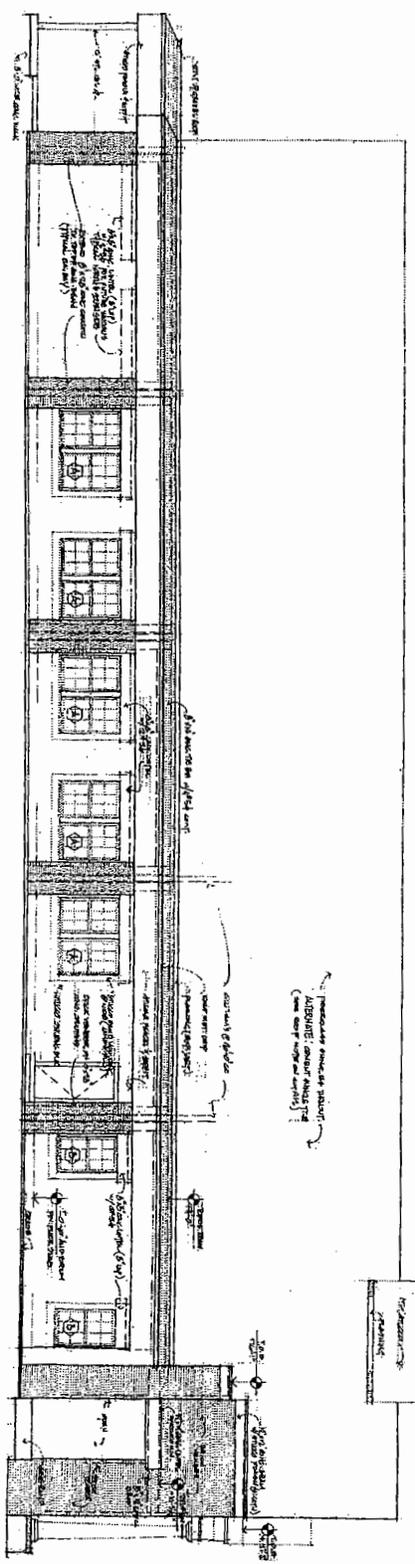
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ZONING HEARING SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY AV



**SIDE ELEVATION WEST**



**SIDE ELEVATION EAST**

PREPARED BY  
 DATE

4/5

LEGALIZATION CHILDRENS DAY CARE IN AN EXISTING CHURCH BUILDING  
**MINISTRO CASA DE ORACION**  
 20151 167 67 AVENUE • MIAMI-DADE, FLORIDA • TELEPHONE # 305 - 824 - 5767

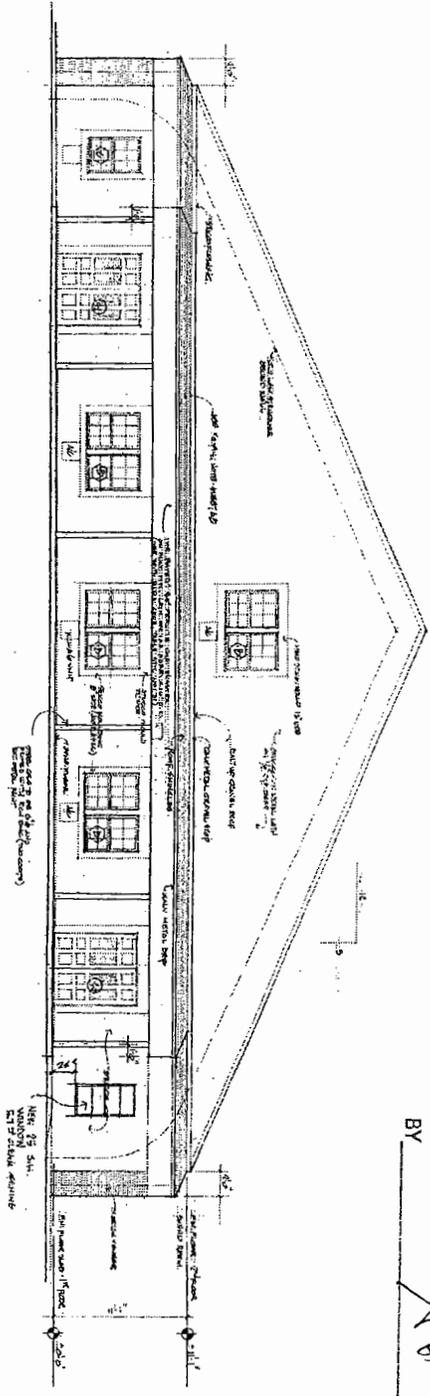
**VARIANCE PACKAGE**  
 EAST & WEST ELEVATIONS

113-MCDD-100  
 NORTHERN 12, 2011  
 1301 COT BLVD  
 MIAMI, FLORIDA 33136  
 (305) 261-1914

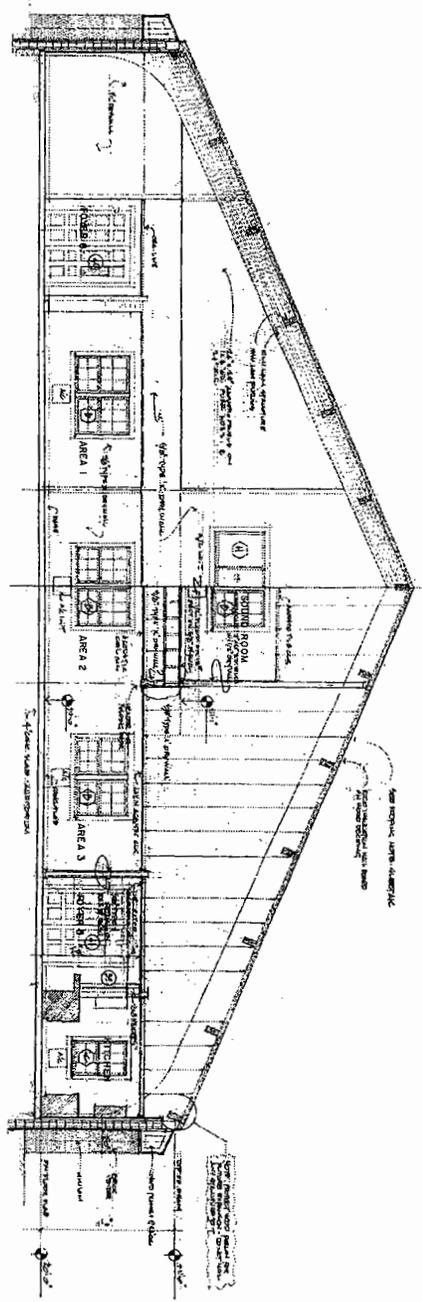


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ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY \_\_\_\_\_



REAR ELEVATION SOUTH



SECTION H-H

SECTION G-G



5/5

LEGALIZATION CHILDRENS DAY CARE IN AN EXISTING CHURCH BUILDING  
**MINISTRO CASA DE ORACION**  
 2955 NW 87 AVENUE MIAMI GARDEN, FLORIDA TELEPHONE 408-624-3787

**VARIANCE PACKAGE**  
 EAST & WEST ELEVATIONS

PROJECT NO.	11-14-0000-1000
DATE	SEPTEMBER 12, 2011
PROJECT NAME	MINISTRO CASA DE ORACION
ADDRESS	2955 NW 87 AVENUE MIAMI GARDEN, FLORIDA
ARCHITECT	JOSE LUIS RODRIGUEZ ARCHITECT

NW 202ND ST

MIAMI-DADE COUNTY

BU-1A

GU

NW 67TH AVE

RU-1

6

NW 201ST TER

5 RU-1

NW 64TH AVE

BOBOLINK DR

NW 201ST ST

RU-TH

RU-TH

NW 66TH PL

NW 65TH CT

4

NW 64TH PL

NW 64TH CT

3

TR A

1

MIAMI-DADE COUNTY  
HEARING MAP

Process Number  
**Z2011000015**

Legend



Zoning



Subject Property Case

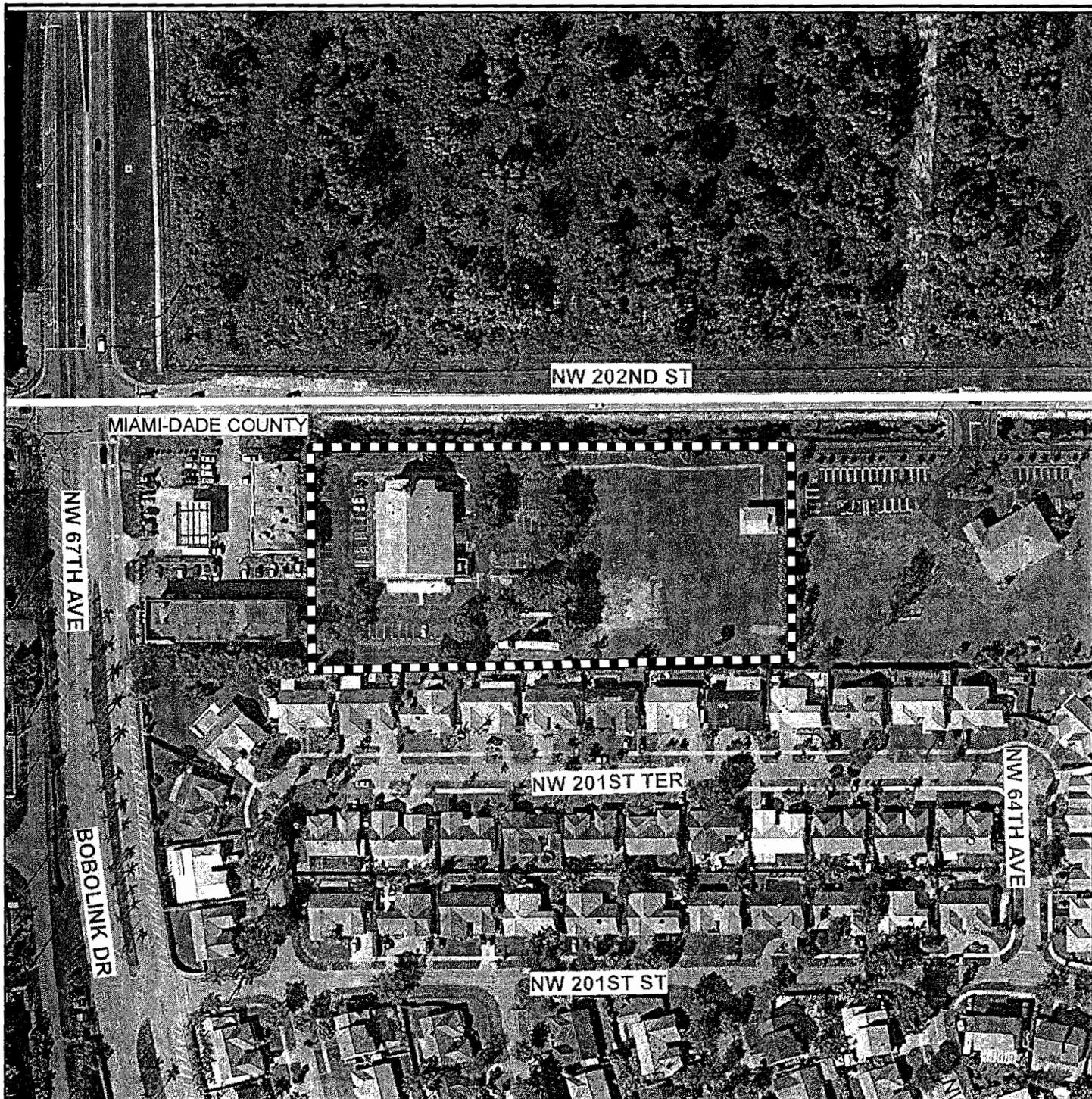


Section: 01 Township: 52 Range: 40  
Applicant: MINISTERIO CASA DE ORACION INC.  
Zoning Board: C5  
Commission District: 1  
Drafter ID: ALFREDO FERNANDEZ-CUETO  
Scale: NTS



SKETCH CREATED ON: Monday, February 14, 2011

REVISION	DATE	BY
		27



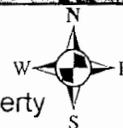
**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number  
**Z2011000015**

Legend



Subject Property

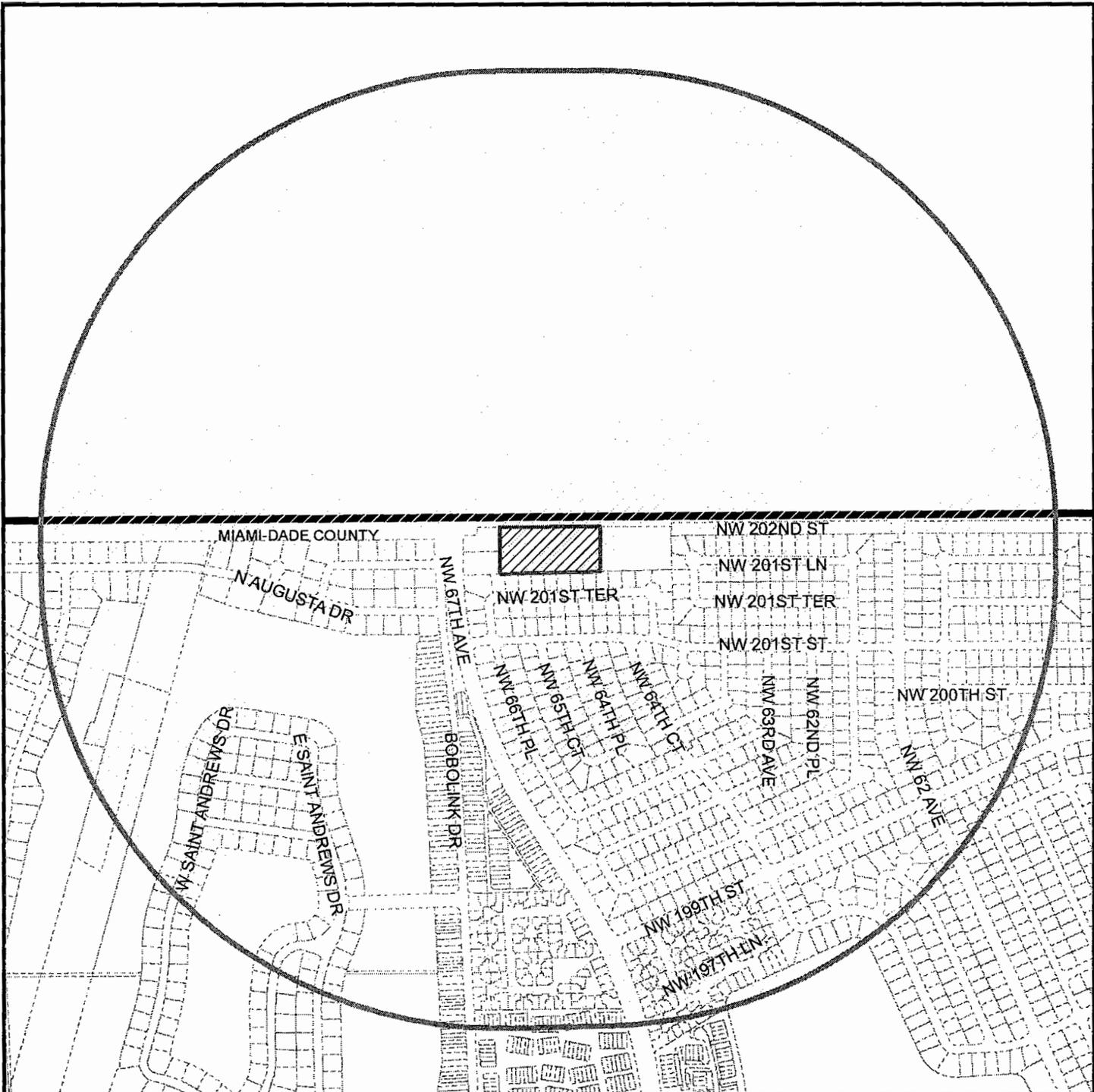


Section: 01 Township: 52 Range: 40  
 Applicant: MINISTERIO CASA DE ORACION INC.  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: ALFREDO FERNANDEZ-CUETO  
 Scale: NTS



SKETCH CREATED ON: Monday, February 14, 2011

REVISION	DATE	BY



**MIAMI-DADE COUNTY  
RADIUS MAP**

Process Number  
**Z2011000015**  
RADIUS: 2640

**Legend**

-  Buffer
-  Subject Property
-  Municipalities
-  Property Boundaries



Section: 01 Township: 52 Range: 40  
 Applicant: MINISTERIO CASA DE ORACION INC.  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: ALFREDO FERNANDEZ-CUETO  
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 15, 2011

REVISION	DATE	BY
		29



(LMDR) 6-13 DU/AC

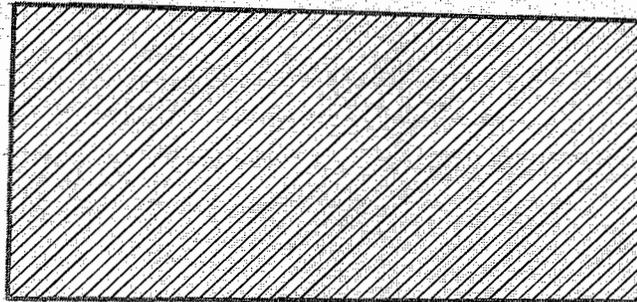
(LDR) 2.5-6 DU/AC

NW 202ND ST

MIAMI-DADE COUNTY

WATER

NW 67TH AVE



(LDR) 2.5-6 DU/AC

NW 201ST TER

BOBOLINK DR

NW 64TH AVE

NW 201ST ST

(LMDR) 6-13 DU/AC

MIAMI-DADE COUNTY  
CDMP MAP

Process Number  
**Z2011000015**

Legend



 Subject Property Case

Section: 01 Township: 52 Range: 40  
Applicant: MINISTERIO CASA DE ORACION INC.  
Zoning Board: C5  
Commission District: 1  
Drafter ID: ALFREDO FERNANDEZ-CUETO  
Scale: NTS



SKETCH CREATED ON: Monday, February 14, 2011

REVISION	DATE	BY