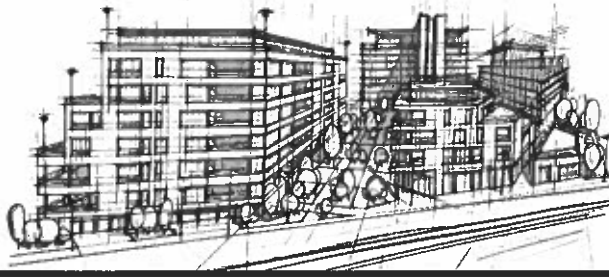


APPLICATION FOR DRC AND CAB



Community & Economic
Development Department
Planning & Redevelopment Division
2200 Civic Center Place, Miramar, FL 33025
Tel: (954) 602-3264
www.miramarfl.gov

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION FOR DRC AND CAB REVIEW AND ALL ATTACHMENTS TO THE APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.

INITIALS _____

A	INSTRUCTIONS	B	OFFICE USE ONLY																
<input checked="" type="checkbox"/>	Please print or type all information. The application must be filled out accurately and completely. Answer all questions including criteria where an item might not be applicable, in which case write N/A (Not Applicable).	Main Project Application No.	Application Received Date																
<input checked="" type="checkbox"/>	Please refer to the DRC & CAB Submittal Checklists available on the City of Miramar website for all additional documents, in conjunction with this application, due at time of first submittal.	Escrow No.																	
<div style="border: 1px solid black; padding: 2px; display: inline-block;">1</div> APPLICATION TYPE (Check all the applicable development applications)		<div style="border: 1px solid black; padding: 2px; display: inline-block;">1907992</div>																	
	Abandonment/Vacation of Right-of-Way or Easement		Plat / Plat Exemption / Plat Waiver																
	Community Appearance Board		Plat Note Amendment																
	Comprehensive Plan Text Amendment	X	Rezoning 19 2000734																
	Conditional Use		Site Plan / Site Plan Amendment																
	Development Agreement		Telecommunications Site Plan																
	Flex/Reserve Units		Variance / Cure Plan																
	Land Development Code Amendment		Extension / Continuance Request																
	Land Use Plan Map Amendment		Other:																
<div style="border: 1px solid black; padding: 2px; display: inline-block;">2</div> PROJECT DESCRIPTION																			
Project Location — Parcel ID Number(s)																			
5	1	3	9	2	5	0	3	0	2	7	0	5	1						
5	1											5	1						
Development/Project Name		Calvary Fellowship Church Phase 3																	
Development/Project Address		2951 SW 186 Ave., Miramar, FL 33029																	
Existing Zoning & Land Use Designation(s)		B2 and CF; Commercial and Low 2 Residential																	
Proposed Zoning & Land Use Designation(s)		CF; Commercial and Low 2 Residential																	
Current Use(s) of Property		Church																	
Proposed Use(s) of Property		Church																	
Residential Use(s)/Unit Type(s)		N/A																	
Number of Residential Units		N/A																	
Non-residential Total Building Gross SF		Phase I Exist 11,166 SF, Phase II Approved 11,000 SF, Phase III Proposed 20,662 SF. Total 42,828 SF																	
Site Area (SF & Acres)		253,061 SF - 5.81 acres																	

3 TEAM MEMBERS CONTACT INFORMATION (Combination of multiple titles is permitted, e.g. Agent & Architect)

Select Title: Agent / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:

Name: Rosana D. Cordova, P.E. Company: Cordova Rodriguez & Associates, Inc.

Telephone No.: 954-880-0180 E-mail: RCordova@craengineering.com

Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:

Name: Rosana D. Cordova, P.E. Company: Cordova Rodriguez & Associates, Inc.

Telephone No.: 954-880-0180 E-mail: RCordova@craengineering.com

Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:

Name: Company:

Telephone No.: E-mail:

4 PROPERTY OWNER INFORMATION

Name: Pastor Bob Franquiz Calvary Fellowship, Inc. Signature: 

Telephone No.: 305-822-7000 E-mail: bob@mycalvary.com

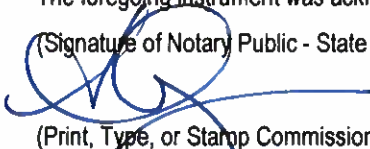
Address: 2951 SW 186 Avenue
Miramar, FL 33029

NOTARIZATION

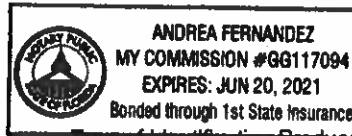
STATE OF FLORIDA/COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12 day of JANUARY, 2020, by ROBERT FRANQUIZ

(Signature of Notary Public - State of Florida)



(Print, Type, or Stamp Commissioned Name of Notary Public)



Personally Known OR Produced Identification Type of Identification Produced _____

5 APPLICATION FOR CONSULTANT PLAN REVIEW SERVICES

APPLICANT hereby requests CITY to utilize the cost recovery plan/permit review services provided by Ordinance No. 97-39 of the City of Miramar, Florida. In electing the cost recovery procedure, the APPLICANT will benefit from an expedited review of the project application. The APPLICANT understands and agrees that APPLICANT will be responsible for all costs and expenses incurred by the CITY's consultant(s) in reviewing such project, plus a 10% administration fee and a 7% surcharge. A minimum initial deposit is required.

APPLICANT has deposited with the CITY the sum of \$ _____, which shall be applied to the review cost and expenses incurred and which shall be replaced upon notice from CITY that such funds have been expended.

APPLICANT understands and agrees that any decision concerning compliance with any applicable codes and regulations is solely within and reserved to the authority of CITY employees and the City Commission, as provided by law. CITY reserves the right to review, modify and/or revise, in its sole discretion, any work performed by cost recovery consultants. APPLICANT understands and agrees that the above-referenced consultant shall work solely under the supervision and direction of CITY staff.

This document shall be executed by the owner and/or the agent who is financially responsible for the development application(s).

Print Name: Pastor Bob Franquiz

Signature: 

Company/Title: Calvary Fellowship, Inc.

Date: 1/12/20

LEGAL DESCRIPTION

**PARCEL "P", "SUNSET LAKES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163,
PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,**

**SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 253,061
SQUARE FEET OR 5.81 ACRES MORE OR LESS.**



Site Address	2951 SW 186 AVENUE, MIRAMAR FL 33029	ID #	5139 25 03 0270
Property Owner	CALVARY FELLOWSHIP INC	Millage	2713
Mailing Address	2951 SW 186 AVE MIRAMAR FL 33029-2422	Use	71
Abbr Legal Description	SUNSET LAKES 163-20 B PARCEL P		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$1,518,720	\$1,523,110	\$3,041,830	\$3,041,830	
2018	\$1,518,720	\$1,523,110	\$3,041,830	\$3,041,830	\$2,310.00
2017	\$942,380	\$1,523,110	\$2,465,490	\$2,465,490	\$1,434.72

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,041,830	\$3,041,830	\$3,041,830	\$3,041,830
Portability	0	0	0	0
Assessed/SOH	\$3,041,830	\$3,041,830	\$3,041,830	\$3,041,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 30	\$3,041,830	\$3,041,830	\$3,041,830	\$3,041,830
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
10/9/2017	SWD-D	\$2,100,000	114657977
1/30/2013	WD-D	\$1,250,000	111298514
7/11/2011	DRR-T		48028 / 1184
5/2/2011	WD-T	\$100	47916 / 73
12/21/2001	WD	\$1,400,000	32549 / 1455

Land Calculations		
Price	Factor	Type
\$6.00	253,120	SF
Adj. Bldg. S.F. (Card, Sketch)		11760
Eff./Act. Year Built: 2016/2015		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			BE			MM		
Y			BE					
11760			5.81			27.5		



January 28, 2020

Mr. Michael Alpert, AICP
City of Miramar
2300 Civic Center Place
Miramar, FL 33025

Re: Calvary Fellowship Church - Phase 3 – Project Narrative for Rezoning
CRA Project. No. 19-217.01
Miramar Application No. 1907992 – Site Plan

Dear Mr. Alpert,

This is a Project Narrative for the above referenced project. This request is for a rezoning for the Phase 3 expansion of the existing Calvary Fellowship Church located at 2951 SW 186th Ave., Miramar, FL 33029. This project is under review for Site Plan 1907992 and plat note amendment.

The master site plan was approved on July 3, 2013. The original site plan approval included construction of the first building and the infrastructure and parking areas for future expansion. Phase 2 Site Plan Amendment included the addition of an auxiliary building that provided a space for the children's area and classrooms along with office space on the second floor. The classrooms are used during services and are not used as a school or day care. In addition to the building, a minor modification of the parking lot was approved that included a covered drop-off area at the front of the building and the addition of an outdoor baptistery and enhancements to the plaza area design.

Phase 3 proposed development includes a new 800 seat sanctuary. The existing Phase 1 development consists of 11,166 SF building and Phase 2 approved development is for 11,000 SF. The proposed Phase 3 is for 20,662 SF for a total of 42,828 SF

The northern half of the property is zoned Community Facility. The southern half is zoned B2 – Community Business. Although a church is permitted within a B2 zoning, the church is proposing to rezone to CF in order to clean up the zoning for the entire property for the proposed use.

Should you have any questions, please do not hesitate to call.

Sincerely,

Rosana D. Cordova, P.E., A.I.C.P.
Principal
Enc.

m:\19-217.01-calvary fellowship church-adm\permits\city of miramar\rezoning\rezoning-applic\2020-01-28-rezoning project-narrative.docx

Broward Office

6941 SW 196th Avenue, Suite 28
Pembroke Pines, FL 33332
Office 954.880.0180 Fax-954.880.0181

Miami-Dade Office

1031 Ives Dairy Road Suite, 228
Miami, FL 33179
Office 786.287.2530 Fax 866.682.8126



January 28, 2020

Mr. Michael Alpert
Principal Planner
City of Miramar
2200 Civic Center Place
Miramar, FL 33025

Dear Mr. Alpert:

Re: Calvary Fellowship Church
CRA Project No. 19-217.01

Chapter 3 - Sec. 304.7. Standards for reviewing proposed amendments to the Official Zoning Map. In deciding whether to recommend approval of a proposed amendment, city staff, the department, the planning and zoning board and the city commission shall determine whether or not:

1. The proposed amendment is consistent with goals, objective, and policies of the city's comprehensive plan.

The proposed amendment to the zoning map from B2 – Community Business to CF – Community Facility is consistent with the goals, objective and policies of the city's comprehensive plan. The land use for this site is Commercial and per Future Land Use Element Objective 1, Policy 1.4, community facilities are permitted in this land use. This site is the southern portion of the existing church of the overall property and will be rezoned to conform with the remainder of the property.

2. The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.

The proposed zoning district is compatible with the surrounding area's zoning designation and existing uses. The northern portion of the property is zoned Community Facility and this change will allow for the entire property owned by the church to be zoned Community Facilities. The surrounding zoning designations are residential and commercial, and community facilities are allowed and encouraged near residents.

3. The subject property is physically suitable for the zoned purpose and/or the proposed use and purpose.

The subject site is physically suitable for the Community Facilities zoning. This property is the southern half of the existing church property.

4. There are sites available in other areas currently zoned for such use.

The northern portion of this property is owned by the church and is zoned Community Facilities. There are other areas currently zoned CF in the city.

Broward Office

6941 SW 196th Avenue, Suite 28
Pembroke Pines, FL 33332
Office 954.890.0180 Fax-954.890.0181

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Miami, FL 33179
Office 786.287.2530 Fax 866.682.8126

5. If applicable, the proposed change will contribute to redevelopment of an area in accordance with an approved redevelopment plan.

This site is not within an area for redevelopment.

6. The proposed change would adversely affect traffic patterns or congestion.

The proposed change will not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan and zoning designation, or otherwise affect traffic patterns or congestion.

7. The proposed change would adversely impact population density such that the demand for water, sewers, streets, recreational areas and facilities, and other public facilities and services would be adversely affected.

The proposed change will not adversely impact population density such that the demand for water, sewers, streets, recreational areas and facilities, and other public facilities and services would be adversely affected. The proposed use is for the second phase of the church development. No additional population will be added to this site.

8. Whether the proposed change would have an adverse environmental impact on the vicinity.

The proposed change will not have an adverse environmental impact on the vicinity. The property has been filled and has been used for overflow parking for special church events.

9. Whether the proposed change would adversely affect the health, safety, aesthetics, and welfare of the neighborhood or the city as a whole.

The proposed change will not adversely affect the health, safety, aesthetics and welfare of the neighborhood or city.

If you have any questions, please call me at 954-880-0180.

Sincerely,



Rosana D. Cordova, P.E., A.I.C.P., LEED AP

RDC/gmk

Calvary Fellowship Church - Permitted Use Comparison

Travel agency		
B2	CF	Overlapping Uses
Tutoring/After school learning center		
Medical and Dental offices		
Body Art		
Software development		
Professional		
Structured		
Civic facilities		
Sanctuary		
Antiques		
Second Hand Stores: e.g. Thrift Stores		
Singular Use with or without beer and wine license		
Beer Garden		
Arts and crafts		
Automotive Parts (w/o installation)		
Beauty supply store		
Bookstores		
Convenience store		
Clothing store		
Department store		
Florist		
Furniture and Mattresses		
Grocery store		
Hardware/Home improvement store		
Jewelry		
Small electronics		
Specialty Food stores		
Swimming pools		
Live-work		
Off-Premises Signs; Billboard		

Calvary Fellowship Church

BULK REGULATIONS	B-2 (exist)	CF (prop)	DIFFERENCE
Height (feet)			
• Minimum Height	-	-	N/A
• Maximum Height	80	60	20 feet
Setbacks (feet)			
• Front (Minimum)	-	25	25 feet minimum for B2, 50 feet
• Front (Maximum)	50	-	Maximum for CF
• Sides (Minimum)	20	25	5'
• Rear (Minimum)	20	20	0
Lot Area & Width			
• Minimum lot area	-	20,000	N/A
• Minimum lot width (feet)	-	100	N/A
Minimum open space	-	-	
Maximum Building Lot Coverage %	60	60	0

