



**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
PLANNING & DEVELOPMENT SERVICES**

DATE: April 12, 2012 **FILE:** 08-DPVS-31

TO: Planning & Development Board

VIA: Andria Wingett, Planning Manager 

FROM: Elizabeth Chang, Planning & Development Services Administrator 

SUBJECT: New Life Pentecostal Church Miracle Center, Inc requests a Special Exception, Variances, Design, and Site Plan for an approximate 3,600 sq. ft. place of worship located at 6136 Van Buren Street.

REQUEST

New Life Pentecostal Church Miracle Center, Inc requests a Special Exception, Variances, Design and Site Plan for an approximate 3,600 sq. ft. place of worship.

Variance: Waive 6 of the required 34 parking spaces to allow 28.

RECOMMENDATION

Special Exception: Approval.

Variance: Approval, if Special Exception is granted and with the condition a parking lease agreement exists, in a form acceptable to the City Attorney, and that the Variance is effectuated upon receiving a signed and recorded copy of the agreement between the place of worship and adjacent property which shall be submitted and reviewed by staff at the end of each term.

Design: Approval, if Special Exception and Variance are granted.

Site Plan: Approval, if Special Exception, Variance, and Design are granted and with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

REQUEST

The applicant is requesting a Special Exception, Variances, Design, and Site Plan approvals. The proposed project will be an approximate 3,600 sq ft place of worship located at 6136 Van Buren Street. The applicant, New Life Pentecostal Church Miracle Center, Inc., currently operates in a single-family home on a different property located along the same street. As the congregation has grown, they are in need for a building that will suit their needs. The subject property currently contains two single-family homes which will be demolished to accommodate the new building and associated parking.

The purpose of Special Exceptions is to accommodate uses that are not generally appropriate in a district, but would be appropriate if they are consistent with the review criteria provided in the Zoning and Land Development Regulations. The proposed use, as a place of worship, helps to support the community by providing a service to the neighborhood and functions as a meeting place. The property is located within the Transit Oriented Corridor (TOC) and is surrounded by Commercial and Office uses.

The request also includes Variances, Design and Site Plan approvals. The site currently contains two single-family homes, to be demolished, on multiple lots. The proposed structure is one story, approximately 25 ft in height, with architectural features extending to approximately 43 ft in height. Parking is based on the total floor area available for seating within the main sanctuary or largest meeting area and any office spaces. Based on calculations, the required parking is 34 spaces. While the applicant is only providing 28 spaces on site, they will be requesting a Variance to reduce the amount of required spaces for the property. However, the applicant has indicated they will be obtaining a private parking lease agreement with an adjacent property for the additional six spaces. The proposed place of worship is designed to be compatible with adjacent properties. Due to the fact there are multiple lots; staff is requesting a Unity of Title be submitted.

SITE INFORMATION

Owner/Applicant:	New Life Pentecostal Church Miracle Center, Inc
Address/Location:	6136 Van Buren Street
Net Size of Property:	25,003 sq ft (0.57 acres)
Future Land Use:	Transit Oriented Corridor (TOC)
Zoning:	Medium Intensity Office (O-2)
Existing Use of Land:	Residential

ADJACENT LAND USE

North:	Medium Intensity Office (O-2)
South:	Low/Medium Intensity Commercial (C-2)
East:	Medium/High Intensity Commercial (C-4)
West:	Medium Intensity Office (O-2)

ADJACENT ZONING

North:	Transit Oriented Corridor (TOC)
South:	General Business
East:	Transit Oriented Corridor (TOC)
West:	Transit Oriented Corridor (TOC)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed project is located in the Office Land Use area. The goal of the Land Use Element is to "promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property." This proposed development is consistent with the Comprehensive Plan, based upon the following:

Land Use Element:

Objective 4: Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information

dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.

Policy 4.13: Encourage mixed-use overlay districts, expanding uses and increasing heights, as well as, more intense office, commercial and mixed-use. (CWMP Policy 3.9)

Policy 4.24: Place a priority on protecting, preserving and enhancing residential neighborhoods. While incorporating the unique characteristics of redevelopment areas (CWMP Policy CW.15 CW.19)

Policy 5.16: Foster Economic Development through creative land use, zoning and development regulations, City Services, and City Policies.

The proposed project achieves the Goals and Objectives outlined in the Land Use Element by developing an underutilized parcel while improving conditions in the area. The site currently has two vacant buildings on the property and is located in an area conducive to the proposed use. The proposed place of worship is consistent with the Comprehensive Plan as it improves the neighborhood and enhances the existing streetscape.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. The City-Wide Master Plan addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed project is located in Sub-Area 1, the US 441/SR 7 Corridor, which is defined by 56th Avenue to the east (including that portion of Washington Park that extends to 52nd Avenue), the Dania Cut-Off Canal to the north, Florida's Turnpike to the west and Pembroke Road to the south. The residential area in which the subject property is located is Beverly Park.

The proposed land use and zoning change is consistent with the City-Wide Master Plan, based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 4.3: *Appropriately permit the consolidation of the properties to create modern, economically viable development conditions that will attract higher end uses, thereby improving the quality of the area.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Recommendations for Sub-Area 1 are built upon the existing City organization which is based on a future growth concept to improve existing conditions and provide for more intense development along the major corridors such as US 441/SR 7. Recommendations include improving and sustaining the neighborhoods, commercial areas and other uses in Sub-Area 1. The proposed project is consistent with the recommendations as it allows for a place of worship which provides a service to the neighborhood. Additionally, the new development will help beautify the surrounding area through the installation of new landscaping and increasing attractiveness of the area.

CONSISTENCY WITH THE NEIGHBORHOOD PLAN

The Beverly Park Neighborhood Plan addresses issues pertinent to their neighborhood and members of the community are interested in the City as a whole and in City-wide issues. They strive to work for a better environment and for a safe well-maintained neighborhood in which to live. The proposed development provides support to the neighborhood as it is for a place of worship which functions as a gathering place for community members.

ANALYSIS OF CRITERIA AND FINDINGS FOR SPECIAL EXCEPTION

Analysis of Criteria and Finding for Special Exception as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.3(G)(2). Approval, Approval with Conditions, or Denial will be based on the following criteria:

CRITERION 1: The proposed use must be consistent with the principles of the City's Comprehensive Plan.

ANALYSIS: The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property. The purpose of the Special Exception is to establish a place of worship in an office district. As proposed, the place of worship is consistent with the City's Comprehensive Plan and allows the applicant to maximize the use of their property. Furthermore, it provides a service to the community.

As stated by the applicant, "The objective of the project is to create an environment where the church members as well as the local community can benefit. The church is involved in the community with various charity works in the City of Hollywood that includes but not limited to feeding the homeless."

FINDING: Consistent.

CRITERION 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS: The property contains a land use of Transit Oriented Corridor (TOC) with a zoning designation of medium Intensity Office (O-2). The requested place of worship is not a main permitted use but can be allowed by Special Exception. There are similar uses in the surrounding neighborhood and is compatible with the existing land use pattern. According to the applicant, "The special exception request is in accordance with the existing land use pattern on Van Buren Street. There are currently two buildings being used as a place of worship on Van Buren Street. The addition of this property will aesthetically improve the street."

FINDING: Consistent.

CRITERION 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: The proposed project includes construction of a new place of worship and associated parking lot. The new parking lot will accommodate safe traffic movement. According to Zoning and Land Development Regulations, the site is

required to have 34 parking spaces and, as proposed, will contain 28 with a private parking lease agreement with an adjacent property for the remaining required spaces. As stated by the applicant, "As part of the construction, a sidewalk will be constructed in front of the building to allow for pedestrian traffic to move through the street. All traffic requirements requested in the City of Hollywood Ordinances will be implemented. The proper setbacks and buffering required will be followed. The church will provide sound proofing for the building in order to limit any adverse effects of noise to the surrounding neighborhoods."

FINDING: Consistent.

CRITERION 4: That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: Placement of the building on the property is along the northeast portion of the lots. The project meets all required setbacks and the applicant is providing landscaping internal and external to the site. The property is surrounded by office uses with another place of worship across the street. Other businesses in the surrounding neighborhood function during the week; while the proposed place of worship will only function on the weekends, as indicated by the applicant. As such, there will not be any adverse effects of noise, light, dust and other potential nuisances.

FINDING: Consistent.

CRITERION 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: As proposed, the place of worship is not detrimental to the health, safety, or appearance of the surrounding residential neighborhood or commercial uses. Additionally, there is another place of worship across the street. While both have a different congregation, each provides a service to the community. As stated by the applicant, "The addition of this structure to the community will aesthetically improve the community. Currently, there are two vacant buildings on the proposed lot. These buildings will be removed and replaced with a church building. The request is not detrimental to the health, safety or appearance of the neighborhood. The request will improve the neighborhood."

FINDING: Consistent.

CRITERION 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The subject property is approximately 25,003 sq ft (0.57 acres). The applicant is requesting a Special Exception to construct a place of worship which will be approximately 3,600 sq ft. Included in the scope of work is a parking lot and landscaping to help beautify the area. The project meets required setbacks and is providing parking on site. While parking requirements are not being met, the applicant will be acquiring a parking lease with an adjacent property for the remainder of the required spaces.

FINDING: Consistent.

CRITERION 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

ANALYSIS: Places of worship are allowed with a Special Exception. The proposed project will be compatible with surrounding uses. A Special Exception is defined as a use on generally appropriate in a district, but would be appropriate if consistent with review criteria listed for Special Exceptions. As described above, the proposed place of worship is consistent with all required criteria. Furthermore, it is consistent with all zoning and land development regulations as set forth in the appropriate documents.

FINDING: Consistent.

VARIANCE

Waive 6 of the required 34 parking spaces to allow 28.

The following criteria are listed in the Zoning and Land Development Regulations Section 5.3(F)(1) and are utilized in evaluating Variances:

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The basic intent of required parking spaces is to provide the appropriate amount of spaces for specific types of businesses. The proposed project is for a place of worship. Zoning and Land Development Regulations require parking to have 1 space per 60 square feet of floor area available for seating and 1 per 4 fixed seats. Parking is only required for the main sanctuary or largest meeting room and for office spaces. Based on the square footage of the new building, the applicant is required to provide 34 parking spaces.

While the applicant is requesting a Variance to allow 28 spaces, they will be obtaining a parking lease agreement with an adjacent property for the remaining required 6 spaces. The applicant has indicated the private agreement will be obtained with a law office, located to the north, which only operates during the week. The place of worship will utilize those parking spaces on the weekend. As the proposed development is intending to acquire a parking agreement for their required parking spaces, **staff recommends this Variance be approved with the condition a parking lease agreement exists, in a form acceptable to the City Attorney, and that the Variance is effectuated upon receiving a signed and recorded copy of the agreement between the place of worship and adjacent property which shall be submitted and reviewed by staff at the end of each term.**

FINDING: Consistent, with the imposition of staff's condition.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed place of worship is located in an area which contains office and commercial buildings. The property is located adjacent to another place of worship, as well. In order to accommodate the building, landscaping, and appropriately sized parking spaces and drive aisles, the applicant is requesting a Variance to reduce the required parking from 34 to allow 28. However, as indicated by the applicant, they will be obtaining a private parking agreement for the additional 6 spaces on an adjacent property.

As stated by the applicant, "The construction of the New Life Pentecostal Church Building will enhance the community aesthetically. Currently there are two residential buildings on the lot in an area that is zoned commercial and for an office. The addition of the new building will remove these building[s] and place a building that will be beneficial to the entire community. The Church also understands the City's green initiative and will be implementing green practices during construction and operation of the building."

FINDING: Consistent, if the Special Exception is granted.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property owners to build an economically feasible development which provides a service to the community. The proposed project will accommodate a sanctuary and related parking. In order to maximize the use of their property while maintaining appropriate landscaping and reasonable vehicular use areas, the applicant is requesting a Variance to reduce the required parking. However, they will be obtaining a parking agreement with an adjacent property which maintains the basic intent of the regulations.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: As stated by the applicant, "The need for the variance is not economically based or self-imposed. The site of the proposed building is a limited and unique site that does not have enough space to accommodate all the required parking spaces. In order to be able to meet code and accomplish the parking requirement, a variance is being sought." While the applicant is requesting a Variance to reduce the required parking from 34 to allow 28 spaces, they are also obtaining a parking agreement with an adjacent property for the remaining 6 required spaces. As such, staff finds this request to be appropriate as long as a parking agreement exists between the proposed place of worship and an adjacent property.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

ANALYSIS OF CRITERIA AND FINDINGS FOR DESIGN

Analysis of Criteria and Findings for Design as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.3(l)(6). Approval, Approval with Conditions, or Denial will be based on the following criteria:

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The subject property is located at 6136 Van Buren Street and is surrounded by offices, commercial, and another place of worship. The proposed project will allow for a place of worship, approximately 3,600 sq ft. The place of worship serves the community and provides a service to the neighborhood. Layout of the site maintains the structure at the north end of the property with parking to the south. Landscaping is both internal and external to the site and the new proposed sidewalk provides safe pedestrian movement.

The design is similar to the existing adjacent place of worship. According to the applicant, "The architecture that is proposed for the New Life Pentecostal Church and Miracle center is a Gothic revival style that has reflected American ecclesiastical architecture for many years. The elements that are fundamental to this style are reflected in this design through the architectural detailing namely in the pointed arch windows, heavy wooden doors, and a square tower that are typical of the Gothic revival style."

FINDING: Consistent, if Variances are granted.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The Design Guidelines state *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.*

Currently, the site contains two one-story structures that are in disrepair. The proposed project will allow for a place of worship which will help beautify the area

and provide a service to the community. The proposed structure is compatible with the surrounding neighborhood which is comprised of office, retail, commercial, and another place of worship. As stated by the architect, "The building site is located along a street which houses other Church buildings. As a one story structure with a tower, it relates to the church diagonally from the property. The design guidelines note the importance of Hollywood's varied styles. Because the adjacent church to the west has the same use as a church structure, it was important to add some varying materials to distinguish the elements from the neighbors while preserving the defining characteristics of the style."

FINDING: Consistent.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed project consists of a one-story place of worship, approximately 25 ft in height with a tower/spire extending to approximately 43 ft. According to the applicant, "Nearly all early American churches are topped with towers and spires which were frequently patterned after English designs. The design of this tower is simple and the materials shall match the building. It is not intended to be a topping but be an integral part of the architecture."

Surrounding properties contain a mixture of one-story and multi-story buildings with offices, commercial, and retail buildings adjacent to the subject property. Additional architectural details include stained glass windows, decorative shutters and moldings help to give the building character and distinguish it from surrounding structures.

FINDING: Consistent.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: As stated in the Design Guidelines, "Large parking areas and driveways should be heavily landscaped along the perimeter and within interior and terminal islands." The existing site currently contains two vacant buildings and contains minimal landscaping. The applicant has worked with the City in selecting appropriate landscaping material which meets the City of Hollywood's landscaping requirements. Materials will include native trees and hedges such as live oaks and silver buttonwood trees and cocoplum hedges. The applicant will work with staff to replace, relocate and mitigate trees in accordance with City regulations.

FINDING: Consistent.

SITE PLAN

A Final Site Plan was reviewed by the Technical Advisory Committee (TAC). Comments were made by members of the TAC in a staff report dated October 7, 2011. The TAC members have found the proposed Site Plan compliant with all regulations as set forth in Chapter 162 of the Hollywood Code of Ordinances, if change in Zoning, Variances and Design are granted and with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

RECOMMENDATION

Special Exception: Approval.

Variance: Approval, if Special Exception is granted and with the condition a parking lease agreement exists, in a form acceptable to the City Attorney, and that the Variance is effectuated upon receiving a signed and recorded copy of the agreement between the place of worship and adjacent property which shall be submitted and reviewed by staff at the end of each term.

Design: Approval, if Special Exception and Variance are granted.

Site Plan: Approval if Special Exception, Variance, and Design are granted and with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).

ATTACHMENTS

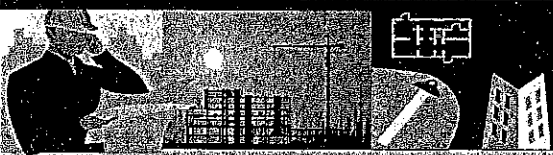
ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map

ATTACHMENT A

Application Package

OFFICE OF PLANNING



File No. (to be filled by the Office of Planning) _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

*Documents and forms can be accessed on the City's website at
http://www.hollywoodfl.org/comm_planning/appforms.htm*



APPLICATION TYPE (CHECK ONE):

- ☒ Development Review Board ☐ Historic Preservation Board
☐ Planning and Zoning Board ☐ Technical Advisory Committee
☐ City Commission

Date of Application: 12/12/11Location Address: 6130 Van Buren StreetLot(s): 25,26,27 Block(s): _____ Subdivision: Lyndon Park

Folio Number(s): _____

Zoning Classification: Office Land Use Classification: Office - MBDExisting Property Use: Vacant Buildings Sq Ft/Number of Units: 0 - 4580

Is the request the result of a violation notice? () Yes (✓) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

- ☐ Economic Roundtable ☒ Technical Advisory Committee ☐ Development Review Board
☐ Planning and Zoning Board ☐ Historic Preservation Board ☐ City Commission

Explanation of Request: Convert (2) residences to new church

Number of units/rooms: _____ Sq Ft: _____

Value of Improvement: _____ Estimated Date of Completion: _____

Will Project be Phased? () Yes (✓) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: New Life Pentecostal ChurchAddress of Property Owner: 6130 Van Buren StreetTelephone: 305-720-3384 Fax: 954-989-3939 Email Address: _____Name of Consultant/Representative/Tenant (circle one): In-Site Design Group Inc.Address: 1609 ROOMAN ST HOLLYWOOD FL Telephone: 954-921-5333Fax: 954-921-6769 Email Address: ANNIE@INSITEDESIGNGROUP.COMDate of Purchase: 2004 Is there an option to purchase the Property? Yes () No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 12/12/11

PRINT NAME: ABIDEMI AJAYI

Date: 12/12/11

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) _____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

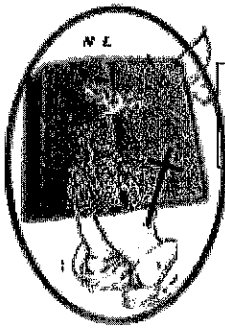
Sworn to and subscribed before me
this _____ day of _____

SIGNATURE OF CURRENT OWNER

Notary Public State of Florida

PRINT NAME

My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____



New Life Pentecostal Church

116 South 61 Terrace, Hollywood, FL 33025. ☎: (954) 989-4141

January 4, 2012

Planning & Development Board
City of Hollywood
2600 Hollywood boulevard, Room 315
Hollywood, Florida 33022-9045

RE: Design Criteria Review Application for 6136 Van Buren Street.

Dear Planning & Development Board:

The members of New Life Pentecostal Church (NLPC) are attempting to construct a building on the site located at 6136 Van Buren Street that is approximately 3800 square foot.

The architecture that is proposed for the New Life Pentecostal Church and Miracle center is a Gothic revival style that has reflected American ecclesiastical architecture for many years. The elements that are fundamental to this style are reflected in this design through the architectural detailing namely in the pointed arch windows, heavy wooden doors, and a square tower that are typical of the Gothic revival style. Also quintessential to church buildings in America, was the use of stained glass. Stained glass was equated with divine light from heaven and was associated almost exclusively with church buildings from the late eleventh through the thirteenth centuries, part of the Gothic period. The rhythms of the windows on the side of the building are evenly spaced with Gothic divisions and decorative shutters reminiscent of early American churches. The rose window, a large circular stained glass window was another popular feature that dates back to Medieval times and is seen in also in European churches such as Notre Dame in Paris France. Above the main door a rose window shall allow light into the vestibule waiting area while the porch entry shall provide cover for worshipers entering the building. The porch entry is a classical Palladian type opening with tapered columns which frames the door and rose window. The pediment entrance is seen in the majority of early churches in North America.

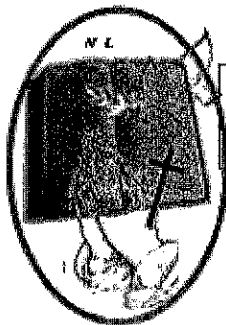
Nearly all early American churches are topped with towers and spires which were frequently patterned after English designs. The design of this tower is simple and the materials shall match the building. It is not intended to be a topping but be an integral part of the architecture.

The building site is located along a street which houses other Church buildings. As a one story structure with a tower, it relates to the church diagonally from the property. The design guidelines note the importance of Hollywood's varied styles. Because the adjacent church to the west has the same use as a church structure, it was important to add some varying materials to distinguish the elements from the neighbors while preserving the defining characteristics of the style. Because the design that is proposed is Classical elegant, American Church design, it does reflect the city of Hollywood's design criteria through maintaining classical architectural elements. In addition, currently the site has one story

structures that are in disrepair and are proposed to be demolished. The proposed project re-establishes the integrity of the location by keeping within a classic architectural style.

As a one story structure with a tower, it relates to the church diagonally from the property and other buildings along the street that are one story. It is a simple composition of the rectangle that comprises the sanctuary and offices and entry with a porch entry with pediment. The basic architectural details of the windows with shutters and the towers are defined by moldings, columns and the fenestration is in a symmetrical rhythm.

The landscaping meets the city of Hollywood's design criteria and a number of native trees have been incorporated in the design.



New Life Pentecostal Church

116 South 61 Terrace, Hollywood, FL 33025. ☎: (954) 989-4141

January 10, 2012

Planning & Development Board
City of Hollywood
2600 Hollywood boulevard, Room 315
Hollywood, Florida 33022-9045

RE: Variance Exception Review Application for 6136 Van Buren Street.

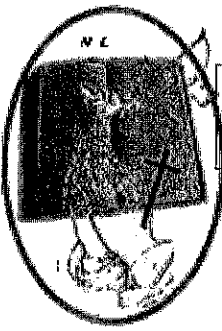
Dear Planning & Development Board:

The purpose of this request is to obtain a parking variance from the City of Hollywood's Zoning and Land Development Regulations for the New Life Pentecostal Church (miracle center) Inc. located at 6136 Van Buren Street. The members of New Life Pentecostal Church (NLPC) are attempting to construct a building on the mentioned site that is approximately 3800 square footage. The building will be used as a place of worship. The required parking for the building based on the City of Hollywood Ordinances is 34.

The site is a very unique site and was only able to generate 28 parking spaces. The additional remaining parking is the reason for the variance. The Church is not attempting to mitigate the additional parking spaces but rather requesting that the City of Hollywood allow the church to enter into a parking agreement with a neighboring property that will provide the additional required parking spaces to meet the parking requirements requested by code. A parking agreement will be recorded in Broward County between the two property owners.

The construction of the New Life Pentecostal Church Building will enhance the community aesthetically. Currently there are two residential buildings on the lot in an area that is zoned commercial and for an office. The addition of the new building will remove these building and place a building that will be beneficial to the entire community. The Church also understands the City's green initiative and will be implementing green practices during construction and operation of the building.

The need for the variance is not economically based or self-imposed. The site of the proposed building is a limited and unique site that does not have enough space to accommodate all the required parking spaces. In order to be able to meet code and accomplish the parking requirement, a variance is being sought.



New Life Pentecostal Church

116 South 61 Terrace, Hollywood, FL 33025. ☎ (954) 989-4141

January 10, 2012

Planning & Development Board
City of Hollywood
2600 Hollywood boulevard, Room 315
Hollywood, Florida 33022-9045

RE: Special Exception Review Application for 6136 Van Buren Street.

Dear:

The purpose of this request is to obtain a special exception from the City of Hollywood's Zoning and Land Development Regulations for the New Life Pentecostal Church (miracle center) Inc. located at 6136 Van Buren Street. The members of New Life Pentecostal Church (NLPC) are attempting to construct a building on the mentioned site that is approximately 3800 square footage. The request is for the special exception to be allowed to use the new constructed structure as a place of worship.

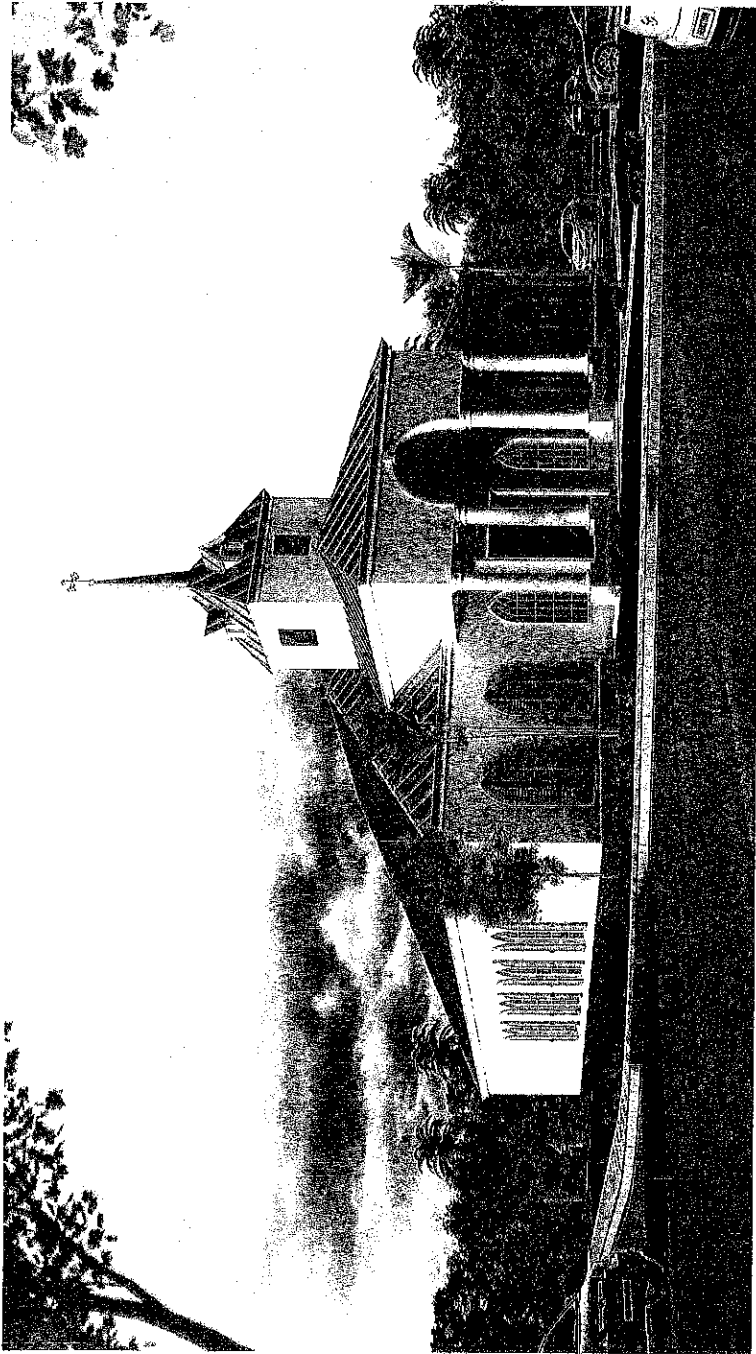
The objective of the project is to create an environment where the church members as well as the local community can benefit. The church is involved in the community with various charity works in the City of Hollywood that includes but not limited to feeding the homeless.

The special exception request is in accordance with the existing land use pattern on Van Buren Street. There are currently two buildings being used as a place of worship on Van Buren Street. The addition of this property will aesthetically improve the street.

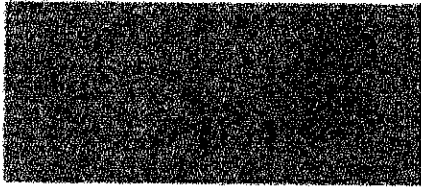
The addition of this structure to the community will aesthetically improve the community. Currently there are two vacant buildings on the proposed lot. These buildings will be removed and replaced with a church building. The request is not detrimental to the health, safety or appearance of the neighborhood. The request will improve the neighborhood.

The structure will be located in an area of the city that is currently zoned as commercial. The proper guidelines and codes will be followed to make sure that the structure conforms to the current standards as set forth by the City of Hollywood Ordinances.

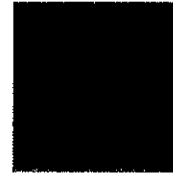
As part of the construction, a sidewalk will be constructed in front of the building to allow for pedestrian traffic to move through the street. All traffic requirements requested in the City of Hollywood Ordinances will be implemented. The proper setbacks and buffering required will be followed. The church will provide sound proofing for the building in order to limit any adverse effects of noise to the surrounding neighborhoods. Construction will be efficient to limit any dust.



NEW LIFE PENTECOSTAL CHURCH AND MIRACLE CENER



Saddle Tan SPD 0414X



**ROOF : STANDING SEAM METAL
SADDLE TAN**

**DECORATIVE SHUTTERS
SW6082**

**STUCCO
SW6077**

**MOLDING
SW 7004**

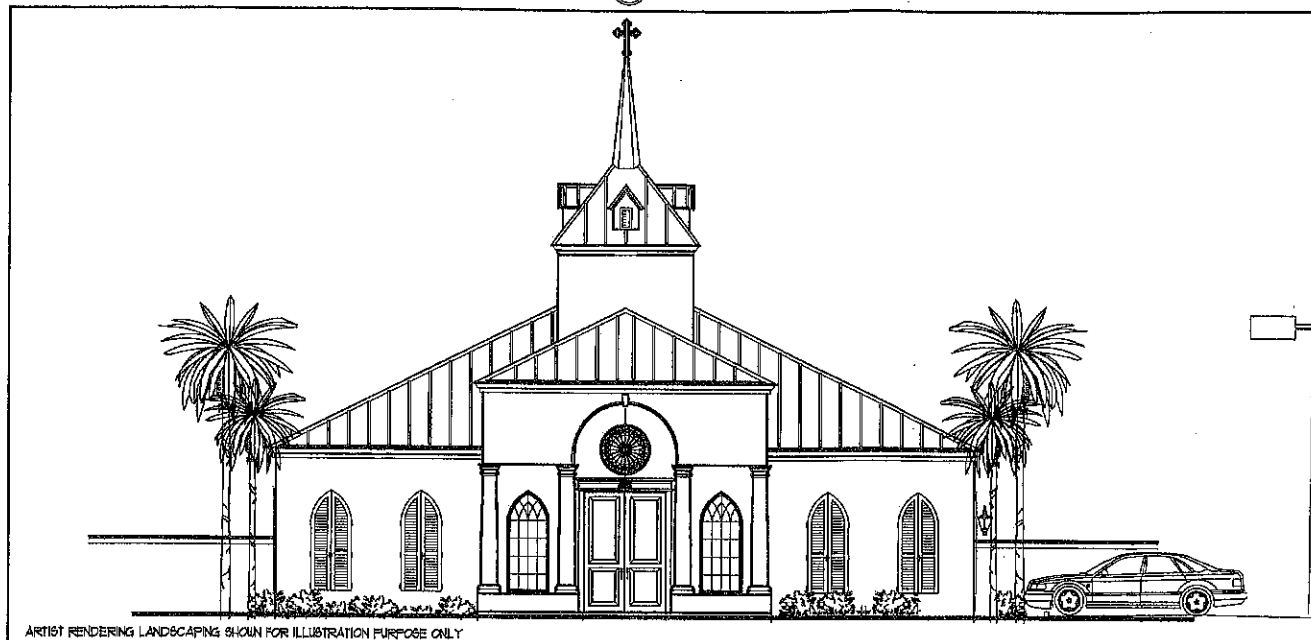
NEW LIFE PENTECOSTAL CHURCH AND MIRACLE CENTER



NEW LIFE PENTECOSTAL CHURCH & MIRACLE CENTER



New Life Pentecostal Church Miracle Center



PROJECT TEAM

ARCHITECT

IN-SITE DESIGN GROUP, INC.

1609 RODMAN STREET
HOLLYWOOD, FLORIDA 33020 (954) 921-5333 (954) 655-7483
AA26001758

STRUCTURAL ENGINEER

SPECIALTY ENGINEERING CONSULTANTS, INC.

1599 SW 30 AVENUE SUITE 20
BOYNTON BEACH FLORIDA 33426 561-843-9110
GARY MC DOUGLE, P.E. 00927

MEP ENGINEER

E&E CONSULTING ENGINEERS, LLC

1400 EAST OAKLAND PARK BLVD SUITE 108
FORT LAUDERDALE, FL 33304 954-566-9708
EUGENIO ERQUIAGA 15387

CIVIL ENGINEER

GATOR ENGINEERING CONSULTANTS, P.A.

10620 GRIFFIN ROAD, SUITE 102
COOPER CITY, FL 33325 954-434-5905
REGINA BOBO-JACKSON P.E. 38550

LANDSCAPE ARCHITECT

KIM MOYER, A.S.L.A.

4808 NE 16 AVENUE OAKLAND PARK, FL 33334
954-492-9609 KIM MOYER LA0000932

PROJECT DATA

PROJECT: NEW CHURCH (PLACE OF WORSHIP)

SITE DATA

STATEMENT OF OWNERSHIP
ADDRESS NEW LIFE CHURCH MIRACLE CENTER
6136 VAN BUREN STREET
HOLLYWOOD FLORIDA
TYPE II A

CONSTRUCTION CLASS (AS
PER TABLE 601 F.B.C.)
PROJECT DESCRIPTION
TAX ID NUMBER

ONE STORY 3560 SF CHURCH
6141 IS 18 0260
CITY WATER AND ON SITE SEPTIC
SYSTEM

USE AND OCCUPANCY

USE/OCCUPANCY TYPE ASSEMBLY GROUP A-3 PLACE OF
WORSHIP - AS PER SECTION 904 FBC

OCCUPANCY LOAD AS PER TABLE 1204.1 FBC 2001

FUNCTION OF SPACE	SQ FT	REQUIRED	TOTAL
ENTRY	234	5	50.8
RESTROOMS/HALL/BUSINESS AREAS	1302	100	13.02
SANCTUARY (ASSEMBLY W/ FIXED SEATING) 1 NET	2713.43		
STAGE/PLATFORM	106	15	12.4
STORAGE/MECHANICAL	175	200	6.0
TOTAL	3,815 SF		358.25

OCCUPANCY LOAD AS PER TABLE 1401.1 NFPA 1 (1312 NFPA 101)

FUNCTION OF SPACE	SQ FT	REQUIRED	TOTAL
ENTRY/WAITING (PER NFPA 101 13.1.2)	234	3	3.8
RESTROOMS/HALL/BUSINESS AREAS	1302	100	13.02
SANCTUARY (ASSEMBLY W/ FIXED SEATING) 1 NET	2713.43		

ZONING

ZONING DISTRICT 0-2 MEDIUM DENSITY OFFICE DISTRICT
FEMA FLOOD ZONE ZONE -X (NO BASE FLOOD - AREA OF MIN FLOODING)
PROPOSED FINISHED FLOOR: 41'-10" N.G.V.D. OR 18" ABOVE CROWN OF ROAD.
CROWN OF ROAD 4103.0'

F.I.R.M. DATE:	FLOOD ZONE:	BASE ELEVATION:
AUG-18-1992	0	N/A
COMMUNITY	PANEL NUMBER	SUFFIX:
12515	0232	F

LEGAL DESCRIPTION

LOTS 25, 26, AND 27 LYNDON PARK ACCORDING TO THE PLAT THEREOF
AS RECORDING IN PLAT BOOK 25 PAGE 25 OF THE PUBLIC RECORDS OF
BROWARD COUNTY FLORIDA

ANY APPLICABLE RESOLUTION

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THE PERMIT, THERE MAY BE
OTHER ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY
BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. APPLICANTS WILL
COMPLY WITH SECT 126 PERMITS OF THE F.B.C. 2001 AND ANY APPLICABLE
CITY ORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SITE PLAN NOTES:

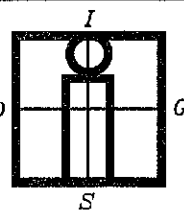
- REFER TO THE RECORDED PLAT FOR INFORMATION RELATED TO THIS PROPERTY.
- REFER TO LEGAL DESCRIPTION FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS AND LOCATION OF EXISTING STRUCTURES.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK IF ANY DISCREPANCY ARISES PLEASE NOTIFY THE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OR CONTINUATION WITH THE WORK IN QUESTION.
- GENERAL CONTRACTOR TO VISIT SITE PRIOR TO BIDDING AND VERIFY ALL EXISTING CONDITIONS.
- GENERAL CONTRACTOR TO VERIFY ALL LOCATIONS OF SEWER, WATER AND ELECTRICAL CONNECTIONS BEFORE BIDDING.

THE SITE PLAN HEREIN IS NOT TO BE USED FOR LAYOUT PURPOSES PRIOR TO A SURVEY OF THE PROPERTY. ALL DIMENSIONS & TIES ARE VERIFIED. THIS SITE PLAN IS INTENDED TO SHOW THE CONFIGURATION AND APPROXIMATE LOCATION OF THE NEW STRUCTURE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND THAT THESE CONDITIONS ARE SUITABLE FOR THE PROPOSED WORK. A REGISTERED LAND SURVEYOR SHALL VERIFY THAT THE STRUCTURE IS IN COMPLIANCE WITH ALL SETBACKS AS NOTED AND IS FREE OF ENCROACHMENT INTO ANY EASEMENTS OR SETBACKS.

UNDER NO CIRCUMSTANCES SHALL ANY PART OF THE MAIN STRUCTURE BE CONSTRUCTED WITHIN THE SETBACKS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR POTENTIAL ENCROACHMENTS. IN-SITE DESIGN GROUP AND/OR ARCHITECT MAKE NO REPRESENTATIONS OR GUARANTEES AS TO INFORMATION REFLECTED HEREON PERTAINING TO THE LOCATION OF STRUCTURES, DIMENSIONS OF PROPERTY, SETBACK LINES, RIGHT OF WAYS AND EASEMENTS. SUCH INFORMATION INCLUDING SETBACKS SHALL BE VERIFIED BY THE SURVEYOR AND THE CONTRACTOR.

SITE TO BE FILLED IN ACCORDANCE WITH THE BROWARD COUNTY AND FEMA FLOOD CRITERIA ELEVATION OR AN ELEVATION NOT LESS THAN 18" ABOVE THE APPROVED CROWN OF THE ROAD FRONTING THE PROPERTY. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.

ANY DAMAGE TO EXISTING IRRIGATION SYSTEM ON CITY ROW AND/OR PLANT MATERIAL BELONGING TO THE CITY OF HOLLYWOOD AS A RESULT OF CONTRACTOR'S OPERATIONS AND CONSTRUCTION, SHALL BE REPAIRED OR REPLACED. THE EQUIVALENT OR BETTER GRADE, AS APPROVED BY THE CITY OF HOLLYWOOD AND SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER/OWNER.



IN-SITE DESIGN GROUP INC

1609 RODMAN STREET
HOLLYWOOD, FLORIDA 33020
AA26001758
954 921 5333
FAX 954 921 6769
PROJECT COORDINATOR:
ANNIE CARRUTHERS
CGC 1511068
ARCHITECT
SAMUEL R. UCCELLO

SEAL

STATE OF FLORIDA LICENSE No. AR-0010697

THESE DESIGNS AND DRAWINGS ARE THE
UNPUBLISHED PROPERTY OF IN-SITE DESIGN
GROUP, INC. AND MAY NOT BE REPRODUCED
EXCEPT WITH SPECIFIC WRITTEN CONSENT OF
THE COMPANY. THE CONTRACTOR SHALL CHECK
AND VERIFY ALL DIMENSIONS OF THE JOB AND
BE RESPONSIBLE FOR ANY DISCREPANCIES
OR ENCROACHMENTS TO THE ARCHITECT BEFORE
COMMENCEMENT OF WORK. DRAWINGS ARE NOT
TO BE RECALLED.

NEW LIFE PENTECOSTAL CHURCH MIRACLE CENTER

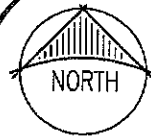


ADDRESS:
6136 VAN BUREN STREET
HOLLYWOOD, FL

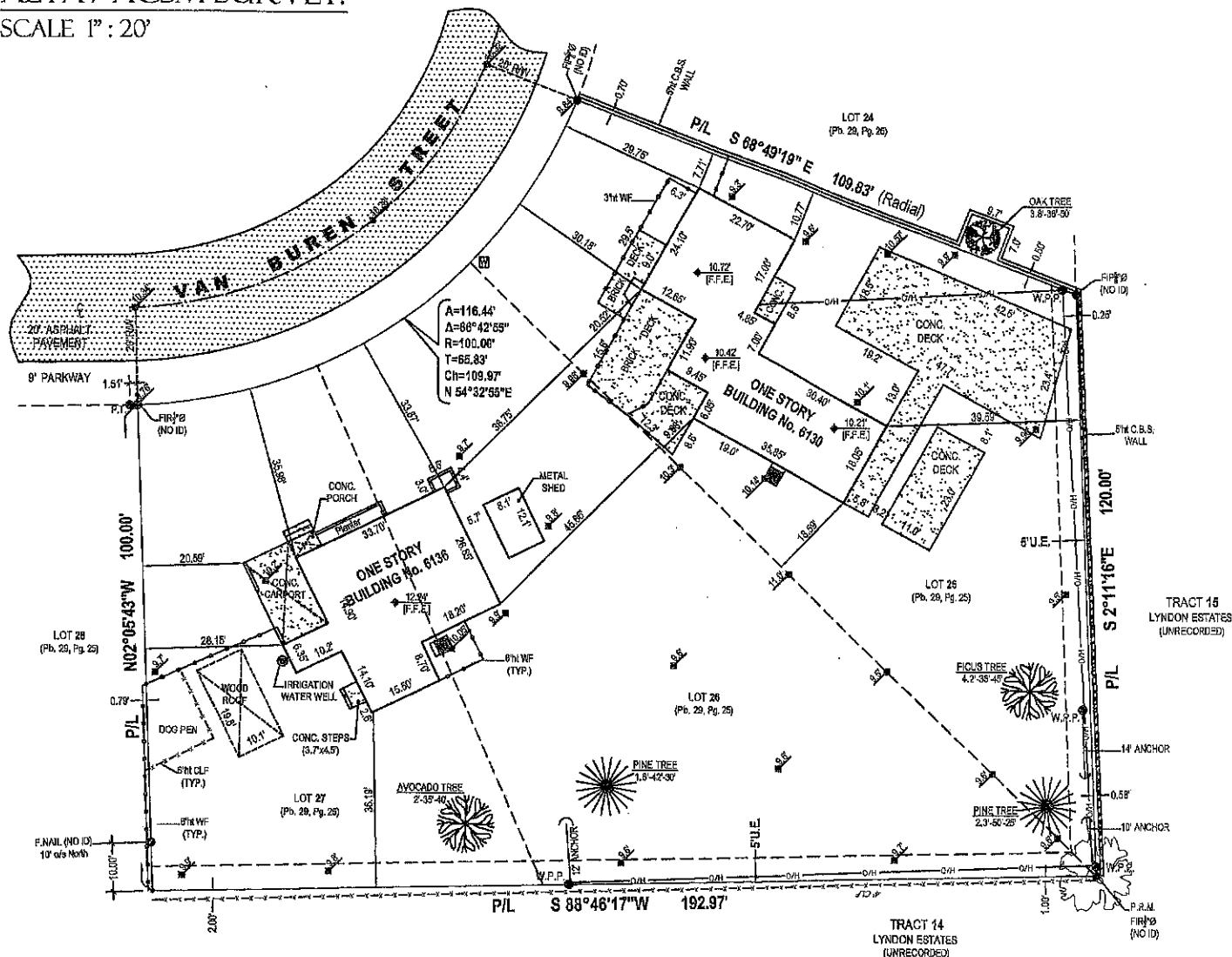
REVISIONS

JUNE -6-11
SUBMITTAL TO
TECHNICAL ADVISORY
COMMITTEE
SEPT -13-11
RESUBMITTAL TO
TECHNICAL ADVISORY
COMMITTEE
NOV -4-11
TECHNICAL ADVISORY
COMMITTEE SIGN OFF
DEC -8-11
DRB SUBMITTAL

Date of Issue
DEC-8-11



ALTA / ACSM SURVEY:
SCALE 1" = 20'



Law Office
Rodger L. Spink
12149 Sheridan Street
Cooper City, Florida 33026

Telephone (954) 382-2994 Fax (954) 518-1325

TO: REGINA BOBO-JACKSON
RE: Lots 25, 26 & 27, LYNDON PARK, PLAT BOOK 29, PAGE 25
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Dear Ms. Bobo-Jackson:

At your request, I have examined the title to the following described property situated in Broward County, Florida:

Lots 25, 26 and 27, of LYNDON PARK, according to the Plat thereof, recorded in Plat Book 29, page 25 of the Public Records of Broward County, Florida

According to entries appearing on Attorneys Title Insurance Fund Inc. Computer Printout certified from the original platting to March 18, 2010:

I am of the opinion that, subject to the qualifications to be set out, fee simple title to the property is vested in:

NEW LIFE PENTECOSTAL CHURCH, a Florida not for profit corporation

free and clear of all encumbrances, save and except:

- Mortgage in favor of WACHOVIA BANK, N.A., recorded in O.R. Book 43722, page 1013 of the Public Records of Broward County, Florida.
- Rights or claims of parties in possession not shown by the public records.
- Easements or claims of easements, not shown by the public records.
- Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the premises.

TITLE OPINION
NEW LIFE PENTECOSTAL CHURCH
PAGE TWO

5. Any lien, or right to a lien, for service labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.

7. Taxes or special assessments which are not shown as existing liens by the public records.

8. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water systems, sewer systems or gas systems serving the lands described herein.

9. Liability for municipal improvements made, authorized or pending but not assessed.

10. Restrictions, conditions, reservations, assessments and other matters appearing on the Plat.

Real property taxes FOR 2010.

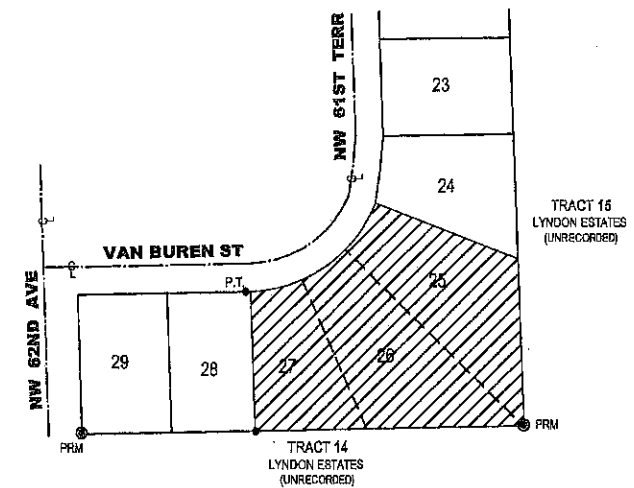
Respectfully Submitted:

Rodger L. Spink
Florida Bar No. 165391

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25th day of March, 2010, by RODGER L. SPINK, who is personally known to me.



LOCATION SKETCH:
SCALE: N.T.S.

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY FOR PROPERTY:
6130 6136 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33023

2. LEGAL DESCRIPTION:

Lots 25, 26, and 27 of "LYNDON PARK SUBDIVISION", according to the Plat Thereof as Recorded in Plat Book 29 at Page 25; of the Public Record of BROWARD County, Florida.

2.1 FOLIO NUMBER: 514113180280

3. CERTIFY TO: NEW LIFE PENTECOSTAL CHURCH
MIRACLE CENTER, INC.

4. SOURCES OF DATA (VERTICAL CONTROL):

Flood information Based on the Flood Insurance Rate Map of the Federal Emergent Management Agency. (NGVD 1929)

F.I.R.M. date	Flood Zone:	Base elevation:	Community:	Panel No.	Suffix:	BM used:
10-02-1997	X	N/A	125113	0312	F	0086 (13-51-41) Elevation: 9.445' [NGVD 29]

5. LIMITATIONS:

- Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.
- Land shown hereon was not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any.
- The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.
- No excavation or determination was made as to how the Subject Property is served by utilities.
- No improvements were located, other than those shown.
- No underground foundations, improvements and/or utilities were located or shown hereon.
- This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61g17-6 of the Florida Administrative Code.
- Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This notice is given in compliance with the "Underground Facility Marking and Identification Safety Act", pursuant to Chapter 556.101-111 of the Florida Statutes.

ABBREVIATIONS AND LEGEND:

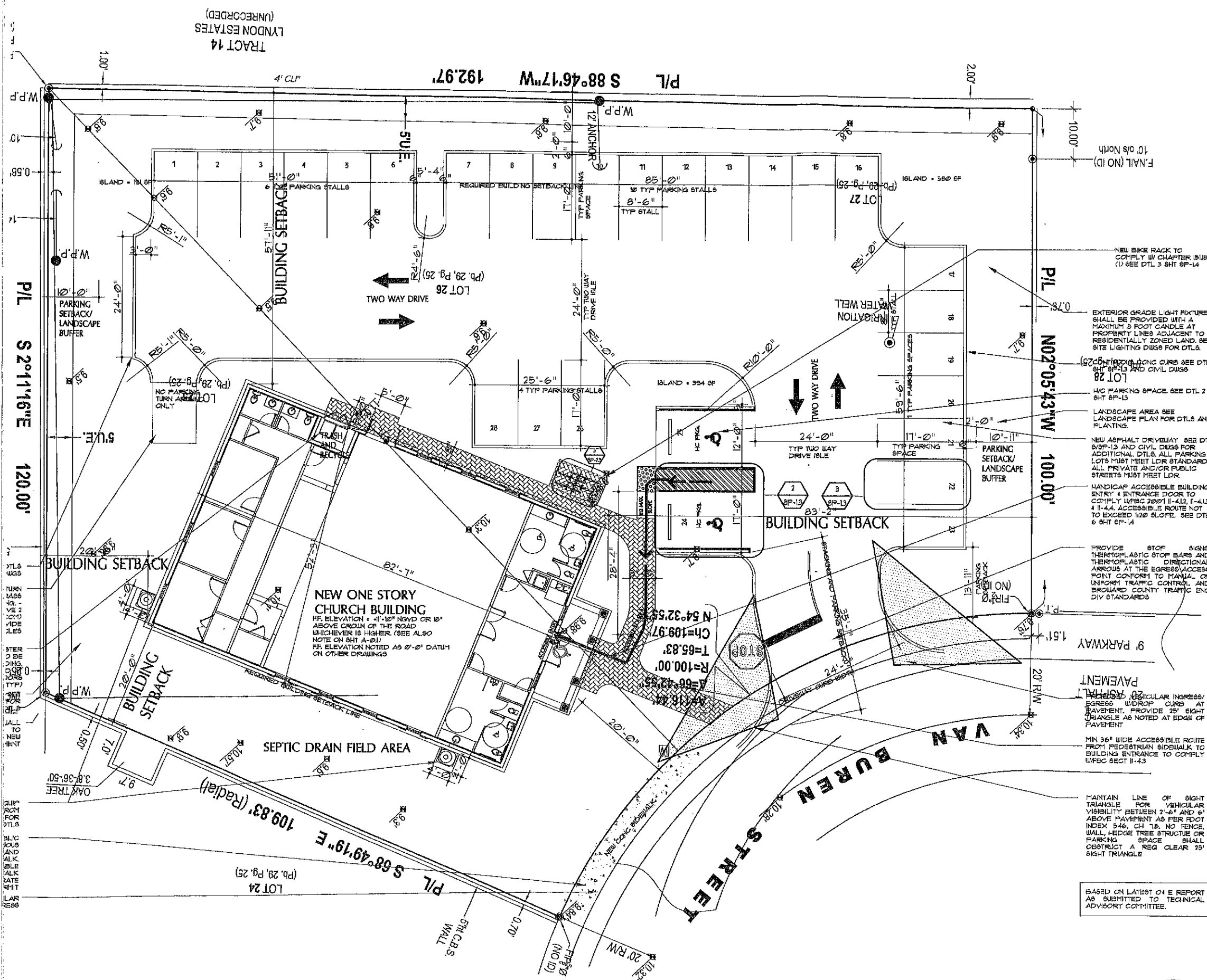
BM - BENCH MARK	CH - CHAIN	CONC - CONCRETE	CONC DECK - CONCRETE DECK	CONC STEPS - CONCRETE STEPS	CONC WALK - CONCRETE WALK
CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN
CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN
CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN
CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN	CH - CHAIN

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary and Topographic Survey" and Report resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61g17-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By: Miguel Garay
Professional Surveyor and Mapper
No. 6592 State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signatory are prohibited without the written consent of the signing party.



NOTES:
ALL EXISTING BUILDINGS AND STRUCTURES OTHER THAN FREE STANDING PERIMETER WALLS SHALL BE DEMOLISHED.
UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO CONSTRUCTION OF ANY WORK.
EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
OTHER PERMITS MAY BE REQUIRED INCLUDING FENCE, DEMOLITION, PAVING, GRADING, CURBING, SITE LIGHTING, IRRIGATION, AND DRIVEWAY, FOOT, BRIM, AND/OR TREES TO BE RELOCATED OR REMOVED.
ALL APPLICABLE FEDERAL, STATE, COUNTY, DRAINAGE DISTRICT AND CITY PERMITS FOR CONSTRUCTION OF PAVING, GRADING, DRAINAGE, WATER AND SANITARY SEWER SHALL BE OBTAINED PRIOR TO CONSTRUCTION AS REQUIRED.
ALL PLANS SUBMITTED FOR PERMITTED SHALL MEET THE CITY'S CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF PERMIT APPLICATION AND SHALL INCORPORATE ALL CONDITIONS OF APPROVAL AS LISTED IN THE DEVELOPMENT ORDER AND APPROVED BY THE CITY COMMISSION.
TWO ROLL TYPE DUMPSTERS SHALL BE PROVIDED INSIDE STRUCTURE WHERE NOTED ON SITE PLAN.
INDICATES EXISTING GRADE ELEVATION
INDICATES PROPOSED FINAL GRADE ELEVATIONS SEE CIVIL
THE SITE WAS DESIGNED TO DISPOSE OF ANY ORIGINATING RAINWATER OR OTHER LIQUID WASTE. IT SHALL NOT BE DISPOSED OF OR FLOW ACROSS ANY ADJOINING PROPERTY OR SIDEWALK, EITHER PUBLIC OR PRIVATE, BUT SHALL BE DISPOSED OF IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. IN NO CASE SHOULD ANY BERMING, MOUNDING, OR REGRADING IMPED THE FLOW OF WATER TO OR IN THE SWALES IN THE VARIOUS EASEMENTS. SEE ORIGINAL PERMIT PLANS FOR DETAILS.

2 SITE PLAN NOTES

SYMBOL REPRESENTING THE ACCESSIBLE ROUTE (PATH OF TRAVEL) TO AND FROM THE ACCESSIBLE PARKING SPACE TO THE ACCESSIBLE ENTRANCE. MIN CLEAR WIDTH SHALL BE 36 INCHES EXCEPT AT CURB RAMP THAT ARE PART OF A REQUIRED MEANS OF EGRESS WHICH SHALL BE NOT LESS THAN 44 INCHES. ROUTE IS DESIGNED IN ACCORDANCE WITH 2021 F.B.C. SECTION 11-43 AND 11-46.

3 ACCESSIBLE ROUTE

ZONING
ZONING DISTRICT: O-2 MEDIUM DENSITY OFFICE DISTRICT
PERMITS FLOOD ZONE: ZONE -0

CITY OF HOLLYWOOD PARKING REQUIREMENTS			
SPACE	PARKING CODE REQUIREMENT	CALCULATION AS PER REQUIRED	TOTAL PARKING REQUIRED
ASSEMBLY AREA OF SPACE AVAILABLE FOR SEATS	1 SPACE FOR EVERY 60 SF	132 SF SANCTUARY / 60 = 2.2 SPACES	316 SPACES
OFFICE SPACE	1 SPACE FOR EVERY 250 SF	442 SF OFFICE / 250 = 1.77 SPACES	171 SPACES
TOTAL			336 SPACES

	REQUIRED MIN	PROVIDED
TOTAL PARKING REQUIRED	1/60 SF SEATING PLUS 1/250 SF OF OFFICE	
TYPICAL PARKING SPACES	32 SPACES	26 SPACES
H/C PARKING	2 SPACES	2 SPACES
CROSS PARKING AGREEMENT		6 SPACES
TOTAL PARKING	34 SPACES	34 SPACES
LOADING SPACE		0 SPACES

* OWNER SHALL SUBMIT A CROSS PARKING AGREEMENT FOR A MINIMUM OF 6 ADDITIONAL PARKING SPACES.

SETBACKS BUILDING		
	REQUIRED MIN	PROVIDED
FRONT-NORTH	10'-0"	10'-0"
SIDE-EAST	10'-0"	10'-0"
SIDE-WEST	10'-0"	10'-0"
REAR-SOUTH	10'-0"	10'-0"
HEIGHT	30'-0" (4 STORIES)/25'-5" (ONE STORY)	

AREA (BUILDING) TABULATIONS

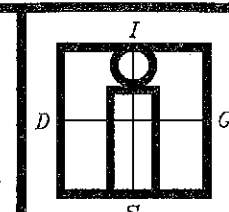
CHURCH TOTAL A/C AREA	3,262.55 SF
COVERED TERRACES	51 SF
TOTAL SQUARE FOOTAGE/LOT COVERAGE	3,313.55 SF

SITE CALCULATION			
	REQUIRED	PROVIDED	% OF SITE
LOT COVERAGE (BLOG FOOTPRINT/LOT) (14,311.8)	3,275 SF	15,525 SF	108.2%
PARKING/WALKWAYS/LABS	1,659.56 SF	46.71%	
LANDSCAPING/PERVIOUS AREA	NO MIN	9,468.44 SF	31.81%
NET LAND AREA (NOT INCL STREET)	25,003 SF	100%	

	REQUIRED	PROVIDED	% OF SITE
BUILDING FOOTPRINT	3,275 SF	15,525 SF	108.2%
VEHICULAR USE AREA	13,071 SF	52.11%	
LANDSCAPE BUFFER	4,362 SF	13.86%	
MISC OPEN SPACE	1,023.44 SF	4.10%	
PERVIOUS IN VUA (3,255.5 SF)	3,443 SF	26.44% (OF VUA)	
TOTAL PERVIOUS	9,478.44 SF	31.71%	
NET LAND AREA (NOT INCL STREET)	25,003 SF	100%	

4 TABULAR SUMMARY

BASED ON A SURVEY PLAN
BY THOMAS J. KELLEY SURVEYORS
LOTS 25, 26, AND 27 LYNDON PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23 PAGE 26 OF THE PUBLIC RECORDS OF



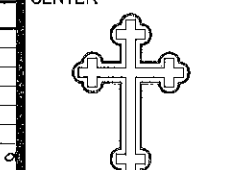
IN-SITE DESIGN GROUP INC

1809 RODMAN STREET
HOLLYWOOD, FLORIDA 33020
AA26001758
954 921 5333
FAX 954 921 6769
PROJECT COORDINATOR:
ANNIE CARRUTHERS
COC 1511088
ARCHITECT
SAMUEL R. UCCELLO

SEAL
STATE OF FLORIDA LICENSE No. AR-0019597

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NEW LIFE PENTECOSTAL CHURCH MIRACLE CENTER



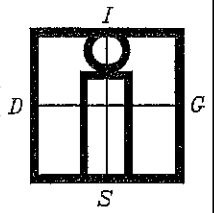
ADDRESS:
6138 VAN BUREN STREET
HOLLYWOOD, FL

REVISIONS
JUNE-6-11
SUBMITTAL TO
TECHNICAL ADVISORY
COMMITTEE
SEPT-19-11
RESUBMITTAL TO
TECHNICAL ADVISORY
COMMITTEE
NOV-4-11
TECHNICAL ADVISORY
COMMITTEE SIGN OFF
DEC-8-11
DRB SUBMITTAL

Date Of Issue
DEC-8-11

SITE PLAN

CENTER AND



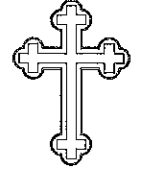
IN-SITE DESIGN GROUP INC

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954 921 5333
FAX 954 921 6760
PROJECT COORDINATOR:
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CGC 1511058
ARCHITECT
SAMUEL R. UCCELLO

SEAL
STATE OF FLORIDA LICENSE NO. AR-0015997

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DISCREPANCIES TO THE ARCHITECT BEFORE
CONSTRUCTION OF WORK. DRAWINGS ARE NOT
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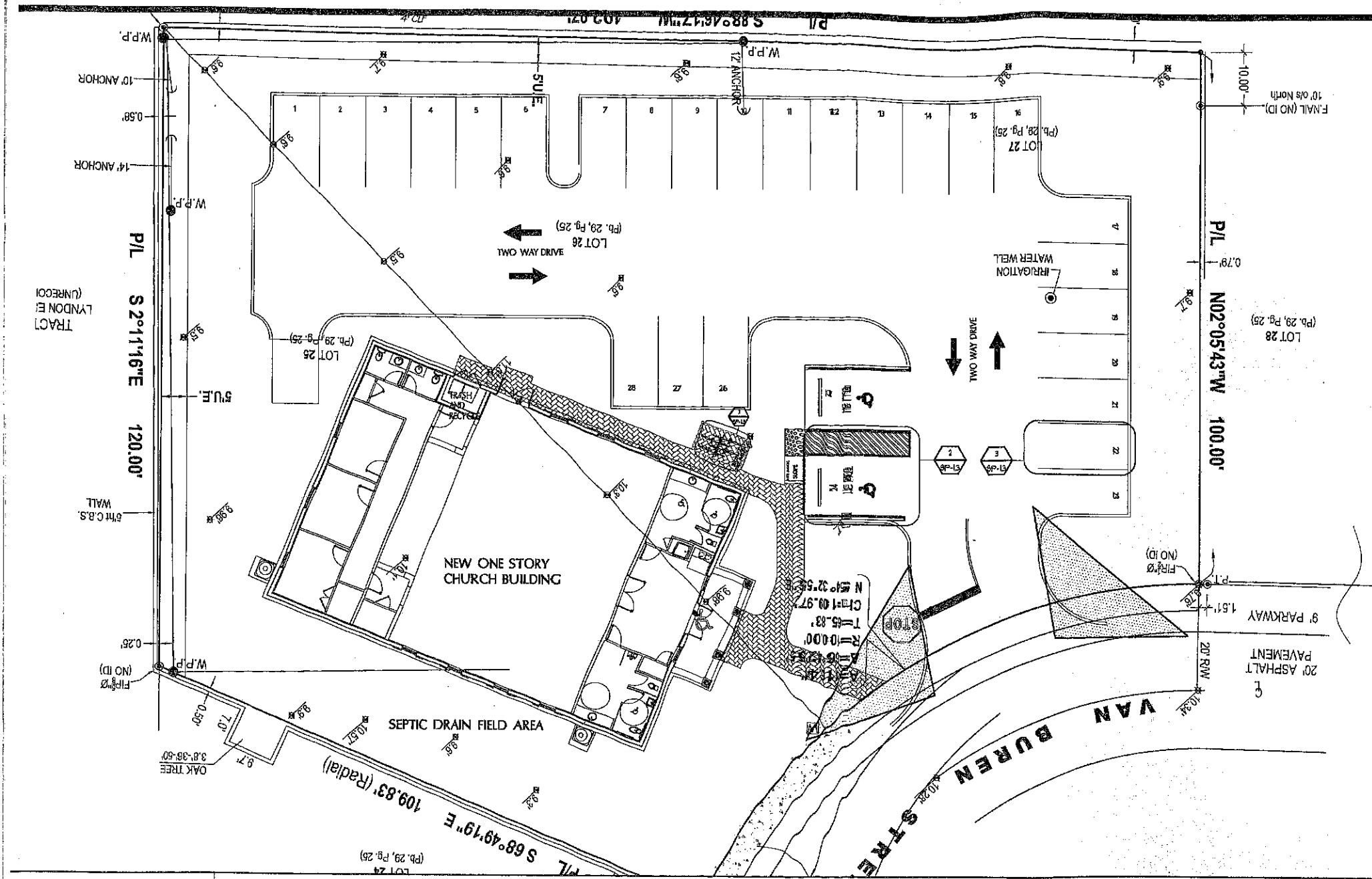
NEW LIFE PENTECOSTAL CHURCH MIRACLE CENTER



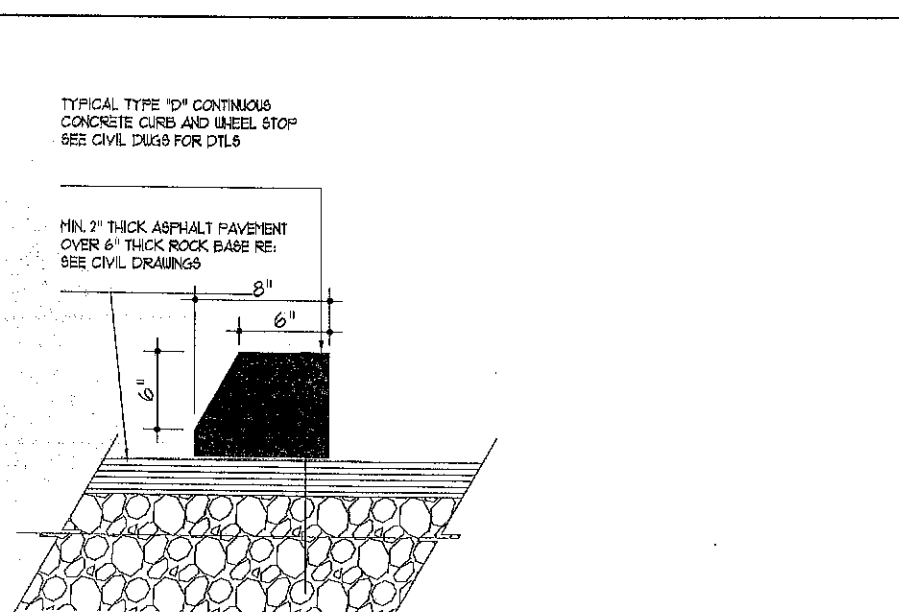
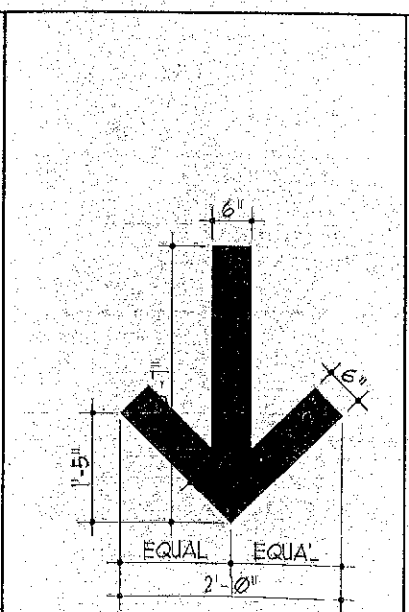
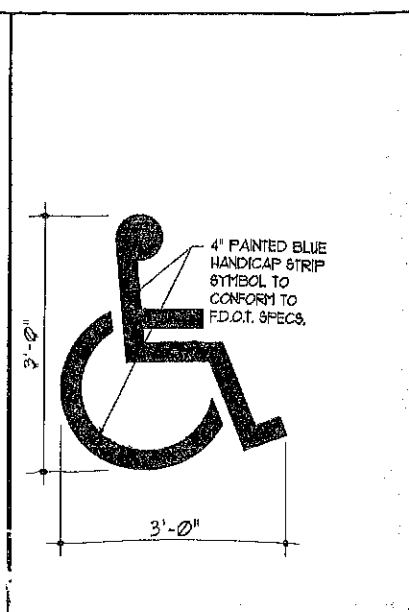
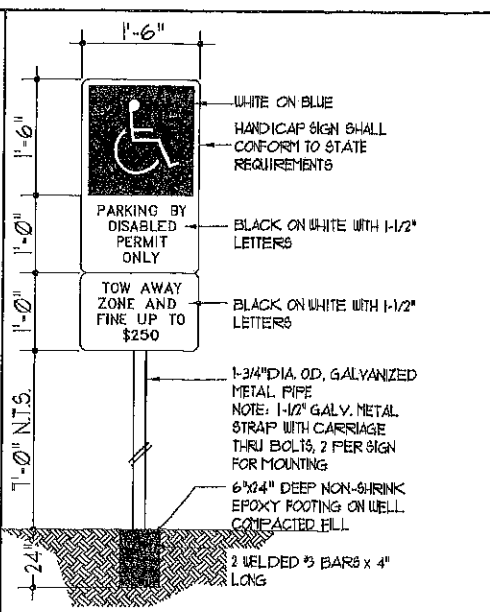
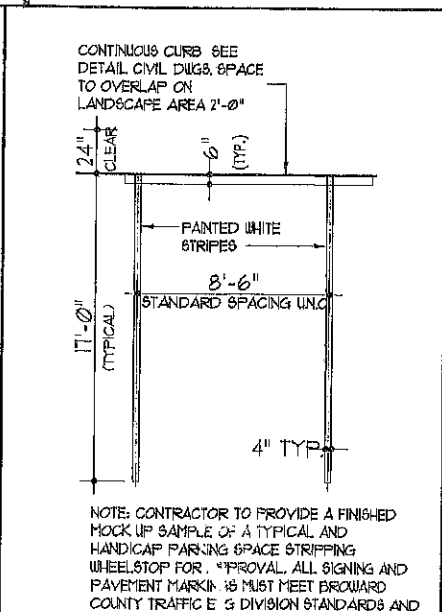
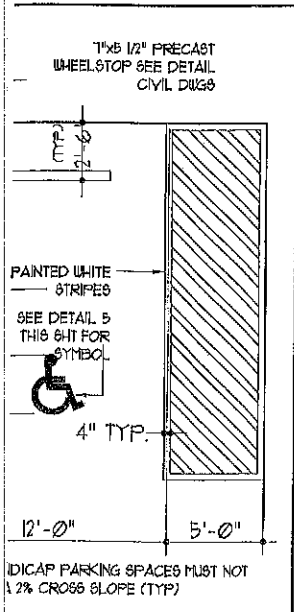
ADDRESS:
6136 VAN BUREN STREET
HOLLYWOOD, FL

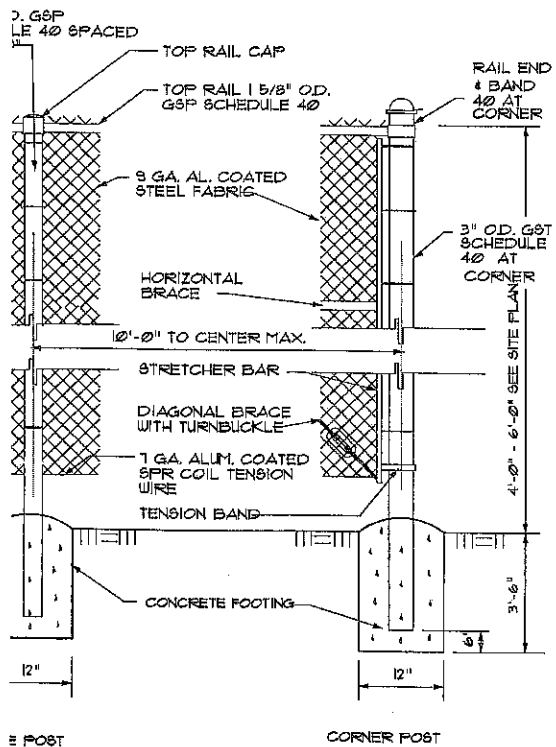
- REVISIONS
- JUNE-6-11 SUBMITTAL TO TECHNICAL ADVISORY COMMITTEE
 - SEPT-19-11 RESUBMITTAL TO TECHNICAL ADVISORY COMMITTEE
 - NOV-4-11 TECHNICAL ADVISORY COMMITTEE SIGN OFF
 - DEC-8-11 DRB SUBMITTAL

Date Of Issue
DEC-8-11



PARKING PLAN

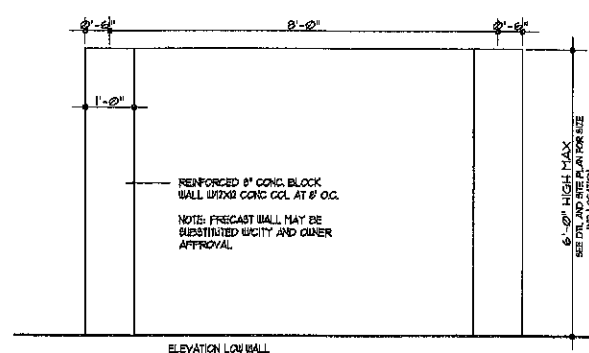
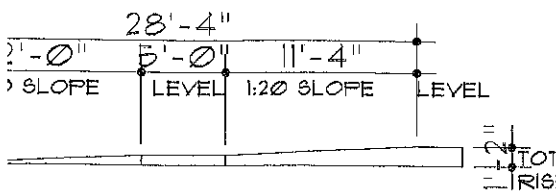




- FENCE NOTES:**
1. FENCES BY SEPARATE PERMIT.
 2. GATE OPENING TO BE CLEAR DIMENSION SHOWN ON PLAN.
 3. COATED STEEL WOVEN WIRE FABRIC TO BE STRETCHED TIGHT W/STRETCHER BARS AND STRAPS AND FASTENED TOP AND BOTTOM AND AT LINE POSTS WITH GALVANIZED RING TIES.
 4. GATE TO BE SECURED WHEN OPEN WITH GATE STOP SET IN CONCRETE.
 5. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT.
 6. PROVIDE TOP RAIL SLEEVES AND TIE WIRES WHERE REQUIRED.
 7. PROVIDE LANDSCAPE HEDGE IN FRONT OF ANY FENCE OR LOW WALL AS REQUIRED PER CITY ORD.
 8. FENCE COLOR TO BE GREEN OR BLACK.

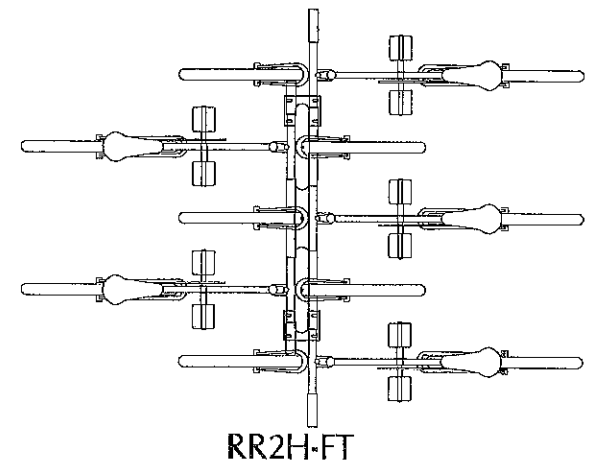
N LINK FENCE DTL (AS REQUIRED)

SCALE: 1/4" = 1'-0"



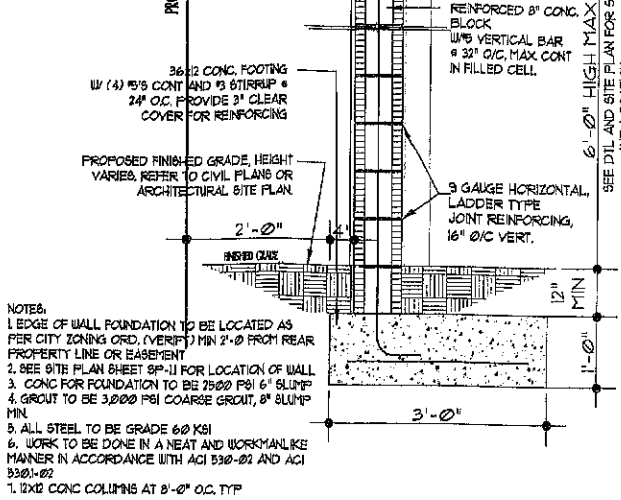
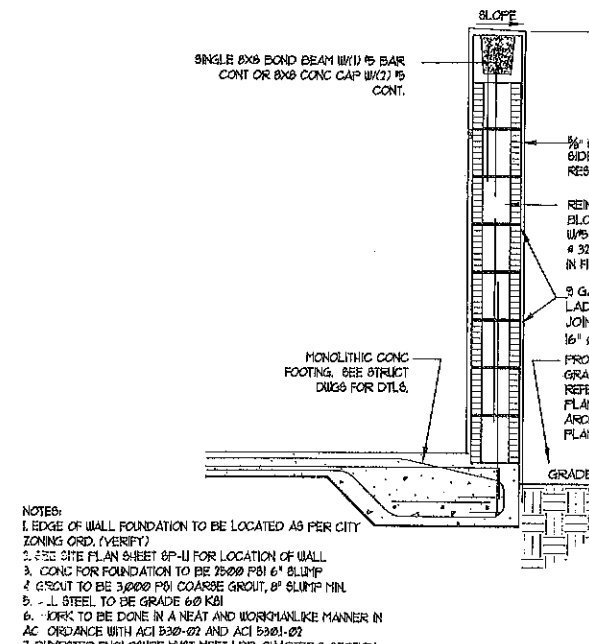
2 LOW WALL DETAILS AS REQUIRED

SCALE: 3/4" = 1'-0"



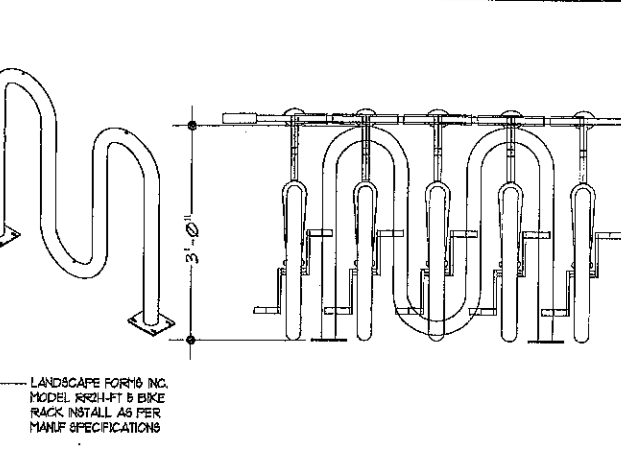
3 BIKE RACK DETAILS

SCALE: 3/4" = 1'-0"



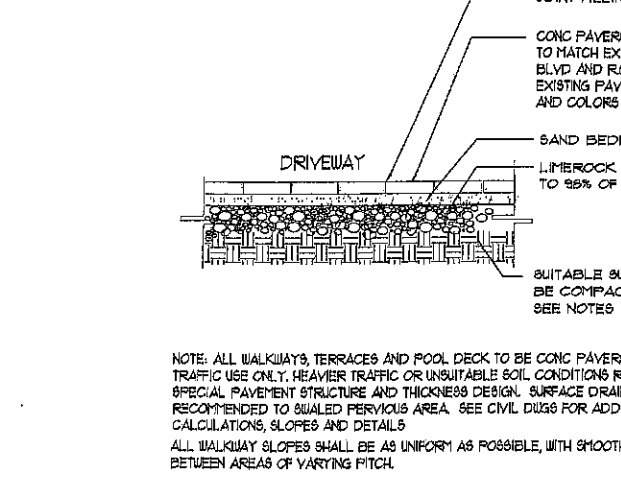
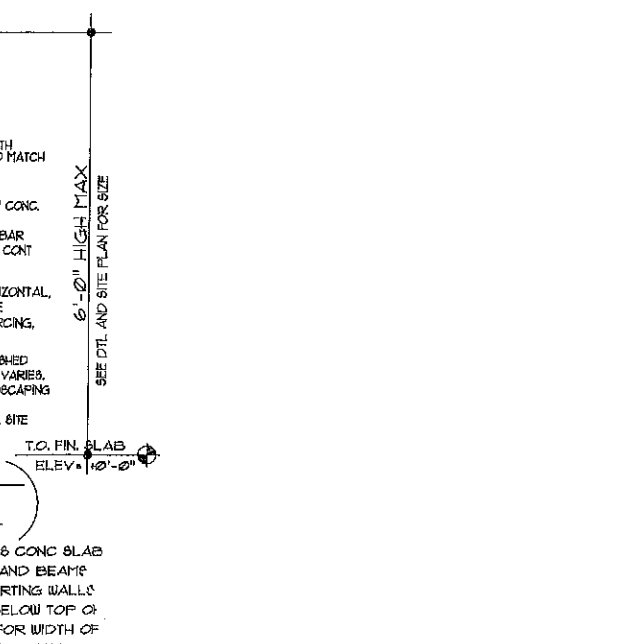
4 PAVER WALKWAY DETAIL (TYP)

SCALE: 3/4" = 1'-0"



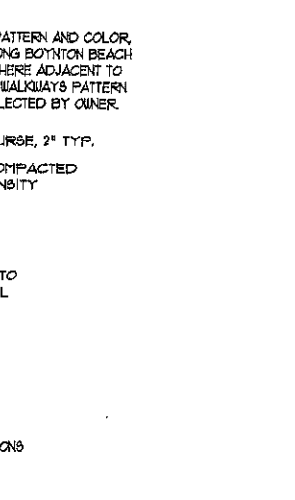
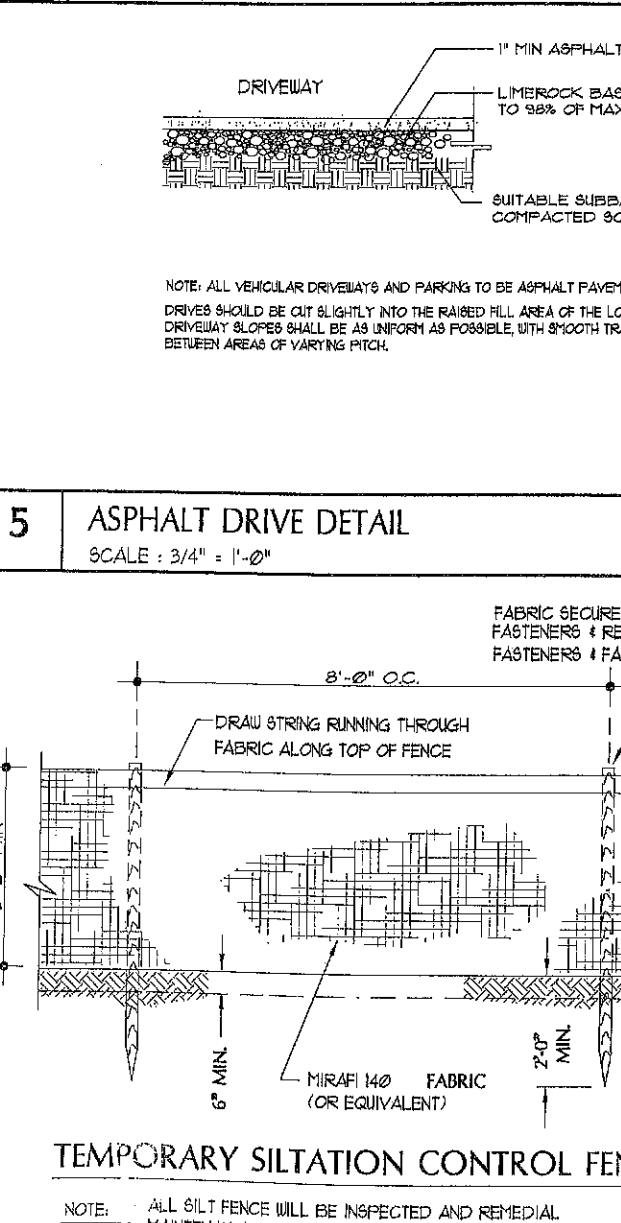
5 ASPHALT DRIVE DETAIL

SCALE: 3/4" = 1'-0"



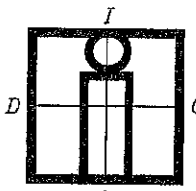
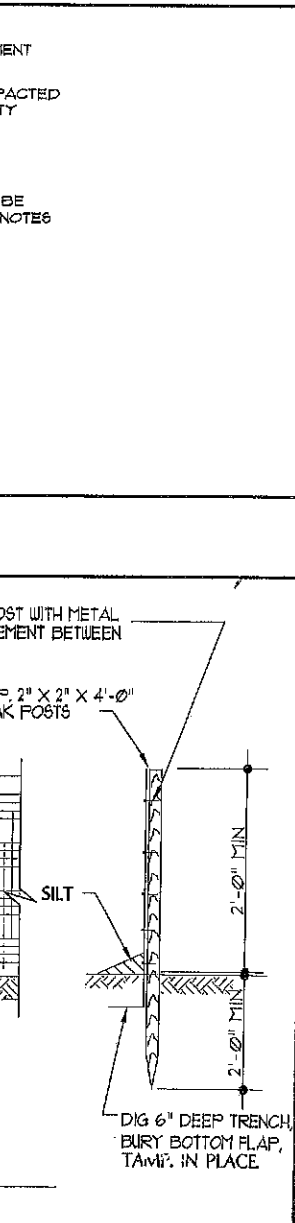
6 TEMPORARY SILTATION CONTROL FENCE

SCALE: 3/4" = 1'-0"



7 DRIVEWAY DETAIL (TYP)

SCALE: 3/4" = 1'-0"



IN-SITE DESIGN GROUP INC

1609 ROOMAN STREET
HOLLYWOOD, FLORIDA 33020
AA26001768
954 921 5333
FAX 954 921 6769
PROJECT COORDINATOR:
ANNIE CARRUTHERS
COC 1511058
ARCHITECT
SAMUEL R. UCCELLO

STATE OF FLORIDA LICENSE No. AR-0016967

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AND BE RESPONSIBLE FOR ANY DISCREPANCIES
OR OMISSIONS TO THE ARCHITECT BEFORE
CONSTRUCTION OF THE WORK. CHANGES ARE NOT
TO BE MADE.

**NEW LIFE PENTECOSTAL
CHURCH MIRACLE
CENTER**

ADDRESS:
8138 VAN BUREN STREET
HOLLYWOOD, FL

REVISIONS

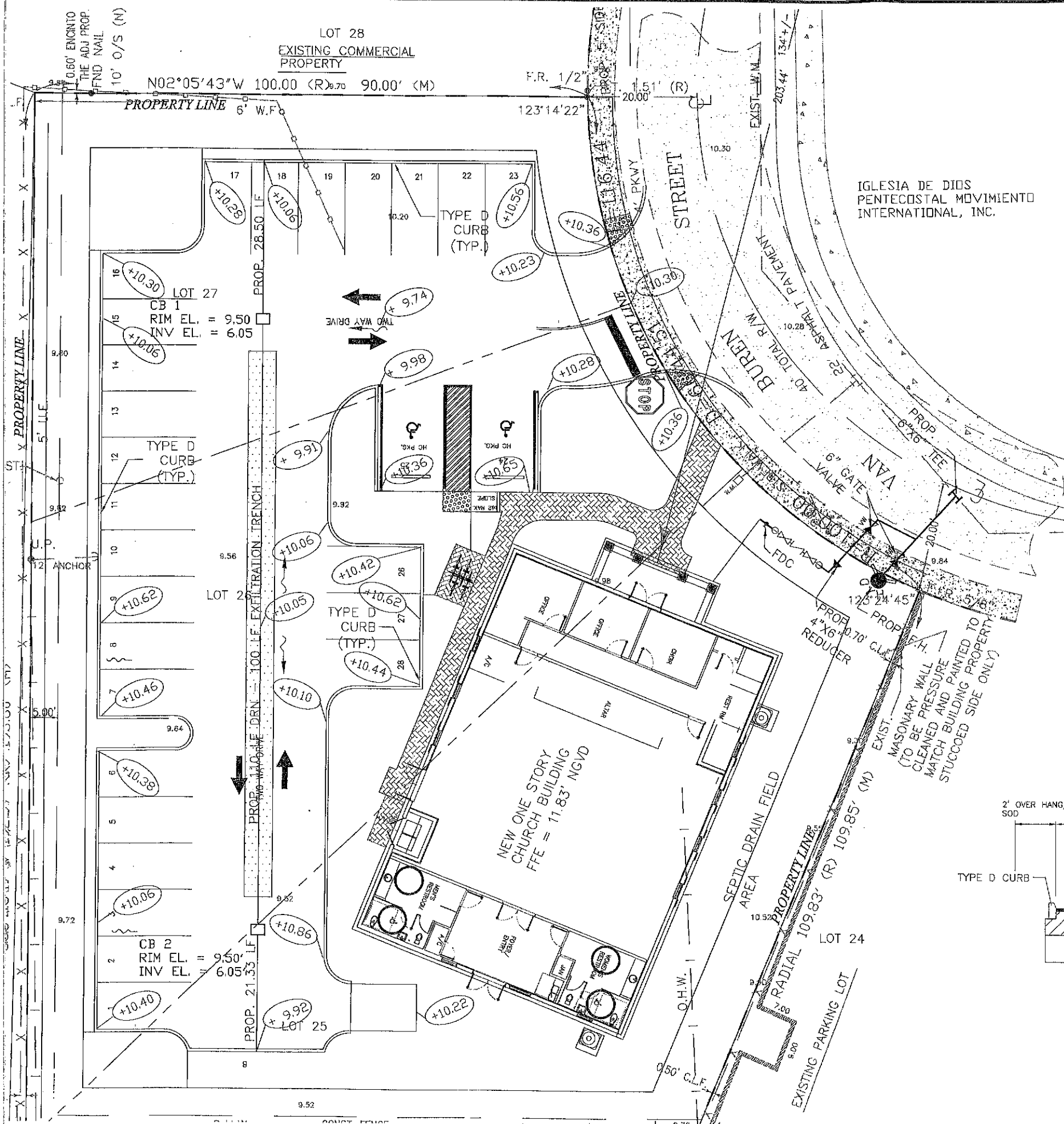
JUNE-6-11
SUBMITTAL TO
TECHNICAL ADVISORY
COMMITTEE

SEPT-19-11
RESUBMITTAL TO
TECHNICAL ADVISORY
COMMITTEE

NOV-4-11
TECHNICAL ADVISORY
COMMITTEE SIGN OFF

DEC-8-11
DRB SUBMITTAL

Date Of Issue
DEC-8-11



LEGAL DESCRIPTION

LOT 25, SUBDIVISION "LYNDON PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOTS: 25,26,27

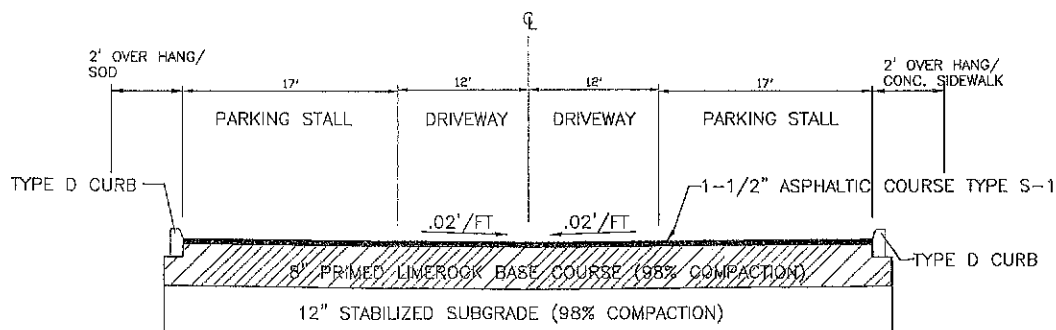
GENERAL NOTES:

1. SURVEY DATA IS BASED ON INFORMATION PROVIDED BY
2. ALL EXISTING PAVEMENT ADJACENT TO PROPOSED ASPHALT PAVEMENT SHALL BE PROTECTED AND ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
4. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ANY DISTURBED, EXISTING MANHOLES, VALVE BOXES, BLOW-OFF RISERS OR ANY OTHER POINT OF ACCESSIBILITY TO UTILITIES, AND TO MATCH ASPHALT GRADES, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THE DRAWINGS OR NOT.
8. A SURFACE WATER NOTICE OF INTENT APPLICATION IS REQUIRED 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FL 32399-2004.

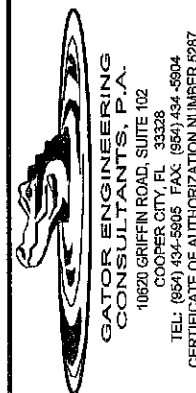
SPECIFIC NOTES:

1. REMOVE SOD AND BASE TO A LEVEL FREE OF ROOTS, ADD BASE AND GRADE AS REQUIRED.
2. EXISTING AND PROPOSED GRADES ARE GIVEN. HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE FLOW TO THE INLETS.
3. PAVEMENT MARKINGS SHALL BE F.D.O.T. REFLECTIVE PAINT, WITHIN ALL STALLS EXCEPT HANDICAP, SEE DETAIL.
4. THE HANDICAP ACCESSIBLE PARKING SPACES AND ACCESS ON ISLES SHALL NOT HAVE SLOPE MORE THAN 2% (1:50) IN ANY DIRECTION AS REQUIRED PER 11-4.6.3 FLORIDA BUILDING CODE.

LEGEND	
	PROPERTY LINE
	OVER HANG LINE
	SETBACK LINE
	FLOW ARROW
	PROPOSED CATCH BASIN
	PROP. CONC. SIDEWALK
	EXISTING ELEVATION
	PROPOSED ELEVATION



TYPICAL PARKING AREA SECTION
N.T.S.



GATOR ENGINEERING
CONSULTANTS, P.A.
10620 GRIFFIN ROAD, SUITE 102
COOPER CITY, FL 33328
TEL: (854) 434-5905 FAX: (854) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 5287

DATE: REGINA ROBO-JACKSON, P.E.
FL P.E. NO.: 38550

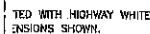
NEW LIFE CHURCH MIRACLE CENTER
6136 VAN BUREN STREET
HOLLYWOOD, FL 33023

REVISIONS	
NO.	DESCRIPTION

GEC PROJECT NO.: 08041
DATE: 05-03-11
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: L.B.J.
APPROVED BY: R.B.J.

SHEET TITLE
PAVING

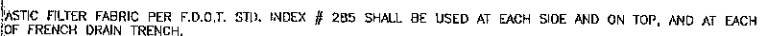
IS SHALL BE HIGH INTENSITY.



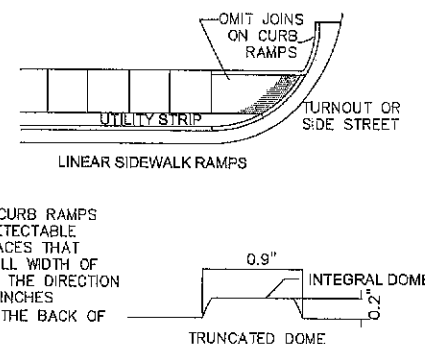
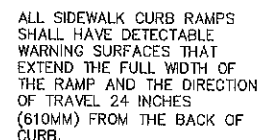
V.T.S.



N.T.S.



TER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR
 ACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL
 OF ROCK WILL BE ORDERED TO REPLACE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE ELEVATION



N.T.S.

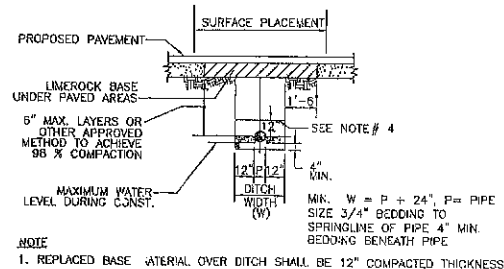
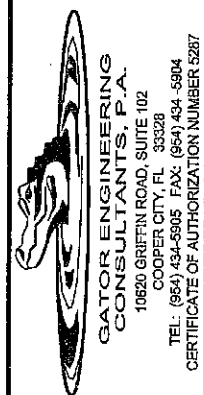
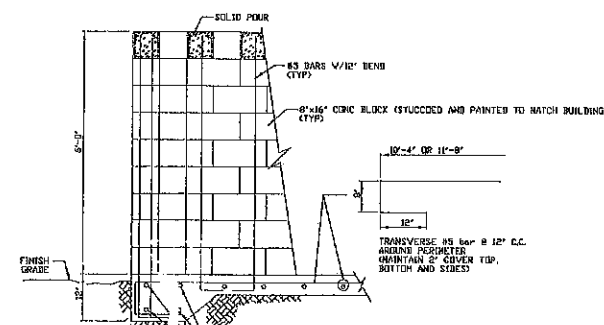
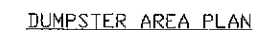


TABLE OF SIDEWALK THICKNESS - "T"	
LOCATION	"T"
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

NOTE: * AT THE DISCRETION OF ENGINEER



COOPER CITY, FL 33328
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 5287

DATE: _____
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

NEW LIFE CHURCH MIRACLE CENTER
6136 VAN BUREN STREET
HOLLYWOOD, FL 33023

[illegible]

GEC PROJECT NO. : 08
DATE : 05-03-11
SCALE : AS SHOWN
DESIGNED BY : R.B.J.
DRAWN BY : L.B.
CHECKED BY : R.B.J.
APPROVED BY : R.B.J.

SHEET TITLE

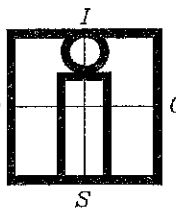
TRACT 14 - LYNDON ESTATES
(UNRECORDED)

(BASIS OF BEARING)

888°46'17"W 192.91' (R) 193.60' (M)

EXISTING OVERHEAD UTILITY

NOTE: ALL STAKING & GUYS SHALL BE REMOVED
APPROXIMATELY 9 MONTHS AFTER
PLANTING OR AS DIRECTED BY
LANDSCAPE ARCHITECT



INSITE
DESIGN
GROUP INC

1608 RODMAN STREET
HOLLYWOOD, FLORIDA 33020
AA26001758
954 921 5333
FAX 954 921 8789
PROJECT COORDINATOR:
ANNIE CARRUTHERS
CGC 1511058
ARCHITECT
SAMUEL R. UCCELLO

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609

Lic. No. #LA0000952

NEW LIFE PENTECOSTAL
CHURCH MIRACLE
CENTER



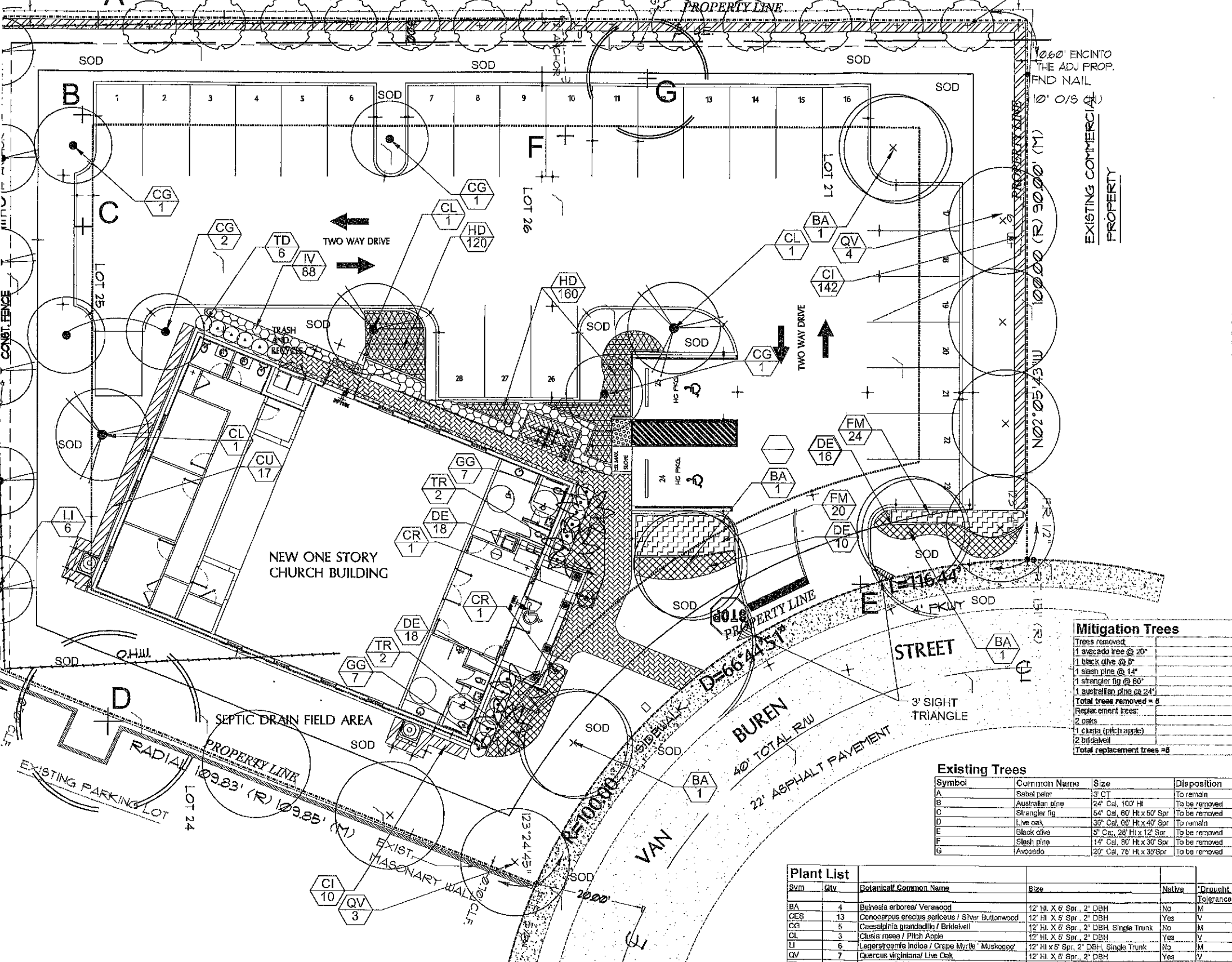
ADDRESS:
8136 VAN BUREN STREET
HOLLYWOOD, FL

REVISIONS

Site Plan Mod. 9-1-11 K.M.
Site Plan Mod. 10-21-11 K.M.

LANDSCAPE
PLAN

Date Of Issue
JUNE-20-11



Mitigation Trees

Trees removed:	
1 avocado tree @ 20"	
1 black olive @ 5"	
1 slash pine @ 14"	
1 stringer fig @ 60"	
1 australian pine @ 24"	
Total trees removed = 5	
Replacement trees:	
2 oaks	
1 cissia (pitch apple)	
2 birdalve	
Total replacement trees = 5	

Existing Trees

Symbol	Common Name	Size	Disposition
A	Sabal palm	3' CT	To remain
B	Australian pine	24" Cal, 100' Ht	To be removed
C	Stringer fig	64" Cal, 60' Ht x 60' Spr	To be removed
D	Live oak	38" Cal, 66' Ht x 40' Spr	To remain
E	Black olive	5' Cal, 28' Ht x 12' Spr	To be removed
F	Quercus virginiana / Live Oak	14" Cal, 80' Ht x 30' Spr	To be removed
G	Avocado	20" Cal, 75' Ht x 35' Spr	To be removed

Plant List

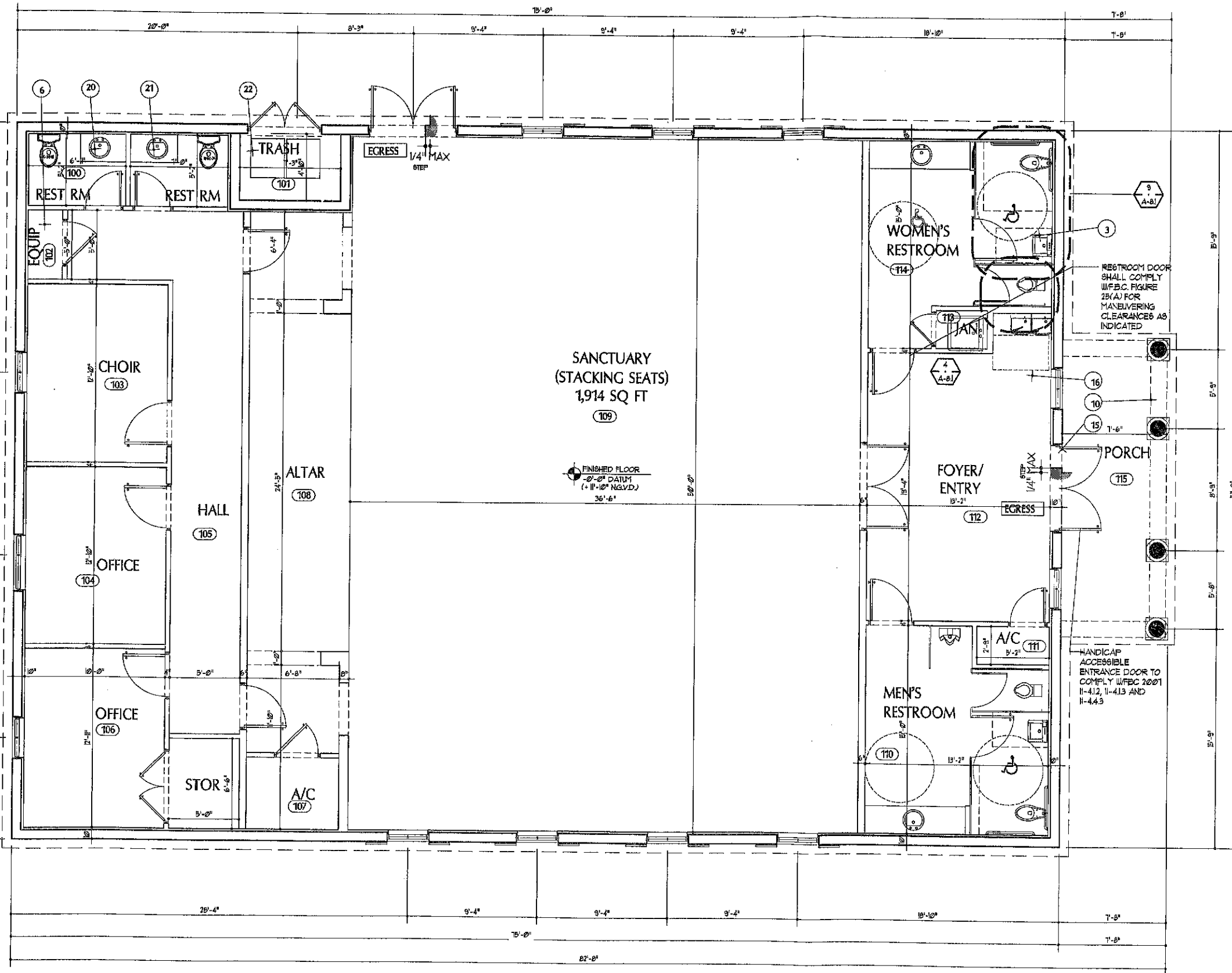
Sym	Qty	Botanical/ Common Name	Size	Native	Drought Tolerance
BA	4	Bauhinia arborea / Varwood	12" Ht, X 6" Spr., 2" DBH	No	M
CES	13	Conocarpus erectus sericeus / Silver Buttonwood	12" Ht, X 5" Spr., 2" DBH	Yes	V
CG	5	Caesalpinia grandifolia / Birdsville	12" Ht, X 5" Spr., 2" DBH, Single Trunk	No	M
CL	3	Cordia rosea / Pitch Apple	12" Ht, X 5" Spr., 2" DBH	Yes	V
LI	6	Lagerstroemia indica / Crape Myrtle / Muskogee	12" Ht x 5" Spr., 2" DBH, Single Trunk	No	M
QV	7	Quercus virginiana / Live Oak	12" Ht, X 5" Spr., 2" DBH	Yes	V
TR	4	Thrinax radiata / Florida Thatch Palm	8' CT	Yes	V
CI	152	Chrysobalanus icaco / Coccoloba	24" x 24", 24" O.C.	Yes	M
GR	2	Crinum augustum / Queen Emma's Crinum Lily	7' Galton	No	M
CU	17	Cuscuta gilliflora / Small Leaf Cuscuta	1" x 24", 24" O.C.	No	M
DE	82	Duranta erecta / Gold Mound / Durenta	1" x 18", 24" O.C.	No	M
FM	44	Ficus microcarpa / Green Island / Green Island	2" x 20", 24" O.C.	No	M

Landscape Code Requirements

Description	Application	Calculation	Qty. Required	Qty. Provided
Site trees	1 tree/ 1000 sf	9428 sf/ 1000	10	10
Street trees	1 tree/ 60 sf	921 sf	2	2
Parking lot trees	1 tree/ 20 sf	1891 sf	9	9

IT IS REQUIRED BY THE CITY PRIOR TO ANY REMOVAL
OF TREES ON SITE, A BOND IS REQUIRED BY THE CITY

PEPPER, CARROTWOODS, AND FOCUS HEDGES FROM



CITY OF HOLLYWOOD PARKING REQUIREMENTS			
SPACE	PARKING CODE REQUIREMENT	CALCULATION AS PER REQUIRED	TOTAL PARKING REQUIRED
ASSEMBLY AREA OF 6 SPACE AVAILABLE FOR SEATING	1 SPACE FOR EVERY 60 SF OF SPACE	100 SF SANCTUARY / 60 = 1.67 442 SF OFFICE / 60 = 7.37 179 SF MECH / 60 = 2.98	31.02 SPACES
OFFICE SPACE	1 SPACE FOR EVERY 250 SF	442 SF OFFICE / 250 = 1.77	179 SF MECH

THIS BUILDING SHALL BE DESIGNED TO WITHSTAND THE MIN WIND LOADS OF 140 MPH IN ACCORDANCE WITH THE F.B.C. 2001 SECT 16.8 (WIND LOADS) AND ASCE 7 CHAPTER 6.

- CUSTOM CABINETS TO BE SELECTED BY OWNER (TYP) SEE DTL SHT A-12
- FILE CABINETS AND SHELVING TO BE SELECTED BY OWNER. STORAGE SHELVING AND DISPLAY UNITS SHALL COMPLY W/F.B.C. SECT 11-4.13(12) TYP. SEE DTL 4/ A-12
- HANDICAP ACCESSIBLE BATHROOM TO COMPLY WITH ADA REQUIREMENTS. SEE DTL SHT A-8.1
- STACKING SEATS TO BE PROVIDED IN SANCTUARY SELECTED BY OWNER. PROVIDE AREA FOR HANDICAP WHEELCHAIRS PER FBC CHAPTER 11.
- NOT USED
- EQUIPMENT TO BE SELECTED/PROVIDED BY OWNER
- EMPLOYEE STORAGE LOCKERS TO BE SELECTED BY OWNER
- EXTERIOR FOUNTAIN. SEE ELEC AND PLUMB DUGS FOR DTL S
- WOOD COLUMN. SEE STRUCTURAL DUGS FOR DTL S
- BEAM ABOVE. SEE STRUCT. DUGS
- BY PASS GLASS WINDOW (HORIZONTAL SLIDER). TEMP GLASS. SILL AT 42" AFF. TOP AT 1" AFF. SEE DTL S SHT A-12
- FIXED GLASS WINDOW. TEMP GLASS W/SILL AT 36" AFF. TOP AT 8'-0" AFF. SEE DTL S SHT A-12
- NOT USED
- LOW WALL PARTITION AND COUNTERTOP. TOP AT 42" AFF. PROVIDE A 36" W X 36" H C. ACCESSIBLE COUNTER AS PER F.B.C. SEE DTL S AND 6 SHT A-12
- HANDICAP ACCESSIBLE DOOR THRESHOLD TO BE MAX 1/2" RISE. W/SECT 11-4.15. SEE DTL S SHT A-8.1
- 12" WIDE DRYWALL CHASE FOR ELECTRICAL AND PLUMBING AT EACH DIALYSIS STATION. TOP AT 36" AFF.
- COPY MACHINE / OFFICE EQUIPMENT TO BE SELECTED BY OWNER (TYP).
- ONE WAY TINT ON GLASS
- PRIVATE OWNER TOILET ROOM TO BE ADAPTABLE AS PER F.B.C. 11-4.13 (11)
- RESTROOM SHALL BE USED AND ACCESSIBLE TO OCCUPANTS AS A CHANGING ROOM.
- TRASH ROOM SHALL BE FOR TRASH AND RECYCLE BIN

HANDICAP NOTES:
ALL ENTRY SLABS SHALL BE SET FLUSH W/TOP OF PAVING.
MAX PAVING SLOPE FOR WHEELCHAIR AISLE ACCESS TO BUILDING IS 2%
1/2" MAX VERTICAL HEIGHT DIFFERENTIAL AT ANY DOOR.

NOTES TO BUILDER:
ALL INTERIOR PARTITIONS SHALL BE WITH UON. BUILDER SHALL PROVIDE SOUND INSULATION ON INTERIOR PARTITIONS AS REQUIRED BY OWNER (VERIFY).
BUILDER IS RESPONSIBLE FOR PROVIDING FINAL TRUSS ENGINEERING PRIOR TO CONSTRUCTION TO ARCHITECT. SHOP DUGS SHALL BE REVIEWED AND APPROVED BY CONTRACTOR THEN ARCHITECT. CONTRACTOR TO PROVIDE EXTRA COPY FOR ARCHITECT'S RECORDS

CONTRACTOR TO PROVIDE COUNTY W/ CERTIFIED COMPACTION REPORT BEFORE INSPECTION AS PER F.B.C. 18.62.1815 AND 18.620
A SPOT SURVEY IS REQUIRED SHOWING LOCATION AND ELEVATION OF SLAB

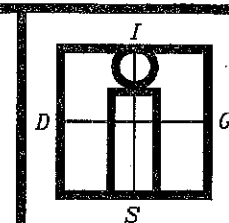
SOIL TREATMENT FOR PROTECTION AGAINST TERMITES SHALL BE SUBMITTED TO BUILDING DEPT. FROM A NATIONAL PEST CONTROL ASSOC. BEFORE CONCRETE CAN BE POURED SEC. F.B.C. 18.61 BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT AS PER F.B.C. 18.61.1

OWNER TO SELECT ALL FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED W/OWNER PRIOR TO PURCHASE OR INSTALLATION

EXTERIOR DOORS LABELED EGRESS MUST COMPLY W/ F.B.C.
ALL LOBBYS, RESTROOMS, SANCTUARY, OFFICES AND HALLS UON. SHALL BE ACCESSIBLE.
ALL PERIMETER DOORS SHALL BE EQUIPPED WITH REINFORCED, CASE HARDENED STRIKE PLATE, WITH LOCKS AND ALARM SYSTEM (TYP).

2 FLOOR PLAN NOTES

ENTRY/FOYER	294 SF
RESTROOMS/HALL/	860 SF
OFFICES	442 SF
SANCTUARY	1,914 SF
STAGE	186 SF
STORAGE/MECH	179 SF
TOTAL A/C	3,875 SF
COVERED PORCH	157 SF



IN-SITE DESIGN GROUP INC

1809 ROOMAN STREET
HOLLYWOOD, FLORIDA 33020
AA26001758
954 921 5333
FAX 954 921 6769
PROJECT COORDINATOR:
ANNIE CARRUTHERS
CSC 1511068
ARCHITECT
SAMUEL R. UCCELLO

SEAL
STATE OF FLORIDA LICENSE NO. AR-0018997

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NEW LIFE PENTECOSTAL CHURCH MIRACLE CENTER

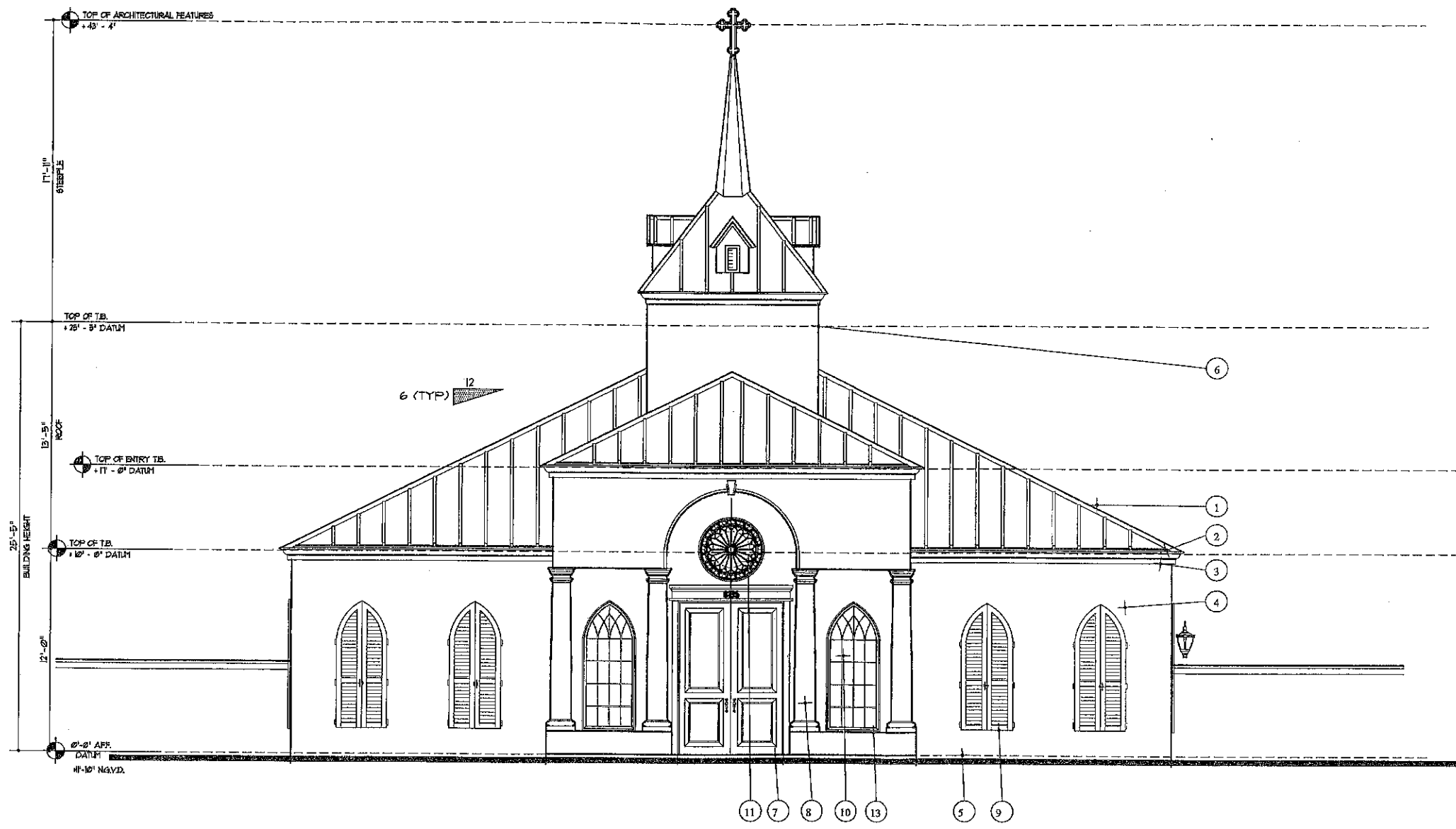


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6136 VAN BUREN STREET
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SEPT-19-11
RESUBMITTAL TO
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NOV-4-11
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COMMITTEE SIGN OFF
DEC-8-11
DRS SUBMITTAL

Date Of Issue
DEC-8-11

FLOOR PLAN

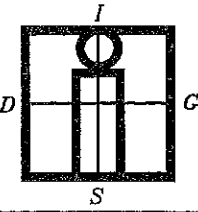


1. MIAMI-DADE COUNTY PRODUCT APPROVED STANDING BEAM MTL ROOF. COLOR TO BE REVIEWED AND APPROVED BY DESIGN ARCHITECT PRIOR TO MANUFACTURE (TYP)
2. LINE OF THE BEAM SEE STRUCT DWG FOR DTLS
3. CONTINUOUS MOLDING UNDER OVERHANG
4. 5/8" LIGHT TEXTURED STUCCO, PAINTED W/EXTERIOR GRADE PAINT. SEE SPEC'S SHIT A-21. STUCCO SHALL BE INSTALLED/APPLIED AS PER ASTM C926 EXCLUDING TABLE 4 (TYP)
5. LINE OF CONC SLAB
6. CHURCH STEEPLE WITH DECORATIVE DORMERS EXEMPT FROM BUILDING HEIGHT
7. ADA ACCESSIBLE ENTRANCE. MAX 1/2" AT THRESHOLD. MAX 1:2 SLOPE AT RAMP OR WALKWAYS TO ENTRY. SEE FLOOR PLAN FOR ADDITIONAL NOTES.
8. STEEL COLUMN WITH DECORATIVE SMOOTH FIBERGLASS WRAP IN TUSCAN STYLE
9. DECORATIVE WOOD SHUTTERS
10. EXTERIOR GRADE LIGHT FIXTURES. REFER TO ELECTRICAL DWGS. JUNCTION BOX EMBEDDED INTO BLOCK. HEIGHT NOT TO EXCEED 8'-0" AFF.
11. DECORATIVE STAINED GLASS APPLIED TO EXTERIOR OF IMPACT GLASS WINDOW
12. NEW IMPACT GLASS EXTERIOR WINDOWS AND DOORS WITH WHITE FRAME
13. DECORATIVE LOW WALL
14. CONTRACTOR TO PROVIDE COPPER GUTTERS AS REQ. FOR ROOF DRAINAGE (TYP) SEE DTL 23 SHIT A-3. CONTRACTOR TO COORDINATE LOCATION OF GUTTERS W/ARCHITECT

NOTE:
• DIMENSIONS SHOWN ARE TO TOP OF FF. SEE ELEVATIONS AND STRUCT DWGS FOR TB HEIGHT AND DEPTH

NOTES: EXTERIOR WALL OPENING AND EXTERIOR WALL CONSTRUCTION SHALL COMPLY W/2021 FBC TABLE 704.3.

BUILDING IDENTIFICATION:
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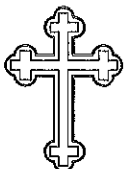
**IN-SITE
DESIGN
GROUP INC**

1809 RODMAN STREET
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AA26001758
954 921 5333
FAX 954 921 6769
PROJECT COORDINATOR:
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CGC 1611058
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SAMUEL R. UCCELLO

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**NEW LIFE PENTECOSTAL
CHURCH MIRACLE
CENTER**

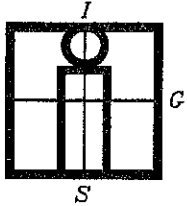


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Date Of Issue
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ELEVATIONS



**IN-SITE
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GROUP INC**

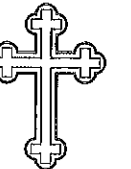
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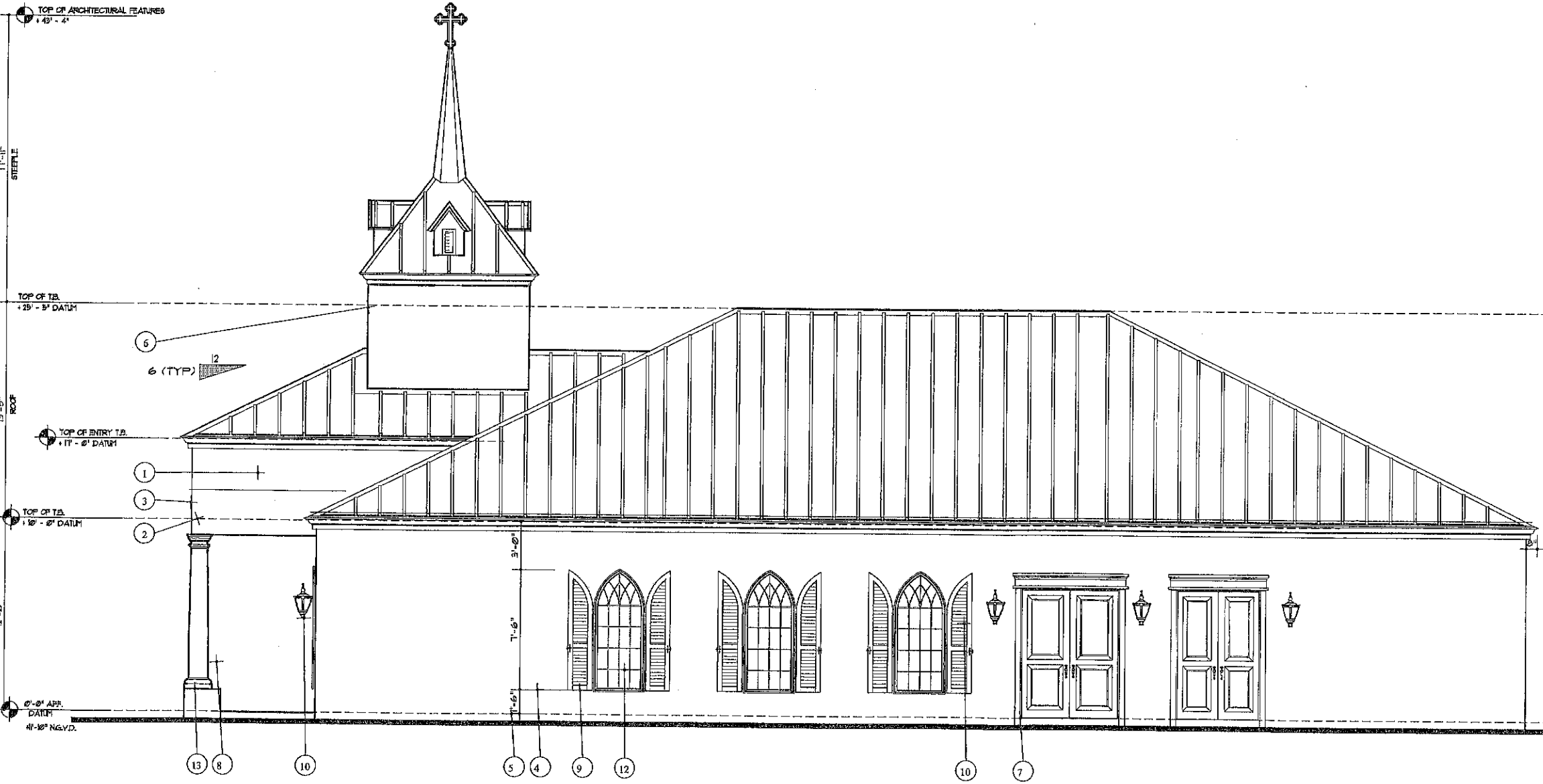
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DE-11-11

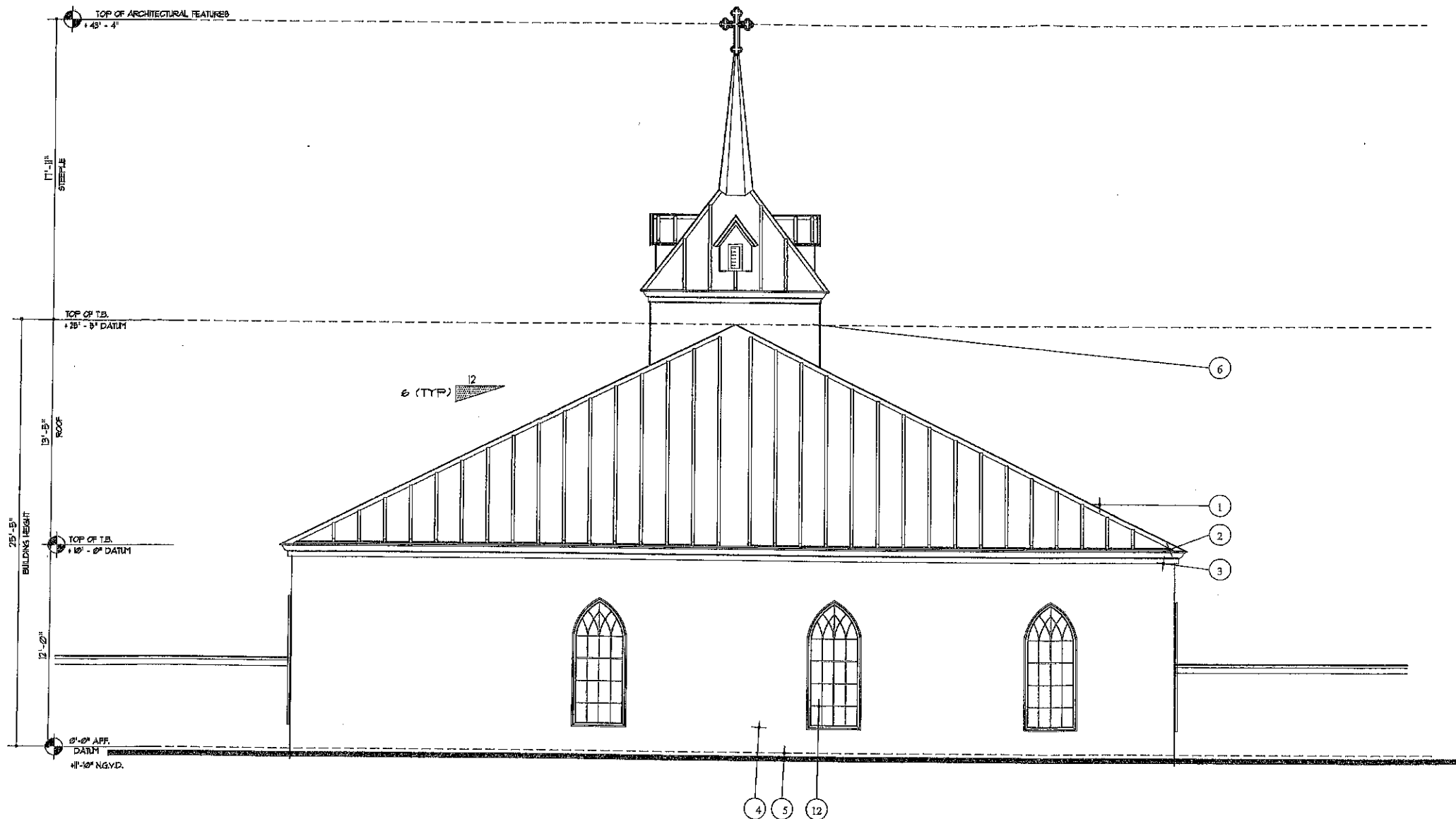
1. MIAMI-DADE COUNTY PRODUCT APPROVED
STANDING SEAM METAL ROOF, COLOR TO BE
REVIEWED AND APPROVED BY DESIGN
ARCHITECT PRIOR TO MANUFACTURE (TYP)
2. LINE OF THE BEAM SEE STRUCT. DGS FOR DTL6
3. CONTINUOUS MOLDING UNDER OVERHANG
4. 5/8" LIGHT TEXTURED STUCCO, PAINTED
W/EXTERIOR GRADE PAINT. SEE SPECS 8MT
A-2.1. STUCCO SHALL BE INSTALLED/APPLIED AS
PER ASTM C926 EXCLUDING TABLE 4 (TYP)
5. LINE OF CONC SLAB
6. CHURCH STEEPLE WITH DECORATIVE DORMERS
EXEMPT FROM BUILDING HEIGHT
7. ADA ACCESSIBLE ENTRANCE MAX 1/2" AT
THRESHOLD, MAX 1:12 SLOPE AT RAMPS OR
WALKWAYS TO ENTRY. SEE FLOOR PLAN FOR
ADDITIONAL NOTES.
8. STEEL COLUMN WITH DECORATIVE SMOOTH
FIBERGLASS WRAP IN TUSCAN STYLE
9. DECORATIVE WOOD SHUTTERS
10. EXTERIOR GRADE LIGHT FIXTURES. REFER TO
ELECTRICAL DGS. JUNCTION BOX EMBEDDED
INTO BLOCK. HEIGHT NOT TO EXCEED 8'-0"
AFF.
11. DECORATIVE STAINED GLASS APPLIED TO
EXTERIOR OF IMPACT GLASS WINDOW
12. NEW IMPACT GLASS EXTERIOR WINDOWS AND
DOORS WITH WHITE FRAME
13. DECORATIVE LOW WALL
14. CONTRACTOR TO PROVIDE COPPER GUTTERS AS REQ. FOR ROOF
DRAINAGE. (TYP) SEE DTL 70 SH. A-3. CONTRACTOR TO
COORDINATE LOCATION OF GUTTERS W/ARCHITECT

NOTE:
DIMENSIONS SHOWN ARE TO TOP OF FF. SEE ELEVATIONS
AND STRUCT. DGS FOR TB HEIGHT AND DEPTH

NOTE: EXTERIOR WALL OPENINGS AND EXTERIOR WALL
CONSTRUCTION SHALL COMPLY W/2021 FBC TABLE 704.8.

BUILDING IDENTIFICATION:
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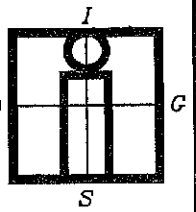
KEY NOTES

1. MIAMI-DADE COUNTY PRODUCT APPROVED STANDING SEAM METAL ROOF. COLOR TO BE REVIEWED AND APPROVED BY DESIGN ARCHITECT PRIOR TO MANUFACTURE (TYP)
2. LINE OF THE SEAM SEE STRUCT. DUGS FOR DTL.
3. CONTINUOUS MOLDING UNDER OVERHANG
4. 5/8" LIGHT TEXTURED STUCCO, PAINTED W/EXTERIOR GRADE PAINT. SEE SPEC 8.11 A-21. STUCCO SHALL BE INSTALLED/APPLIED AS PER ASTM C926 EXCLUDING TABLE 4 (TYP)
5. LINE OF CONC. SLAB
6. CHURCH STEEPLE WITH DECORATIVE DORNERS EXHIBIT FROM BUILDING HEIGHT
7. ADA ACCESSIBLE ENTRANCE. MAX 1/4" AT THRESHOLD. MAX 1:2 SLOPE AT RAMP OR WALKWAYS TO ENTRY. SEE FLOOR PLAN FOR ADDITIONAL NOTES.
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14. CONTRACTOR TO PROVIDE COPPER GUTTERS AS REQ. FOR ROOF DRAINAGE (TYP) SEE DTL. TO SH. A-3 CONTRACTOR TO COORDINATE LOCATION OF GUTTERS W/ARCHITECT

NOTE:
- DIMENSIONS SHOWN ARE TO TOP OF FB. SEE ELEVATIONS AND STRUCT. DUGS FOR TS HEIGHT AND DEPTH

NOTE: EXTERIOR WALL OPENING AND EXTERIOR WALL CONSTRUCTION SHALL COMPLY WITH 2001 IBC TABLE 104.3.

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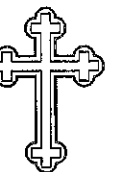
IN-SITE DESIGN GROUP INC

1609 RODMAN STREET
HOLLYWOOD, FLORIDA 33020
AA28001758
954 921 5333
FAX 954 921 6769
PROJECT COORDINATOR:
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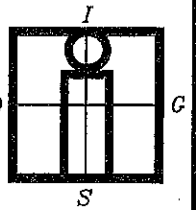
NEW LIFE PENTECOSTAL CHURCH MIRACLE CENTER



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GROUP INC**

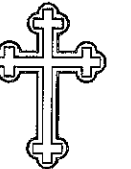
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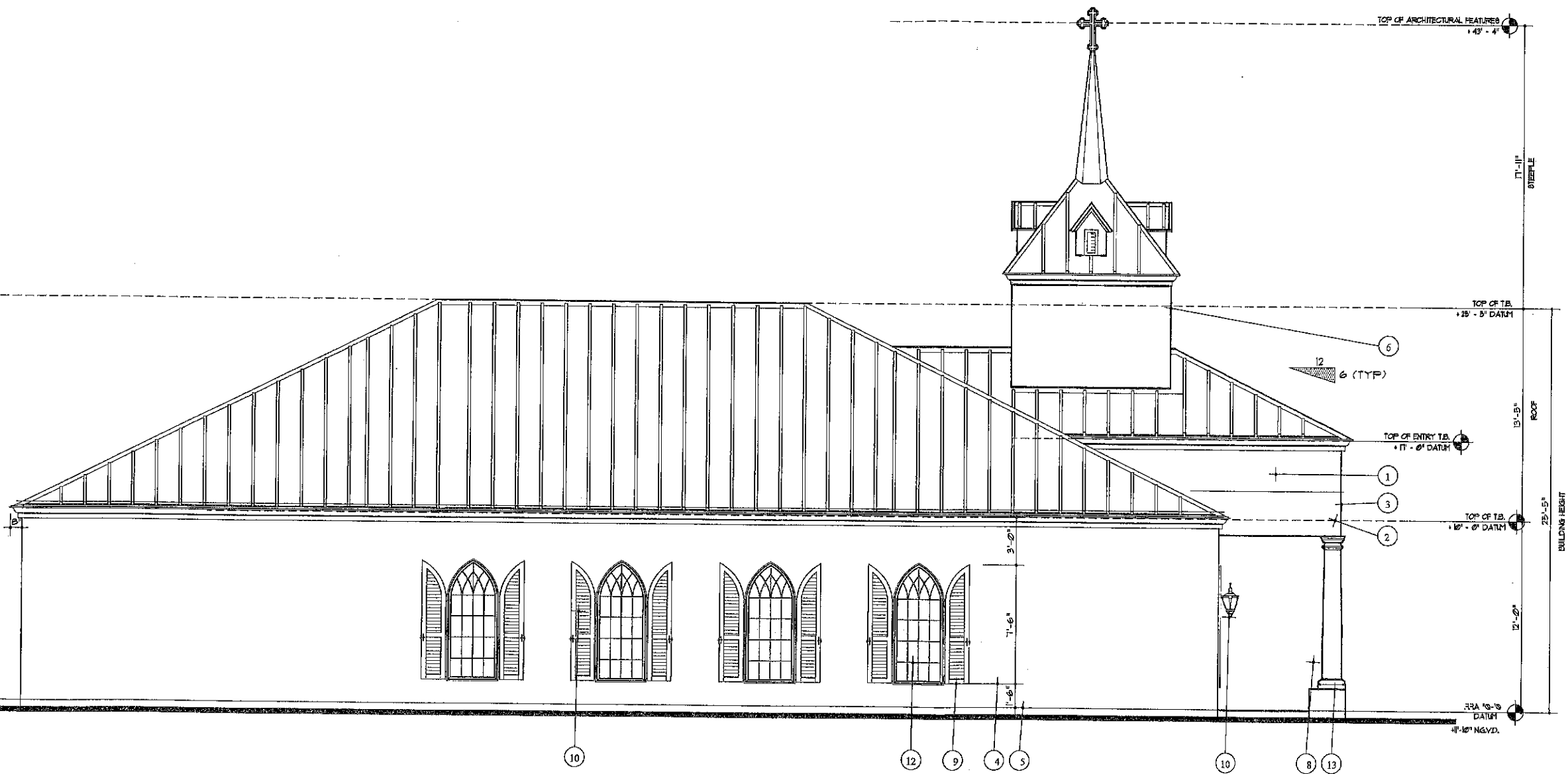
**NEW LIFE PENTECOSTAL
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2. LINE OF TIE BEAM SEE STRUCT DWS FOR DTL'S
3. CONTINUOUS MOLDING UNDER OVERHANG
4. 5/8" LIGHT TEXTURED STUCCO, PAINTED W/EXTERIOR GRADE PAINT. SEE SPECS 8-11 A-21. STUCCO SHALL BE INSTALLED/APPLIED AS PER ASTM C326 EXCLUDING TABLE 4 (TYP)
5. LINE OF CONC SLAB
6. CHURCH STEEPLE WITH DECORATIVE DORMERS EXEMPT FROM BUILDING HEIGHT
7. ADA ACCESSIBLE ENTRANCE. MAX 1/4" AT THRESHOLD. MAX 1/2 SLOPE AT RAMP OR WALKWAYS TO ENTRY. SEE FLOOR PLAN FOR ADDITIONAL NOTES.
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NOTE:
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NOTE: EXTERIOR WALL OPENING AND EXTERIOR WALL
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ATTACHMENT B
Land Use and Zoning Map

6136 Van Buren Street



PLANNING AND
DEVELOPMENT SERVICES




Legend

-  Subject Property
-  Streets

Land Use

-  TOC
-  General Business

Zoning

-  C-2
-  C-4
-  O-2

