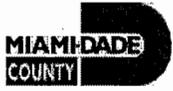


# FINAL AGENDA

4-30-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 14  
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)  
10710 SW 211 Street, Miami  
Wednesday, June 5, 2013 at 6:00 p.m.

## PREVIOUSLY DEFERRED

A. 13-4-CZ14-1 FIRST GRACE & TRUTH PENTECOSTAL  
HOLINESS CHURCH 07-143 23-56-39 N



# Official Zoning Agenda

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## COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF WEDNESDAY, JUNE 5, 2013

SOUTH DADE GOVERNMENT CENTER – 1<sup>st</sup> FLOOR (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

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**1. FIRST GRACE & TRUTH PENTECOSTAL HOLINESS CHURCH (13-6-CZ14-1/07-143) 23-56-39  
Area 14/District 08**

- (1) USE VARIANCE to waive the Standard Urban Center Street Type Parameter regulations requiring a 2' curb & gutter for a Boulevard.
- (2) USE VARIANCE to waive the Standard Urban Center Street Type Parameter regulations requiring a 6' wide median for a Boulevard.
- (3) NON-USE VARIANCE to waive the remaining Standard Urban Center Street Type Parameter regulations for a Boulevard.
- (4) NON-USE VARIANCE to permit a religious facility setback 4'-5" from the interior side (southwest) property line and setback 3'-1 from the rear (southeast) property line (5' required for both).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed New Dining Hall" as prepared by Charles C. Mitchell dated stamped received 8/7/12 and consisting of 5 sheets. Plans may be modified at public hearing.

LOCATION: 24637 SW 137<sup>th</sup> Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.47 Acre

Department of Regulatory and  
Economic Resources

Recommendation :

Denial without prejudice of requests #1 and #2 and approval with conditions of requests #3 and #4..

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**NOTICE**

\*\*\*\*\*  
THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.  
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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 Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 14**

**PH: Z07-143 (13-4-CZ14-1)**

**June 5, 2013  
Item No. A**

<b>Recommendation Summary</b>	
<b>Commission District</b>	8
<b>Applicant</b>	First Grace & Truth Pentecostal Holiness Church
<b>Summary of Requests</b>	The applicant is seeking to waive setbacks and street type configurations of the Standard Urban Center District.
<b>Location</b>	24637 SW 137 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	0.47-acres
<b>Existing Zoning</b>	Princeton Community Urban Center District (PCUCD)
<b>Existing Land Use</b>	Religious Facility
<b>2015-2025 CDMP Land Use Designation</b>	Community Urban Center (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.
<b>Recommendation</b>	<b>Denial without prejudice of requests #1 and #2 and approval with conditions of requests #3 and #4.</b>

This item was deferred with leave to amend from the April 10, 2013 meeting of Community Zoning Appeals Board (CZAB) #14, to allow for the advertisement of additional variances.

**REQUESTS:**

- (1) USE VARIANCE to waive the Standard Urban Center Street Type Parameter regulations requiring a 2' curb and gutter for a boulevard.
- (2) USE VARIANCE to waive the Standard Urban Center Street Type Parameter regulations requiring a 6' wide median for a boulevard.
- (3) NON-USE VARIANCE to waive the remaining Standard Urban Center Street Type Parameter requirements for a Boulevard.
- (4) NON-USE VARIANCE of setback requirements to permit a religious facility to setback varying from 4'-5" from the interior side (southwest) property line and setback 3'-1" from the rear (southeast) property line (5' required for both).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Affairs entitled "Proposed New Dining Hall" as prepared by Charles C. Mitchell, dated stamped received, 8/7/12 consisting of 5 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The submitted site plan depicts the existing religious facility and the proposed expansion onto the abutting property to the north. The expansion consists of the proposed dining hall, vestibule and parking lot.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	PCUCD; religious facility	Community Urban Center
<b>North</b>	PCUCD; single-family residence, vacant land	Community Urban Center
<b>South</b>	PCUCD; vacant	Community Urban Center
<b>East</b>	PCUCD; flea market	Community Urban Center
<b>West</b>	AU; row crops	Agriculture

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an existing religious facility located at 24637 SW 137 Avenue. The surrounding area is characterized by vacant land, agricultural, commercial and residential uses.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to expand the existing religious facility onto an abutting parcel inside the Princeton Community Urban Center District. However, the approval of the expanded facility without the required roadway improvements and the reduced setbacks may have minimal visual and traffic impacts on the surrounding, commercial, residential and agricultural uses.

**CDMP ANALYSIS:**

The subject parcel, pursuant to Resolution #Z-25-05, was a part of a larger tract of land that was rezoned to the **Princeton Community Urban Center District (PCUCD)**.

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **PCUCD**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and 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. Emphasis in design and development of these centers and all of their individual components has been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved PCUCD are regulated by plans and descriptive standards described in Ordinance #05-146, which is consistent with the Urban Center interpretative text. Among other things, said Ordinance requires buildings to be oriented to the street, parking lots to be predominately relegated to the rear or sides of buildings, primary building entrances to be placed close to the street and/or open space, and shade trees and weather protection to be available in order to create a pedestrian-friendly environment at street level.

The existing church was constructed in 1959 under the AU, Agricultural District standards and more than forty (40) years prior to the enactment of the existing PCUCD Ordinance. The applicant now seeks to expand the facility onto the adjoining property to the north. The existing

church building and the additional property on which the expansion is proposed are within the Center Sub-District of the PCUCD and is designated for Arts District (AD) use under the PCUCD's regulating plan. Said regulating plans permit civic uses such as the existing religious facility as would be allowed in the Industrial District (ID). Staff opines that the expansion of the religious facility within the PCUCD will be **compatible** with civic uses allowed and the surrounding commercial and residential uses. 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.

The applicant has designed the religious facility and the proposed additions with adequate parking and drives and the necessary buffering for the parking areas, so that the redevelopment will not have negative visual or traffic impacts on the surrounding area. As such, approval with conditions of the proposed expansion of the existing church within the PCUC District would be **compatible** with the civic uses allowed as well as the surrounding residential uses and therefore **consistent** with the CDMP LUP map Urban Center, the Land Use Element interpretative text for Urban Centers and the Policy LU-4A compatibility criteria..

### **ZONING ANALYSIS:**

*Section 33-284.89 of the Standard Urban Center District Regulations provides that relief from the regulations governing the curb and gutter within the Center Sub-District of the PCUC, and the median requirements shall be permitted only pursuant to the standards and requirements of Section 33-311(A)(4)(a) of the Zoning Code. A **use variance** as provided in Section 33-311(A)(4)(a) permits a use of land other than which is prescribed by the zoning regulations. The standard stipulates that the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulations.*

The applicant seeks to waive the requirements for a 2' curb and gutter *within the Center Sub-District of the PCUCD* (request #1) and the 6' wide median (request #2) along a boulevard within the PCUCD. The applicant has provided staff with information that indicates that the subject site abuts a portion of SW 137 Avenue that is within the area that is designated for development under Project No. 20040343 of the Miami-Dade County Public Works and Waste Management Department, formerly known as Miami-Dade County Public Works Department. Said project was slated to implement elements of the SW 137 Avenue Master Plan Study and the Princeton and Goulds Charrettes and includes improvements to sidewalks, curbs and gutters, continuous storm drainage systems, signalization and pavement markings and signing among other things. Additionally, staff has confirmed that said project is listed in the Traffic Circulation Element of the CDMP Capital Improvements Schedule. Said report indicated a March 2013 completion date for the project. However, staff notes that there is currently no construction activity along the portions of SW 137 Avenue abutting the subject property and staff has been unable to confirm an actual completion date for said project.

Notwithstanding, staff's analysis of this application under Section 33-311(A)(4)(a), Use Variances From Other Than Airport Regulations requires the applicant to show that a literal enforcement of the provisions thereof *will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance*

*will be in harmony with the general purpose and intent of the regulations.* Staff therefore, opines that for the reasons outlined below the applicant has not provided sufficient evidence that a literal enforcement of the aforementioned provisions will result in an unnecessary hardship and therefore recommends that the request should be denied without prejudice. The PCUCD regulations require the applicant to provide the required curb and gutter (request #1) and a median along this portion of SW 137 Avenue (request #2). Staff recognizes that there are plans to provide these improvements by the County as a part of the SW 137 Avenue Master Plan Study. The applicant indicated in its revised letter of intent that because the plans have not yet been finalized, constructing the improvements at this time could result in improvements that could be inconsistent with the remainder of the roadway.

Based on the aforementioned information provided by the applicant, staff opines that requiring the applicant to provide the required curb and gutter (request #1) and the median along this portion of SW 137 Avenue (request #2) may create some future conflict in the development. However, in staff's opinion, the information provided by the applicant does not support a finding that a literal enforcement of the provisions of this section of the Code that would result in an unnecessary hardship. Further, staff opines that approval of the use variances being requested herein will be contrary to the public interest and will not be in harmony with the general purpose and intent of the PCUCD regulations. Staff recognizes that for the reasons explained below, the improvements to the religious facility that has been in existence at this location since 1959 will bring it more into conformity with the current PCUCD regulations and will be compatible with the area. However, based on the foregoing analysis, staff opines that requests #1 and #2 would not meet the standards set forth in Section 33-311(A)(4)(a), which require that a zoning hardship be shown. **As such, staff recommends denial without prejudice of requests #1 and #2 under Section 33-311(A)(4)(a), Use Variances From Other than Airport Regulations.**

When requests #3 and #4 are analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that the approval of these requests would be **compatible** with the surrounding area and the PCUCD, and will maintain the basic intent and purpose of the zoning district. Staff notes that the applicant seeks to vary or waive certain requirements set forth in the Urban Center Standards and the PCUCD ordinances. The approval of request #3 would waive the street type parameter requirements for boulevards along SW 137 Avenue, would not be out of character with the surrounding area, and for the reasons below, would be **compatible** with same. The street parameter requirements for a boulevard require a 9' wide sidewalk, parking on both sides of the street and a continuous landscape strip among other things. However, staff notes that the subject property is located at the western border of the PCUCD, which abuts the Urban Development Boundary (UDB) and abuts properties that are zoned AU, Agriculture. Said properties contain ongoing agricultural row crop cultivations. As such, staff opines that since the subject property is located in an area that is transitional to a more rural setting, the street parameter requirements for a boulevard could conflict with, and would be out of character with, the agricultural uses on the abutting properties to the west that are outside of the UDB.

Request #4 would allow the applicant to vary the setback requirements set forth in the Urban Center Standards and the PCUCD ordinances. Approval of request #4 would permit the existing religious facility and the proposed addition to be setback 4'-5" from the interior side (southwest) and 3'-1" from the rear (southeast) property lines, where 5' is required for both. Staff opines that requiring the facility that has existed at this site since 1958, based on the zoning records to meet the current PCUCD requirements would be difficult due to the physical constraints of the parcel. Further, staff opines that the requested encroachments of 0.58' along the rear

(southwest) and 1.92' along the interior side (southeast) property lines are minimal and are not likely to have any visual impact on the surrounding area.

Staff notes that the applicant has made attempts to meet the requirements for the PCUCD. For example, the parking and drives on the property have been located away from the main roadway abutting the property, SW 137 Avenue and have been sufficiently screened with a hedge along the front property line and multiple trees planted to the west of the parking areas. Also, the plans indicate that a portion of the proposed addition will address the street as outlined in the Standard Urban Center Ordinance (SUCO). Staff notes that the applicant has submitted an ingress/access easement agreement for the abutting properties to the northeast as requested by the Plating and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Therefore, subject to the acceptance of said agreement, staff opines that approval of requests #3 and #4 would be **compatible** with the surrounding commercial, residential and agricultural uses that have been in existence prior to the Ordinance for the creation of the PCUCD. **As such, staff recommends approval with conditions of requests #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variances From Other than Airport Regulations, subject to the acceptance of the ingress/access agreement by the Board**

**Although staff is supportive of the application as a whole, staff opines that the applicant has not provided information to indicate that requiring the PCUCD regulations to be met as it pertains to requests #1 and #2 would constitute an unnecessary hardship. However, notwithstanding the fact that the facility has existed at this location since 1959 and the irregular configuration of the parcels, the applicant has worked with staff to meet most of the other requirements of the PCUCD. Therefore, staff recommends approval of requests #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variances From Other than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:**

The submitted site plan depicts an existing religious facility and the proposed expansion. There is a proposed ingress/egress point along SW 137 Avenue and there is adequate onsite parking for the facility.

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

**OTHER:** N/A

**RECOMMENDATION:** Denial without prejudice of requests #1 and #2 and approval with conditions of requests #3 and #4, subject to the acceptance of the agreement.

**CONDITIONS FOR APPROVAL:** (For requests #3 and #4 only).

1. That a site plan be submitted to and meet with the approval of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed New Dining Hall" as prepared by Charles C. Mitchell,

dated stamped received, 8/7/12 consisting of 5 sheets. Plans may be modified at public hearing.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant provides the 2' curb and gutter and 6' wide median for a boulevard.

ES:MW:NN:AN:CH



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

NDN

## ZONING RECOMMENDATION ADDENDUM

First Grace & Truth Pentecostal Holiness Church  
Z07-143

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Public Works and Waste Management	Objects*
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No comment
Schools	No objection
*Subject to conditions in their memorandum.	

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

<p><b>Urban Centers</b> (Pg. I-46-48)</p>	<p><i>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 which 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 <b>Community Centers</b> 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.</i></p> <p><i>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.</i></p> <p><i>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 <b>Community Centers</b> 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 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.</i></p> <p><i>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</i></p>
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# ZONING RECOMMENDATION ADDENDUM

## First Grace & Truth Pentecostal Holiness Church Z07-143

surroundings shall, at a minimum, be 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 to the guidelines provided below.

**Uses and Activities.** Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while **Community-scale Urban Centers** will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

**Streets and Public Spaces.** Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

**Buildings.** Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In

# ZONING RECOMMENDATION ADDENDUM

*First Grace & Truth Pentecostal Holiness Church  
Z07-143*

	<i>areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.</i>
<b>Land Use Policy LU-4A (Page I-11)</b>	<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>
<b>Land use Policy LU-4D Pg. I-11</b>	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations.</b>	<i>The Board shall hear and grant applications for <b>use variances</b> from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.</i>
<b>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>
<b>Section 33-284.89. Zoning relief from certain requirements</b>	<i>Relief from the following requirements of this article shall be permitted only pursuant to the standards and requirements of <b>Section 33-311(A)(4)(a)</b> of this code:</i> <ol style="list-style-type: none"> <li>1. <i>Minimum and maximum densities;</i></li> <li>2. <i>Required liner buildings used to screen parking;</i></li> <li>3. <i>Colonnade regulations, including minimum horizontal and vertical clearances;</i></li> <li>4. <i>Provision of A streets;</i></li> <li>5. <i>Requirements for street trees, greens, plazas, squares and medians;</i></li> <li>6. <i>Maximum size of blocks;</i></li> <li>7. <b>Curb requirement in the Core and Center sub-district; and</b></li> <li>8. <i>Signage</i></li> </ol>

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

APPLICANT'S NAME: FIRST GRACE & TRUTH PENTECOSTAL HOLINESS CHURCH

#1

REPRESENTATIVE: Brian Adler

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
13-4-CZ14-1 (07-143)	April 10, 2013	CZAB14	13

**REC: Deferral.**

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

DEFER:       INDEFINITELY       TO: June 5, 2013       **W/LEAVE TO AMEND**  
(At applicant's expense)

DENY:       WITH PREJUDICE       WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT       ACCEPT REVISED PLANS

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

OTHER: Deferred at staff's request so that the application can be properly re-analyzed and  
 and re-advertised.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Diane Coats-DAVIS			X
COUNCILMAN	S	Nehemiah DAVIS	X		
VICECHAIRMAN	M	Curtis LAWRENCE	X		
COUNCILMAN		Patrice MICHEL			X
COUNCILMAN		Neal SPENCER	X		
CHAIRMAN		Wilbur B. Bell	X		
VOTE:			4	0	

EXHIBITS:  YES       NO

COUNTY ATTORNEY: LAUREN MORSE

**A. FIRST GRACE & TRUTH PENTECOSTAL  
HOLINESS CHURCH**  
(Applicant)

13-4-CZ14-1 (07-143)  
Area 14/District 08  
Hearing Date: 06/5/13

Property Owner (if different from applicant) **First Grace & Truth Pentecostal.**

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>
2005	Director of the Department of Planning & Zoning	- Zone change from Multi Zone to Princeton Community Urban Center District.	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.

# Memorandum



**Date:** January 16, 2013

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources 

**Subject:** C-14 #Z2007000143-4<sup>th</sup> Revision  
First Grace & Truth Pentecostal Holiness Church  
24637 S.W. 137<sup>th</sup> Avenue  
To Permit a Church Expansion Setback Less than Required from  
Property Lines  
(PUCD) (0.5 Acres)  
23-56-39

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

#### Potable Water Service

The closest public water main is located approximately 321 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public water. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

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

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

#### Wastewater Disposal

The closest public sanitary sewer is located approximately 488 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public sanitary sewers. Therefore, connection of any proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Engineering Section of DERM prior to approval of final development orders.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a

reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, 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 alternative means of sewage disposal. Use of an alternative 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

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

#### Pollution Remediation

There are no records of current or historical contamination assessment/remediation issues on the subject site or records of current contamination assessment/remediation issues for sites directly abutting the property.

#### Wetlands

The subject property does not contain jurisdictional wetlands as defined in 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

DERM has reviewed the site plans entitled "Proposed New Dining Hall", prepared by Charles C Mitchell P.E., sheet 1 of 5 and dated May 2, 2012 (received August 7, 2012).

An on-site inspection performed by Tree Permitting Program staff on June 4, 2012 revealed that the subject property contains specimen-sized trees (trunk diameter 18 inches or greater) and prohibited trees as defined in Section 24-49.9 of the Code. Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/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. Also, pursuant to Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from the site prior to development.

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

The applicant is advised to contact the Tree Permitting Program at 305-372-6600, voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

#### Enforcement History

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

#### Concurrency Review Summary

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

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

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

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

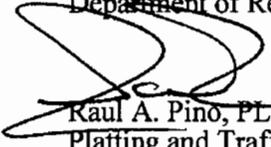
cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** March 6, 2013

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

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

**Subject:** Z2007000143  
Name: First Grace & Truth Pentecostal Holiness Church  
Location: 24637 SW 137 Avenue  
Section 23 Township 56 South Range 39 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 subject to the following.

The property owner must provide an ingress/egress access easement for the abutting properties to the east.

This land complies with chapter 28 of the Miami-Dade County Code. The property is grandfathered; therefore, platting is not required.

Additional improvements may be required at time of permitting.

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

# Memorandum



**Date:** August 31, 2012

**To:** Jack Osterholt, Director  
Regulatory and Economic Resources Department

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

**Subject:** Z2007000143: FIRST GRACE & TRUTH PENTECOSTAL HOLINESS CHURCH  
Includes revised plans dated stamped received through 8/07/12

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**Application Name:** FIRST GRACE & TRUTH PENTECOSTAL HOLINESS CHURCH

**Project Location:** The site is located at 24637 S.W. 137 AVENUE, Miami-Dade County.

**Proposed Development:** The applicant is requesting non-use variance of setback & zoning regulations for a church expansion. Review includes revised plans dated stamped received through 8/07/12.

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

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

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

# Memorandum



**Date:** 20-SEP-12  
**To:** Jack Osterholt, Director  
 Department of Regulatory and Economic Resources  
**From:** William W. Bryson, Fire Chief.  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2007000143

**Fire Prevention Unit:**

This memo supersedes MDFR memorandum dated June 6, 2012.  
 APPROVAL  
 No objection via case Z2007000143.

**Service Impact/Demand**

Development for the above Z2007000143  
 located at 24637 S.W. 137 AVENUE, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 2404 is proposed as the following:

N/A <u>residential</u>	dwelling units	N/A <u>industrial</u>	square feet
N/A <u>Office</u>	square feet	1,550 <u>institutional</u>	square feet
N/A <u>Retail</u>	square feet	N/A <u>nursing home/hospitals</u>	square feet

Based on this development information, estimated service impact is: 0.48 alarms-annually.  
 The estimated average travel time is: 6:35 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 5 - Goulds/Princeton - 13150 SW 238 Avenue  
 Rescue, BLS Engine, Battalion 7.

**Planned Service Expansions:**

The following stations/units are planned in the vicinity of this development:  
 Station 70, SW 248 Street & SW 114 Place

**Fire Planning Additional Comments**

Current service impact calculated based on site plan. 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: 01-MAR-13  
REVISION 3

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

FIRST GRACE & TRUTH  
PENTECOSTAL HOLINESS  
CHURCH

24637 S.W. 137 AVENUE, MIAMI-  
DADE COUNTY, FLORIDA.

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APPLICANT

---

ADDRESS

Z2007000143

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HEARING NUMBER

**HISTORY:**

NC: THERE ARE NO CURRENT OPENED OR CLOSED CASES ON FOLIO NUMBERS  
3079030310012, 3079030310015, AND 3079030310010.

BLDG: THERE ARE NO CURRENT OPENED OR CLOSED CASES ON FOLIO NUMBERS  
3079030310012 AND 3079030310015.

BLDG OPEN:

FOLIO: 3079030310010-Case #20130157779-B, WAS OPENED ON FEBRUARY 15, 2013, FOR  
A CRACK IN THE CEILING IN THE LIVING ROOM AREA AND THE BEDROOMS. FURTHER  
ENFORCEMENT IS PENDING REVIEW OF THE CASE AND THE RESULTS FROM THE INITIAL  
INSPECTION.

CASE #A1013000774-X, WAS OPENED ON DECEMBER 11, 2012. A NOTICE OF VIOLATION  
WAS ISSUED FOR EXPIRED PERMIT #2012027390. THE CASE REMAINS OPEN.

BLDG CLOSED: THERE ARE NO CURRENT CLOSED CASES.

VILLA CAPRI, INC., ET AL

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

UNKNOWN

RECEIVED P. 0107913  
 207-142  
 APR 17 2007  
 MIAMI-DADE PLANNING AND ZONING DEPT.

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

CORPORATION NAME: First Grace and Truth Pentecostal Holiness Church of Apostolic Faith

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Not for profit, no shareholders	
<u>X JAMES CHERRY, Pastor</u>	<u>0</u>

Not-for-profit, no disclosure required

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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: X JAMES CHERRY

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
-------------------------	----------------------------

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: X JAMES CHERRY

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable) \_\_\_\_\_ Percentage of Stock \_\_\_\_\_

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

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

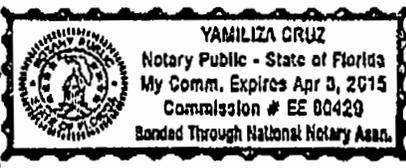
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: JAMES CHALKY

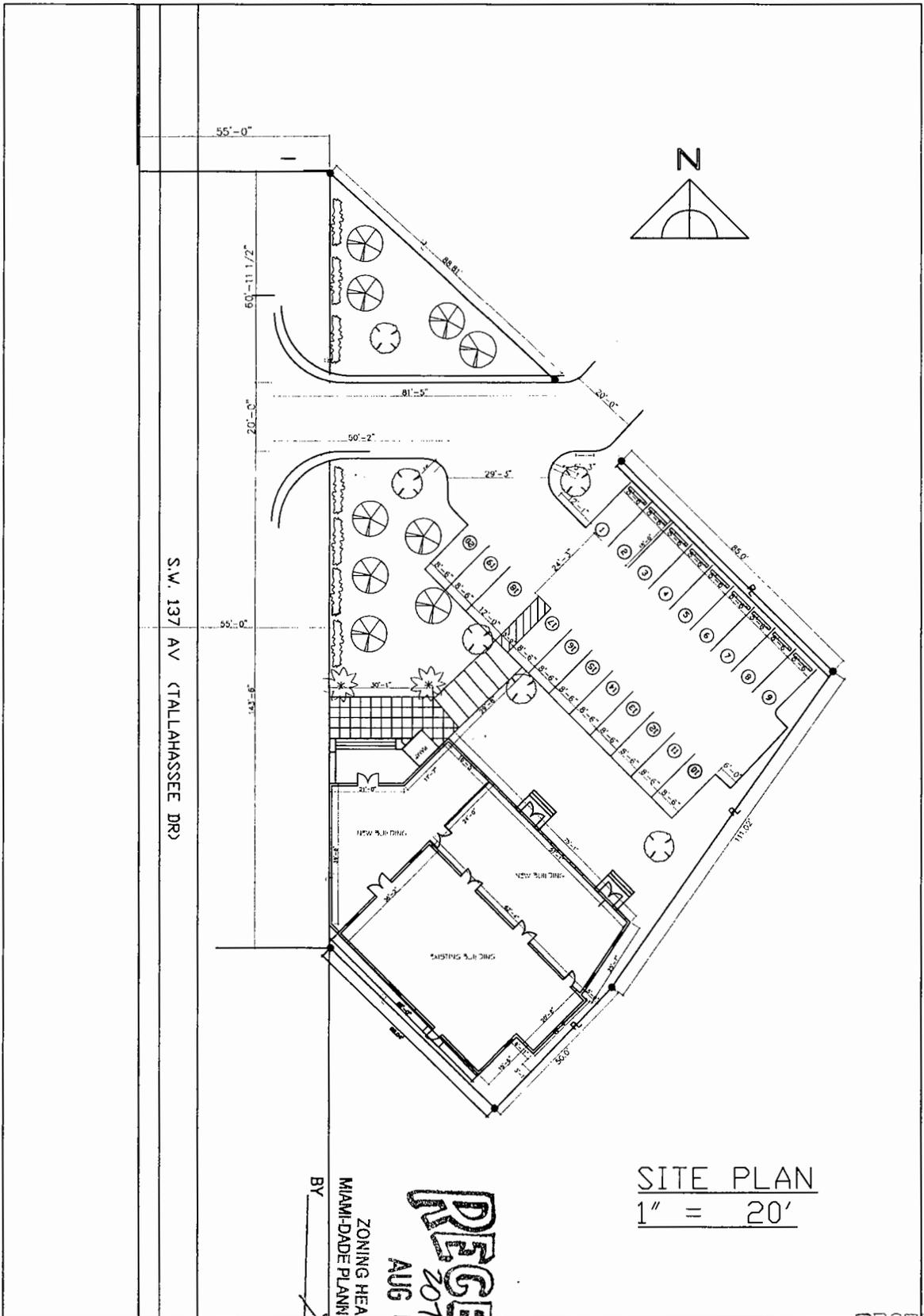
Sworn to and subscribed before me this 29 day of Sept, 2012. Affiant is personally known to me or has produced as identification.

[Signature]  
(Notary Public)



My commission expires April 3, 2015

\* 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.



S.W. 137 AV (TALLAHASSEE DR)

SITE PLAN  
1" = 20'

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

**RECEIVED**  
2011  
AUG 07 2012

**RECEIVED**  
2011  
AUG 07 2012  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

LOT AREA 28,319 sq. ft. OR 65 ACRES  
 LESS AREA TO BE DEDICATED 7,775 sq. ft. OR 1.8 ACRES  
 LOT AREA 20,544 sq. ft. OR 4.7 ACRES

**PARKING CALCULATIONS**  
 AREA OF SANCTUARY, PLUPT + 6 CHOR 1,550 sq. ft.  
 REQD 100 sq. ft. PER PERSON => 1550 / 100 = 16 SPACES REQD  
 RECORD 16 SPACES  
 PROVIDED 20 SPACES

**LANDSCAPE LEGEND**

Zoning District: F C U C D (CENTER) Net Lot Area: .47 Acres 20,544 s.f.  
 OPEN SPACE  
 A. Square Feet of open space required by Chapter 33 as indicated on site plan  
 Net Lot Area = N/A s.f. % ASY s.f.  
 B. Square Feet of Parking Lot: open space required by chapter 10.A  
 as indicated on Site Plan  
 No. of Parking Spaces 20 X 10 s.f. Per Parking Space = 200 sq. ft. 5,250 sq. ft.  
 C. Total s.f. of landscaped open space required by Chapter 33: A+B 200 sq. ft. 5,250 sq. ft.  
**LAWN AREA CALCULATION**  
 A. Total s.f. of landscaped open space required by Chapter 33 N/A N/A  
 B. Minimum Lawn Area (reqd) permitted 20,544 X 50% s.f. = 10,272 sq. ft. 6,513 sq. ft.

**TREES**

A. Total trees required per net lot area  
 Less existing number of trees meeting minimum requirements  
 = 6 trees x .47 (net lot area) 2.82 trees  
 B. % Trees allowed / No. of trees provided X 30% = 4%  
 Trees permitted to remain on street: trees on 1:11 slope 150%  
 C. % Trees Required - No trees provide x 30% 3 0  
 D. Street trees (minimum average spacing of 25' o.c.) 9 9  
 E. Street trees located directly beneath power lines (Minimum average spacing of 25' o.c.) N/A N/A  
 F. Trees along streets = 2.82 trees (meeting the street tree reqd) 2.82 trees

**SHRUBS**

No. trees required 17 x 10 = No. of shrubs required 170 170  
 No. shrubs required X 30% = No. of shrubs required 51 51  
 IRRIGATION PLAN: If required by Chapter 33

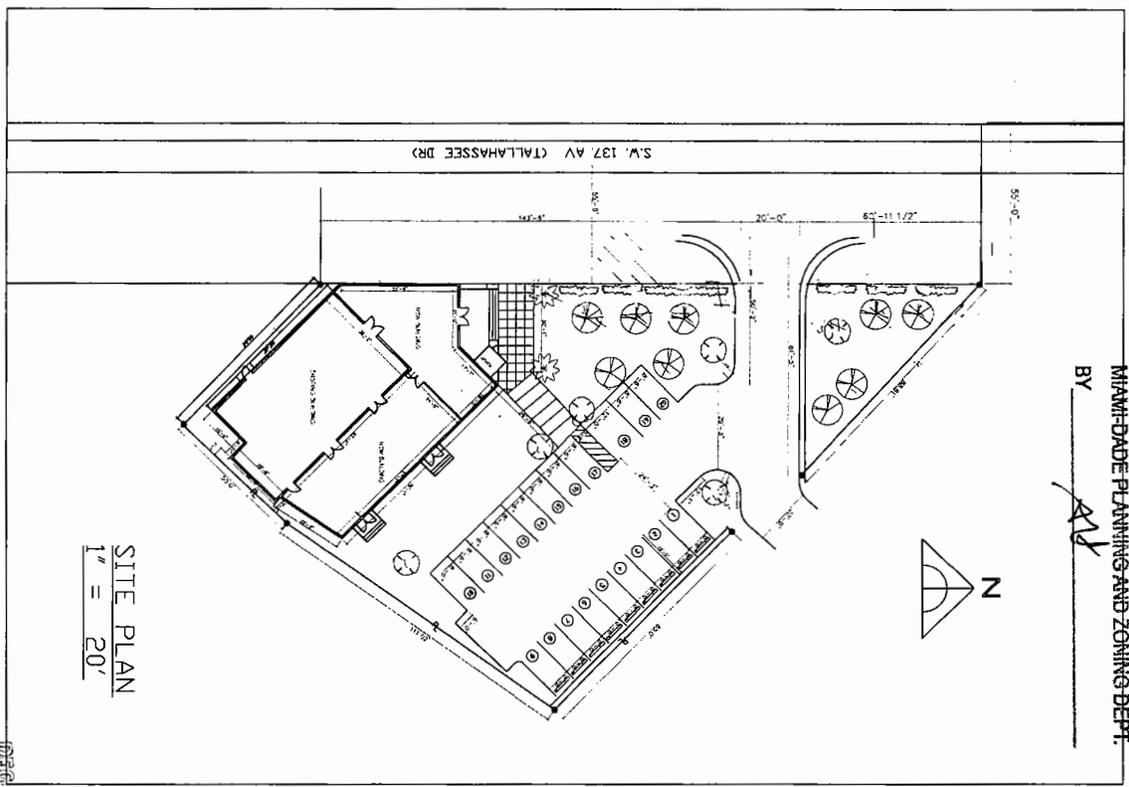
TABLE: Containing information as indicated in sample below

SYMBOL	PLANT NAME	CA. TR.	DEPTH	SPACING	QUANTITY
(Symbol)	LIVE OAK	2'-8" DIA.	1'-8" DIA.	4'-6" DIA.	9
(Symbol)	DOGWOOD (MEDIUM)	2'-8" DIA.	1'-8" DIA.	4'-6" DIA.	4
(Symbol)	DOGWOOD (SMALL)	2'-8" DIA.	1'-8" DIA.	4'-6" DIA.	4
(Symbol)	DOGWOOD (LARGE)	2'-8" DIA.	1'-8" DIA.	4'-6" DIA.	4
(Symbol)	DOGWOOD (SMALL)	2'-8" DIA.	1'-8" DIA.	4'-6" DIA.	4
(Symbol)	DOGWOOD (LARGE)	2'-8" DIA.	1'-8" DIA.	4'-6" DIA.	4
(Symbol)	DOGWOOD (SMALL)	2'-8" DIA.	1'-8" DIA.	4'-6" DIA.	4
(Symbol)	DOGWOOD (LARGE)	2'-8" DIA.	1'-8" DIA.	4'-6" DIA.	4

Required for trees detailed information or adjacent to power lines and utility lines. 1" and additional information required by Chapter 33A FOR DISTRICTS AND NON-STR. AL ZONES  
 \*\*Detailed area reqd as provided in Chapter 10A shall be subtracted from net lot area when calculating the # of trees

**RECEIVED**  
 207-143  
 AUG 07 2012

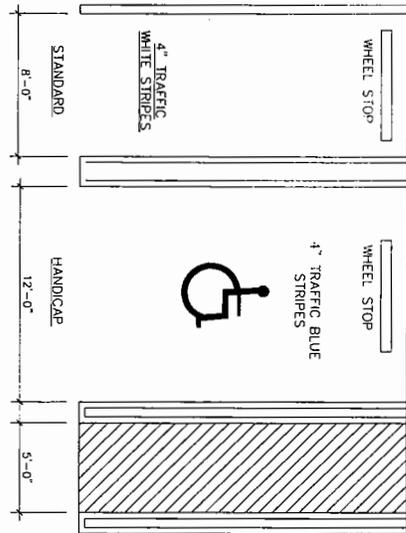
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY AV



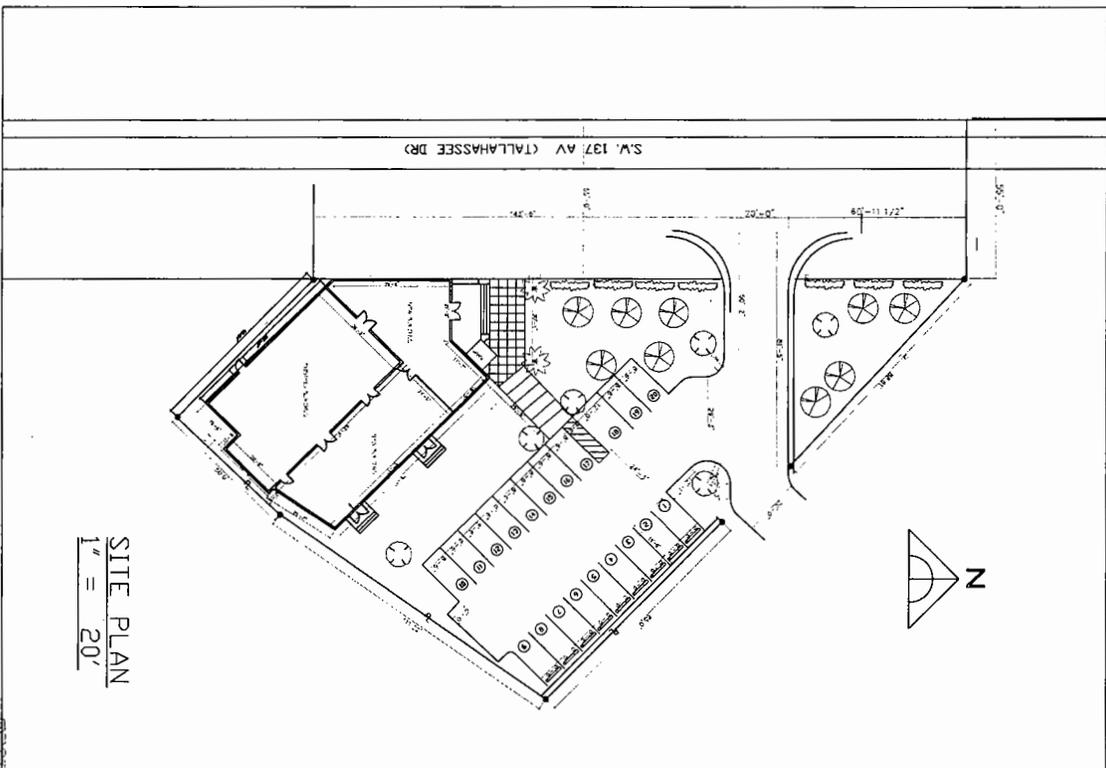
SITE PLAN  
 1" = 20'

**RECEIVED**  
 PLANNING DEPARTMENT  
 207-143

# HANDICAP PARKING SIGN



**RECEIVED**  
2012-10-08  
AUG 07 2012  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: [Signature]

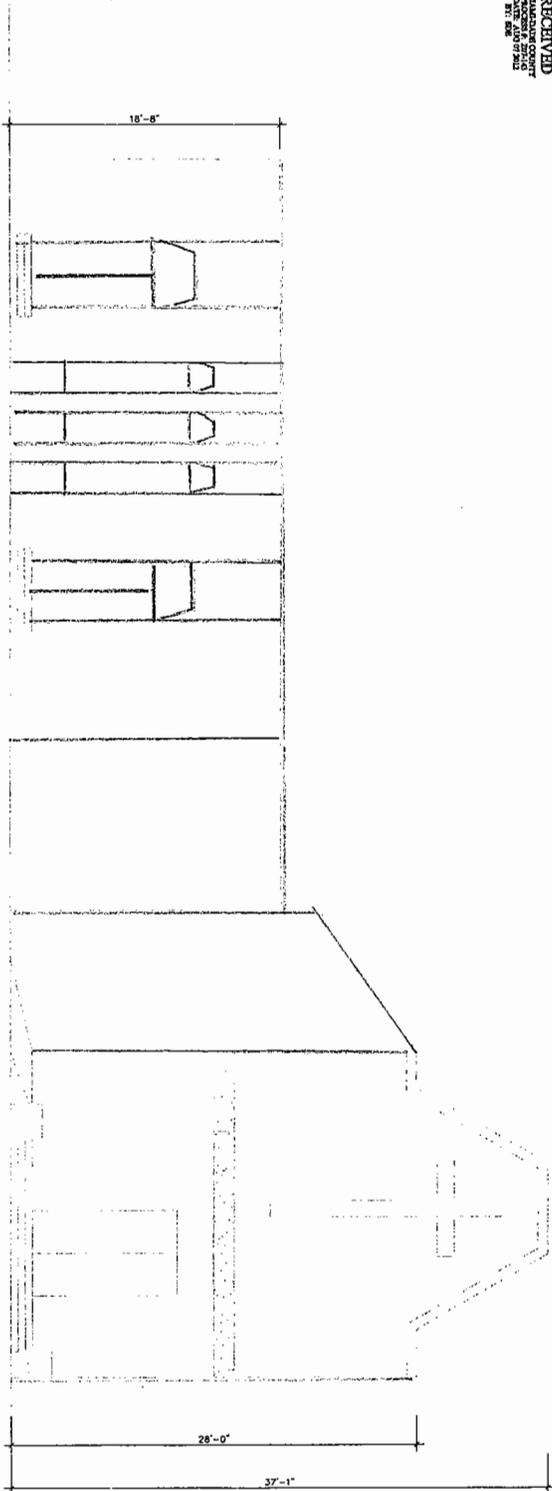


SITE PLAN  
1" = 20'

RECEIVED  
MUNICIPAL CENTER  
DATE: AUG 07 2012  
BY: [Signature]

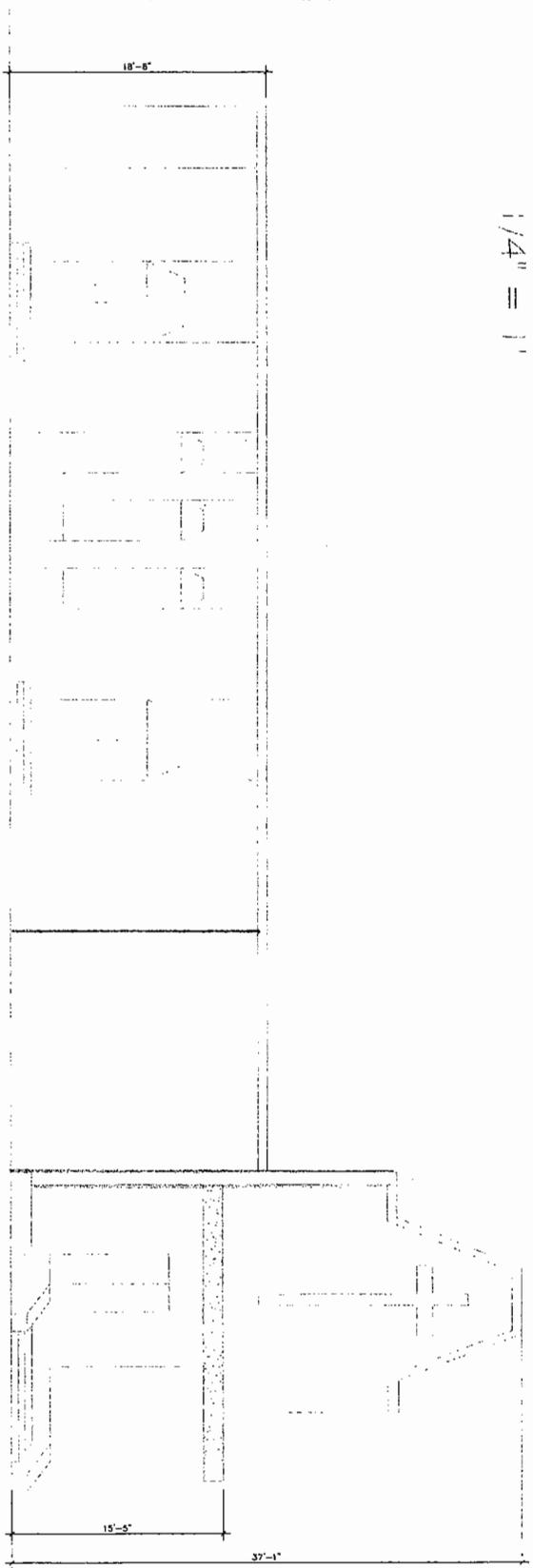


RECEIVED  
PLANNING & ZONING  
SECTION  
AUG 07 2012



NORTH ELEVATION

1/4" = 1'



NORTH-EAST ELEVATION

1/4" = 1'

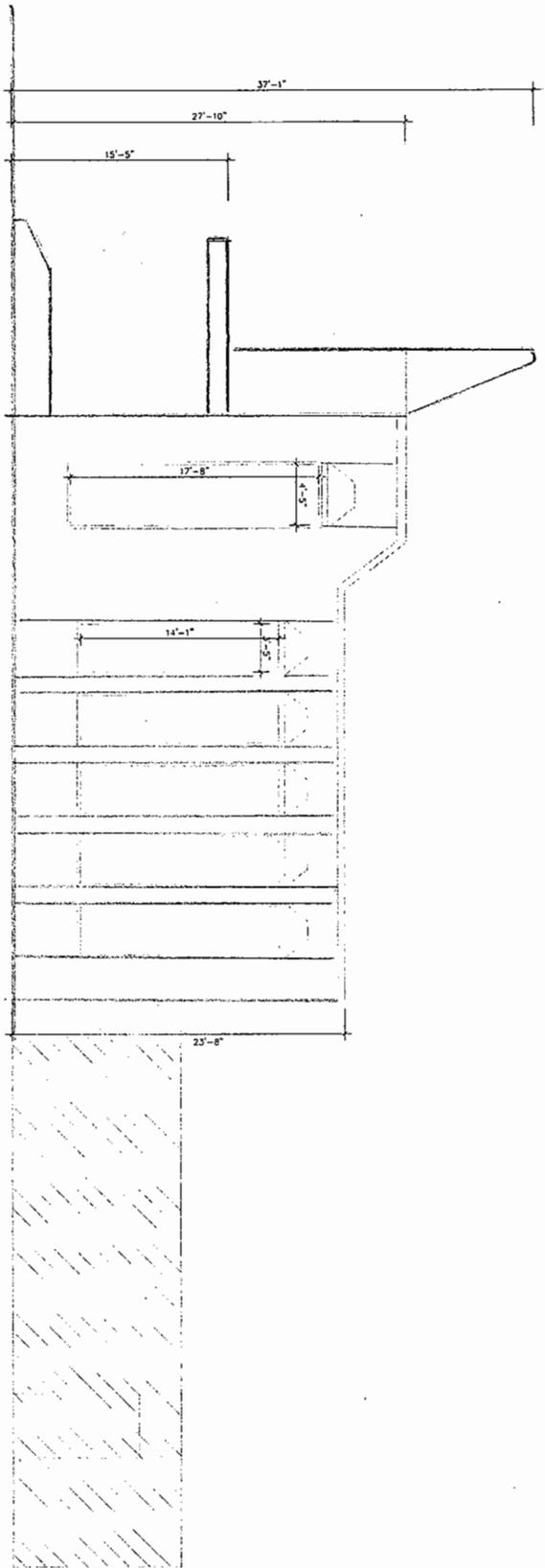
**RECEIVED**

AUG 07 2012

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY *AV*

RECEIVED  
PLANNING & ZONING  
SECTION  
AUG 07 2012

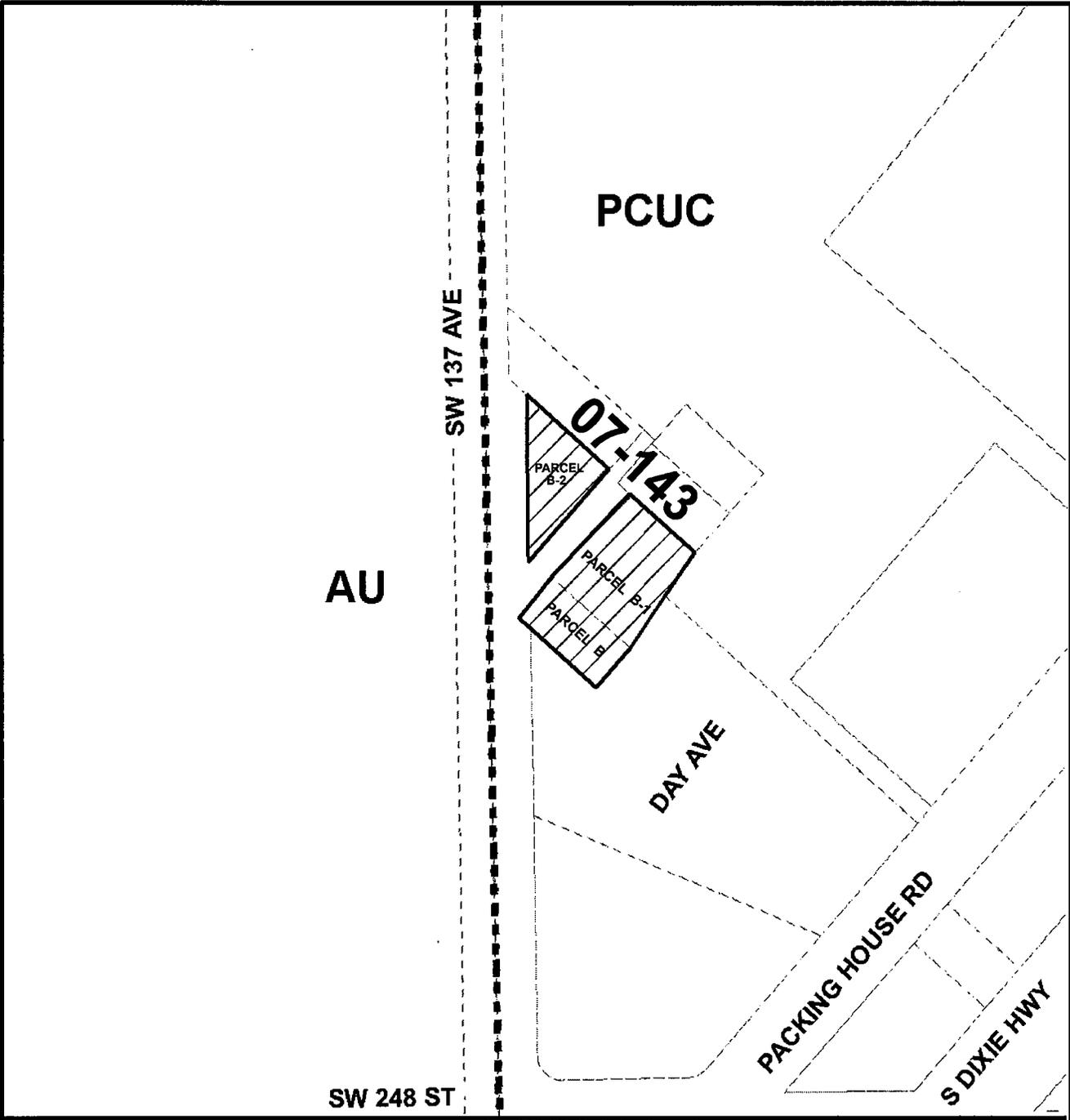


WEST ELEVATION  
 1/4" = 1'

**RECEIVED**  
 AUG 07 2012

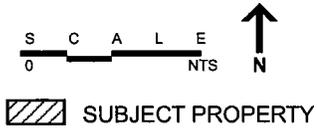
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY AV

**RECEIVED**  
 AUG 07 2012



**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 23 Township: 56 Range: 39  
 Process Number: 07-143  
 Applicant: FIRST GRACE & TRUTH PENTECOSTAL HOLINESS CHURCH  
 Zoning Board: C14  
 District Number: 08  
 Cadastral: N'NAGBE  
 Scale: NTS





MIAMI-DADE COUNTY  
**AERIAL**

Section: 23 Township: 56 Range: 39

Process Number: 07-143

Applicant: FIRST GRACE & TRUTH PENTECOSTAL HOLINESS CHURCH

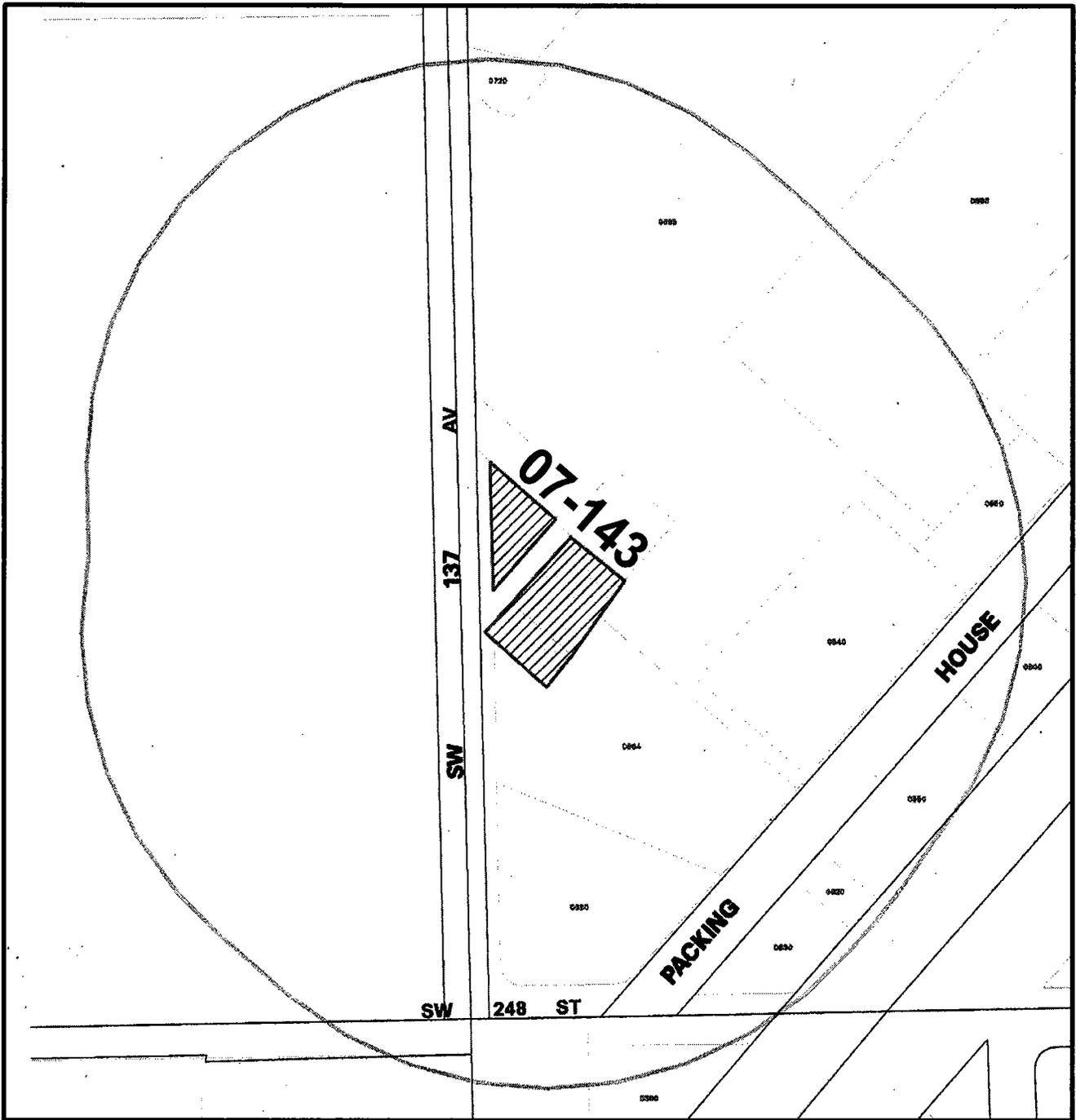
Zoning Board: C14

District Number: 08

Cadastral: N'NAGBE

Scale: NTS





**MIAMI-DADE COUNTY  
RADIUS MAP**

**Section: 23 Township: 56 Range: 39  
 Process Number: 07-143  
 Applicant: FIRST GRACE & TRUTH PENTECOSTAL HOLINESS CHURCH  
 Zoning Board: C14  
 District Number: 08  
 Cadastral: N'NAGBE  
 Scale: NTS**

**S C A L E**  
 0 NTS N

 **SUBJECT PROPERTY & CONTIGUOUS IF APPLICABLE**

**Radius: 500'**

