

STAFF REPORT

OLD CUTLER PRESBYTERIAN CHURCH
MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT
VPB-15-004



VILLAGE OF PALMETTO BAY
FLORIDA
ZONING ANALYSIS

APPLICANT: Old Cutler Presbyterian Church, Inc.
(Miami-Dade County Fire Rescue Department) **FILE:** VPB-15-004

SECTION: 33-55-40 **HEARING DATE:** May 18, 2015

COUNCIL DISTRICT: 1 **ITEM:** 2

A. GENERAL INFORMATION

REQUEST: Establishment of a temporary fire rescue facility and associated site plan pursuant to Section 30-50.21 of the Land Development Code.

LOCATION: 7055 SW 144th Street

LOT SIZE: 98,010 (1.2 Acres)

FOLIO #: 33-5023-000-0250

B. BACKGROUND

Miami-Dade County Fire Rescue Department (Fire Rescue) proposes to locate a temporary fire rescue facility at 7055 SW 144th Street. This proposal although temporary in nature, would provide fire rescue services on the northeast side of the Village until such time that a permanent facility is built on the southeast corner of Old Cutler Road and SW 142 Terrace. The intent of locating such a facility is to reduce life-saving response times to the citizens served in those areas. The service area in question is of critical concern because current rescue response times exceed the targets desired by Miami-Dade County Fire Rescue Department. Hence, there exists a public safety need to locate a facility in the northeast quadrant of the Village. The proposed permanent facility was approved by the Council on October 20th, 2014.

C. ZONING HEARING HISTORY

On August 24, 1983, pursuant to **Resolution No. 4-ZAB-287-83**, Old Cutler Presbyterian Church, Inc., appeared before the Metropolitan Dade County Zoning Appeals Board, and applied for a Special Exception to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to the north is

proposed for a two-story youth activities building with a floor area of 26,200 square feet; and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten; and to expand the existing administrative, fellowship hall, and Sunday School classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and day nursery, and pre-school. This application was denied.

On October 31, 1983, pursuant to **Resolution No. Z-193-83**, Old Cutler Presbyterian Church, Inc., appeared before the Dade County Board of County Commissioners, and applied for a Special Exception to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to the north is proposed for a two-story youth activities building with a floor area of 26,200 square feet; and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten; and to expand the existing administrative, fellowship hall, and Sunday School classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and day nursery, and pre-school. This application was approved.

The history research revealed other zoning actions that occurred prior to the current owner's acquisition of the lot in question. That transfer of ownership occurred via quick claim deed in and around 1981. The zoning actions that predate that acquisition appear to speak more particularly to the parcels south of the subject property. As such, those actions are not enumerated in this staff report but are included in the back-up for point of reference.

D. NEIGHBORHOOD CHARACTERISTICS

ZONING

LAND USE DESIGNATION

Subject Property:

E-1; One Acre Estate SFR

Estate Density Residential

Surrounding Properties:

NORTH: E-1; One Acre Estate SFR

Estate Density Residential

EAST: E-1; One Acre Estate SFR

Estate Density Residential

SOUTH: E-1; One Acre Estate SFR

Estate Density Residential

WEST: E-1; One Acre Estate SFR

Estate Density Residential

E. ANALYSIS

Section 30-50.21 of the Village's Land Development Code, provides a procedure for the Village Council to authorize on lands: fire stations, public parks, playgrounds, buildings, and other ancillary structures and uses, without regard to the zoning or use classification of any particular site. In approving a government facility site plan, the Council should take into consideration the type of function involved, the public need therefore, the existing land use

pattern in the area, alternative locations for the facility, and the nature of the impact of the facility to the surrounding properties. These criterion are addressed below.

Those criterion addressing function, need, and location are addressed in the Background Section of this report which is hereby incorporated into this analysis by reference. The general area itself is residential in nature which further impedes the ease with which to identify a property to site such a facility. This property is acceptable because it has access to Old Cutler Road, and is adjacent to another existing non-residential use. Further, the relative scale of it is in keeping with surrounding community. For years, Fire Rescue attempted to find a permanent location for a rescue facility. That search included an attempt to secure a portion of land at the USDA property, however all such attempts failed to pass the United States Congress, whose vote was required for such a sale. The time it took to secure a site demonstrates the difficulty in securing a suitable property. The principal applies with regard to this request for a temporary facility.

Policy 1.1.6 of the Future Land Use Element of the Village's Comprehensive Plan permits small-scale public facilities to be located within all residential land use designations. The property in question is designated Low Density Residential land use. The proposed use in question may be considered a small-scale public facility.

Although not required, staff, in reviewing the applicant's submittal, relied upon the provisions at Code Sections 30-30.5 and 30-100, to guide the appropriateness of the proposed site plan. This was done given the residential nature of the surrounding community and the temporary nature of the facility, to ensure minimum impact as well as to ensure maximum compliance with adopted development standards. That review found the site plan to be substantially in compliance. More specifically, the structure as proposal poses no additional impact on the surrounding community as it meets all setback requirements of the underlying zoning district. Given the above, the request appears to satisfy the considerations delineated under Section 30-50.21(a)(2). To minimize any unanticipated impacts of such a facility, staff recommends enhanced landscape features around the perimeter of the new temporary structure and canopy, and for the facility to operate under "Quiet Running" procedures.

On October 20, 2014, the Mayor and Village Council conditionally approved a fire rescue facility for the property located at the southeast corner of Old Cutler Road and SW 142nd Terrace. The location proposed by this report is meant to be temporary until such time that the permanent location is constructed and operational.

F. NEIGHBORHOOD SERVICES

Code Compliance	No Objection
DERM	Required
Building and Capital Projects	Required
Public Works	As conditioned

G. RECOMMENDATION:

Staff recommends approval, under Section 30-50.21 of the Land Development Code, to allow plans entitled "Miami-Dade Fire Rescue temporary trailer for fire station No. 62," dated stamped April 7, 2015, as prepared by Angel H. Lamela, with the following conditions:

- 1) The application shall comply with any recommendations provided by the Village of Palmetto Bay's Department of Public Works.
- 2) The fire rescue facility shall utilize "Quiet Running" procedures to minimize noise impacts to the neighborhood.
- 3) Additional landscaping shall be applied around the temporary structures and canopy to soften and screen the fire rescue facility.
- 4) The facility shall cease to operate, be decommissioned, and the property returned to its prior condition within six (6) months of the certificate of occupancy of a replacing permanent facility.

Darby Delsalle, AICP, Director
Department of Planning & Zoning

1 RESOLUTION NO _____
2
3

4 ZONING APPLICATION VPB-15-004
5
6

7 A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE
8 VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING;
9 APPROVING WITH CONDITIONS A TEMPORARY FIRE RESCUE
10 FACILITY USE AND SITE PLAN AT 7055 SW 144TH STREET; AND
11 PROVIDING AN EFFECTIVE DATE.
12

13 WHEREAS, quick and responsive fire rescue services are essential to ensure the health, life
14 and safety to the citizens it serves; and
15

16 WHEREAS, Miami-Dade Fire Rescue Department has identified the need to locate a fire
17 rescue facility in the northeast quadrant of the Village of Palmetto Bay in order to reduce rescue
18 response times; and
19

20 WHEREAS, for nearly ten (10) years, the Miami-Dade Fire Rescue Department and the
21 Village of Palmetto Bay have collaborated to identify and secure a fire rescue facility on the
22 northeast side of the Village; and
23

24 WHEREAS, after several attempts throughout that area, the Miami-Dade Fire Rescue
25 Department successfully secured a site and received zoning approvals for the property located at
26 southeast corner of Old Cutler Road and SW 142 Terrace for the purpose of locating a permanent
27 fire rescue facility; and
28

29 WHEREAS, in light of the immediate public safety demands of the surrounding
30 neighborhood, Miami-Dade Fire Rescue wishes to locate a temporary fire rescue facility at 7055 SW
31 144TH Street in order to reduce response times now until such time that the permanent facility is
32 constructed and operational; and
33

34 WHEREAS, the Mayor and Village Council desire to approve the establishment of a
35 temporary fire rescue facility and associated site plan for the property located at 7055 SW 144th
36 Street, as more specifically described below.
37

38 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE
39 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:
40

41 Section 1. A hearing on the present application was held on May 18, 2015, in
42 accordance with section 30-50.21 of the Village's Code of Ordinances. Pursuant to the hearing, the
43 Mayor and Village Council make the following findings of fact, and conclusions of law.
44
45

1 **Section 2.** Findings of fact.
2

3 1. The subject property is located at 7055 SW 144th Street, Palmetto Bay, Florida, as
4 more specifically described as:

5
6 W $\frac{3}{4}$ of S $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ lying east of Ingraham Hwy less east 175 feet of SW
7 $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$
8

9 2. The above whereas clauses incorporated herein are true.
10

11 3. The requested site plan is consistent with the Village's Comprehensive Plan, and is a
12 small scale governmental facility as further specified in the Analysis Section of the Village's staff
13 report.
14

15 4. The rules that govern the conditions upon which a public facility are established is
16 located at Section 30-50.21. After hearing the Applicant and applicant's experts, the Village Council
17 found the request consistent with those standards.
18

19 5. The Village Council accepts the findings of staff as so presented in the written
20 analysis and as presented at the hearing as it relates to compliance with the Village's Code, the
21 findings of the Village's Public Works Department, and the email from the Traffic Engineering
22 Division of Miami-Dade County.
23

24 6. The Village adopts and incorporates by reference the Planning & Zoning
25 Department staff report, which expert report is considered competent substantial evidence.
26

27 7. The Village Council did not have any substantive disclosures regarding ex-parte
28 communications and the applicant did not raise any objections as to the form or content of any
29 disclosures by the Council.
30

31 8. The Applicant has agreed to all proposed modifications and conditions in the
32 Section entitled, "Order."
33

34 **Section 3.** Conclusions of law.
35

36 1. The Application is in compliance with the adopted 2015, Village of Palmetto Bay
37 Comprehensive Plan and Future Land Use Map.
38

39 2. The standard of review for a public (fire rescue) facility is found at 30-50.21 of the
40 Village of Palmetto Bay's Land Development Code. The Applicant's request to establish a
41 temporary fire rescue station is in compliance with the applicable standards, as conditioned in
42 Section 4 below.
43
44

1 **Section 4.** Order.

2
3 The Village Council, pursuant to Section 30-50.21, of the Land Development Code,
4 approves the plans entitled "Proposed temporary trailer for fire station No. 62.", as prepared by
5 Angel H. Lamela, date stamped April 7, 2015, with the following conditions:
6

- 7 1) The application shall comply with any recommendations provided by the Village of Palmetto
8 Bay's Department of Public Works.
9 2) The fire rescue facility shall utilize "Quiet Running" procedures to minimize noise impacts
10 to the neighborhood.
11 3) Additional landscaping shall be applied around the temporary structures and canopy to
12 soften and screen the fire rescue facility.
13 4) The facility shall cease to operate, be decommissioned, and the property returned to
14 its prior condition within six (6) months of the certificate of occupancy of a replacing
15 permanent facility.
16

17 This is a final order.

18
19 **Section 5.** Record.

20
21 The record shall consist of the notice of hearing, the application, documents submitted by
22 the Applicant and the Applicant's representatives to the Village of Palmetto Bay Planning and
23 Zoning Department in connection with the applications, the Village's recommendation and attached
24 cover sheet and documents, the testimony of sworn witnesses and documents presented at the
25 quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by
26 the Village Clerk.
27

28 **Section 6.** This resolution shall take effect immediately upon approval.
29
30
31

32 PASSED and ADOPTED this _____ day of May, 2015.
33
34
35

36 Attest: _____
37 Meighan Alexander Eugene Flinn
38 Village Clerk Mayor
39
40
41
42

1 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
2 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:
3
4
5

6 _____
7 Dexter W. Lehtinen
8 Village Attorney
9

10 FINAL VOTE AT ADOPTION:
11
12
13 Council Member Karyn Cunningham _____
14
15 Council Member Tim Schaffer _____
16
17 Council Member Larissa Siegel Lara _____
18
19 Vice-Mayor John DuBois _____
20
21 Mayor Eugene Flinn _____
22
23

24 This Resolution was filed in the Office of the Village Clerk on this _____ day of May, 2015.
25
26

27 _____
28 Meighan Alexander
29 Village Clerk
30

ZONING & LAND USE MAPS

OLD CUTLER PRESBYTERIAN CHURCH
MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT
VPB-15-004

[Click to Print This Page](#)



Summary Details:	
Folio:	3350230000250
Site Address:	7055 SW 144 ST Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	OLD CUTLER PRESBYTERIAN CH INC 14401 OLD CUTLER RD MIAMI, FL 331581722

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	2.25 ACRES
Year Built:	0
Legal Description:	23 55 40 2.25 ACW3/4 OF S1/4 OF SW1/4 OF NE1/4LYING E OF INGRAHAM HWY LESS E175FT OF SW1/4 OF SE1/4 OF SW1/4 OFNE1/4LOT SIZE IRREGULAR

Sale Information:			
Sale Date:	8/1981	4/1979	0/0
Sale Amount:	230700	200000	0
Sale O/R:	11178-1056	10364-2415	

Assessment Information:		
Year:	2015	2014
Land Value:	0	628898
Building Value:	0	4484
Market Value:	0	633382
Assessed Value:	0	535386
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

[Click to Print This Page](#)



Summary Details:	
Folio:	3350230000250
Site Address:	7055 SW 144 ST Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	OLD CUTLER PRESBYTERIAN CH INC 14401 OLD CUTLER RD MIAMI, FL 331581722

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq' Footage:	0
Lot Size:	2.25 ACRES
Year Built:	0
Legal Description:	23 55 40 2.25 ACW3/4 OF S1/4 OF SW1/4 OF NE1/4LYING E OF INGRAHAM HWY LESS E175FT OF SW1/4 OF SE1/4 OF SW1/4 OFNE1/4LOT SIZE IRREGULAR

Sale Information:			
Sale Date:	8/1981	4/1979	0/0
Sale Amount:	230700	200000	0
Sale O/R:	11178-1056	10364-2415	

Assessment Information:		
Year:	2015	2014
Land Value:	0	628898
Building Value:	0	4484
Market Value:	0	633382
Assessed Value:	0	535386
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

[Click to Print This Page](#)



Summary Details:	
Folio:	3350230000250
Site Address:	7055 SW 144 ST Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	OLD CUTLER PRESBYTERIAN CH INC 14401 OLD CUTLER RD MIAMI, FL 331581722

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	2.25 ACRES
Year Built:	0
Legal Description:	23 55 40 2.25 ACW3/4 OF S1/4 OF SW1/4 OF NE1/4 LYING E OF INGRAHAM HWY LESS E175FT OF SW1/4 OF SE1/4 OF SW1/4 OF NE1/4 LOT SIZE IRREGULAR

Sale Information:			
Sale Date:	8/1981	4/1979	0/0
Sale Amount:	230700	200000	0
Sale O/R:	11178-1056	10364-2415	

Assessment Information:		
Year:	2015	2014
Land Value:	0	628898
Building Value:	0	4484
Market Value:	0	633382
Assessed Value:	0	535386
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

ZONING HISTORY

OLD CUTLER PRESBYTERIAN CHURCH
MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT
VPB-15-004

RESOLUTION NO. 4-ZAB-287-83

The following resolution was offered by Mrs. Margeret C. Nelson seconded by Mr. Murray Sisselman and upon poll of members present, the vote was as follows:

Thomas A. Conger	nay	Margaret Nelson	aye
Peter Goldring	absent	Mary Jean Risi	absent
Levi A. Johnson	absent	Murray Sisselman	aye
Jose A. Losa	aye	R. Jollivette Frazier	absent
Joyce Masso	nay		

WHEREAS, OLD CUTLER PRESBYTERIAN CHURCH has applied for the following:

- (1) SPECIAL EXCEPTION to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to north is proposed for a two-story youth activities building with a floor area of 26,200 square feet and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten, and to expand the existing administrative, fellowship hall, and Sunday School classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and day nursery, and pre-school.
- (2) TO DELETE Condition #11 of Resolution 4-ZAB-417-74, passed and adopted by the Zoning Appeals Board on the 8th day of August, 1974, as follows:

"That the uses permitted in this request be limited to uses permitted in the original hearing: church, Sunday School and uses customary incidental thereto, specifically not permitting day school or kindergarten uses."

The purpose of the request is to permit a proposed pre-school, day nursery, after-school care, and kindergarten in connection with the existing church and Sunday school.

- (3) UNUSUAL USE to permit a pre-school, day nursery, and kindergarten.
- (4) MODIFICATION of Condition #2 of Resolution Z-104-77, passed and adopted by the Board of County Commissioners on the 21st day of April, 1977 as follows:

FROM: "That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Parking Layout for Old Cutler Presbyterian Church', as prepared by Hatcher-Zeigler-Gunn and Assocs., and dated 7-19-76, and revised 11/22/76, identified as Exhibit 'A' (which shows an 18' landscaped buffer to the E/ly property line)."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Old Cutler Presbyterian Church', as prepared by Hatcher-Ziegler-Gunn and Associates, dated 3-29-83 on Pages 1 & 3, and dated 6-23-83 on Page 2."

The purpose of the request is to submit a new site plan including the expansion of the church site.

- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking on grassed areas (paved parking required).
- (6) NON-USE VARIANCE OF SIGN REQUIREMENTS to permit one detached sign with an area of 15 square feet (1 1/2 square foot sign permitted).

The aforementioned plans are on file and may be examined in the Zoning Department.

SUBJECT PROPERTY: All that part of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East, lying SE/ly of the Old Cutler Road Right-of-Way, less the North 35' and less the South 25' thereof, and also less any other rights-of-way, previously dedicated.

AND

Lot 8, SUNNY SOUTH ACRES, Plat book 58, Page 40.

These portions of the South 1/2 of the SW 1/4 of the SW 1/4 of the NE 1/4 and the SW 1/4 of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 23, Township 55 South, Range 40 East, lying east of Ingraham Highway, less the East 175' thereof, and less therefrom the South 35'.

LOCATION: 14401 Old Cutler Road, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception, deletion, unusual use, modification and non-use variances would not be in harmony with the general purpose and intent of the regulations, would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Special Exception to permit the expansion of an existing church and Sunday school, Deletion of Condition #11 of Resolution 4-ZAB-417-74, Unusual Use to permit a pre-school, day nursery and kindergarten, Modification of Condition #2 of Resolution Z-104-77, Non-Use Variance of Parking Requirements and Non-Use Variance of Sign Requirements be and the same are hereby denied without prejudice.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 24th day of August, 1983.

Heard 8/24/83
Hearing No. 83-8-48
8/25/83 aa

RESOLUTION NO. Z-193-83

The following resolution was offered by Commissioner Clara Oesterle, seconded by Commissioner Jorge (George) Valdes, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	aye
Clara Oesterle	aye	Ruth Shack	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Redford, Jr.	nay	Stephen P. Clark	aye
Harvey Ruvin	absent		

WHEREAS, OLD CUTLER PRESBYTERIAN CHURCH had applied for the following:

- (1) SPECIAL EXCEPTION to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to north is proposed for a two-story youth activities building with a floor area of 26,200 square feet and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten, and to expand the existing administrative, fellowship hall, and Sunday School classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and day nursery, and pre-school.

- (2) TO DELETE Condition #11 of Resolution 4-ZAB-417-74, passed and adopted by the Zoning Appeals Board on the 8th day of August, 1974, as follows:

"That the uses permitted in this request be limited to uses permitted in the original hearing: church, Sunday School and uses customary incidental thereto, specifically not permitting day school or kindergarten uses."

The purpose of the request is to permit a proposed pre-school, day nursery, after-school care, and kindergarten in connection with the existing church and Sunday school.

- (3) UNUSUAL USE to permit a pre-school, day nursery, and kindergarten.

- (4) MODIFICATION of Condition #2 of Resolution Z-104-77, passed and adopted by the Board of County Commissioners on the 21st day of April, 1977 as follows:

FROM: "That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Parking Layout For Old Cutler Presbyterian Church', as prepared by Hatcher-Zeigler-Gunn and Assocs., and dated 7-19-76, and revised 11/22/76, identified as Exhibit 'A' (which shows an 18' landscaped buffer to the E/ly property line)."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Old Cutler Presbyterian Church', as prepared by Hatcher-Ziegler-Gunn and Associates, dated 3-29-83 on Pages 1 & 3, and dated 6-23-83 on Page 2."

The purpose of the request is to submit a new site plan including the expansion of the church site.

- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking on grassed areas (paved parking required).
- (6) NON-USE VARIANCE OF SIGN REQUIREMENTS to permit one detached sign with an area of 15 square feet (1 1/2 square foot sign permitted).

The aforementioned plans are on file and may be examined in the Zoning Department.

SUBJECT PROPERTY: All that part of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East, lying SE/ly of the Old Cutler

the following additional conditions:

1. That the pre-school, day nursery, and kindergarten uses be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and Dade County Department of Public Health and Department of Health and Rehabilitative Services (Child Care Licensing Unit).
2. That the pre-school, day nursery, and kindergarten uses shall be restricted to a maximum total of 90 children.
3. That the pre-school, day nursery, and kindergarten uses be restricted to children in the age group of infants through 7 years.
4. That the hours of operation for the pre-school, day nursery, after school care, and kindergarten uses shall be between 8:30 A.M. and 12:00 noon.
5. That the pre-school, day nursery, and kindergarten uses may be conducted on the premises on week days only, Monday through Friday inclusive.
6. That the play area for the day care center shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.
7. That only one sign, not to exceed 15 sq. ft., shall be permitted in connection with the use.
8. That transportation furnished in connection with the pre-school, day nursery, and kindergarten uses will be provided by existing church vehicles, which may be stored on the premises.
9. That the certificate of use and occupancy for the pre-school, day nursery, and kindergarten uses be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions, or when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood.
10. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.
11. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. Said plan to indicate heavy landscaping along east property line.
12. That the multi-purpose building, approved by a previous resolution but not constructed shown on the far West/Southerly portion of the existing church site plan (South property), be eliminated and can no longer be built.

Approval of the use of the new (North) property should be subject to the following conditions:

1. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director.

2. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, type and location of bulletin board or sign, location of structure or structures, off-street parking areas and driveways, walls, hedges, landscaping, drainage, etc.
3. That no sign shall be permitted on the new property.
4. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Old Cutler Presbyterian Church', as prepared by Hatcher-Ziegler-Gunn and Associates, dated 3-29-83 on Pages 1 & 3, and dated 6-23-83 on Page 2, except to provide additional landscaping and driveway modifications as recommended by staff.
5. That the easterly driveway on S.W. 144 Street be eliminated and the westerly driveway on S.W. 144 Street be moved easterly to align with the driveway on the southerly church parcel.
6. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. Said plan to provide 20' wide landscape buffer area along east property line and that ~~portion of south property line that is east of the recommended driveway location.~~ Said landscape area to contain substantial landscaping consisting of berms and plant materials acceptable to the Planning Department.
7. That the use be established and maintained in accordance with the approved plan.
8. That the parking area for the youth activities buildings be provided a driveway connection to Old Cutler Road.
9. That the proposed parish house not exceed 4,000 square feet of floor area.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 6th day of October, 1983.

August, 1983
No. 83-8-48
vp
10/21/83

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By _____
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 31st day of October 1983.

File Copy

cc: State of Florida Department of
Health and Rehabilitative Services
Day Care Licensing Unit
1350 NW 12th Avenue - Room 205
Miami, Florida
Attn: Mrs. Louise Spicer

Dade County Fire Chief

October 31, 1983

Old Cutler Presbyterian Church
14401 Old Cutler Road
Miami, Florida - 33184

Re: Hearing No. 83-8-48; 14401 Old Cutler Road

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-193-83, adopted by the Board of County Commissioners, which overruled the decision of the Zoning Appeals Board for denial without prejudice and approved your application on the above-described property, subject to conditions.

Please note the conditions under which said approval was granted, inasmuch as strict compliance, therewith, will be required. If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

It is necessary that you apply for a Certificate of Use and Occupancy at the Zoning Information Counter of the Building and Zoning Department in order to meet the requirements of the approved Resolution. It is then automatically renewable annually by this Department.

You are, hereby, advised that the decision of the Dade County Commission may be appealed by an aggrieved party within 30 days of the date of the submission of the resolution to the Clerk of the County Commission. You are, further, advised that in the event that an appropriate appeal is timely filed in the Circuit Court, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

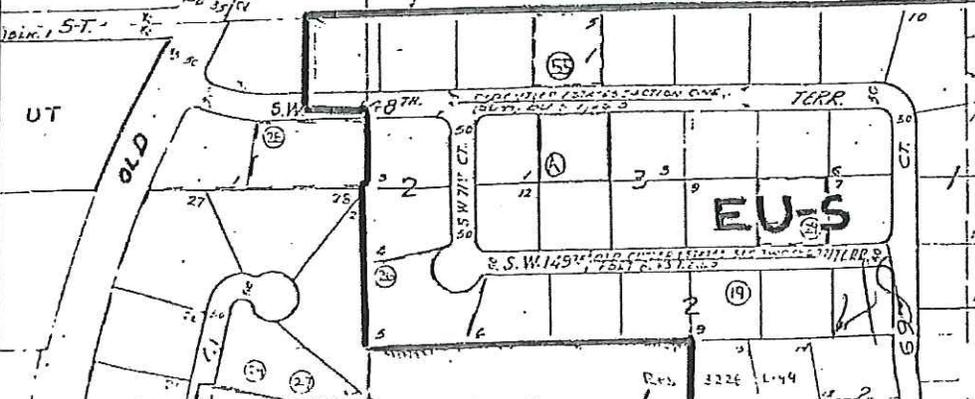
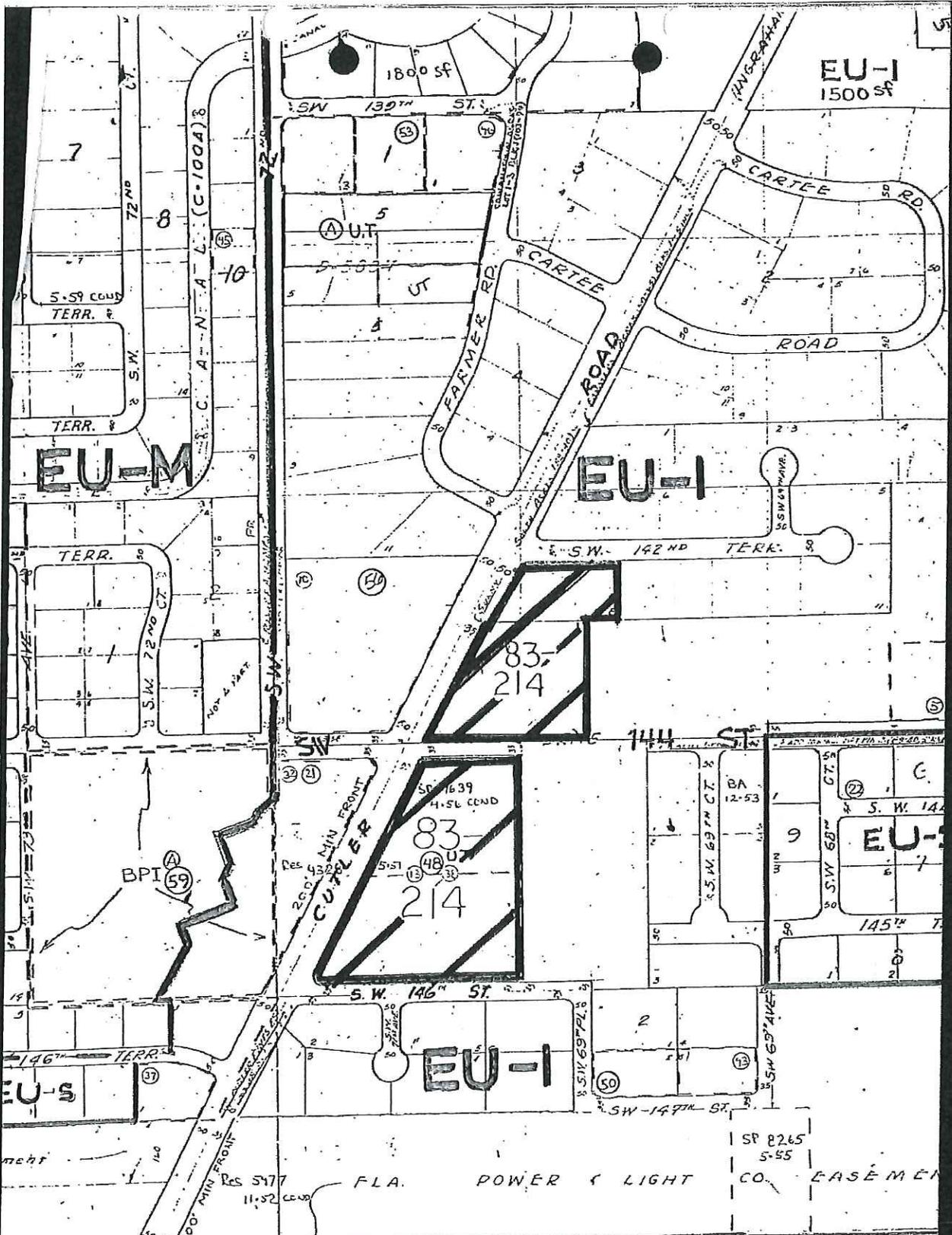
Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/vp

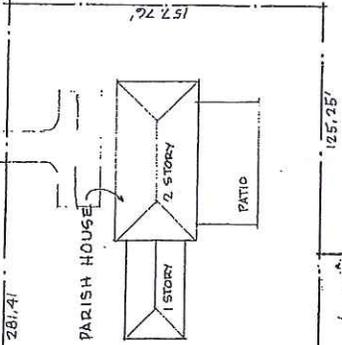
Enclosure

cc: Mr. Steven Roddenberry ~~_____~~
777 Brickell - Suite 702
Miami, Florida - 33131



Sec 23 Twp 55 Rge 4D
 Applicant **OLD CUTLER**
PRESBYTERIAN
CHURCH
 Job# **83-214**
ZAB 7-83
 Date/hear. **4-20-83**
 DRAFTSMAN **Huang**
Gavin
metro

S.W. 142 TERR.

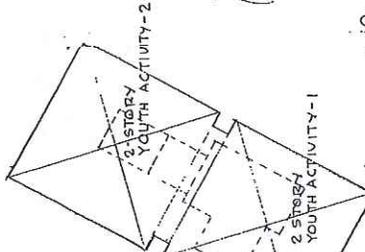


LOTS

GRASS PARKING & RECREATION AREA

10' WIDE LANDSCAPE SCREEN

GRASS PARKING & RECREATION AREA



EXISTING RESIDENCE

30'

414.20'

30'

35'

S.W. 144 STREET



WALTER E. BRYANT, ARCHITECT
1730 S.W. 144 STREET
MIAMI, FLORIDA 33135
6028

NORTHERN SITE 1"=40'
OLD CUTLER PRESBYTERIAN CHURCH
SKETCH STUDY

6-23-83

BUILDING DATA:

YOUTH ACTIVITY-1 (2 STY)	12800	S.F.
YOUTH ACTIVITY-2 (2 STY)	12800	S.F.
CONTRIBUTION	600	
PARISH HOUSE (2 STY/1 STY)	26200	S.F.
TOTAL	6740	S.F.
	34940	S.F.

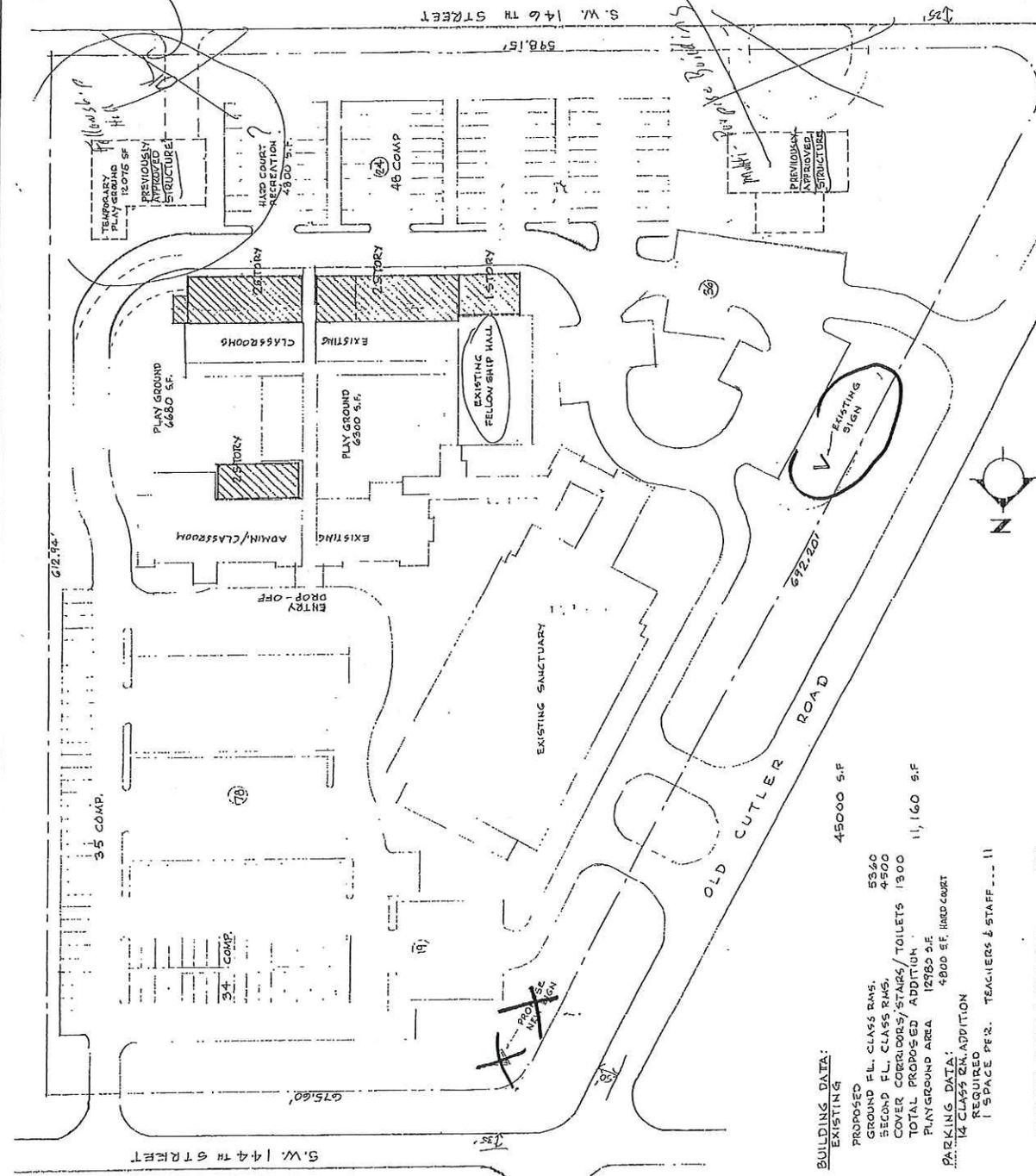
LAND DATA:

LOT 8	1.17 AC	50940 S.F.
S.W. CORNER	2.32 AC	100984 S.F.
TOTAL	3.49 AC	151924 S.F.



R. B. BRYANT, ENGINEER
1730 S.W. 144 STREET
MIAMI, FLORIDA 33135
6028

RECEIVED
 JUN 27 1983
 ENGINEERING SECTION
 PLANNING DIV. & ZONING DEPT.
 BY: *[Signature]*



SOUTHERN SITE "N"=40
 OLD CUTLER PRESBYTERIAN CHURCH
 SKETCH STUDY 3-29-83



BUILDING DATA:

EXISTING	45000 S.F.
PROPOSED	
GROUND FL. CLASS RMS.	5340
SECOND FL. CLASS RMS.	4500
COVER CORRIDORS/STAIRS/TOILETS	1300
TOTAL PROPOSED ADDITION	11,160 S.F.
PLAYGROUND AREA	12980 S.F.
PARKING DATA:	
14 CLASS RM. ADDITION	4800 S.F. HARD COURT
REQUIRED	
1 SPACE PER. TEACHERS & STAFF ... 11	

EXISTING PARKING REQUIRED	250
EXISTING PARKING ACTUAL	256
NEW REQUIRED PARKING	261
PROPOSED PARKING w/45% COMPACTS	274

Plan C.C.C. 3-11-83

Hand-drawn Building

PROPOSED SIGN

BID DOCUMENTS
May 6, 2002



FAMILY ACTIVITY CENTER for:

OLD CUTLER PRESBYTERIAN CHURCH

14401 OLD CUTLER ROAD, MIAMI, FLORIDA 33150

7450 S.W. 48th Street
Miami, Florida, 33155
Phone (305)661-5392
Fax (305)661-5832

www.architekniks.com
info @ architekniks.com

CONSULTANTS:

Civil Engineering:
CAMPANILE & ASSOCIATES
6420 S.W. 147 Street
Miami, FL 33150

Structural Engineering:
ZYONIMIR T. BELFRANIN, P.E.
4936 S.W. 74 Court
Miami, FL 33155

Mech. & Elect. Engineering:
MARINA & ASSOCIATES
717 Ponce de Leon Blvd. #333
Coral Gables, FL 33134



*Approve
Show plans and finalize
in accordance with plans
approved via 2-183-53.
1-31-03
Diane Allen*

FAMILY ACTIVITY CENTER
for:

OLD CUTLER
PRESBYTERIAN CHURCH

BID SET
REC'D JUN. 08 2002

MAY 6, 2002

SITE PLAN APPROVAL PLANS

February 27, 2002

FAMILY ACTIVITY CENTER FOR:

OLD CUTLER PRESBYTERIAN CHURCH

14401 OLD CUTLER ROAD, MIAMI, FLORIDA 33158



THE OLD CUTLER
PRESBYTERIAN
CHURCH

Project Architect:



ARCHITEKNICS
a r c h i t e c t s & p l a n n e r s

7450 S.W. 48th Street, Miami, Florida, 33155 Phone (305)661-5392, Fax (305)661-5832
e-mail: ARTEKNICS@aol.com

Civil Engineering:
CAMPANILE & ASSOCIATES
6420 S.W. 147 Street
Miami, FL 33158

Structural Engineering:
ZYONIMIR T. BELFRANIN, P.E.
4836 S.W. 74 Court
Miami, FL 33155

Mech. & Elect. Engineering:
MARINA & ASSOCIATES
717 Ponce de Leon Blvd. #333
Coral Gables, FL 33134

RESOLUTION NO. 5477

The following resolution was offered by Commissioner Charles B. Bird seconded by Commissioner J. D. McVicar, and upon vote duly adopted:

WHEREAS, Oscar Nelson, et al., have applied for a change of zone from RU-1C (2 1/2 Acre Estates) 15,000 cubic feet minimum to RU-1 (1 Acre Estates) 15,000 cubic feet minimum on that part of the S 1/2 of Section 23, Township 55 South, Range 10 East, for a maximum depth of 330' along Ingraham Highway, along Mitchell Drive, along Palmato Road and along Coral Reef Drive; said property lying between Indian and Palmato Roads and extending from Mitchell Drive to Coral Reef Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the application be denied, and

WHEREAS, the applicants have appeared before this Board in furtherance of the requested change of zone and after a personal inspection of the property in question, this Board is of the opinion that the requested change of zone from RU-1C (2 1/2 Acre Estates) to RU-1 (One Acre Estates) would not be detrimental to the overall comprehensive zoning plan for Dade County, Florida providing that, as near as practical, a frontage of 200' is provided with each building site;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida that the abovescribed property be and the same is hereby zoned from RU-1C to RU-1 on condition that each building site provide, as near as practical, a minimum frontage of 200' along said highways.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Planning, Zoning and Building Department.

PASSED AND ADOPTED this 18th day of November, 1952.

STATE OF FLORIDA)
) SS.
COUNTY OF DADE)

I, E. S. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and ex officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of a resolution adopted by the said Board of County Commissioners at its meeting held on November 18, 1952, as appears of record in the minutes of said Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 19th day of November, 1952.

E. S. LEATHERMAN, Clerk

By _____
Deputy Clerk

November 20, 1952

Mr. Samuel Ruppertman
235 83rd Street
Miami Beach, Florida

Dear Sir:

Enclosed is a copy of Resolution No. 5477, adopted by the Board of County Commissioners, Dade County, Florida, removing the 2½ acre zoning in Section 23, Township 55 South, Range 40 East and placing the property in a 1 acre estate classification with a requirement of a minimum frontage of 200' (as near as practical). Please note that the minimum cubic content has been retained at 15,000 cubic feet. This change applies only to the properties along the arterial highways in the section, as had been advertised for the hearing held on October 20, 1952.

Very truly yours,

DADE COUNTY PLANNING, ZONING & BLDG. DEPT.

C. C. Czebrinski

CC/3

Enc.

CC: Dr. Jack J. Falk
605 Lincoln Road
Miami Beach, Florida

Miss Rose Waterman
311 86th Street
Miami Beach, Florida

Mr. W. L. Guthrie
Route 2, Box 207
Miami, Florida

RESOLUTION NO. 9639

The following resolution was offered by Commissioner _____
Grant Stockdale, seconded by Commissioner _____
Hugh Peters, and upon vote duly adopted:

WHEREAS, Pinelands Presbyterian Church has applied for a special permit for church and allied uses on the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ in Section 23, Township 55 South, Range 40 East, lying SE/ly of Old Cutler Road right-of-way except the South 295.95 feet; SE corner of Old Cutler Road at Mitchell Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law, and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the application be approved subject to the following conditions:

1. That a detail plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include, among other things, but not be limited to, type and location of bulletin board or sign, location of structure or structures, off-street parking areas and driveways, walls and hedges, landscaping, drainage, etc.
2. That the use be established and maintained in accordance with the approved plan, and

WHEREAS, it appears to this Board that the requested special permit, as recommended by the Zoning Commission, is in accord with the overall comprehensive zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the special permit, as recommended by the Zoning Commission, be and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Planning, Zoning and Building Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this ^{12th} day of April, 1956.

Heard 3-21-56

May 10, 1956

Pinelands Presbyterian Church
Box 237
Perrine, Florida

Re: SE corner of Old Cutler Road
at Mitchell Drive

I am enclosing herewith a copy of Resolution No. 9639 adopted by the Board of County Commissioners, Dade County, Florida, approving your application on the aforescribed property. Please note the conditions under which said approval was granted inasmuch as strict compliance therewith will be required. I would suggest that the required plot use plan be submitted to this office (in duplicate) for approval of the Zoning Director before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

Very truly yours,

Chester C. Czebrinski, Deputy Director
Dade Co. Planning, Zoning, & Eldg. Dept.

CCC/era
Encl.
vd

cc: Cook
Czebrinski
File ✓

RESOLUTION NO. 3-ZAB-284-66

The following resolution was offered by Mr. Frank P. Reynolds,
seconded by Mr. H. H. Wood, and upon poll of members present,
the vote was as follows:

Neal Adams	absent	Thomas E. Walker	absent
Gene Flinn	aye	H. H. Wood	aye
Frank P. Reynolds	aye	Andrew Lee	aye
Virginia Salley	aye		

WHEREAS, Lewis A. Cates, Jr., has applied for a SPECIAL EXCEPTION to permit a Church and Sunday School. Purpose of the hearing is to expand previously approved Church building site. All according to plans submitted with the application and on file in the Zoning Department, On That part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ in Section 23, Township 55 South, Range 40 East, lying E/ly of Old Cutler Rd. (Ingraham Hwy.). The E. side Old Cutler Rd., N. of the SW 146 St., Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception be and the same is hereby approved, subject to the following conditions:

1. Dedication of rights-of-way as may be deemed lacking, desirable and necessary, in the opinion of the Director of Public Works and Zoning Director, shall be made; and improvement shall be made of such rights-of-way as may be required by the Director of Public Works.
2. That a detail plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include, among other things, but not be limited to, type and location of bulletin board or sign, location of structure or structures, off-street parking areas and driveways, walls and hedges, landscaping, drainage, etc.
3. That in the approval of the plan, larger landscaped buffer areas be provided on the East and South in order to screen and protect the adjacent residential areas.

23-55-40
IV-13
Item No. 66-248

4. Landscaping internal to the parking areas be provided to break up the long rows of parking spaces.
5. In the approval of said plan, that no exits or entrances be permitted to the parking areas directly from Old Cutler Road.
6. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution

PASSED AND ADOPTED this 20th day of July, 1966.

Heard 7/20/66
No. 66-7-40
7/25/66
hf

July 25, 1966

Mr. Lewis A. Oates, Jr.
Dinner Key Marina, Pier 4 - Slip 48
Miami, Florida

RE: Lewis A. Oates, Jr.; special exception for Church & Sunday School -
Purpose of hrg. is to expand previously approved Church building site;
all accord. to plans subm.; Sec. 23-55-40; Hearing 66-7-40.

Enclosed herewith is a copy of Resolution No. 3-ZAB-284-66, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning the above subject matter.

Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. The required plot use plan should be submitted to this office in triplicate for approval before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party (within 14 days) or by the Directors of the Dade County Building and Zoning Department and Planning Department (within 18 days), as has been provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificate of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits should be made with this department. The appeal period commences to run two days after the adoption date of the Resolution.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

CCC/hf
Enc.

Chester C. Czebrinski
Assistant Director

cc: Home Mission, The Presbytery of the Everglades, Inc.
4690 Palm Ave., Hialeah

1
bcc: Director of Public Works Department
Hrg. file ✓
Mr. Dayton

Arthur D. Atkinson Hearing 66-7-39. Resolution 3-ZAB-283-66.

Mr. Wood: I would like to make a motion. I can sympathize with Sen. Hollahan's problems and his client's problems, but I feel these good people in the neighborhood have a right also and I would like to offer a motion that this application be denied.

Chairman Lee: We have a motion on the floor, then, by Mr. Wood for denial of the application. Do I hear a second to that?

Mr. Reynolds: Without prejudice?

Mr. Wood: Yes.

Chairman Lee: The motion dies for lack of a second.

Mr. Reynolds: I will second it to put it to a vote.

Chairman Lee: We have a second for denial without prejudice by Mr. Reynolds. Any discussion on the motion?

Mr. Reynolds: I would just like to say, Mr. Chairman, it is a hot potato in that corner and we know they would not build EU-M homes across from that restaurant and it is something that has to be considered, but I am just putting it to a vote.

Chairman Lee: Any further discussion on the motion? The motion for denial without prejudice offered by Mr. Wood and seconded by Mr. Reynolds. Those opposed signify by raising your right hands. The motion for denial without prejudice is carried by a vote of 5 to 0.

Whereupon the motion carried by a vote of 5-0; Messrs. Adams and Walker being absent.

✓ Lewis A. Oates, Jr. Hearing 66-7-40. Resolution 3-ZAB-284-66.

Mr. Reynolds: I make a motion for approval subject to the recommendations.

Chairman Lee: Motion by Mr. Reynolds for approval.

Mr. Wood: I second the motion.

Mr. Czebrinski: With the usual conditions.

Chairman Lee: All opposed signify by raising your right hands. The motion for approval carries 5 to 0.

Whereupon the motion carried by a vote of 5-0; Messrs. Adams and Walker being absent.

J. W. Suggs Hearing 66-7-43. Resolution 3-ZAB-285-66.

Mr. Reynolds: I make a motion for approval. I think it is compatible with the area.

Chairman Lee: Motion by Mr. Reynolds for approval of the application upholding the Planning Department.

Mr. Wood: Seconded.

Chairman Lee: Any discussion on the motion? Those opposed signify by raising your right hands. The motion carries 5 to 0.

Whereupon the motion carried by a vote of 5-0; Messrs. Adams and Walker being absent.

RESOLUTION NO. 4-2AB-417-74

The following resolution was offered by Mr. Albert R. Veri,
seconded by Mr. Miguel Suarez, and upon poll of members present,
the vote was as follows:

Nancy Brown	aye	Carl W. Rhotta	aye
Thelma Danewood	absent	Miguel Suarez	aye
Aepee Irani	absent	Albert R. Veri	aye
Robert S. Kaufman	absent	Edward G. Coll, Jr.	aye
Joe H. Moffat	aye		

WHEREAS, Old Cutler Presbyterian Church has applied for the following:

SPECIAL EXCEPTION to permit the modification of previously approved plans, approved pursuant to Resolution 3-2AB-284-66 passed and adopted on the 20th day of July, 1966, entitled Old Cutler Presbyterian Church, prepared by Edward Marlon Ghezzi and dated revised June 22, 1966.

Purpose of the request is to permit revised site plans to include the proposed construction of a sanctuary, chapel, fellowship hall including pool, patio, and "bar-b-q pit" area; multi-purpose building to include but not limited thereto, to wit: Bible Study, Sunday School, prayer meetings, manse, north church educational building; expansion of the existing south church educational building including an addition to said building on the east end and the north-west end.

VARIANCE of setback requirements to permit the aforementioned north church educational building to setback 52' (75' required) and to permit the east addition of the existing south church education building to setback 60' (75' required) both from the side (R) property line.

VARIANCE of Zoning Regulations as applied to height requirements to permit the proposed construction of the church sanctuary 65' (35' permitted).

X VARIANCE of Zoning Regulations prohibiting parking areas to be located closer than 25' from an official R/W, to waive same to permit nine (9) parking spaces and an access drive within 11' (50' required) from the front (N) property line, S.W. 144 Street.

Plans are on file and may be examined in the Zoning Department, entitled, "Old Cutler Presbyterian Church," drawn by Hatcher-Zeigler-Gunn and Assoc., dated revised May 1974.

SUBJECT PROPERTY: All that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 55 South, Range 40 East, lying southeasterly of the Old Cutler Road R/W, less the N 35' and less the S 25' thereof, and also less any other Rights-of-Way, previously dedicated.

LOCATION: 14401 Old Cutler Road, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and variance of setback requirements would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance; but that the requested variances of Zoning Regulations would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception to permit the modification of previously approved plans be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, 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 "Old Cutler Presbyterian Church," drawn by Hatcher-Zeigler-Gunn and Assoc., dated revised May 1974.
3. That the plan be so modified to delete the nine (9) parking spaces adjacent to S.W. 144th Street (Request No. 4, which was denied without prejudice).
4. That the access drive which is closest to Old Cutler Road from S.W. 144th Street be eliminated and the area landscaped.
5. That the parking area be rearranged to provide proper traffic flow and be approved by the Department of Traffic and Transportation and the Planning Department.
6. That speed bumps be inserted in the parking area to control the speed of traffic.
7. That only the easterly three (3) parking spaces on the south side and the easterly three (3) parking spaces on the north side of the southerly entrance drive leading into the property from Old Cutler Road be permitted; the balance of the spaces (11 spaces) in the area to be eliminated and the property be landscaped.
8. That the proposed access drive from the parking area to S.W. 146 Street be eliminated and that there will be no access to the parking lot from 146 Street from any driveway.
9. That the landscaping plan be reviewed by the Planning and the Building and Zoning Departments.
10. That the use be established and maintained in accordance with the approved plan.

11. That the uses permitted in this request be limited to uses permitted in the original hearing: Church, Sunday School and uses customary incidental thereto, specifically not permitting day school or kindergarten uses.
12. That the multiple purpose building be limited to Bible study, Sunday School and prayer meetings or other church activities.

BE IT FURTHER RESOLVED that the requested variance of set-back requirements be and the same is hereby approved.

BE IT FURTHER RESOLVED that the requested variance of Zoning Regulations as applied to height requirements to permit the proposed construction of the church sanctuary 65' be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requested variance of Zoning Regulations prohibiting parking areas to be located closer than 25' from an official R/W be and the same is hereby denied without prejudice.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 5th day of August, 1974.

Heard 8/8/74
No. 74-8-27
8/13/74
ng

August 13, 1974

Old Cutler Presbyterian Church
14401 Old Cutler Road
Miami, Florida

Re: Request for a Special Exception and Variances. Section
23-55-40. Hearing No. 74-8-27.

Enclosed herewith is a copy of Resolution No. 4-ZAB-417-74,
adopted by the Metropolitan Dade County Zoning Appeals Board,
concerning your application in reference to the above subject
matter.

You will note that a portion of said application is denied, and
that a portion is approved. If said approval was with conditions,
please note same carefully inasmuch as strict compliance therewith
will be required.

If you are not satisfied with the decision of the Zoning Appeals
Board, you may appeal the same within 14 days; and you are hereby
advised that the decision of the Zoning Appeals Board may be
appealed by an aggrieved party (within 14 days) or by the Directors
of the Dade County Building and Zoning Department and Planning
Department (within 18 days), as has been provided in Chapter 33-
313 of the Code of Metropolitan Dade County, Florida; and that no
permits or Certificate of Use and Occupancy can be issued until the
appeal periods have expired, and only if no appeal has been filed.
The appeal period commences to run two days after the adoption date
of the Resolution. Application for necessary permits should be made
with this department.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC:ng

Enc.

cc: Hearing File ✓
Agnes Pyles
Enforcement Sec.
Traffic & Transportation

10

RESOLUTION NO. 4-ZAB-81-77

The following resolution was offered by Mrs. Thelma Damewood, seconded by Mrs. Lillian Dickmon, and upon poll of members present, the vote was as follows:

Nancy Brown	aye	Helen P. Pagano	aye
Thelma Damewood	aye	Carl W. Rhetta	absent
Lillian Dickmon	aye	Luis I. Rosas-Guyon	aye
Murray Sisselman	absent	Edward G. Coll, Jr.	aye

WHEREAS, OLD CUTLER PRESBYTERIAN CHURCH have applied for the following requests:

MODIFICATION OF Condition #2 & #7 of Resolution 4-ZAB-417-74 passed and adopted by the Zoning Appeals Board on the 8th day of August, 1974 and reading as follows:

FROM: 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Old Cutler Presbyterian Church" drawn by Hatcher-Zeigler-Gunn and Assoc. dated received May 1974.

TO: 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Old Cutler Presbyterian Church" prepared by Hatcher-Zeigler-Gunn and Assoc. with various dates of September 29, 1976, November 22, 1976 and December 8, 1976.

FROM: 7. That only the E/ly three (3) parking spaces on the south side and the E/ly three (3) parking spaces on the north side of the S/ly entrance drive leading into the property from Old Cutler Road be permitted; the balance of the spaced (11) spaces) in the area to be eliminated and the property be landscaped.

Purpose of the request is to delete Condition #7 in its entirety and to permit the substitution of a revised plan (aforementioned revised plan) with the minor relocations of the proposed new sanctuary and the covered walkway, a revised parking layout including the reinstating of the 11 spaces that were required to be eliminated.

VARIANCE OF HEIGHT REQUIREMENTS as applied to buildings to permit the proposed new sanctuary 54' in height (35' permitted).

Plans are on file and may be examined in the Zoning Department entitled "Old Cutler Presbyterian Church" as prepared by Hatcher-Zeigher-Gunn and Assoc. and dated 12/8/76.

SUBJECT PROPERTY: All that part of the NW¼ of the NW¼ of the SE¼ of 23-55S-40E, lying SE/ly of Old Cutler Rd. R/W, less the N 35' and less the S 25' and also less any other rights of way previously dedicated.

LOCATION: 14401 Old Cutler Rd. DADE COUNTY, FLORIDA.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and at which time the applicant amended his request by deleting the previous request of the Modification of Condition #7 of Resolution No. 4-ZAB-417-74 (pertaining to parking spaces in proximity to Old Cutler Road), and

At which time this Board was advised by staff and the legal department that a change in height requirements is really a Special Exception and not a Variance, and that therefore the standards of Special Exception would apply in this instance;

and after hearing all interested parties in the matter, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the amended application including the Special Exception of Height Requirements would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested Modification pertaining to condition #2 of Resolution 4-ZAB-417-74 be and the same is hereby approved;

BE IT FURTHER RESOLVED that the Variance of Height Requirements to permit a sanctuary 54 foot in height be and the same is hereby approved;

BE IT FURTHER RESOLVED that the Modification and Special Exception approval be subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Parking Layout for Old Cutler Presbyterian Church," as prepared by Hatcher-Zeigher Gunn and Assoc. and dated 7/19/76 and revised 11/22/76, identified as Exhibit "A" (which shows 18' landscaped buffer to the easterly property line), except the plan shall be modified to delete the three (3) parking spaces in proximity of Old Cutler Road in accordance with the withdrawal of the request at the hearing.
3. That both access and entrances to the proposed multi-purpose building be oriented toward the church structure and no access be permitted from SW 146th Street. That the landscaping and berm as shown between the parking area and SW 146th Street be extended easterly to the wall on the east property line.
4. That the landscaping plan indicate the type of plant material and size and including a sprinkler system be submitted to the Building and Zoning and Planning Departments and meet with their approval prior to the issuance of any building permits.
5. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 10th day of February, 1977

Heard 2/10/77
Hearing No. 77-1-43
2/17-77
ns



cc: Hearing File
Assessor

METROPOLITAN DADE COUNTY • FLORIDA

909 SOUTHEAST 1ST AVENUE
BRICKELL PLAZA BUILDING
MIAMI, FLORIDA 33131
TEL: 579-2500

BUILDING AND ZONING DEPARTMENT

February 17, 1977

Old Cutler Presbyterian Church, lessee
4701 Old Cutler Road
Miami, FL 33158

Re: REQUEST for MODIFICATION and SPECIAL EXEMPTION.
Hearing No. 77-1-22/

Enclosed herewith is a copy of Resolution No. 6-2AG-81-77,
adopted by the Metropolitan Dade County Zoning Appeals Board, approving your
application concerning the above subject matter.

Please note the conditions under which said approval was granted, inasmuch
as strict compliance therewith will be required. The required plot use plan
should be submitted to this office in triplicate for approval before any
detailed plans are prepared, inasmuch as building permits will not be issued
prior to the approval of said plan.

You are hereby advised that the decision of the Zoning Appeals Board may be
appealed by an aggrieved party (within 14 days) or by the Directors of the
Dade County Building and Zoning Department and Planning Department (within
18 days) as is provided in Chapter 33-313 of the Code of Metropolitan Dade
County, Florida; and that no permits or Certificate of Use and Occupancy can
be issued until the appeal periods have expired, and only if no appeal has
been filed. Application for necessary permits and/or Certificate of Use and
Occupancy should be made with this Department. The deadline for an appeal
by the applicant and/or an aggrieved party is February 28,
19 77.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC: ns

Enclosure

cc: Enforcement Division

POSTING & MAILING

OLD CUTLER PRESBYTERIAN CHURCH
MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT
VPB-15-004



VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, May 18, 2015, at 7:00 p.m. The hearing shall be held at Village Hall, 9705 E. Hibiscus Street, Palmetto Bay, FL. Discussion and public input will be welcome concerning the following items that may be of interest to your immediate neighborhood:

The following item is being considered pursuant to Division 30-50.3(e) of the Village's Land Development Code:

ITEM #1

Applicant: **Edward A Swakon**
Folio: 33-5033-027-0250
File #: VPB-15-005
Location: 9061 SW 181 Terrace, Palmetto Bay, FL 33157
Zoned: R-1
Request: Variance from Section 30-50.3(e) to reduce the required side yard setback along the east side from 7.5 feet to 0.5 feet for a shed.

The following item is being considered pursuant to Division 30-50.21 of the Village's Land Development Code:

ITEM #2

Applicant: **Old Cutler Presbyterian Church, Inc. (Miami-Dade County Fire Rescue)**
Folio: 33-5023-000-0250
File #: VPB-15-004
Location: 7055 SW 144th Street, Palmetto Bay, FL 33158
Zoned: E-1
Request: Pursuant to Section 30-50.21, the establishment of a temporary fire rescue facility and associated site plan.

All persons are invited to appear and be heard. The documents pertaining to this public hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 E. Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Inquiries may be directed to the Clerk at (305) 259-1234. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.





**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-15-004
APPLICANT NAME: Old Cutler Presbyterian Church, Inc. (Miami-Dade County Fire Rescue)
FOLIO: 33-5023-000-0250
ZONED: E-1

PROJECT LOCATION: 7055 SW 144 Street, PALMETTO BAY, FL 33158

REQUEST: Pursuant to Section 30-50.21, the establishment of a temporary fire rescue facility and associated site plan.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED BEFORE AND DURING THE PUBLIC HEARING.

A PUBLIC HEARING WILL BE HELD MONDAY, May 18, 2015, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-15-004
APPLICANT NAME: Old Cutler Presbyterian Church, Inc. (Miami-Dade County Fire Rescue)
FOLIO: 33-5023-000-0250
ZONED: E-1

PROJECT LOCATION: 7055 SW 144 Street, PALMETTO BAY, FL 33158

REQUEST: Pursuant to Section 30-50.21, the establishment of a temporary fire rescue facility and associated site plan.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED BEFORE AND DURING THE PUBLIC HEARING.

A PUBLIC HEARING WILL BE HELD MONDAY, May 18, 2015, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-15-004
APPLICANT NAME: Old Cutler Presbyterian Church, Inc. (Miami-Dade County Fire Rescue)
FOLIO: 33-5023-000-0250
ZONED: E-1

PROJECT LOCATION: 7055 SW 144 Street, PALMETTO BAY, FL 33158

REQUEST: Pursuant to Section 30-50.21, the establishment of a temporary fire rescue facility and associated site plan.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED BEFORE AND DURING THE PUBLIC HEARING.

A PUBLIC HEARING WILL BE HELD MONDAY, May 18, 2015, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-15-004
APPLICANT NAME: Old Cutler Presbyterian Church, Inc. (Miami-Dade County Fire Rescue)
FOLIO: 33-5023-000-0250
ZONED: E-1

PROJECT LOCATION: 7055 SW 144 Street, PALMETTO BAY, FL 33158

REQUEST: Pursuant to Section 30-50.21, the establishment of a temporary fire rescue facility and associated site plan.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED BEFORE AND DURING THE PUBLIC HEARING.

A PUBLIC HEARING WILL BE HELD MONDAY, May 18, 2015, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

APPLICATION

OLD CUTLER PRESBYTERIAN CHURCH
MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT
VPB-15-004



Miami-Dade Fire Rescue Department
Office of the Fire Chief
9300 N.W. 41st Street
Doral, Florida 33178-2414
T 786-331-5000 F 786-331-5101

miamidade.gov

April 24, 2015

Mr. Darby Delsalle, Director
Department of Planning & Zoning
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, FL 33157

**Re: Revised Letter of Intent
Zoning Hearing Application
Miami-Dade Fire Rescue Department
Temporary Palmetto Bay Fire Rescue Station No. 62**

**RECEIVED
Zoning Department**

4.24.15

**Village of Palmetto Bay
Building & Zoning Department**

By: 

Dear Mr. Delsalle:

This shall constitute the letter of intent submitted on behalf of Old Cutler Presbyterian Church, Inc. (the "Applicant") in support of its request for site plan approval. On behalf and with cooperation of the Applicant, MDFR has executed the attached zoning hearing application for your review and consideration.

The Applicant and the Miami-Dade Fire Rescue Department (MDFR) have agreed to enter into a Lease Agreement subject to site plan approval by the Village of Palmetto Bay granting approval to establish a temporary fire rescue station on the subject property.

This is part of the ongoing effort by MDFR to secure a fire station in the Village of Palmetto Bay and in particular the vicinity of Old Cutler Road and SW 142 Terrace. MDFR evaluated a variety of properties throughout the Village and determined that either the specific property is unavailable or when available MDFR was unable to reach an agreement with the respective property owner in regards to term and rental rate. As such, MDFR deemed the subject property identified below as the most logical due to its availability, size and geographic location. More importantly, MDFR and the Applicant mutually agreed on terms and rental rate acceptable to both parties.

The subject property consists of a 2.25-acre parcel of land located on the northeast corner of SW 144 Street and Old Cutler Road (the "Property"). MDFR intends to lease from the Applicant an approximate 5,000 square foot parcel of vacant land on the Property in order to establish a temporary fire rescue station identified as temporary Palmetto Bay North Station No. 62 (the "Temporary Station").

Mr. Darby Delsalle, Director
Department of Planning & Zoning
Village of Palmetto Bay
April 24, 2015
Page 2 of 3

February 3, 2015, the Board of County Commissioners (BCC) passed and adopted a resolution authorizing the execution of a Contract for Sale and Purchase between Miami-Dade County and the Applicant for an approximate one (1) acre parcel of vacant land located on the southeast corner of Old Cutler Road and SW 142 Terrace. MDFR intends to utilize the parcel of land it acquired for the construction of the permanent Palmetto Bay North Station 62.

Prior to the aforementioned BCC action and land acquisition, on October 20, 2014, MDFR secured site plan approval from the Palmetto Bay Village Council for the construction of the permanent Palmetto Bay North Station 62. Unfortunately, an appeal filed on the property by adjoining neighbors has delayed the permitting and construction process of permanent Palmetto Bay North Station 62.

Presently, MDFR identified a suitable parcel of land on the Property to establish a temporary fire rescue station that will provide additional fire and emergency service to the residents of Palmetto Bay, Pinecrest and Unincorporated Miami-Dade County.

The Applicant agreed to lease to MDFR an approximate 5,000 square foot parcel of vacant land located along the northwest portion of the Property subject to site plan approval by the Village of Palmetto Bay. The 5,000 square foot parcel will be improved with a temporary fire rescue station comprised of a trailer, canopy and storage shed. As a result of present improvements and configuration, MDFR will benefit from existing parking spaces as well as existing driveways which will provide MDFR with adequate ingress/egress from Old Cutler Road.

MDFR is seeking to execute a Lease Agreement with the Applicant for a period of two (2) years with an option to renew the agreement either annually or monthly upon agreement by both parties.

The Temporary Station will be equipped with an Advanced Life Support (ALS) suppression staffed with a total of four (4) firefighters/paramedics, 24 hours a day, seven (7) days a week. The suppression commenced service in August 2003 and presently in operation and housed at Station 50 located at 9798 East Hibiscus Street.

As a result of the scheduled 7 AM shift change, staff must report to the fire station by no later than 6:45 AM. Departing staff members typically leave the fire station between 7:15 AM and 7:30 AM. Evidentially, the amount of vehicular traffic during non-peak period shall not merit a traffic study.

Mr. Darby Delsalle, Director
Department of Planning & Zoning
Village of Palmetto Bay
April 24, 2015
Page 3 of 3

Following construction of permanent Palmetto Bay North Station 62 on the adjoining property, the suppression and its staff will be relocated to the station and the Property will be reverted to the condition it was at the commencement of the Lease Agreement.

MDFR remains hopeful of the Village's favorable consideration of the Application.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

Sincerely,



Dave Downey
Fire Chief
Miami-Dade Fire Rescue Department



Miami-Dade Fire Rescue Department
Office of the Fire Chief
9300 N.W. 41st Street
Doral, Florida 33178-2414
T 786-331-5000 F 786-331-5101

miamidade.gov

April 3, 2015

Mr. Darby Delsalle, Director
Department of Planning & Zoning
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, FL 33157

RECEIVED
Zoning Department

4/8/15

Village of Palmetto Bay
Building & Zoning Department
By: 

**Re: Letter of Intent
Zoning Hearing Application
Miami-Dade Fire Rescue Department
Temporary Palmetto Bay Fire Rescue Station No. 62**

Dear Mr. Delsalle:

This shall constitute the letter of intent submitted on behalf of Old Cutler Presbyterian Church, Inc. (the "Applicant") in support of its request for site plan approval. On behalf and with cooperation of the Applicant, MDRFR has executed the attached zoning hearing application for your review and consideration.

The Applicant and the Miami-Dade Fire Rescue Department (MDFR) have agreed to enter into a Lease Agreement subject to site plan approval by the Village of Palmetto Bay granting approval to establish a temporary fire rescue station on the subject property.

The subject property consists of a 2.25-acre parcel of land located on the northeast corner of SW 144 Street and Old Cutler Road (the "Property"). MDRFR intends to lease from the Applicant an approximate 5,000 square foot parcel of vacant land on the Property in order to establish a temporary fire rescue station identified as temporary Palmetto Bay North Station No. 62 (the "Temporary Station").

On February 3, 2015, the Board of County Commissioners (BCC) passed and adopted a resolution authorizing the execution of a Contract for Sale and Purchase between Miami-Dade County and the Applicant for an approximate one (1) acre parcel of vacant land located on the southeast corner of Old Cutler Road and SW 142 Terrace. MDRFR intends to utilize the parcel of land it acquired for the construction of the permanent Palmetto Bay North Station 62.

Prior to the aforementioned BCC action and land acquisition, on October 20, 2014, MDRFR secured site plan approval from the Palmetto Bay Village Council for the construction of the permanent Palmetto Bay North Station 62. Unfortunately, an appeal filed on the property by adjoining neighbors has delayed the permitting and construction process of permanent Palmetto Bay North Station 62.

Delivering Excellence Every Day

Mr. Darby Delsalle, Director
Department of Planning & Zoning
Village of Palmetto Bay
April 3, 2015
Page 2 of 2

Presently, MDFR identified a suitable parcel of land on the Property to establish a temporary fire rescue station that will provide additional fire and emergency service to the residents of Palmetto Bay, Pinecrest and Unincorporated Miami-Dade County.

The Applicant agreed to lease to MDFR an approximate 5,000 square foot parcel of vacant land located along the northwest portion of the Property subject to site plan approval by the Village of Palmetto Bay. The 5,000 square foot parcel will be improved with a temporary fire rescue station comprised of a trailer, canopy and storage shed. As a result of present improvements and configuration, MDFR will benefit from existing parking spaces as well as existing driveways which will provide MDFR with adequate ingress/egress from Old Cutler Road.

MDFR is seeking to execute a Lease Agreement with the Applicant for a period of two (2) years with an option to renew the agreement either annually or monthly upon agreement by both parties.

The Temporary Station will be equipped with an Advanced Life Support (ALS) suppression staffed with a total of four (4) firefighters/paramedics, 24 hours a day, seven (7) days a week. The suppression commenced service in August 2003 and presently in operation and housed at Station 50 located at 9798 East Hibiscus Street.

As a result of the scheduled 7 AM shift change, staff must report to the fire station by no later than 6:45 AM. Departing staff members typically leave the fire station between 7:15 AM and 7:30 AM. Evidentially, the amount of vehicular traffic during non-peak period shall not merit a traffic study.

Following construction of permanent Palmetto Bay North Station 62 on the adjoining property, the suppression and its staff will be relocated to the station and the Property will be reverted to the condition it was at the commencement of the Lease Agreement.

MDFR remains hopeful of the Village's favorable consideration of the Application.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

Sincerely,



Dave Downey
Fire Chief
Miami-Dade Fire Rescue Department

RECEIVED
Zoning Department
Form ZH-0307-01

SEC: 23 TWP: 55 RGE: 40



VPB-15-004

Village of Palmetto Bay
Building & Zoning Department

By: *[Signature]*

ZONING HEARING (ZH) APPLICATION
Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33-5023-000-0250 Date Received _____

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Old Cutler Presbyterian Church, Inc.

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 14401 Old Cutler Road

City: Palmetto Bay State: FL Zip: 33158 Phone#: 305-238-8121

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): same as above

City: _____ State: _____ Zip: _____ Phone#: _____

4. CONTACT PERSON'S INFORMATION:

Name: Company: Carlos Heredia; Miami-Dade Fire Rescue; 9300 NW 41 Street

City: Doral State: FL Zip: 33178 Cell Phone#: 305-322-9742

Phone#: 786-331-4544 Fax#: _____ E-mail: chh@miamidade.gov

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

W3/4 of S1/4 of SW1/4 of NE 1/4 lying east of Ingraham Hwy less east 175 feet
of SW 1/4 of SE 1/4 of SW 1/4 of NE 1/4

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

7055 SW 144 Street

7. SIZE OF PROPERTY (in acres): 2.25 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: _____ **9. Lease term:** _____ years
(month & year)

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)? yes no If yes, provide complete legal description of said contiguous property.

N/A

11. Is there an option to purchase or lease the subject property or property contiguous thereto? no yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

Miami-Dade County Fire Rescue Department

12. PRESENT ZONING CLASSIFICATION: E-1

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

District Boundary(zone) Changes [Zone(s) requested]: _____
(Provide a separate legal description for each zone requested)

Unusual Use: _____

Use Variance: _____

Non-Use Variance: _____

Alternative Site Development: Option: _____

Special Exception: _____

Modification of previous resolution/plan: _____

Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the eighteen (18) months? no yes. If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no yes. If yes, give name to whom the violation notice was served: and describe the violation:

16. Describe structures on the property: ancillary church facilities

17. Is there any existing use on the property? no yes. If yes, what use and when established?

Use: _____ Year: _____

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete By	Date

PHOTOGRAPHS

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) owner tenant of the property described and which is the subject matter of the proposed hearing.

Signature _____

Signature _____

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public: _____ Commission Expires: _____

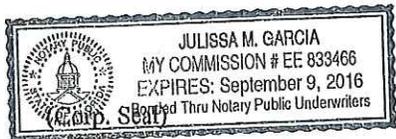
CORPORATION AFFIDAVIT

(I) (WE), Craig Branson, being first duly sworn, depose and say that (I am) (we are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: RL Cook

Craig Branson
Authorized Signature

Director
Office Held



Sworn to and subscribed to before me This 8th day of APRIL, 2015.

Notary Public: Julissa M Garcia
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me This _____ day of _____, _____.

Notary Public: _____ Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature _____

Sworn to and subscribed to before me This _____ day of _____, _____.

Notary Public: _____ Commission Expires: _____

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida
COUNTY OF Miami-Dade County

Public Hearing No. _____

Before me, the undersigned authority, personally appeared Craig Branson
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes
and says:

1. Affiant is the ^{Director} ~~president, vice-president or CEO~~ of the Corporation, with the following address:
14401 Old Cutler Road
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:
W3/4 of S1/4 of SW 1/4 of NE 1/4 lying east of Ingraham Hwy less east 175 feet
of SW 1/4 of SE 1/4 of SW 1/4 of NE 1/4
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
Signature

John G Sanchez
Print Name

[Signature]
Signature

E. Andrew Kern
Print Name

[Signature]
Affiant's signature

Craig Branson
Print Name

Sworn to and subscribed before me on the 8th day of APRIL 2015.

Affiant is personally known to me or has produced FL Driver's Lic as identification.

Notary

[Signature]
(Stamp/Seal)

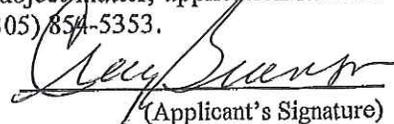
Commission Expires:



RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. The Florida Building code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Plan (CP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Village Attorney, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Village Attorney can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Village Attorney must carry a cover letter indicating subject matter, application number and hearing date. Village Attorney may be reached at (305) 854-5353.


(Applicant's Signature)

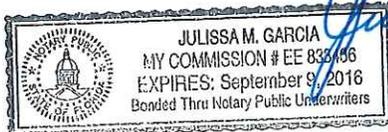
Craig Branson
(Print Name)

Sworn to and subscribed before me this 04 day of APRIL, 2015. Affiant is personally known to me or has produced Florida Driver's Lic. as identification.

(Notary Public)

My commission expires _____

FORM ZH-0107-04




JULISSA M. GARCIA
NOTARY

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: Old Cutler Presbyterian Church, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Florida Non-profit Corporation / please see attached</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></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>
<u></u>	<u></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 Interest</u>
<u></u>	<u></u>

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].



Detail by Entity Name

Florida Non Profit Corporation

OLD CUTLER PRESBYTERIAN CHURCH, INC.

Filing Information

Document Number	712040
FEI/EIN Number	591649287
Date Filed	12/29/1966
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/15/1984
Event Effective Date	NONE

Principal Address

14401 OLD CUTLER ROAD
MIAMI, FL 33158

Changed: 03/03/2000

Mailing Address

14401 OLD CUTLER ROAD
MIAMI, FL 33158

Changed: 03/03/2000

Registered Agent Name & Address

JENSEN, ROBERT
LAW OFFICE OF ROBERT W. JENSEN
4675 PONCE DE LEON BLVD., SUITE 305
CORAL GABLES, FL 33146

Name Changed: 03/11/1994

Address Changed: 03/11/1994

Officer/Director Detail

Name & Address

Title SD

Bandstra, Ted

6775 SW 89 Terr
MIAMI, FL 33156

Title PD

COOK, RICK
16775 SW 80 AVE
MIAMI, FL 33157

Title VD

CORSON, CHARLES
18651 SW 134 AVE
MIAMI, FL 33177

Title TD

HOFFMAN, GEORGE
7437 SW 169 TERRACE
MIAMI, FL 33189

Title D

BRANSON, CRAIG L
8357 SW 182 TERR
PALMETTO BAY, FL 33157

Annual Reports

Report Year	Filed Date
2012	02/06/2012
2013	01/07/2013
2014	01/07/2014

Document Images

01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/07/2013 -- ANNUAL REPORT	View image in PDF format
02/06/2012 -- ANNUAL REPORT	View image in PDF format
01/03/2011 -- ANNUAL REPORT	View image in PDF format
01/04/2010 -- ANNUAL REPORT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
01/03/2008 -- ANNUAL REPORT	View image in PDF format
01/26/2007 -- ANNUAL REPORT	View image in PDF format
01/06/2006 -- ANNUAL REPORT	View image in PDF format
01/24/2005 -- ANNUAL REPORT	View image in PDF format
02/06/2004 -- ANNUAL REPORT	View image in PDF format
04/08/2003 -- ANNUAL REPORT	View image in PDF format
03/19/2002 -- ANNUAL REPORT	View image in PDF format



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/27/2015

Property Information	
Folio:	33-5023-000-0250
Property Address:	7055 SW 144ST
Owner	OLD CUTLER PRESBYTERIAN CH INC
Mailing Address	14401 OLD CUTLER RD MIAMI, FL33158-1722
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	9966 ACREAGE NOT CLASSIFIED AG : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	98,010 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$628,898	\$482,155	\$722,500
Building Value	\$0	\$0	\$0
XF Value	\$4,484	\$4,560	\$5,776
Market Value	\$633,382	\$486,715	\$728,276
Assessed Value	\$535,386	\$486,715	\$701,409

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$97,996		\$26,867
Religious	Exemption	\$535,386	\$486,715	\$701,409

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
23 55 40 2.25 AC
W3/4 OF S1/4 OF SW1/4 OF NE1/4
LYING E OF INGRAHAM HWY LESS E175
FT OF SW1/4 OF SE1/4 OF SW1/4 OF
NE1/4

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$535,386	\$486,715	\$701,409
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$633,382	\$486,715	\$728,276
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$535,386	\$486,715	\$701,409
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$535,386	\$486,715	\$701,409
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/1981	\$230,700	11178-1056	2008 and prior year sales; Qual by exam of deed
04/01/1979	\$200,000	10364-2415	2008 and prior year sales; Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

PLANS

OLD CUTLER PRESBYTERIAN CHURCH
MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT
VPB-15-004



**MIAMI DADE
FIRE RESCUE**
Facilities & Construction
9300 N.W. 41st STREET
MIAMI, FLORIDA 33178
tel: (786) 331-4500
fax: (786) 331-4501

ANGEL H. LAMELA
ARCHITECT AR-0009520



PROJECT:
**PROPOSED
TEMPORARY
TRAILER FOR
FIRE STATION
No. 62**

7055 SW 144 STREET
PALMETTO BAY, FLORIDA
33158

PROJECT No.

0001

ISSUED FOR:

REVIEW

Note to Contractor:
Written dimension have preference over scaled dimensions.

Should discrepancies arise please stop and contact our office for clarifications at 786-331-4500.

Original drawing is 24" x 36", scale entities accordingly if reduced.

No.	DATE	REVISION	BY

DATE: 04-03-2015

SCALE: AS SHOWN

DRAWN BY: MANNY NIEBLAS

CHECKED BY: A.H.L.

SEAL / SIGNATURE



ANGEL H. LAMELA AR - 0009520
This drawing is property of the Miami Dade Fire Rescue Facilities & Construction Division and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request. COPYRIGHT © 2008

SHEET TITLE
SITE PLAN

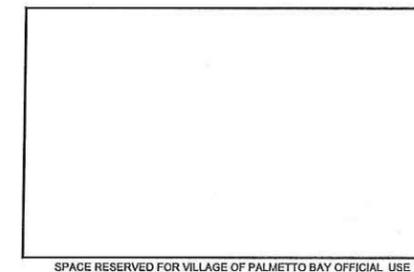
SHEET NUMBER
A-1.0

OF: 02

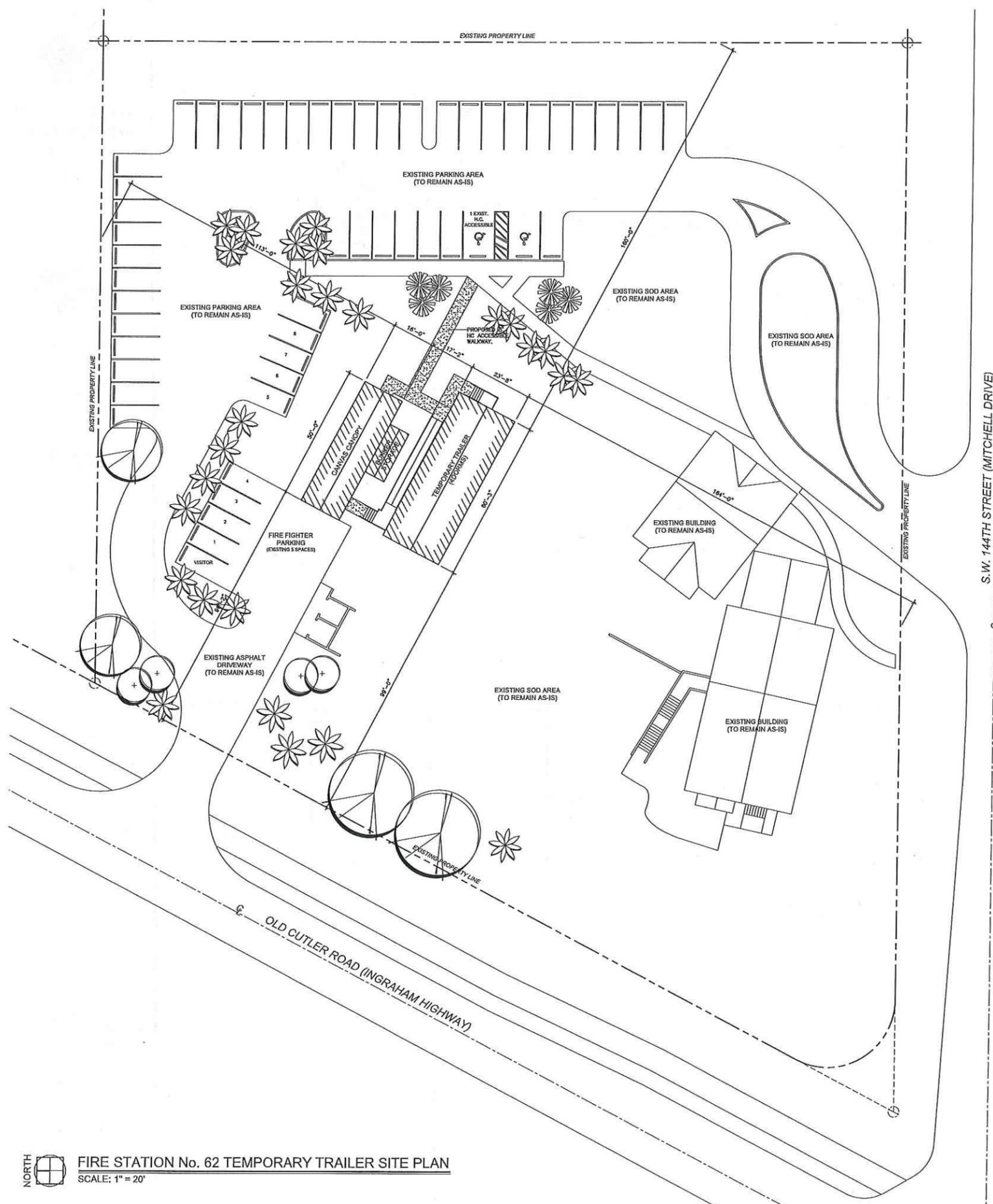


FIRE STATION No. 62 TEMPORARY TRAILER LOCATION SKETCH
SCALE: N.T.S.

ZONING LEGEND	
PALMETTO BAY TEMPORARY TRAILER FIRE STATION No.62	
FLOOD ZONE : PEN	
ZONING CLASSIFICATION: PEN	
LOT AREA : 98,010 S.F.	
TEMP. STATION AREA : 2,386 SQ.FT.	
TRAILER	1,426 SQ. FT.
BUNKER	160 SQ. FT.
CANOPY	800 SQ. FT.
SETBACKS :	PROVIDED:
FRONT	96'-2"
INTERIOR SIDE	113'-0"
STREET SIDE	164'-0"
REAR	160'-0"
PARKING	PROVIDED:
STAFF (ALL PARKING IS EXISTING)	8 SPACES
PARKING FOR PUBLIC (INCLUDES 1 REEL SPACE & H.C. AS REQUIRED. ALL PARKING IS EXISTING)	2 SPACES
TOTAL	10 SPACES



SPACE RESERVED FOR VILLAGE OF PALMETTO BAY OFFICIAL USE



FIRE STATION No. 62 TEMPORARY TRAILER SITE PLAN
SCALE: 1" = 20'





**MIAMI DADE
FIRE RESCUE**
Facilities & Construction
9300 N.W. 41st STREET
MIAMI, FLORIDA 33178
tel: (786) 331-4500
fax: (786) 331-4501

ANGEL H. LAMELA
ARCHITECT AR-0009520



PROJECT:
**PROPOSED
TEMPORARY
TRAILER FOR
FIRE STATION
No. 62**

7055 SW 144 STREET
PALMETTO BAY, FLORIDA
33158

PROJECT No.

0001

ISSUED FOR:

REVIEW

Note to Contractor:
Written dimension have preference over
scaled dimensions.

Should discrepancies arise please stop
and contact our office for clarifications at
786-331-4500.

Original drawing is 24" x 36", scale entitles
accordingly if reduced.

No.	DATE	REVISION	BY

DATE:

04-03-2015

SCALE:

AS SHOWN

DRAWN BY:

MANNY NIEBLAS

CHECKED BY:

A.H.L.

SEAL / SIGNATURE



ANGEL H. LAMELA AR - 0009520

This drawing is property of the Miami Dade Fire
Rescue Facilities & Construction Division and
is not to be reproduced or copied in whole or part.
It is not to be used on any other project and is to be
returned on request.
COPYRIGHT © 2009

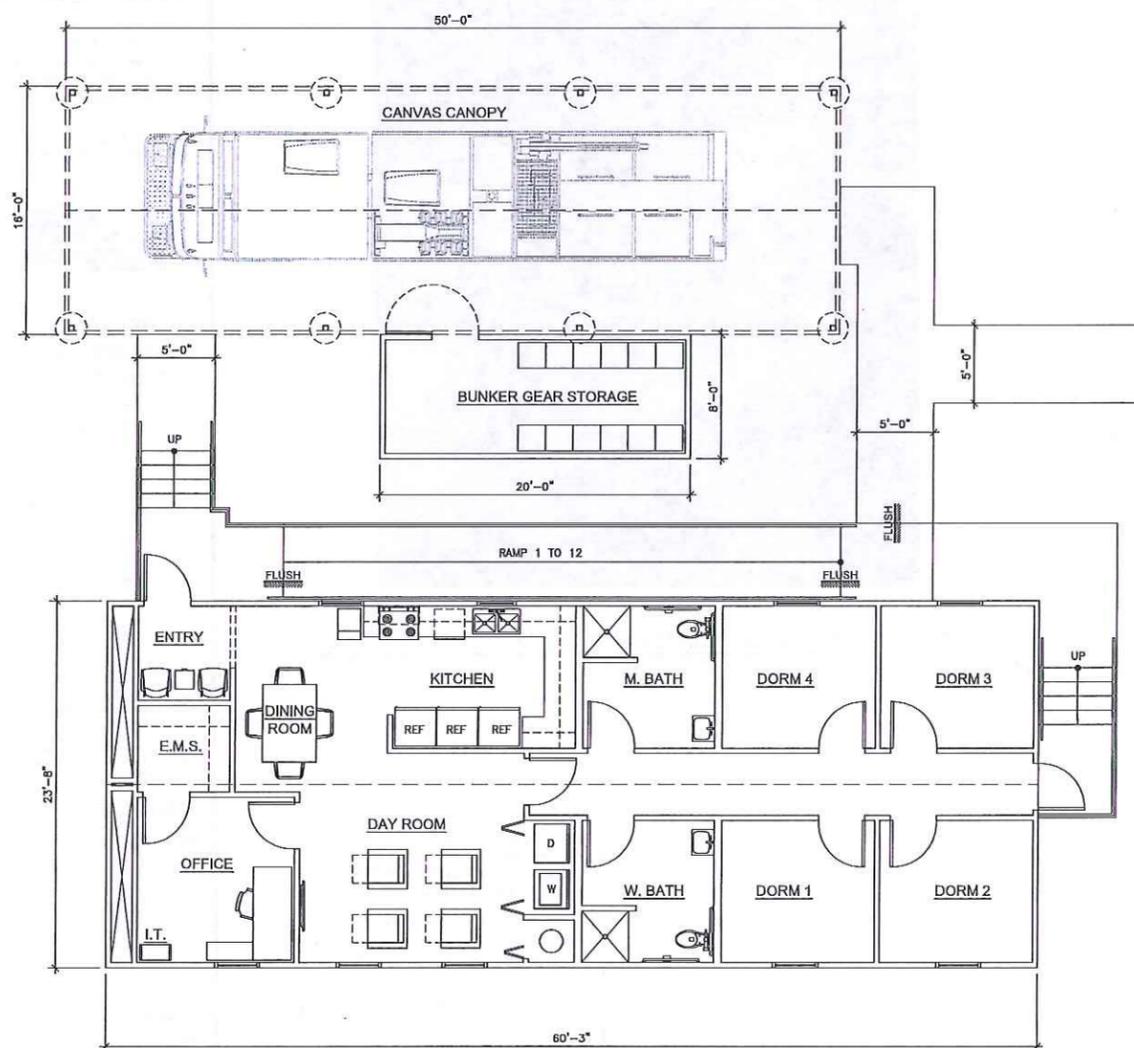
SHEET TITLE

**FLOOR PLAN
AND
ELEVATIONS**

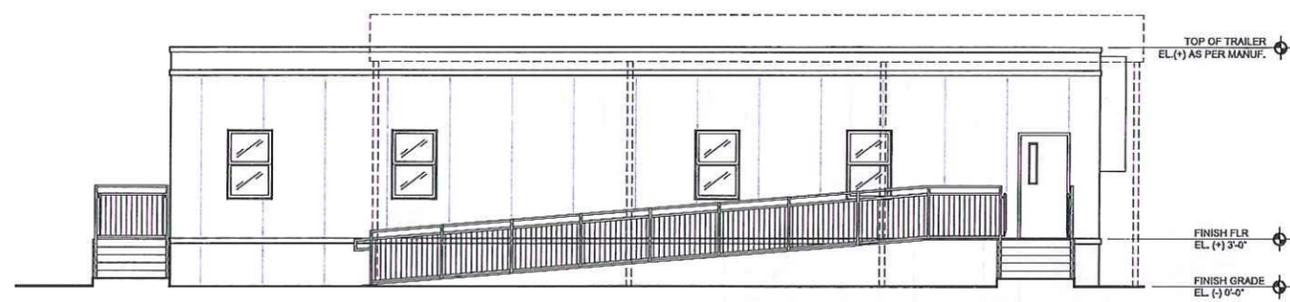
SHEET NUMBER

A-2.0

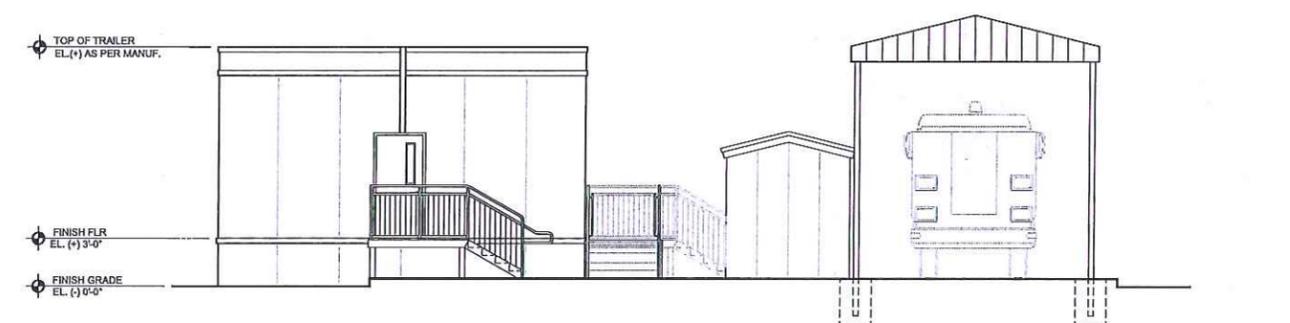
OF: 02



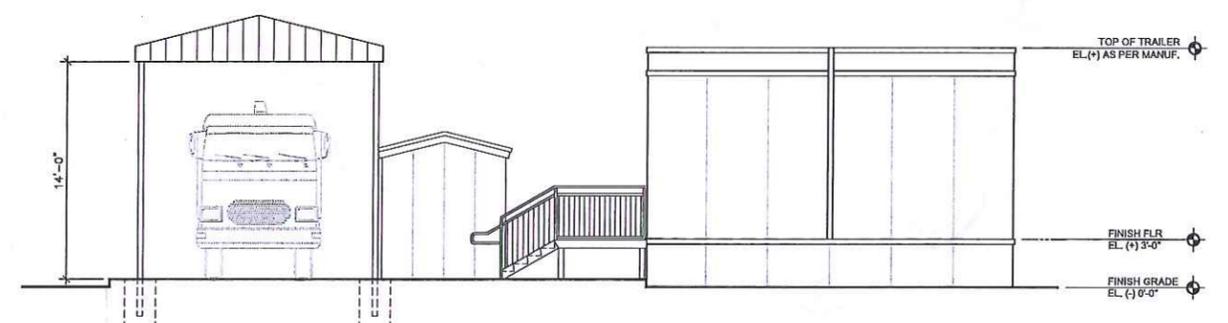
NORTH
FIRE STATION No. 62 TEMPORARY TRAILER FLOOR PLAN
SCALE: 3/16" = 1'-0"



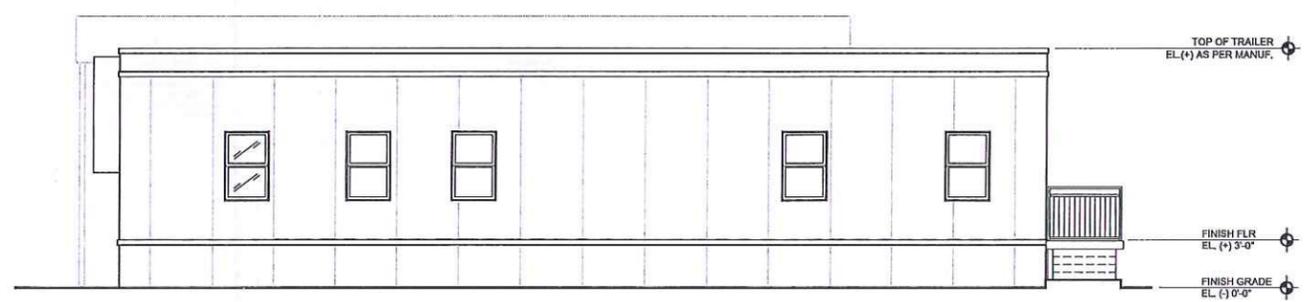
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SPACE RESERVED FOR VILLAGE OF PALMETTO BAY OFFICIAL USE