

ORDINANCE NO. 2014-06-317

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY ANTIOCH MISSIONARY BAPTIST CHURCH OF CAROL CITY, INC., FOR THE REZONING OF PROPERTY LOCATED AT 21311 N.W. 34TH AVENUE, MIAMI GARDENS, FLORIDA MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM R-1 SINGLE FAMILY RESIDENTIAL TO NC, NEIGHBORHOOD COMMERCIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Antioch Missionary Baptist Church of Carol City Inc., ("Applicant") is the owner of that certain property located at 21311 N.W. 34th Avenue, more particularly described on Exhibit "A", and

WHEREAS, the Applicant is requesting a rezoning of the 7.25 acre parcel which is zoned R-1, Single Family Residential to NC, Neighborhood Commercial to bring the existing use as a place of religious assembly, into conformity with the City's Land Development Regulations and to allow for the future development of the property, and

WHEREAS, the City's Planning and Zoning Staff has made a determination that the application is consistent with the Comprehensive Development Master Plan, and recommends approval of the application, and

WHEREAS, the City Council has considered the testimony of the Applicant if any, and

WHEREAS, the City Council also considered that testimony of the City's Planning and Zoning staff and the staff report attached hereto as Exhibit "B" and incorporated in by reference,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

Section 2. APPROVAL: The City Council of the City of Miami Gardens, Florida hereby approves the application submitted by Applicant for the rezoning of property located at 21311 N.W. 34th Avenue, more particular described on Exhibit "A" attached hereto from R-1 Single Family Residential to NC, Neighborhood Commercial.

Section 3. CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.

Section 4. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. EFFECTIVE DATE: This Ordinance shall become effective immediately upon its final passage.

PASSED ON FIRST READING ON THE 26<sup>th</sup> DAY OF MARCH, 2014.

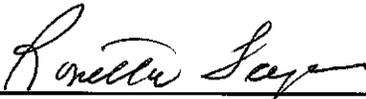
PASSED ON SECOND READING ON THE 23<sup>RD</sup> DAY OF APRIL, 2014.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF  
MIAMI GARDENS AT ITS REGULAR MEETING HELD ON THE 23<sup>RD</sup> DAY OF  
APRIL, 2014.



OLIVER GILBERT, III, MAYOR

**ATTEST:**



RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, ESQ., CITY ATTORNEY

SPONSORED BY: CAMERON BENSON, CITY MANAGER

Moved by: Vice Mayor Davis  
Second by: Councilman Harris

**VOTE: 7-0**

Mayor Oliver Gilbert, III	<u> X </u> (Yes)	___ (No)
Vice Mayor Lisa Davis	<u> X </u> (Yes)	___ (No)
Councilwoman Lillie Q. Odom	<u> X </u> (Yes)	___ (No)
Councilman David Williams Jr	<u> X </u> (Yes)	___ (No)
Councilwoman Felicia Robinson	<u> X </u> (Yes)	___ (No)
Councilman Rodney Harris	<u> X </u> (Yes)	___ (No)
Councilman Erhabor Ighodaro, Ph.D.	<u> X </u> (Yes)	___ (No)



## City of Miami Gardens Agenda Cover Memo

<b>Council Meeting Date:</b>	April 23, 2014		<b>Item Type:</b> <i>(Enter X in box)</i>	<b>Resolution</b>	<b>Ordinance</b>	<b>Other</b>	
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>	<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>	
		x				X	
				<b>Public Hearing:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Yes</b>
						X	
<b>Funding Source:</b>	<i>(Enter Fund &amp; Dept)</i>		<b>Advertising Requirement:</b>	<b>Yes</b>		<b>No</b>	
				X			
<b>Contract/P.O. Required:</b>	<b>Yes</b>	<b>No</b>	<b>RFP/RFQ/Bid #:</b>	<i>(Enter #)</i>			
		X					
<b>Strategic Plan Related:</b>	<b>Yes</b>	<b>No</b>	<b>Strategic Plan Priority Area:</b> Enhance Organizational <input type="checkbox"/> Bus. & Economic Dev <input type="checkbox"/> Public Safety <input type="checkbox"/> Quality of Education <input type="checkbox"/> Qual. of Life & City Image <input type="checkbox"/> Communication <input type="checkbox"/>	<b>Strategic Plan Obj./Strategy:</b> N/A			
		X					
<b>Sponsor Name:</b>	Cameron Benson, City Manager		<b>Department:</b>	Planning and Zoning Services Division			

### Short Title:

ORDINANCE NO. \_\_\_\_\_ 2014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY ANTIOCH MISSIONARY BAPTIST CHURCH OF CAROL CITY, INC., FOR THE REZONING OF PROPERTY LOCATED AT 21311 N.W. 34TH AVENUE, MIAMI GARDENS, FLORIDA MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM R-1 SINGLE FAMILY RESIDENTIAL TO NC, NEIGHBORHOOD COMMERCIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

### Staff Summary:

#### Background

This Ordinance passed at the March 26, 2014 First Reading by the City Council. On April 11, 2010 the City adopted the Land Development Regulations (LDRs) to regulate and govern the land development and zoning of the City. Prior to that adoption, the City relied on the Miami-Dade County Zoning Code. Extensive public participation, knowledge, and time was spent on the preparation of the LDRs to reflect and encourage the City's

**ITEM N-1) QUASI-JUDICIAL ZONING HEARING  
ORDINANCES/SECOND READING/PUBLIC HEARING  
Antioch Missionary Baptist Church**

economic growth opportunities and to adopt regulations that would minimize the impacts of incompatible uses and protect residential areas from intrusion of incompatible and nuisance uses. The adopted LDRs allows places of assembly as a permitted use in the NC, Neighborhood Commercial, PCD, Planned Area Development, TCO, Town Center Overlay, or the I-1, I-2 Industrial districts. New places of assembly are prohibited in the residentially zoned areas with the intent of protecting the residential neighborhoods from intrusion and incompatible uses. Antioch Missionary Baptist Church has established its' use in the neighborhood since the 1970's and has become part of, and has shaped, the character of the residential neighborhood. The place of religious assembly is considered a legally non-conforming use in the R-1, Single Family Residential zoning designation.

**Current Situation**

The current zoning of the property is R-1, Single Family Residential which has a history of zoning approvals allowing the place of religious assembly. The applicant is currently developing the site to include a new parking lot, and future re-development to include additional buildings. As a legally non-conforming use in the R-1 zoning district, the place of assembly use cannot be modified or expanded without being in conformity with the current LDRs, which requires a commercial or industrial zoning. The applicant is seeking a rezoning to NC, Neighborhood Commercial to bring the use into conformity, which would allow future re-development of the site in conformity with the City's adopted LDRs. Any proposed re-development will be subject to the City's DRC (Development Review Committee) and require site plan approval by Planning and Zoning.

**Analysis**

The proposed rezoning of the property to NC, Neighborhood Commercial is consistent with the policies and objectives of the City's Comprehensive Development Master Plan (CDMP), and satisfies Section 34-49(f) of the City's Land Development Regulations (LDRs) which establishes the criteria for granting of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels.

**Proposed Action:**

Recommend adoption of the Ordinance.

- Attachments: Exhibit "A" – Legal Description  
Exhibit "B" – Staff Recommendation

# **EXHIBIT “A” – LEGAL DESCRIPTION**

**EXHIBIT “A” - LEGAL DESCRIPTION**

LOT 5, LOTS 8 THROUGH 12, INCLUSIVE AND LOT 14, ALL IN BLOCK 7, LIBERTY GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:  
LOTS 1 THROUGH 16, INCLUSIVE, ALL IN BLOCK 10, LIBERTY GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:  
LOTS 1 THROUGH 5, INCLUSIVE, TOGETHER WITH LOTS 10 THROUGH 16, INCLUSIVE, ALL IN BLOCK 15, LIBERTY GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS LYING AND SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

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STAFF RECOMMENDATION  
PZ-2013-000064

APPLICATION INFORMATION

Applicant: Antioch Missionary Baptist Church of Carol City, Inc.  
Property Location: 21311 N.W. 34 Avenue  
Property Size: 6.00+- acres  
Future Land Use: Neighborhood  
Existing Zoning: R-1, Single Family Residential  
Requested Action(s):  
1. Rezone to NC, Neighborhood Commercial

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**RECOMMENDATION:**

Staff recommends granting the rezoning from R-1, Single Family Residential to NC, Neighborhood Commercial on the properties generally located at 21311 N.W. 34<sup>th</sup> Avenue.

**REVIEW AND ANALYSIS:**

Neighborhood Land Use Characteristics

Property	Future Land Use Designation	Zoning Classification	Existing Use
Site	Neighborhood	R-1, Single Family Residential	Place of Religious Assembly
North	Neighborhood	R-1, Single Family Residential	Single Family Residential
South	Neighborhood	R-1 Single Family Residential	Single Family Residential
East	Neighborhood	R-1, Single Family Residential	Single Family Residential
West	Neighborhood	R-1 Single Family Residential	Single Family Residential

The subject property is a total 6.0 acres encompassing 35 individual parcels located generally in area of N.W. 34 Avenue and N.W. 213 and N.W. 214 Streets. Many of the parcels are developed with a place of religious assembly; some of the parcels are developed with single family homes, and parking areas. Surrounding properties are developed with single family homes.

## **Project Summary/Background**

- The applicant is requesting a rezoning of the total 6.0 acre parcels which are zoned R-1, Single Family Residential to NC, Neighborhood Commercial which would bring the existing use, as a place of religious assembly, into conformity with the City's Land Development Regulations (LDRs) and will allow for future re-development of the properties.
- The City's LDRs allows places of assembly as a permitted use in the NC, Neighborhood Commercial, PCD, Planned Area Development, TCO, Town Center Overlay, or the I-1, I-2 Industrial districts.
- The applicant is currently developing a parking lot for the use by the place or assembly. Future development plans will be subject to site plan review by the City's Development Review Committee (DRC).
- Including places of public assembly, the rezoning to NC, Neighborhood Commercial would allow an extensive list of commercial and non-residential uses. (See attachment, Permitted Use List Comparison, NC, Neighborhood Commercial and R-1, Single Family Residential).

## **Consistency with City of Miami Gardens Comprehensive Development Master Plan**

The primary objective of the Neighborhood designation as outlined in Objective 1.2 of the Comprehensive Development Master Plans is as follows:

*“The Neighborhood land use designation applies to areas intended for low and medium density residential development with supporting commercial and office uses. The designation of Neighborhood is specifically intended to protect single family homes from encroachment or intrusion from incompatible land uses.”*

The property has been developed and established with the place of religious assembly since the 1970's at the same time the surrounding residential community was being established. The use has been established as part of the neighborhood and with minimal impacts to the surrounding area.

**Conclusion:** The existing and proposed development of the place of assembly is a supportive neighborhood use and would not be an encroachment or intrusion while protecting the single family residential neighborhood from incompatible uses and therefore the rezoning is consistent with the policies of the City's Comprehensive Development Master Plan.

## **Zoning Review and Analysis**

The City Council may grant the rezoning of the properties subject to meeting the criteria set forth in Section 34-49(f) of the City's Land Development Regulations:

*“(f) Criteria for granting of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels. The detriments or benefits of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels shall not be denied consideration on the grounds that they are indirect, intangible or not readily quantifiable. In evaluating the application, among other factors related to the general welfare, the following shall be considered:*

- (1) *The development permitted by the application, if granted, conforms to the city's comprehensive development master plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*
- (2) *The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of the city, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur;*
- (3) *The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the city;*
- (4) *The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*
- (5) *The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.”*

Findings of the request pursuant to the rezoning criteria set forth above are as follows:

1. The rezoning is generally consistent the City's CDMP and has been established as part of the neighborhood since the 1970's.
2. The rezoning will not affect natural resources in the City; the property will be developed on the existing 6.0 acre site.
3. The rezoning will have a favorable impact upon the City's economy introducing construction related opportunities and offering additional local multi-purpose hall space to the neighborhood.
4. The rezoning will not unduly impact water, sewer, drainage, education or recreation facilities.
5. The rezoning will not impact public transportation facilities, streets or highways and will be accessible by public roads.

Rezoning to NC, Neighborhood Commercial is a more appropriate designation and will allow the established use as a place of religious assembly to continue in conformity. Future development of uses for the congregation and does not create any new detrimental impacts providing they are logical, customary and incidental uses for places of religious assembly use.

**Conclusion:** The rezoning of the property meets the criteria in the granting of the rezoning from R-1, Single Family Residential to NC, Neighborhood Commercial.

### **Anticipated Facilities Impact**

**DRC (Development Review Committee):** Prior to building permit issuance for the expansion(s), the site plan will be reviewed by the City's DRC for anticipated impacts and any mitigation thereof.

**General:** Concurrency determinations are not finalized during the zoning approval process.

### **Public Notification/Comments**

In accordance with the Land Development Regulations, notifications of the applicant's requests were mailed to property owners within a half mile (1/2) radius of the subject site to provide them an opportunity to comment on the application. Three (3) written comments in writing were received from property owners within that radius at the date of this writing.

#### Attachments:

- Letter of Intent
- Hearing Map-Zoning
- Hearing Map-Aerial
- Mailed Notice Radius Map
- Survey
- Permitted Use List Comparison NC, Neighborhood Commercial and R-1 Single Family Residential

# **LETTER OF INTENT**

November 14, 2013

City of Miami Gardens  
Planning and Zoning Department  
1515 N.W. 167 Street Suite 160  
Miami Gardens. FL 33169

RE: **Rezoning Application**  
**Letter of Intent**  
Project: Antioch Missionary Baptist Church  
21311 NW 34th Avenue

To Whom It May Concern:

On behalf of the Applicant, Antioch Missionary Baptist Church of Carol City Inc., we would hereby like to request to rezone the properties owned by said Corporation (and related affiliates) from Single-Family residential (R-1) to Neighborhood Commercial (NC).

Please see the attached legal description and folio numbers for the properties we are requesting to rezone.

We are requesting to rezone the subject properties in order for Antioch Missionary Baptist Church to expand their existing religious facilities. Places of Religious Assembly are not permitted in an R-1 Zoning District, but are permitted in a NC Zoning District.

Therefore, we kindly request a favorable response to our request to rezone the subject properties.

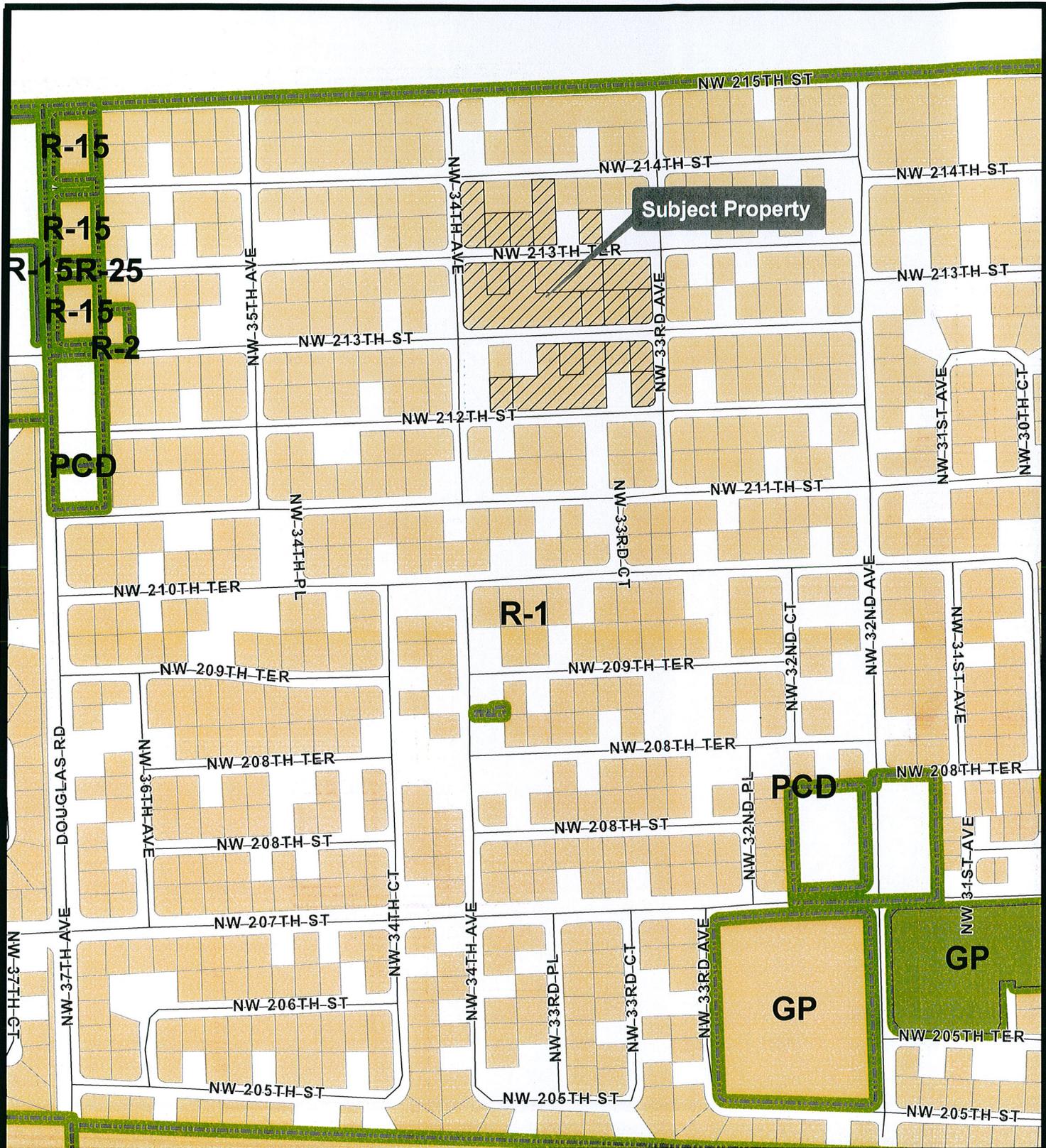
Sincerely,



**Veronica Lopez, LEED GA**  
Architectural Project Manager

Enc.

# HEARING MAP-ZONING



# HEARING MAP: ZONING



City of Miami Gardens  
Planning & Zoning Division

 Subject Property Zoning:  
**Single Family Residential (R-1)**

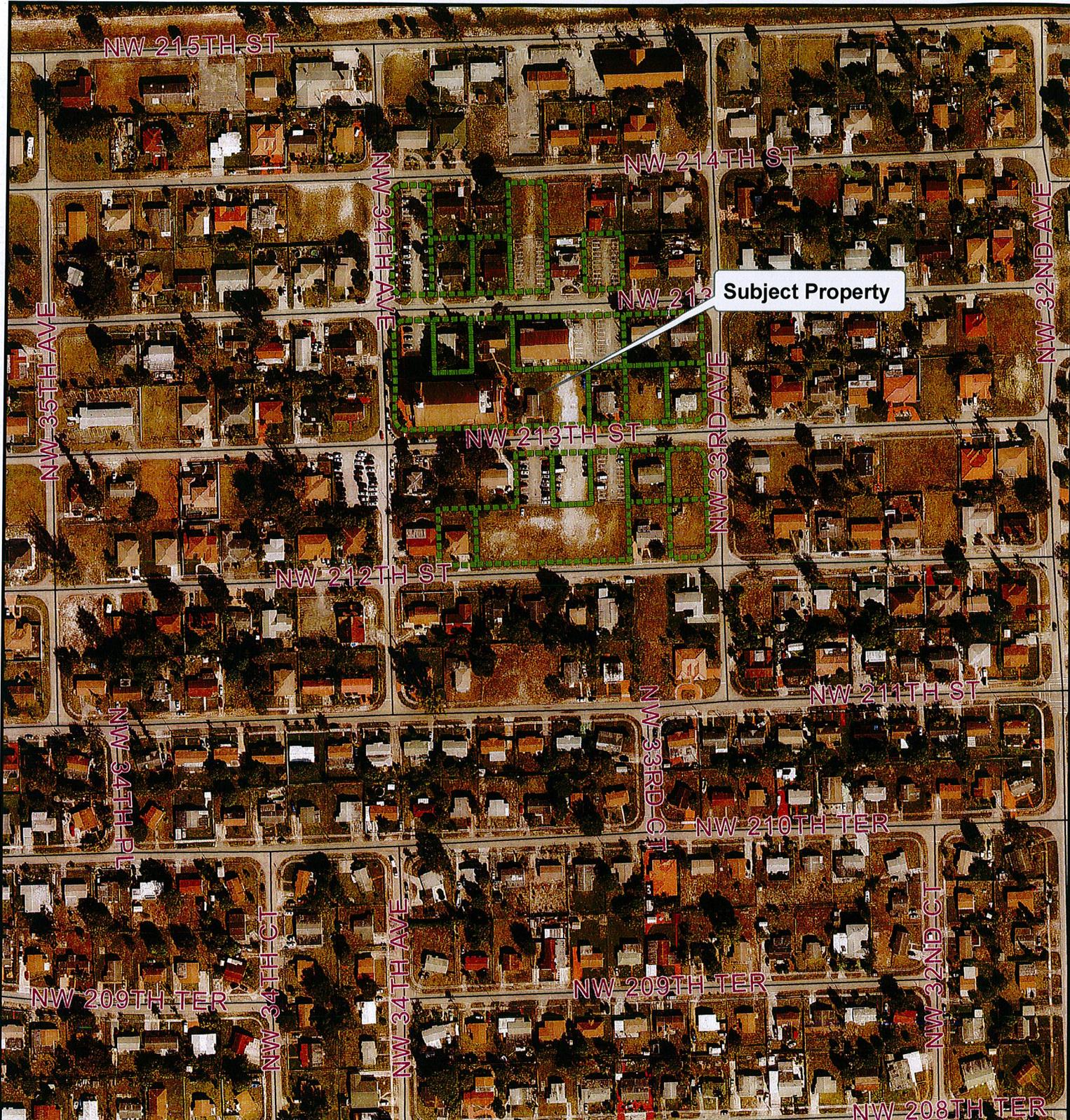
Applicant:  
Antioch Missionary Baptist Church of Carol City, Inc.  
c/o Alexander Hills

Project Location: (See Attachment)



1 inch = 417 feet  
January 2014

# HEARING MAP-AERIAL



# HEARING MAP: AERIAL



City of Miami Gardens  
Planning & Zoning Division

 Subject Property

Folio #:  
(See Attachment)

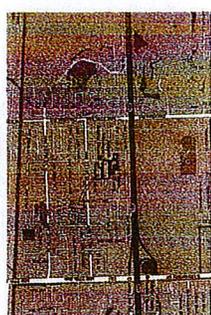
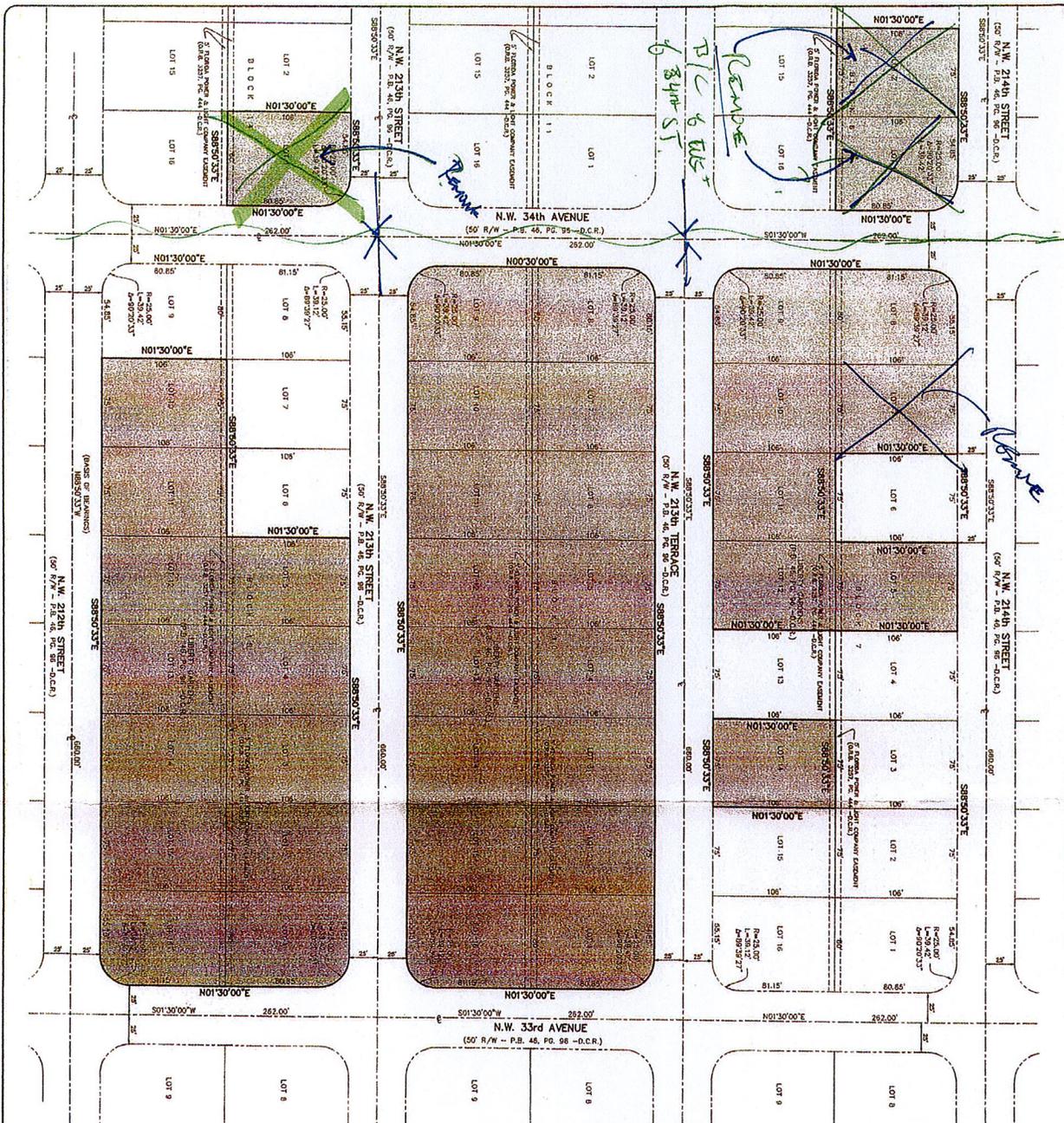


1 inch = 250 feet  
January 2014

# MAILED NOTICE RADIUS MAP



# **SURVEY**



LOCATION MAP (see to scale)

**LEGAL DESCRIPTION**

LOTS 1 AND 2 IN BLOCK 6, LIBERTY GARDENS, ACCORDING TO THE PLAT THEREOF, AS FILED IN PLAT BOOK 46, PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 1, BLOCK 14, LIBERTY GARDENS, ACCORDING TO THE PLAT THEREOF, AS FILED IN PLAT BOOK 46, PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 1, BLOCK 14, LIBERTY GARDENS, ACCORDING TO THE PLAT THEREOF, AS FILED IN PLAT BOOK 46, PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 1, BLOCK 14, LIBERTY GARDENS, ACCORDING TO THE PLAT THEREOF, AS FILED IN PLAT BOOK 46, PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**KEY TO ABBREVIATIONS**

- 1. LIBERTY GARDENS
- 2. LIBERTY GARDENS
- 3. LIBERTY GARDENS
- 4. LIBERTY GARDENS
- 5. LIBERTY GARDENS
- 6. LIBERTY GARDENS
- 7. LIBERTY GARDENS
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- 12. LIBERTY GARDENS
- 13. LIBERTY GARDENS
- 14. LIBERTY GARDENS
- 15. LIBERTY GARDENS
- 16. LIBERTY GARDENS

**SURVEYOR'S NOTES**

1. MEASUREMENTS SHOWN HEREON WERE MADE BY THE SURVEYOR AND HIS ASSISTANTS.
2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND HAS FOUND THAT THE RECORDS REFLECT THE CORRECT INFORMATION.
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND HAS FOUND THAT THE RECORDS REFLECT THE CORRECT INFORMATION.
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15. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND HAS FOUND THAT THE RECORDS REFLECT THE CORRECT INFORMATION.
16. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND HAS FOUND THAT THE RECORDS REFLECT THE CORRECT INFORMATION.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FOREGOING CERTIFICATE SPECIFIC PURPOSE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY PROFESSIONAL RESPONSIBILITY AND AS A MEMBER OF THE PROFESSION OF SURVEYORS.

DATE OF PREPARATION: OCTOBER 2, 2011

CHARLES E. ROSE, III  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FIDELITY & BOND NO. 100,000,000

**SPECIFIC PURPOSE SURVEY**  
 EXHIBIT TO DEPICT LANDS OWNED BY THE  
 ANTIOTH MISSIONARY BAPTIST CHURCH OF CAROL CITY  
 LIBERTY GARDENS  
 (P. B. 46, PG. 96 MIAMI-DADE COUNTY RECORDS)  
 MIAMI-DADE COUNTY FLORIDA

NO.	DATE	DESCRIPTION
1.	10/2/2011	REMOVE LOTS

**SUN-TECH Sun-Tech Engineering, Inc.**  
 Engineers - Planners - Surveyors  
 Certificate of Authorization Number 151792

1100 West Oakland Park Boulevard  
 Ft. Lauderdale, FL 33311  
 E-Mail: suntech@suntech.com

Phone (954)777-3133  
 Fax (954)777-3114

JOB NUMBER: 12-3479K

SCALE: 1" = 40'

SHEET NO.: 1 OF 1

DRAWN BY: VAL ENTHINE

**COMPARISON OF PERMITTED USES  
R-1, SINGLE FAMILY RESIDENTIAL  
AND NC, NEIGHBORHOOD  
COMMERCIAL**

**COMPARISON OF PERMITTED USES  
R-1, SINGLE FAMILY RESIDENTIAL AND NC, NEIGHBORHOOD COMMERCIAL**

<b>Zoning Districts/Uses</b>	<b>R-1</b>	<b>NC</b>
Assisted Living Facility (ALF)*	SE	SE
Community residential facility up to 6 residents*	P	P
Community residential facility 7 to 14 residents *	SE	SE
Community residential facility greater than 15 and more *	SE	SE
Day care center—adult	<input type="checkbox"/>	P
Dormitories, Fraternity or Sorority house, on campus, off-campus	<input type="checkbox"/>	<input type="checkbox"/>
Family day care home, 5 children or less	P	P
Farm worker housing	<input type="checkbox"/>	<input type="checkbox"/>
Halfway house, treatment facility	SE	SE
Home occupation office*	P	<input type="checkbox"/>
Hotels, Motels, Lodging*	<input type="checkbox"/>	P
Mobile home, Manufactured homes*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—mixed-use residential*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—multifamily residential*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—single-	P	<input type="checkbox"/>

family-detached residential*		
Residential—townhouse*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—two-family residential*	<input type="checkbox"/>	<input type="checkbox"/>
Transient Housing—shelters	<input type="checkbox"/>	<input type="checkbox"/>
Airport, airfield, heliport, related uses—public, private*	<input type="checkbox"/>	<input type="checkbox"/>
Community centers	<input type="checkbox"/>	<input type="checkbox"/>
Cultural and civic facilities—libraries, museums	<input type="checkbox"/>	P
Detention facility	<input type="checkbox"/>	<input type="checkbox"/>
Educational and child care facilities—non-public* (includes charter)	SE	P
Educational facilities—college or university -private; main campus*	SE	SE
Educational facilities—public	P	P
Educational facilities—technical, vocational, specialty—non-public	<input type="checkbox"/>	P
Government facilities, including administrative, support and service	<input type="checkbox"/>	<input type="checkbox"/>
Hospital—private, public	<input type="checkbox"/>	SE
Public parks and recreational facilities	P	P
Public safety facility	P	P

Sewage lift or pumping station*	P	P
Solid waste transfer station	<input type="checkbox"/>	<input type="checkbox"/>
Transit station	<input type="checkbox"/>	<input type="checkbox"/>
Utilities and related facilities	<input type="checkbox"/>	<input type="checkbox"/>
Water plant, waste water plant	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car wash—enclosed*	<input type="checkbox"/>	P
Car wash—outside, hand wash*	<input type="checkbox"/>	P
Parking Garage. Lot—commercial	<input type="checkbox"/>	P
Rental—automobile only	<input type="checkbox"/>	SE
Rental—Truck and other vehicles	<input type="checkbox"/>	SE
Transit, passenger terminals.	<input type="checkbox"/>	SE
Vehicle Fueling stations and sales	<input type="checkbox"/>	P
Vehicle major repair—mechanical, body	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle minor repair—mechanical, service	<input type="checkbox"/>	P
Vehicle—parts sales and installation and service—new	<input type="checkbox"/>	P
Vehicle—parts sales and installation—used	<input type="checkbox"/>	SE
Vehicle sales—new automobiles	<input type="checkbox"/>	SE
Vehicle sales—used automobiles	<input type="checkbox"/>	SE

Amusement parks, stadiums, arenas, Marinas*	<input type="checkbox"/>	<input type="checkbox"/>
Arcade, video games, electronic gaming	<input type="checkbox"/>	P
Camp grounds, RV parks*	<input type="checkbox"/>	<input type="checkbox"/>
Casino Gaming Facility	<input type="checkbox"/>	<input type="checkbox"/>
Golf course, driving range	P	<input type="checkbox"/>
Golf, miniature	<input type="checkbox"/>	P
Gun, pistol range, gun clubs, archery clubs—indoor, outdoor	<input type="checkbox"/>	SE
Race track—horse, dog, car	<input type="checkbox"/>	<input type="checkbox"/>
Riding clubs—horses, off-road vehicles, motorcycles	<input type="checkbox"/>	<input type="checkbox"/>
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities, bowling alleys—indoor	<input type="checkbox"/>	SE
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities—outdoor	<input type="checkbox"/>	SE
Adult entertainment establishment*	<input type="checkbox"/>	<input type="checkbox"/>
Catering Service*	<input type="checkbox"/>	<input type="checkbox"/>
Nightclub, Discotheque, Club, Cabarets.	<input type="checkbox"/>	SE
Restaurant—sports bar, amusement restaurant/bar, coffee/sandwich	<input type="checkbox"/>	P

shop, cafeteria, outdoor cafe*		
Auction House— indoor	<input type="checkbox"/>	P
Banquet hall	<input type="checkbox"/>	P
Funeral Homes	<input type="checkbox"/>	P
Place of religious assembly	<input type="checkbox"/>	P
Private clubs, not public	<input type="checkbox"/>	P
Theater (movie, performing arts)	<input type="checkbox"/>	P
Convenience store	<input type="checkbox"/>	P
Donated goods Center—new/used*	<input type="checkbox"/>	P
Drug, Pharmacy store	<input type="checkbox"/>	P
Flea market	<input type="checkbox"/>	<input type="checkbox"/>
Food specialty store	<input type="checkbox"/>	P
Grocery store	<input type="checkbox"/>	P
Liquor package store*	<input type="checkbox"/>	SE
Pawn shop	<input type="checkbox"/>	SE
Plant nursery, retail or wholesale *	<input type="checkbox"/>	P
Retail—big box, club membership, department	<input type="checkbox"/>	<input type="checkbox"/>
Retail—general, single use	<input type="checkbox"/>	P
Retail—Home improvement, building materials*	<input type="checkbox"/>	P
Secondhand merchandise store/consignment store	<input type="checkbox"/>	SE
Call center	<input type="checkbox"/>	<input type="checkbox"/>
Office—business, sales, professional,	<input type="checkbox"/>	P

semi-professional services		
Office—medical office/medical clinic	<input type="checkbox"/>	P
Animal grooming and pet sitting—indoor	<input type="checkbox"/>	P
Animal Hospital/Veterinarian clinic	<input type="checkbox"/>	P
Animal kennel, boarding*	<input type="checkbox"/>	SE
Animal shelters	<input type="checkbox"/>	SE
Blood banks, diagnostic medical treatment centers	<input type="checkbox"/>	P
Check cashing, bill payments	<input type="checkbox"/>	P
Copy, printing center	<input type="checkbox"/>	P
Cosmetic Surgery, beauty clinics	<input type="checkbox"/>	P
Customer service center	<input type="checkbox"/>	P
Dry cleaning	<input type="checkbox"/>	P
Equipment and tool rental	<input type="checkbox"/>	P
Financial institution - banks, credit unions, investment brokerage establishments*	<input type="checkbox"/>	P
Health club, fitness club	<input type="checkbox"/>	P
Laundromat, self-service	<input type="checkbox"/>	P
Package shipping, mail service	<input type="checkbox"/>	P
Personal care services	<input type="checkbox"/>	P
Repair and service shop—general	<input type="checkbox"/>	P

merchandise		
Self service storage facility	<input type="checkbox"/>	SE
Studios— photographic, and instructional	<input type="checkbox"/>	P
Tattoo parlor, body piercing	<input type="checkbox"/>	SE
Cemetery, mausoleums, crematory*	SE	SE
Wireless Antennas and support services*	SE	SE
Distribution center	<input type="checkbox"/>	<input type="checkbox"/>
Dry cleaning— commercial laundry plant	<input type="checkbox"/>	<input type="checkbox"/>
Industrial uses— heavy	<input type="checkbox"/>	<input type="checkbox"/>
Industrial uses—light	<input type="checkbox"/>	<input type="checkbox"/>
Laboratory—medical, research, testing	<input type="checkbox"/>	<input type="checkbox"/>
Mining/extraction, rock quarry	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Storage, open air storage* (See section 10-10 for Special Requirements)	<input type="checkbox"/>	<input type="checkbox"/>
Radio and transmitting station	<input type="checkbox"/>	SE
Recycling facility, Refuse disposal	<input type="checkbox"/>	<input type="checkbox"/>
Salvage yard, junkyard	<input type="checkbox"/>	<input type="checkbox"/>
Self-storage facility	<input type="checkbox"/>	SE
Showrooms, retail sales	<input type="checkbox"/>	P
Showrooms,	<input type="checkbox"/>	SE

wholesale sales		
Studio for movie, television, music production	<input type="checkbox"/>	<input type="checkbox"/>
Warehouse	<input type="checkbox"/>	<input type="checkbox"/>
Farms—produce, livestock	<input type="checkbox"/>	<input type="checkbox"/>
Greenhouses—nurseries, retail	<input type="checkbox"/>	P
Outdoor storage—agriculture* (No extra standard in section 9-20)	<input type="checkbox"/>	<input type="checkbox"/>
Packing facilities—small* (No extra standard in section 9-20)	<input type="checkbox"/>	<input type="checkbox"/>
Produce stand, farmers market*	<input type="checkbox"/>	<input type="checkbox"/>
Packing facilities—large*	<input type="checkbox"/>	<input type="checkbox"/>
Seed drying facility	<input type="checkbox"/>	<input type="checkbox"/>
Urban agricultural gardens*	SE	SE
Wineries, vineyards*	<input type="checkbox"/>	<input type="checkbox"/>

**COMPARISON OF PERMITTED USES  
R-1, SINGLE FAMILY RESIDENTIAL  
AND NC, NEIGHBORHOOD  
COMMERCIAL**

**COMPARISON OF PERMITTED USES  
R-1, SINGLE FAMILY RESIDENTIAL AND NC, NEIGHBORHOOD COMMERCIAL**

<b>Zoning Districts/Uses</b>	<b>R-1</b>	<b>NC</b>
Assisted Living Facility (ALF)*	SE	SE
Community residential facility up to 6 residents*	P	P
Community residential facility 7 to 14 residents *	SE	SE
Community residential facility greater than 15 and more *	SE	SE
Day care center—adult	<input type="checkbox"/>	P
Dormitories, Fraternity or Sorority house, on campus, off-campus	<input type="checkbox"/>	<input type="checkbox"/>
Family day care home, 5 children or less	P	P
Farm worker housing	<input type="checkbox"/>	<input type="checkbox"/>
Halfway house, treatment facility	SE	SE
Home occupation office*	P	<input type="checkbox"/>
Hotels, Motels, Lodging*	<input type="checkbox"/>	P
Mobile home, Manufactured homes*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—mixed-use residential*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—multifamily residential*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—single-	P	<input type="checkbox"/>

family-detached residential*		
Residential—townhouse*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—two-family residential*	<input type="checkbox"/>	<input type="checkbox"/>
Transient Housing—shelters	<input type="checkbox"/>	<input type="checkbox"/>
Airport, airfield, heliport, related uses—public, private*	<input type="checkbox"/>	<input type="checkbox"/>
Community centers	<input type="checkbox"/>	<input type="checkbox"/>
Cultural and civic facilities—libraries, museums	<input type="checkbox"/>	P
Detention facility	<input type="checkbox"/>	<input type="checkbox"/>
Educational and child care facilities—non-public* (includes charter)	SE	P
Educational facilities—college or university -private; main campus*	SE	SE
Educational facilities—public	P	P
Educational facilities—technical, vocational, specialty—non-public	<input type="checkbox"/>	P
Government facilities, including administrative, support and service	<input type="checkbox"/>	<input type="checkbox"/>
Hospital—private, public	<input type="checkbox"/>	SE
Public parks and recreational facilities	P	P
Public safety facility	P	P

Sewage lift or pumping station*	P	P
Solid waste transfer station	<input type="checkbox"/>	<input type="checkbox"/>
Transit station	<input type="checkbox"/>	<input type="checkbox"/>
Utilities and related facilities	<input type="checkbox"/>	<input type="checkbox"/>
Water plant, waste water plant	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car wash—enclosed*	<input type="checkbox"/>	P
Car wash—outside, hand wash*	<input type="checkbox"/>	P
Parking Garage. Lot—commercial	<input type="checkbox"/>	P
Rental—automobile only	<input type="checkbox"/>	SE
Rental—Truck and other vehicles	<input type="checkbox"/>	SE
Transit, passenger terminals.	<input type="checkbox"/>	SE
Vehicle Fueling stations and sales	<input type="checkbox"/>	P
Vehicle major repair—mechanical, body	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle minor repair—mechanical, service	<input type="checkbox"/>	P
Vehicle—parts sales and installation and service—new	<input type="checkbox"/>	P
Vehicle—parts sales and installation—used	<input type="checkbox"/>	SE
Vehicle sales—new automobiles	<input type="checkbox"/>	SE
Vehicle sales—used automobiles	<input type="checkbox"/>	SE

Amusement parks, stadiums, arenas, Marinas*	<input type="checkbox"/>	<input type="checkbox"/>
Arcade, video games, electronic gaming	<input type="checkbox"/>	P
Camp grounds, RV parks*	<input type="checkbox"/>	<input type="checkbox"/>
Casino Gaming Facility	<input type="checkbox"/>	<input type="checkbox"/>
Golf course, driving range	P	<input type="checkbox"/>
Golf, miniature	<input type="checkbox"/>	P
Gun, pistol range, gun clubs, archery clubs—indoor, outdoor	<input type="checkbox"/>	SE
Race track—horse, dog, car	<input type="checkbox"/>	<input type="checkbox"/>
Riding clubs—horses, off-road vehicles, motorcycles	<input type="checkbox"/>	<input type="checkbox"/>
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities, bowling alleys—indoor	<input type="checkbox"/>	SE
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities—outdoor	<input type="checkbox"/>	SE
Adult entertainment establishment*	<input type="checkbox"/>	<input type="checkbox"/>
Catering Service*	<input type="checkbox"/>	<input type="checkbox"/>
Nightclub, Discotheque, Club, Cabarets.	<input type="checkbox"/>	SE
Restaurant—sports bar, amusement restaurant/bar, coffee/sandwich	<input type="checkbox"/>	P

shop, cafeteria, outdoor cafe*		
Auction House— indoor	<input type="checkbox"/>	P
Banquet hall	<input type="checkbox"/>	P
Funeral Homes	<input type="checkbox"/>	P
Place of religious assembly	<input type="checkbox"/>	P
Private clubs, not public	<input type="checkbox"/>	P
Theater (movie, performing arts)	<input type="checkbox"/>	P
Convenience store	<input type="checkbox"/>	P
Donated goods Center—new/used*	<input type="checkbox"/>	P
Drug, Pharmacy store	<input type="checkbox"/>	P
Flea market	<input type="checkbox"/>	<input type="checkbox"/>
Food specialty store	<input type="checkbox"/>	P
Grocery store	<input type="checkbox"/>	P
Liquor package store*	<input type="checkbox"/>	SE
Pawn shop	<input type="checkbox"/>	SE
Plant nursery, retail or wholesale *	<input type="checkbox"/>	P
Retail—big box, club membership, department	<input type="checkbox"/>	<input type="checkbox"/>
Retail—general, single use	<input type="checkbox"/>	P
Retail—Home improvement, building materials*	<input type="checkbox"/>	P
Secondhand merchandise store/consignment store	<input type="checkbox"/>	SE
Call center	<input type="checkbox"/>	<input type="checkbox"/>
Office—business, sales, professional,	<input type="checkbox"/>	P

semi-professional services		
Office—medical office/medical clinic	<input type="checkbox"/>	P
Animal grooming and pet sitting—indoor	<input type="checkbox"/>	P
Animal Hospital/Veterinarian clinic	<input type="checkbox"/>	P
Animal kennel, boarding*	<input type="checkbox"/>	SE
Animal shelters	<input type="checkbox"/>	SE
Blood banks, diagnostic medical treatment centers	<input type="checkbox"/>	P
Check cashing, bill payments	<input type="checkbox"/>	P
Copy, printing center	<input type="checkbox"/>	P
Cosmetic Surgery, beauty clinics	<input type="checkbox"/>	P
Customer service center	<input type="checkbox"/>	P
Dry cleaning	<input type="checkbox"/>	P
Equipment and tool rental	<input type="checkbox"/>	P
Financial institution - banks, credit unions, investment brokerage establishments*	<input type="checkbox"/>	P
Health club, fitness club	<input type="checkbox"/>	P
Laundromat, self-service	<input type="checkbox"/>	P
Package shipping, mail service	<input type="checkbox"/>	P
Personal care services	<input type="checkbox"/>	P
Repair and service shop—general	<input type="checkbox"/>	P

merchandise		
Self service storage facility	<input type="checkbox"/>	SE
Studios— photographic, and instructional	<input type="checkbox"/>	P
Tattoo parlor, body piercing	<input type="checkbox"/>	SE
Cemetery, mausoleums, crematory*	SE	SE
Wireless Antennas and support services*	SE	SE
Distribution center	<input type="checkbox"/>	<input type="checkbox"/>
Dry cleaning— commercial laundry plant	<input type="checkbox"/>	<input type="checkbox"/>
Industrial uses— heavy	<input type="checkbox"/>	<input type="checkbox"/>
Industrial uses—light	<input type="checkbox"/>	<input type="checkbox"/>
Laboratory—medical, research, testing	<input type="checkbox"/>	<input type="checkbox"/>
Mining/extraction, rock quarry	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Storage, open air storage* (See section 10-10 for Special Requirements)	<input type="checkbox"/>	<input type="checkbox"/>
Radio and transmitting station	<input type="checkbox"/>	SE
Recycling facility, Refuse disposal	<input type="checkbox"/>	<input type="checkbox"/>
Salvage yard, junkyard	<input type="checkbox"/>	<input type="checkbox"/>
Self-storage facility	<input type="checkbox"/>	SE
Showrooms, retail sales	<input type="checkbox"/>	P
Showrooms,	<input type="checkbox"/>	SE

wholesale sales		
Studio for movie, television, music production	<input type="checkbox"/>	<input type="checkbox"/>
Warehouse	<input type="checkbox"/>	<input type="checkbox"/>
Farms—produce, livestock	<input type="checkbox"/>	<input type="checkbox"/>
Greenhouses—nurseries, retail	<input type="checkbox"/>	P
Outdoor storage—agriculture* (No extra standard in section 9-20)	<input type="checkbox"/>	<input type="checkbox"/>
Packing facilities—small* (No extra standard in section 9-20)	<input type="checkbox"/>	<input type="checkbox"/>
Produce stand, farmers market*	<input type="checkbox"/>	<input type="checkbox"/>
Packing facilities—large*	<input type="checkbox"/>	<input type="checkbox"/>
Seed drying facility	<input type="checkbox"/>	<input type="checkbox"/>
Urban agricultural gardens*	SE	SE
Wineries, vineyards*	<input type="checkbox"/>	<input type="checkbox"/>