

KITS

7-28-2011 Version # 1



**COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Thursday, September 1, 2011 at 7:00 p.m.**

CURRENT

- | | | | | | |
|----|------------|---|--------------|----------|---|
| 1. | 11-9-CZ8-1 | <u>TAMALA LINDSAY</u> | <u>11-30</u> | 15-53-41 | N |
| 2. | 11-9-CZ8-2 | <u>WALGREEN CO.</u> | <u>11-51</u> | 09-53-41 | N |
| 3. | 11-9-CZ8-3 | <u>MIRACLE VALLEY PRAISE & WORSHIP
CENTER, INC.</u> | <u>11-53</u> | 15-53-41 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, SEPTEMBER 1, 2011

HENRY REEVES ELEMENTARY SCHOOL

2005 NW 111 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

1. TAMALA LINDSEY (11-9-CZ8-1/11-030)

**15-53-41
Area 8/District 02**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 square feet (7,500 square feet required).
- (2) Applicant is requesting to permit an addition to a single family residence setback 12.4' (25' required) from the rear (north) property line.
- (3) Applicant is requesting to permit an existing carport setback 2' (5' required) from the front (south) property line.
- (4) Applicant is requesting to permit a lot coverage of 42.33% (35% permitted).
- (5) Applicant is requesting to permit an existing accessory use (fountain) in front of the principal building (not permitted) and requesting to permit the fountain to setback 17.6' (75' required) from the front (south) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Ms. Tamala Lindsay Residence," consisting of 2 sheets prepared by Colette Satchell and Associates, Inc., dated stamped received 3/8/11. Plans may be modified at public hearing.

LOCATION: 1761 NW 63 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' X 90'

Department of Planning and
Zoning Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. WALGREEN CO. (11-9-CZ8-2/11-051)

**9-53-41
Area 8/District 02**

- (1) Applicant is requesting to permit the sale of alcoholic beverages on Sundays (not permitted except for the month of December) for an existing liquor package store.

LOCATION: 7910 NW 27th Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 33.35 Acres

Department of Planning and
Zoning Recommendation:

Approval with conditions.

Protests: 1

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). 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.

1. TAMALA LINDSEY
(Applicant)

11-9-CZ8-1 (11-030)
Area 8/District 02
Hearing Date: 09/01/11

Property Owner (if different from applicant) Same.

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
None				

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 8**

APPLICANT: Tamala Lindsay

PH: Z11-030 (11-9-CZAB8-1)

SECTION: 15-53-41

DATE: September 1, 2011

COMMISSION DISTRICT: 2

ITEM NO.: 1

A. INTRODUCTION:

o **SUMMARY OF REQUESTS:**

- To allow an existing bedroom, bath, carport, and fountain additions to a single-family residence.
- To allow a greater lot coverage, less lot frontage, and reduced setbacks from the front property line.

o **REQUESTS:**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit an addition to a single-family residence setback 12.4' (25' required) from the rear (north) property line.
- (3) Applicant is requesting to permit an existing carport setback 2' (5' required) from the front (south) property line.
- (4) Applicant is requesting to permit a lot coverage of 42.33% (35% permitted).
- (5) Applicant is requesting to permit an existing accessory use (fountain) in front of the principal building (not permitted) and requesting to permit the fountain to setback 17.6' (75' required) from the front (south) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Ms. Tamala Lindsay Residence," consisting of 2 sheets prepared by Colette Satchell and Associates, Inc., dated stamped received 3/8/11. Plans may be modified at public hearing.

o **LOCATION:** 1761 N.W. 63rd Street, Miami-Dade County, Florida.

o **SIZE:** 40.0' x 90.0'

B. ZONING HEARINGS HISTORY: None.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-2; single-family residence

Low-Medium Density Residential, 6 to 13 dua

Surrounding Properties:

<u>NORTH:</u> RU-2; vacant	Low-Medium Density Residential, 6 to 13 dua
<u>SOUTH:</u> RU-2; single-family residence	Low-Medium Density Residential, 6 to 13 dua
<u>EAST:</u> RU-2; single-family residence	Low-Medium Density Residential, 6 to 13 dua
<u>WEST:</u> RU-2; single-family residence	Low-Medium Density Residential, 6 to 13 dua

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

DERM	No objection
Public Works	No objection
Parks	No comment
MDT	No comment
Fire Rescue	No objection
Police	No comment
Schools	No comment

E. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 63rd Street, approximately 200' east of N.W. 18th Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. subject site. The approval of the requests sought in this application will not add additional dwelling units to the site beyond what is allowed by the Land Use Map of the CDMP. Therefore, the application is **consistent** with the density threshold of the LUP map of the CDMP.

Staff opines that the approval of requests #1 through #4, analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. Staff notes that two (2) properties in the immediate vicinity were approved for similar requests in 2010 and 2007. For example, in June 2010, the property located at 1717 N.W. 63rd Street was approved pursuant to Resolution CZAB8-15-10, to permit a single family residence with less lot frontage and rear setback than required and greater lot coverage than permitted. In June 2007, the property located at 1775 N.W. 63rd Street was approved pursuant to Resolution CZAB8-24-07, to permit a single family residence with less lot frontage and lot area than required. Consequently, the approval of requests #1 through #4, will not result in an obvious departure from the aesthetic character of the surrounding area. However, staff recommends that as a condition for approval of this application, that the applicant provide a visual buffer along the rear (north) property line either in the form of a hedge, 3' tall at time of planting to grow and be maintained at a height of 6', or in the alternative to erect a 6' high wood fence or wall along said property line to mitigate any negative visual impact from the aforementioned encroachment.

In addition, staff is of the opinion that approval of request #5, to permit the continued use of a fountain with said encroachment into the front setback area will not result in a negative visual impact to the surrounding area and gives the existing residence character and curb appeal.

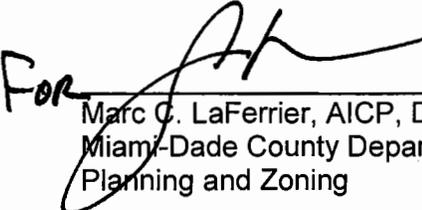
The applicant is advised that the subject property may not be used as a multi-family residence, which would be inconsistent with the density threshold of the Low-Medium Density Residential designation of the subject property on the LUP map of the CDMP. Therefore, staff recommends as a condition, that the applicant submits a Declaration of Use agreement which restricts the use of the subject property to single-family use only. **Overall, staff recommends approval with conditions of requests #1 through #5, per Section 33-311(A)(4)(b) (NUV).**

F. **RECOMMENDATION:** Approval with conditions.

G. **CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Ms. Tamala Lindsay Residence," as prepared by Colette Satchell and Associates, Inc., Sheet "A1" dated stamped received 3/8/11 for a total of two sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a building permit for the master bedroom and bathroom addition from the Building Department within 90 days after final public hearing approval of this application.
5. That the applicant provides a visual buffer along the rear (north) property line either in the form of a hedge, 3' tall at the time of planting to grow and be maintained at a height of 6', or in the alternative, erect a 6' high wood fence.
6. That the applicant submits a Declaration of Use Agreement restricting the use of the subject property only to a single family residence prior to the issuance of a building permit.

DATE TYPED: 06/30/11
DATE REVISED:
DATE FINALIZED: 08/02/11
MCL:GR:NN:CH:JC

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

ZONING RECOMMENDATION ADDENDUM

Tamala Lindsay
Z11-030

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

Low Density Residential	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low-Medium Density Residential use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

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

Date: April 22, 2011
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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



Subject: C-08 #Z2011000030
Tamala Lindsay
1761 N.W. 63rd Street
To Permit a Parcel of Land with Less Lot Frontage and Area than
Required, to Permit Additions to a Single Family Residence Setback Less
than Required from Property Lines and to Permit a Fountain in Front of
the Residence
(RU-2) (40.0 Acres)
15-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

Based on the information submitted, the DERM Water Control has no pertinent comments.

Wetlands

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

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

Tree Preservation

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

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

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

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

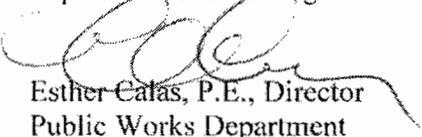
This memorandum shall constitute DERM's written approval, as required by the Code.

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

Memorandum 

Date: November 26, 2008

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

From: 
Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

- Applications requesting setback variances
- Applications requesting variance on lot frontage
- Applications requesting variance on lot area
- Applications requesting greater lot coverage than permitted by Code
- Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

Raul Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum



Date: 27-APR-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2011000030

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2011000030
located at 1761 NW 63 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:09 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 2 - Model Cities - 6460 NW 27 Avenue
Rescue, BLS 65' Aerial, Battalion 5

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: 14-APR-11

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

TAMALA LINDSAY

1761 NW 63 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000030

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No cases. BNC:Case opened 8-25-2010 work w/out permit,20100139102. NOV posted 9-7-2010,cvn POO1816 issued 12-21-2010,cvn appealed and then withdrew from hearing 1-26-2011,non compliance affidavit 3-7-2011.

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

Yes

REPORTER NAME:

NCS Chris Albury

ZONING INSPECTION REPORT

Inspector: EDWARDS, RALPH

Inspection Dat

Evaluator: N/A

08/05/11

Process #: Z2011000030
Applicant's Name: TAMALA LINDSAY

Locations: 1761 NW 63 STREET, MIAMI-DADE COUNTY, FLORIDA.

Size: 40 X 90

Folio #: 3031150052800

Request:

EXISTING ZONING

Subject Property RU-2,

EXISTING USE RESIDENTIAL

SITE CHARACTERISTICS

STRUCTURES ON SITE:

RESIDENTIAL HOUSE

USE(S) OF PROPERTY:

RESIDENTIAL HOME

FENCES/WALLS:

CHAIN LINK ALL AROUND THE PROPERTY. 4 FEET HIGH IN FRONT OF PROPERTY. 3 FEET HIGH ON THE SIDE AND BACK OF PROPERTY

LANDSCAPING:

PALMS, HEDGES IN FRONT AND SIDE OF PROPERTY

BUFFERING:

FENCE AND HEDGE

VIOLATIONS OBSERVED:

REAR SETBACK HAS ONLY ABOUT 12 FEET.

OTHER:

NONE

Process # Z2011000030
Applicant's Name TAMALA LINDSAY

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:

VACANT LOT

SOUTH:

RESIDENTIAL HOUSE

EAST:

HAS A VACANT RESIDENTIAL HOUSE

WEST:

RESIDENTIAL HOUSE

SURROUNDING AREA

RESIDENTIAL AREA

NEIGHBORHOOD CHARACTERISTICS:

SINGLE FAMILY RESIDENT AREA

COMMENTS:

REAR SETBACK 12 FT, 25 FEET NEEDED

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1761 N.W. 63RD ST.			For Insurance Company Use: Policy Number
City MIAMI	State FLORIDA	10-690 ZIP Code 33147	Company/NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.

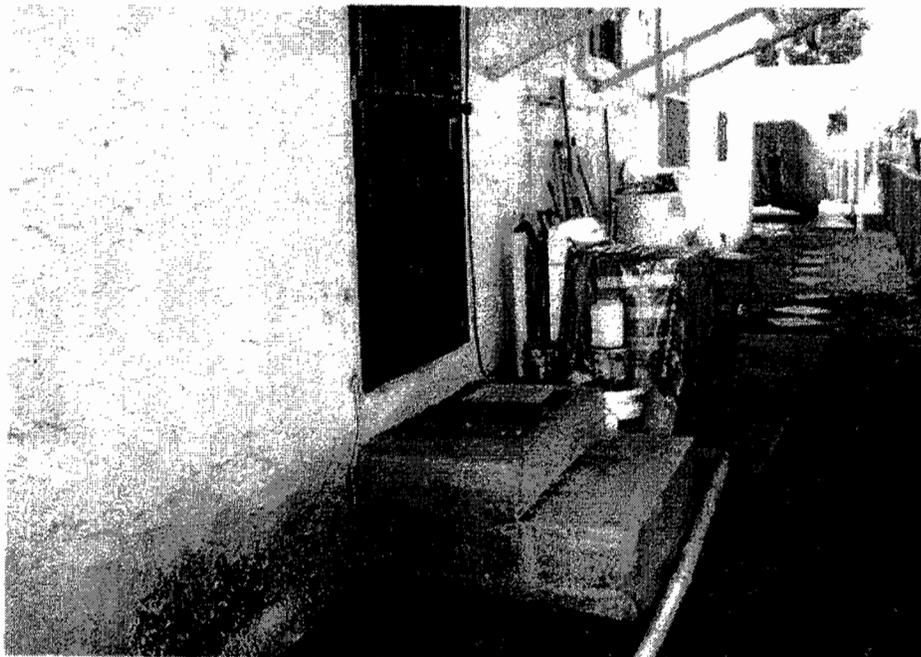


DATE TAKEN: 9/24/10

FRONT VIEW

RECEIVED
2 11 030
MAR 08 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 1007A JFB



REAR VIEW

Building Photographs

See Instructions for Item A6.

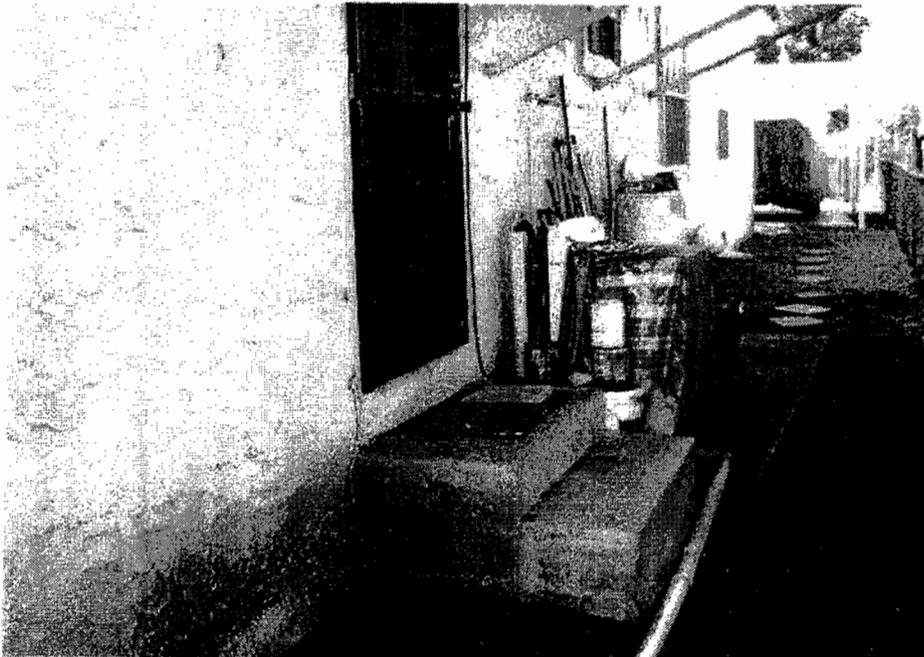
Building Street Address (Including Apt. Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			For Insurance Company Use:
1761 N.W. 63RD ST.			Policy Number
City	State	ZIP Code	Company NAIC Number
MIAMI	FLORIDA	10-690 33147	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.

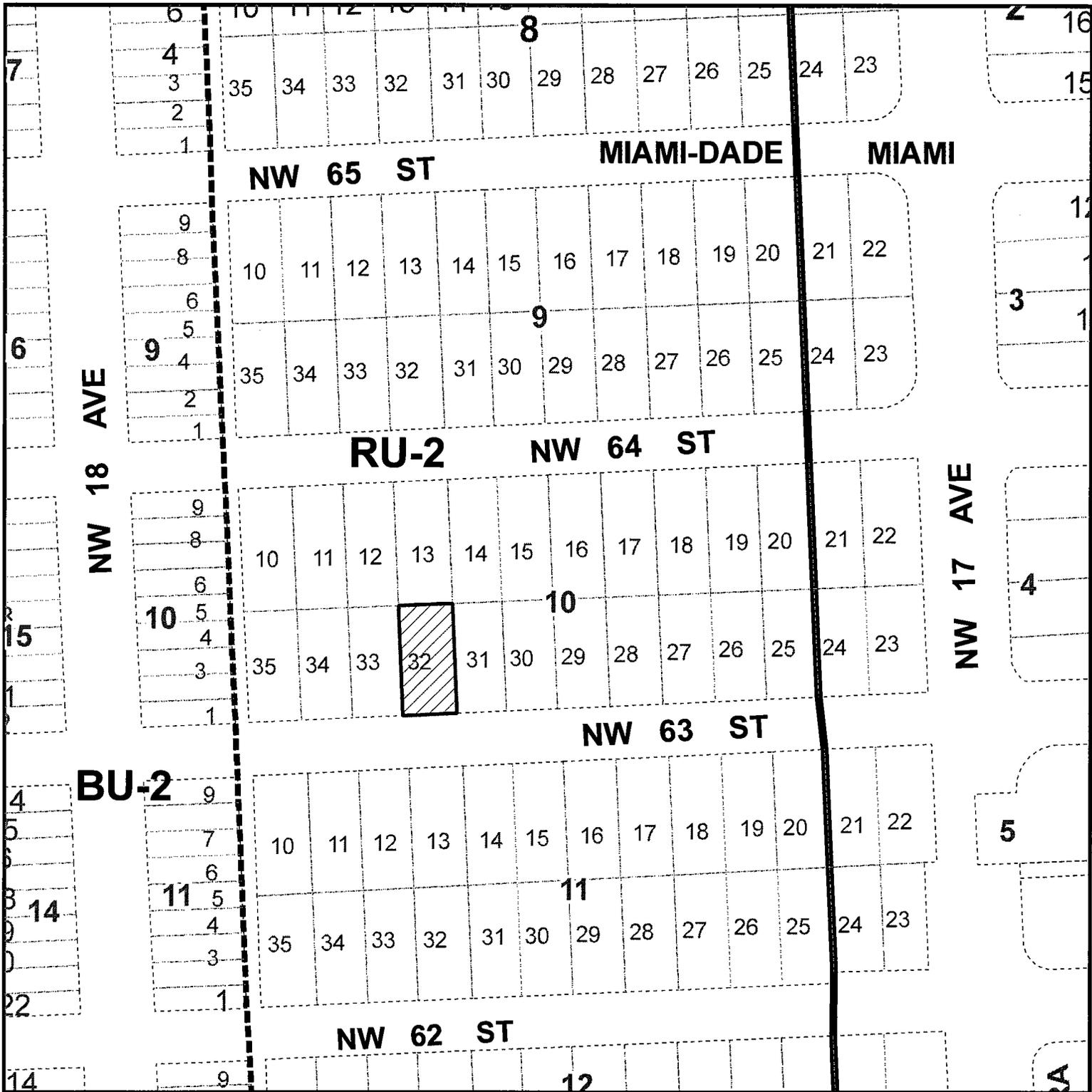


DATE TAKEN: 9/24/10

FRONT VIEW



REAR VIEW



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000030



Section: 15 Township: 53 Range: 41
 Applicant: TAMALA LINDSAY
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, March 25, 2011

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z2011000030



Section: 15 Township: 53 Range: 41
 Applicant: TAMALA LINDSAY
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Friday, March 25, 2011

REVISION	DATE	BY

2. WALGREEN CO.
(Applicant)

11-9-CZ8-2 (11-051)
Area 8/District 02
Hearing Date: 09/01/11

Property Owner (if different from applicant) Northside Centre, LLC.

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1961	Northside Center, Inc	- Unusual Use amusement rides & concessions promotional activity.	ZAB	Approved w/conds.
1961	Northside Center, Inc	- Unusual Use amusement rides & concessions.	ZAB	Approved w/conds.
1962	Northside Shop Center, Inc	- Unusual Use & Variance miniature golf course building.	ZAB	Approved w/conds.
1962	Northside Center, Inc	- Variance size and setback for detached signs.	BCC	Approval of appeal, overruled ZAB
1963	Northside Shopping Center	- Variance of alcohol spacing.	ZAB	Approved
1964	Northside Center, Inc	- Unusual Use promotional activity.	ZAB	Approved
1964	Howard Johnson's, Inc of Florida	- Variance of size and setback of sign.	ZAB	Approved
1967	John P. Fitzgibbon	- Variance zoning requirements baking & sales of pretzels.	ZAB	Approved
1968	Greenfield Investment Trust	- Variance permit detached directional sign.	ZAB	Approved
1969	Greenfield Real Estate Investment Trust	- Unusual Use modification condition #3 & 5 of resolution 2-ZAB-129-64.	ZAB	Approved on a modified basis

1973	James Redmond and Gordon Whitnning Jr.	- Unusual Use to permit amusement devices.	ZAB	Approved w/conds.
1975	Greit Realty Trust	- Unusual Use for promotional activities.	BCC	Approved w/conds.
1982	Walgreen Company	- Special Exception of spacing requirements to permit the relocation & enlargement of an existing liquor package store.	ZAB	Approved
1983	Tashi Valley N.V.	- Modification of condition #4 subparagraph A and addition of subparagraph H to item #4 of resolution # 10978.	ZAB	Approved
1984	McDonald's Corporation D/B/A McDonald's Corporation Delaware Company	- Non-Use Variance to permit detached sign. - Non-Use Variance of setbacks for detached sign.	ZAB	Approved w/conds.
1987	McDonald's Corp & Tashi Valley	- Non-Use Variance to permit a 6 th detached sign.	ZAB	Approved
1994	Walgreen Co	- Special Exception to permit alcohol package store spacing.	ZAB	Approved w/conds.
1996	Tashi Valley Co.	- Non-Use Variance to permit a landscaped open space of 2.6%.	ZAB	Approved in part

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 8**

APPLICANT: Walgreen Co.

PH: Z11-051 (11-9-CZ8-2)

SECTION: 09-53-41

DATE: September 1, 2011

COMMISSION DISTRICT: 2

ITEM NO.: 2

A. INTRODUCTION

o **SUMMARY OF REQUEST:**

This application would permit the sale of alcoholic beverages on Sunday by an existing liquor package store.

o **REQUEST:**

The applicant is requesting to permit the sale of alcoholic beverages on Sundays (not permitted except for the month of December) for an existing liquor package store.

o **LOCATION:** 7910 NW 27 Avenue, Miami-Dade County, Florida.

o **SIZE:** 33.35 acres

B. ZONING HEARINGS HISTORY:

The subject property has been the subject of a number of hearings from 1961 through 1996. In 1963, pursuant to Resolution #2-ZAB-95-63, a variance of spacing requirements to permit a package store in a shopping center spaced less than the required 2500' from churches and a school was approved. Subsequently, the liquor package store was enlarged and relocated within the shopping center pursuant to Resolution #4-ZAB-284-82 which also approved a special exception of the spacing requirements as applied to alcoholic beverage uses.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-2; shopping center

Business & Office

Surrounding Properties

NORTH: RU-1; single-family residences
RU-4M vacant land

Business & Office
Medium Density Residential (13 to 25 du)

SOUTH: RU-3B; vacant land
BU-2; retail
BU-3; auto related

Business & Office
Transportation

EAST: RU-3B; FPL Business & Office
BU-1; clinic
BU-1A; auto related
BU-2; retail

WEST: IU-1, BU-2; commercial Business & Office

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

DERM	No objection
Public Works	No objection
Parks	No objection
MDT	No comment
Fire Rescue	No objection
Police	No objection
Schools	No objection

E. PLANNING AND ZONING ANALYSIS:

The subject property is currently zoned BU-2, Special Business District and is located at 7910 NW 27 Avenue. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Business and Office** use. The existing BU-2 zone allows liquor package stores as well as uses allowed in the BU-1A zone. Staff opines that approval of the applicant's request to permit the sale of alcoholic beverages on Sundays at the existing liquor package store within the BU-2 zone, is **compatible** with the surrounding commercial and residential uses and **consistent** with the LUP map of the CDMP and with the interpretative text of the CDMP.

When analyzing this application, under the Non-Use Variance Standard, Section 33-311(A)(4)(b), staff is of the opinion that this request should be approved with a condition. Staff opines that the location of the store, within a free standing building in an existing 33.35 acre shopping center will not have a negative impact on the surrounding area. Further, staff notes that the existing shopping center is located along NW 27 Avenue which is a section line road and designated a Major Roadway on the LUP map of the CDMP. The existing liquor package store is unobtrusive to the closest residential properties which are located approximately 1000' away from the subject property. As such, staff recommends approval of this application under the NUV Standards with the condition that Sunday sales occur during the hours of 10:00 a.m. and 9:00 p.m. Staff opines that approval would be compatible with the predominantly commercial surrounding land uses, would not be detrimental to the community and will allow the establishment to provide its patrons the added convenience of shopping at the site on Sundays.

As previously mentioned, staff is of the opinion that the existing liquor package store is **compatible** with the surrounding commercial and residential uses and **consistent** with the LUP map of the CDMP and with the interpretative text of the CDMP. Based on the aforementioned, staff therefore recommends approval with a condition of the applicant's request to permit said liquor package store with sales of alcoholic beverages on Sundays.

F. RECOMMENDATION:

Approval with a condition.

G. CONDITION:

That the Sunday hours of operation for the liquor package store be restricted from to 10:00 a.m. to 9:00 p.m. (except during the month of December from 8:00 a.m. to 10:00 p.m.).

DATE TYPED: 06/28/11
DATE REVISED:
DATE FINALIZED: 08/02/11
MCL:GR:NN:CH:AN

For 

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

NON

ZONING RECOMMENDATION ADDENDUM

Walgreen Co.
11-051

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

<p>Business and Office</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for Business and Office. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.</i></p>
<p>Land Use Policy 4A</p>	<p><i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale or architectural elements, landscaping, hour of operation, buffering, and safety, as applicable.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a</i></p>
--	---

ZONING RECOMMENDATION ADDENDUM

Walgreen Co.
11-051

Other Than Airport Regulations	<i>non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
---	---

Date: April 29, 2011

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

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



Subject: C-08 #Z2011000051
Walgreens
7910 N.W. 27th Avenue
Non-Use Variance to Permit the Sale of Alcoholic Beverages on Sundays
(BU-2) (.39 Acres)
09-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: Walgreen Co.

This Department has no objections to this application.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and 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 meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

28-APR-11

Memorandum



Date: 04-MAY-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2011000051

Fire Prevention Unit:

No objection to Letter of Intent.

Service Impact/Demand

Development for the above Z2011000051
located at 7910 NW 27 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0790 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:06 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 2 - Model Cities - 6460 NW 27 Avenue
Rescue, BLS 65' Aerial, Battalion 5

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.

Memorandum



Date: May 17, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

Thru: *MN* Maria I. Nardi, Chief
Planning and Research Division

From: *JB* John M. Bowers, AICP/RLA
Landscape Architect 2
Planning and Research Division

Subject: Z2011000051 -Walgreen Co.

Application Name: Walgreen Co.

Project Location: The site is located at 7910 NW 27th Ave, Miami-Dade County.

Proposed Development: The applicant is requesting a non-use variance to allow Sunday alcohol sales.

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

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

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

DATE: 09-MAY-11

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

Walgreen Co.

7910 NW 27 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000051

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: Case opened on 7-22-2010 for sign and it was closed same day, sign removed by inspector. BNC: On 5-2-2011 case opened for work without permit 20110141952B for exterior wall alternations, compliance due date is 7-31-2011. On 8-18-2009 case opened for unsafe structures F2009108841U for failure obtain 40 year recertification. Case remains open until compliance. On 1-21-2011 for failure obtain 40 year recertification F2010109928U.

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

REPORTER NAME:

NCS Chris Albury

ZONING INSPECTION REPORT

Inspector: EDWARDS, RALPH

Inspection Dat

Evaluator: N/A

08/03/11

Process #: Z2011000051
Applicant's Name: WALGREEN CO.

Locations: 7910 NW 27 AVE, MIAMI-DADE COUNTY, FLORIDA.

Size: 33.35

Folio #: 3031090000120

Request:

1 Applicant is requesting to permit the sale of alcoholic beverages on Sundays (not permitted except for the month of December).

EXISTING ZONING

Subject Property BU-2,

EXISTING USE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

WALGREEN BUILDING/COMMERCIAL.

USE(S) OF PROPERTY:

RETAIL STORE WITH

FENCES/WALLS:

NONE

LANDSCAPING:

SHOPPING CTN HAS LANDSCAPE

BUFFERING:

HEDGE ALONG PARKINFAREA ON 27 AVE & 79 ST

VIOLATIONS OBSERVED:

NONE

OTHER:

NONE

Process # Z2011000051
Applicant's Name WALGREEN CO.

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:

BU-2 COMMERCIAL SHOPPING CTN.

SOUTH:

BU-3 COMMERCIAL RETAIL

EAST:

BU-2 COMMERCIAL RETAIL

WEST:

BU-2 & IU-1

SURROUNDING AREA

3/4 OF THE AREA BU/2 & BU-3. MOSTY COMMERCIAL WITH RETAIL

NEIGHBORHOOD CHARACTERISTICS:

MOSTY COMMERCIAL WITH RETAIL

COMMENTS:

Inspector **EDWARDS, RALPH**

Evaluator **N/A**

Process Number: **Z2011000051** Applicant Name **WALGREEN CO.**



Date: 02-AUG-11

Comments: EAST ELEVATION LOOKING WEST. FRONT OF PROPERTY.



Date: 03-AUG-11

Comments: SUBJECT PROPERTY - NW VIEW OF FRONT OF BUILDING.



Date: 03-AUG-11

Comments: SUBJECT PROPERTY - SOUTH SIDE OF BUILDING. SOUTH ELEVATION

Inspector **EDWARDS, RALPH**

Evaluator **N/A**

Process Number: **Z2011000051** Applicant Name **WALGREEN CO.**



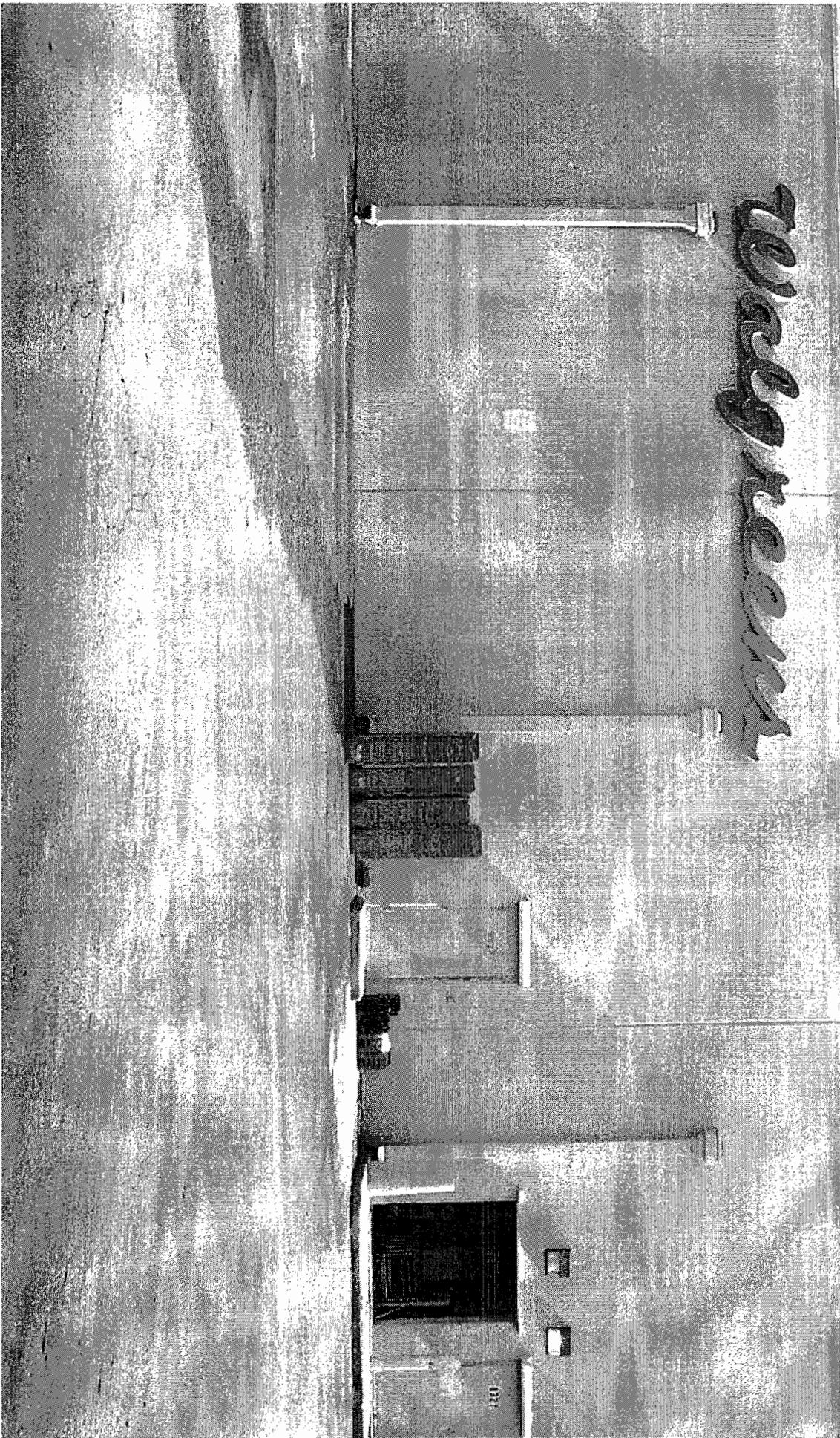
Date: 03-AUG-11

Comments: SOUTHWEST PROPERTY ELEVATION LOOKING NORTH



Date: 03-AUG-11

Comments: REAR OF PROPERTY LOOKING NORTH



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ZONING HEARINGS SECTION
MAYOR-DADE PLANNING AND ZONING DEPT

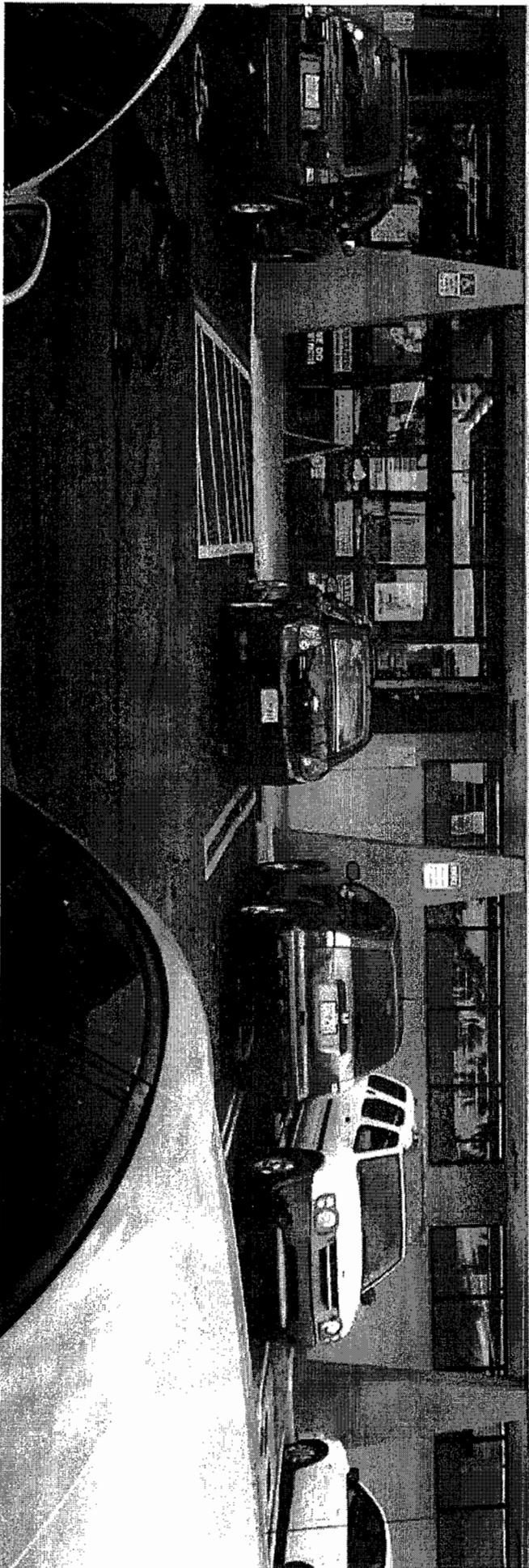
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ZONING HEREBY SECTION
MOUNTAINEER PHARMACY AND ZONING DEPT
BY *ps*

Waldgreen

LIQUORS

PHARMACY



Wally Weaver

COMMERCIAL BANK OF CALIFORNIA
1000 P STREET, SAN FRANCISCO, CALIF. 94102
TEL: 415.398.1234

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

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: Walgreen Co.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>No Walgreen Co. stockholders own more than 5% interest in the company</u>	<u>Publicly traded company</u>
_____	_____
_____	_____

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

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

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

NAME OF PURCHASER: _____

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

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

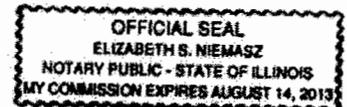
Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 9th day of March, 20 11, Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: 2/14/13

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

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: NORTHSIDE CENTRE, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>NORTHSIDE INVESTMENT PROPERTIES, LLC</u>	<u>50%</u>
<u>NS NORTHSIDE, LLC</u>	<u>50%</u>
<u>(SEE ATTACHED)</u>	

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: PLA

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].
NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

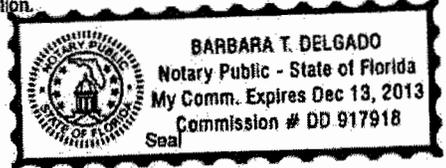
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: (X) _____
(Applicant)

Sworn to and subscribed before me this 6 day of April, 20 11. Affiant is personally know to me or has produced _____ as identification.

Barbara T. Delgado
(Notary Public)

My commission expires: 12/13/13



*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.

NORTHSIDE CENTRE, LLC

PARTNER NAME	% OF OWNERSHIP
NORTHSIDE INVESTMENT PROPERTIES, LLC	50.00%
NS NORTHSIDE, LLC	50.00%
<hr/>	
TOTAL	100.00%

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

NS NORTHSIDE, LLC

PARTNER NAME	% OF OWNERSHIP
SENDER SHUB	50.00%
NELSON MENDA	50.00%
TOTAL	100.00%

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY



MIAMI-DADE COUNTY
AERIAL YEAR 2009

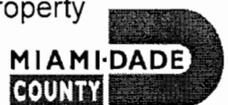
Process Number
Z2011000051



Section: 09 Township: 53 Range: 41
 Applicant: Walgreen Co.
 Zoning Board: C8
 Commission District: 2
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Monday, May 9, 2011

REVISION	DATE	BY

**3. MIRACLE VALLEY PRAISE &
WORSHIP CENTER, INC**
(Applicant)

11-9-CZ8-3 (11-053)
Area 8/District 02
Hearing Date: 09/01/11

Property Owner (if different from applicant) Same.

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1951	L.S. Simon	- Zone change to RU-2	BCC	Approved with Conditions
1964	J. Laurence Eisenberg	- Non-Use Variance of lot frontage	ZAB	Approved
1976	Fredrick & Azalean Stewart	- Variance for lot frontage & area to permit 50' frontage and 7,100 area for a duplex	BCC	Approved with Conditions

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 8**

APPLICANT: Miracle Valley Praise & Worship Center

PH: Z11-053 (11-9-CZ8-3)

SECTION: 11-53-41

DATE: September 1, 2011

COMMISSION DISTRICT: 2

ITEM NO.: 3

=====

A. INTRODUCTION

o **SUMMARY OF REQUESTS:**

- Special exception to permit an existing religious facility with reduced front, interior side and rear setbacks that is spaced less than required from a residence under different ownership.
- To permit the existing religious facility with a two-way drive with less width and without a dissimilar land use buffer along areas of its interior side property lines.

o **REQUESTS:**

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit the existing fellowship hall building setback varying from 14' to 20' (25' required) from the front (east) property line.
- (3) Applicant is requesting to permit the existing sanctuary building setback 11' from the interior side (southwest) and 25' from the interior side (south) property lines (50' required for each) and spaced less than the required 75' from a residence under different ownership to the southwest.
- (4) Applicant is requesting to permit a two-way driveway with a width of 18' (20' minimum is required).
- (5) Applicant is requesting to waive the required 5' dissimilar land use buffer including a 6' high wall, fence or hedge and buffer trees along the interior side (west and south) property lines.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Miracle Valley Praise and Worship," as prepared by Etienne Prophete, Professional Engineer, consisting of five (5) sheets and dated stamped received 5/2/1011. Plans may be modified at public hearing.

o **LOCATION:** 1930 NW 70 Street, Miami-Dade County, Florida.

o **SIZE:** 0.91 acre

B. ZONING HEARINGS HISTORY:

In 1951, pursuant to Resolution #4142, a portion of the subject property abutting NW 69 terrace was rezoned from RU-2 (Two Family Residential District), to RU-3 (Two-Story Apartment House District). Said portion of the subject parcel was subsequently rezoned to RU-2 in 1954, pursuant to Resolution #7167. Said parcel and another portion of the subject property abutting NW 20 Avenue, both of which were separate parcels, were approved in 1964 and 1976 to allow the development of residences on substandard parcels.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-2; religious facility

Low-Medium Density Residential, 6 to 13 dua

Surrounding Properties:

NORTH: RU-2; single-family residences,
vacant land

Low-Medium Density Residential, 6 to 13 dua

SOUTH: RU-2; single-family residences

Low-Medium Density Residential, 6 to 13 dua

EAST: RU-2; single-family residences

Low-Medium Density Residential, 6 to 13 dua

WEST: RU-2; single-family residences

Low-Medium Density Residential, 6 to 13 dua

D. NEIGHBORHOOD SERVICES PROVIDER COMMENT:

DERM	No Objection*
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	Objects
Police	No objection
Schools	No comment

*Subject to the conditions indicated in their memorandum.

E. PLANNING AND ZONING ANALYSIS:

The subject property is an irregularly shaped 0.91 acre RU-2, Two-Family residential District parcel that is located within the Urban Development Boundary (UDB) and is designated for **Low-Medium Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Staff notes that the religious facility is a permitted use in this area and as such is **consistent** with the LUP map of the CDMP. However, when evaluating the compatibility among proximate land uses, **Policy LU-4A** of the CDMP requires that staff shall consider such factors as noise, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and

safety among other things. The applicant seeks to permit the existing religious facility, with reduced front and interior side setbacks, reduced spacing from a residence under different ownership, a reduced two-way drive width and to waive the required 5' wide dissimilar land use buffer along interior side property lines. Staff opines that the 0.91 acre subject property has adequate area to accommodate this facility without the requested variances. As such, staff opines that the approval of this application would have a negative aural and visual impact on the surrounding residential properties, would be **incompatible** with same and therefore, should be denied without prejudice.

When analyzing request #1, a Special Exception to permit a religious facility, under Section 33-311(A)(3), Standards For **Special Exceptions**, Unusual Uses and New Uses, staff is of the opinion that, as proposed, the religious facility would be **incompatible** with the surrounding area and should be denied without prejudice. Although a religious facility located to the southwest of the subject parcel at 6825 NW 20 Avenue, was approved pursuant to Resolution #3-ZAB-227-67, in June 1967, staff opines that the subject property of this application is made up of several parcels within this block and has sufficient area to accommodate the religious facility without requesting variances of setbacks and spacing from residences and creating a negative visual or aural impact on same. **As such, staff opines that approval of the request would be incompatible with the surrounding area therefore recommends denial without prejudice of request #1 under Section 33-311(A)(3).**

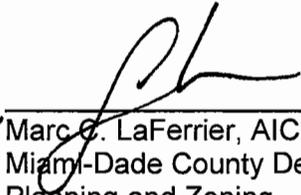
When requests #2 through #5 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance Standards, staff is of the opinion that approval of these requests would be **incompatible** with the surrounding area and would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community. Staff opines that the irregularly shaped subject parcel has sufficient area to accommodate the religious facility without these requested variances, which could result in this public assemblage facility having a negative aural and visual impact on the surrounding residences. **Therefore, staff recommends that requests #2 through #5 should be denied without prejudice under Section 33-311(A)(4)(b) (Non-Use Variance Standards).**

Based on the aforementioned, staff opines that although the approval of the existing religious facility would be **consistent** with the LUP map of the CDMP, based on the submitted plans, the approval of the facility with the existing variances would be **incompatible** with the area and therefore should be denied. **Staff therefore recommends denial without prejudice of request #1 under Section 33-311(A)(3) and requests #2 through #5 under Section 33-311(A)(4)(b) (Non-Use Variance Standards).**

F. **RECOMMENDATION:** Denial without prejudice.

G. **CONDITIONS :** None.

DATE TYPED: 06/30/11
DATE REVISED:
DATE FINALIZED: 08/02/11
MCL: GR: NN: AN:CH:

FOR  *NDW*

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

ZONING RECOMMENDATION ADDENDUM

*Miracle Valley Praise and Worship Center
Z11-053*

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

Low-Medium Density	Low-Medium Density. <i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre</i>
Residential Communities	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.</i>
Policy LU-4A	Policy LU-4A. <i>of the Land Use Element states that when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3)	Special Exception, Unusual and New Uses. <i>Hear applications for and grant or deny special exceptions; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide 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 planned and budgeted for construction, area 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 of and its development.</i>
Section 33-311(A)(4)(b)	Non-Use Variances From Other Than Airport Regulations. <i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i>

Date: July 18, 2011

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

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

Subject: C-08 #Z2011000053-1st Revision
Miracle Valley Praise and Worship Center, Inc.
1930 N.W. 70 Street
Special Exception to Permit a Religious Facility
(RU-2) (0.91 Acres)
15-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development plans shall comply with the requirements of Section 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 by DERM for this proposed development order.

Wetlands

The subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM 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

Tree Removal Permit TREE-002937-2011 has been modified to include all the subject properties folios (30-3115-017-0090, 0060, 0080, 0130, 0070 and 0140). This permit was issued to Miracle Valley Praise and Worship Center LLC, on March 17, 2011 and approved the after-the-fact removal of regular size trees on the sites. As per this permit one specimen size gumbo limbo tree and one non specimen size live oak tree located within folio 30-3115-017-0140 are required to be preserved as identified in DERM-approved permitted plans.

All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. Please be advised that a new Miami-Dade County Tree Removal Permit or an amendment to this permit is required prior to the removal or relocation of any other tree on the subject properties.

Please contact this Program at 305-372-6600 for information regarding tree permits.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIRACLE VALLEY PRAISE & WORSHIP CENTER, INC.

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

21-JUN-11

Memorandum



Date: 14-JUN-11
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
 Miami-Dade Fire Rescue Department
Subject: Z2011000053

Fire Prevention Unit:

This memo supersedes MDFR memo dated May 23, 2011.

OBJECTIONS:

- Two-Way drive widths shall not be less than 20 feet minimum.
- Provide Knox key switch for electric gates or Knox padlock for manual gates.

Service Impact/Demand

Development for the above Z2011000053 located at 1930 NW 70 ST, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 0863 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	1,110 institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.75 alarms-annually.
 The estimated average travel time is: 6:10 minutes

Existing services

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

Station 2 - Modeel Cities - 6460 NW 27 Avenue
 Rescue, BLS 65' Aerial, Battalion 5.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan. Substantial changes to the plan will require additional service impact analysis.

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

Memorandum



Date: June 13, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *M.U.* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2011000053: Miracle Valley Praise and Worship Center

Application Name: Miracle Valley Praise and Worship Center

Project Location: The site is located at 1930 NW 70th Street, Miami-Dade County.

Proposed Development: The applicant is requesting a zoning variance for a special exception to permit a religious facility and a variance for a reduced side yard setback.

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

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

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

DATE: 12-MAY-11

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

MIRACLE VALLEY PRAISE &
WORSHIP

1930 NW 70 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000053

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No open cases.

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

REPORTER NAME:

NCO Chris Albury

ZONING INSPECTION REPORT

Inspector: EDWARDS, RALPH

Inspection Dat

Evaluator: CARL HARRISON

08/11/11

Process #: Z2011000053 **Applicant's Name:** MIRACLE VALLEY PRAISE & WORSHIP CENTER, INC.
Locations: 1930 NW 70 ST, MIAMI-DADE COUNTY, FLORIDA.
Size: 0.91 ACRE **Folio #:** 3031150170140

Request:

- 1 S.E. to permit a religious facility.
- 2 Applicant is requesting to permit the existing fellowship hall building setback varying from 14' to 20' (25' required) from the front (East) property line.
- 3 Applicant is requesting to permit the existing sanctuary building setback 6' from the interior side (West) property line and setback 25' from the interior side (South) property line (50' required for each).
- 4 Applicant is requesting to permit the existing sanctuary building spaced less than the required 75' from a residence under different ownership to the southwest.
- 5 Applicant is requesting to permit a two-way driveway with a width of 18' (20' minimum is required).
- 6 Applicant is requesting to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge and buffer trees along the interior side (West) and (South) property lines.

EXISTING ZONING

Subject Property RU-2,

EXISTING USE DUPLEX

SITE CHARACTERISTICS

STRUCTURES ON SITE:

CHURCH HOUSE

USE(S) OF PROPERTY:

CHURCH

FENCES/WALLS:

IRON FENCE ALL AROUND THE PROPERTY

LANDSCAPING:

VERY LITTLE

BUFFERING:

IRON FENCE

VIOLATIONS OBSERVED:

NO CERTIFICATE OF USE FOR THIS PROPERTY

OTHER:

VERY FEW TREES, NEEDS MORE LANDSCAPE

ZONING INSPECTION REPORT

Process # Applicant's Name

Z2011000053 MIRACLE VALLEY PRAISE & WORSHIP CENTER, INC.

SURROUNDING PROPERTY

NORTH:

RESIDENTIAL HOMES WITH VACANT LOT

SOUTH:

RESIDENTIAL HOMES

EAST:

VACANT PROPERTY

WEST:

RESIDENTIAL HOMES

SURROUNDING AREA

RESIDENTIAL HOUSES

NEIGHBORHOOD CHARACTERISTICS:

RESIDENTIAL NEIGHBORHOOD

COMMENTS:

Inspector **EDWARDS, RALPH**

Evaluator **CARL HARRISON**

Process Number: **Z2011000053** Applicant Name **MIRACLE VALLEY PRAISE & WORSHIP CENTER, INC.**



Date: 11-AUG-11

Comments: FRONT ELEVATION LOOKING SOUTH

PHOTOGRAPHS



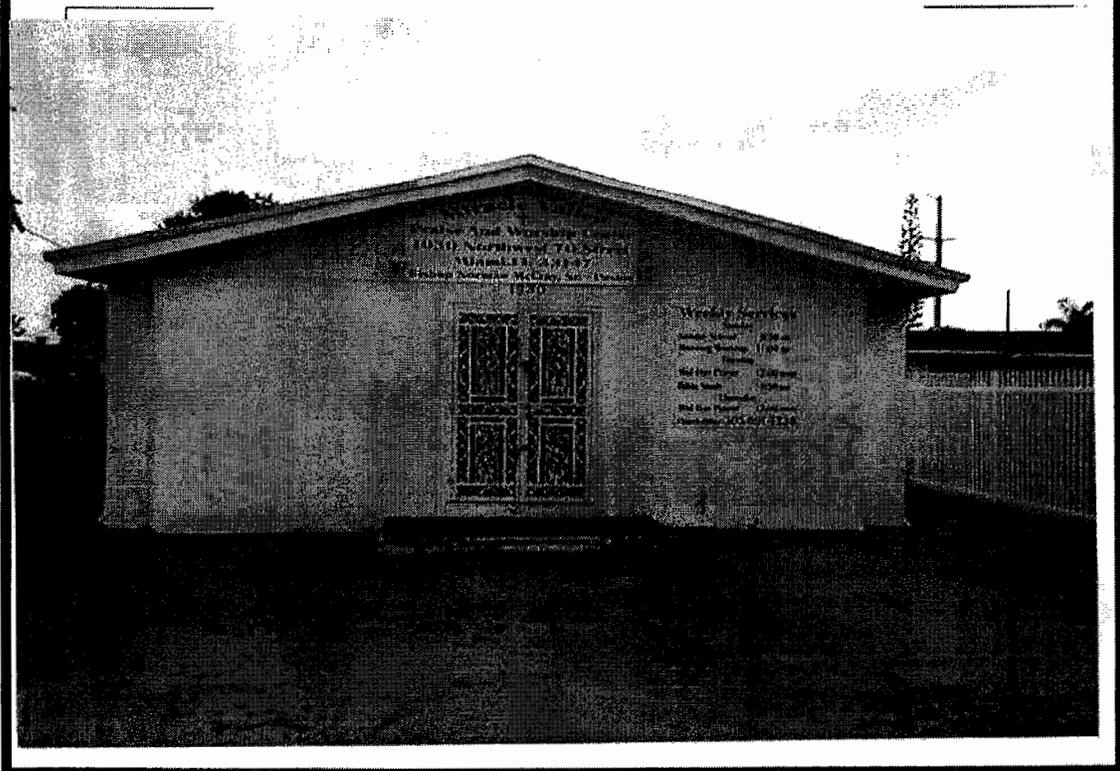
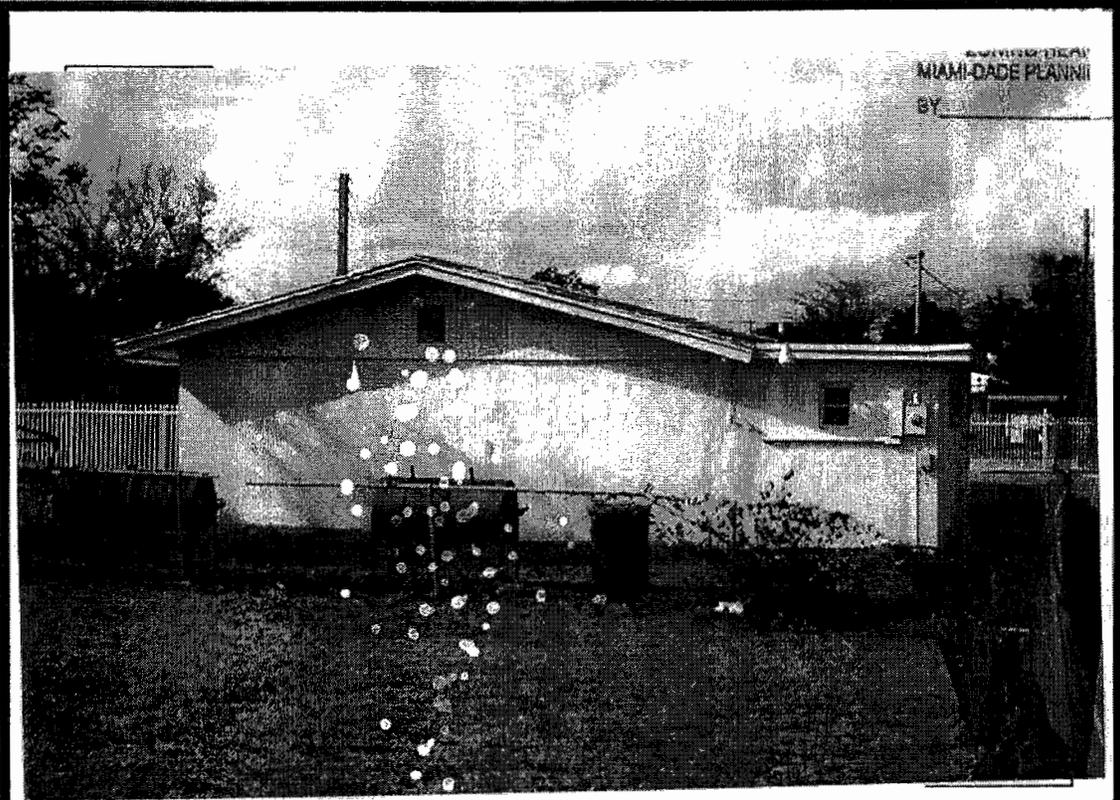
MIAMI-DADE PLANNING AND ZONING DEPT.
BY WJ

PHOTOGRAPHS

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211-053
MAY 02 2011

MIAMI-DADE PLANNING
BY _____

SECTION
LAND ZONING DEPT.



DISCLOSURE OF INTEREST*

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

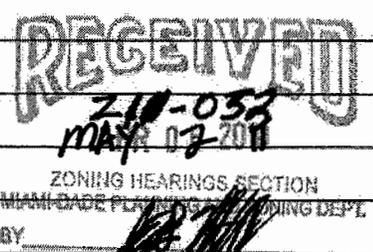
not for profit

CORPORATION NAME: MIRACLE VALLEY PRAISE AND WORSHIP CENTER, INC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>NORMAN McCRAE SR. PRESIDENT</u>	<u>0</u>
<u>JOSEPH G. CLARK VICE Pres.</u>	<u>0</u>
<u>ELIZABETH TIBBS TREASURER</u>	<u>0</u>
<u>STEPHANIE GREEN SECRETARY</u>	<u>0</u>

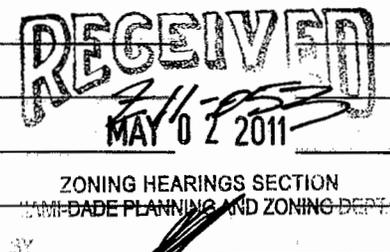
If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME N/A

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

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: N/A

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

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

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

NAME OF PURCHASER: N/A

NAME, ADDRESS AND OFFICE (if applicable) Percentage of Interest

<u>NAME, ADDRESS AND OFFICE</u> (if applicable)	<u>Percentage of Interest</u>

Date of contract: _____

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

N/A

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

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

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

Signature: Bishop Norman McKay, Sr
(Applicant)

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

Sworn to and subscribed before me this 01 day of February 2010. Affiant is person I know to me or has produced DL# M260-6263844-6 as identification.

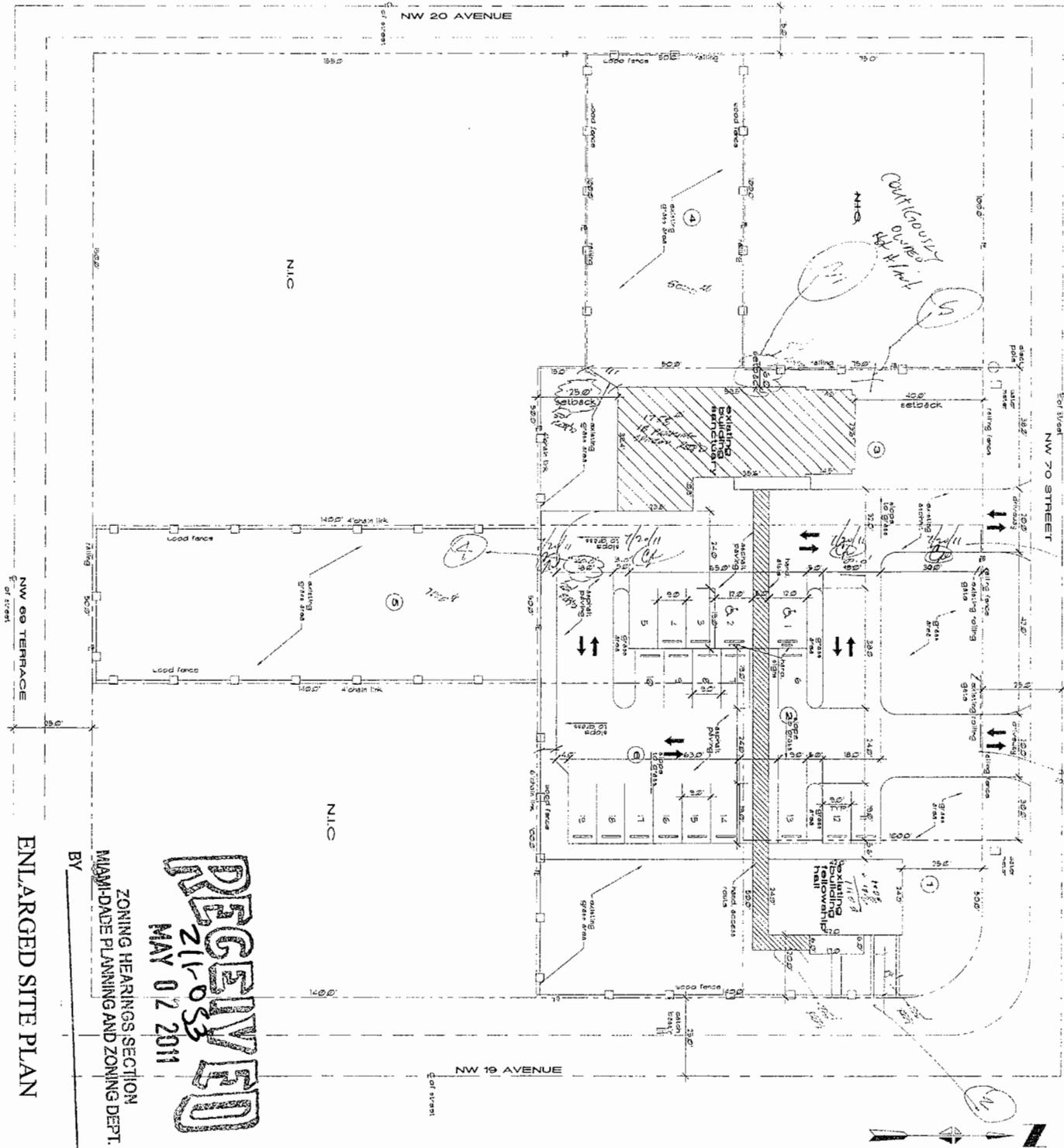
Ossie Mae Conley
(Notary Public)



My commission expires: Oct. 25-2016

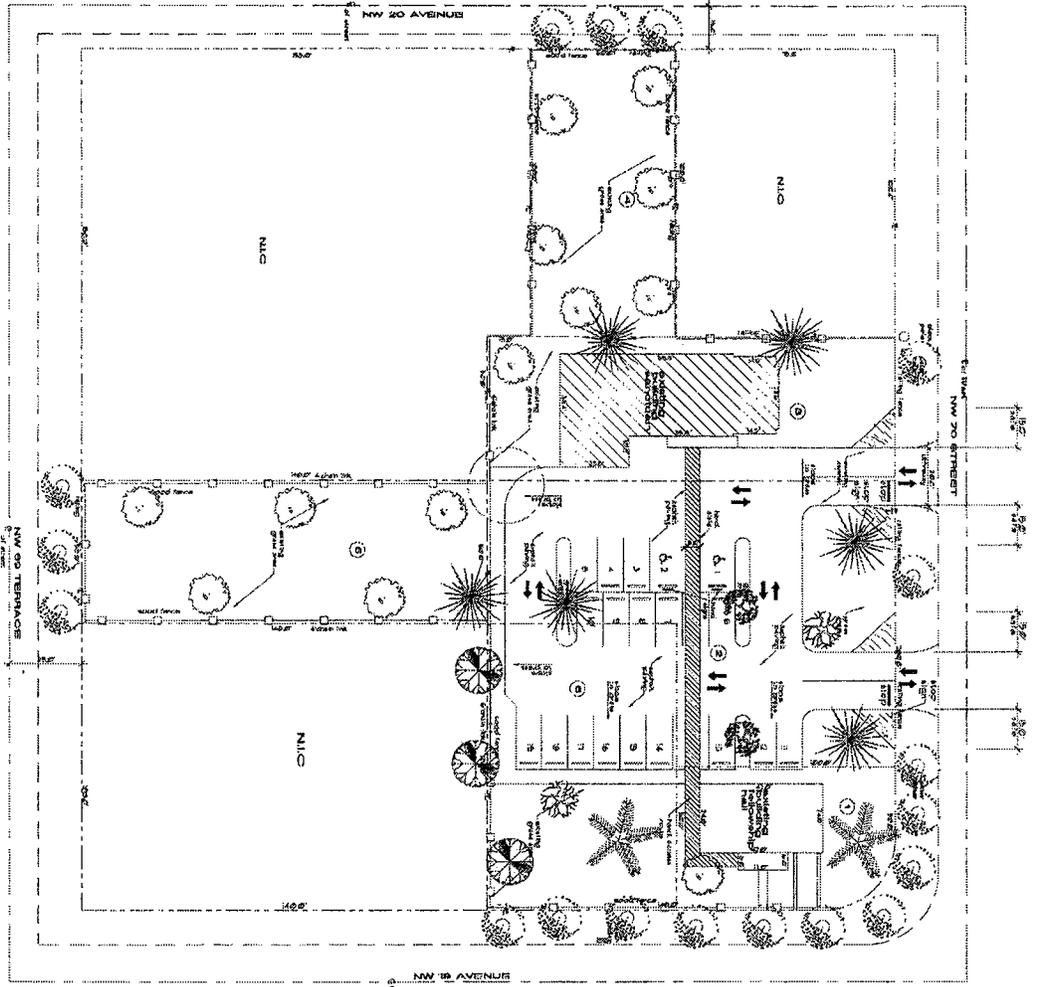
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

SITE PLAN



ENLARGED SITE PLAN
BY _____
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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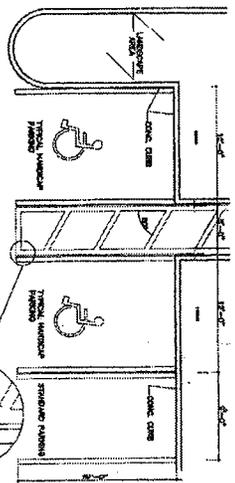
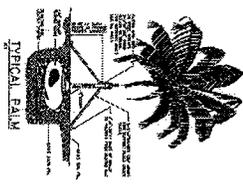
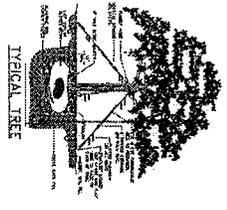
LANDSCAPING

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ZONING HEAVY BUSINESS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

LANDSCAPE LEGEND

- live oak 12' at installation (17/w trees 18)
- mahogany 10' ht. at installation (2)
- alexander palm 10' ht. at installation (6)
- palm tree 10' ht. at installation (2)
- queen palm 12'-14' ht. at installation (13)
- mahogany 10' ht. at installation (3)
- royal poinciana (12 at installation) (2)
- existing tree
- compact evergreen hedges 5'-8' in height @ maturity 30' ht. min. at installation
- handicap parking

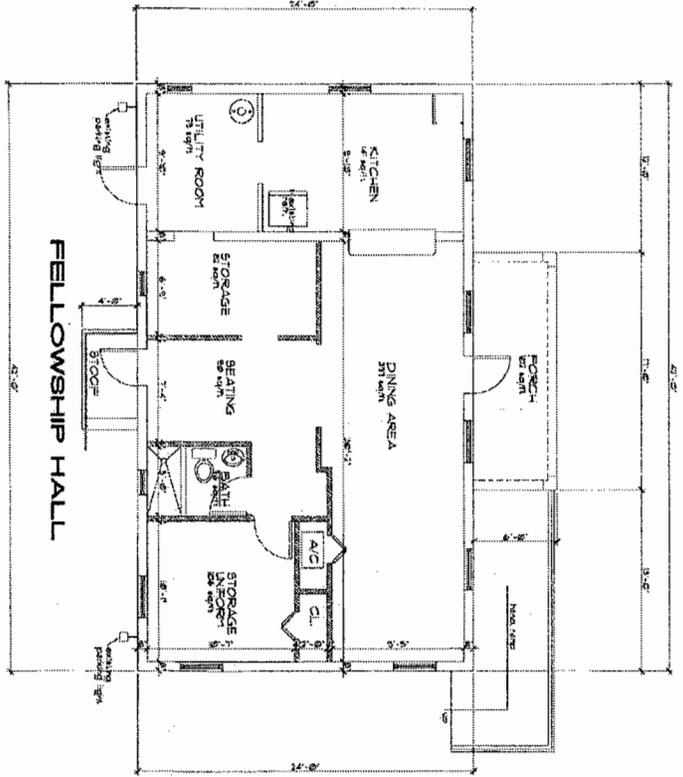


DESIGNED BY	ETIENNE PROPHETE
CHECKED BY	ETIENNE PROPHETE
DATE	05/10/11
PROJECT NO.	04-0000
DATE	05/10/11
BY	2

PLANS FOR:
**MIRACLE VALLEY PRAISE
AND WORSHIP CENTER**
1930 NW 70 STREET
MIAMI, FLORIDA

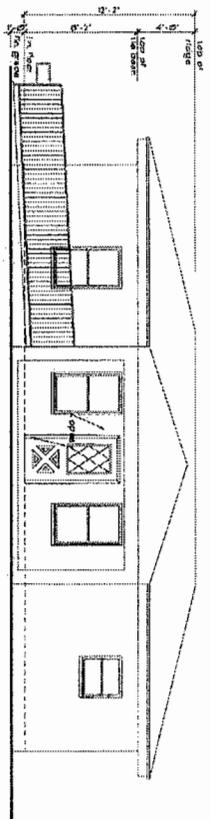
**ETIENNE PROPHETE
PROF. ENG.**
2733 SW 46 COURT
DANIA, FLORIDA
TEL. 954.391.8823
CIVIL 44316

DATE	
BY	

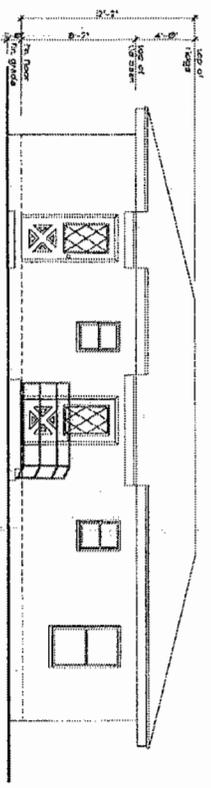


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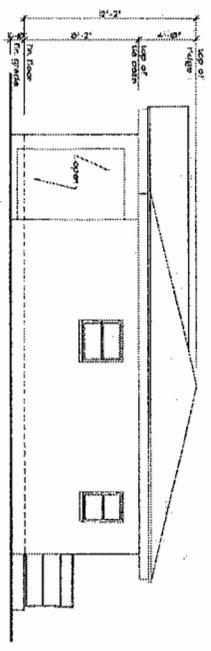
LEGEND
 SHOWN IN FRONT COVERAGE: 1,000 SQ.FT.
 FRONT COVERED PORCH: 97 SQ.FT.



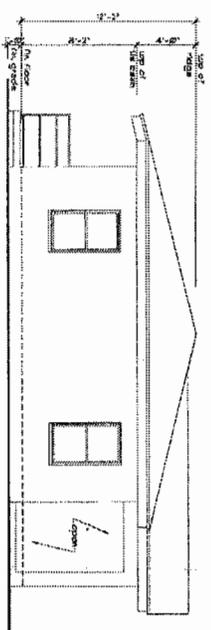
EXISTING EAST ELEV.



EXISTING WEST ELEV.



EXISTING NORTH ELEV.



EXISTING SOUTH ELEV.

RECEIVED
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 MAY 9 2 2011

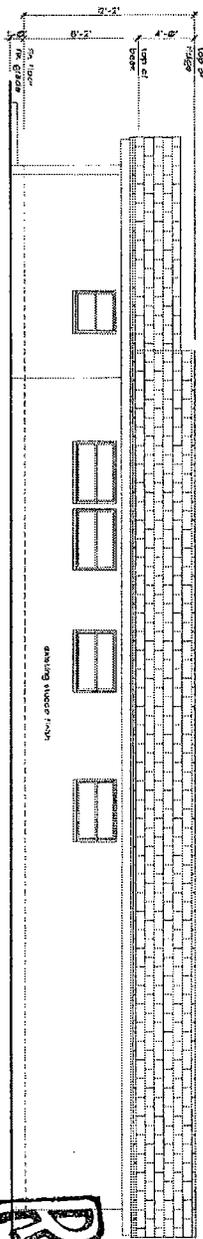
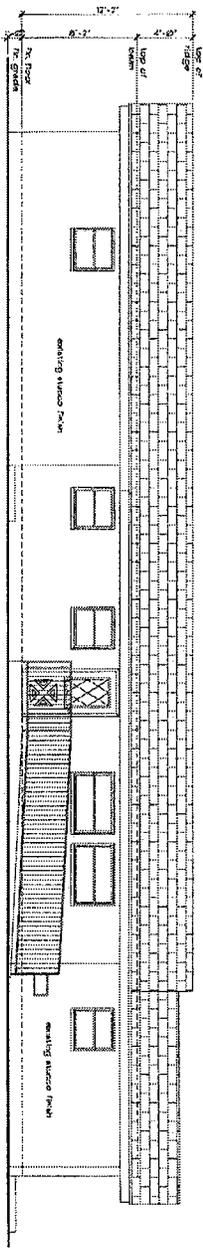
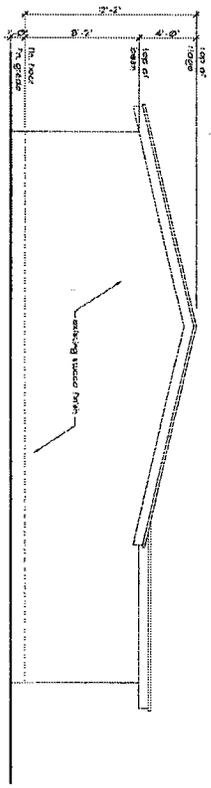
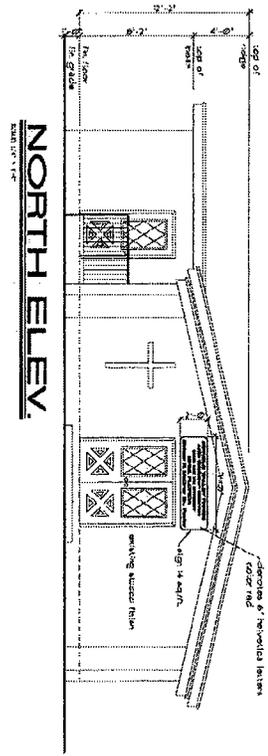
ZONING HEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

DATE	BY
APPROVED	APPROVED
DATE	BY

PLAN FOR: PLANS FOR:
**MIRACLE VALLEY PRAISE
 AND WORSHIP CENTER**
 1930 NW 70 STREET
 MIAMI, FLORIDA

**ETIENNE PROPHETE
 PROF. ENG.**
 2733 SW 46 COURT
 DANIA, FLORIDA
 TEL. 954.391.8823
 CIVIL 44316

NO.	DATE	REVISION



RECEIVED
MAY 11 2011

ZONING HEARING SECTION
MIAMI-DADE COUNTY PLANNING AND ZONING DEPT.

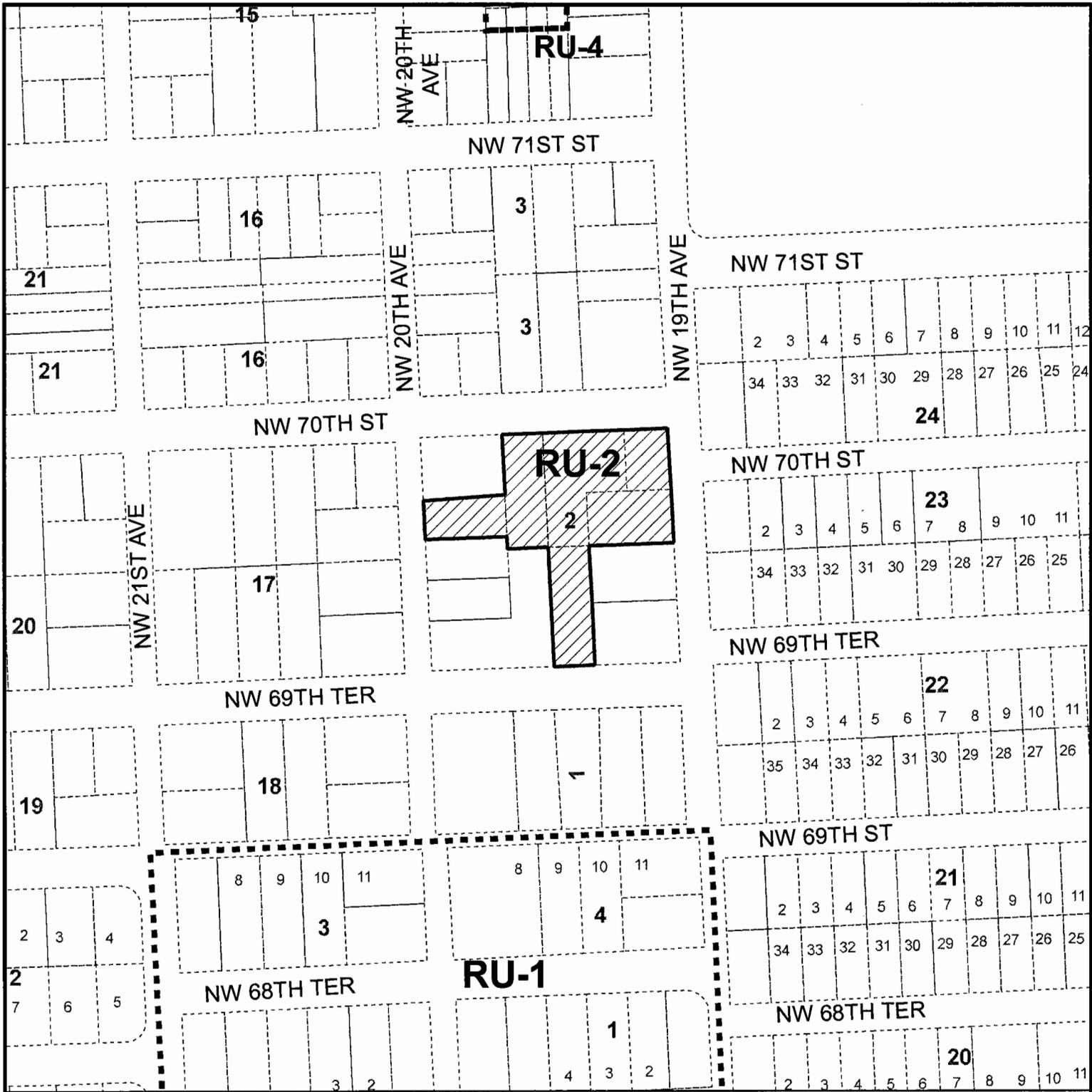
BY _____

DATE	BY
4	

PLAN FOR: PLANS FOR:
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1930 NW 70 STREET
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**ETIENNE PROPHETE
PROF. ENG.**
2733 SW 46 COURT
DANIA, FLORIDA
TEL. 954.391.8823
CIVIL 44316

NO.	DATE	REVISIONS



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000053



Section: 15 Township: 53 Range: 41
 Applicant: MIRACLE VALLEY PRAISE & WORSHIP
 Zoning Board: C8
 Commission District: 2
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, May 27, 2011

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

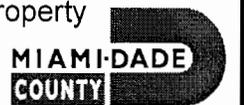
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Legend

 Subject Property



SKETCH CREATED ON: Friday, May 27, 2011

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