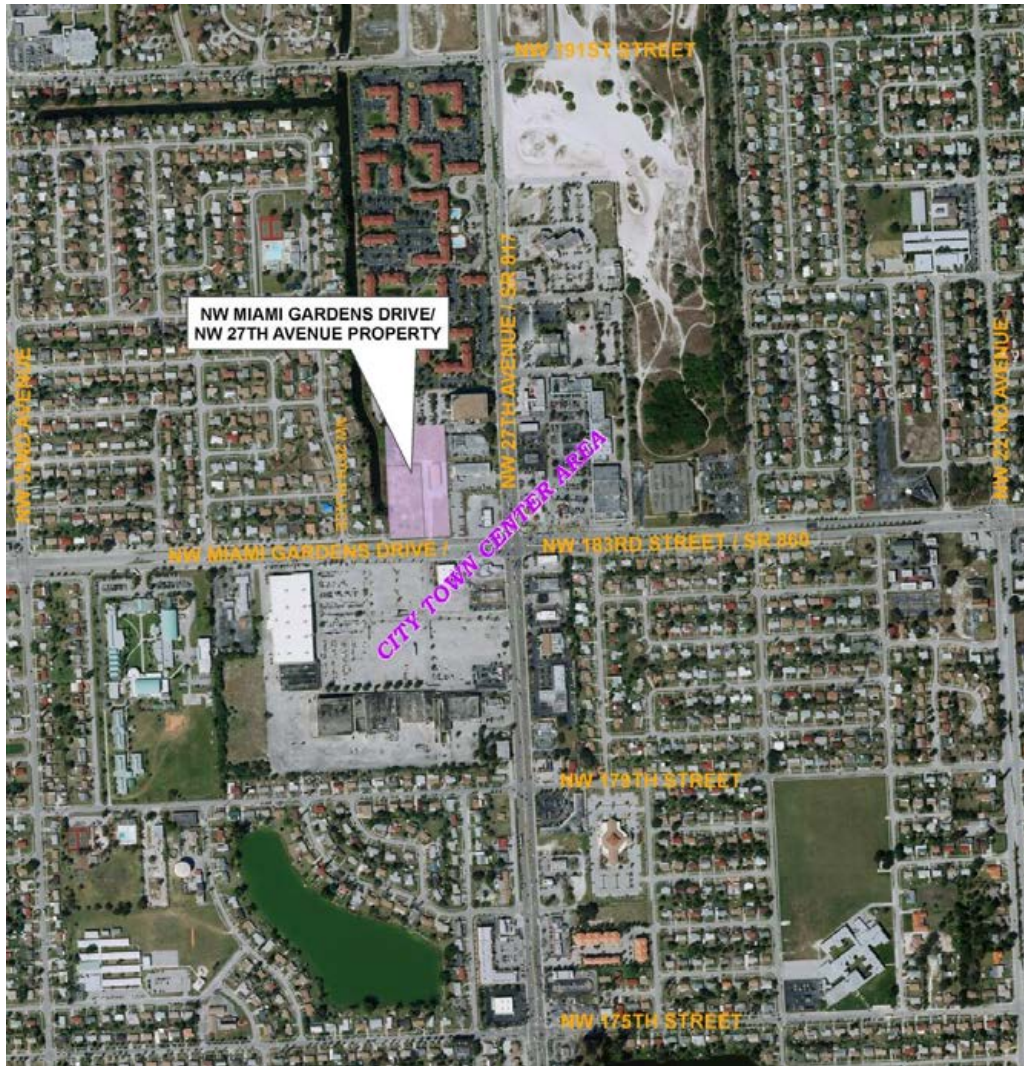




CITY OF MIAMI GARDENS MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY



NW Miami Gardens Drive / NW 27th Avenue Property:
2775 NW 183rd Street, Miami Gardens, Florida 33056

Contacts:

Dr. Danny O. Crew, City Manager, City of Miami Gardens, 305-622-8000, dcrew@miamigardens-fl.gov, or
Daniel A. Rosemond, Assistant City Manager, 305-622-8005, drosemond@miamigardens-fl.gov

1515 NW 167th Street, Building 5, Suite 200, Miami Gardens, Florida 33169



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

SUMMARY SHEET

1. **Name:** Miami Gardens Drive/NW 27th Avenue Property f/k/a Spirit of Christ Center and Ministries, Inc.
2. **Owner:** City of Miami Gardens
3. **Street Address:** 2775 NW 183rd Street, Miami Gardens, Florida 33056
4. **Folios:** 34-2104-001-0570; 34-2104-001-0580
5. **Area:** 4.66 acres
6. **Price:** \$ 4M Net
7. **Access:**
 - East/West
NW Miami Gardens Drive/ NW 183rd Street/SR 860

 - North/South
 - NW 27th Avenue/SR 817
8. **Miami Gardens Zoning District Classification:** PCD Planned Commercial Development
9. **Miami Gardens Future Land Use Designation:** Commerce
10. **Road Frontages:**
 - NW Miami Gardens Drive/NW 183rd Street frontage: 327.80 feet approx.
11. **Annual Average Daily Traffic (AADT)**
 - NW Miami Gardens Drive/NW 183rd Street West of NW 27th Avenue= 29,000 trips
 - NW Miami Gardens Drive/NW 183rd Street East of NW 27th Avenue= 38,500 trips
 - NW 27th Avenue North of NW 183rd Street = 54,000 trips
 - NW 27th Avenue South of NW 183rd Street = 50,500 trips
12. **Flood Zone:** X (Areas determined to be outside the 500 year flood plain.)
13. **Flood Insurance Rate Map (FIRM) Panel Number:** 12086C0137L
14. **Miami Gardens Community Rating System (CRS) Rating:** 6 (on a scale of 1 to 10)
15. **Water and Sewer Service Provider:** Water Service provider: Miami-Dade Water and Sewer Department (WASD); Sewer Service provider: City of North Miami Beach
16. **Transportation Concurrency Management Area (TCMA):** TCMA Area # 2
17. **Part of Federal Brownfield Area:** Carol City Area- Area ID: BF 139902000; Federal Code: 025
18. **Phase 1 Environmental Analysis:** Clean
19. **Contact:** Cameron Benson, City Manager, 305-622-8005, cbenson@miamigardens-fl.gov



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

BACKGROUND, LOCATION AND BROWNFIELD DESIGNATION

Background

The Miami Gardens Drive/NW 27th Avenue property is located in City of Miami Gardens. The City centrally located in northern Miami-Dade County, is the county's third largest city, with a population of 105,000 people living in about 30,000 households. Incorporated in 2003, as the County's 33rd city and covering over 20 square miles of land, Miami Gardens is centrally located in the region. Please see **Exhibit A- AERIAL MAP** for details. The boundaries are from I-95 and NE 2nd Avenue on the East; NW 47th Avenue and NW 57th Avenue on the west; County Line Road on the north; and NW 151st Street on the South. This location at the border of Miami-Dade and Broward Counties makes Miami Gardens extremely accessible, and a viable residential and business destination.

The city is easily accessed by I-95, the Palmetto Expressway (SR 826), the Florida Turnpike, as well as numerous other county and state surface roads that form a relatively uninterrupted grid through the City. In addition, the city boasts multi-modal access to rail through the Florida East Coast Railway and the South Florida Tri-Rail System and is easily connected to the Miami International Airport and Fort Lauderdale / Hollywood International Airport. The Tri-Rail station is located at the Golden Glades Interchange which also includes a park-and-ride lot. The City's centrality was a key factor in locating Dolphin Stadium, which is near the county line in a sports complex that is also in close proximity to Calder Race Track. A Florida Turnpike Interchange at NW 199th Street/Ives Dairy Road provide excellent access to these activity generators. Please visit the city's website at www.miamigardens-fl.gov for more information.

Location

The Miami Gardens Drive/NW 27th Avenue property is located at the geographic center of the City within the City's proposed Town Center at 2772 NW 183rd Street, Miami Gardens, Florida 33056. The location is specifically at the intersection of NW Miami Gardens Drive/NW 183rd Street and NW 27th Avenue. See **Exhibit B- LOCATION MAP** on cover for details. The property is bounded by NW Miami Gardens Drive/NW 183rd Street to the south; and is generally located to the east of NW 28th Place and west of NW 27th Avenue.

Brownfield Designation

The subject property is located within a Federal designated Brownfield. The City of Miami Gardens promotes and supports businesses on incentives offered through this program to boost economic revitalization. Please see **Exhibit C - BROWNFIELDS MAP** for details. City's Community Development Department is the designated department to coordinate with businesses under this program.



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

ACCESS, TRAFFIC AND TRANSPORTATION

There are many levels of connectivity in Miami Gardens, from major interstates, regional rail transit, and sub regional county and state roads, to prevalent pedestrian and bicycle facilities.

The Roadway Network

The following major roadways provide direct access to the NW Miami Gardens Drive/NW 27th Avenue property:

East/West

SR 860/ NW Miami Gardens Drive/NW 183rd Street

North/South

- SR 817/ NW 27th Avenue

A well-developed hierarchy of streets provides ample connectivity to and through Miami Gardens. The City's lone US Highway is US-441, (SR-7 or NW 2nd Ave). As shown on **Exhibit D- Map TRAN II - 1: The Roadway Network**, six State Roads border or cross the City. Nine County facilities exist in the City. Other major roads exist connecting the State and County facilities. Inside the section lines is the local street network, which consists of mainly local streets, which provide for neighborhood access.

As shown on **Exhibit E- Map TRAN II -2: Existing Number of Lanes**, there are six "6-lane" roadways consisting of US-441, Florida's Turnpike, and SR 826. The bulk of the through transportation, (non neighborhood) or regional traffic moves on these facilities.

One interstate highway (Principal Arterial), Interstate 95, moves adjacent to the City. I-95 through NW Miami Gardens Drive connects the center of the City, the City's Future Town Center proposed to be a major hub of civic and mixed use activities. This other expressways that provide direct access to this location and go through the City (also Principal Arterials) are Florida's Turnpike and the Palmetto Expressway (SR 826).

Rail Roads

The CSX tracks, located along the southeast boundary of the City, are the only rail facility located within the City of Miami Gardens. See **Exhibit F- Map TRAN II – 5 Railroads** for details. The tracks carry the Tri-Rail trains through the Golden Glades Interchange between the Miami International Airport and west Palm Beach County.

Airports / Seaports

Miami Gardens has The Opa-Locka Airport is located immediately adjacent to the southern boundary of the City. Miami International Airport is located less than 7 miles from City limits.

Transportation Corridors and City Town Center

The NW Miami Gardens Drive/NW 27th Avenue property is located within NW 27th Avenue Corridor out of the three City's designated major transportation corridors. It is also located within the City's planned Town Center Area which is proposed to be the hub of civic and mix of residential and retail uses to promote economic growth. **Exhibit G Map TRAN II – 20: Major Transportation/Transit Corridors Map** provides another graphical depiction of the aforementioned corridors with committed developments and anticipated businesses. There are over 2,600 acres of land around three main corridors where the City desires to focus mixed use, primarily commercial and industrial with medium to high density residential. **Exhibit H Map of Future Town Center** provides a graphical depiction of the Town Center vision.

- **NW 27th Avenue corridor**

The NW 27th Avenue Corridor, also known as State Road 817, represents the central north-south commercial corridor for the City. It is primarily a strip retail commercial area. The City is encouraging the NW 27th Avenue Commerce area's revitalization as the City's central boulevard through a mixture of new commercial and multiple family development as well as redevelopment of existing commercial uses. This six-lane facility provides primary access to the Dolphin Stadium and Calder Race Track as well as serving as a major north-south transportation artery.

- **Miami Garden's Planned Town Center Area**

The area around NW 183rd Street/Miami Gardens Drive and NW 27th Avenue represents the geographic center of the City of Miami Gardens. The City envisions this area as redeveloping into the community focal point that it was thirty to forty years ago, with high quality goods and services being available and convenient. In addition, a strong residential component consistent with urban mixed use/transit oriented development is envisioned and encouraged. The City has developed a master plan for the area and implemented land development standards for a mixed use, pedestrian oriented area.

TRAFFIC COUNTS AND TCMA

NW Miami Gardens Drive/NW 183rd Street and NW 27th Avenue are the two major roadways that carry traffic through the center of the City and to the subject property. The NW Miami Gardens Drive/NW 27th Avenue property is located within the City's proposed Town Center and NW 27th Avenue corridor which mainly provides access to the subject property and the high amount of vehicular traffic commuting during weekdays.

Data on Annual Average Daily Traffic (AADT) trips was obtained from Florida Department of Transportation (FDOT) Florida Traffic Online (2009) for the major roadways that bound the NW Miami Gardens Drive/NW 27th Avenue property. Please see **Exhibit I – FDOT Florida Traffic Online Map** for details. The Annual Average Daily traffic count listing is provided below:

Annual Average Daily Traffic (AADT)

- NW Miami Gardens Drive/NW 183rd Street West of NW 27th Avenue= 29,000 trips
- NW Miami Gardens Drive/NW 183rd Street East of NW 27th Avenue= 38,500 trips
- NW 27th Avenue North of NW 183rd Street = 54,000 trips
- NW 27th Avenue South of NW 183rd Street = 50,500 trips

Transportation Concurrency Management Areas (TCMA)

The City of Miami Gardens has adopted four Transportation Concurrency Management Areas (TCMAs), across the City that promote an area wide level of service. The objective is supportive of providing a safe, convenient and accessible transportation system, which meets applicable level of service standards, works to provide alternative modes of travel, is coordinated with the City’s Future Land Use Map, as well as the major transportation corridors especially in terms of redevelopment opportunities.

The TCMAs also allow the implementation of Smart Growth Principles, relative to the land development standards. Without the ability to intensify mixed uses, these principles become cumbersome for redevelopment projects and supporting lending institutions.

NW Miami Gardens Drive/NW 27th Avenue property is located in TCMA #2.

Transportation Concurrency Management Area Descriptions					
Area	Name	Western Limit	Eastern Limit	Southern Limit	Northern Limit
1	Northwest	West City Limits	West of NW 37 th Ave	North of SR 826	County Line
2	North 27 th Avenue	NW 37 th Ave	Turnpike / 17 th Ave	North of SR 826	Turnpike
3	SR-7/441	NW 17 Ave	East City Limits	North of SR 826	County Line
4	South Palmetto	West City Limits	NW 12 Ave	South City Limits	SR 826

TCMA Area # 2 is the north portion of the 27th Avenue corridor. Although it is heavily residential, it contains the proposed City’s Town Center and opportunities for high density concentrated residential/office/commercial re-development of the area.



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

PARCEL, FEMA, WATER AND SEWER INFORMATION

Property Folio Numbers

The NW Miami Gardens Drive/NW 27th Avenue Property formerly known as Spirit of Christ Ministries, Inc. contains two parcels with two folio numbers. For details, please see **Exhibits J- 1, and J -2 Property Map** printouts from Miami-Dade Property Appraiser's website.

- Folio: 34-2104-001-0570
- Folio: 34-2104-001-0580

Area of Property

Total area of the property is: 4.66 Acres Approximately. Please see **Exhibits J-1 and J-2** for acreage details.

Road Frontages

The property is bounded by NW Miami Gardens Drive/NW 183rd Street to the south; and is generally located to the east of NW 28th Place and west of NW 27th Avenue. Please see **Exhibit K Site Plan Drawing** for details. The road frontages are as follows:

- NW Miami Gardens Drive/NW 183rd Street frontage: 349.65 feet approx.

Flood Zone Designation

- Flood Zone = X (Areas determined to be outside the 500 year flood plain.)
- Flood Insurance Rate Map (FIRM) Panel Number: 12086C0128L
- Miami Gardens Community Rating System (CRS) Rating: 6 (on a scale of 1 to 10)
- Minimum elevation requirement for new construction on this site would be 8" above the highest adjacent crown of road.

It should be noted that since the NW Miami Gardens Drive/NW 27th Avenue property is in an X flood zone designation, it is in a "low risk" flood zone, is more favorable for development than if they were developing in a Special Flood Hazard Area and as such, flood insurance is not required to secure a federally regulated mortgage. Please see **Exhibit L- Flood Zone Map** for details. The City of Miami Gardens provides an excellent level of flood protection for businesses and residents through its participation in the Community Rating System (CRS). This Program rewards communities that provide exceptional flood protection for its citizens by offering flood insurance discounts for those citizens. Through this Program, businesses in Special Flood Hazard Areas now receive a 20% on flood insurance policies, and businesses in X zones receive a 10% discount. Miami Gardens is one of the best rated communities in the CRS in Miami-Dade County.

The City of Miami Gardens also provides exceptional flood protection benefits for its businesses and residents, through participation in the federal Community Rating System (CRS). The CRS rewards communities that provide flood protection benefits to the community by offering the businesses and residents flood insurance discounts on policies issued. Miami Gardens has a rating of 6 in this Program, one of the highest ratings in Miami-Dade County. Estimated annual savings achieved by this rating are greater than \$650,000 per year.

Water and Sewer Services

The NW Miami Gardens Drive/NW 27th Avenue property is serviced by Miami-Dade Water and Sewer (WASD) and City of North Miami Beach for potable water and sanitary sewer services.

- Potable Water Service Provider: Miami-Dade Water and Sewer (WASD)
- Sanitary Sewer Service Provider: City of North Miami Beach

Miami Gardens is serviced by Miami-Dade Water and Sewer (WASD) and City of North Miami Beach for its potable water and sanitary sewer services. Approximately half of Miami Gardens is served by each entity. See **Exhibit M- Map INF III-1 and Exhibit N- Map INF III- 3** for the existing sanitary sewer and potable water service areas in Miami Gardens.

The central sanitary sewer service in the City, including treatment, transmission and pumping facilities, is owned, maintained and provided by the Miami-Dade County Water and Sewer Department (WASD) and the City of North Miami Beach.

Potable water treatment, transmission and pumping facilities serving the City of Miami Gardens are provided by Miami-Dade County Water and Sewer Department (WASD), the City of North Miami Beach Public Service Department and the City of Opa-Locka.

The City of Miami Gardens receives water service from City of North Miami Beach from the Norwood Water Treatment Plant, located at 19150 NW 8th Avenue within Miami Gardens.



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

ZONING, LAND USES AND MAXIMUM DEVELOPMENT POTENTIAL

The NW Miami Gardens Drive/NW 27th Avenue property is zoned PCD- Planned Corridor Development and holds a future land use designation of Commerce. Please see **Exhibit O-** Official City Zoning Map and **Exhibit P- Map FLU I-7:** Future Land Use and Functional Classification Roadways 2016 for details.

Land Use Chart For NW Miami Gardens Drive/NW 27th Avenue Property

Property	Future Land Use	Zoning District	Existing Use
Site	Commerce	PCD – Planned Corridor Development	Unoccupied former Church Building
North	Commerce	PCD – Planned Corridor Development	Southern Bell Telephone Company office
South	Commerce	PCD – Planned Corridor Development	Carol Mart Shopping Complex
East	Commerce	PCD – Planned Corridor Development	U-Haul and Gas Station
West	Neighborhood	R-1 Single Family Residential	Single-Family Housing

Permitted Uses Under PCD- Planned Corridor Development District

ZONING DISTRICTS/ USES		PCD
RESIDENTIAL TYPE USES		
	Assisted Living Facility (ALF)*	SE
	Community residential facility up to 6 residents*	P
	Community residential facility 7 to 14 residents *	SE
	Community residential facility greater than 15 and more *	SE
	Day care center –adult	SE

Dormitories, Fraternity or Sorority house, on campus, off-campus	
Family day care home, 5 children or less	P
Farm worker housing	
Halfway house, treatment facility	SE
Home occupation office*	P
Hotels, Motels, Lodging*	P
Mobile home, Manufactured homes*	
Residential -mixed-use residential*	P
Residential -multi-family residential*	SE
Residential -single family-detached residential*	
Residential –townhouse*	
Residential -two-family residential*	
Transient Housing - shelters	SE
PUBLIC AND INSTITUTIONAL TYPE USES	
Airport, airfield, heliport, related uses–public, private*	
Community centers	
Cultural and civic facilities - libraries, museums	P
Detention facility	
Educational and child care facilities – non-public* (includes charter)	P
Educational facilities - college or university –private; main campus*	SE
Educational facilities – public	P
Educational facilities – technical, vocational, specialty –non-public	P
Government facilities, including administrative, support and service	
Hospital, –private, public	SE
Public parks and recreational facilities	P

Public safety facility	P
Sewage lift or pumping station*	P
Solid waste transfer station	
Transit station	
Utilities and related facilities	
Water plant, waste water plant	
RESERVED	
VEHICLE RELATED COMMERCIAL TYPE USES	
Car wash – enclosed*	P
Car wash – outside, hand wash*	P
Parking Garage. lot - commercial	P
Rental-automobile only (No standards in Section 34-288)	P
Rental-Truck and other vehicles	P
Transit, passenger terminals.	SE
Vehicle Fueling stations and sales	P
Vehicle major repair – mechanical, body (No standards in Section 34-288)	P
Vehicle minor repair – mechanical, service (No standards in Section 34-288)	P
Vehicle - parts sales and installation and service - new	P
Vehicle -parts sales and installation - used	SE
Vehicle sales-new automobiles (No standards in Section 34-288)	P
Vehicle sales-used automobiles (No standards in Section 34-288)	SE
RECREATION, ENTERTAINMENT TYPE USES	

Amusement parks, stadiums, arenas, Marinas*	
Arcade, video games, electronic gaming	P
Camp grounds, RV parks*	
Casino Gaming Facility	
Golf course, driving range	
Golf, miniature	P
Gun, pistol range, gun clubs, archery clubs - indoor, outdoor	SE
Race track- horse, dog, car	
Riding clubs – horses, off-road vehicles, motorcycles	
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities, bowling alleys - indoor	SE
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities - outdoor	SE
RESTAURANT, FOOD AND BEVERAGE SERVICE TYPE USES	
Adult entertainment establishment*	
Catering Service*	P
Nightclub, Discotheque, Club, Cabarets.	SE
Restaurant – sports bar, amusement restaurant/bar, coffee/sandwich shop, cafeteria, outdoor cafe*	P
PLACES OF ASSEMBLY TYPE USES* (See Section 34-288 under “Places of Assembly”)	
Auction House- indoor	P
Banquet hall	P
Funeral Homes	P
Place of religious assembly	P
Private clubs, not public	P

Theater (movie, performing arts)	P
COMMERCIAL TYPE USES	
Convenience store	P
Donated goods Center - new/used*	P
Drug, Pharmacy store	P
Flea market	SE
Food specialty store	P
Grocery store	P
Liquor package store*	P
Pawn shop	SE
Plant nursery, retail or wholesale *	P
Retail – big box, club membership, department	P
Retail – general, single use	P
Retail - Home improvement, building materials*	P
Secondhand merchandise store/consignment store	SE
OFFICE TYPE USES	
Call center	P
Office- business, sales, professional, semi-professional services	P
Office - medical office/medical clinic	P
SERVICE TYPE USES	
Animal grooming and pet sitting - indoor	P
Animal Hospital/Veterinarian clinic	P
Animal kennel, boarding*	SE
Animal shelters	SE
Blood banks, diagnostic medical treatment centers	P

Check cashing, bill payments	P
Copy, printing center	P
Cosmetic Surgery, beauty clinics	P
Customer service center	P
Dry cleaning	P
Equipment and tool rental	P
Financial institution – banks, credit unions, investment brokerage establishments*	P
Health club, fitness club	P
Laundromat, self-service	P
Package shipping, mail service	P
Personal care services	P
Repair and service shop - general merchandise	P
Self service storage facility	SE
Studios – photographic, and instructional	P
Tattoo parlor, body piercing	P
OTHER USES	
Cemetery, mausoleums, crematory*	
Wireless Antennas and support services*	SE
INDUSTRIAL TYPE USES	
Distribution center	
Dry cleaning- commercial laundry plant	
Industrial uses - heavy	
Industrial uses- light	
Laboratory- medical, research, testing	

Mining/extraction, rock quarry	
Outdoor Storage, open air storage* (See Section 34-310 for Special Requirements)	SE
Radio and transmitting station	SE
Recycling facility, Refuse disposal	
Salvage yard, junkyard	
Self-storage facility	SE
Showrooms, retail sales	P
Showrooms, wholesale sales	SE
Studio for movie, television, music production	SE
Warehouse	
AGRICULTURAL TYPE USES	
Farms – produce, livestock	
Greenhouses – nurseries, retail	P
Outdoor storage – agriculture* (No extra standard in Section 34-288)	
Packing facilities – small* (No extra standard in Section 34-288)	
Produce stand, farmers market*	
Packing facilities – large*	
Seed drying facility	
Urban agricultural gardens*	SE
Wineries, vineyards*	

(Ord. No. 2010-10-218, § 2(9-10), 4-7-2010)

Note: Miami Gardens Land Development Code Adopted April 2010. Uses marked with an asterisk (*) are permitted with extra requirements. See Land Development Code Chapter 34, ARTICLE IX, Sec. 34-288: Uses permitted with extra requirements.

Maximum Land Development Potential Per Comprehensive Development Master Plan (CDMP)

The following future land use designation with accompanying allowable uses, density and intensity standards and subsequent policies shall be used as a tool to manage future growth in Miami Gardens.

Land Use Designation	Uses	Density: Gross Dwelling Units Per Acre (DU/A) / Intensity: Floor Area Ratio (FAR)
Commerce	Urban Commercial and Office	Up to 0.5 Floor Area Ratio
	Urban Industrial	Up to 0.5 Floor Area Ratio
	Medium Density Residential	16 – 25 DU/A
	Medium-High Density Residential	26-50 DU/A
	Urban Center	Minimum 1.0 to Maximum 3.0 Floor Area Ratio
		26 -50 DU/A
All Areas	Public and Semi-Public Uses	Permitted in Neighborhood, Commerce and Preservation designations subject to applicable policies in this Plan

Source: Miami Gardens Comprehensive Development Master Plan, Future Land Use Element, Adopted December 2006.

Policy 2.1.4: Mixed-Use Uses. Performance criteria for mixed-use development projects shall be set forth as follows:

a. Mixed Use Planned

- Purpose. The Mixed-Use Planned use is designed to accommodate mixed-use development in Neighborhood areas. Mixed-use means a combination of residential, commercial and office uses in an integrated development.
- Density. Up to twenty five (25) dwelling units per gross acre
- Floor Area Ratio (Intensity). Up to 2.0
- Land Use Mix. A minimum of 25% nonresidential and a minimum of 25% residential.
- Building Height. Up to an average height of four (4) stories
- Access. Must front an Arterial roadway

b. Urban Center

- Purpose. The Urban Center is designed to provide for a mixed-use town center type of development in Commerce areas. Urban Center development must include a combination of residential, commercial and office uses within at least some of the same building(s).
- Density. Minimum of twenty six (26) to a maximum of fifty (50) dwelling units per gross acre
- Floor Area Ratio (Intensity). Minimum of one (1.0) up to three (3.0)
- Land Use Mix. Residential shall be a minimum of 30% of floor area. Commercial and office uses shall be a minimum of 15% of floor area, including a minimum of 10% of total floor area being ground floor retail sales and services.
- Building Height. Up to an average height of eight (8) stories
- Access. Shall be located on a public street within ½ mile of an Arterial intersection along State Road 7/U.S. Highway 441, NW 27th Avenue or the Palmetto Expressway.



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

SURVEY, PLATTING AND RESTRICTIONS

Property Survey

The Miami Gardens Drive/NW 27th Avenue property is located at the geographic center of the City within the City's proposed Town Center at 2772 NW 183rd Street, Miami Gardens, Florida 33056. The location is specifically at the intersection of NW Miami Gardens Drive/NW 183rd Street and NW 27th Avenue. See **Exhibit B- LOCATION MAP** on cover for details. The property is bounded by NW Miami Gardens Drive/NW 183rd Street to the south; and is generally located to the east of NW 28th Place and west of NW 27th Avenue. See **Exhibit- K Property Survey** for details.

Platting Background

The Miami Gardens Drive / NW 27th Avenue property has not been platted. No records came up when a search was conducted on the Miami-Dade Clerk of Courts website.

Restrictions

There are no known restrictions on the said property.



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

ZONING HISTORY

Zoning History

The zoning history on the property has no significant impact on the future development of the property. The property can be developed under the current zoning designation and regulations of the City's Land Development Regulations.

Resolutions/Ordinances

Please see **Exhibit- Q** for Board of County Commissioners Dade County **Resolution Z-94-74**

Please see **Exhibit - R** for Board of County Commissioners Dade County **Resolution 4-ZAB-93-74**

Please see **Exhibit-S** for Board of County Commissioners Dade County **Resolution5-ZAB-339- 96**



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – A

CITY AERIAL MAP

MIRAMAR

BROWARD COUNTY

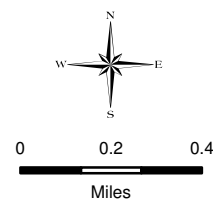


City of Miami Gardens AERIAL MAP

Corporate Boundary



**NW MIAMI GARDENS DRIVE /
NW 27TH AVENUE PROPERTY**



March 2011

Prepared by:
Planning and Zoning Department

DISCLAIMER:
Every attempt has been made to ensure the accuracy of this map. This map is not to be construed as a survey instrument. The City of Miami Gardens does not assume any liability arising from the use of this map. Users of this map should consult the planning & zoning division for verification of information provided on this map.



CITY OF MIAMI GARDENS

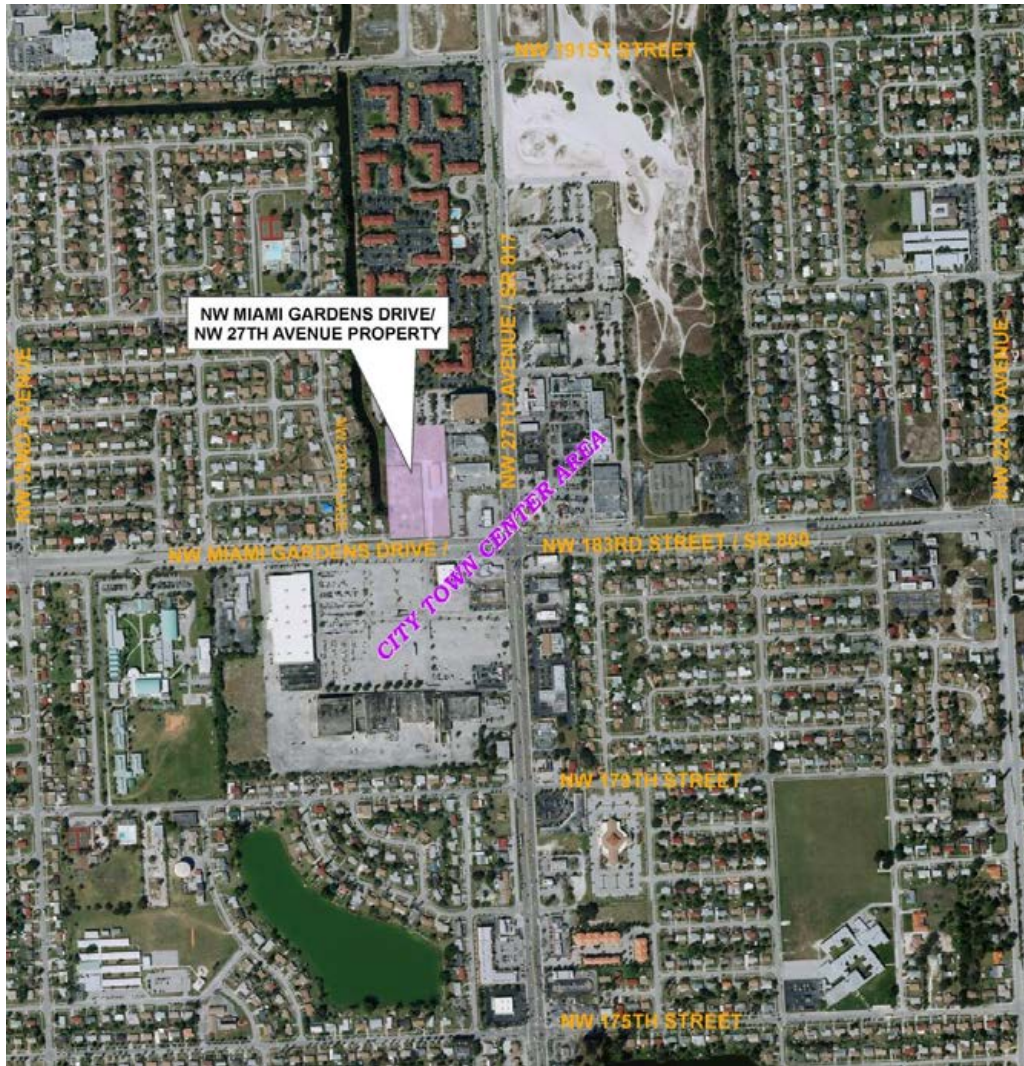
MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – B

PROPERTY LOCATION MAP



CITY OF MIAMI GARDENS MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY



NW Miami Gardens Drive / NW 27th Avenue Property:
2775 NW 183rd Street, Miami Gardens, Florida 33056

Contacts:

Dr. Danny O. Crew, City Manager, City of Miami Gardens, 305-622-8000, dcrew@miamigardens-fl.gov, or
Daniel A. Rosemond, Assistant City Manager, 305-622-8005, drosemond@miamigardens-fl.gov

1515 NW 167th Street, Building 5, Suite 200, Miami Gardens, Florida 33169



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

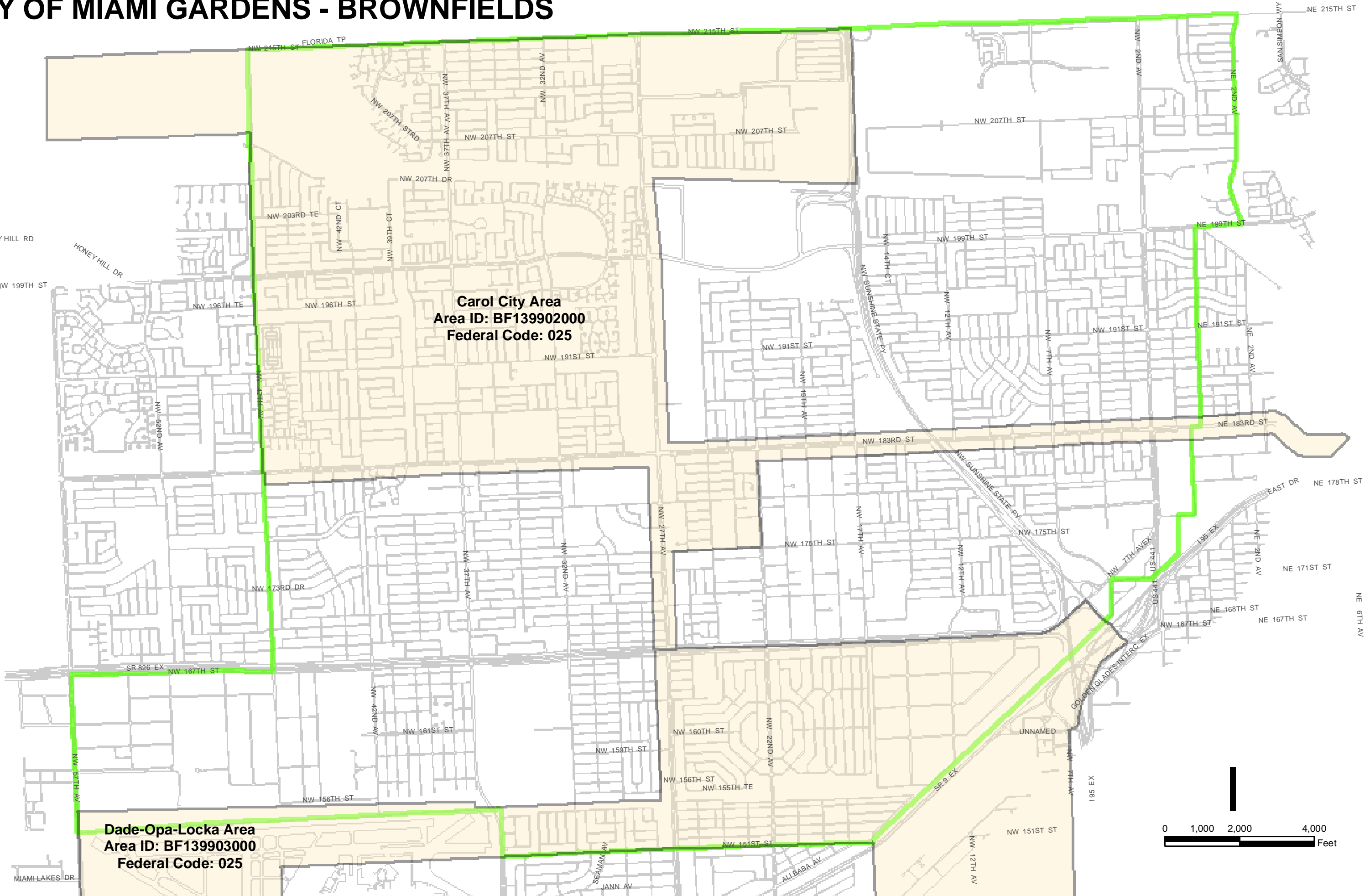
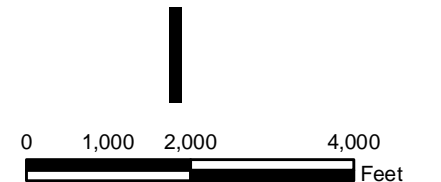
EXHIBIT – C

BROWNFIELDS MAP

CITY OF MIAMI GARDENS - BROWNFIELDS

Carol City Area
Area ID: BF139902000
Federal Code: 025

Dade-Opal-Locka Area
Area ID: BF139903000
Federal Code: 025





CITY OF MIAMI GARDENS

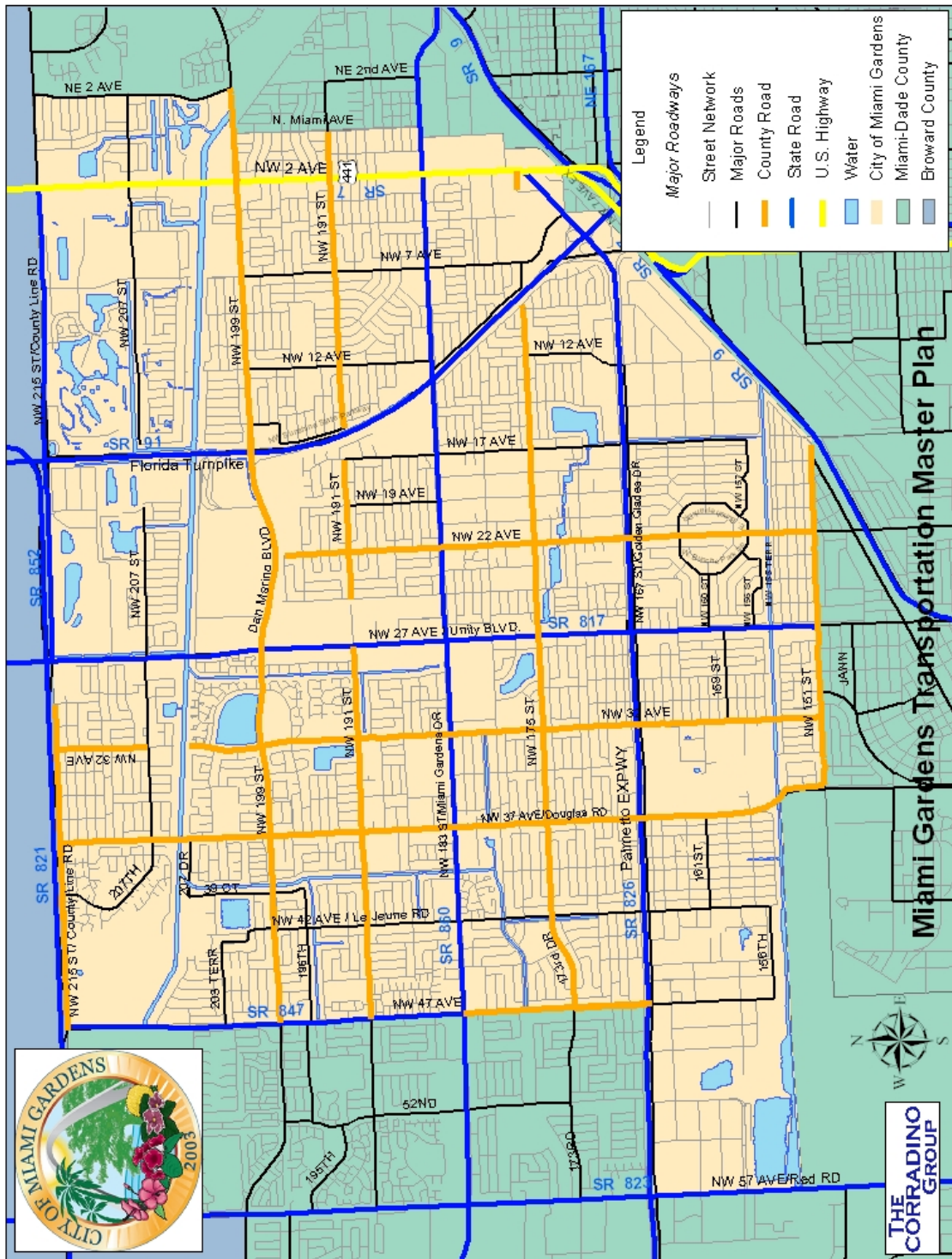
MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – D

TRANSPORTATION ELEMENT TRAN II-1 MAP

Map TRAN II - 1: The Roadway Network – Maintenance Responsibility

Note: **As part of the future transportation plan there are no proposed changes to this map.**





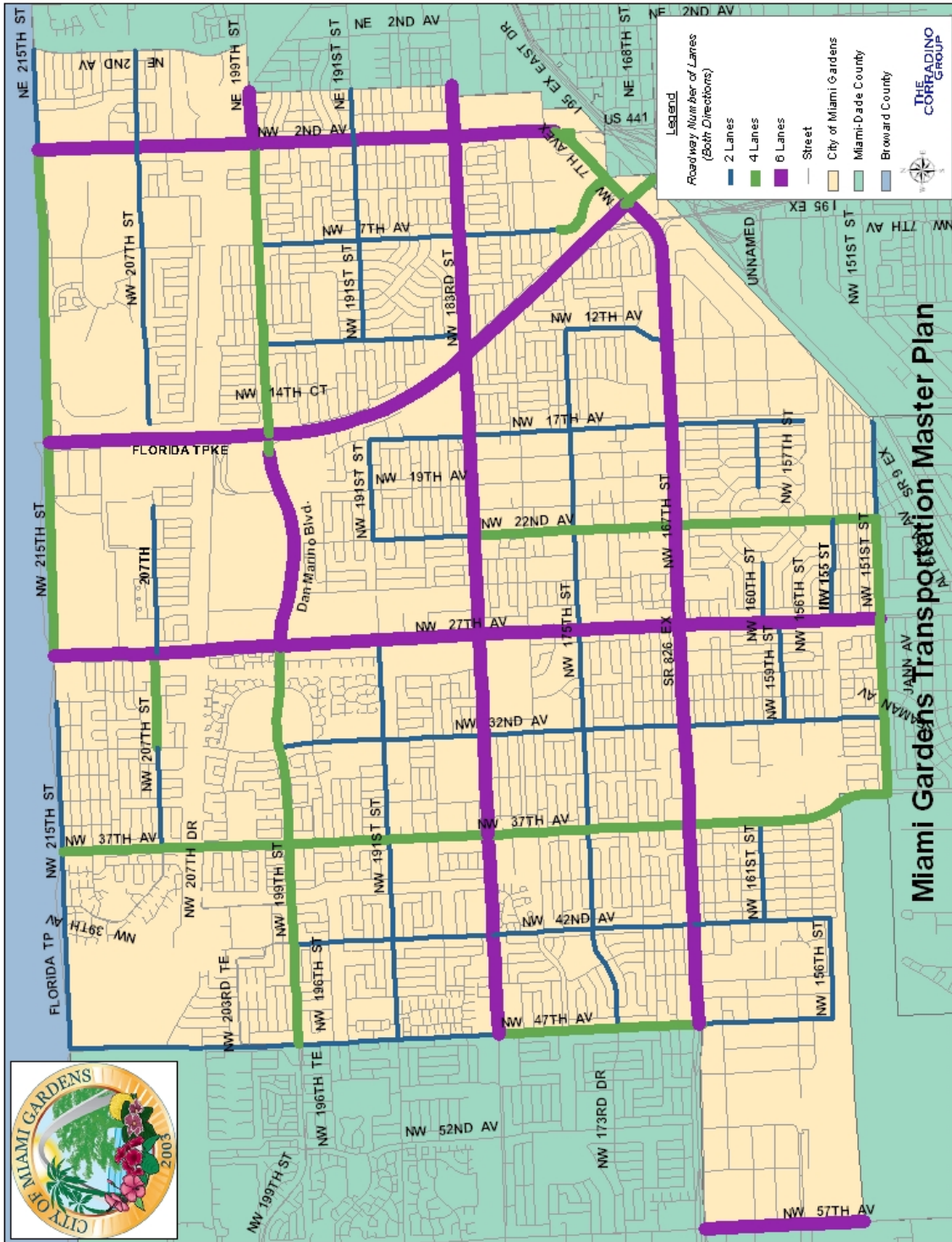
CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – E

TRANSPORTATION ELEMENT TRAN II-2 MAP

Map TRAN II - 2: Existing Number of Lanes





CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – F

TRANSPORTATION ELEMENT TRAN II-5 MAP

Map TRAN II - 5: Railroads

Note: As part of the future transportation plan there are no proposed changes to this map.





CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – G

TRANSPORTATION ELEMENT TRAN II-20 MAP

Map TRAN II - 20: Major Transportation/Transit Corridors





CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – H

CITY TOWN CENTER AREA MAP

Miami Gardens Town Center Master Plan





CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – I

FDOT FLORIDA TRAFFIC ONLINE MAP



FDOT Florida Traffic Online (2009)

[Transportation Statistics Office](#)

[Home](#) | [Bookmark](#)

Zoom to

State Extent

Florida Counties

Zoom to a county

Florida Cities

Miami Gardens

LEGEND

Portable Traffic Monitoring Sites

Telemetered Traffic Monitoring Sites

AADT

- Less than 15000
- 15001 - 36000
- 36001 - 70000
- 70001 - 130000
- More than 130000

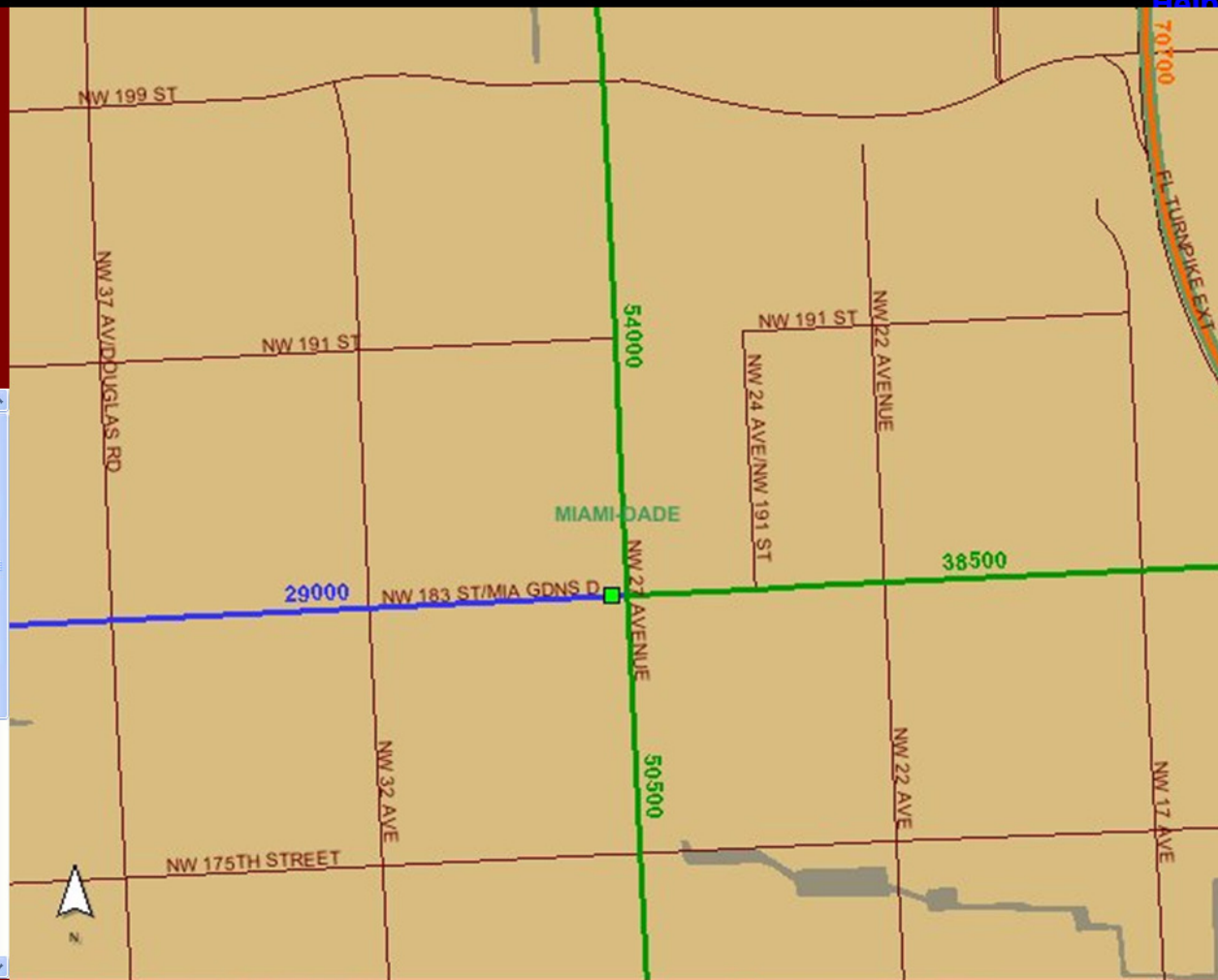
Toll Roads

Interstates

Roads

Rivers

Lakes



Map created for FDOT/TranStat 2004-2011.

0 0.29mi

Tools

Start Here

Locator Map

Zoom In

Zoom Out

Pan

Identify

Find

Print

Traffic Reports

Daily Traffic

Truck Traffic

Labels & Layers

Clear



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – J-1

MIAMI-DADE COUNTY PROPERTY APPRAISER WEBSITE

PROPERTY MAP

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

0 211 ft

This map was created on 3/9/2011 8:38:45 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Close

Summary Details:

Folio No.:	34-2104-001-0570
Property:	
Mailing Address:	CITY OF MIAMI GARDENS 1515 NW 167 ST BLDG 5 STE 200 MIAMI GARDENS FL 33169-

Property Information:

Primary Zone:	6800 PROFESSIONAL OFFICE
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	84,384 SQ FT
Year Built:	0
Legal Description:	4 52 41 1.936 AC MIAMI GARDENS PB 2-96 W190FT OF S460FT OF TRACT 127 LESS PORT LYG IN R/W LOT SIZE 84550 SQUARE FEET F/A/U 30-2104-001-0570

Assessment Information:

Year:	2010	2009
Land Value:	\$759,456	\$759,456
Building Value:	\$0	\$0
Market Value:	\$759,456	\$759,456
Assessed Value:	\$759,456	\$759,456

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$759,456/\$0	\$759,456/\$0
County:	\$759,456/\$0	\$759,456/\$0
City:	\$759,456/\$0	\$759,456/\$0
School Board:	\$759,456/\$0	\$759,456/\$0

Sale Information:

Sale Date:	6/2009
Sale Amount:	\$3,800,000
Sale O/R:	26924-0393
Sales Qualification Description:	Deeds to or executed by a federal, state, or local government agency (including trustees (or Board) of the Internal Improvement Trust Fund, courts, counties, municipalities, sheriffs, or educational organizations)
View Additional Sales	



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – J-2

MIAMI-DADE COUNTY PROPERTY APPRAISER WEBSITE

PROPERTY MAP

My Home

Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

0 — 211 ft

This map was created on 3/9/2011 8:37:29 AM for reference purposes only.

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Close

Summary Details:

Folio No.:	34-2104-001-0580
Property:	2775 NW 183 ST
Mailing Address:	CITY OF MIAMI GARDENS 1515 NW 167 ST BLDG 5 STE 200 MIAMI GARDENS FL 33169-

Property Information:

Primary Zone:	8900 UNZONED
CLUC:	0040 MUNICIPAL
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	9,902
Lot Size:	2.72 ACRES
Year Built:	1958
Legal Description:	4 52 41 2.726 AC MIAMI GARDENS PB 2-96 TRACT 127 LESS W190FT OF S460FT THEREOF & LESS PORT LYG IN R/W LOT SIZE 118756 SQ FT

Assessment Information:

Year:	2010	2009
Land Value:	\$320,641	\$451,273
Building Value:	\$344,056	\$356,045
Market Value:	\$664,697	\$807,318
Assessed Value:	\$664,697	\$807,318

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$664,697/\$0	\$807,318/\$0
County:	\$664,697/\$0	\$807,318/\$0
City:	\$664,697/\$0	\$807,318/\$0
School Board:	\$664,697/\$0	\$807,318/\$0

Sale Information:

Sale Date:	6/2009
Sale Amount:	\$3,800,000
Sale O/R:	26924-0393
Sales Qualification Description:	Deeds to or executed by a federal, state, or local government agency (including trustees (or Board) of the Internal Improvement Trust Fund, courts, counties, municipalities, sheriffs, or educational organizations)

[View Additional Sales](#)



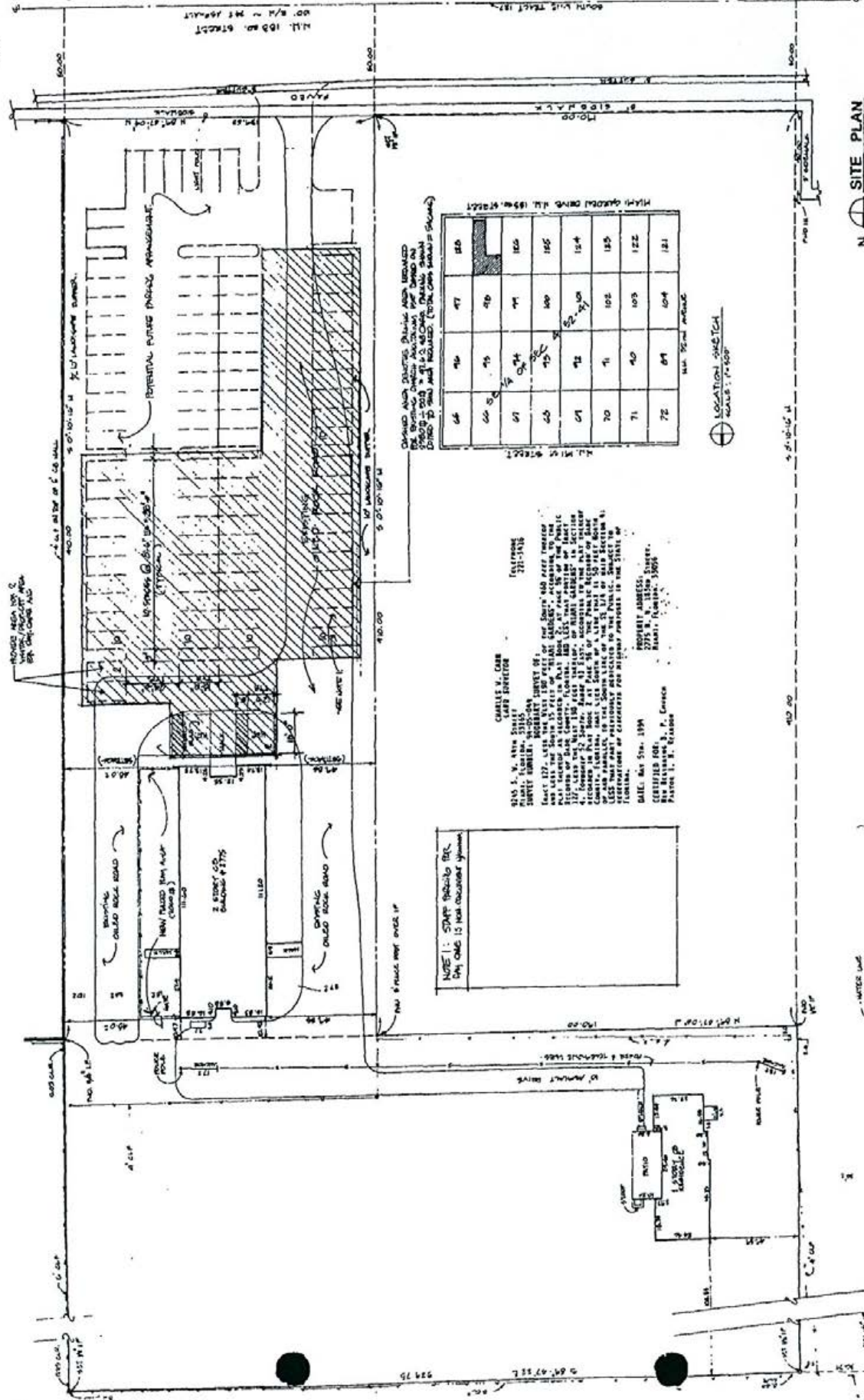
CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – K

SITE PLAN DRAWING

9-15



DETAILED AREA DATA: BLOCK AND REQUIRED PERMITS: (SEE SHEET 2 FOR DETAILS)

68	76	47	85
69	75	46	86
70	74	45	87
71	73	44	88
72	72	43	89
73	71	42	90
74	70	41	91
75	69	40	92
76	68	39	93
77	67	38	94
78	66	37	95
79	65	36	96
80	64	35	97
81	63	34	98
82	62	33	99
83	61	32	100



SITE PLAN
 SCALE: 1" = 20'

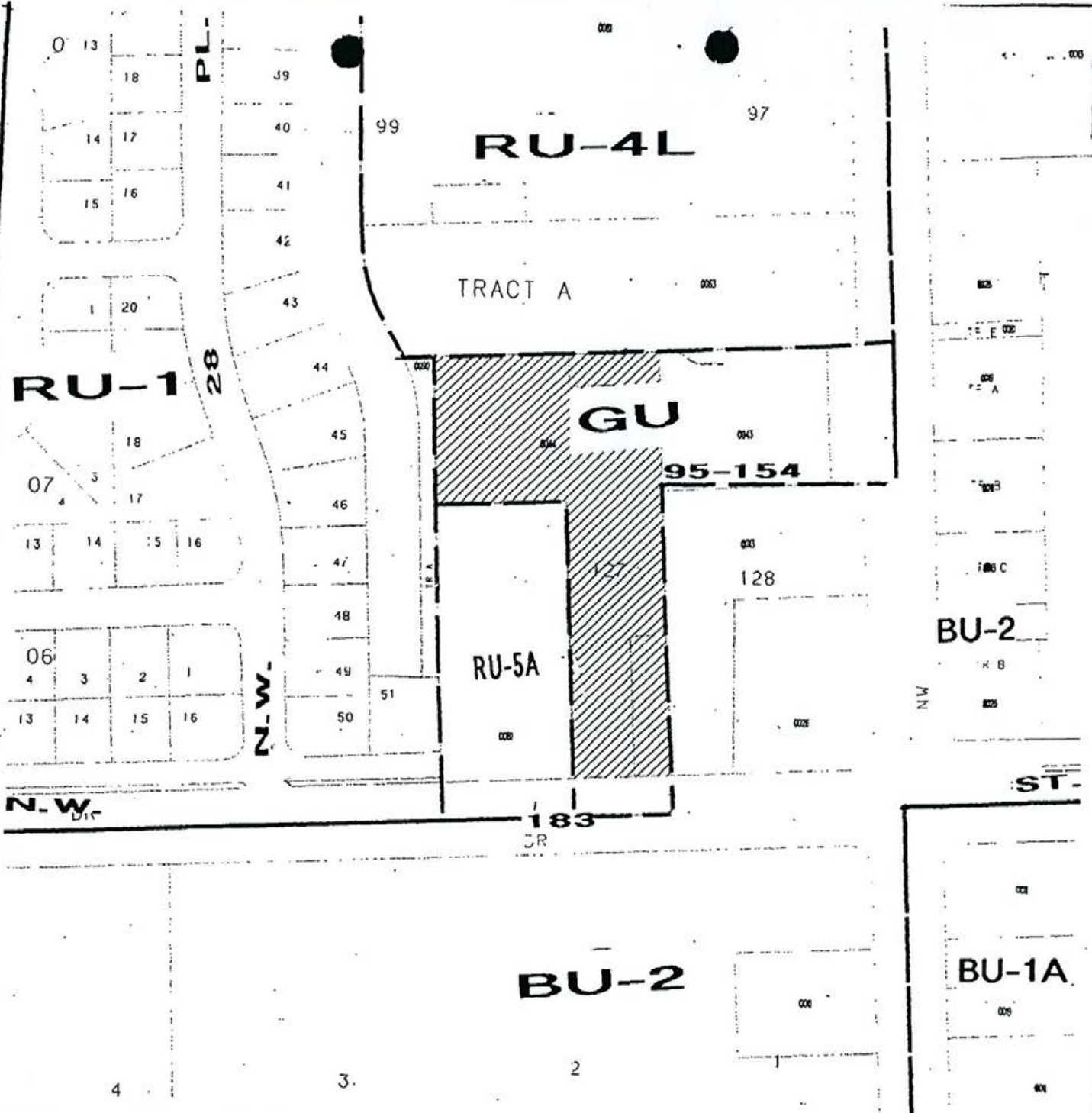
CARLETT J. ONE
 OWNER
 2715 N. N. Avenue Street
 Miami, Florida 33156

DATE: May 29, 1984
PROJECT ADDRESS:
 2715 N. N. Avenue Street,
 Miami, Florida 33156

PASTOR: J. P. Grimes

NOTE: STAFF SHOULD BE CALLED TO MEET TO DISCUSS THIS PLAN AND TO OBTAIN COMMENTS FROM THE PUBLIC.

96-154



LEGEND

N

EXISTING PROPERTY

Due to enlargement, map may not meet National Map Accuracy Standards.

METROPOLITAN DADE COUNTY
Hearing Map

Section: 04 Township: 52 Range: 41
 Process Number: 95000154
 Applicant: NEW BEGINNING M.B. CHURCH
 District Number: 1
 Drafter: D. DIONNE
 Scale: 1/200

NOTICE

9-16

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CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – L

FLOOD ZONE MAP



City of Miami Gardens

Flood Insurance Rate Map

(Revised by FEMA Sept. 11, 2009)

Legend

- City Limits
- Highways
- Major Roadways
- Local Streets
- Water Bodies

Flood Risk Zone

- X
- X (Other Areas)

Special Flood Hazard Areas

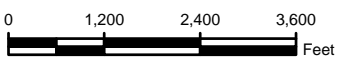
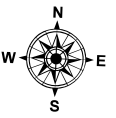
- AE 6
- AE 7

Flood Zone Descriptions

Zone AE The 1% annual flood (100-year flood) is the flood that has a 1% chance of being equaled or exceeded in any year.

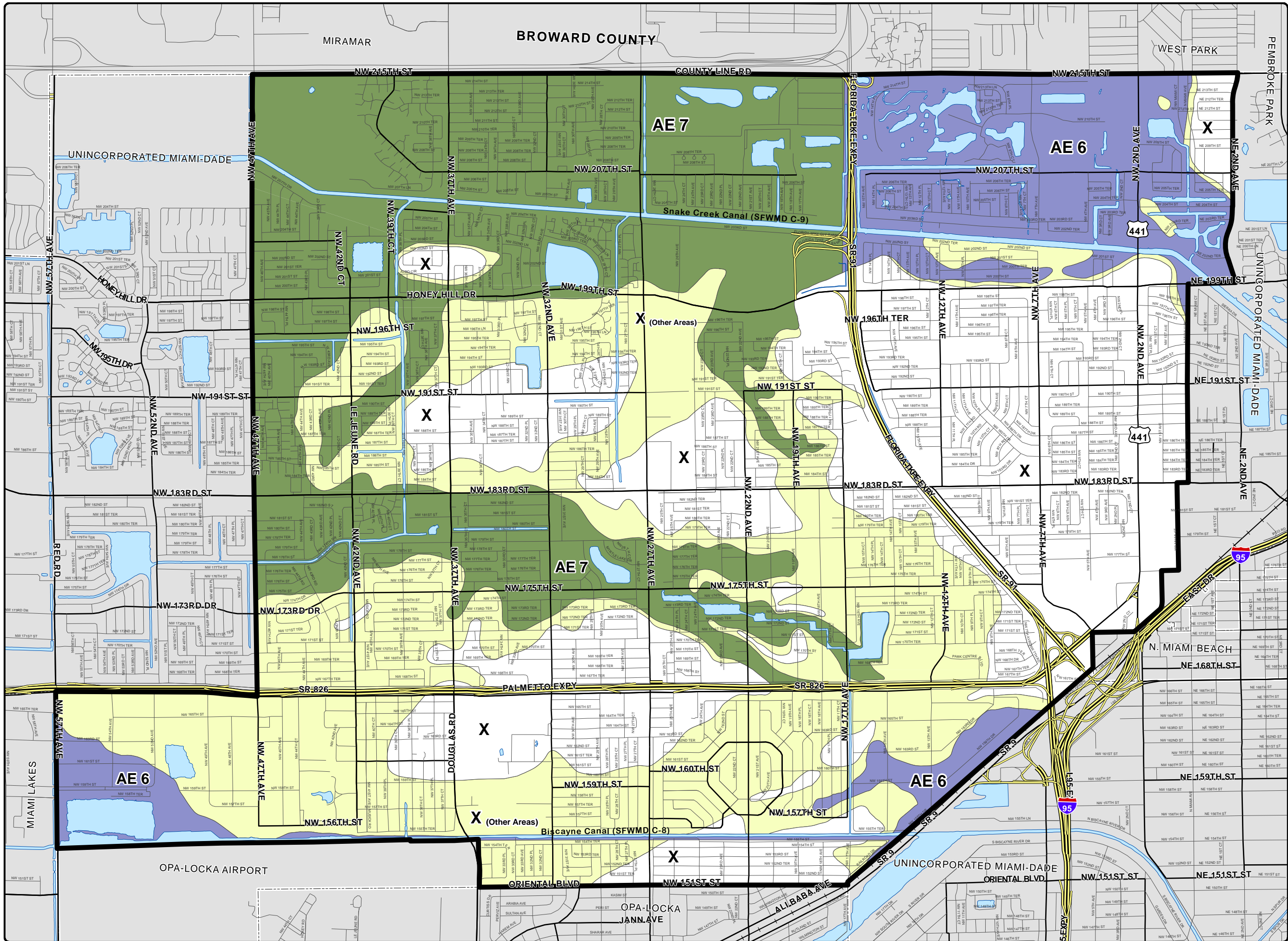
Zone X Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Other Areas) Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.



Prepared by:
Public Works & Engineering Department
February 2010

DISCLAIMER:
Every attempt has been made to ensure the accuracy of this map. This map is not to be construed as a survey instrument. The City of Miami Gardens does not assume any liability arising from the use of this map. Users of this map should consult the City's Floodplain Management Program at (305) 622-8039.





CITY OF MIAMI GARDENS

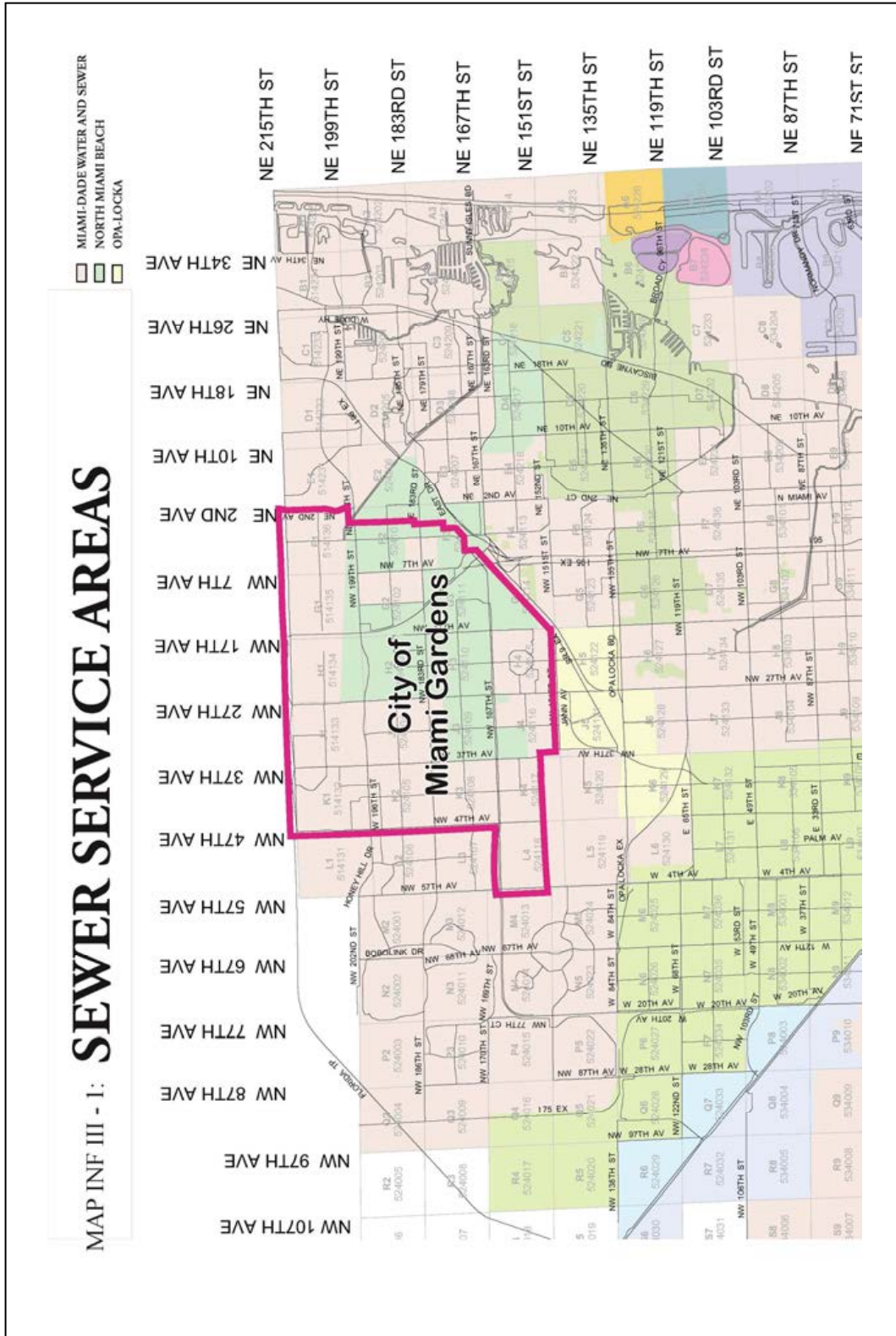
MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – M

INFRASTRUCTURE ELEMENT INF III-1 MAP

SANITARY SEWER SERVICE AREAS

Map INF III - 1: City of North Miami Beach / Miami-Dade W.A.S.D Sewer Services Area Exchange





CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – N

INFRASTRUCTURE ELEMENT INF III-3 MAP

POTABLE WATER SERVICE AREAS



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – O

OFFICIAL CITY ZONING MAP

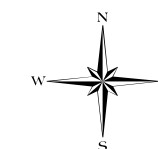


City of Miami Gardens

Official Zoning Map

- R-1- Single Family
- R-2- Two Family
- R-15- Multiple Family
- R-25- Multiple Family
- R-50- Multiple Family
- NC- Neighborhood Commercial
- PCD- Planned Corridor Development
- OF- Professional Office
- I-1- Special Industrial
- I-2- Heavy Industrial
- PD- Planned Development
- AU- Agriculture
- GP- Government Property
- Other

** Official Zoning Map: Pursuant to Article I, Section 1-150. Zoning district boundaries include property lines and follow the centerlines of rights-of-way, canals, railroads, alleys and similar features.*



0 0.375 0.75
Miles

Adopted April 7, 2010

Prepared by:
Department of Planning & Zoning

DISCLAIMER:
This map is subject to updates from time to time. Every attempt has been made to ensure the accuracy of this map. This map is not to be construed as a survey instrument. The City of Miami Gardens does not assume any liability arising from the use of this map. Users of this map should consult the planning & zoning department for verification of information provided on this map.



CITY OF MIAMI GARDENS

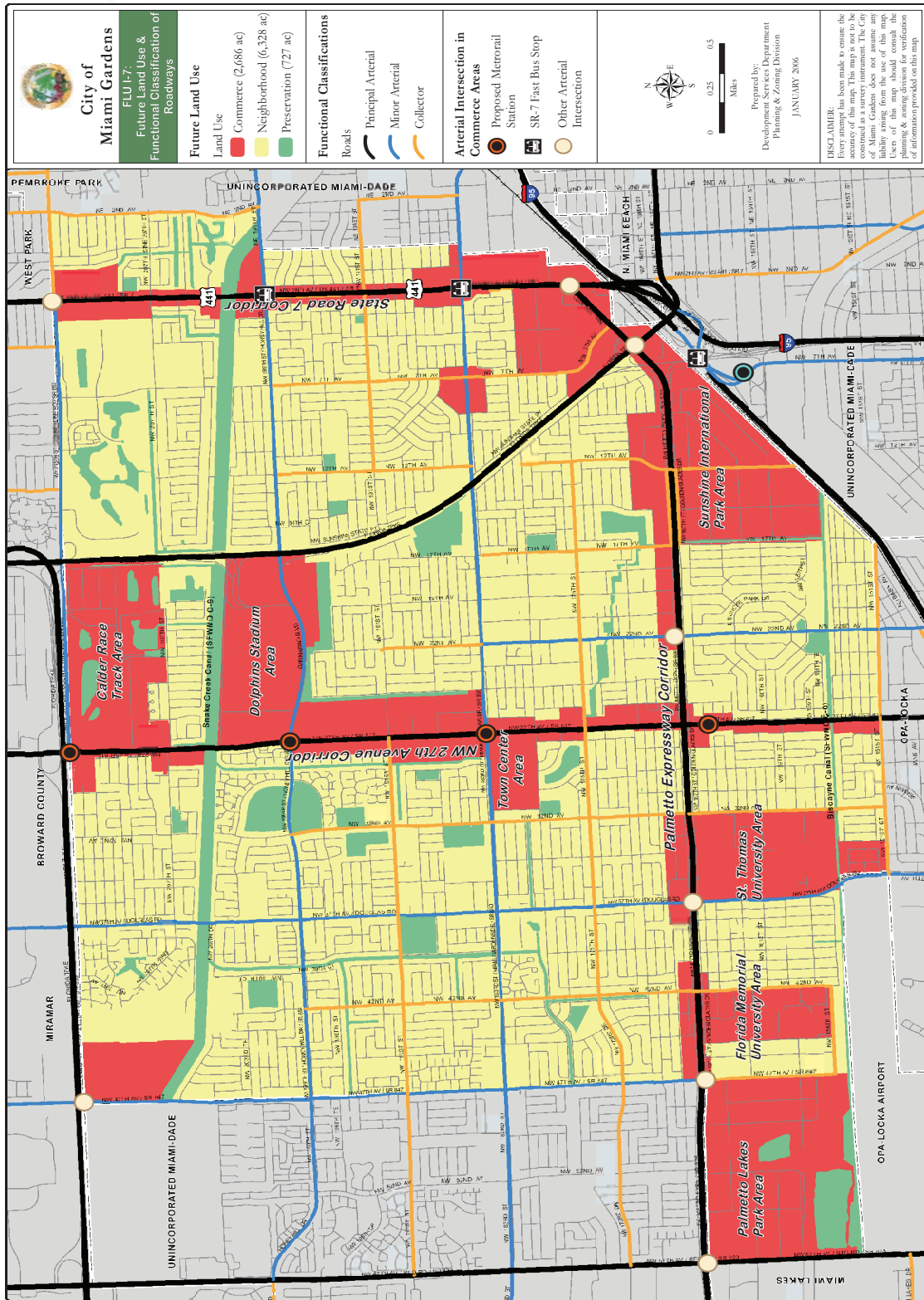
MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – P

FUTURE LAND USE ELEMENT MAP FLU I-7:

FUTURE LAND USE AND FUNCTIONAL CLASSIFICATION ROADWAYS 2016

Map FLU I - 7: Future Land Use & Functional Classification Roadways 2016





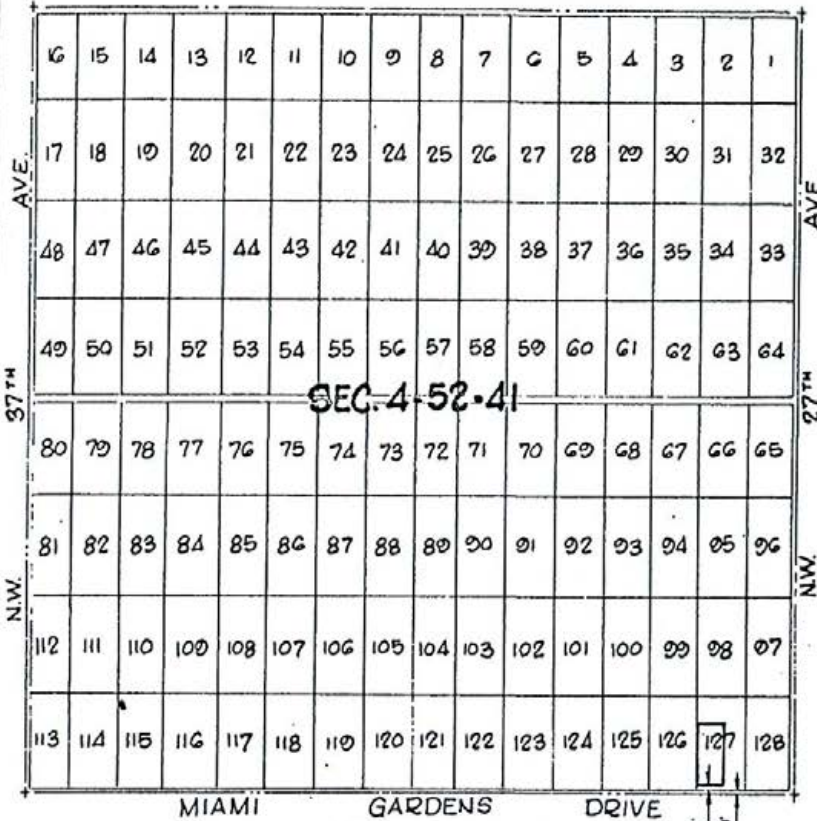
CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – Q

PROPERTY SURVEY

109107



LOCATION MAP

SKETCH OF SURVEY:

Begin at the Southwest corner of Lot 127, "MIAMI GARDENS" subdivision of Section 4, Township 52 South, Range 41 East, according to the plat thereof as recorded in Plat Book 2 at Page 96 of the Public Records of Dade County, Florida; thence North along the West boundary of said Lot, a distance of 440 feet; thence East 190 feet; thence South 440 feet to the South line of said Lot; thence West along the South line of said Lot, 190 feet to the Point of Beginning, less the South 30 feet thereof. (Note: The South line of said Lot 127 is 20 feet North of the South line of said Section 4).

Order No. 109107

July 9, 1971

Field Book: 1566-48 & 51

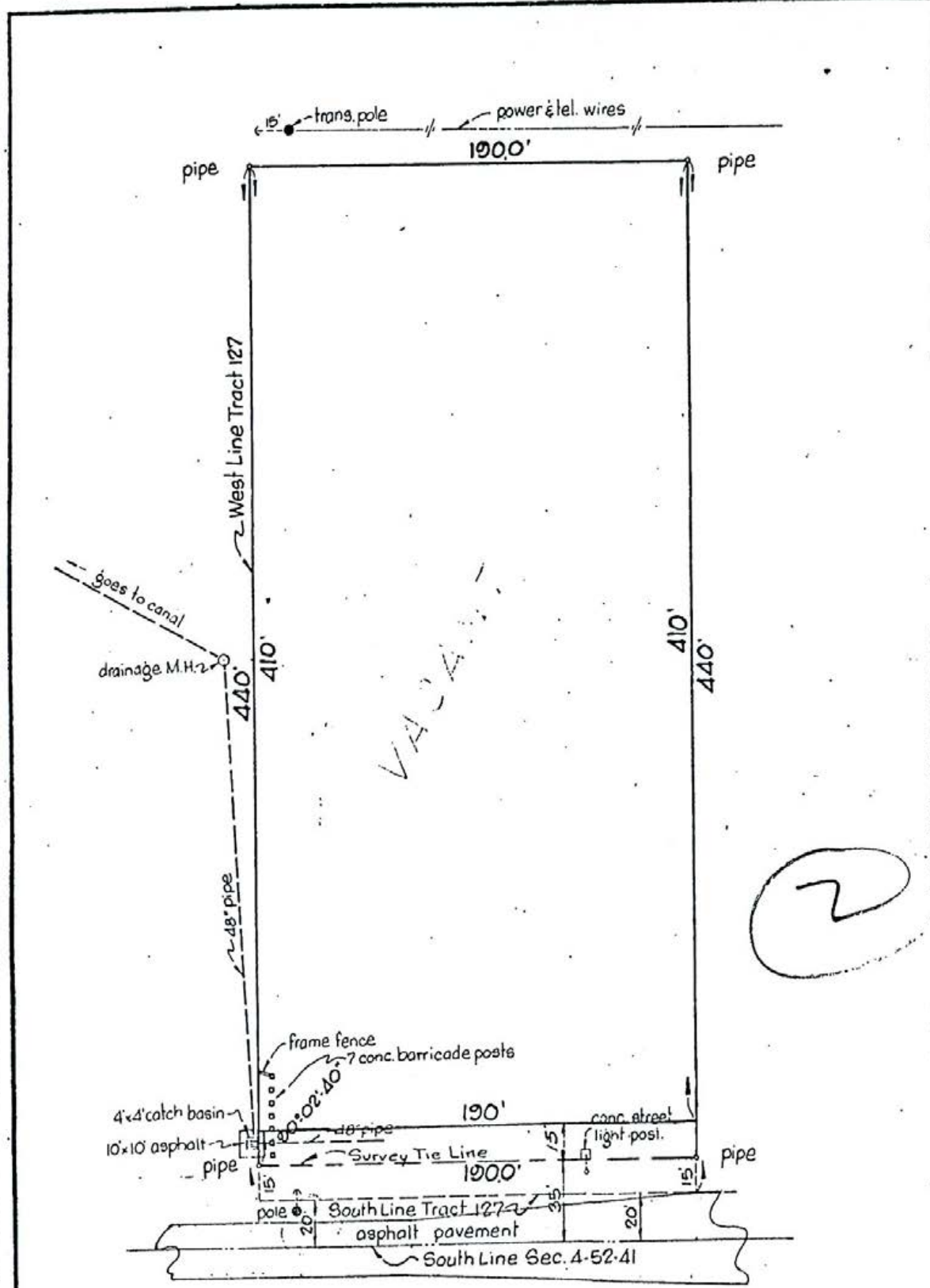
Scales Shown

I HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of my knowledge and belief as recently surveyed and platted under my direction.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.
[Signature] V. Pres.
 Registered Land Surveyor # 1115
 State of Florida

REVISIONS

Order No.	Date	Field Book	Signature
			Reg. Land Surveyor# State of Fla.
			Reg. Land Surveyor# State of Fla.
			Reg. Land Surveyor# State of Fla.
			Reg. Land Surveyor# State of Fla.



2

Scale: 1"=50'



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – R

MIAMI-DADE COUNTY RESOLUTION Z-94-74

RESOLUTION NO. 4-ZAB-193-74

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

Wilfredo Borroto	absent	Joe H. Moffat	aye
Nancy Brown	aye	Carlos Salman	absent
Thelma Damewood	aye	Albert R. Veri	aye
Aspee Irani	absent	Edward G. Coll, Jr.	aye
Robert S. Kaufman	aye		

WHEREAS, Leon Brooks has applied for a District Boundary Change from GU (Interim) to RU-5A (Semi-Professional Offices).

SUBJECT PROPERTY: Begin at the SW corner of Lot 127, MIAMI GARDENS Subdivision of Section 4, Township 52 S., Range 41 E. P.B. 2, P. 96; thence N along the W boundary of said Lot, a distance of 440'; thence E 190.00'; thence S 440' to the South line of said Lot; thence W along the S line of said Lot, 190' to the Point of Beginning, less the S 30' thereof. (Note: The South line of said Lot 127 is 20' North of the South line of said Section 4).

LOCATION: The North side of N.W. 183 Street (Miami Gardens Drive), approximately 250' East of N.W. 28 Place, 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 district boundary change 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 district boundary change to RU-5A be and the same is hereby recommended for approval by the Board of County Commissioners of Dade County, Florida, 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 emphasis should be placed on landscape and buffering treatment of the western edge of the parcel.
3. That the use be established and maintained in accordance with the approved plan.

4/26/193-74

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 4th day of March, 1974.

Heard 3/4/74
No. 74-3-7
3/15/74
ng

March 15, 1974

Leon Brooks
8510 N.W. 56th Street
Miami, Florida

Re:

**Request for a District Boundary Change from GU to RU-5A.
Section 4-52-41. Hearing No. 74-3-7.**

Enclosed herewith is a copy of Resolution No. ~~4-52-193-74~~,
adopted by the Metropolitan Dade County Zoning Appeals Board, re-
commending approval of the requested district boundary change on
the subject property.

Please note the conditions under which said approval is recommen-
ded, 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 ap-
proval of said plan.

You are hereby advised that said Zoning Appeals Board recommenda-
tion has already been scheduled for final action by the Board of
County Commissioners, as was noted in the courtesy notice.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

Chester C. Czebrinski
Assistant Director

CCC:
ng
Enclosure

bcc: **Hearing File** ✓
Agnes Pyles
Enforcement Sec.



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT – S

MIAMI-DADE COUNTY RESOLUTION 4-ZAB-93-74

RESOLUTION NO. 5-ZAB-339-96

WHEREAS, NEW BEGINNING M.B. CHURCH had applied for the following:

UNUSUAL USE to permit a day nursery.

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," dated revised 4-3-95, "First & Second Floor Plan," dated 12/14/94, as prepared by Mateu, Carreno, Rizo & Partners. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 127, less the west 190' of the south 460' thereof & the south 15' of MIAMI GARDENS, Plat book 2, Page 96.

LOCATION: 2775 N.W. 183 Street, 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 given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

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

WHEREAS, a motion to approve the application was offered by Willie Barnett, seconded by Colleen Griffin, and upon a poll of the members present, the vote was as follows: .

Willie Barnett	aye	Eric Jacobs	absent
Wilfredo Calvino, Jr.	aye	Eduardo LaCasa	aye
Gerri J. Fontanella	aye	Dean Oddy	aye
Colleen Griffin	aye	Marsha Cummings	absent
Barbara Hardemon	absent	June Stevens	aye
		Frank Colunga	aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning

Appeals Board that the requested application be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of Planning, Development and Regulation, upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street 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 "Site Plan," dated revised 4-3-95, "First & Second Floor Plan," dated 12/14/94, as prepared by Mateu, Carreno, Rizo & Partners.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department of Planning, Development and Regulation for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.
5. That the use be made to conform to the requirements and/or recommendations of the Dade County Fire Department, the Dade County Department of Public Health, and the State of Florida Department of Health and Rehabilitative Services (Child Care Licensing Unit).
6. That the use shall be restricted to a maximum number of 24 children.
7. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Department of Planning, Development and Regulation, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

8. That the hours of operation shall be between 7:30 a.m. and 6:00 p.m.
9. That the use may be conducted on the premises on weekdays only, Monday through Friday inclusive.
10. That the required paved parking be installed prior to the issuance of a Certificate of Use and Occupancy for the day nursery.
11. That the parking areas be paved prior to issuance of a Certificate of Use and Occupancy.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

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

PASSED AND ADOPTED this 20th day of November, 1996.

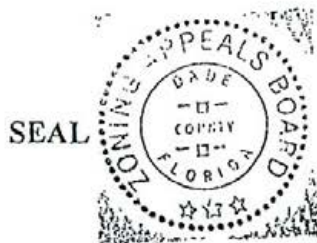
Hearing No. 96-11-31
bn

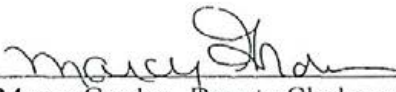
STATE OF FLORIDA

COUNTY OF DADE

I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Dade County Department of Planning, Development and Regulation as designated by Guillermo E. Olmedillo, Director of the Metropolitan Dade County Department of Planning, Development and Regulation and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-339-96 adopted by said Zoning Appeals Board at its meeting held on the 20th day of November, 1996.

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of December, 1996.





Marcy Gordon, Deputy Clerk and Legal Counsel
Metropolitan Dade County
Department of Planning, Development
and Regulation



STEPHEN P. CLARK CENTER

DEPARTMENT OF PLANNING, DEVELOPMENT AND REGULATION

111 NW 1ST STREET

SUITE 1110

MIAMI FLORIDA 33128-1974

(305) 375-2500

FAX (305) 375-2795

December 9, 1996

New Beginning MB Church
Attention: Rev. Irvin H. Readon
2775 NW 183 Street
Miami, FL 33056

Re: **Hearing No. 96-11-31**
Location: 2775 NW 183 Street

Dear Applicant:

Enclosed herewith is a copy of Resolution No. 5-ZAB-339-96, adopted by the Metropolitan Dade County Zoning Appeals Board, which approved your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this department 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 and obtain a Certificate of Use Occupancy (Zoning Use Permit) from the Zoning Permit Section of the Dade County Department of Planning, Development and Regulation, prior to occupancy of the subject property and prior to initiating or continuing the use covered by the Zoning Hearing. This is required pursuant to Section 33-8 of the Zoning Code and may also appear as a condition of the Resolution. Payment of the Certificate of Use and Occupancy may also be subject to annual renewal by this Department. Additionally, please be advised that pursuant to Section 307 of the South Florida Building Code, construction permits must be obtained and final inspection approvals received for all construction work done or required prior to issuance of the Certificate of Use and Occupancy.

Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department.

Sincerely,

A handwritten signature in cursive script that reads "Marcy Gordon".

Marcy Gordon
Legal Counsel

MG:bn
Enclosures

cc: Enforcement



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

EXHIBIT –T

MIAMI-DADE COUNTY RESOLUTION 5-ZAB-339-96

RESOLUTION NO. Z-94-74

The following resolution was offered by Commissioner

Edward T. Stephenson, seconded by Commissioner

Edward C. Fogg III, and upon poll of members

present, the vote was as follows:

Harry P. Cain	aye	Beverly B. Phillips	aye
Mike Calhoun	aye	Harvey Ruvin	absent
Edward C. Fogg III	aye	Edward T. Stephenson	aye
Mrs. Stanley (Joyce) Goldberg	aye	John B. Orr, Jr.	aye
Edward T. Graham	aye		

WHEREAS, Leon Brooks had applied for the following:

A district boundary change from GU (Interim) to RU-5A (Semi-Professional Office);

SUBJECT PROPERTY: Begin at the SW corner of Lot 127, Miami Gardens Subdivision of Section 4, Twp. 52 South, Range 41 East (PB 2, Page 96); thence North along the West boundary of said Lot a distance of 440'; thence East 190.00'; thence South 440' to the South line of said Lot; thence West along the South line of said Lot 190' to the Point of Beginning; less the South 30' thereof; (Note: the South line of said Lot 127 is 20' North of the South line of said Section 4);

LOCATION: The North side of NW 183rd Street (Miami Gardens Drive), approx. 250' East of NW 28th Place, 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 upon due and proper consideration having been given to the matter, the Zoning Appeals Board was of the opinion that the requested district boundary change 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, and recommended approval of the request, subject to conditions, and

WHEREAS, 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, and after reviewing the record and recommendation of the Zoning Appeals Board and after having given an opportunity for interested parties to be heard, and after due and proper consideration having been given to the matter, it appears to this Board that the requested district boundary change 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, and should be approved as recommended by the Zoning Appeals Board;

NOW THEREFORE BE IT RESOLVED by the Board of County Com-

Z-94-74

missioners, Dade County, Florida, that the requested district boundary change to RU-5A be and the same is hereby approved and said property is hereby zoned accordingly, 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 be not 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 emphasis should be placed on landscape and buffering treatment of the Western edge of the parcel.
3. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary changes and 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 9th day of April, 1974.

Heard March, 1974
No. 74-3-7
VP

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK
EDWARD D. PHELAN

By _____
Deputy Clerk

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, RICHARD P. BRINKER, 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 Resolution No. 2-94-74, adopted by the said Board of County Commissioners at its meeting held on April 9, 1974.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 13th day of May, A. D. 19 74.

RICHARD P. BRINKER, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By B. H. Kabeke
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

April 26, 1974

Mr. Leon Brooks
8510 NW 56th Street
Miami, Fla.

Re: Hearing No. 74-3-7; The North side of NW 183rd
Street (Miami Gardens Drive), approx. 250' East
of NW 28th Place

Dear Sir:

Enclosed, herewith, is a copy of Resolution No.
Z-94-74, adopted by the Board of County Commissioners
at its meeting of April 9, 1974, which approved, subject
to conditions, your requested district boundary change
to RU-5A on the above-described property.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/vp
Enclosure