

FINAL AGENDA

6-19-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 15
SOUTH DADE GOVERNMENT CENTER-ROOM #104 (OLD BUILDING)
10710 SW 211 Street, Miami
Thursday, July 25, 2013 at 7:00 p.m.

CURRENT

1. 13-7-CZ15-1 LIGHTHOUSE OF GOD IN CHRIST, INC 12-123 34-56-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF THURSDAY, JULY 25, 2013

SOUTH DADE GOVERNMENT CENTER – ROOM 104 1st 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

1. LIGHTHOUSE OF GOD IN CHRIST, INC. (13-7-CZ15-1/12-123)

**34-56-39
Area 15/District 09**

REQUEST #1 ON LOTS 6, 7, 8 & 10

- (1) MODIFICATION of Condition #2 of Resolution 5-ZAB-114-94 passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB15-12-02, passed and adopted by the Community Zoning Appeals Board #15, reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Lighthouse of God & Christ", as prepared by Arcon Engineering and dated received Dec. 24, 2001 and consisting of 3 pages."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Phase 1 Church Site Plan" prepared by A.J.T., and plans entitled "Lighthouse of God & Christ", as prepared by Arcon Engineering, all plans dated stamped received 6/24/13 and consisting of 4 sheets."

The purpose of the request is to allow the applicant to submit plans showing the expansion of the existing modular building.

REQUESTS #2-8 ON LOTS 6 & 7

- (2) NON-USE VARIANCE to waive the Standard Urban Center regulations requiring on-site parking to be located to the rear or on one side of the building.
- (3) NON-USE VARIANCE to waive the Standard Urban Center regulations requiring a 5-foot wide landscape strip with a hedge in front of the wall or fence used to screen on-site parking.
- (4) NON-USE VARIANCE to waive the Standard Urban Center regulations requiring a minimum of thirty (30%) percent of all street walls to be fenestrated with windows, requiring column spacing, windows and doors to be proportioned such that the height of each opening is greater than its width.
- (5) NON-USE VARIANCE of the Standard Urban Center regulations to permit the continued use of a 5-foot wide sidewalk (6 feet wide required).
- (6) NON-USE VARIANCE to waive the Standard Urban Center regulations requiring a continuous eight (8') foot wide landscape strip with permanent irrigation.
- (7) NON-USE VARIANCE to waive the Standard Urban Center regulations requiring curbs and gutters at all intersections and roadway edges of arterials (SW 268 Street).
- (8) NON-USE VARIANCE to waive the Standard Urban Center regulations requiring outdoor street and parking lot lighting.

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.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 15**

PH: Z12-123 (13-07-CZ15-1)

July 25, 2013

Item No. 1

Recommendation Summary	
Commission District	9
Applicant	Lighthouse of God in Christ, Inc.
Summary of Requests	The applicant is seeking to modify a condition of a previously approved resolution to increase the size of a modular building used for the existing church services. Additionally, the applicant is seeking to permit parking on both sides of the building; and to waive landscape, fenestration, sidewalk, curb and gutter and outdoor lighting requirements.
Location	26740 SW 138 Court, Miami-Dade County, Florida
Property Size	1.02-acre
Existing Zoning	Naranja Community Urban Center District (NCUCD)
Existing Land Use	Church
2015-2025 CDMP Land Use Designation	Community Urban Center (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

REQUESTS:

Request #1 on Lots 6, 7, 8 & 10

1. Modification of Condition #2 of Resolution 5-ZAB-114-94, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB15-12-02, passed and adopted by the Community Zoning Appeals Board #15, reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Lighthouse of God & Christ" as prepared by Arcon Engineering and dated received Dec. 24, 2001 and consisting of 3 pages."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Phase 1 Church Site Plan" prepared by A.J.T., and plans entitled "Lighthouse of God & Christ", as prepared by Arcon Engineering, all plans dated stamped received 6/24/13 and consisting of 4 sheets."

The purpose of the request is to allow the applicant to submit plans showing the expansion of the existing modular building.

Requests #2 – #8 on Lots 6 & 7

2. NON-USE VARIANCE to waive the Standard Urban Center Regulations requiring on-site parking to be located to the rear or on one side of the building.

3. NON-USE VARIANCE to waive the Standard Urban Center Regulations requiring a 5-foot landscape strip with a hedge in front of a wall or fence used to screen on-site parking areas.
4. NON-USE VARIANCE to waive the Standard Urban Center Regulations requiring a minimum of thirty (30%) percent of all street walls to be fenestrated with windows, requiring column spacing, windows and doors to be proportioned such that the height of each opening is greater than its width.
5. NON-USE VARIANCE to waive the Standard Urban Center Regulations to permit the continued use of a 5-foot wide sidewalk (6 feet wide required).
6. NON-USE VARIANCE NON-USE VARIANCE to waive the Standard Urban Center Regulations requiring a continuous eight (8') foot wide landscape strip with permanent irrigation.
7. NON-USE VARIANCE to waive the Standard Urban Center Regulations requiring curbs and gutters at all intersections and roadway edges of arterials (SW 268 Street).
8. NON-USE VARIANCE to waive the Standard Urban Center Regulations requiring outdoor street and parking lot lighting.

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 HISTORY & DESCRIPTION:

The submitted Phase I site plan depicts an existing approximately 1,889 sq. ft. temporary modular building currently being used for church services, parking on natural terrain and landscaping. The Phase II site plan approved pursuant to Resolution No. CZAB15-12-02 depicts the previously approved permanent 7,309.5 sq. ft. church building, asphalt parking lot layout, and landscaping.

In 1994, pursuant to Resolution No. 5-ZAB-114-94, the subject property was approved among other things to permit a trailer to be used until March 23, 1998 for church services, the trailer to be setback less than required from a property under different ownership and parking on natural terrain. Pursuant to Resolution No. CZAB15-2-98, the time frame for the removal of the trailer was extended by four years until March 23, 2002. In March 2002, pursuant to Resolution No. CZAB15-12-02, the church use was expanded onto additional property to the west and south, a revised site plan was submitted which depicted a permanent church building, asphalt parking lot, driveway relocated to SW 139 Avenue from SW 138 Court, landscaping, and the time limit for the use of the modular building was revised from a specific date to when the construction of the permanent facility is completed. Staff notes that to date, the permanent facility has not been constructed and the church services continue to be held in the modular building. Although the approved site plan is now non-conforming from the NCUCD regulations, the applicant will be able to utilize the plan to develop the site because it was approved prior to the establishment of the new district. Said plan is referred to in this recommendation as Phase II.

Staff notes that at the time of the rezoning approval for the Naranja Community Urban Center District (NCUCD) the modular building that was approved pursuant to Resolution No. 5-ZAB-114-94 became a non-conforming structure. Since the time of the rezoning to NCUCD the applicant has expanded the size of the modular building by at least fifty (50) percent. Staff

further, notes that Section 33-284.89.2 indicates that expansions that are equal to or greater than fifty (50) percent requires the entire structure and site to be brought into compliance with the current regulations. Staff opines that the submitted plan does not bring the structure and site into compliance based on the requested seven (7) variances from the Standard Urban Center District regulations.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	NCUCD; church	Community Urban Center
North	NCUCD; duplex	Community Urban Center
South	NCUCD; vacant & multi-family residential	Community Urban Center
East	NCUCD; duplex & vacant	Community Urban Center
West	NCUCD; duplex & row crops	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing church located at 26740 SW 138 Court. The surrounding area is characterized by residential and agricultural uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to submit revised plans for Lots 6 and 7 only, depicting a larger modular building than was previously approved with variances from the Standard Urban Center regulations for said building only. However, approval of the requests could have a visual impact on the surrounding area.

CDMP ANALYSIS:

In May 2005, pursuant to Resolution #Z-13-05, the subject parcel was a part of a larger tract of land that was rezoned to the **Naranja Community Urban Center District (NCUCD)**.

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **NCUCD**. 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 have 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 NCUCD are regulated by the plans and descriptive standards described in Ordinance #04-217 and last modified by Ordinance #07-96, which are consistent with the CDMP Land Use Element's 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 approval of the requests sought in the application will allow the continued use of a modular building for church services until such time as the previously approved permanent structure is constructed on site and variances to the Standard Urban Center regulations as they apply to the modular building. Staff opines that the existing church within the area designated as R (Residential) on the NCUCD regulating plans is **compatible** with the surrounding residential and agricultural uses and **consistent** with the CDMP LUP map Urban Center designation and the Land Use Element interpretative text for Urban Centers.

ZONING ANALYSIS:

When request #1 to permit the modification of a condition of a previously approved resolution is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval would be **compatible** with the surrounding area. As previously mentioned, the church was approved for the use of a modular building on a temporary basis nineteen (19) years ago and was approved for a time extension in 1998. Ultimately, in 2002 the applicant was granted approval for the modular building to remain with no removal date; however, it is to be removed from the site prior to the issuance of a Certificate of Use and Occupancy for the new permanent religious facility building depicted on the site plan approved pursuant to Resolution No. CZAB15-12-02. Staff opines that approval of this application will allow the applicant to submit a revised site plan that depicts a larger modular building than was previously approved, parking on natural terrain, landscaping and street trees. The site plan submitted in conjunction with this application depicts two (2) phases for the development of the subject site. Phase I depicts the existing modular building and Phase II depicts the previously approved permanent structure, landscaping, parking on asphalt and the ingress/egress point relocated to SW 139 Avenue. Although not depicted on the site plan, staff notes that photographs submitted by the applicant and aerial photographs depict a container on-site. Staff recommends as a condition for approval that said container be removed from the property.

Staff opines that the revised site plan with a larger modular building will not result in excessive traffic as evidenced by the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources which states that the project does not generate any new additional daily peak hour trips and it meets the traffic concurrency criteria set for an Initial Development Order. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources indicates that approval will not result in a reduction in the LOS standards for an initial development order for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the requests will have a negative impact on fire rescue services in the area. Based on the aforementioned Department memoranda, staff opines that the requests will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people.

In addition, staff notes that the applicant has proffered a condition that the paved parking and required landscaping will be installed within one (1) year from the date of final public hearing approval. Staff concurs with this condition because the modular building has become a permanent fixture on this site and the paved parking and required landscaping will make the site more compatible with the surrounding area. As such, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned the requested modification would be **compatible** with the surrounding area. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) Generalized Modification Standards.**

When analyzing requests #2 through #8 under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would be **compatible** with the surrounding area for the reasons stated below. Staff notes that the Phase I site plan result in requests #2 through #8 for the existing modular building on Lots 6 and 7 and represents the existing conditions of the site. The said site plan depicts parking on natural terrain (previously approved pursuant to Resolution No. 5-ZAB-114-94) and parking on either side of the building (request #2); modular building with less fenestration than required (request #3); and a 5' wide sidewalk, where 6' is required (request #4). Staff opines that due to the location of the modular building on the site, the required parking cannot be accommodated to the rear or to one side of the building. However, since the applicant cannot provide a timeline for the development of the Phase II site plan, staff concurs with the proffered condition of approval that the parking areas on Lots 6 and 7 be paved and the required landscaping in accordance with Chapter 18A be installed within one (1) year of approval which will make the site more compatible with the surrounding area. Staff notes that the Phase II plan depicts parking on an asphalt surface. Staff opines that the continued parking on natural terrain could pose a dust nuisance to the surrounding properties. Further, staff opines that while the existing modular building does not meet the fenestration requirement (request #4), it represents the existing condition of the building and does not visually impact the surrounding area. In staff's opinion the approval of the requests to waive the required 6' sidewalk (request #5), 8' wide landscape strip with permanent irrigation (request #6), curbs and gutters at SW 268 Street (request #7) and outdoor street and parking lot lighting are a result of the existing conditions of the site and have minimum impact visually or on the traffic in the surrounding area. Staff opines when the Phase II site plan is implemented, the conditions of the site will improve. **As such, staff recommends approval with conditions of requests #2 through #8 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations..**

ACCESS, CIRCULATION AND PARKING:

The submitted Phase I site plan depicts the existing temporary modular building with a single ingress/egress point along SW 138 Court. The plan also depicts 20 parking spaces.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions

CONDITIONS FOR APPROVAL:

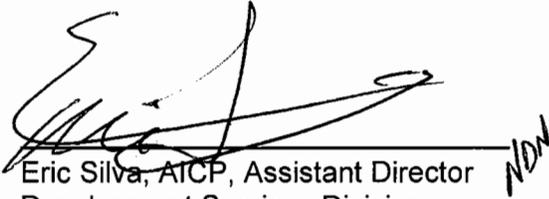
1. That all conditions of Resolution Nos. 5-ZAB-114-94, CZAB15-2-98 and CZAB 15-12-02 remain in full force and effect except as herein modified.

For Lots 6 & 7 Only

2. That the applicant shall hard surface the parking area and install the required landscaping in accordance with Chapter 18A within one (1) year from the date of final public hearing approval.
3. That the container located on the north property line be removed.

4. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material to be installed prior within one (1) year from the date of final public hearing approval.

ES:NN:CH:AN

A handwritten signature in black ink, appearing to read "Eric Silva", written over a horizontal line. To the right of the signature, the letters "NDN" are handwritten vertically.

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

ZONING RECOMMENDATION ADDENDUM

Lighthouse of God in Christ, Inc.
Z12-123

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting Section (RER)	No objection
Parks, Recreation & 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>Urban Centers (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 Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</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 Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of 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 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.</i></p>
---	---

ZONING RECOMMENDATION ADDENDUM

Lighthouse of God in Christ, Inc.
Z12-123

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 areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b)
Non-Use

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

ZONING RECOMMENDATION ADDENDUM

Lighthouse of God in Christ, Inc.
Z12-123

Variations From Other Than Airport Regulations	<i>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>
33-311(A)(7) Generalized Modification Standards	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, 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 (a) 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, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>

1. LIGHTHOUSE OF GOD IN CHRIST, INC
(Applicant)

13-7-CZ15-1 (12-123)
Area 15/District 09
Hearing Date: 07/25/13

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>
1994	Lighthouse God and Christ	- Special Exception to permit a church. - Non-Use Variance of Zoning regulation requiring alol trailers to be within an approved tráiler park; to waive same to permit a tráiler to be use don a temporary basis for church services...Conditions.	ZAB	Approved with Condition(s)
1998	Light House of God in Christ	- Modification of Condition #7 of Resolution 5-ZAB-114-94..	C15	Approved with Condition(s)
2002	Light House of God in Christ	- Special Exception to permit the expansión of an existing religious facility onto additional property to the West and South. - Modification of Condition #2 of Resolution 5-ZAB-114-94.	C15	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.

Date: November 5, 2012
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources



Subject: C-15 #Z2012000123
Lighthouse Of God In Christ, Inc.
26740 SW 138th Court, Miami, FL
Modification of a Previous Resolution to Permit a Modular Building
and Storage Container on the Site; Non-Use Variance to Permit
Parking Spaces on Natural Terrain.
(NCUC) (1.02 Acres)
34-56-39

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

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

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

Wastewater Disposal

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

The Department would not object to the interim use of a septic tank and drainfield system provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(4) of the Code, that requires that the maximum sewage loading shall not exceed 1,500 gallons per day per acre for nonresidential property served by septic tank and drainfield in conjunction with public water supply. Based upon the available information the subject property contains a gross area of approximately 54,393 square feet, and the proposed development would generate a wastewater flow of approximately 733 gallons per day. This flow translates into a sewage loading rate of 587 gallons per day per acre, which will be in compliance with the above-noted Code requirements.

Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage 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 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.

Wetlands

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

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

Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/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.

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

The applicant is advised to contact 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.

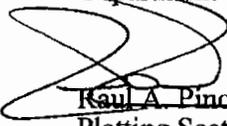
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: November 30, 2012

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

From: 
Kaul A. Pino, PLS
Platting Section
Department of Regulatory and Economic Resources

Subject: Z2012000123
Name: Lighthouse of God in Christ, Inc.
Location: 26740 SW 138 Ct.
Section 34 Township 56 South Range 39 East

The Department of Regulatory and Economic Resources/Platting Section has reviewed the subject application and has no objections subject to the following:

This Department has no objections to the request to permit parking on natural terrain, on a temporary basis, until such time as a Certificate of Use or Occupancy is issued for the permanent church facility.

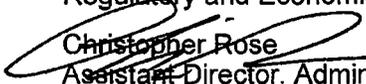
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: November 9, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From:  Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: DIC # 12-123
Lighthouse of God in Christ, Inc

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #12-123
Lighthouse of God in Christ, Inc

Application: *Lighthouse of God in Christ, Inc* is requesting a Modification of Condition #2 of Resolution 5-ZAB-114-94 to include newly revised site plans for a previously approved church on the property. The applicant is also requesting non-use variances to permit temporary parking on natural terrain, and setbacks for both a modular building and a storage container. The property is currently zoned in the Naranja Community Urban Center District (NCUCD).

Size: The subject property is approximately .9 acres.

Location: The subject property is located at 26740 SW 138th Court in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The requested modifications regarding a church will likely be considered development for a "commercial establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- 1) High grade office paper
- 6) Steel (cans, scrap)

- | | |
|----------------------------------|--|
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Section 15-2.3 states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

Memorandum



Date: July 15, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

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

Subject: Z2012000123: LIGHTHOUSE OF GOD IN CHRIST, INC
Review includes revised plans dated stamped received through 6-24-2013

Application Name: LIGHTHOUSE OF GOD IN CHRIST, INC

Project Location: The site is located at 26740 SW 138 CT, Miami-Dade County.

Proposed Development: The request is for a modification of plans and a non-use variance for a modular building and parking on natural grade until a Certificate of use and Occupancy is issued for the permanent church facility. Review includes revised plans dated stamped received through 6-24-2013.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards.

We have no pertinent comments for this application 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, Parks Property Management Supervisor

Memorandum



Date: 22-OCT-12
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department
Subject: Z2012000123

Fire Prevention Unit:

No objection to plan stamped received October 3, 2012, via case # Z2012000123.

Service Impact/Demand

Development for the above Z2012000123
located at 26740 SW 138 CT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 5488 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>7,310</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 2.25 alarms-annually.
The estimated average travel time is: 7:02 minutes

Existing services

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

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.

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

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

LIGHTHOUSE OF GOD IN CHIRST, INC.

26740 SW 138 CT, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000123

12-123

HEARING DATE

HEARING NUMBER

HISTORY:

NC: CASE #201201003573, WAS OPEN ON JUNE 15, 2012, FOR FAILURE TO COMPLY WITH CONDITION #10 OF RESOLUTION #5ZAB-114-94, WHICH STATES THAT A CERTIFICATE OF USE MUST BE RENEWED ANNUALLY. A WARNING LETTER WAS MAILED ON THE SAME DAY. FURTHER ENFORCEMENT ACTION IS PENDING THE RESULTS OF THE PUBLIC HEARING THAT IS SCHEULED FOR JULY 25, 2013.

CASE #201201003572, WAS OPENED ON JUNE 15, 2012, FOR FAILURE TO COMPLY WITH CONDITION #2 OF RESOLUTION #5ZAB-114-94, [TWO TRAILERS PLACED ON THE PROPERTY WHICH IS NOT IN ACCORDANCE WITH THE APPROVED SITE PLAN. A WARNING LETTER WAS ISSUED THE SAME DAY. FURTHER ENFORCEMENT ACTION IS PENDING THE RESULTS OF THE PUBLIC HEARING SCHEDULED FOR JULY 25, 2013.

CASE #201201003571, WAS OPENED ON JUNE 15, 2012, FOR FAILURE TO COMPLY WITH CONDITION #2 OF RESOLUTION #CZAB15-2-98, [TEMPORARY TRAILERS ON THE VACANT LOT]. A WARNING LETTER WAS ISSUED ON THE SAME DAY. FURTHER ENFORCEMENT ACTION IS PENDING THE RESULTS OF THE PUBLIC HEARING SCHEDULED FOR JULY 25, 2013.

CASE #201201003585, WAS OPENED ON JUNE 18, 2012, FOR THE UNAUTHORIZED USE OF STORING OR MAINTAINING A METAL CONTAINER ON THE PROPERTY OF THE CHURCH, WHICH IS [RU-2]. A WARINING LETTER WAS ISSUED ON JUNE 19, 2012. FURTHER ENFORCEMENT IS PENDING THE RESULTS OF THE PUBSCCHUHAS AN INDEFINITE EXTENSION OF THE TRAILER USE THAT WAS APPROVED IN 2002.

CASE #201201003592, WAS OPENED ON JUNE 18, 2012, FOR THE UNAUTHORIZED USE OF ERECTING AND/OR MAINTAINING A TENT WITHOUT THE APPROVAL OF A PUBLIC HEARING, IN AN AREA ZONED RU-2. A WARNING LETTER WAS ISSUED THE SAME DAY. THE VIOLATION WAS CORRECTED AND THE CASE HAS BEEN CLOSED.

BLDG SUPPORT: THERE ARE NO CURRENT OPEN OR CLOSED CASES

LIGHTHOUSE OF GOD IN CHRIST, INC.
26740 SW 138TH CT, HOMESTEAD, FLORIDA

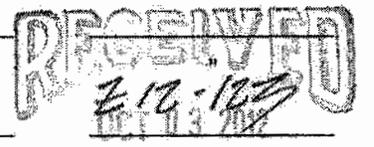




DISCLOSURE OF INTEREST*

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: Lighthouse of God In Christ, Inc., a Florida non-profit corporation.

NAME AND ADDRESS	Percentage of Stock	
Arlene B, Davis 1295 N.W. 41 st Street Miami, Florida 33142	Not for profit	
Charles Davis 1295 N.W. 41 st Street Miami, Florida 33142	"	
Betty J. White 17860 SW 11 Avenue Miami, Florida 33157	"	
Elizabeth Ann Watts 15024 S.W. 303 rd Street Homestead, Florida 33032		
Monica Rogers 11140 S.W. 176 th Street Miami, Florida 33157		
Gregory Smith 19712 S.W. 121 st Avenue Miami, Florida 33177		
ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY: 		

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: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____

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: _____

NAME AND ADDRESS	Percentage of
_____	_____

	Ownership

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 AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____

Date of contract: _____

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

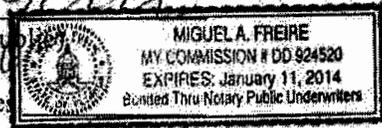
NOTICE:For changes of ownership or changes in purchase contracts after the date of the application, but prior to t

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

Signature: Arlene B. Davis
Arlene B. Davis, President

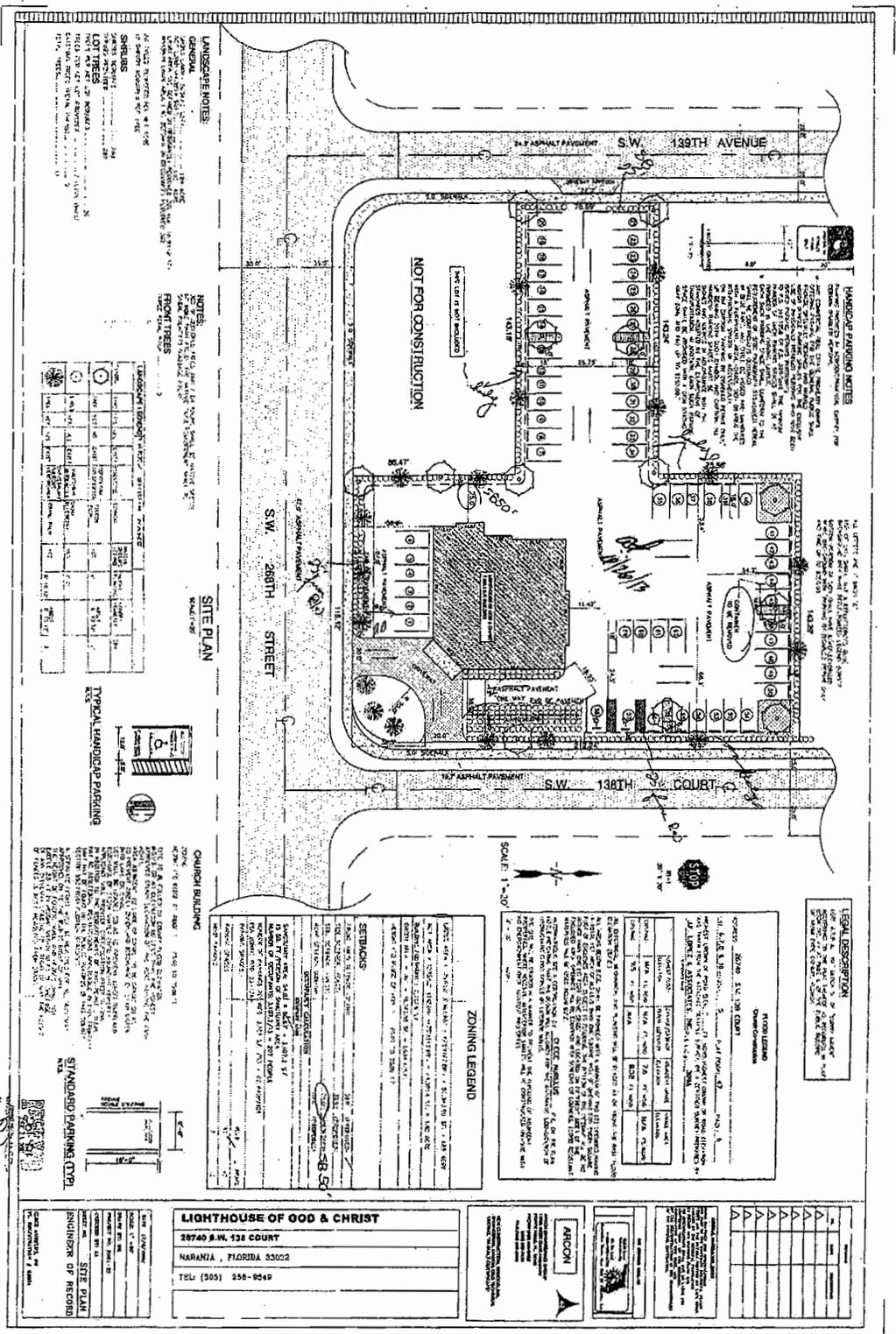
Sworn to and subscribed before me this 1 day of October, 2012. Affiant is personally known to me or has produced Drivers License as identification.

(Notary Public)
My commission expires _____



RECEIVED
212-522-5222
OCT 03 2012
ROLLING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

*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.



HANDICAP PARKING NOTES

ALL HANDICAP PARKING SPACES SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC) AND THE 2008 INTERNATIONAL ACCESS AND MOBILITY CODE (IMC). THE FOLLOWING NOTES APPLY TO ALL HANDICAP PARKING SPACES:

- 1. ALL HANDICAP PARKING SPACES SHALL BE 9'6" WIDE BY 18' WIDE.
- 2. ALL HANDICAP PARKING SPACES SHALL BE LOCATED AT THE END OF A DRIVEWAY OR ALLEYWAY.
- 3. ALL HANDICAP PARKING SPACES SHALL BE LOCATED AT THE END OF A DRIVEWAY OR ALLEYWAY.
- 4. ALL HANDICAP PARKING SPACES SHALL BE LOCATED AT THE END OF A DRIVEWAY OR ALLEYWAY.
- 5. ALL HANDICAP PARKING SPACES SHALL BE LOCATED AT THE END OF A DRIVEWAY OR ALLEYWAY.
- 6. ALL HANDICAP PARKING SPACES SHALL BE LOCATED AT THE END OF A DRIVEWAY OR ALLEYWAY.
- 7. ALL HANDICAP PARKING SPACES SHALL BE LOCATED AT THE END OF A DRIVEWAY OR ALLEYWAY.
- 8. ALL HANDICAP PARKING SPACES SHALL BE LOCATED AT THE END OF A DRIVEWAY OR ALLEYWAY.
- 9. ALL HANDICAP PARKING SPACES SHALL BE LOCATED AT THE END OF A DRIVEWAY OR ALLEYWAY.
- 10. ALL HANDICAP PARKING SPACES SHALL BE LOCATED AT THE END OF A DRIVEWAY OR ALLEYWAY.

LANDSCAPE NOTES

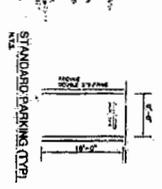
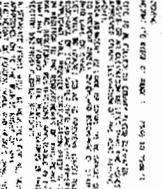
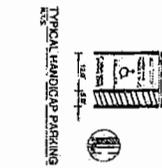
GENERAL NOTES:
 1. ALL PLANTING SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE (ILAC).
 2. ALL PLANTING SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE (ILAC).
 3. ALL PLANTING SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE (ILAC).
 4. ALL PLANTING SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE (ILAC).
 5. ALL PLANTING SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE (ILAC).
 6. ALL PLANTING SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE (ILAC).
 7. ALL PLANTING SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE (ILAC).
 8. ALL PLANTING SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE (ILAC).
 9. ALL PLANTING SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE (ILAC).
 10. ALL PLANTING SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE (ILAC).

NOTES

1. ALL CONSTRUCTION SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC) AND THE 2008 INTERNATIONAL ACCESS AND MOBILITY CODE (IMC).
 2. ALL CONSTRUCTION SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC) AND THE 2008 INTERNATIONAL ACCESS AND MOBILITY CODE (IMC).
 3. ALL CONSTRUCTION SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC) AND THE 2008 INTERNATIONAL ACCESS AND MOBILITY CODE (IMC).
 4. ALL CONSTRUCTION SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC) AND THE 2008 INTERNATIONAL ACCESS AND MOBILITY CODE (IMC).
 5. ALL CONSTRUCTION SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC) AND THE 2008 INTERNATIONAL ACCESS AND MOBILITY CODE (IMC).
 6. ALL CONSTRUCTION SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC) AND THE 2008 INTERNATIONAL ACCESS AND MOBILITY CODE (IMC).
 7. ALL CONSTRUCTION SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC) AND THE 2008 INTERNATIONAL ACCESS AND MOBILITY CODE (IMC).
 8. ALL CONSTRUCTION SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC) AND THE 2008 INTERNATIONAL ACCESS AND MOBILITY CODE (IMC).
 9. ALL CONSTRUCTION SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC) AND THE 2008 INTERNATIONAL ACCESS AND MOBILITY CODE (IMC).
 10. ALL CONSTRUCTION SHALL BE CONFORMANT WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC) AND THE 2008 INTERNATIONAL ACCESS AND MOBILITY CODE (IMC).

SITE PLAN

SCALE: 1" = 10'



TOTAL DESCRIPTION

PROJECT: Lighthouse of God & Christ Church Building
 ADDRESS: 28740 S.W. 138 COURT
 CITY: NARANJA, FLORIDA 33002
 COUNTY: HILLSBOROUGH COUNTY, FLORIDA
 ZONING: R-1

ZONING LEGEND

ZONING DISTRICT	PERMITTED USES
R-1	Single-Family Detached Dwelling, Single-Family Attached Dwelling, Single-Family Detached Accessory Dwelling, Single-Family Attached Accessory Dwelling, Single-Family Detached Commercial, Single-Family Attached Commercial, Single-Family Detached Industrial, Single-Family Attached Industrial
R-2	Single-Family Detached Dwelling, Single-Family Attached Dwelling, Single-Family Detached Accessory Dwelling, Single-Family Attached Accessory Dwelling, Single-Family Detached Commercial, Single-Family Attached Commercial, Single-Family Detached Industrial, Single-Family Attached Industrial
R-3	Single-Family Detached Dwelling, Single-Family Attached Dwelling, Single-Family Detached Accessory Dwelling, Single-Family Attached Accessory Dwelling, Single-Family Detached Commercial, Single-Family Attached Commercial, Single-Family Detached Industrial, Single-Family Attached Industrial
R-4	Single-Family Detached Dwelling, Single-Family Attached Dwelling, Single-Family Detached Accessory Dwelling, Single-Family Attached Accessory Dwelling, Single-Family Detached Commercial, Single-Family Attached Commercial, Single-Family Detached Industrial, Single-Family Attached Industrial
R-5	Single-Family Detached Dwelling, Single-Family Attached Dwelling, Single-Family Detached Accessory Dwelling, Single-Family Attached Accessory Dwelling, Single-Family Detached Commercial, Single-Family Attached Commercial, Single-Family Detached Industrial, Single-Family Attached Industrial
R-6	Single-Family Detached Dwelling, Single-Family Attached Dwelling, Single-Family Detached Accessory Dwelling, Single-Family Attached Accessory Dwelling, Single-Family Detached Commercial, Single-Family Attached Commercial, Single-Family Detached Industrial, Single-Family Attached Industrial
R-7	Single-Family Detached Dwelling, Single-Family Attached Dwelling, Single-Family Detached Accessory Dwelling, Single-Family Attached Accessory Dwelling, Single-Family Detached Commercial, Single-Family Attached Commercial, Single-Family Detached Industrial, Single-Family Attached Industrial
R-8	Single-Family Detached Dwelling, Single-Family Attached Dwelling, Single-Family Detached Accessory Dwelling, Single-Family Attached Accessory Dwelling, Single-Family Detached Commercial, Single-Family Attached Commercial, Single-Family Detached Industrial, Single-Family Attached Industrial
R-9	Single-Family Detached Dwelling, Single-Family Attached Dwelling, Single-Family Detached Accessory Dwelling, Single-Family Attached Accessory Dwelling, Single-Family Detached Commercial, Single-Family Attached Commercial, Single-Family Detached Industrial, Single-Family Attached Industrial
R-10	Single-Family Detached Dwelling, Single-Family Attached Dwelling, Single-Family Detached Accessory Dwelling, Single-Family Attached Accessory Dwelling, Single-Family Detached Commercial, Single-Family Attached Commercial, Single-Family Detached Industrial, Single-Family Attached Industrial

LIGHTHOUSE OF GOD & CHRIST
 28740 S.W. 138 COURT
 NARANJA, FLORIDA 33002
 TEL: (505) 558-9249

RECEIVED
 JUN 24 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: [Signature]
 RECEIVED
 JUN 24 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

2013 JUN 16 P 1:41
 PLANNING AND ZONING
 AGENSA OFFICE

20749 SW 138 Court, Miami, Florida

Zoning Landmark (MDC12C)

Specified Min./Max.	Provided
Open Lot Area N/A	26,263.5 sq. ft. (1.59 acres)
Net Lot Area N/A	21,693.5 sq. ft. (1.49 acres)
Lot Coverage N/A	10.2% / 22,713.26 sq. ft.
Floor Area Ratio N/A	0.07% / 1,899.26 sq. ft.
Open Space N/A	81.7% / 19,280.24 sq. ft. (based on natural terrain)
Building Height 7 stories	1 story

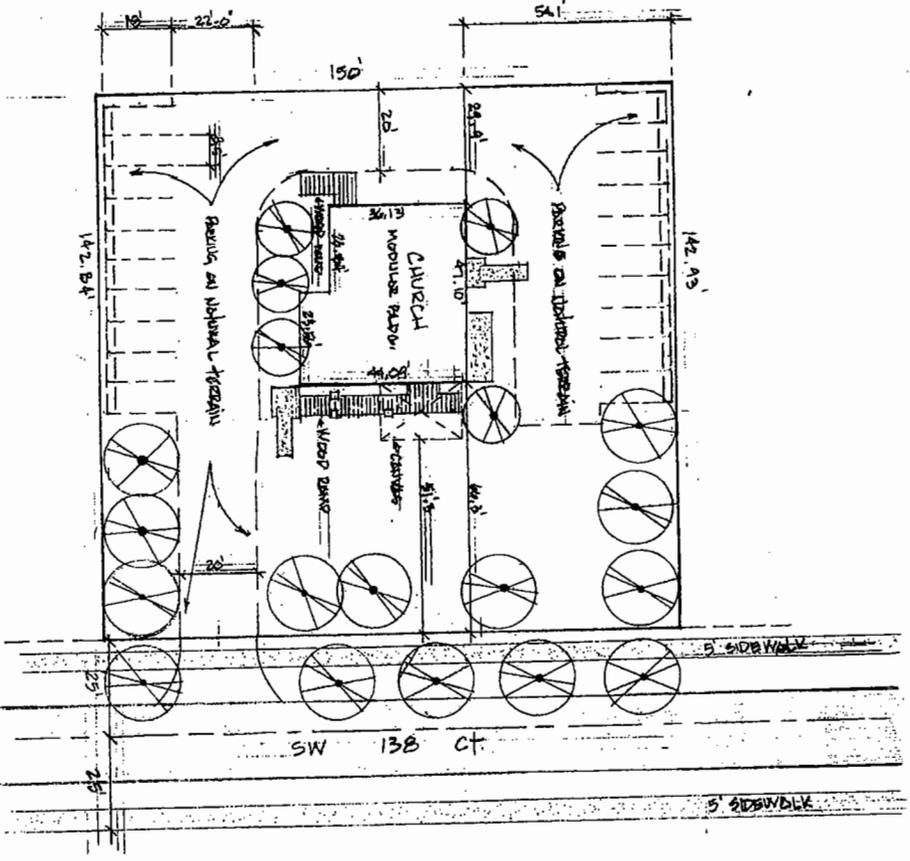
Church Area 1,889,261.00 = 18 acres 20 spaces on natural terrain provided

Landscaping Landscaping Net Lot Area: 49 acres 21,693.5 square feet

- Open Spaces Required / Provided
- A. Square feet of open space required by Chapter 25, as indicated on site plan: Net lot area = 21,693.5 square feet x 10% = 2,169.35 sq. ft.
 - B. Square feet of parking lot open space required by Chapter 184, as indicated on site plan: Total square feet of parking spaces 184 x 10 square feet per parking space = 1,840 sq. ft.
 - C. Total square feet of landscape open space required by Chapter 25: 478 sq. ft.

- Landmark Criteria
- A. Total square feet of landscape open spaces required by Chapter 25 = N/A
 - B. Maximum lawn area (St. Augustine grass) permitted = 10% x N/A square feet = N/A
- Trees
- A. The number of trees required per net lot acre = N/A
 - B. Less the existing number of trees; but meet minimum requirements (minimum) N/A
 - C. 50% trees x net lot acreage = N/A
 - D. Percentage of native trees required = 20% (Native trees provided = N/A)
 - E. Street trees (from average spacing of 25' to 100' O.C.): N/A (Native trees provided = 25 = N/A)
 - F. Street trees (from average spacing of 25' to 100' O.C.): N/A (Native trees provided = 25 = N/A)
 - G. Street trees (from average spacing of 25' to 100' O.C.): N/A (Native trees provided = 25 = N/A)
 - H. Street trees (from average spacing of 25' to 100' O.C.): N/A (Native trees provided = 25 = N/A)
 - I. Street trees (from average spacing of 25' to 100' O.C.): N/A (Native trees provided = 25 = N/A)
 - J. Street trees (from average spacing of 25' to 100' O.C.): N/A (Native trees provided = 25 = N/A)

Plant Name	Native Spec.	Color	Height	Category	Qty.
Live Oak	Yes	5'	12 to 14'	5	5



Labels 6 and 7 in Book 5 of Survey Plans, according to the Plat thereof, as recorded in Plat Book 47, at page 6, of the Public Records of Miami-Dade County, Florida.

RECEIVED
JUN 24 2013

ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



20749 SW 138 Ct. MIAMI, FLORIDA

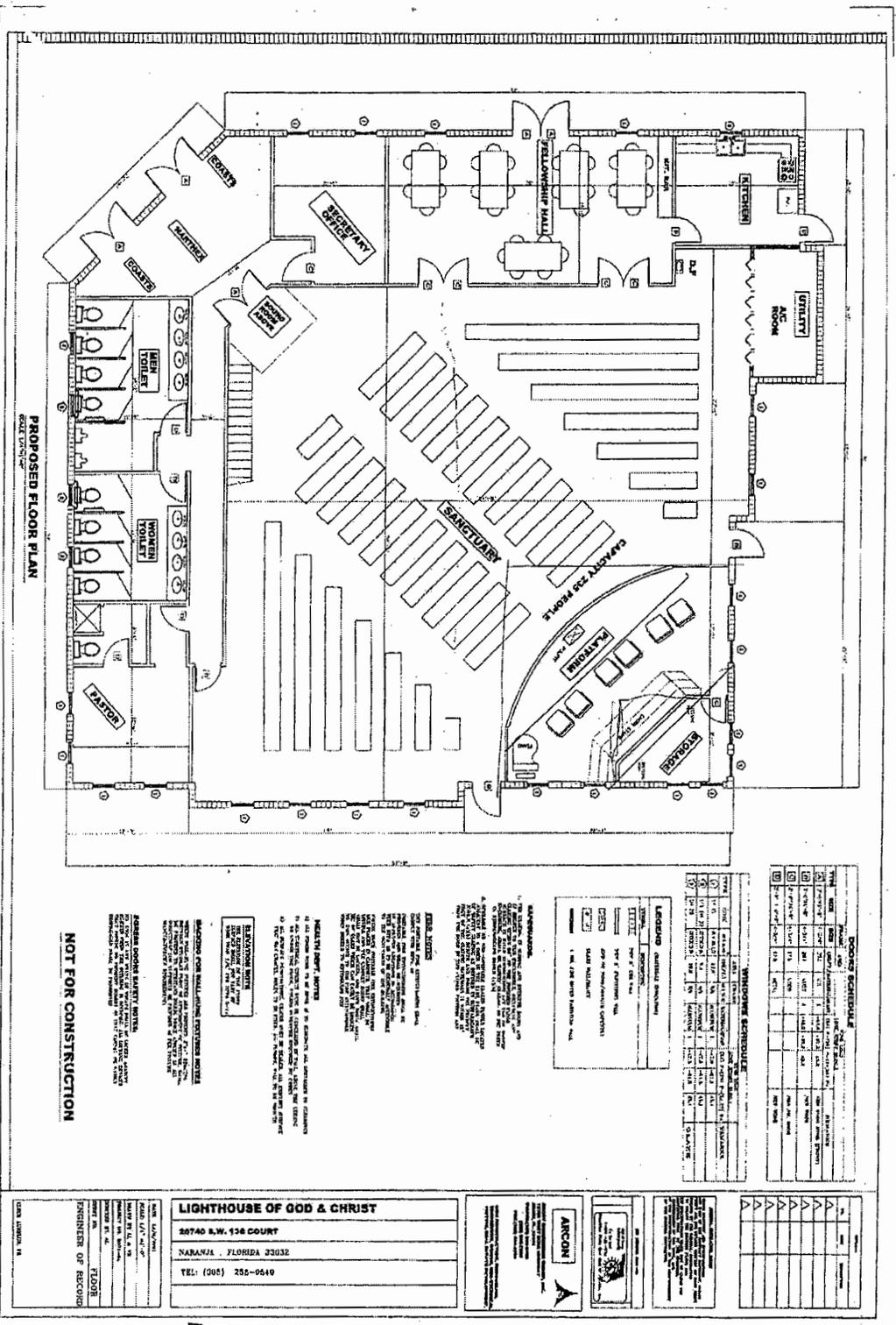
DATE: 6-24-13

PHASE: I CHURCH SITE PLAN

LANDSCAPE OR 600' 11' 4" 1/2"

DATE: JUN 24 2013

RECEIVED
JUN 24 2013



NOT FOR CONSTRUCTION

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

LEGEND:
 - WALLS
 - DOORS
 - WINDOWS
 - FLOORS
 - CEILING
 - LIGHTING
 - MECHANICAL
 - ELECTRICAL

NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

LEGEND:
 - WALLS
 - DOORS
 - WINDOWS
 - FLOORS
 - CEILING
 - LIGHTING
 - MECHANICAL
 - ELECTRICAL

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	06/19/13	AS
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

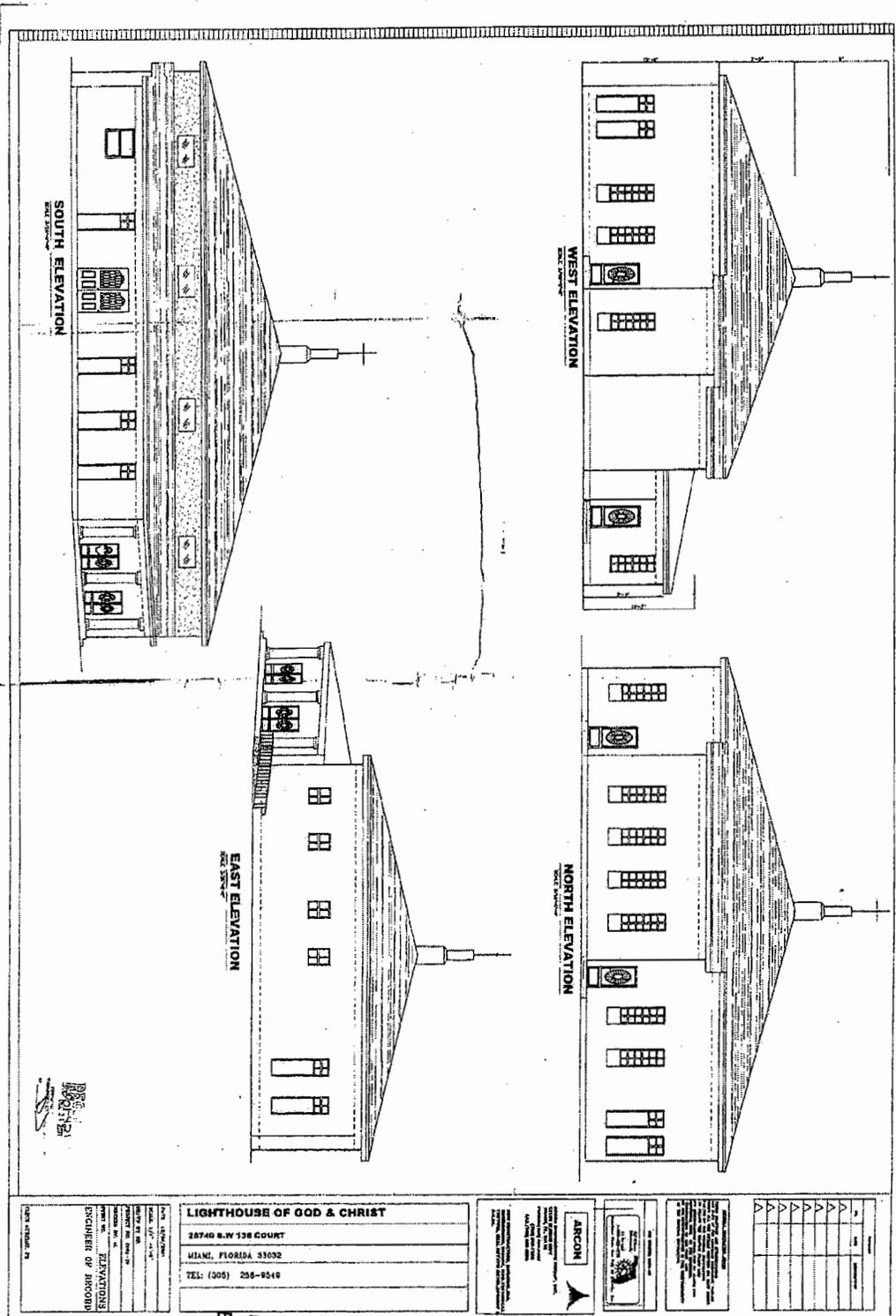
LIGHTHOUSE OF GOD & CHRIST	
28740 S.W. 156 COURT	
NARANJA, FLORIDA 33032	
TEL: (905) 256-0640	
DATE: 06/19/13	BY: AS
PROJECT NO.:	DATE:
ENGINEER OF RECORD:	SCALE:

PLANNING AND ZONING
 AGENDA OFFICE
 2013 JUL 19 P 1:41

RECEIVED
 JUN 24 2013

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

RECEIVED
 JUN 24 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.



LIGHTHOUSE OF GOD & CHRIST 28740 S.W. 138 COURT MIAMI, FLORIDA 33092 TEL: (305) 255-9540		ARCON ARCHITECTURAL RECORD COMPANY 1000 N.W. 107th Ave. Miami, FL 33176 TEL: (305) 551-1100	PROJECT NO. 13-00000000 DRAWING NO. 13-00000000 SHEET NO. 13-00000000
DATE: 06/16/13 DRAWN BY: [Signature] CHECKED BY: [Signature]	PROJECT NO. 13-00000000 DRAWING NO. 13-00000000 SHEET NO. 13-00000000	PROJECT NO. 13-00000000 DRAWING NO. 13-00000000 SHEET NO. 13-00000000	PROJECT NO. 13-00000000 DRAWING NO. 13-00000000 SHEET NO. 13-00000000

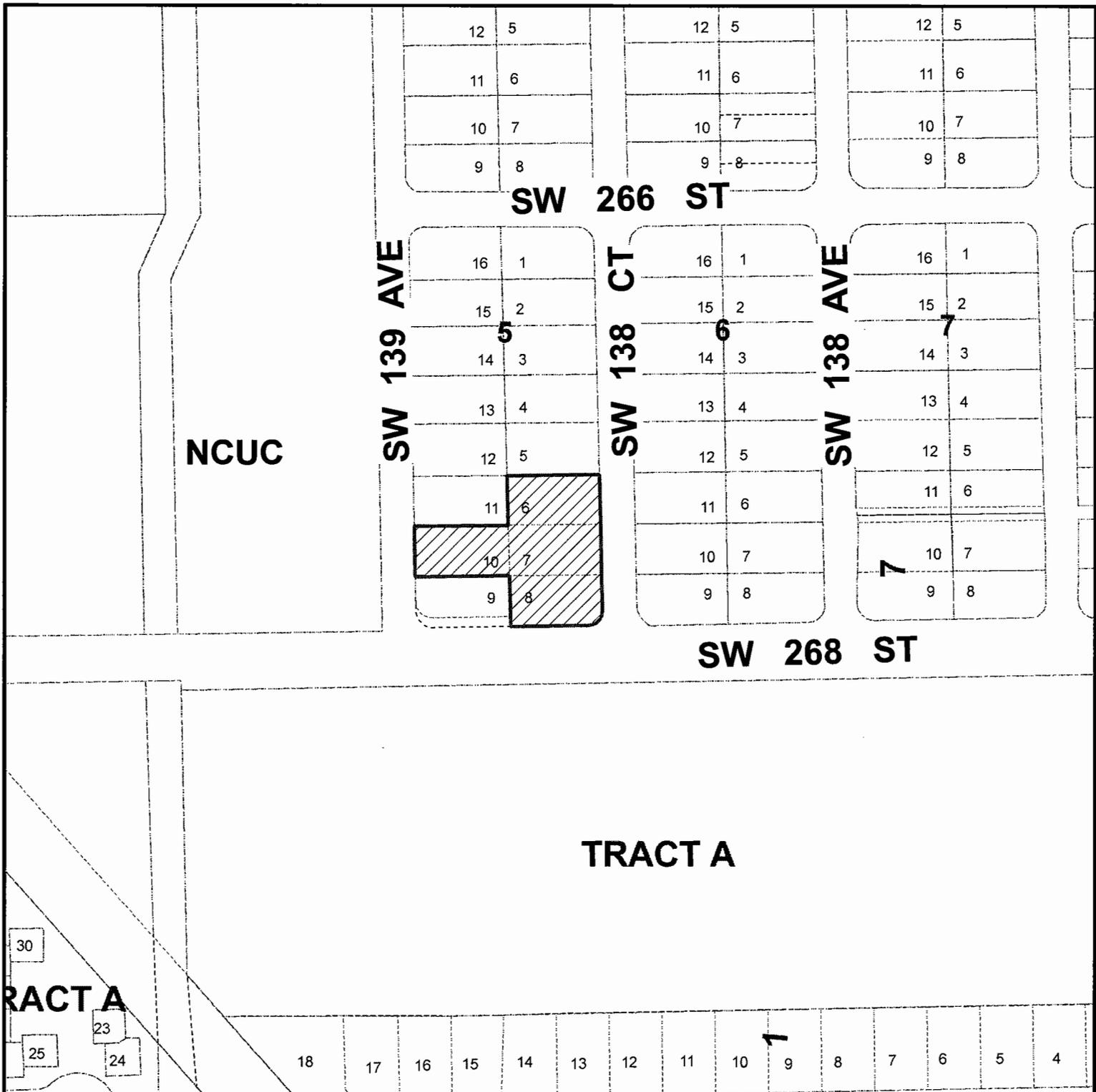
PLANNING AND ZONING
 AGENDA OFFICE
 2013 JUL 16 P 1:41

RECEIVED
 JUN 24 2013

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

RECEIVED
 JUN 24 2013

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2012000123



Section: 34 Township: 56 Range: 39
 Applicant: LIGHTHOUSE OF GOD IN CHRIST, INC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY
		30



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2012000123



Section: 34 Township: 56 Range: 39
 Applicant: LIGHTHOUSE OF GOD IN CHRIST, INC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

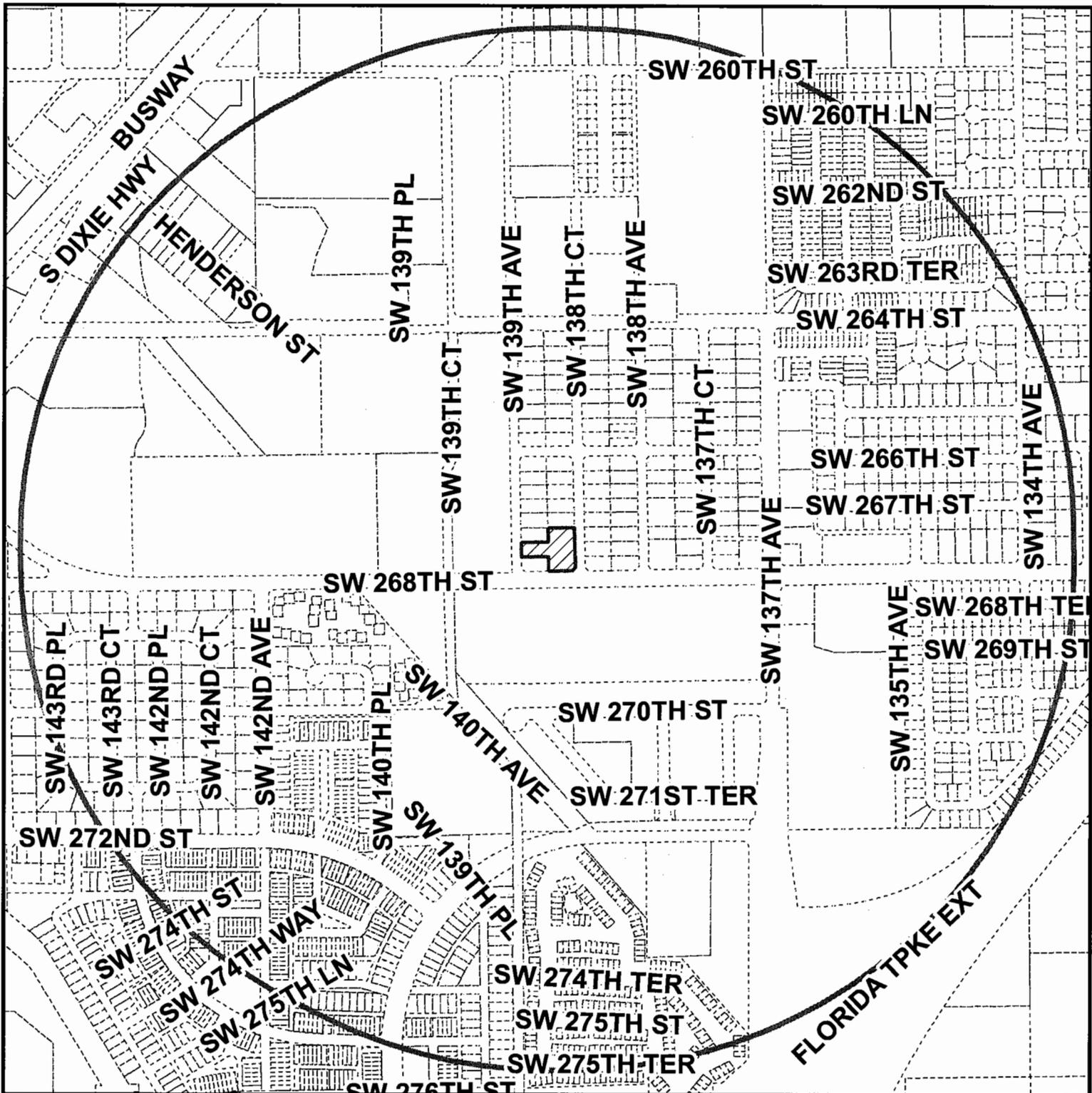
Legend

 Subject Property



SKETCH CREATED ON: Friday, October 26, 2012

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2012000123
 RADIUS: 2640



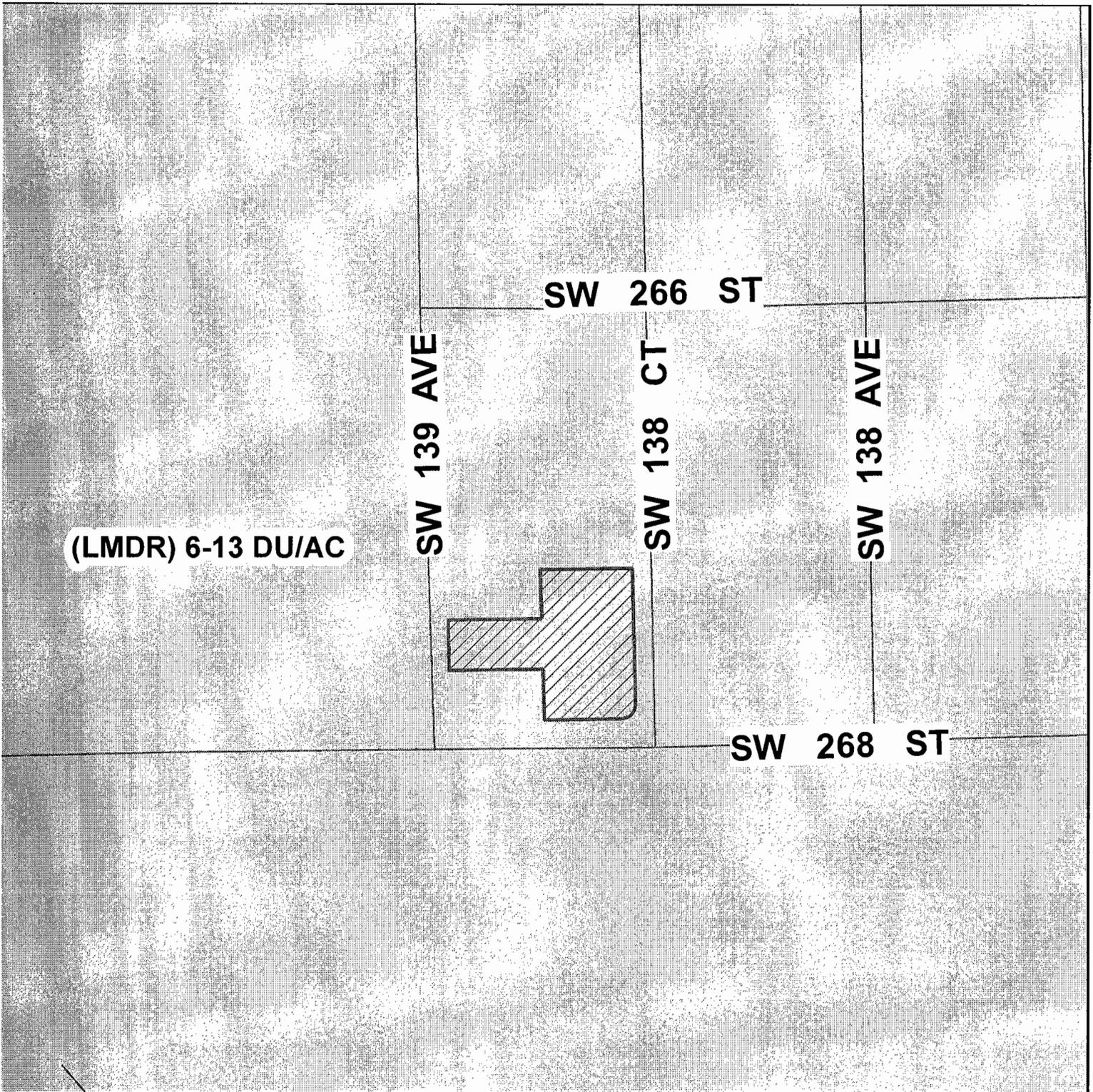
Section: 34 Township: 56 Range: 39
 Applicant: LIGHTHOUSE OF GOD IN CHRIST, INC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

- Legend**
-  Subject Property
 -  Buffer



SKETCH CREATED ON: Friday, October 26, 2012

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2012000123



Section: 34 Township: 56 Range: 39
 Applicant: LIGHTHOUSE OF GOD IN CHRIST, INC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, October 26, 2012

REVISION	DATE	BY