FINAL AGENDA

7-29-2013 Version # 2

COMMUNITY ZONING APPEALS BOARD 15
SOUTH DADE GOVERNMENT CENTER-ROOM #104 (OLD BUILDING)
10710 SW 211 Street, Miami
Thursday, September 12, 2013 at 7:00 p.m.

PREVIOUSLY DEFERRED

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

CURRENT

1.	13-9-CZ15-1	ROBERT & ANNIE NAUMANN	13-28	28-59-39	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF THURSDAY, SEPTEMBER 12, 2013

SOUTH DADE GOVERNMENT CENTER – ROOM #104 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

A. LIGHTHOUSE OF GOD IN CHRIST, INC 13-7-CZ15-1 (12-123) **34-56-39**
Area 15/District 9

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.

LOCATION: 26740 SW 138 Court, Miami-Dade County, Florida

SIZE OF PROPERTY: 1.02 Acre

Department of Regulatory and Economic Resources Recommendations: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deffered from: July, 25, 2013

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1) **ROBERT & ANNIE NAUMANN 13-9-CZ15-1 (13-028)** **28-59-39**
Area 15/District 9

(1) UNUSUAL USE to permit a 499' high radio broadcasting tower and ancillary equipment.

(2) NON-USE VARIANCE to permit a parcel of land with a lot area of .512 acre (5 acres required) and a lot frontage of 0' (200' required) and a minimum lot depth of 91.53' (330' required) and to permit access to said parcel to a public street by means of a private easement.

(3) NON-USE VARIANCE to permit the radio tower setback a minimum 190.5' from the (north) property line, setback a minimum 61.7' from the (south) property line, setback a minimum of 13.4' from the (east) property line and setback a minimum of 14.5' from the (west) property line (548.90' required from all property lines).

(4) NON-USE VARIANCE to permit the ancillary equipment structure setback a minimum 2.2' from the (east) property line and setback a minimum 16.9' from the (west) property line (20' required for both).

(5) NON-USE VARIANCE to waive the required 5 lot trees and 50 shrubs.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Actualidad" as prepared by EAS Engineering, Inc., consisting of 4 sheets, sheet S-5 dated stamped received 8/14/13 and the remaining 3 sheets dated stamped received 7/18/13. Plans may be modified at public hearing.

LOCATION: 54400 South Dixie Hwy, Miami-Dade County, Florida.

SIZE OF PROPERTY: .512 Acre

Department of Regulatory and Economic Resources Recommendations: Approval with conditions of requests #1 through #4 and denial without prejudice of request #5.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court.
Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

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

PH: Z12-123 (13-07-CZ15-1) **September 12, 2013**
Item No. A

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**

This item was deferred from the July 25, 2013 meeting of the Community Zoning Appeals Board (CZAB) 15 due to lack of quorum.

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."

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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 the 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

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

Urban Centers (Pg. I-46-48)	*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.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the* ***Community Centers*** *shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, 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.*

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

Variances From Other Than Airport Regulations	*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.*
33-311(A)(7) Generalized Modification Standards	*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.*

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

#1

APPLICANT'S NAME: **LIGHTHOUSE OF GOD IN CHRIST, INC.**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
13-7-CZ15-1 (12-123)	July 25, 2013	CZAB15		13

REC: Approval with Conditions.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: September 12, 2013 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

■ OTHER: Deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Patricia FORBES			X
COUNCILMAN		Paul J. MORROW			X
VICE CHAIRWOMAN		Marjorie MURILLO			X
COUNCIL WOMAN		Gale L. WIMBLEY			
CHAIR WOMAN		Diane RICHARDSON			X
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **NO ATTORNEY PRESENT**

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

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

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:

Year	Applicant	Request	Board	Decision
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 #7of 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.

Memorandum

MIAMI-DADE COUNTY

Date: July 22, 2013

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

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

Subject: C-15 #Z2012000123-1st Revision
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 by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) 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 by DERM 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.

DERM would not object to the interim use of a septic tank and drainfield system provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(4) of the Code, 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

MIAMI-DADE COUNTY

Date: November 30, 2012

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

From: Raul 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

MIAMI-DADE COUNTY

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

MIAMI-DADE COUNTY

Date: July 15, 2013

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

From: Maria I. Nardi, Chief M.N.
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:

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

Based on this development information, estimated service impact is: 2.25 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.

DATE: 25–JUJ -13

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.

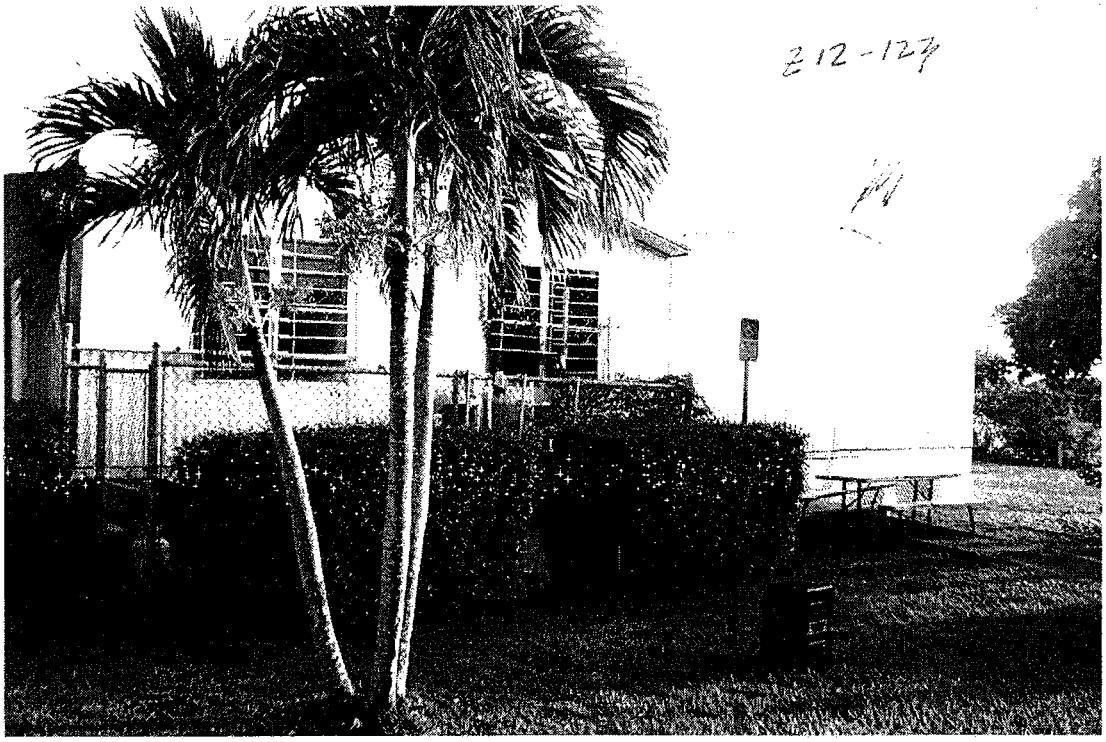
CASE #201201003571, WAS OPENED ON JUNE 15, 2012, FOR FAILURE TO COMPLY WITH CONDITION #2 OF RESOLUTION #CZAB15-2-98, [TEMPORARY TRAILERS ON THE VACANT LOT]. A WARNING LETTER WAS ISSUED ON THE SAME DAY. FURTHER ENFORCEMENT ACTION IS PENDING THE RESULTS OF THE PUBLIC HEARING SCHEDULED FOR JULY 25, 2013.

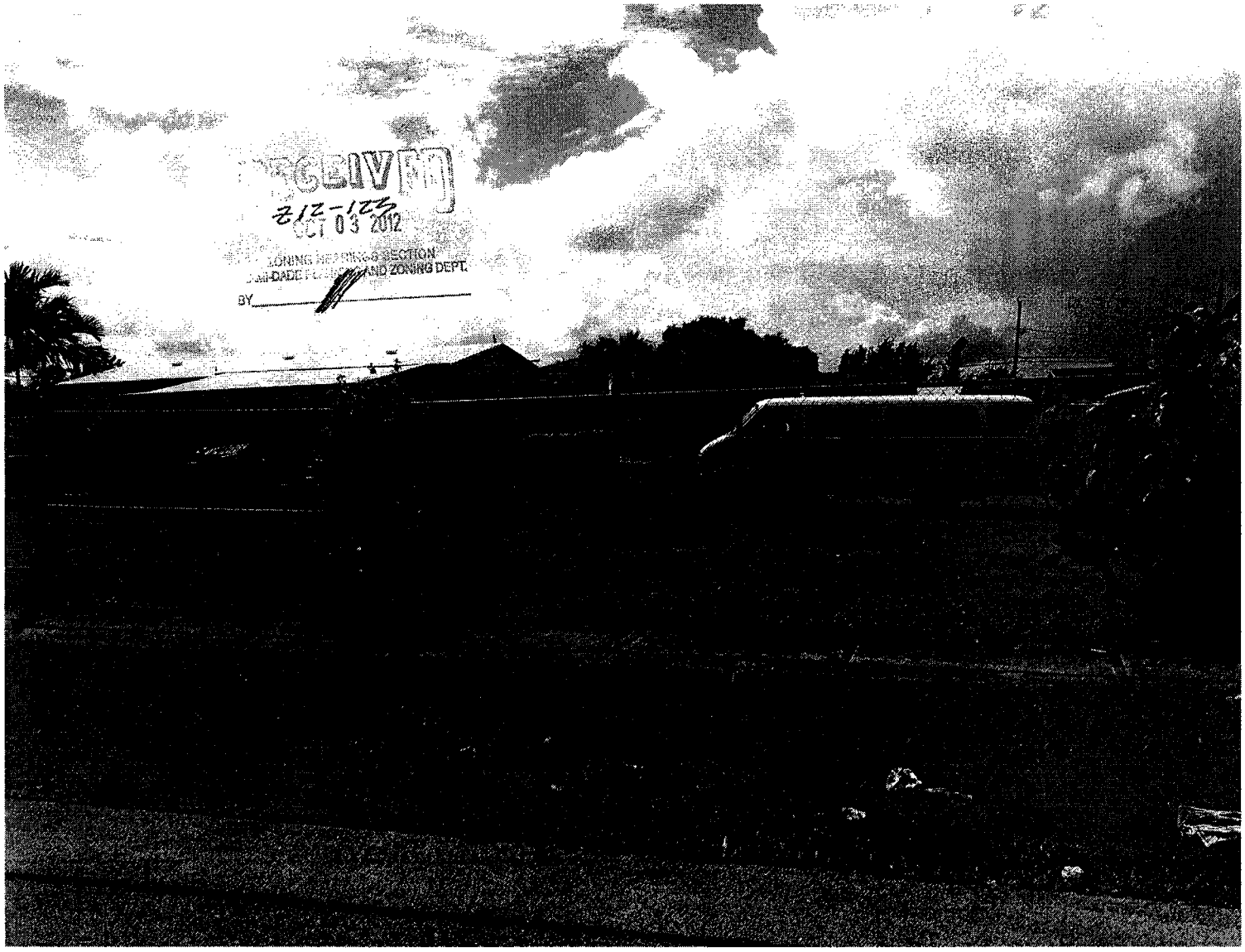
CASE #201201003585, WAS OPENED ON JUNE 18, 2012, FOR THE UNAUTHORIZED USE OF STORING OR MAINTAINING A METAL CONTAINER ON THE PROPERTY OF THE CHURCH, WHICH IS [RU-2]. A WARINING LETTER WAS ISSUED ON JUNE 19, 2012. FURTHER ENFORCEMENT IS PENDING THE RESULTS OF THE PUBSCCHUHAS AN INDEFINITE EXTENSION OF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

CASE #201201003592, WAS OPENED ON JUNE 18, 2012, FOR THE UNUAUTHORIZED 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

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BY

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. 41st Street Miami, Florida 33142	Not for profit
Charles Davis 1295 N.W. 41st Street Miami, Florida 33142	"
Betty J. White 17860 SW 11 Avenue Miami, Florida 33157	"
Elizabeth Ann Watts 15024 S.W. 303rd Street Homestead, Florida 33032	"
Monica Rogers 11140 S.W. 176th Street Miami, Florida 33157	"
Gregory Smith 19712 S.W. 121st Avenue Miami, Florida 33177	

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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)

MIGUEL A. FREIRE
MY COMMISSION # DD 924520
EXPIRES: January 11, 2014
Bonded Thru Notary Public Underwriters

My commission expires:

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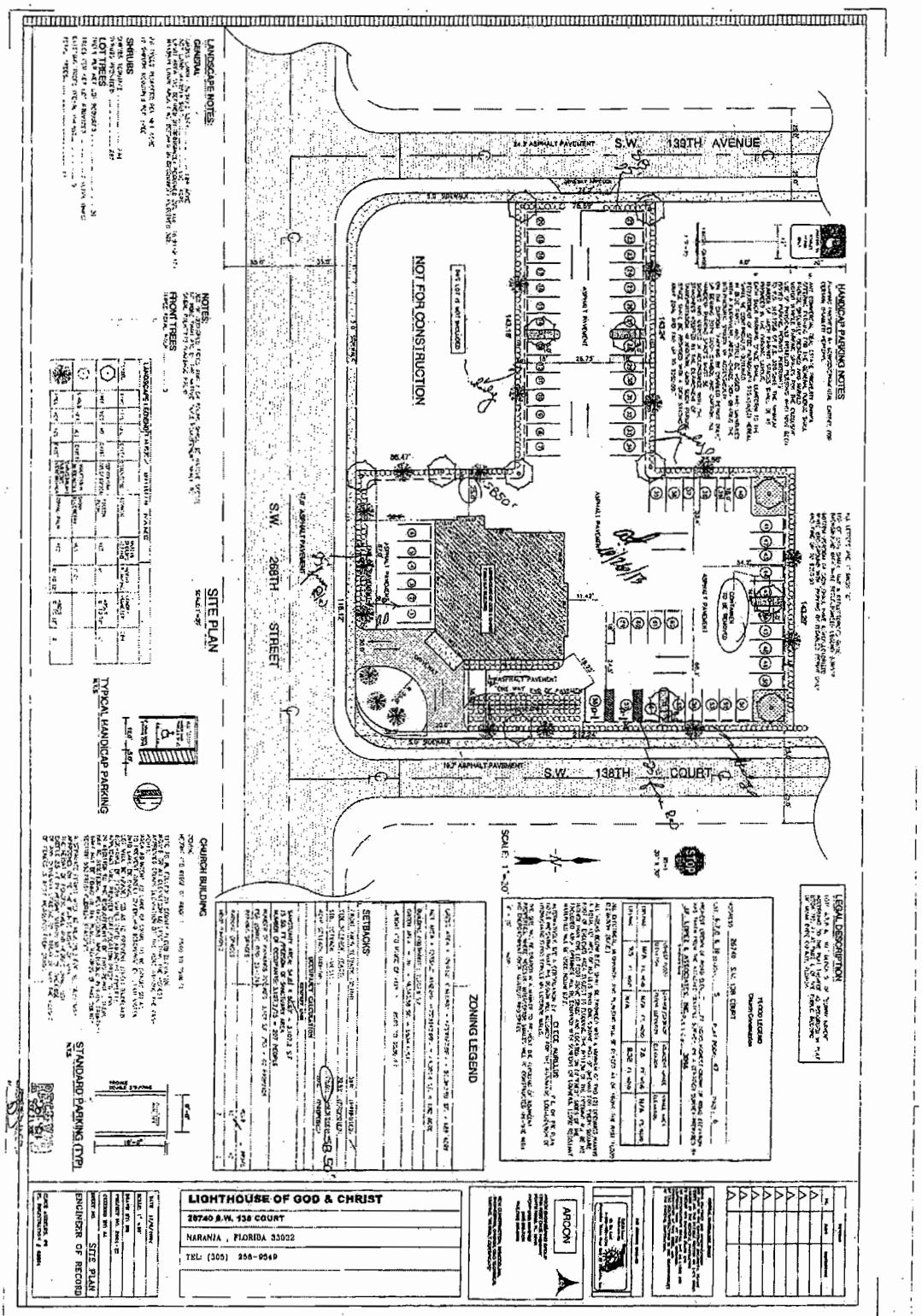
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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



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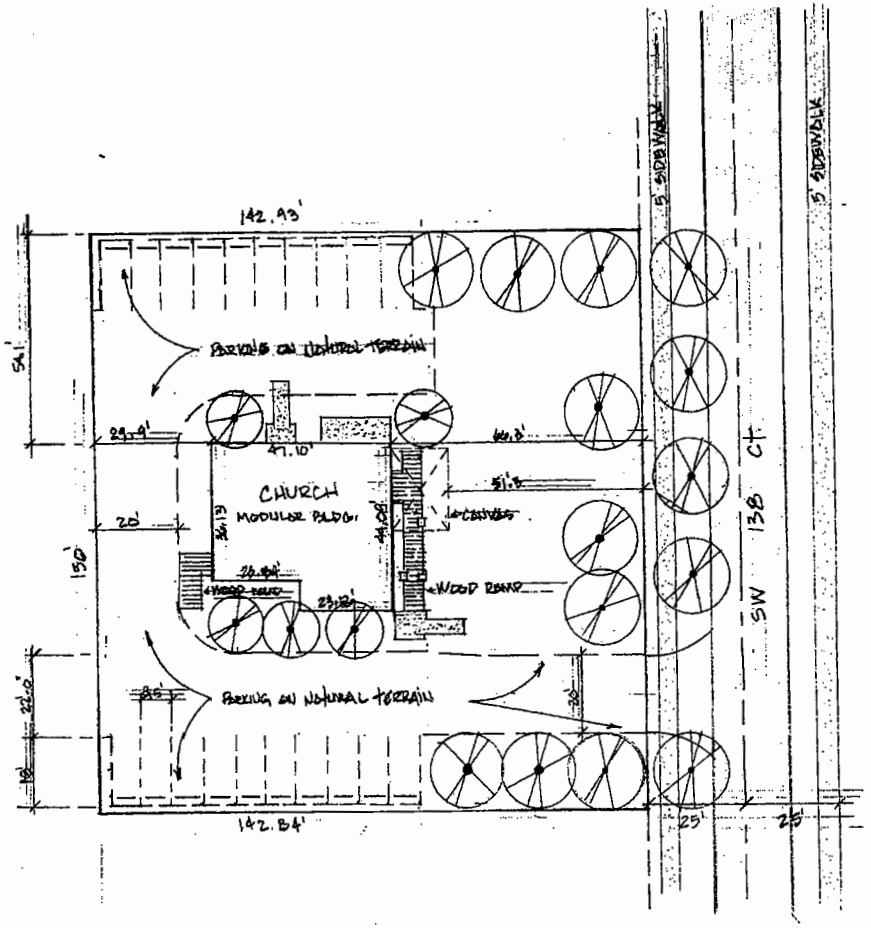

26740 S.W. 138 Court, Miami, Florida

Zoning Legend (NCUC)

	Required (Min. / Max.)	Provided
Gross Lot Area N/A		25,243.5 sq. ft. (.58 acres)
Net Lot Area	N/A	21,493.5 sq. ft. (.49 acres)
Lot Coverage	N/A	10.3% / 2,213.26 sq. ft.
Floor Area Ratio	N/A	8.8% / 1,889.26 sq. ft.
Open Space	N/A	89.7% / 19,280.24 sq. ft. (incl. parking on natural terrain)
Building Height	2 stories	1 story

Parking

Church Area 1,889.26 / 100 = 19 spaces 20 spaces on natural terrain provided

Landscape Legend

Zoning District: NCUC Net Lot Area: .49 acres · 21,493.5 square feet

Open Space Required / Provided

A. Square feet of open space required by Chapter 33, as indicated on site plan:
Net lot area = 21,493.5 square feet x N/A% = N/A sq. feet.

B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:
The number of parking spaces N/A x 10 square feet per parking space = N/A

C. Total square feet of landscape open space required by Chapter 33, = A+B = N/A

Lawn Area Calculation

A. Total square feet of landscape open space required by Chapter 33 = N/A

B. Maximum lawn area (St. Augustine sod) permitted = N/A% x N/A square feet = N/A

Trees

A. The number of trees required per net lot acre = N/A
Less the existing number of trees that meet minimum requirements (minus) N/A
= N/A trees x net lot acreage = N/A

B. 30% palm trees allowed (two palm trees = one tree) Palms provided = N/A

C. Percentage of native trees required = the number of trees required x 30% = 2

D. Street trees (max. average spacing of 35' o.c.): 160 linear feet along street ÷ 35 = 5
Palms as street trees (max. average spacing of 25' o.c.): N/A linear feet along street ÷ 25 = N/A

E. Street trees located directly beneath power lines (max. average spacing of 25' o.c.):
N/A linear feet along street ÷25 = N/A

F. Total number of trees provided = 5

Shrubs

A. The total number of trees required x 10 = the number of shrubs required = 50

B. The number of shrubs required x 30% = the number of native shrubs required 15

Irrigation plan: Required by Chapter 33. Auto irrigation N/A or hose bib X provided.

Plant Name	Native Spec.	Caliper	Height	Canopy Dia.	Quantity
Live Oak	Yes	6"	12' to 14'	6'	5

LANDSCAPE NOTE:

Per Section 18A-1(B)(3) of the Code of Miami-Dade County, "existing development as defined in Section 18A-3(O) shall only be required to comply with street tree requirements of Section 18A-6(C)(2) and parking lot buffers of Section 18A-6(I)."

Shrubs and trees shown on site plan are optional.

Legal Description

Lots 6 and 7, in Block 5, of Sunny Haven, according to the Plat thereof, as recorded in Plat Book 47, at page 6, of the Public Records of Miami-Dade County, Florida.

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BY

NORTH

26740 SW 138 Ct., MIAMI, FLORIDA

SCALE: 1" = 20' | APPROVED BY: | DRAWN BY AJT

DATE: 6-24-13 | REVISED

PHASE I CHURCH SITE PLAN

LIGHTHOUSE OF GOD IN CHRIST | DRAWING NUMBER

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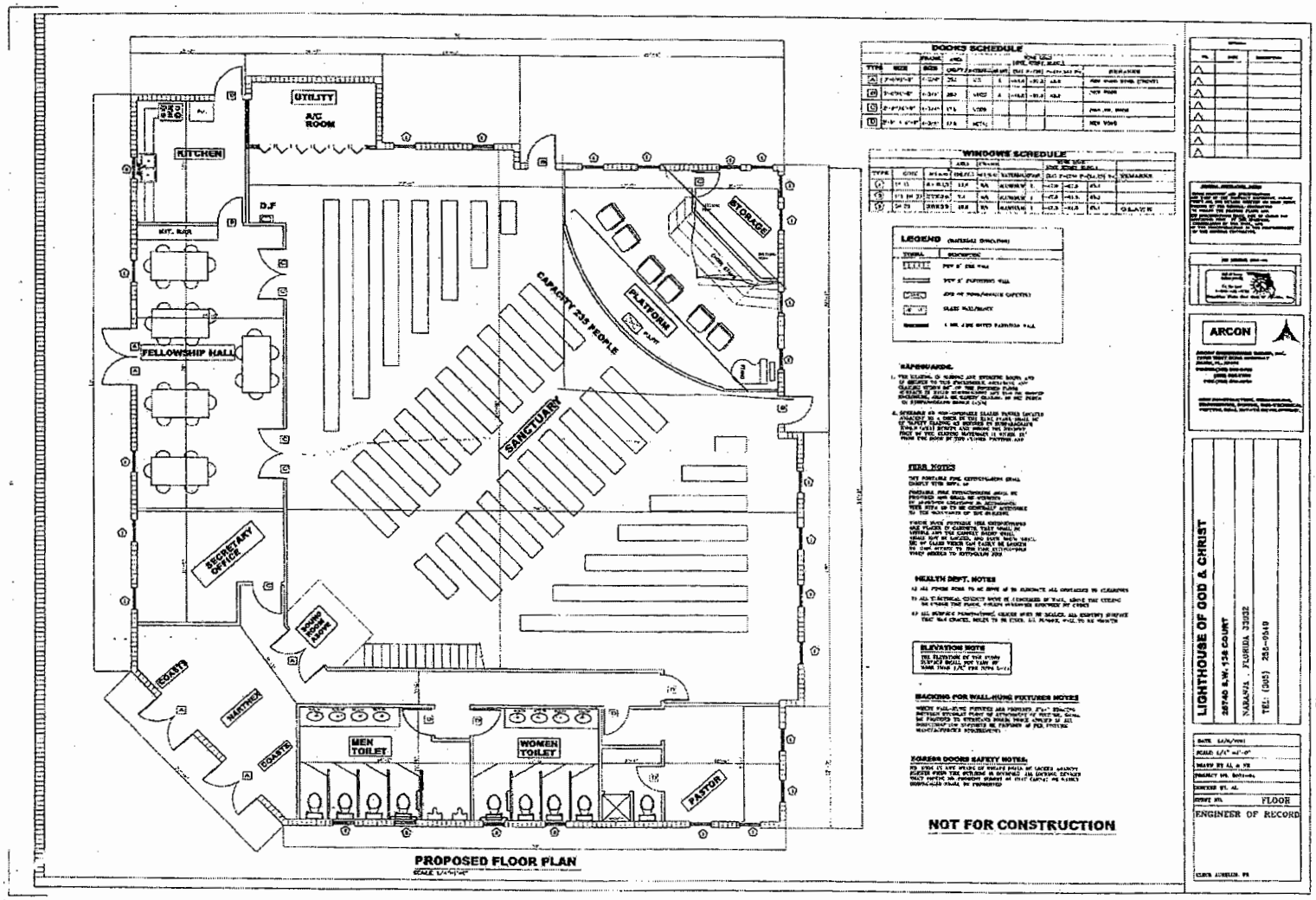

PROPOSED FLOOR PLAN

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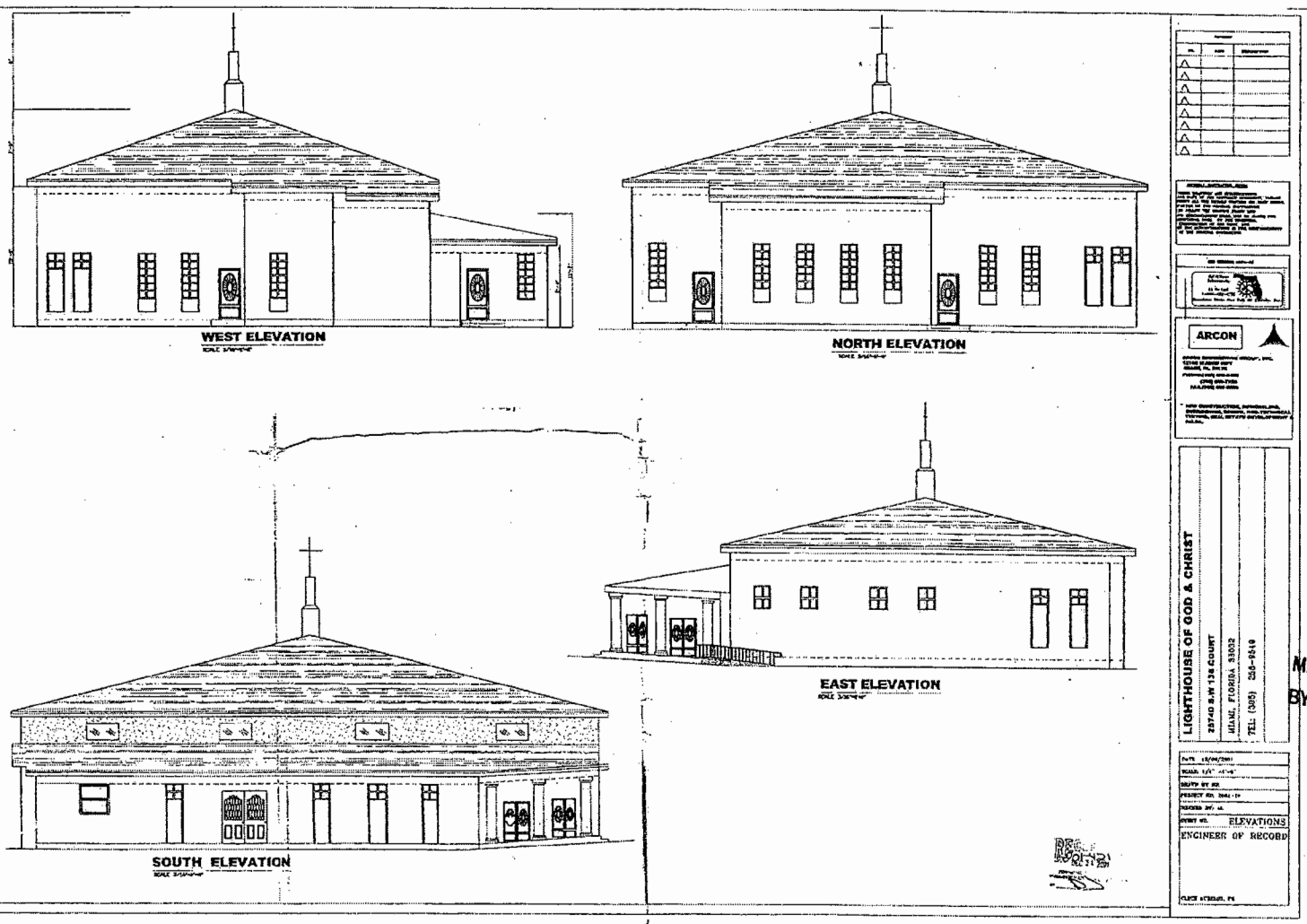

PLANNING AND ZONING
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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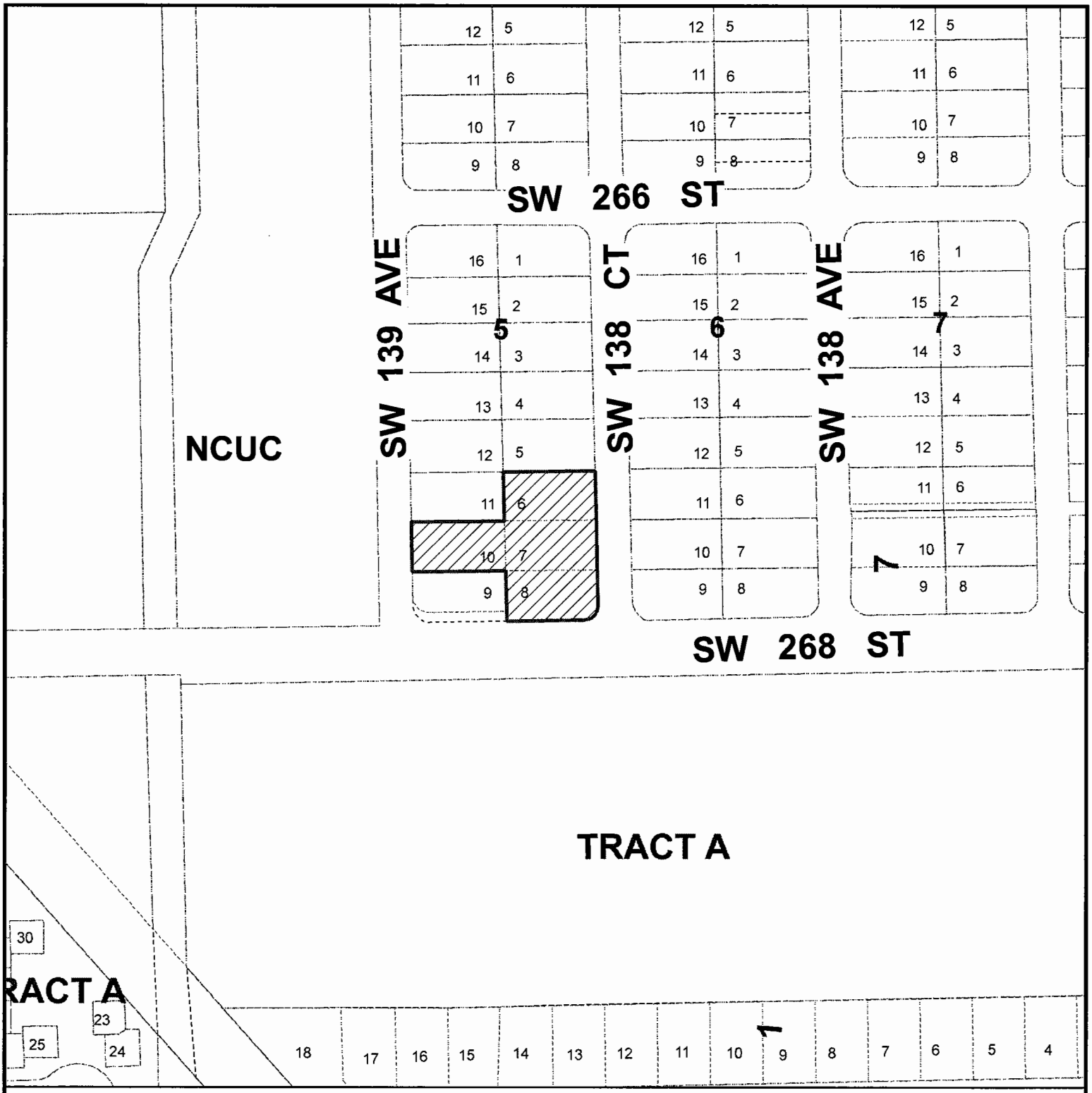


MIAMI-DADE COUNTY

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

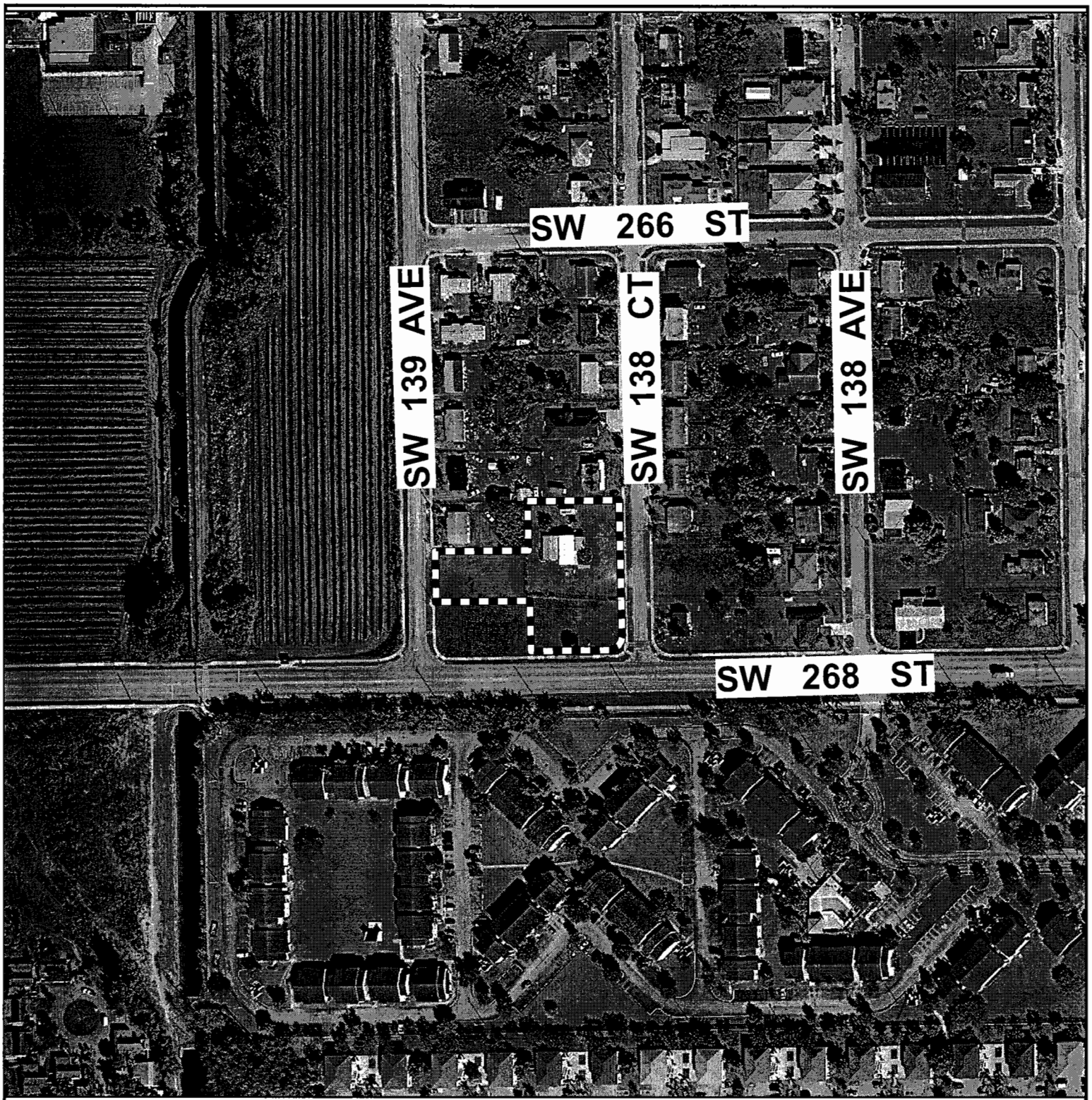
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 26, 2012

REVISION	DATE	BY
		31



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

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Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 26, 2012

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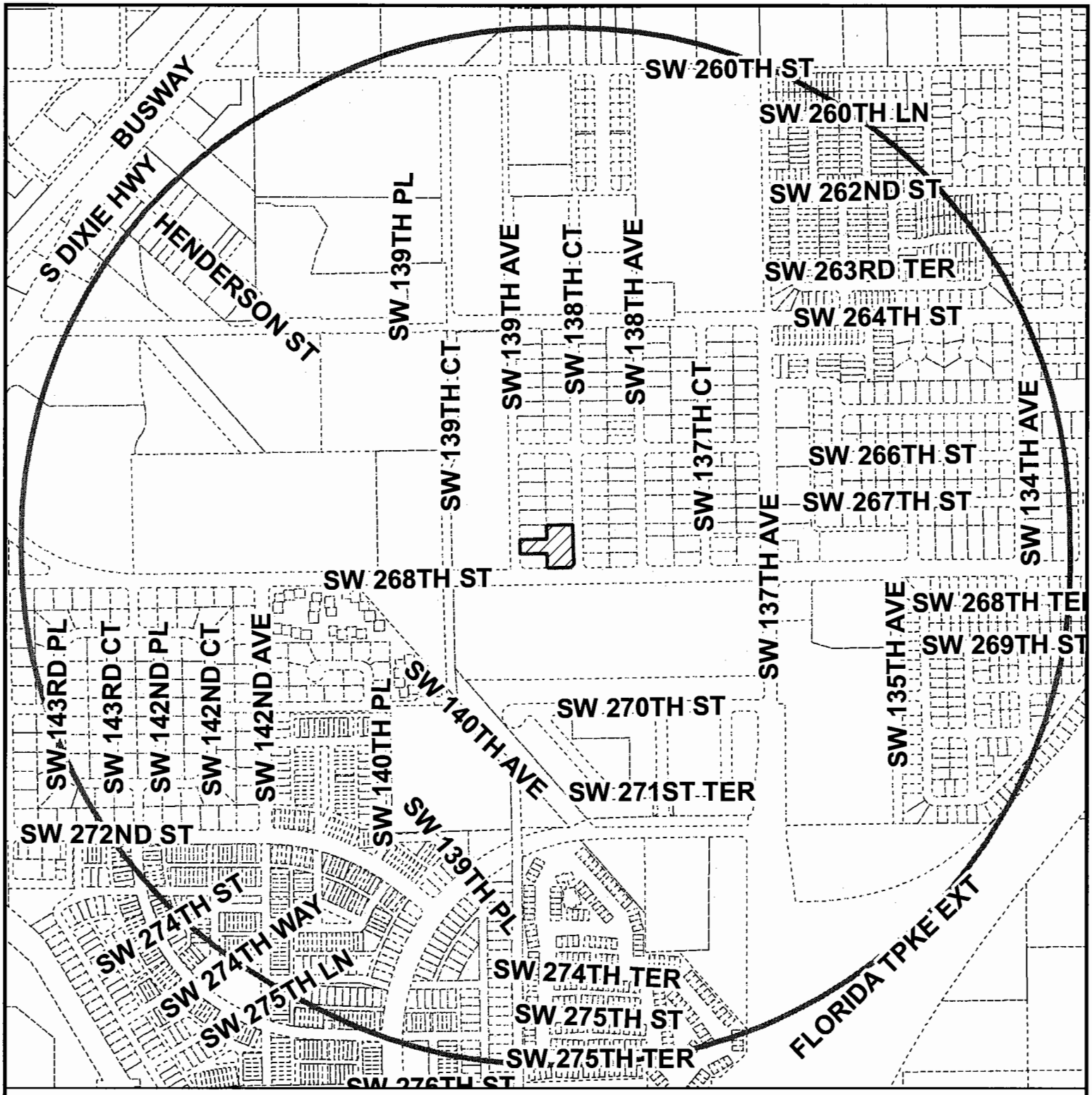

MIAMI-DADE COUNTY

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

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Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 26, 2012

REVISION	DATE	BY
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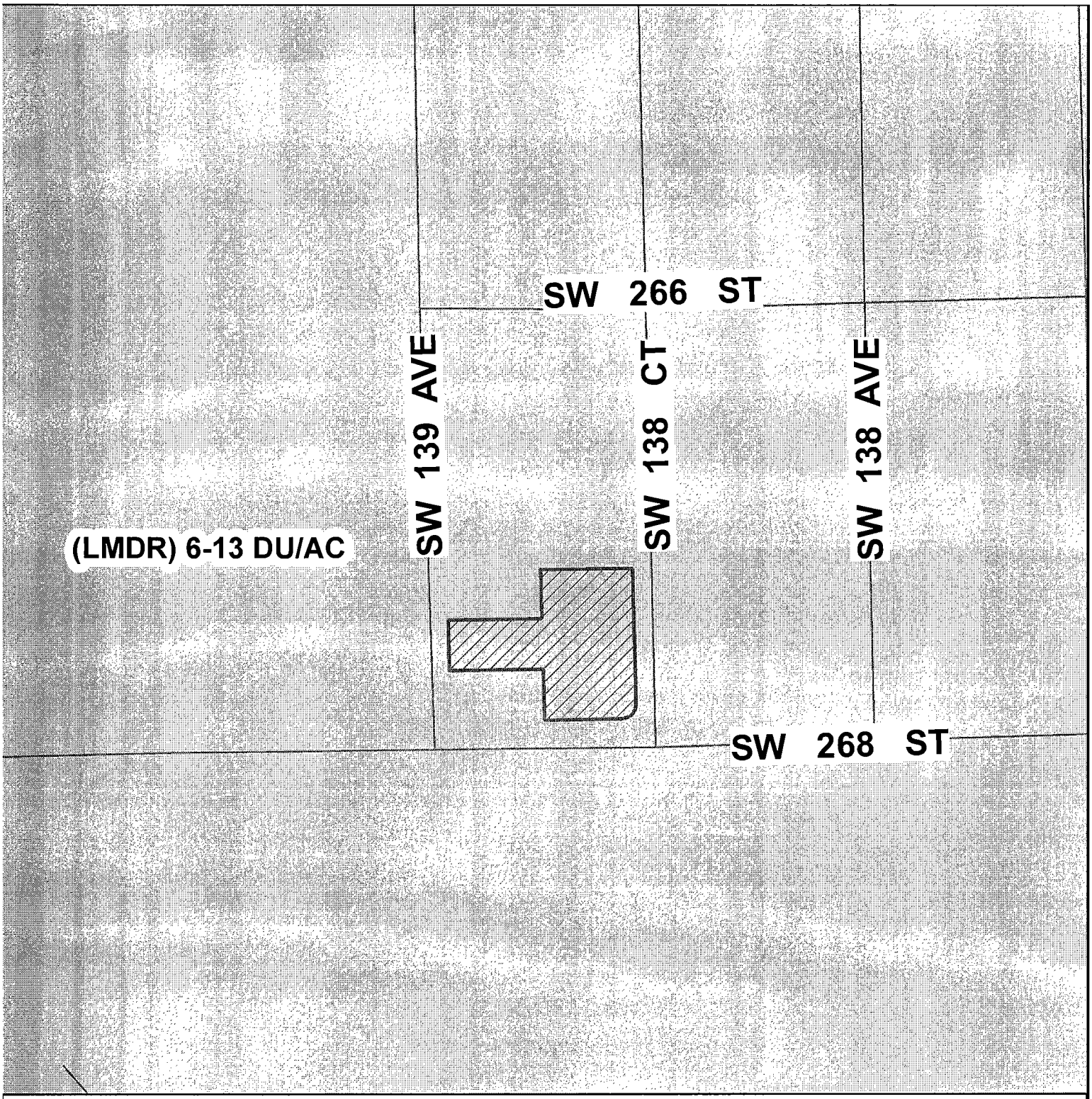

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000123

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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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 26, 2012

REVISION	DATE	BY

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

PH: Z13-028 (13-9-CZ15-1) **September 12, 2013**
Item No. 1

Recommendation Summary	
Commission District	9
Applicants	Robert and Annie Naumann
Summary of Requests	The applicants are seeking to permit a 499' high radio broadcast tower and ancillary facilities without frontage on a public roadway and on a smaller parcel than allowed; setback less than required by the zoning regulations from the property lines. Additionally, the applicants seek to waive the landscape requirements for lot trees as well as the required number of shrubs.
Location	54400 S. Dixie Highway, Miami-Dade County, Florida.
Property Size	0.512 acre
Existing Zoning	BU-2/GU
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Environmental Protection *(see attached Zoning Recommendation Addendum)* Outside the Urban Development Boundary (UDB).
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(18), Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions of requests #1 through #4 and denial without prejudice of request #5.**

REQUESTS:

(1) UNUSUSAL USE to permit a radio broadcasting tower and ancillary equipment.

(2) NON-USE VARIANCE to permit a parcel of land with a lot area of .512 acre (5 acres required) and a lot frontage of 0' (200' required) and a minimum lot depth of 91.53 (330' required) and to permit access to said parcel to a public street by means of a private easement.

(3) NON-USE VARIANCE to permit the tower setback a minimum of 190.5' from the (north) property line, setback, a minimum 61.7' from the (south) property line, setback 13.4' from the (east) property line and setback a minimum of 14.5' from the (west) property line (555.11' required from all property lines).

(4) NON-USE VARIANCE to permit the ancillary equipment structure setback a minimum 2.2' from the east property line and setback a minimum 16.9' from the west property line (20' required for both).

(5) NON-USE VARIANCE to waive the required 5 lot trees and 50 shrubs.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "ACTUALIDAD" as prepared by EAS Engineering, Inc. consisting of 4 sheets dated stamped received 7/17/13. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan submitted by the applicant depicts the proposed 499' high broadcast tower structure and ancillary facilities on the substandard sized parcel.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-2/GU; vacant	Environmental Protection
North	BU-2; wireless tower	Environmental Protection
South	GU; canal	Environmental Protection
East	GU; canal	Environmental Protection
West	Bu-2; marina	Environmental Protection

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in an area that is primarily made up of environmentally sensitive wetlands that are designated Environmental Protection on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The subject parcel is surrounded by a marina, vacant parcels, a wireless tower and a canal. Additionally, the subject property is located south of and outside the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional broadcast coverage in this area of the County. However, approval of the 499' high antenna structure could have a visual impact on the surrounding areas. Except for the existing 250' high tower on the adjacent parcel located to the north and marina to the west, the surrounding area is primarily made up of vacant, undeveloped wetlands.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located approximately 11 miles south of and outside the Urban Development Boundary which is located at approximately SW 366 Street in this area of the County. The subject property is designated as **Environmental Protection, *Subarea F (Coastal Wetlands and Hammocks)*** on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. *The **Environmental Protection** designation applies to those areas in the County most environmentally significant, most susceptible to environmental degradation and where such degradation would adversely affect the supply of potable fresh water or environmental systems of County, regional, State or national importance. However, until these lands are acquired for natural resource management uses which could be considered for approval include low-coverage residential use at a density not to exceed one dwelling unit per five acres, water-dependent uses, or necessary compatible public, water related facilities consistent with the Conservation, Aquifer Recharge and Drainage Element and the Coastal Management Element of this Plan. In addition, necessary electrical generation and*

transmission facilities are also permitted in this area. The approval of any new use, and the replacement or expansion of any existing use will be conditioned upon its demonstrated consistency with the adopted goals, objectives and policies of this plan, conformity with all prevailing environmental regulations and compatibility with objectives of the Comprehensive Everglades Restoration Plan. The CDMP Land Use Element interpretative text depicts the areas designated **Environmental Protection Subarea F** as low-lying, flood prone areas that are characterized predominantly by coastal wetland communities. These areas include *all coastal wetlands designated as Environmental Protection Area on the LUP map, which are not within the authorized boundaries of Biscayne or Everglades National Parks.* However, the aforementioned text indicates that *until these lands are acquired for natural resource management uses which could be considered for approval include low-coverage residential use at a density not to exceed one dwelling unit per five acres, water-dependent uses, or necessary compatible public, water related facilities consistent with the Conservation, Aquifer Recharge and Drainage Element and the Coastal Management Element of this Plan. In addition, necessary electrical generation and transmission facilities are also permitted in this area. The approval of any new use, and the replacement or expansion of any existing use will be conditioned upon its demonstrated consistency with the adopted goals, objectives and policies of this plan, conformity with all prevailing environmental regulations and compatibility with objectives of the Comprehensive Everglades Restoration Plan.*

The applicant seeks approval of an application which would permit a 499' high radio broadcast tower and ancillary facilities, with variances within the area designated Environmental Protection, Subarea F (Coastal Wetlands and Hammocks) on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. Staff opines that the radio broadcast tower, is similar to electrical generation and transmission facilities that are permitted in this area pursuant to the CDMP Land Use Element interpretative text for the Environmental Protection Subarea F area.

Objective CM-1 of the Coastal Management Element of the CDMP requires the County to *protect, conserve and enhance coastal wetlands and living marine resources in Miami-Dade County.* The Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), indicated that subject to compliance with the conditions outlined in its memorandum, dated August 23, 2013, approval of the proposed development will not result in a reduction of the LOS standards for flood protection set forth in the CDMP. Said memorandum indicated that a Class 1 Permit shall be obtained prior to the commencement of any work to install utility lines over coastal wetlands, and prior to any work in, on, over or upon tidal waters or coastal wetlands. The DERM memorandum further stated that pursuant to the CDMP Coastal Management Element, **Policy CM1-A**, no cutting, trimming, pruning or other alteration of mangrove trees, including dredging and filling of coastal wetlands or mangrove areas, shall be permitted.

Consequently, subject to the conditions outlined in the DERM memorandum, staff opines that approval of the application to allow the broadcast tower on the subject parcel would be **consistent** with the CDMP Coastal Element, **Objective CM-1, Policy CM-1A** and the CDMP Land Use Element interpretative text and the CDMP LUP map designation of Environmental Protection Subarea F.

ZONING ANALYSIS:

When the request to approve the request to permit a radio broadcasting tower and ancillary equipment (request #1) is analyzed under Section 33-311(A)(3), Special Exception, Unusual and New Uses, staff opines that approval would be **compatible** with the surrounding area and its development. The applicants indicated in their letter of intent that the 499' high radio broadcast tower and ancillary facilities proposed on the subject parcel, will be a part of a federally regulated broadcast system for the existing AM radio station. The memorandum from the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER) indicates that although the subject property lies within a Special Flood Hazard Zone, subject to the conditions outlined in their memorandum dated August 23, 2013, approval of this request and the proposed development will not result in a reduction of the Level of Service (LOS) standards for flood protection. However, DERM indicated in its memorandum that approval of the application is subject to the previously mentioned conditions outlined in the memorandum. In addition, staff notes that the Miami-Dade Fire Rescue (MDFR) and the Platting and Traffic Review Section of the Department of RER do not have any objections to this application. The Miami-Dade Aviation Department (MDAD) does not object to this application provided the applicant complies with all applicable State, and Federal aviation regulations. The Federal Aviation Administration (FAA) also submitted a Letter of Determination with this application which indicates that the proposed broadcast tower does not exceed obstruction standards and would not be a hazard to air navigation subject to the conditions outlined in its letter.

The submitted plans indicate an access road that runs parallel to the northeast property line on the abutting South Florida Water Management District (SFWMD) right-of way. Staff notes that the applicant has obtained a permit from the SFWMD for the approval of a private access easement along the canal easement that abuts the property to the east which will provide the applicant with access to South Dixie Highway. Memoranda submitted for this application by the aforementioned Departments indicate that the approval with conditions of this application will not impact the Level of Service (LOS) standards for an initial development order as it pertains to water or environmental services or traffic. Further, staff opines that approval of the proposed broadcast tower facility and ancillary equipment will not create any additional hazards that will impact MDFRD services in the area. In addition, the applicant has indicated in their letter of intent that the broadcast tower will be federally regulated and will be a part of the national and emergency broadcasting stations network and will provide access to news, including weather warnings to residents from Key Largo in Monroe County to the Miami Lakes area in northern Miami-Dade County. Staff notes that the subject parcel is a part of a larger tract that was approved to allow a fishing camp pursuant to resolutions in 1950 and 1951. In addition, pursuant to Resolution #5-ZAB-43-97, the abutting property to the north was approved to allow 250' high cell tower. Therefore, when considering the necessity for and reasonableness of such use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, staff opines that approval of the facility as indicated in the submitted plans is **compatible** with the surrounding area. **Staff therefore recommends approval with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

When request #2 to permit the proposed facility on a 0.512-acre (5-acres required) parcel, with 0' (200' required) lot frontage and a minimum depth of 91.53' (330' required); to permit access to the parcel from a public street by means of a private easement; request #3, to permit the

tower setback a minimum of 190.5' from the north, 61.7' from the south, 13.4' from the east and 14.5' from the west property lines (555.11' required from all property lines); and request #4, to permit the ancillary equipment structure setback 2.2' from the north and 16.9' from the west property lines (20' required for both), are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that approval of these requests would maintain 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 appearance of the community. The DERM memorandum indicates that the subject parcel is located in a Special Flood Hazard Zone. The interpretative text states that these areas are low-lying, flood prone and characterized by coastal wetland communities. Therefore, staff opines that the approval of the applicant's request to allow this substandard parcel for the broadcast tower use (request #2), with zero frontage on a public right-of-way, a reduced lot depth and access to the public right-of-way from a private easement, will not be negatively impacted by the existing wetland areas, nor based on memoranda from the reviewing departments, will the tower affect the surrounding primarily vacant, coastal wetland character of the area. Staff notes that the applicant has applied for the required easement access through the canal easement located to the east and north of the subject property from the SFWMD. Staff's review of aerial photographs from the Miami-Dade Property Appraiser's records of the wireless tower facility to the north approved in 1997 pursuant to Resolution #5-ZAB-43-97, indicates that access to South Dixie Highway, abutting that parcel is also through the SFWMD canal easement which also abuts that parcel to the east. Therefore, based on the foregoing analysis, staff opines that approval of request #2, would not be out of character with the surrounding area and would be **compatible** with same.

Staff opines that although the proposed 499' high tower is substantially taller than any other structure in the vicinity, there are no residential developments in the surrounding area and there is no likelihood of any residential developments on the abutting parcels in the future. The previously mentioned 250' high cell tower facility to the north that was approved pursuant to Resolution #5-ZAB-43-97, was permitted to setback 35' and 230' from the rear (east) and interior side (north) property lines (278' required for both). As such, staff opines that approval with conditions of request #3, to allow the proposed radio broadcast tower facility with the reduced setbacks from property lines, will not be out of character with the surrounding area and will not have a negative visual impact in an area that primarily comprised of coastal wetlands and mangroves. Similarly, although the encroachment of the ancillary structures that are the subject of request #4, is more intensive, staff opines that the location of these structures more than 600' away from South Dixie Highway located to the west will not be easily visible to passersby and will not have any noticeable visual impact on the surrounding area. Therefore, provided the applicant satisfies the conditions outlined in the DERM and MDAD memoranda, staff opines that approval of requests #2 through #4 would be **compatible** with the surrounding area. **Therefore, staff recommends approval with conditions of requests #2 through #4 under Section 33-311(A)(4)(b) Non-Use Variances.**

However, when request #5, to permit the facility with less lot trees and shrubs than permitted is analyzed under Section 33-311(A)(4)(b) Non-Use Variances, staff opines that approval of same would be **incompatible** with the area. Staff opines that the landscape requirements for this substandard parcel are minimal and should be easily attainable by the applicants. In staff's opinion, the applicant has sufficient room to accommodate the required trees and shrubbery for the development which would provide some visual enhancement to the subject site beyond what currently exists. **Staff, therefore, recommends denial without prejudice of request #5 under Section 33-311(A)(4)(b) Non-Use Variances.**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate a private easement access drive from the north property line that connects the property to South Dixie Highway at a point to the north of the subject property.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions of requests #1 through #4 and denial without prejudice of request #5.

CONDITIONS FOR APPROVAL: (For requests #1 through #4 only).

1. That a site plan be submitted to and meet with the approval of the Director 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, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "ACTUALIDAD" as prepared by EAS Engineering, Inc. consisting of 4 sheets dated stamped received 7/17/13, except as herein amended to show the required trees and shrubs..

3. 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 prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

4. That the applicants obtain a Certificate of Use for the radio broadcast tower supported service facility from, and promptly renew the same annually with, the Department of Regulatory and Economic Resources upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That the use be established and maintained in accordance with the approved plan.

6. That the radio broadcast tower facility shall comply with all FAA and FCC lighting requirements.

7. That the applicants comply with the applicable conditions outlined in the DERM memorandum dated August 23, 2013, incorporated herein for reference.

8. That the applicants shall obtain a Class 1 Permit prior to the commencement of any work to install any utility lines over coastal wetlands, and prior to any work in, on, over or upon tidal waters or coastal wetlands.

9. That installation of the subject utility lines shall not result in cutting, trimming or altering of mangrove trees, or in the dredging or filling of coastal wetlands.

10. That the applicants comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Federal Aviation Administration (FAA) as contained in their letter dated July 18, 2013, and is incorporated herein by reference.

11. That the applicants comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the South Florida Water Management District (SFWMD) as contained in their General Permit #14212, dated August 6, 2013, and is incorporated herein by reference.

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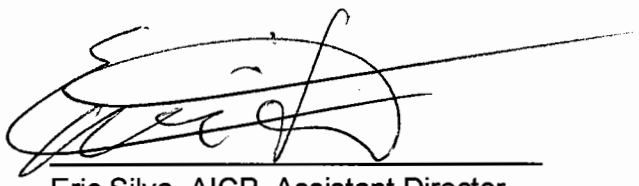

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department
of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Robert and Annie Naumann
Z13-028

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resources Management (DERM)	**Objects**
Platting and Traffic Review Section (RER)	No objection*
Miami-Dade Aviation Department	No objection*
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

Environmental Protection (Page I-64)	*The Environmental Protection designation applies to those areas in the County most environmentally significant, most susceptible to environmental degradation and where such degradation would adversely affect the supply of potable fresh water or environmental systems of County, regional, State or national importance. These lands are characteristically high-quality marshes, swamps and wet prairies, and are not suited for urban or agricultural development. However, some high-quality uplands such as tropical hammocks and pinelands on the State Conservation And Recreation Lands (CARL) and Dade County Environmentally Endangered Lands (EEL) acquisition lists are also included. Most of the CARL projects are designated on the future Land Use Plan (LUP) Map, but some are not because of their small size. EEL projects that are acquired and are large enough to be depicted at the Plan Map scale are also designated on the Future Land Use Plan Map. It is the policy of this Plan that all land areas identified on the State CARL, Dade County EEL, and South Florida Water Management Save Our Rivers (SOR) acquisition lists shall have equally high priority for public acquisition as those land areas designated Environmental Protection on the Future LUP Map. Uses permitted within this area must be compatible with the area's environment and shall not adversely affect the long-term viability, form or function of these ecosystems. Residential development in this area shall be limited to a maximum density of one unit per five acres, and in some parts of this area lower densities are required to protect the fresh water supply and the integrity of the ecosystems. Public and private wetland mitigation banks and restoration programs may also be approved in Environmental Protection areas where beneficial to county ecological systems.* *Because of the importance of maintaining the natural form and function of these areas, many of these areas have been slated for purchase by State or federal agencies. Dade County will encourage the acquisition of these areas by public or private institutions that will manage these areas toward this objective. However, so long as these lands remain in private ownership, some compatible use of this land will be permitted by Dade County consistent with the goals, objectives and policies of this Plan and the objectives of the Comprehensive Everglades Restoration Plan. All proposed uses will be reviewed on a case-by-case basis for compliance with environmental regulations and consistency with this Plan and the Comprehensive Everglades Restoration Plan. The following provides an indication of the uses and residential densities that may be considered for approval subject to conformity with the pertinent goals, objectives and policies of this Plan. The precise boundary of the entire Environmental Protection area is depicted on the LUP map. The map titled "Environmental Protection Subareas" (Figure 5) and the following text indicate the boundaries between subareas of the Environmental Protection Area.*

ZONING RECOMMENDATION ADDENDUM

Robert and Annie Naumann
Z13-028

Environmental Protection Subarea F (Coastal Wetlands and Hammocks) (Page I-68)	*This subarea includes all coastal wetlands designated as Environmental Protection Area on the LUP map, which are not within the authorized boundaries of Biscayne or Everglades National Parks. These areas are low-lying, flood prone and characterized predominantly by coastal wetland communities. Accordingly, all land use or site alteration proposals will be carefully evaluated on a case-by-case basis by federal, State, regional, and County agencies.* *Because of the importance of maintaining biologic and hydrologic functions provided by these areas, the coastal wetlands should be managed toward these ends and acquired whenever possible. However, until these lands are acquired for natural resource management uses which could be considered for approval include low-coverage residential use at a density not to exceed one dwelling unit per five acres, water-dependent uses, or necessary compatible public, water related facilities consistent with the Conservation, Aquifer Recharge and Drainage Element and the Coastal Management Element of this Plan. In addition, necessary electrical generation and transmission facilities are also permitted in this area. The approval of any new use, and the replacement or expansion of any existing use will be conditioned upon its demonstrated consistency with the adopted goals, objectives and policies of this plan, conformity with all prevailing environmental regulations and compatibility with objectives of the Comprehensive Everglades Restoration Plan.*
Coastal management Element, Objective CM-1 (Page VII-2)	*Protect, conserve and enhance coastal wetlands and living marine resources in Miami-Dade County.*
Coastal management Element, Objective CM-1A (Page VII-2)	*Tidally connected mangroves in the following locations and mangrove wetlands within the "Environmental Protection" designation on the Adopted Land Use Plan (LUP) Map for Miami-Dade County shall be designated as "Mangrove Protection Areas":* • *Coastal Mangrove and scrub forest within and adjacent to Card Sound and Barnes Sound* *In these areas no cutting, trimming, pruning or other alteration including dredging or filling of mangroves shall be permitted except for purposes of surveying or for projects that are : (1) necessary to prevent or eliminate a threat to public health, safety or welfare; (2) water dependent; (3) required for natural system restoration and enhancement; and (4) clearly in the public interest; and where no reasonable upland alternative exists. In such cases, the trimming or alteration shall be kept to the minimum, and done in a manner, which preserves the functions of the mangrove system and does not reduce or adversely affect habitat used by endangered or threatened species.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	*Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*

ZONING RECOMMENDATION ADDENDUM

Robert and Annie Naumann
Z13-028

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

1. ROBERT & ANNIE NAUMANN
(Applicant)

13-9-CZ15-1 (13-028)
Area 15/District 09
Hearing Date: 09/12/13

Property Owner (if different from applicant) **Robert O & Annie Naumann.**

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:

Year	Applicant	Request	Board	Decision
1950	Robert L & Susan Fitswater	- Zoning change from GU to BU-2A.	BCC	Approved
1951	Rose Harbor Fishing Camp	- Zoning change from BU-2A to BU-2.	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

MIAMI-DADE COUNTY

Date: August 23, 2013

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

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

Subject: C-15 #Z2013000028-2nd Revision
Robert O. and Annie B. Naumann
54400 South Dixie Highway, Homestead, FL
Unusual Use to permit Radio Antenna Tower and Accessory Structures
(BU-2) (0.526 Acres)
28-59-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) 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.

Stormwater Management

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.

Applicant is advised that a Canal Right of Way Verification Letter may be required from the South Florida Water Management District (SFWMD) for the C-111 (Snapper Creek Canal) in order to prevent encroachment into said canal right of way.

Coastal Resources

The applicant is advised that the subject project is located within a Mangrove Protection Area in Environmental Protection Subarea F (Coastal Wetlands and Hammocks), as designated by Miami Dade County's Comprehensive Development Master Plan (CDMP). A Class I Permit shall be required for the installation of transmission lines over coastal wetlands. Pursuant to Policy CM1-A of the CDMP, no cutting, trimming, pruning or other alteration of mangrove trees, including dredging and filling of coastal wetlands or mangrove areas, shall be permitted.

DERM recommends approval of the proposed project contingent upon inclusion of the following language as a specific condition of any applicable Zoning Resolution approval: "A Class I Permit shall be obtained prior to the commencement of any work to install any utility lines over coastal wetlands, and prior to any work in, on, over or upon tidal waters or coastal wetlands. Installation of the subject

utility lines shall not result in cutting, trimming or altering of mangrove trees, or in the dredging or filling of coastal wetlands."

Please contact DERM Coastal Resources at (305) 372-6575 if you have any questions regarding Class I Permits.

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

Tree Preservation
The subject property contains coastal wetlands. Wetland Resources will be regulated through a Class I Permit. Any non wetland tree resources on the site will require a Miami-Dade County Tree Removal/Relocation Permit prior to removal and/or relocation.

Be advised that the U.S. Fish and Wildlife Service is the lead Federal Agency charged with the protection and conservation of Federal Trust Resources, such as threatened and endangered species and migratory birds, in accordance with section 7 of the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531 et seq.), the Bald and Golden Eagle Protection Act, (16 U.S.C. 668-668d) (Eagle Act), and the Migratory Bird Treaty Act (40 Stat. 755; 16 U.S.C. 701 et seq.). Included in this mandate is the review of projects involving communication towers, therefore the applicant is advised to contact the United States Fish and Wildlife Services (850-539-1684) for more information. It is the applicant's responsibility to contact this agency.

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

MIAMI-DADE COUNTY

Date: May 17, 2013

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

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

Subject: Z2013000028
Name: Robert & Annie Naumann
Location: 54400 South Dixie Highway
Section 28 Township 59 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

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

MIAMI-DADE COUNTY

Date: May 26, 2013

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

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

Subject: #13_028
Robert and Annie Naumann

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The application request proposes construction of a radio broadcast tower on a property zoned in a Special Business (BU-2) and Interim (GU) district. The construction of a radio broadcast tower will likely be considered development for a commercial unit per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The 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. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Memorandum

MIAMI-DADE COUNTY

Date: August 8, 2013

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

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

Subject: Z2013000028: ROBERT & ANNIE NAUMANN
Revised plans dated stamped received 7-17-2013

Application Name: ROBERT & ANNIE NAUMANN

Project Location: The site is located at 54400 S DIXIE HWY, Miami-Dade County.

Proposed Development: The request is for approval of an unusual use to permit a radio tower.

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

Recommendation: PROS has 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. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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: 23-APR-13

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000028

Fire Prevention Unit:

No objection via Case Z2013000028.

Service Impact/Demand

Development for the above Z2013000028
located at 54400 S DIXIE HWY, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 9989 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 10:09 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 65 - East Homestead - 1350 SE 24 Street
Rescue, ALS 75' Ladder (Station 72)

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.

DATE: 19-AUG-13

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

ROBERT & ANNIE NAUMANN	54400 S DIXIE HWY, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2013000028

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open/closed cases. BNC; No open/closed cases.

Robert & Annie Naumann

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

REPORTER NAME:

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Not applicable

NAME AND ADDRESS	Percentage of Interest

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

TRUST/ESTATE NAME: Not applicable

NAME AND ADDRESS	Percentage of Interest

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING & ZONING DEPT.
BY

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Not applicable

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

NAME OF PURCHASER: South Dade Tower, LLC

9415 SW 144 Street

Miami, FL 33176

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 9 day of July, 2013. Affiant is personally know to me or ~~has produced~~ _____ as identification.

_____
(Notary Public)

MIRIAM CRUZ-BUSTILLO
Commission # EE 164853
Expires May 11, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

My commission expires: May 11, 2016

Seal

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

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MIAMI-DADE COUNTY PLANNING DEPT.
BY _____

REVISED EXHIBIT D

54400 S. DIXIE HWY.

Folio: 30-9928-000-0030
Sec. 28, Twp. 59, Range 39

DISCLOSURE OF INTEREST

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: South Dade Tower, LLC

NAME AND ADDRESS	Percentage of Stock
Actualidad Radio Group, LLC, Sole Member	100%
2525 Ponce de Leon Blvd., Ste. 250	
Coral Gables, FL 33134	

CORPORATION NAME: Actualidad Radio Group, LLC

NAME AND ADDRESS	Percentage of Stock
Union Radio Network of Florida, LLC	95%
2525 Ponce de Leon Blvd., Ste. 250	
Coral Gables, FL 33134	
Eden Holdings Company	5%
9415 SW 144 Street	
Miami, FL 33176	

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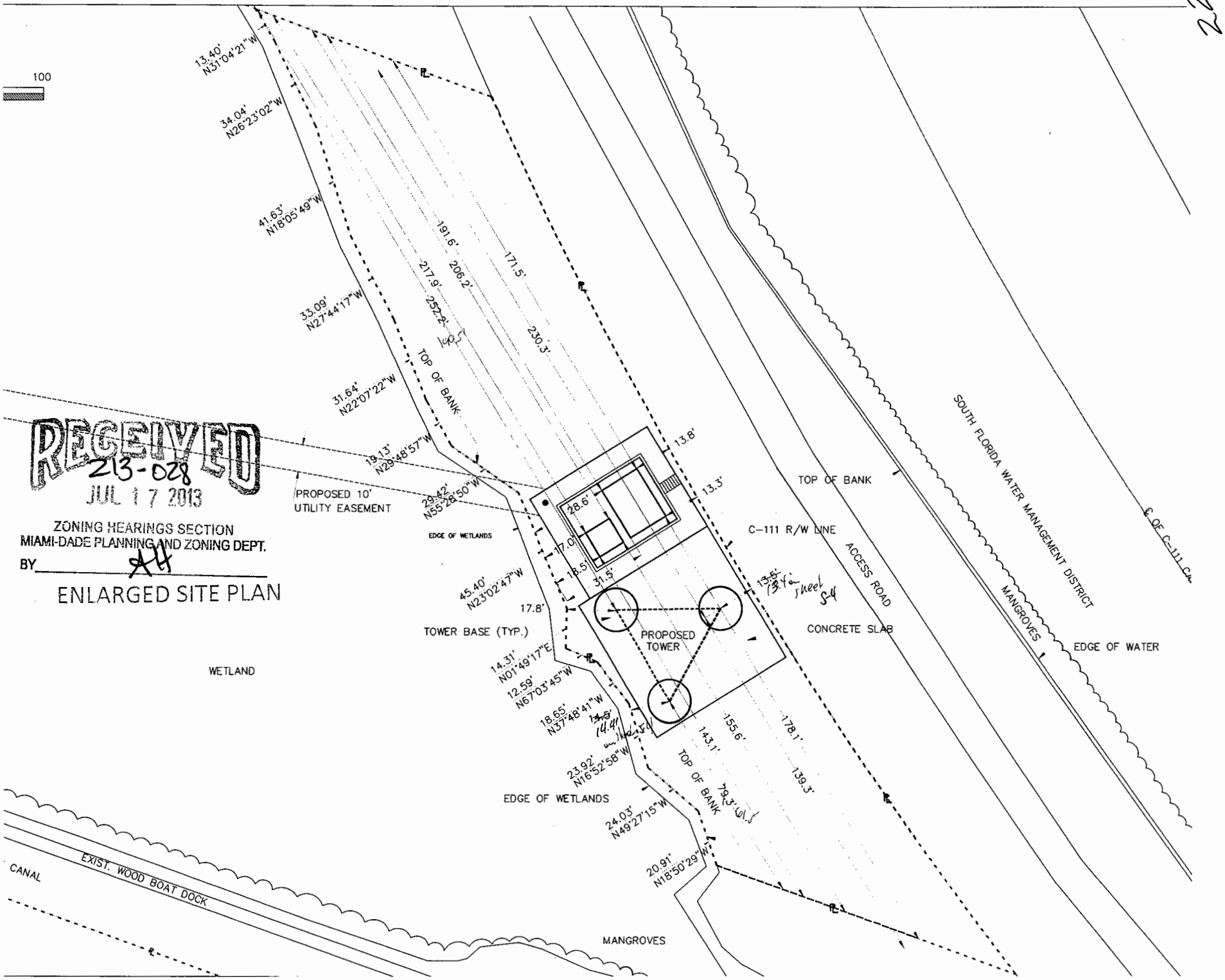
CORPORATION NAME: Union Radio Network of Florida, LLC

NAME AND ADDRESS	Percentage of Stock
Enrique Nicolas Cusco, Managing Member	80%
Eduardo Guillermo Cusco, Member	10%
Jorge A. Gonzalez, Member	10%
2525 Ponce de Leon Blvd., Ste. 250	
Coral Gables, FL 33134	

CORPORATION NAME: Eden Holdings Company

NAME AND ADDRESS	Percentage of Stock
Adib Eden, Member	51%
Norma Eden, Member	49%



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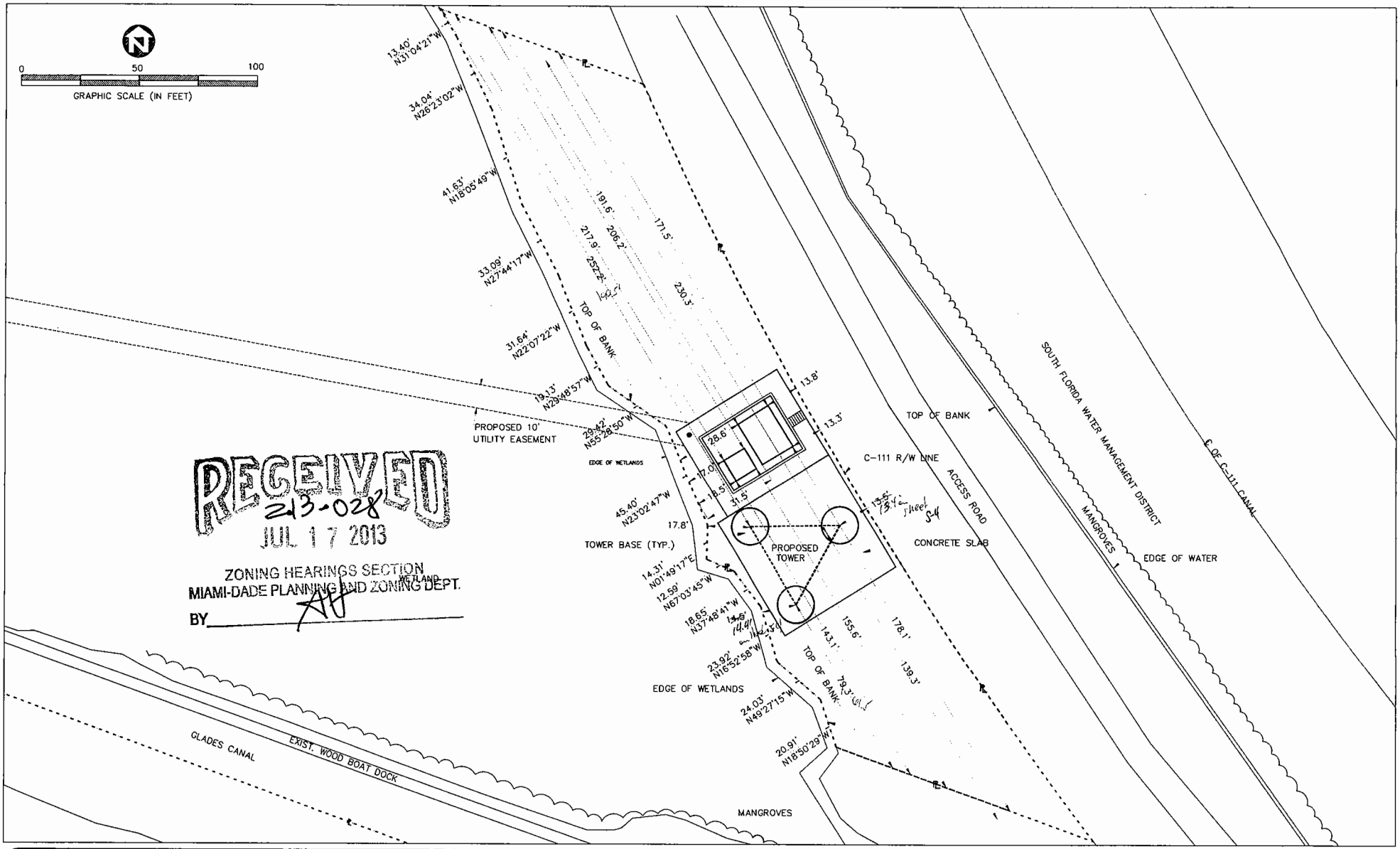
ENLARGED SITE PLAN



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S-5	DATE: 03-21-13	ACTUALIDAD SET BACKS	EAS ENGINEERING, INC. 55 ALMERIA AVENUE CORAL GABLES 33134 (305)445-5553

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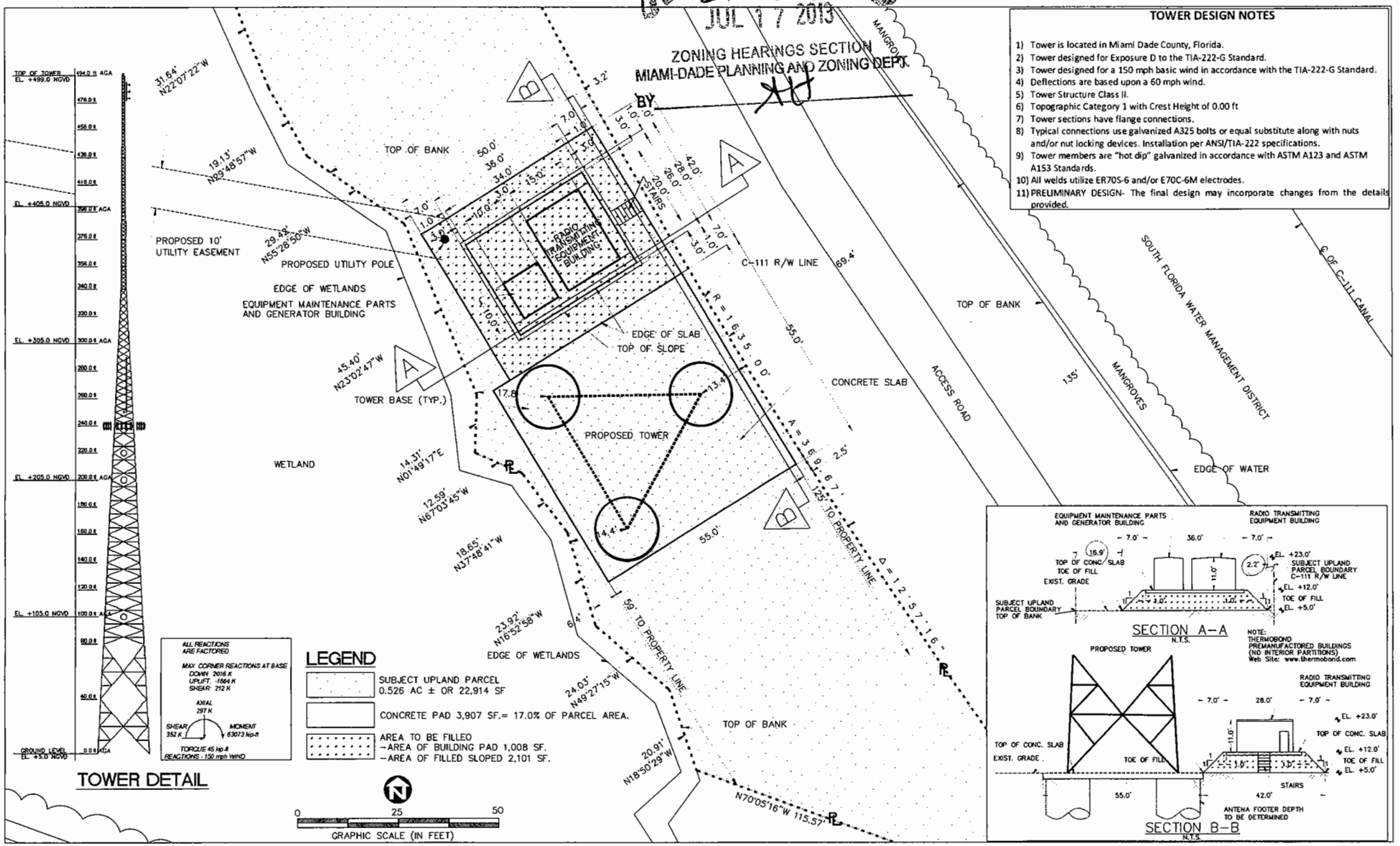
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



TOWER DESIGN NOTES

1) Tower is located in Miami Dade County, Florida.
2) Tower designed for Exposure D to the TIA-222-G Standard.
3) Tower designed for a 150 mph basic wind in accordance with the TIA-222-G Standard.
4) Deflections are based upon a 60 mph wind.
5) Tower Structure Class II.
6) Topographic Category 1 with Crest Height of 0.00 ft
7) Tower sections have flange connections.
8) Typical connections use galvanized A325 bolts or equal substitute along with nuts and/or nut locking devices. Installation per ANSI/TIA-222 specifications.
9) Tower members are "hot dip" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
10) All welds utilize ER70S-6 and/or E70C-6M electrodes.
11) PRELIMINARY DESIGN- The final design may incorporate changes from the details provided.

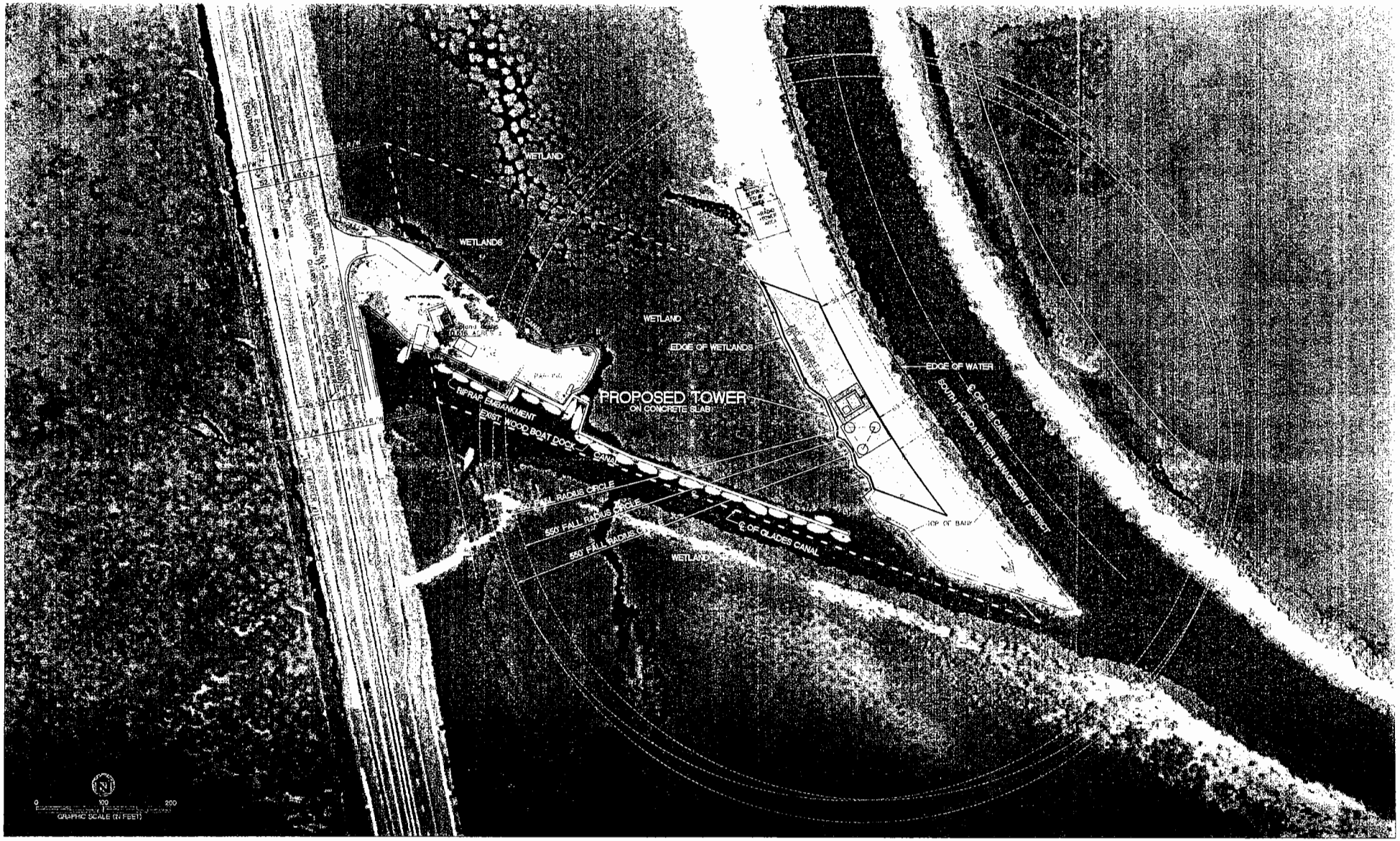
DATE 03-21-13

S-4

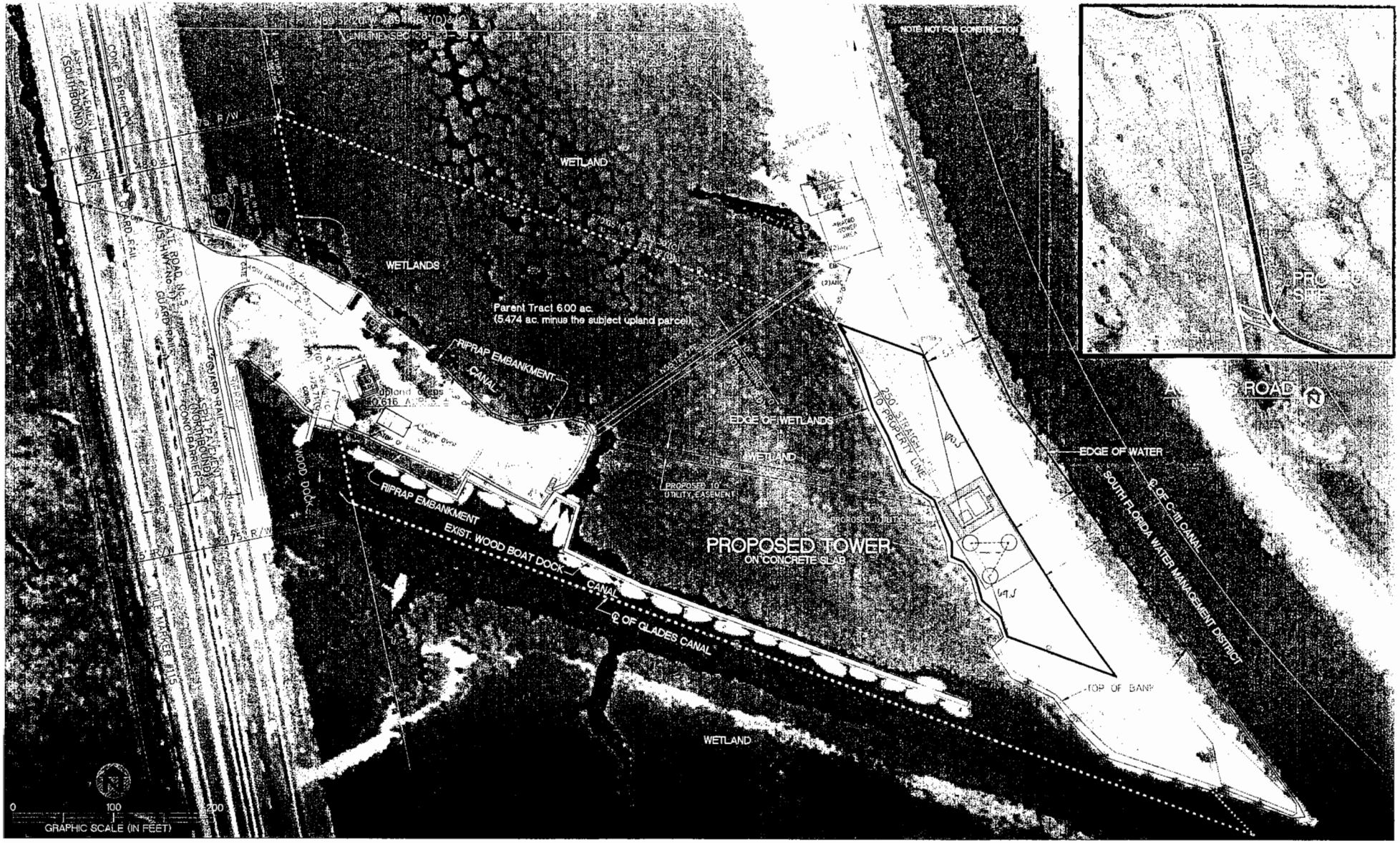
OF -5

ACTUALIDAD
SITE PLAN

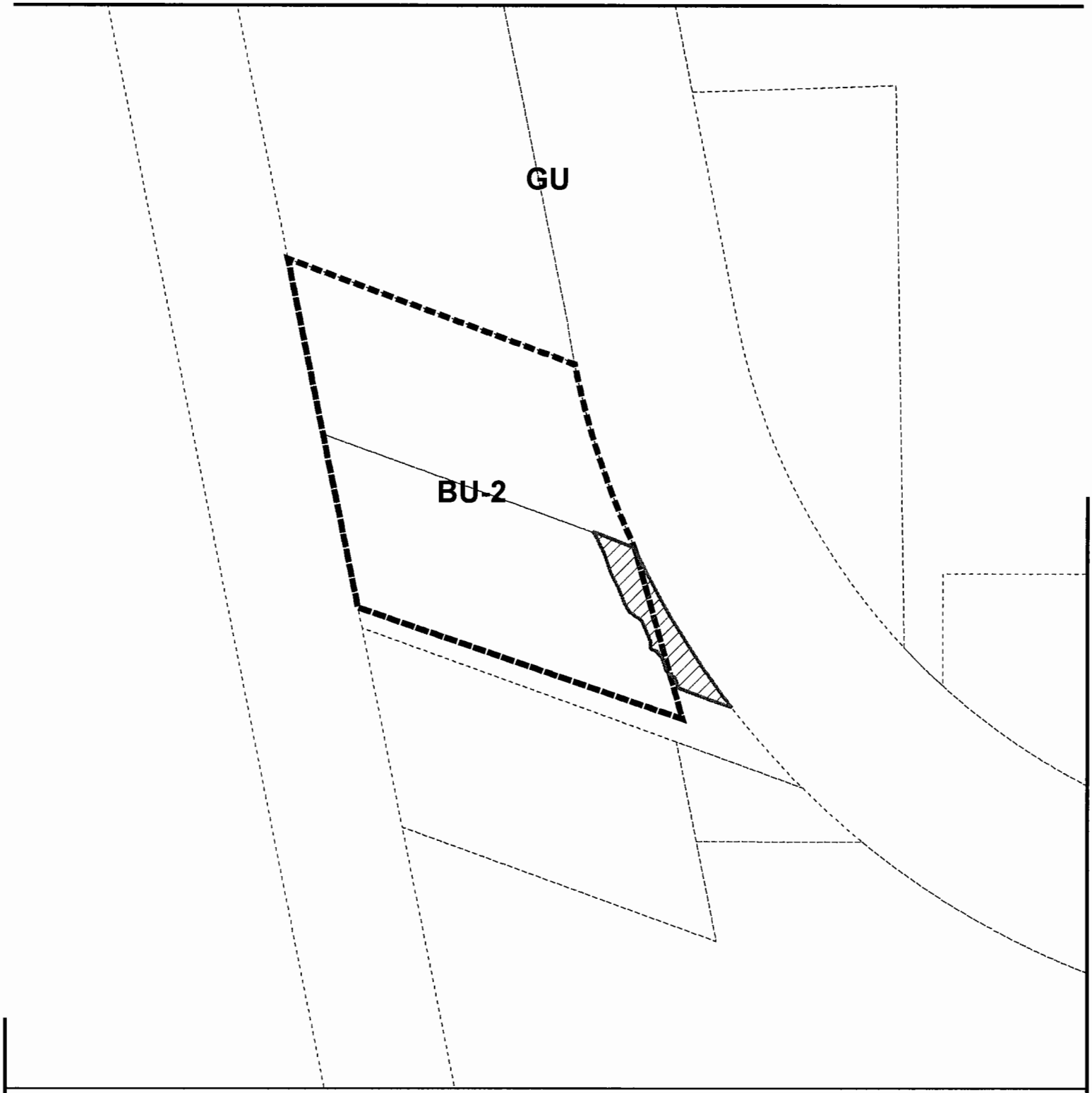
EAS ENGINEERING, INC.
55 ALMERIA AVENUE CORAL GABLES 33134 (305)445-5553



S-3	DATE: 03-21-13	ACTUALIDAD 550' FALL RADIUS CIRCLES	EAS ENGINEERING, INC. 65 ALMERIA AVENUE CORAL GABLES 33134 (305)446-5553
OF - 5			



S-2	DATE: 03-21-13	ACTUALIDAD PROPOSED SITE PLAN AND SITE ACCESS	EAS ENGINEERING, INC. 56 ALMERIA AVENUE CORAL GABLES 33134 (305)445-5553
OF - 5			



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000028

Section: 28 Township: 59 Range: 39
Applicant: ROBERT & ANNIE NAUMANN
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
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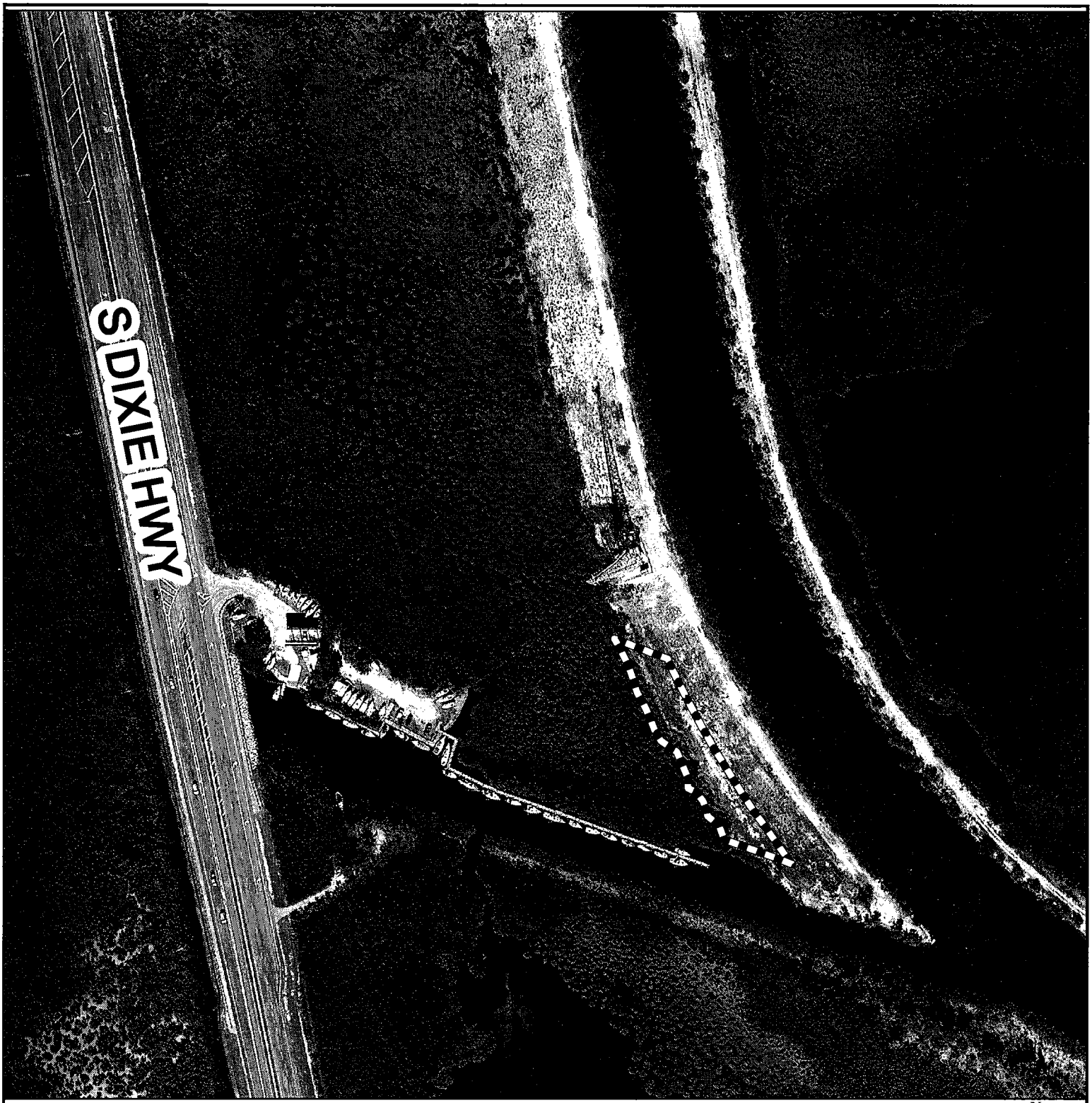
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, May 15, 2013

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000028

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Section: 28 Township: 59 Range: 39
Applicant: ROBERT & ANNIE NAUMANN
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

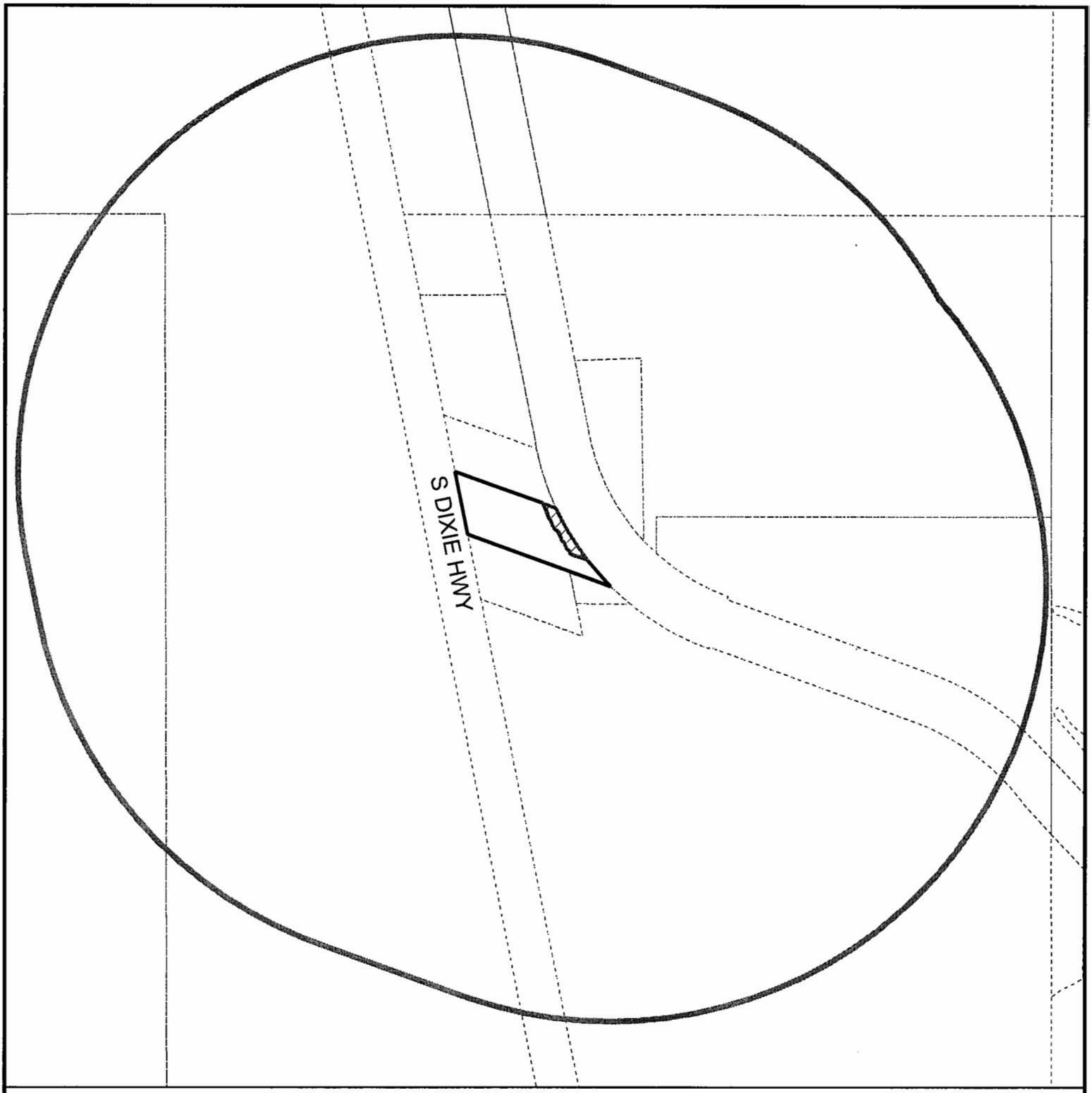
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 16, 2013

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000028

RADIUS: 2640

Section: 28 Township: 59 Range: 39
Applicant: ROBERT & ANNIE NAUMANN
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

- Subject Property
- Contiguous Properties
- Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, May 15, 2013

REVISION	DATE	BY
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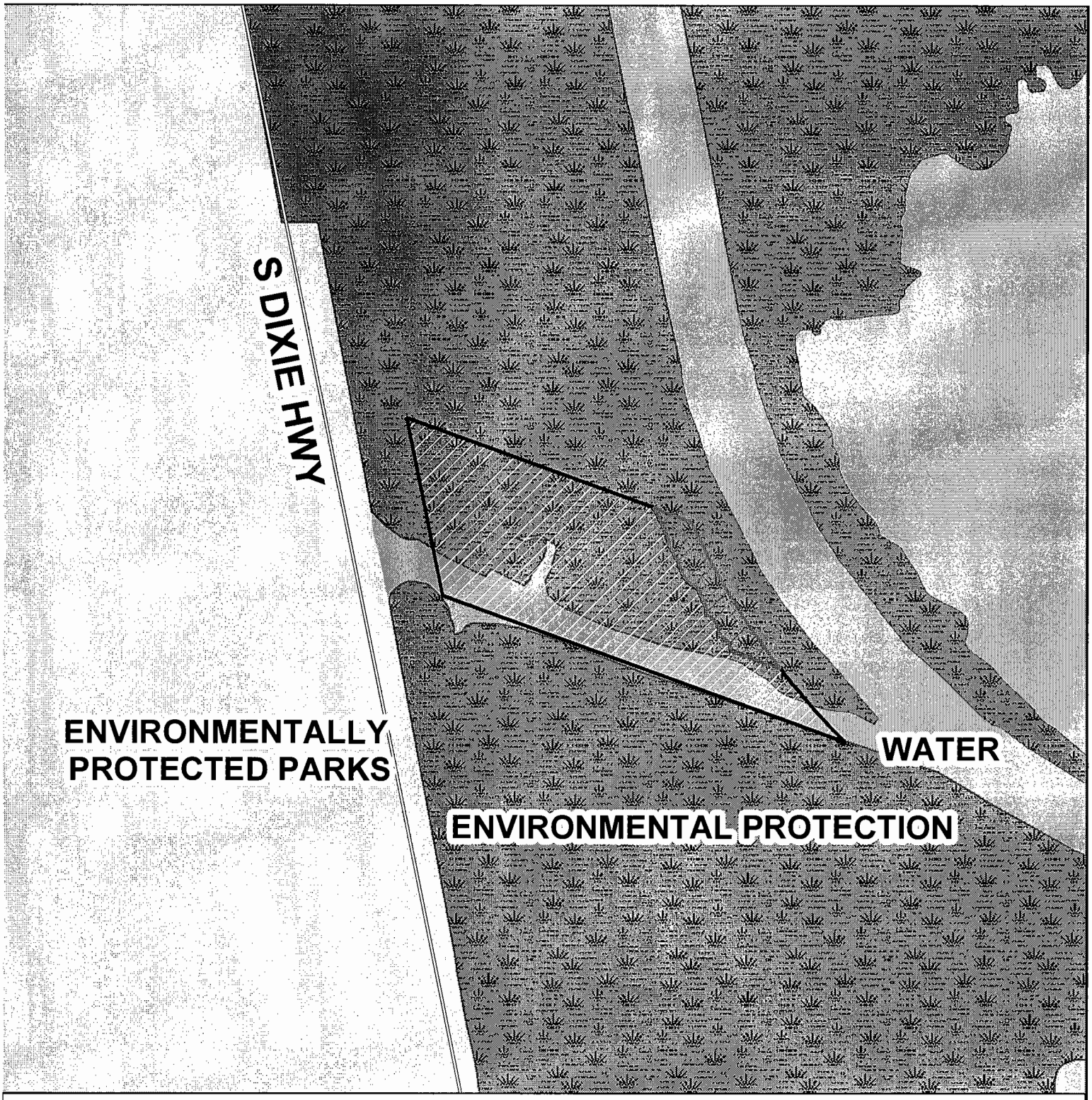

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000028

Section: 28 Township: 59 Range: 39
Applicant: ROBERT & ANNIE NAUMANN
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 16, 2013

REVISION	DATE	BY