

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH:Z25-209

**June 18, 2026
Item No. 8C4**

Recommendation Summary	
Commission District	6
Applicant	The Most Reverend Thomas G. Wenski, as Archbishop of the Archdiocese of Miami
Summary of Requests	The applicant seeks to expand an existing religious facility, private school, and kindergarten onto additional property to the west and to permit an annual carnival with amusement rides on the property. The applicant also seeks to modify prior approvals to allow a revised site plan reflecting the proposed expansion and updated plans. Additionally, the applicant seeks to have a greater lot coverage on the property, have a reduce setback for a proposed classroom building from the interior side (west) property line, and to waive the required right-of-way dedication for the portion of the property that fronts along SW 62 Street. This application is not requesting any increase in the previously approved student enrollment.
Location	7303 SW 64 Street, Miami-Dade County, Florida.
Property Size	±18.94-gross (±18.83-net) Acres
Existing Zoning	EU-1, One-Acre Estate District
Existing Land Use	Church and Private School
2030-2040 CDMP Land Use Designation	Estate Density Residential 1-2.5 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(7), Generalized Modification Standards, Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of requests #1 through #7 with conditions, and denial without prejudice of request #8.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(12)(b) of the Miami-Dade County Code, which states that the BCC shall hear and decide "Applications to approve, expand, or modify private elementary, middle, and/or senior high schools (grades K to 12) where the proposed school will serve 500 or more students and have more than 100,000 square feet of building facilities."

REQUESTS:

- (1) SPECIAL EXCEPTION to permit the expansion of a religious facility onto additional property to the west.

- (2) SPECIAL EXCEPTION to permit the expansion of a private school onto additional property to the west.
- (3) UNUSUAL USE to permit the expansion of a kindergarten use onto additional property to the west.
- (4) UNUSUAL USE to permit an annual carnival with amusement rides onto additional property to the west.
- (5) MODIFICATION of site plan approval pursuant to Resolution No. ZAB-16-60, passed and adopted by the Zoning Board, last modified by Resolution No. CZAB12-22-98 and further modified by Resolution No. CZAB12-25-98 both passed and adopted by Community Zoning Appeals Board #12, and last modified by Resolution No. Z-3-22 passed and adopted by the Board of County Commissioners, and reading as follows:

From: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Saint Thomas The Apostle Master Plan Approval" as prepared by Civica Architecture & Urban Design, dated stamped received 09/2/21, consisting of 19 sheets, landscaping plans entitled "Saint Thomas The Apostle Master Plan Approval", as prepared by Gardner + Semler Landscape Architecture, dated stamped received 5/24/21, consisting of 16 sheets for a total of 35 sheets, except as herein modified as follows:

- 2a. That the onsite entrance and exit lanes at the main entrance to the property at SW 72nd Avenue be widened to two lanes to allow for Southbound and Northbound traffic to both enter the property without conflict.
- 2b. That the access point labeled DW-5 on the Traffic Operations Plan (TOP) that serves as an exit during school pickup and drop-off on SW 64th Street be designed to be directional and have signage that requires traffic to head east toward SW 72nd Avenue."

To: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Saint Thomas The Apostle Master Plan Approval" as prepared by Civica Architecture, consisting of 19 sheets and landscaping plans entitled "Saint Thomas The Apostle Master Plan Approval", as prepared by Gardner + Semler Landscape Architecture, consisting of 16 sheets, all dated stamped received 02/20/2026, for a total of 35 sheets."

The purpose of this request #5 is to allow the applicant to modify the previously approved plans to show a proposed expansion of the existing Church and School uses onto additional land to the west, in addition to modifications to the previously approved site plan. The Applicant does not request an increase in student enrollment.

- (6) NON-USE VARIANCE to permit a maximum lot coverage of 24.12%, (maximum 15% permitted; maximum 22.07% previously approved).
- (7) NON-USE VARIANCE to permit a proposed classroom building to setback 28'-2" (75' required) from the interior side (west) property line.

- (8) NON-USE VARIANCE of zoning and subdivision regulations requiring five-acre fractional lines to be 50' in width; to waive same to permit 0' of dedication for the Southern portion of SW 62 Street (25' required).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

This application is before the Board pursuant to Ordinance No. 15-129, adopted on November 3, 2015, which provided for the Board to directly hear zoning applications for private schools with 500 or more students and 100,000 sq. ft. or more of building facilities.

The subject property has been the subject of numerous applications since 1960 pertaining to the establishment and expansion of the church and school. In 1960, The Zoning Board approved a Special Exception to allow for a church, school, rectory, convent & social hall and incidental uses subject to certain conditions pursuant to Resolution No. ZB-76-60. In 1987, the Zoning Appeals Board (ZAB) approved with conditions a modification of the prior approved site plan to permit a new church sanctuary, bell tower and recreational facilities such as softball, tennis and basketball/volleyball courts pursuant to Resolution No. 4ZAB-209-87. In addition to the previously mentioned modifications the Board approved non-use variances to permit more signage than permitted, to be located at a greater height than permitted and to permit a detached sign closer to the south property line than permitted. On April 1991, pursuant to Resolution No. 4ZAB-104-91, the ZAB approved with conditions a modification of a condition of the prior approved plan to permit the expansion of the existing school. On October 1996, pursuant to Resolution No. 5ZAB-270-96, the ZAB approved with conditions a modification of the prior site plan in order to permit the expansion of the religious facility onto adjacent property, a new classroom building and playground. Additionally, the ZAB approved non-use variances to permit a larger and taller detached monument sign than permitted as well as approval to permit the existing handball court in front of the principal building.

On August, 1998, pursuant to Resolution No. CZAB12-22-98, the ZAB approved with conditions a modification of a condition of the prior approved plan to permit the expansion of the school building, expansion of the church onto additional property to the east and a non-use variance to permit the proposed classroom building to setback less than required. On December 1998, pursuant to Resolution No. CZAB12-25-98, the ZAB approved with conditions a modification of a condition of the prior approved plan to permit an additional monument sign.

In 2022, pursuant to Resolution No. Z-3-22, the Board of County Commissioners (BCC) approved a special exception to permit the expansion of the existing religious facility and private school onto additional property together with requests for unusual use approvals for the expansion of the existing kindergarten onto additional property and to permit an annual carnival. The resolution also approved to modify the prior approved site plan on the property, a modification of Conditions #1 & #3 of Resolution No. 4ZAB-104-91, a deletion of Condition #3 of Resolution No. 4ZAB-209-87 and deletion of Condition #4 of Resolution No. CZAB12-22-98 which would allow for the expansion of the school and religious facility and increase the maximum number of students from 533 to 750 students. Additionally, ancillary non-use variances were approved to permit a proposed classroom building with a reduced setback from the rear/double-frontage (west) property line, lot coverage in excess of that permitted by the Code, an eight-foot-high wall along

the rear/double-frontage (west) and side street (north) property lines exceeding the maximum permitted height, and parking and driveways within 25 feet of SW 62 Street and SW 64 Street.

As part of this application, the applicant seeks approval of a Special Exception to permit the expansion of the existing religious facility onto additional property located to the west (request #1); a Special Exception to permit the expansion of the existing private school onto additional property located to the west (request #2); an Unusual Use approval to permit the expansion of the existing kindergarten use onto additional property located to the west (request #3); an Unusual Use approval to permit an annual carnival with amusement rides on the additional property located to the west (request #4); and a modification of the previously approved site plan (request #5). These requests are necessary to effectuate the newly proposed development, which seeks to take advantage of the recent vacation of a 50-foot-wide strip of land located along the western boundary of the property that was previously designated as County unimproved right-of-way pursuant to Resolution No. R-518-25. In addition, the applicant seeks approval of a Non-Use Variance to permit a maximum lot coverage of 24.12 percent, where a maximum of 15 percent is permitted by Code and 22.07 percent was previously approved (request #6); a Non-Use Variance to permit a proposed classroom building with a setback of 28 feet and 2 inches from the interior side (west) property line, where 75 feet is required (request #7); and a Non-Use Variance from zoning and subdivision regulations requiring five-acre fractional lines to provide 50 feet of right-of-way dedication, in order to waive the required dedication and permit zero feet of dedication along the southern portion of SW 62 Street, where 25 feet is required (request #8).

The submitted plans depict a propose a new arrangement by placing the new church building as the focal point of the updates to the Church and School campus. The new church building is at the very center of the proposed site plan with a cupola, belfry, and elevated ceilings, architecturally embodying the religious purpose of the building. The parking lot is broken up into smaller sections, providing for a better aesthetic presentation, while also providing sixty-eight (68) more parking spaces than the Approved Site Plan for a grand total of three hundred and seventy-one (371) parking spaces. This enhanced parking configuration will also assist in internalizing vehicular visitors over and above what is already required. Access to the site and driveways for the property remain unchanged, with the six (6) ingress/egress points of direct vehicular access to the subject parcel located along SW 62 Street, SW 72 Avenue and SW 64 Street. Submitted landscape plans depict ample landscaping in the form of trees and shrubs along the perimeter of the subject parcel. Staff also notes that the subject application does not seek any increase in the student enrollment.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; religious facility and private school	Estate Density Residential (1 to 2.5 dua)
North	EU-M; residences and vacant	Estate Density Residential (1 to 2.5 dua)
South	EU-1; residences	Estate Density Residential (1 to 2.5 dua)
East	EU-1; residences	Estate Density Residential (1 to 2.5 dua)
West	EU-1: residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±18.94-gross (±18.83-net) Acres subject parcel is located at 7303 SW 64 Street and consists of an existing religious facility and private school. The subject site has frontage along SW 62nd and 64th Streets and SW 74th and SW 72nd Avenues. The surrounding area is characterized by residential development.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to expand the existing religious and school-related uses onto the property located to the west while maintaining the previously approved maximum number of students. The request also seeks a minor increase in building area and the relocation of buildings within the site. The subject application was reviewed by the Department of Regulatory and Economic Resources Development Services Division - Platting and Traffic Review Section, which indicated that the proposed application will not generate additional vehicle trips, as the number of students will remain unchanged.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for ***Estate Density Residential*** use. The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including schools, daycare centers and houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood*. A section of the CDMP Land Use Element interpretative text for uses such as **schools** indicates that *Compatibility shall be determined in accordance to Policy LU-4A*. The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Further, CDMP Land Use Element, **Policy LU-4D** states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements*. Said interpretative text under the Residential Communities also states that the *areas along section line roads between transition areas are also authorized for eligible higher residential densities, public and semi-public uses*. The subject property is currently zoned EU-1, Single-Family Estate District and contains an existing religious facility and private school that was approved through numerous applications since 1960 pertaining to the establishment and expansion of the religious facility and school. Staff notes that the approval of the application will not change the existing religious and private school use on the subject property.

For the reasons set forth in the zoning analysis below, staff opines that the development would satisfy the criteria for compatibility outlined in the CDMP Land Use Element, **Policy LU-4A**. Based on the foregoing analysis, staff opines that the approval of requests #1 through #7 with conditions is compatible with the area and therefore **consistent** with the CDMP Land Use Element interpretative text for the ***Residential Communities***, CDMP Land Use Element **Objective LU-4, Policy LU-4D** and the CDMP Estate Density Residential Land Use Plan map designation.

ZONING ANALYSIS:

The subject property contains an existing religious facility and private school with grades Pre-K through 8. The applicant is requesting a special exception to permit the expansion of the existing religious facility onto additional property to the west (request #1), a special exception to permit the expansion of the existing private school onto additional property to the west (request #2), as well as an unusual use approval to permit the expansion of the existing kindergarten use onto additional property to the west (request #3) and to permit an annual carnival with amusement rides onto additional property to the west. Staff notes that Resolution No. Z-3-22 includes existing conditions regulating the annual carnival with amusement rides, including, but not limited to, limitations on the location of the carnival area, hours of operation, duration and frequency of the event, traffic circulation, onsite parking, lighting, noise mitigation, security, sanitation, and the placement of generators away from adjacent residential property lines, all intended to minimize impacts on the surrounding residential area, these conditions from the resolution shall remain effective. Additionally, the carnival is limited to temporary operation in connection with the existing religious facility and school uses and is restricted to operating only during approved dates and hours consistent with the previously approved conditions.

When these requests are analyzed under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of these requests with conditions would be **compatible** with the surrounding area based on the analysis provided below.

Similarly, staff supports Request #5, which seeks to modify a previously approved condition of Resolution No. ZAB-16-60, as last modified by Resolution No. Z-3-22, in order to approve a revised site plan reflecting the proposed expansion onto the western property and to delete sub-conditions 2(a) and 2(b), as the applicant is already complying with these requirements through the proposed site design. Specifically, the revised plans provide for onsite entrance and exit lanes at the main entrance along SW 72 Avenue to be widened to two lanes to accommodate both southbound and northbound traffic movements entering the site without conflict. Additionally, the access point identified as DW-5 on the Traffic Operations Plan (TOP), which functions as an exit during school pick-up and drop-off operations along SW 64 Street, is proposed to be directional and includes signage requiring traffic to proceed eastbound toward SW 72 Avenue. Accordingly, staff finds that the proposed modifications would remain **compatible** with the surrounding area. When this request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that for the reasons mentioned above and below as well as for the reasons explained in the Comprehensive Development Master Plan Analysis section, approval with conditions of requests #5 would be **compatible** with same.

The submitted plans depict the existing development and the proposed additions to the facilities located on the property, including an expansion of the existing classroom building onto the western portion of the site. Additionally, the previously approved church expansion and hall building have been consolidated into a single two-story structure identified on the plans as the proposed church building. Furthermore, the existing residence located along SW 62 Street is proposed to be demolished and replaced with a proposed rectory office and residence, while a proposed parish hall building is planned for the corner of SW 72 Avenue and SW 64 Street. Staff also notes that the proposed site plan provides outdoor recreational play areas, exceeds the minimum required off-street parking requirements, and includes a vehicular circulation system designed to provide adequate onsite vehicular queuing, stacking, and student drop-off and pick-up areas.

As part of this application, the applicant submitted a Traffic Impact Study, site plans, and a School Traffic Operations Plan (TOP) to the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW) for review. Staff notes that an efficient and functional traffic circulation system is an essential component of a private school use in order to minimize traffic conflicts onsite during arrival and dismissal periods and to prevent traffic spillover onto surrounding roadways. Based on the queuing analysis contained within the submitted TOP, DTPW determined that the subject property contains adequate onsite space to accommodate vehicular queuing operations. DTPW further determined that the proposed plans adequately address traffic circulation and that the proposed expansion of the existing school facilities will not create a significant adverse impact on traffic operations within the surrounding area. Additionally, the submitted TOP states that the school does not intend to increase the previously approved maximum student enrollment and that all existing access points will remain substantially unchanged. The access point along SW 72 Avenue is proposed to include two ingress lanes and two egress lanes, thereby improving traffic flow and operational safety. Accordingly, staff finds that the proposed modifications will not materially alter the previously approved Traffic Operations Plan beyond minor site plan revisions associated with the proposed expansion. Moreover, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) has indicated in its memorandum that the subject application does not generate any additional vehicle trips. As such, based on the aforementioned analysis, staff opines that the proposed expansion will not result in excessive trips that could have a significant impact on the abutting roadways, would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area, and would not result in excessive traffic.

Further, staff opines that based on the memoranda submitted by other departments reviewing the application, approval of these requests would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. The Code Coordination and Public Hearings Section of the Department of Regulatory and Economic Resources, in their memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. As such, staff opines that these requests would be **compatible** with the area concerned, when considering the necessity and reasonableness of the expansion in relation to the present and future development of the area. Staff also opines that the modification of the prior approved site plan would not create any new visual impacts on the surrounding properties. Additionally, staff opines that the overall design and location of the existing and proposed building will provide for a cohesive campus as for the design and scale are architecturally compatible with the existing school campus. Therefore, staff supports the requests and opines that based on the Comprehensive Development Master Plan land use designations of Estate Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the requested modifications on the subject property are **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the surrounding area when considering the necessity and reasonableness of the request in relation to the present and future development of the area. **As such, staff recommends approval of requests #1 through #4, with conditions, under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses and requests #5 under Section 33-311(A)(7), Generalized modification standards.**

The applicant is also seeking ancillary non-use variances to permit a maximum lot coverage of 24.12 percent, where a maximum of 15 percent is permitted by Code and 22.07 percent was

previously approved (request #6) and Non-Use Variance to permit a proposed classroom building with a setback of 28 feet and 2 inches from the interior side (west) property line, where 75 feet is required (request #7). When these aforementioned requests are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations Standards, staff finds that approval of these requests would remain compatible with the surrounding area. Staff notes that the proposed classroom building is located along the western portion of the property adjacent to a single-family residential parcel; however, the existing residence on the adjoining property is located approximately 195 feet from the proposed building, as depicted on Sheet A0.4 of the submitted plans. Staff further finds that the requested encroachments are adequately mitigated through the provision of a proposed eight-foot-high wall along the western property line together with substantial perimeter landscaping, including trees and hedges surrounding the site. Additionally, staff opines that the proposed building layout and overall site design create a cohesive and integrated campus environment for the school and religious facility uses. **Therefore, staff recommends approval with conditions of requests #6 and #7 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

Lastly, the applicant seeks to non-use variance of zoning and subdivision regulations requiring five-acre fractional lines to be 50' in width; to waive same to permit 0' of dedication for the Southern portion of SW 62 Street (25' required) (request #8). When the aforementioned request is analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations Standards, staff finds that approval of the requested variance would be incompatible with the surrounding area and detrimental to future development and transportation connectivity within the vicinity. Staff is of the opinion that the requested waiver of dedication should be denied and that right-of-way dedication along SW 62 Street should be provided in order to facilitate future connectivity to SW 74 Avenue. Approval of the waiver would eliminate the County's ability to secure the necessary right-of-way needed to support future transportation improvements and could adversely impact long-term mobility and emergency access within the surrounding neighborhood. Furthermore, the requested waiver is not necessary to effectuate the proposed modifications or the new uses being requested by the applicant.

Staff further notes that the required dedication was incorporated as a condition of approval by the Department of Transportation and Public Works (DTPW) in connection with the prior public hearing application approved pursuant to Resolution No. Z-3-22. Additionally, both the Department of Regulatory and Economic Resources (RER), Development Services Division, Platting and Traffic Review Section, and the Miami-Dade County Department of Transportation and Public Works (DTPW), Traffic Engineering Division (TED), have formally objected to the requested waiver of the required 25-foot dedication. Staff also notes that the subject property previously underwent a separate approval process associated with the vacation of the western property pursuant to Resolution No. R-518-25, and that approval did not include any request or authorization to waive the required dedication. **Therefore, staff recommends denial without prejudice of request #8 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts six (6)-ingress/egress points of direct vehicular and pedestrian access to the facility dispersed along SW 62 Street, SW 64 Street and SW 72 Avenue. Parking and driveways are dispersed throughout the property and located mainly along the eastern portion of the property, with all of the required parking provided as surface parking lots. The church and school use provides for a total of 371 parking spaces, where 279 are required by code, therefore, the parking amounts comply with the code minimums.

In addition, the school will be providing a total of 129 auto-stacking spaces, where only 88 stacking spaces are required.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of requests #1 through #7 with conditions, and denial without prejudice of request #8.

CONDITIONS FOR APPROVAL: For requests #1 through #7

1. That all other conditions of Resolutions No. ZAB-76-70, No. 4-ZAB-104-91, No. 4-ZAB-209-87, No. CZAB12-22-98, No. CZAB12-25-98 and No. Z-3-22 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Saint Thomas The Apostle Master Plan Approval" as prepared by Civica Architecture, consisting of 19 sheets dated stamped received 02/20/2026 and landscaping plans entitled "Saint Thomas The Apostle Master Plan Approval", as prepared by Gardner + Semler Landscape Architecture, consisting of 16 sheets, dated stamped received 06/4/2026, for a total of 35 sheets.
3. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
4. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the applicant complies with all the applicable conditions, recommendations, requests and other provisions of the Code Coordination and Public Hearings Section of the Department of Regulatory and Economic Resources as contained in its memorandum.
6. That the applicant complies with all the applicable conditions, recommendations, requests and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as contained in its memorandum.
7. That the applicant complies with all the applicable conditions, recommendations, requests and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW), Traffic Engineering Division (TED) as contained in its memorandum.
8. That the applicant complies with all the applicable conditions, recommendations, requests and other provisions of the Miami-Dade Water and Sewer Department (WASD) as contained in its memorandum.

The Most Reverend Thomas G. Wenski, as Archbishop of the Archdiocese of Miami

Z25-209

Page | 10

ES:JB:SS:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resource

ZONING RECOMMENDATION ADDENDUM

The Most Reverend Thomas G. Wenski, as Archbishop of the Archdiocese of Miami
PH: Z25-209

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resources Management (RER)	<i>No objection*</i>
Platting and Traffic Review Section (RER)	<i>Objection*</i>
Department of Transportation and Public Works (DTPW)	<i>Objection*</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Estate Density Residential <i>(Pg. I-29)</i>	<i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.</i>
Objective LU-4 <i>(Pg. I-9)</i>	<i>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>
Policy LU-4A <i>(Page. I-11)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Policy LU-4D <i>(Page I-9)</i>	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
Section 33-311(A)(4)(b) Non-Use Variances	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which</i>

From Other Than Airport Regulations	<i>is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
Section 33-311(A)(3) Special Exception, Unusual and New Uses.	<i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

THOMAS G WENSKI DIOCESE OF MIAMI 7303 HARDEE RD
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000209

DATE

HEARING NUMBER

FOLIO:

30-4026-000-0511

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

3/16/2026

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases

OUTSTANDING LIENS AND FINES:

There are no outstanding liens and fines.

Memorandum

Date: June 5, 2026

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources (RER)

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2025000209-4th Review
The Most Reverend Thomas G. Wenski, as Archbishop of the Archdiocese of Miami
7303 SW 64th Street (Hardee Road)
Special Exception to permit expansion of religious facility and private school use onto additional land and unusual use to permit expansion of kindergarten use and annual carnival with amusement rides onto additional land; NUV for lot coverage and setbacks requirements; Modification of Resolution Z-3-22. Proposed expansion of the existing church and school facilities.
(EU-1) (18.94 acres)
26-54-40

The Departments of RER and Environmental Resources Management (DERM) have reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal, and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal, and wellfield protection area, respectively.

With respect to specimen trees and endangered species RER recommends disapproval of this application based on the comments below:

Tree Resources

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) and non-specimen trees. Section 24-49 of the code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the code, including the specimen tree standards.

The submitted landscape plan entitled "Saint Thomas the Apostle Master Plan Approval" prepared by Taylor Kiehl Semler, R.L.A., and dated as received by Miami-Dade County on February 20, 2026, shows the proposed removal of tree resources. Additionally, Tree Removal Permit application TREE-2600216 was submitted to the RER-Natural Resources Section on March 9, 2026, but the permit has not been issued yet. **RER is recommending denial of this application since the specimen trees are not shown as preserved and the applicant has not submitted sufficient information to determine if the specimen trees can be removed.**

The applicant is advised to contact the Tree and Forest Resources Section (TFRS) at (305) 372-6574 or via email at TFRS@miamidadegov for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the code, if exotic pest plants and/or nuisance species exist on the site they shall be removed from all portions of the property prior to development or redevelopment, and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidadegov for additional information or concerns regarding with this review.

Endangered Species

RER has reviewed the Florida bonneted bat survey entitled "Florida Bonneted Bat Roost Survey & Best Management Practices for St. Thomas the Apostle" and the CDMP Listed Species Analysis entitled "St. Thomas the Apostle" prepared by RS Environmental Consulting, Inc. and received by Miami Dade County on June 2, 2026. **Prior to approval of the subject application, the applicant shall submit a landscape plan consistent with the one stamped "reviewed" by the TFRS for TREE-2600216, once available, that lists all proposed Best Management Practices (BMPs) per the latest United States Fish and Wildlife Service (USFWS) Florida Bonneted Bat Consultation Guidelines to be implemented for the subject project.**

Please contact the United States Fish and Wildlife Service (USFWS) in the Vero Beach office at (352) 448-9151 or the Natural Resources Division at (305) 372-6575 with any questions concerning threatened and endangered species regarding this review.

Wellfield Protection

The subject property is located within the Average Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in section 24-43 of the Code.

Since the subject request is for a non-residential land use, the property has a properly executed covenant in accordance with section 24-43(5) of the Code which provides that hazardous materials or wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property. This covenant is recorded in Miami-Dade County Official Records Book 31987, Page 4626. Compliance with all the conditions of this covenant is required.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to RER records the existing church is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste.

Pursuant to the Code and based on the proposed site plan, the proposed development is within feasible distance to public sanitary sewer. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

Since the applicant has proposed a site plan, which pursuant to the Code places the development within feasible distance to public sanitary sewers, the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County acknowledging that that the proposed development will be connected to the public water supply and sanitary sewer system prior to RER approval of any building permit, certificate of use and occupancy or municipal license for any nonresidential land use as per section 24-43.1(6)(c) of the Code. Said covenant is recorded under Miami-Dade County Official Records Book 31906, Page 91.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by the County for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, RER-Environmental Plan Review Section review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Stormwater Management Review

Any development/ redevelopment involving two acres or more of impervious area shall require a RER Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

Site grading and development shall provide for the full retention and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The dumpster area shall not drain into the stormwater management system. This area shall be covered or sloped to drain toward a grassy area.

The applicant is advised to contact the RER Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Conditions of Approval: None

DERM Enforcement History Review

The subject property has no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted for this application and the County has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: March 3, 2026

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - St. Thomas the Apostle Catholic Church and School
Application No. Z2025000209 (Revision No.2) - (Pre-App. No. Z25P-190)

A handwritten signature in blue ink that reads "Maria Valdes".

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or Verification form will be required.

Application Name: St. Thomas the Apostle Catholic Church and School

Location: The proposed project is located on approximately 18.76 acres at 7303 Hardee Road, with Folio No. 30-4026-000-0511, in unincorporated Miami-Dade County.

Proposed Development: Per site plan submitted with this application, the applicant is proposing 135,369 sq. ft. of school and 93,796 sq. ft. of church use for a total of 229,165 sq. ft. of new building area. Per the County's Property Appraiser's website, the total building area of the site is 94,369 sq. ft., of which 33,759 sq. ft. of school use will remain, and the rest will be demolished for the construction of the new buildings. Therefore, the total proposed square footage for the project will be 169,128 sq. ft. of school use and 93,796 sq. ft. of church use, for a total building area of 262,924 sq. ft.

The water demand associated with the new building area for the 135,369 sq. of school use will be 16,244 gallons per day (gpd). The water demand associated for the new 93,796 sq. ft. of church use will be 9,380 gpd for a total of 25,624 gpd.

The existing water demand for the areas to be demolished cannot be calculated at this time, as additional information is needed to identify the use.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

On August 9, 2024, a WASD Agreement No. 32383 was recorded for the subject development, however, said Agreement has expired. As such, said Agreement must be re-activated and revised to reflect the proposed development with this zoning application.

Per approved points of connection (POC # 4) dated August 13, 2024, the subject property is connected to water. Per P.O.C. dated August 13, 2024, the developer may connect to any of the following existing water mains to provide water service to the proposed development:

1. An existing 12-inch water main (E2483-1) in SW 62nd Street, abutting the northern boundary of the property.
2. An existing 12-inch water main (E11333-4-5) in SW 72nd Avenue, abutting the eastern boundary of the property.
3. An existing 8-inch water main (E11333-2-3) in SW 64th Street, partially abutting the southern boundary of the property.
4. An existing 8-inch water main (E4067-1) in SW 74th Avenue, abutting the western boundary of the property.
5. An existing 8-inch water main (E3516-1 & E11333-6) located in a WASD easement within the property.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection.

Please note that there is an 8-inch water main (E3516-1 & E11333-6) in a 12-foot WASD easement within the subject property that will be in conflict with the proposed development (Proposed Church Building). Per conversation with the project's engineer Mr. Jose Gonzalez from Ford Engineers, the existing water main within the site that is in conflict with the proposed development will be removed and relocated.

Please note that there is a water main within the property, either in existing dedicated Right-of-Way (R/W) or easements, that will be in conflict with the proposed development and will need to be removed and relocated. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per fire department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD's supervision. Services to existing customers cannot be interrupted.

A Water Supply Certification (WSC) was issued on June 5, 2024, through expired WASD Agreement 32383. Said Certification will be revised to reflect the new proposed development with this application at the time the WASD Developer Agreement No. 32383 is amended. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to: <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to:
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per said P.O.C., a Private Pump Station is needed, as long as all legal requirements are met. The developer may connect to an existing 8-inch force main (ES8663-5) in SW 60th Street and SW 72nd Avenue and extend the same 8-inch force main southerly along SW 72nd Avenue, as required to provide sewer service to the proposed Private Pump Station, located within the property.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita A. Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: April 29, 2026

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2025000209
Name: The Most Reverend Thomas G. Wenski, as Archbishop of the Archdiocese of Miami
Location: 7303 SW 64 Street
Section 26 Township 54 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **objections**.

SW 62 Street is required to be dedicated as public right-of-way between SW 73 Court and SW 74 Avenue.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application does not generate any additional vehicle trips.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: March 10, 2026
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2025000209

The Miami-Dade Fire Rescue Department has no objection to site plan uploaded to “EnerGov” on 02/23/2026.

MDFR’s review of this application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: April 30, 2026

Subject: Z2025000209 – St. Thomas the Apostle Catholic Church and School

PROJECT DESCRIPTION:

The school's master plan was approved by Miami-Dade County in 2021 under Application No. Z2020000041. The approved plan permitted a maximum enrollment of 750 students, serving grades prekindergarten through eighth. The current proposal does not include any increase in student enrollment. As part of the original approval, the school committed to the design and construction of several roadway improvements, including additional turn lanes and designated school speed zone.

PROJECT LOCATION: 7303 SW 64th Street, South Miami, FL 33143

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW), Traffic Engineering Division (TED), has reviewed the subject application and has no objection; however, DTPW does not support the request to waive the dedication of right-of-way along the southern portion of SW 62 Street. Accordingly, DTPW has no objection to the application subject to the applicant complying with the conditions contained in the DTPW memorandum issued for Z2020000041, as well as a modified approval requiring the dedication of said right-of-way (Condition No. 2), and the following conditions:

I. CONDITIONS:

The following conditions must be addressed at the time of Paving and Drainage plans submittal:

1. Provide a revised landscape plan with proper vehicular sight triangles extending until the edge of pavement. Also, as per the landscape plan there are trees within the sight triangle. Please provide proper spacing between trees and dimensions, if within sight triangles (**as per Z2020000041**).
2. Provide required dedication and construction of all roadways required to complete the roadway network such as SW 62 Street between SW 73 Court and SW 74 Avenue. As per approved Vacation of Right-of-Way Petition P-999, Section 26-54-40, SW 74 Avenue from SW 64 Street North for Approximately 555 Feet has been vacated. (**as per Z2020000041**).
3. Approval from the Highway Division is required for the typical section and driveway connections along SW 72 Avenue, as it is classified as a half-section road.

The developer of this site is required to perform the following improvements before obtaining the Temporary Certificate of Use (TCU) and/or Temporary Certificate of Occupancy (TCO):

4. Construct an exclusive southbound right-turn lane and a northbound left-turn lane on SW 72 Avenue at the project's main driveway **(as per Z2020000041)**.
5. Construct a westbound left-turn lane on the second driveway west of SW 72 Avenue connecting to SW 62 Street **(as per Z2020000041)**.
6. Perform signal timing adjustments as per the traffic study at the intersections of SW 72 Avenue and SW 56 Street, SW 72 Avenue and SW 64 Street and SW 72 Avenue and SW 72 Street **(as per Z2020000041)**.
7. The school shall be responsible for the design and installation of a school speed zone along SW 64 Street, 62 Street and SW 72 Avenue. The applicant is required to install all required improvements including school flashers, signage and pavement markings.

Additional Conditions:

8. It is strongly recommended that the school provide a Traffic Control Officer (TCO) at DW-1, DW-3, DW-4, and DW-5.
9. School gate(s) at entrance and exit driveways must open at least 30 minutes before the arrival/dismissal times to allow early parents to stage on-site.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Miguel Soria at (305) 375-2130.

Memorandum



Date: October 2nd,2025

To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Review Z2025 – 000209 Thomas G. Wenski, as Archbishop of the
Archdiocese of Miami

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.





**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2025000209

Section: 26 Township: 54 Range: 40
 Applicant: Thomas G. Wenski, as Archbishop
 of the Archdiocese of Miami
 Zoning Board: BCC
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



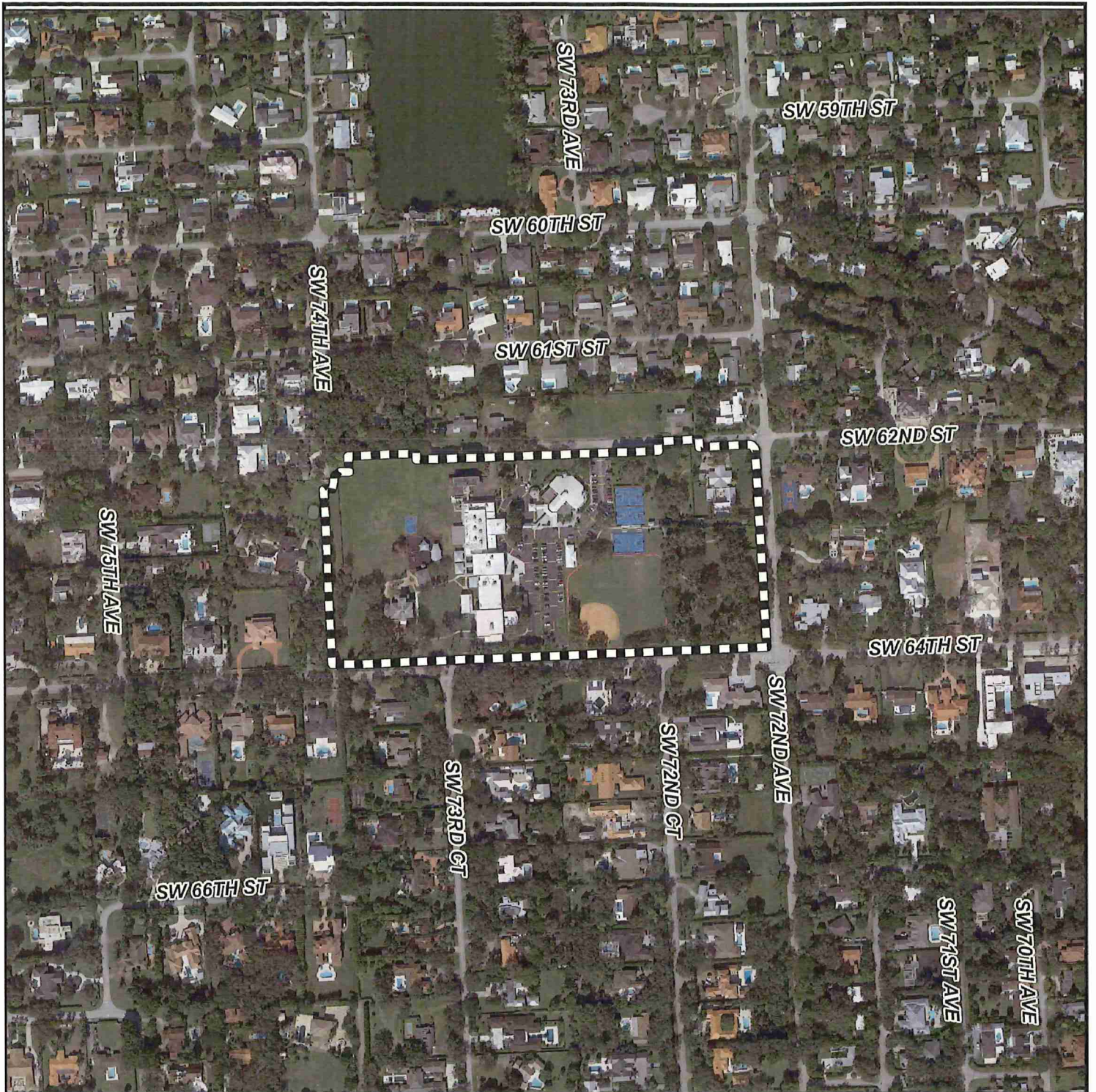
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, September 26, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000209

Legend



Subject Property



Section: 26 Township: 54 Range: 40

Applicant: Thomas G. Wenski, as Archbishop of the Archdiocese of Miami

Zoning Board: BCC

Commission District: 6

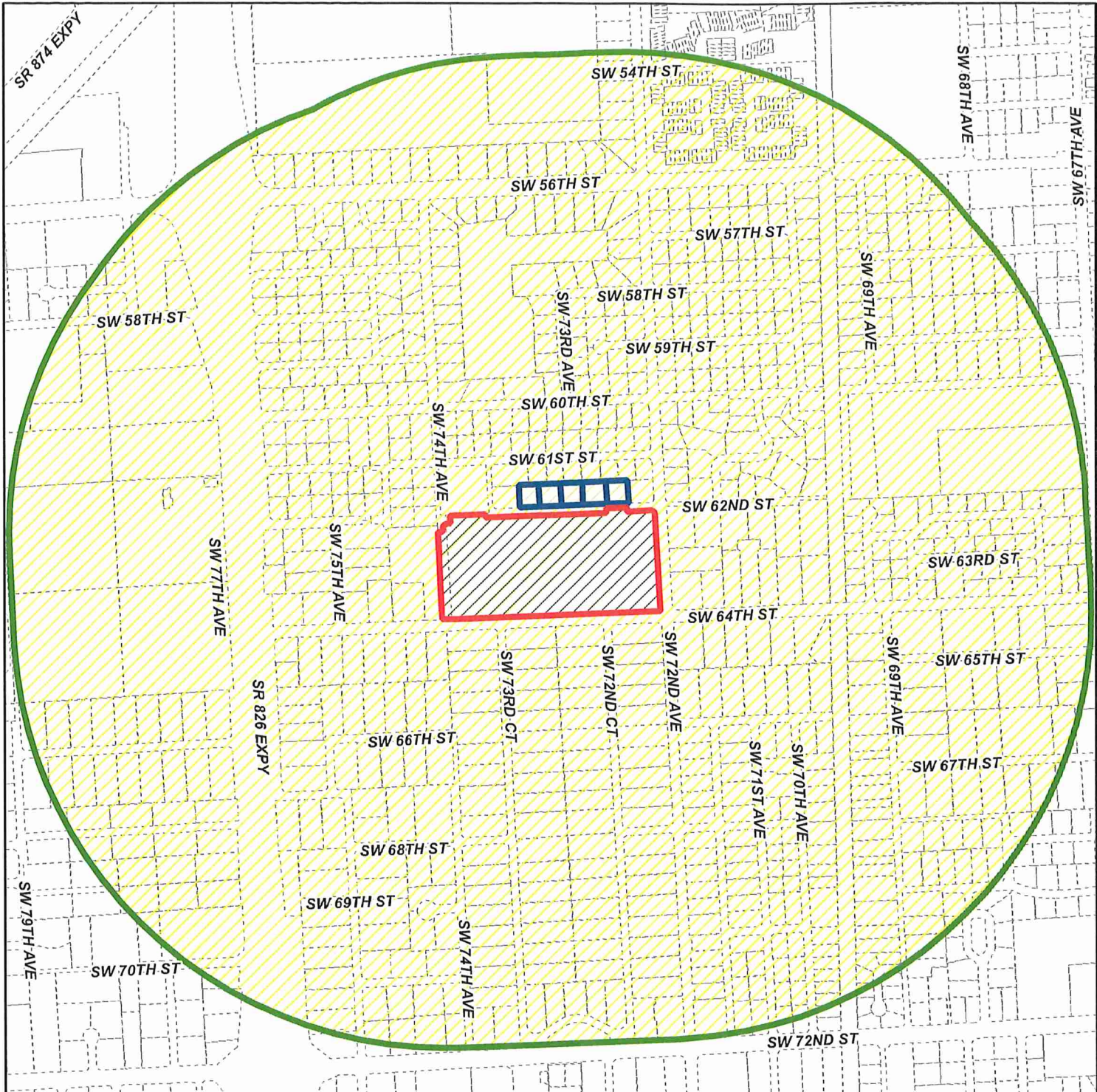
Drafter ID: EDUARDO CESPEDES

Scale: NTS



SKETCH CREATED ON: Friday, September 26, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2025000209

RADIUS: 2640

Section: 26 Township: 54 Range: 40
 Applicant: Thomas G. Wenski, as Archbishop of the
 Archdiocese of Miami
 Zoning Board: BCC
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, September 26, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000209

Section: 26 Township: 54 Range: 40
 Applicant: Thomas G. Wenski, as Archbishop
 of the Archdiocese of Miami
 Zoning Board: BCC
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, September 26, 2025

REVISION	DATE	BY

*EXISTING SCHOOL TO REMAIN AS APPROVED UNDER RESOLUTION No. Z-3-22.

*THERE ARE NO ADDITIONAL STUDENTS OR CHANGES TO GRADE LEVELS BEING REQUESTED UNDER THIS APPLICATION.

*CHILD CARE CHECKLIST BEING SUBMITTED FOR REFERENCE AND TO DEMONSTRATE COMPLIANCE WITH THE CODE.

Student Checklist Form for Day Nursery/Day Care and School (Grades K-12)

School Name: ST. THOMAS THE APOSTLE CATHOLIC SCHOOL

School Address: 7303 SW 64TH ST, MIAMI, FL 33143 Tax Folio #30 - 4026-000-0511

1. Is this an expansion to an existing school Yes No If yes, indicated the number of students: _____ and age and grade ranges originally approved: _____.

2. Total size of site: _____ x _____ = 817,203 sq.ft. + 43,560 sq. ft. = 18.76 acres

3. Number of children or students requested: 0 (N/A) Ages: 4 months old - 14 yrs old (APPROVED).

4. Number of teachers: 50 Number of administrative & clerical personnel: 5.

5. Number of classrooms: 60 Total square footage of classroom area: 53,604 sq.ft.

6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
92,630 sq.ft.

7. Amount of outdoor recreation/play area in square footage: 222,819 sq.ft.

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
0 (N/A)

9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 371 parking spaces required by §33-124(L) 60.

10. Indicate the number of auto stacking spaces: 129 provided 88 required.

11. Proposed height for the structure(s): 35 ft (SCHOOL ONLY) See §33-151.18(g).

12. Size of identification sign: 8 ft x 5 ft = 40 ft sq. ft. See §33-151.18(c).
Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.

13. Days and hours of operation: Monday to Friday from 7:00 a.m. - 4:00 p.m. (SCHOOL ONLY)

14. Does the subject facility share the site with other facilities: Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).

15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17?
 Yes No (If yes, describe the residential uses and indicate same on the plans).

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels. (33-151.18)

a. Day Nursery, preschool and after-school care (if you are offering kindergarten, complete b. also)

$$35 \text{ sq. ft.} \times \underline{43} \text{ (number of children)} = \underline{1,486} \text{ sq. ft. of classroom area required.}$$

b. Kindergarten

$$35 \text{ sq. ft.} \times \underline{43} \text{ (number of children)} = \underline{1,486} \text{ sq. ft. of classroom area required.}$$

c. Elementary Grades 1-6

$$30 \text{ sq. ft.} \times \underline{500} \text{ (number of children)} = \underline{15,000} \text{ sq. ft. of classroom area required.}$$

d. Junior High and Senior High Schools (Grades 7-12)

$$25 \text{ sq. ft.} \times \underline{165} \text{ (number of children)} = \underline{4,125} \text{ sq. ft. of classroom area required.}$$

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 22,100 sq.ft.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 49,769 sq.ft.

OUTDOOR RECREATION SPACE FOR RU, BU and IU LOCATIONS (33-151.18)

a. Day Nursery, preschool and after-school care 45 sq. ft. x 23 (½ of children) = 966 sq. ft
Please complete b. below if offering kindergarten as a grade level

b. Kindergarten 45 sq. ft. x 23 (½ of children) = 966 sq. ft

c. Grades 1-6 500 sq. ft. x 30 (first 30 students) = 15,000 sq. ft

300 sq. ft. x 470 (remaining students) = 141,000 sq.ft.

d. Grades 7-12 800 sq. ft. x 30 (first 30 students) = 24,000 sq.ft.

300 sq. ft. x 135 (next 300 students) = 40,500 sq.ft.

150 sq. ft. x n/a (remaining students) = n/a

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 222,435 sf
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 239,259 sf

INDOOR/OUTDOOR RECREATION SPACE FOR URBAN CENTER DISTRICTS (33-250.86 D 2)

a. Day Nursery, preschool and after-school care 22.5 sq. ft. x _____ (½ of children) = _____
Please complete b. below if offering kindergarten as a grade level

b. Kindergarten 22.5 sq. ft. x _____ (½ of children) = _____

c. Grades 1-6 250 sq. ft. x _____ (first 30 students) = _____

Thereafter, 150 sq. ft. x _____ (per student) = _____

d. Grades 7-12 400 sq. ft. x _____ (first 30 students) = _____

150 sq. ft. x _____ (next 300 students) = _____

Thereafter, 75 sq. ft. x _____ (per student) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: _____.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: _____.

NOT APPLICABLE

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, witnessed, executed and acknowledged on this 9th day of SEPT, 2025

WITNESSES:

[Signature]
Signature

Luis Ochoa
Print Name

[Signature]
Signature

David Torres
Print Name

[Signature]
Signature

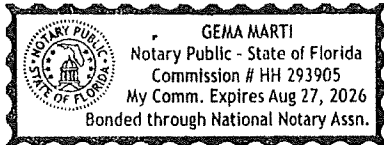
IVAN FAJARDO
Print Name

Address:
CINICA, LLC
8323 N.W. 12 ST.
SUITE 106
DORAL, FL 33126

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by IVAN FAJARDO who is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 5th day of September, 2025, in the County and State aforesaid.



[Signature]
Notary Public-State of Florida

Gema Marti
Print Name

My Commission Expires: HH 293905



8323 NW 12th St, Suite 106
 Miami, FL 33142
 Tel: (305) 593-9929
 Fax: (305) 593-9930
 www.civicaengineers.com

PROJECT:
 SAINT THOMAS
 THE APOSTLE MASTER
 PLAN APPROVAL
 7309 SW 64th St
 Miami, FL 33143

FOLD No:
 30-026-000-0511

APPLICANT:
 THE MOST REVEREND
 THOMAS G. WENSKA
 ARCHBISHOP OF MIAMI
 7309 SW 64th St
 Miami, FL
 33143

ISSUED FOR:
 SITE PLAN
 APPROVAL

CIVICA PROJECT No.:
 240206

CONSULTANTS:

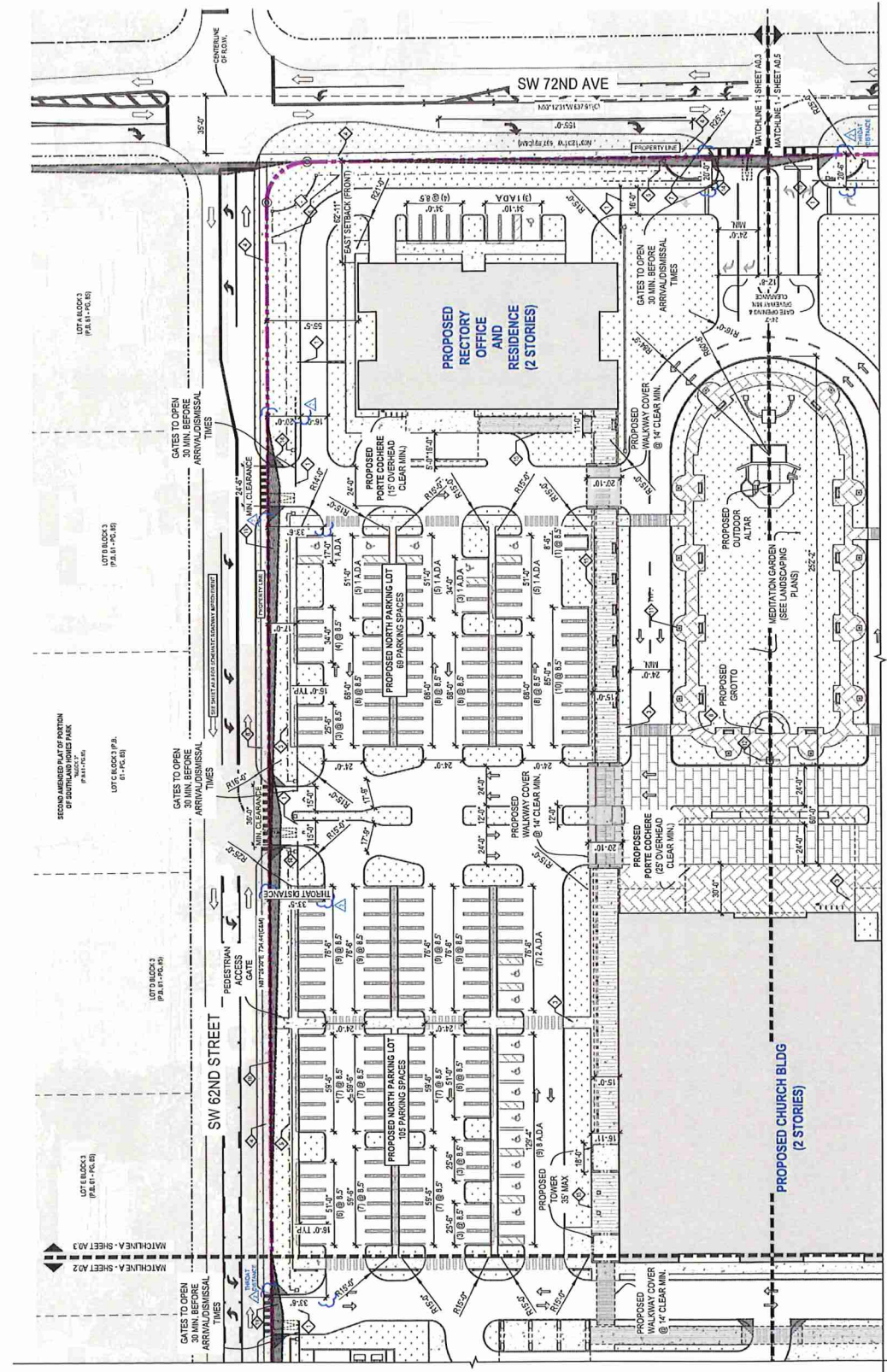
NO.	DATE	BY	REVISION
1	02/20/26	AC	ISSUED FOR APPROVAL
2	02/20/26	AC	REVISED PER COMMENTS
3	02/20/26	AC	REVISED PER COMMENTS
4	02/20/26	AC	REVISED PER COMMENTS
5	02/20/26	AC	REVISED PER COMMENTS
6	02/20/26	AC	REVISED PER COMMENTS
7	02/20/26	AC	REVISED PER COMMENTS
8	02/20/26	AC	REVISED PER COMMENTS
9	02/20/26	AC	REVISED PER COMMENTS
10	02/20/26	AC	REVISED PER COMMENTS
11	02/20/26	AC	REVISED PER COMMENTS
12	02/20/26	AC	REVISED PER COMMENTS
13	02/20/26	AC	REVISED PER COMMENTS
14	02/20/26	AC	REVISED PER COMMENTS
15	02/20/26	AC	REVISED PER COMMENTS
16	02/20/26	AC	REVISED PER COMMENTS
17	02/20/26	AC	REVISED PER COMMENTS
18	02/20/26	AC	REVISED PER COMMENTS
19	02/20/26	AC	REVISED PER COMMENTS
20	02/20/26	AC	REVISED PER COMMENTS



SCALE: AS SHOWN

DESIGNED BY: CIVICA ENGINEERS
DATE: 02/20/26
SCALE: AS SHOWN
KEY PLAN:

NO.	REVISION
1	MANUALLY OPERATED VEHICULAR ACCESS GATE (ONLY)
2	POWER EQUIPMENT (BY MAN)
3	PERMANENT ACCESS GATE
4	CONCRETE WALKWAY
5	15' X 15' SECURITY VISIBILITY THROUGH
6	CONCRETE CURB/RAIL
7	PERMANENT OPERABLE ACCESS GATE (ONLY)
8	PERMANENT OPERABLE ACCESS GATE (ONLY)
9	PERMANENT OPERABLE ACCESS GATE (ONLY)
10	PERMANENT OPERABLE ACCESS GATE (ONLY)
11	PERMANENT OPERABLE ACCESS GATE (ONLY)
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17	PERMANENT OPERABLE ACCESS GATE (ONLY)
18	PERMANENT OPERABLE ACCESS GATE (ONLY)
19	PERMANENT OPERABLE ACCESS GATE (ONLY)
20	PERMANENT OPERABLE ACCESS GATE (ONLY)



DETAILED SITE PLAN
 SHEET # 2 OF 3

PROJECT NUMBER: A0.3

ISSUED FOR: SITE PLAN APPROVAL

APPLICANT: SAINT THOMAS THE APOSTLE MASTER PLAN APPROVAL

CONSULTANTS: CIVICA ENGINEERS

DATE: 02/20/26

SCALE: AS SHOWN

KEY PLAN:

DESIGNED BY: CIVICA ENGINEERS

DATE: 02/20/26

SCALE: AS SHOWN

KEY PLAN:

DESIGNED BY: CIVICA ENGINEERS

DATE: 02/20/26

SCALE: AS SHOWN

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DATE: 02/20/26

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DESIGNED BY: CIVICA ENGINEERS

DATE: 02/20/26

SCALE: AS SHOWN

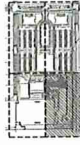
KEY PLAN:

DESIGNED BY: CIVICA ENGINEERS

DATE: 02/20/26

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30	11/19/24	REV. 30	LEFP

DRAWN BY: APPROVED BY:
LO SCALE
DATE: AS SHOWN
REVISED: AS SHOWN
KEY PLAN



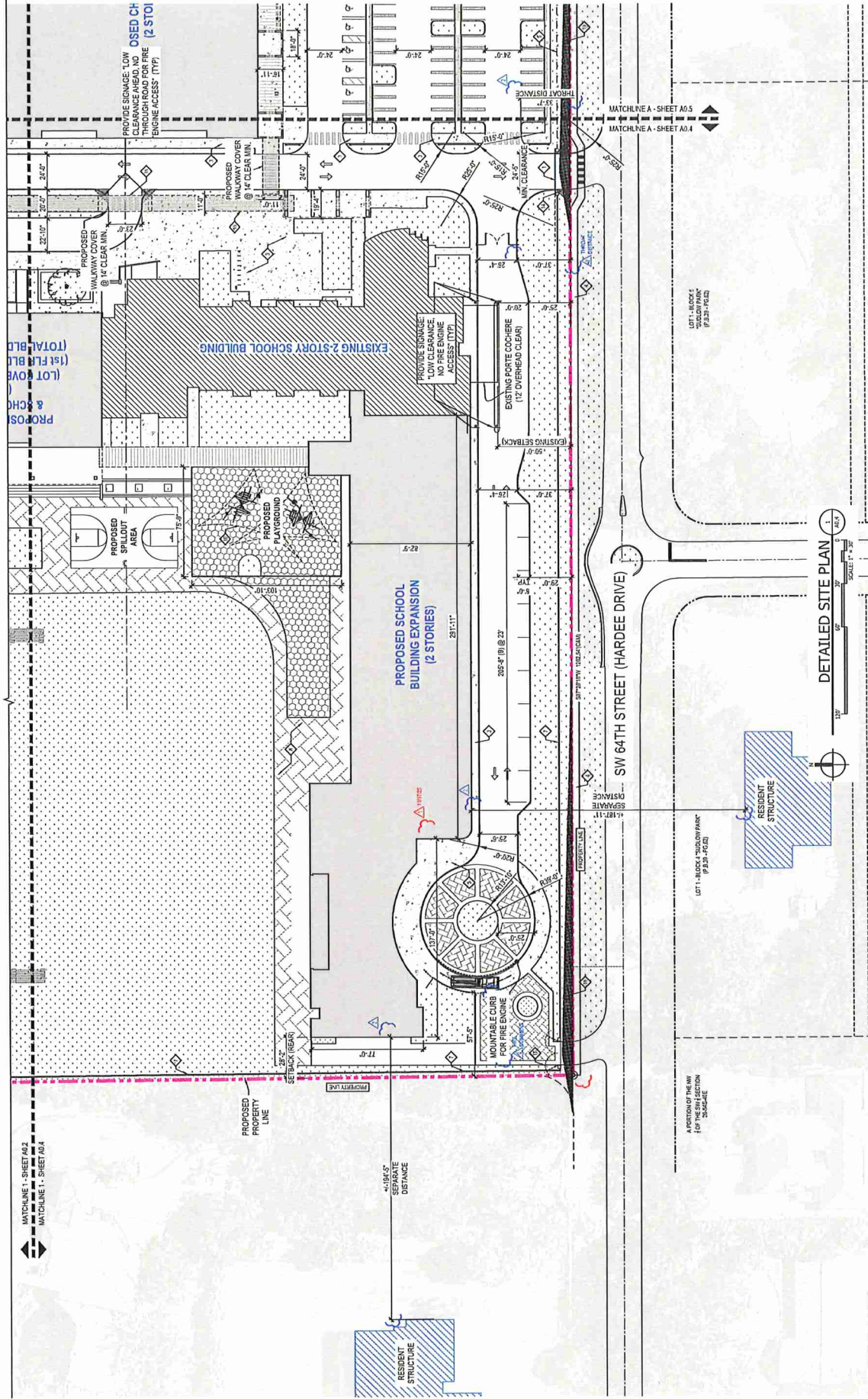
SCALE: 1/8" = 1'-0"

ROBERTO LLANES
JC-10031047
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PROJECT TITLE:
DETAILED SITE PLAN
SHEET NUMBER:
A0.4

SITE PLAN KEYNOTES	
1	MANUALLY OPERATED VEHICULAR ACCESS GATE (ONLY)
2	PROPOSED VEHICULAR ACCESS (MAY BE USED)
3	PROPOSED ACCESS GATE
4	CONCRETE WALKWAY
5	CONCRETE DRIVEWAY
6	PROPOSED DRIVEWAY
7	PROPOSED DRIVEWAY
8	PROPOSED DRIVEWAY
9	PROPOSED DRIVEWAY
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30	PROPOSED DRIVEWAY

NOTES	
1.	ALL DRIVEWAYS SHALL COMPLY WITH FOOT SPACING.
2.	GATES SPECIFIED MUST BE CHAIN LINK WITH 4" X 4" MESH. ALL GATES SHALL BE 10' HIGH AND SHALL BE 10' WIDE. ALL GATES SHALL BE 10' WIDE AND SHALL BE 10' HIGH.
3.	ALL DRIVEWAYS SHALL BE 10' WIDE AND SHALL BE 10' HIGH.
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8332 NW 12th St., Suite 106
 DORIS J. LEB
 (305) 533-9299
 (305) 533-9299
 www.civica.com
 info@civica.com

PROJECT:
**SAINT THOMAS
 THE APOSTLE MASTER
 PLAN APPROVAL**
 7303 SW 64th St.
 Miami, FL 33143
 FOLD No:
 30-4026-000-0511
 APPLICANT:

THE MOST REVEREND
 BISHOP
 ARCHDIOCESE OF MIAMI
 7303 SW 64th St, Miami, FL
 33143

ISSUED FOR:
**SITE PLAN
 APPROVAL**
 CIVICA PROJECT No.:
 340026
 CONSULTANTS:

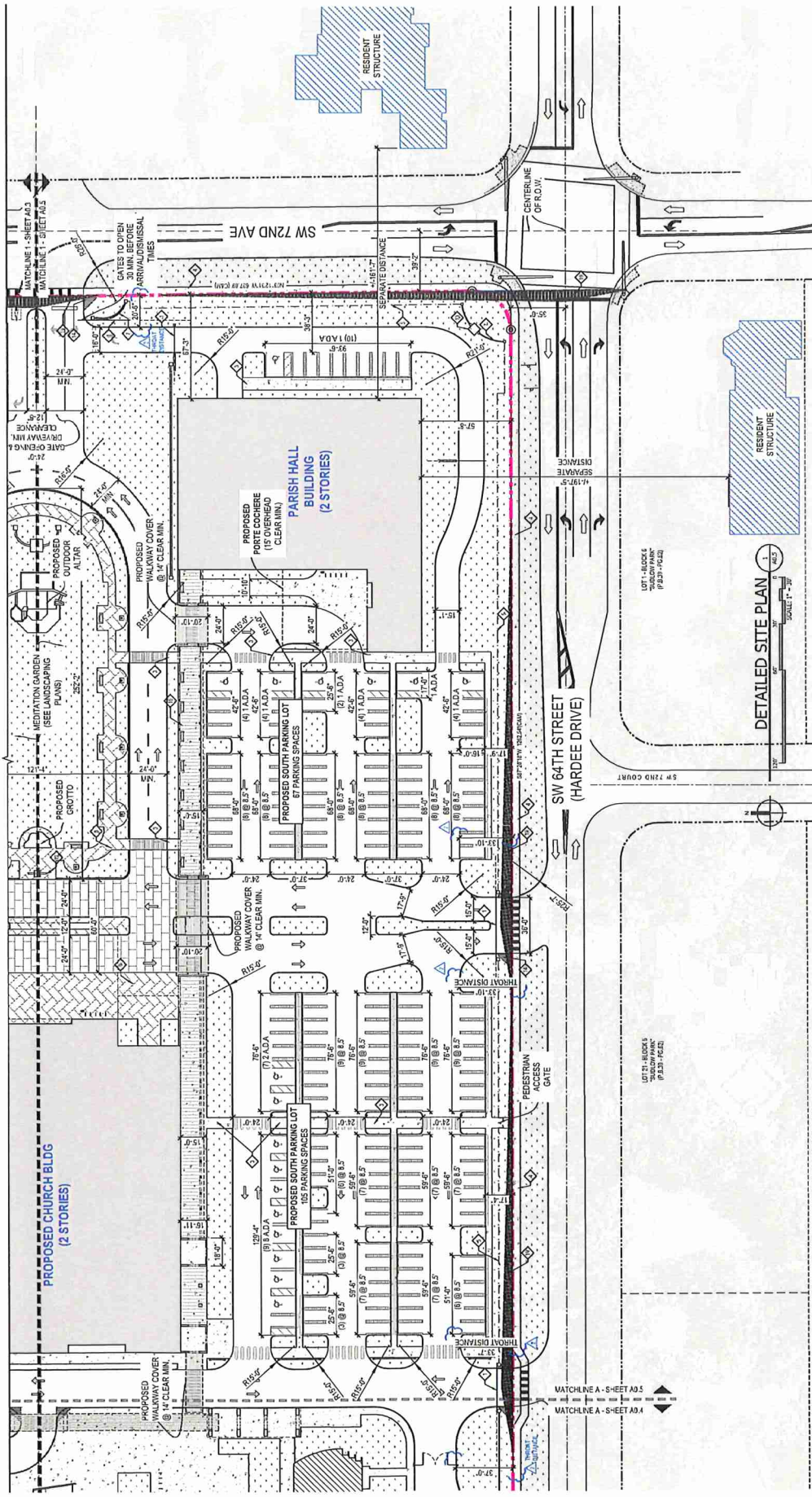
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30	11/05/25	IC CHANGE	LS/JP

DRAWN BY: APPROVED BY:
 LS SCALE: AS SHOWN
 DATE: 03/02/25
 KEY PLAN

7303 SW 64th St.
 SAINT THOMAS THE APOSTLE
 ARCHDIOCESE OF MIAMI
 7303 SW 64th St, Miami, FL
 33143

- NOTES
1. ALL NEW CONSTRUCTION SHALL COMPLY WITH FDOT STANDARDS.
 2. GATES SPECIFIED MUST OPEN AT 30 MIN. BEFORE ARRIVAL AND REMAIN OPEN UNTIL 30 MIN. AFTER DEPARTURE. PRESENT TO THE LOCAL PERMITTING AGENCY.
 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 4. EXISTING DRIVEWAY SHALL BE MAINTAINED AND PROTECTED.
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1. MANUALLY OPERATED VEHICULAR ACCESS GATE (ONLY)
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7303 SW 64th St.
 SAINT THOMAS THE APOSTLE
 ARCHDIOCESE OF MIAMI
 7303 SW 64th St, Miami, FL
 33143

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 ARCHDIOCESE OF MIAMI
 7303 SW 64th St, Miami, FL
 33143

7303 SW 64th St.
 SAINT THOMAS THE APOSTLE
 ARCHDIOCESE OF MIAMI
 7303 SW 64th St, Miami, FL
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 7303 SW 64th St, Miami, FL
 33143

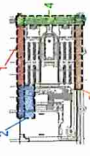
7303 SW 64th St.
 SAINT THOMAS THE APOSTLE
 ARCHDIOCESE OF MIAMI
 7303 SW 64th St, Miami, FL
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 SAINT THOMAS THE APOSTLE
 ARCHDIOCESE OF MIAMI
 7303 SW 64th St, Miami, FL
 33143

NO.	DATE	REVISION	BY
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SCALE: AS SHOWN

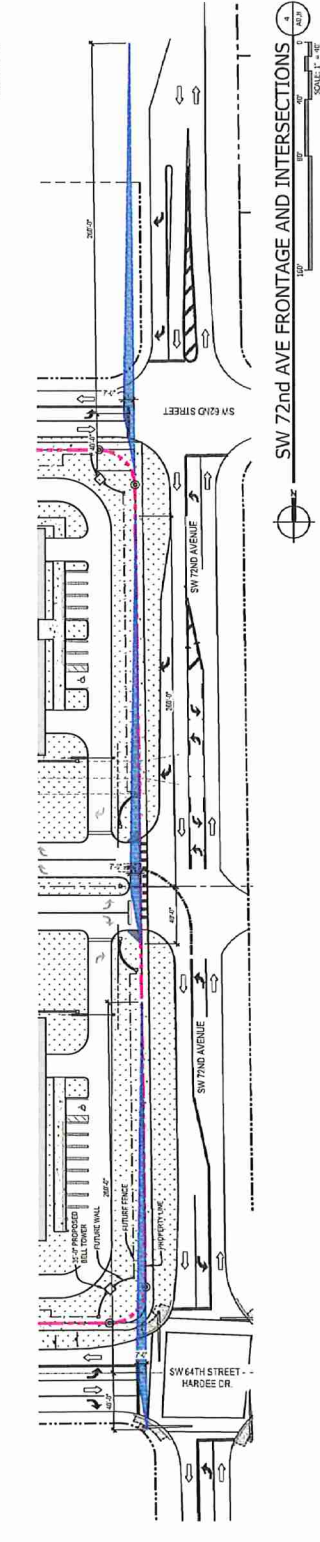
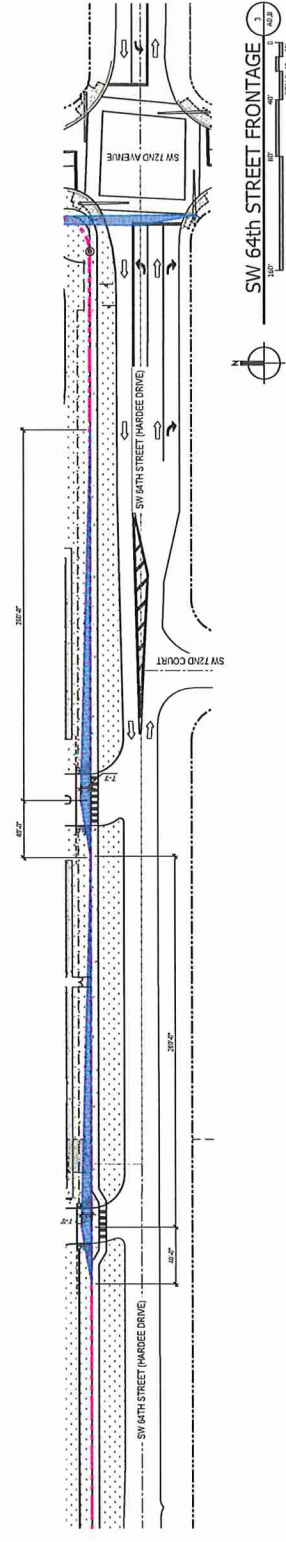
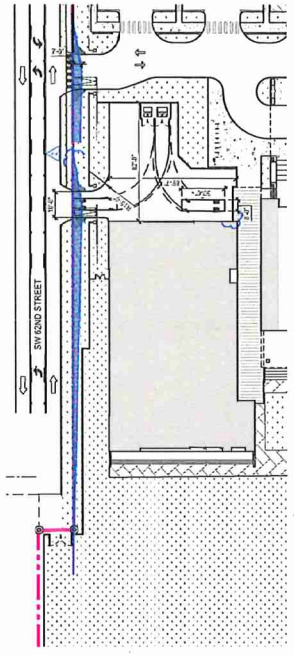
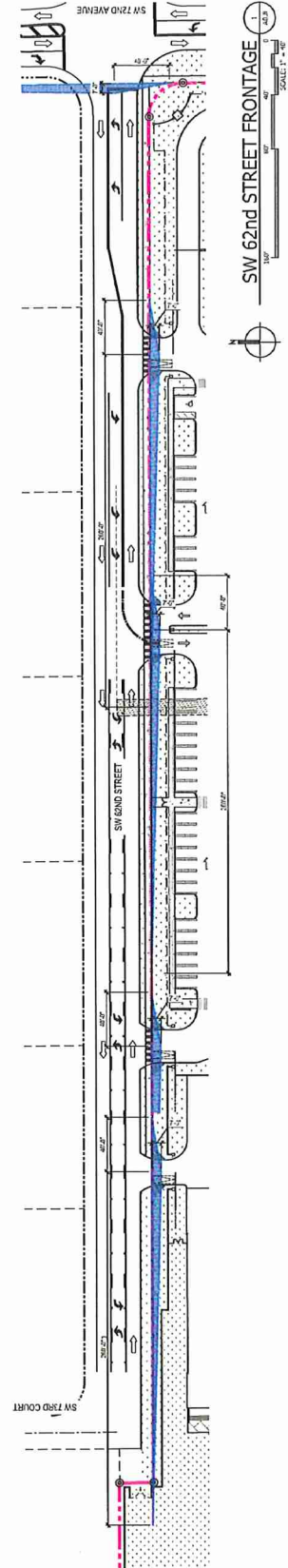
BOUNDARY LINES
 AS SHOWN

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ISSUED FOR:
**SITE PLAN
 APPROVAL**

CIVICA PROJECT NO.:
 202305

CONSULTANTS:



ROW IMPROVEMENT NOTES:

1. GEOMETRIES AND SERVICES ARE CONCEPTUAL. FINAL APPROVAL MAY VARY. FINAL GEOMETRIES MAY VARY BASED ON AVAILABILITY OF ROW FOR OFF-SITE IMPROVEMENTS.
2. THE EXISTING SCHOOL ZONES ALONG SW 64TH STREET AND SW 62ND STREET MUST BE UPDATED ACCORDING TO THE RECENT FOOT STANDARDS. THIS CAN BE DONE AT THE TIME OF PLATING.
3. ALL BUILDING PERMITS AND BUILDING TCO AND TCU SHALL BE ISSUED INDEPENDENTLY FROM FLASHES APPROVAL AND CONTINGENT ON NON-ILLUMINATED SCHOOL ZONE SIGNAGE AND ASPHALT MARKINGS INSTALLATION ONLY.

ISSUED FOR:
**SITE PLAN
 APPROVAL**

CIVICA PROJECT NO.:
 202305

CONSULTANTS:

ISSUED FOR:
**SITE PLAN
 APPROVAL**

CIVICA PROJECT NO.:
 202305

CONSULTANTS:

ISSUED FOR:
**SITE PLAN
 APPROVAL**

CIVICA PROJECT NO.:
 202305

CONSULTANTS:

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 APPROVAL**

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CONSULTANTS:

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 APPROVAL**

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CONSULTANTS:

ISSUED FOR:
**SITE PLAN
 APPROVAL**

CIVICA PROJECT NO.:
 202305

CONSULTANTS:

ISSUED FOR:
**SITE PLAN
 APPROVAL**

CIVICA PROJECT NO.:
 202305

CONSULTANTS:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-209 DATE: FEB 20 2026 BY: E307493



8323 NW 12th St., Suite 106
 Coral Gables, FL 33134
 (305) 453-9959
 A/E 12001093
 www.civicaconsultants.com

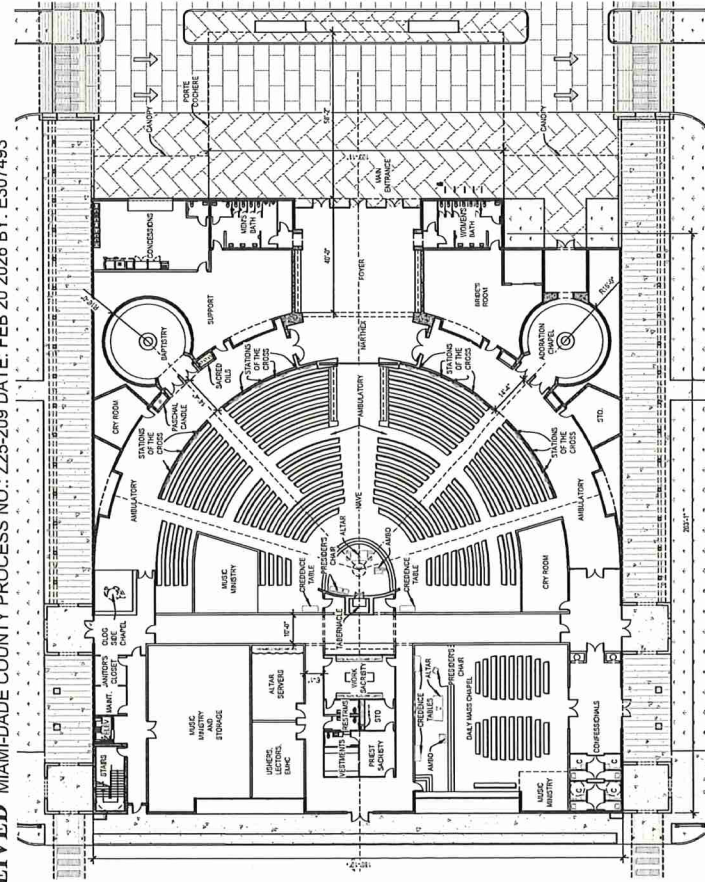
PROJECT:
**SAINT THOMAS
 THE APOSTLE MASTER
 PLAN APPROVAL**
 7303 SW 64th St.
 Miami, FL 33143
 FOLIO No.:
 30-0036-000-0511
 APPLICANT:

THE MOST REVEREND
 THE ARCHBISHOP OF THE
 ARCHDIOCESE OF MIAMI
 7303 SW 64th St., Miami, FL
 33143

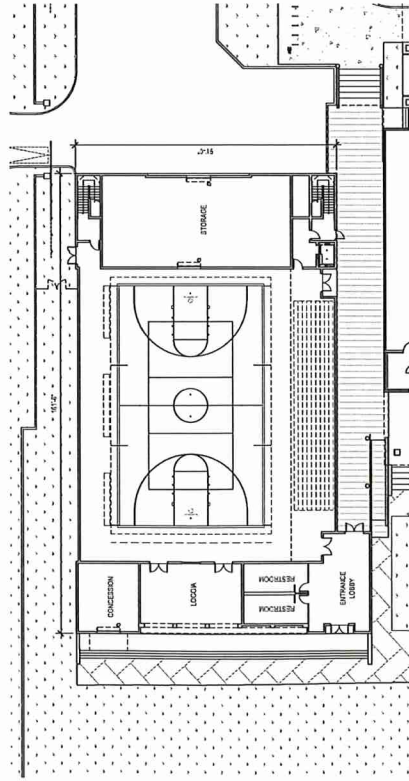
ISSUED FOR:
**SITE PLAN
 APPROVAL**
 CIVICA PROJECT No.:
 240205
 CONSULTANTS:

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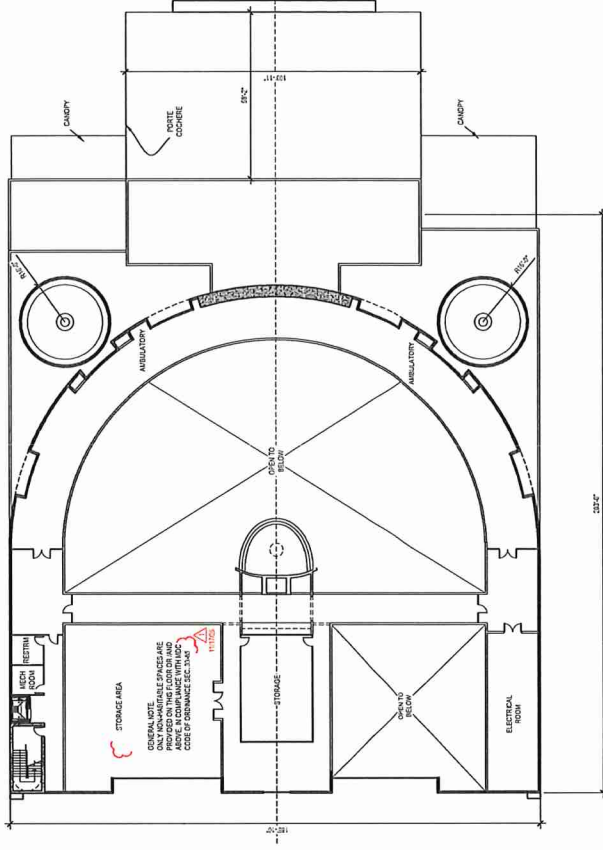
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-209 DATE: FEB 20 2026 BY: E307493



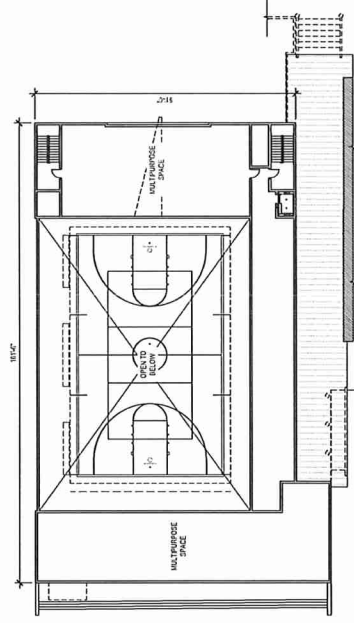
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PROPOSED CHURCH 1ST FLOOR PLAN (A) (1:10) SCALE: 1" = 10'-0"



PROPOSED CHURCH 2ND FLOOR PLAN (1:10) SCALE: 1" = 10'-0"



PROPOSED CHURCH 2ND FLOOR PLAN (A) (1:10) SCALE: 1" = 10'-0"

CIVICA
 CONSULTANTS

8323 NW 7th St., Suite 106
 Miami, FL 33126
 Tel: (305) 593-9959
 Fax: (305) 593-9958
 www.civica.com

PROJECT:
SAINT THOMAS
THE APOSTLE MASTER
PLAN APPROVAL
 7303 SW 64th St.
 Miami, FL 33143

FOLIO No.:
 30-4026-000-0511

APPLICANT:

THE MOST REVEREND
 THOMAS G. WASKULAS
 ARCHBISHOP OF MIAMI
 7303 SW 64th St.
 Miami, FL
 33143

ISSUED FOR:
SITE PLAN
APPROVAL

CIVICA PROJECT No.:
 240206

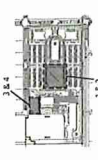
CONSULTANTS:

NO.	DATE	REVISION	BY
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2	10/22/22	12.02.2025	LD
3	10/22/22	12.02.2025	LD

APPROVED BY:
 LD

SCALE:
 AS SHOWN

KEY PLAN



Digitally signed by
 Leonardo L. D. ...
 DN: cn=Leonardo L. D. ...
 o=CIVICA, ou=CONSULTANTS, email=leonardo@civica.com, c=US

2025.12.02
 12:08:32-05'00'

BOUQUIN LANS
 12-08-32-05'00'

PROPOSED
 CHURCH AND
 GYM FLOOR PLANS

SHEET NUMBER
A1.0

CIVICA
 ARCHITECTURE

8323 NW 12th St., Suite 106
 Miami, FL 33150
 Tel: (305) 553-9959
 Fax: (305) 553-9959
 www.civicaarch.com

PROJECT:
SAINT THOMAS
THE APOSTLE MASTER
PLAN APPROVAL
 7303 SW 64th St
 Miami, FL 33143

FOLD NO:
 30-4036-000-0511

APPLICANT:

TRIPLET ARCHITECTS
 THOMAS G. WANSU, AS
 ARCHBISHOP OF MIAMI
 7303 SW 64th St, Miami, FL
 33143

ISSUED FOR:
SITE PLAN
APPROVAL

CIVICA PROJECT NO.:
 240306

CONSULTANTS:

NO.	DATE	REVISION	BY
1	12/22/25	10% CONSENT	LSJ/F
2	1/15/26	15% CONSENT	LSJ/F
3	1/15/26	15% CONSENT	LSJ/F
4	1/15/26	15% CONSENT	LSJ/F
5	1/15/26	15% CONSENT	LSJ/F
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17	1/15/26	15% CONSENT	LSJ/F
18	1/15/26	15% CONSENT	LSJ/F
19	1/15/26	15% CONSENT	LSJ/F
20	1/15/26	15% CONSENT	LSJ/F

APPROVED BY:

 DATE: _____
 SCALE: _____
 SHEETS: _____
 KEY PLAN

SEAL SIGNATURE

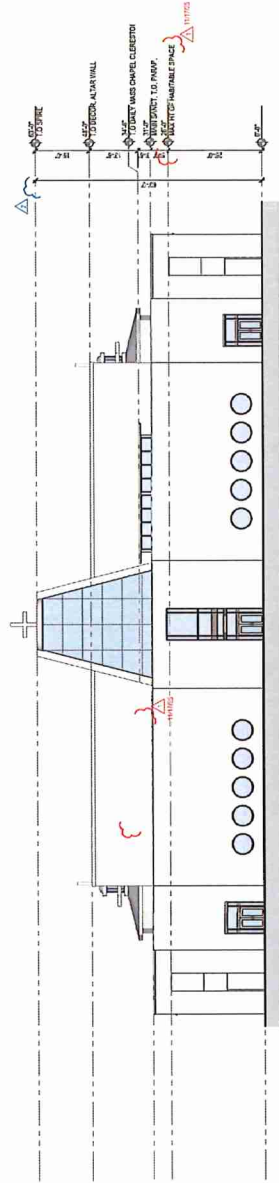
Digitally signed
 by Rolando
 Linares
 DN: cn=Rolando Linares,
 o=CIVICA ARCHITECTURE,
 2026.02.03
 14:26:41-0500'

ROLANDO LINARES
 AS - 001346

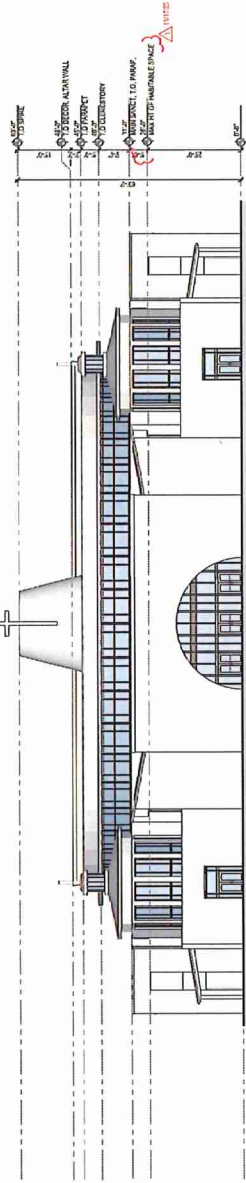
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SHEET TITLE
CHURCH
OVERALL
ELEVATIONS

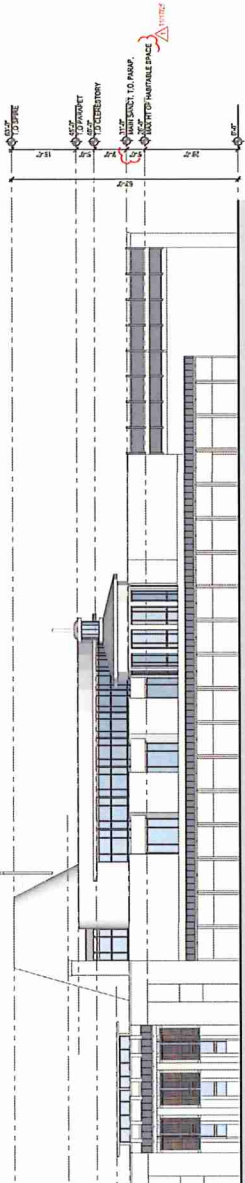
SHEET NUMBER
A2.0



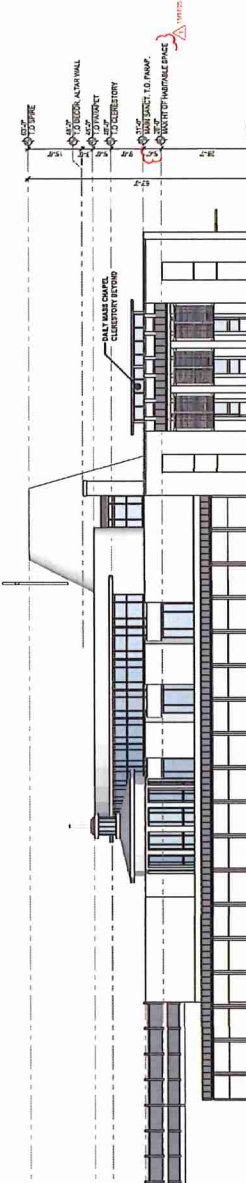
WEST ELEVATION 4
 SCALE: 1/8" = 1'-0"



EAST ELEVATION 5
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 3
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION 1
 SCALE: 1/8" = 1'-0"

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-209 DATE: FEB 20 2026 BY: E307493



8323 NW 12th St., Suite 106
 Fort Lauderdale, FL 33309
 Tel: (305) 553-9959
 Fax: (305) 553-9959
 www.civicaarchitecture.com

PROJECT:
**SAINT THOMAS
 THE APOSTLE MASTER
 PLAN APPROVAL**
 7303 SW 64th St,
 Miami, FL 33143

FOLIO No.:
 30-006-000-0511
 APPLICANT:

THE MOST REVEREND
 THOMAS MONAGHAN
 ARCHBISHOP OF THE
 ARCHDIOCESE OF MIAMI
 7303 SW 4th St, Miami, FL
 33175

ISSUED FOR:
**SITE PLAN
 APPROVAL**
 CIVICA PROJECT No.:
 240306
 CONSULTANTS:

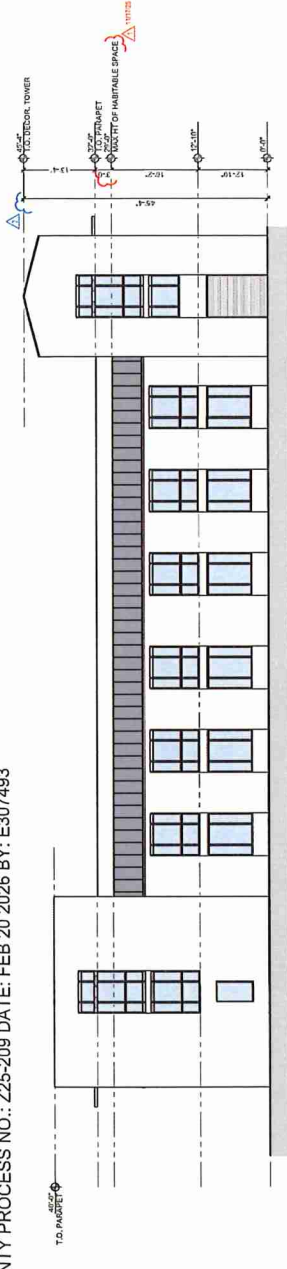
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DRAWN BY: APPROVED BY:
 LS/EP
 DATE: 03/20/25 SCALE:
 AS SHOWN
 KEY PLAN

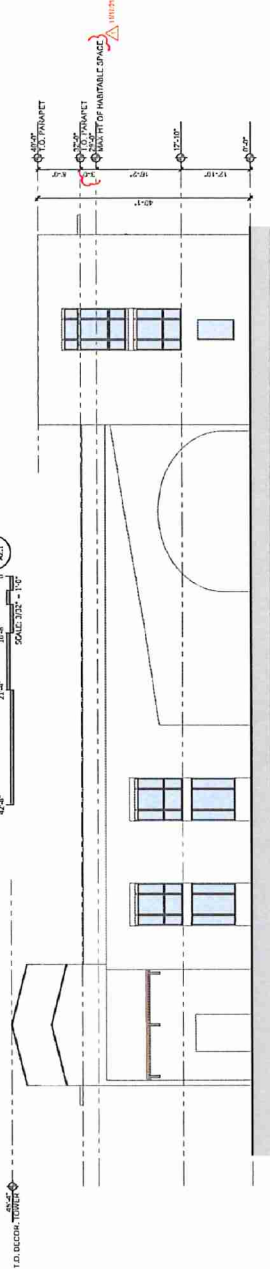
FOUNDRY TOWER
 FOUNDING PARTNERS
 101-1033306
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SHEET TITLE
**PARISH
 HALL BLDG
 ELEVATIONS**

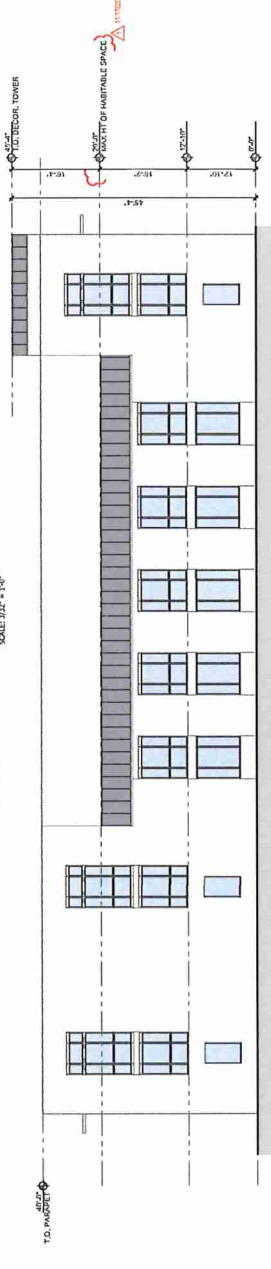
SHEET NUMBER:
A2.1



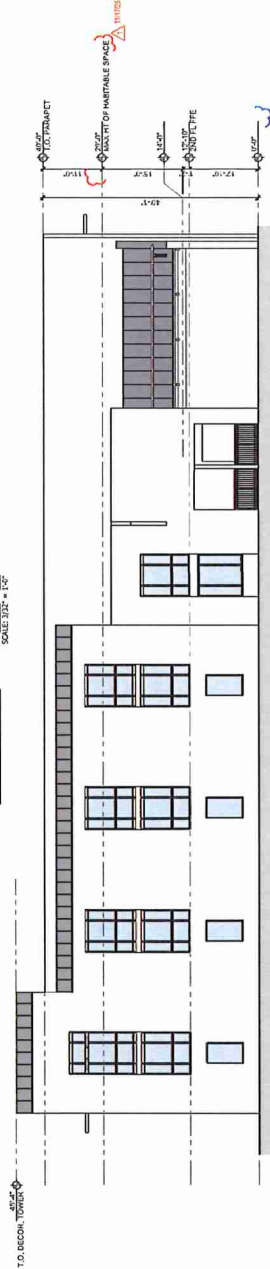
EAST ELEVATION (1) A2.1
 SCALE: 1/8" = 1'-0"



WEST ELEVATION (2) A2.1
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (3) A2.1
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION (4) A2.1
 SCALE: 1/8" = 1'-0"



8823 NW 12th St., Suite 106
 Miami, FL 33150
 Tel: (305) 593-9959
 Fax: (305) 593-9959
 www.civicaconsultants.com

PROJECT:
**SAINT THOMAS
 THE APOSTLE MASTER
 PLAN APPROVAL**
 7303 SW 64th St.
 Miami, FL 33143

FOLIO No:
 30-026-000-0511
 APPLICANT:
 THE MOST REVEREND
 THOMAS G. WASKULAS
 ARCHBISHOP OF MIAMI
 7303 SW 64th St.
 Miami, FL 33143

ISSUED FOR:
**SITE PLAN
 APPROVAL**
 CIVICA PROJECT No.:
 240208
 CONSULTANTS:

NO.	DATE	REVISION	BY
1	04/22	ISSUE FOR PERMITS	LD/F
2	07/12	ISSUE FOR PERMITS	LD/F
3	07/12	ISSUE FOR PERMITS	LD/F
4	07/12	ISSUE FOR PERMITS	LD/F
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8	07/12	ISSUE FOR PERMITS	LD/F
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10	07/12	ISSUE FOR PERMITS	LD/F

DRAWN BY:
 LD
 DATE:
 03/20/23
 KEY PLAN

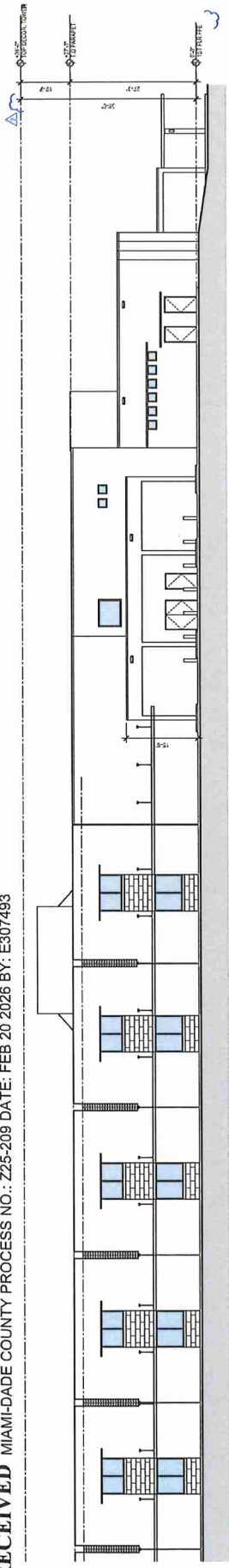
APPROVED BY:
 RLF
 SCALE:
 AS SHOWN

SCALE: 1/8" = 1'-0"

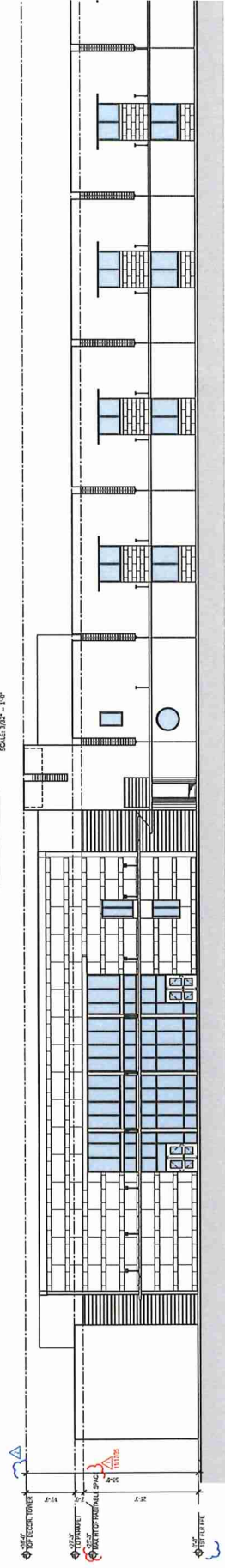
BOUNDARY LINES
 AS SHOWN
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SHEET TITLE
**PROPOSED
 SCHOOL OVERALL
 ELEVATIONS**

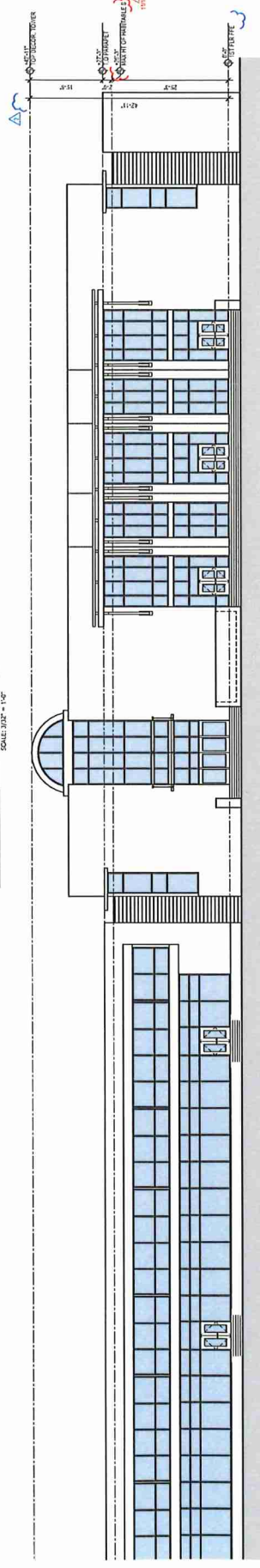
SHEET NUMBER
A2.2



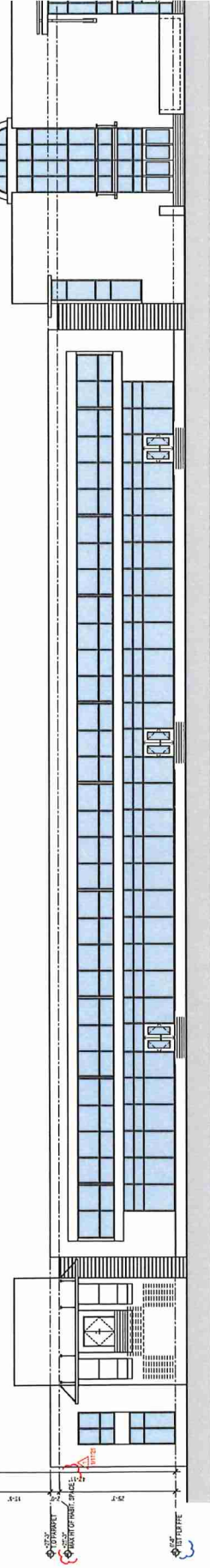
PARTIAL SOUTH ELEVATION 1



PARTIAL SOUTH ELEVATION 2



PARTIAL NORTH ELEVATION 3

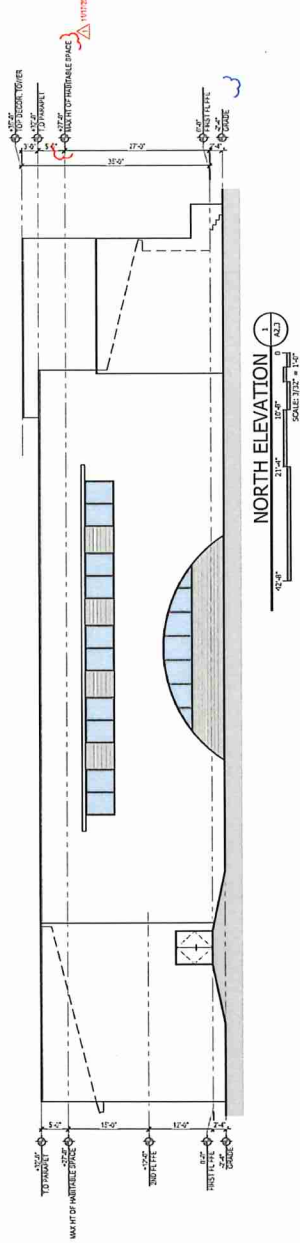
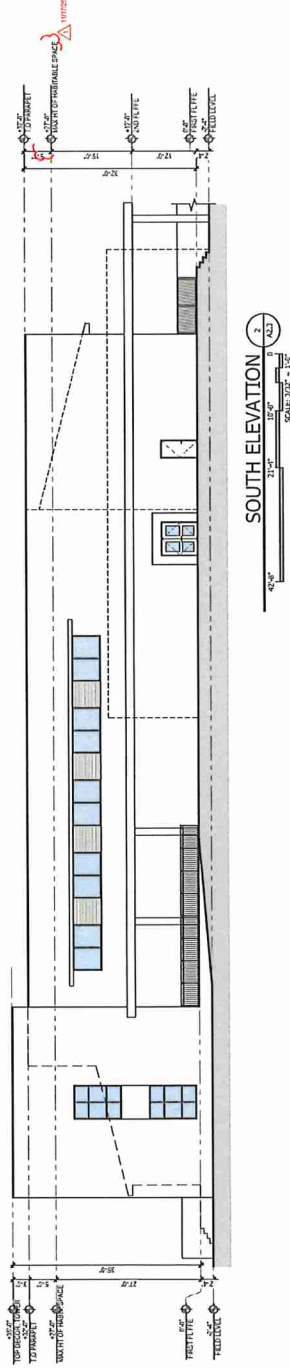
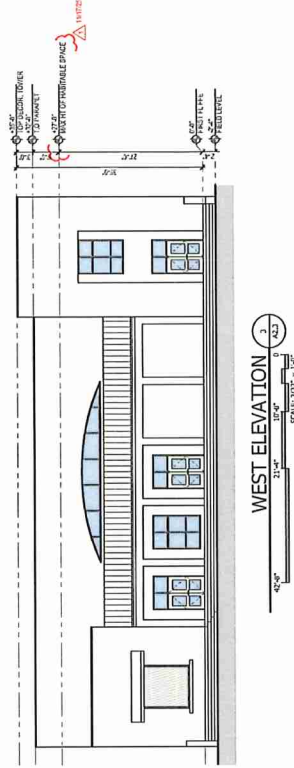
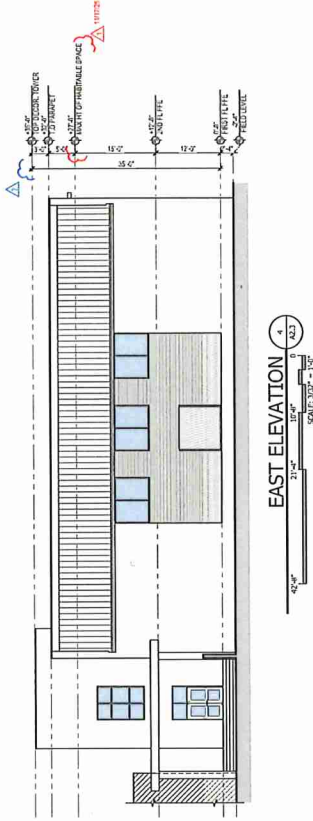


PARTIAL NORTH ELEVATION 4



NO.	DATE	REVISION	BY
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18	11/15/23	DC DESIGN	LD/F
19	11/15/23	DC DESIGN	LD/F
20	11/15/23	DC DESIGN	LD/F

APPROVED BY:
DATE: _____ SCALE:
DESIGNED BY: AS DESIGN
KEY PLAN





8329 NW 14th St., Suite 106
 Coral Gables, FL 33136
 Tel: (305) 392-9959
 Fax: (305) 392-9959
 www.civicaarchitecture.com

PROJECT:
**SAINT THOMAS
 THE APOSTLE MASTER
 PLAN APPROVAL**
 7303 SW 64th St.
 Miami, FL 33143

FOLD NO.:
 30-0026-000-00111
 APPLICANT:

THE MOST REVEREND
 THOMAS G. WENSCKAS
 ARCHBISHOP OF THE
 ARCHDIOCESE OF MIAMI
 7303 SW 64th St., Miami, FL
 33143

ISSUED FOR:
**SITE PLAN
 APPROVAL**
 CIVICA PROJECT NO.:
 240206
 CONSULTANTS:

NO.	DATE	REVISION	BY
1	11/17/24	10% PERMITS	J.T.F.
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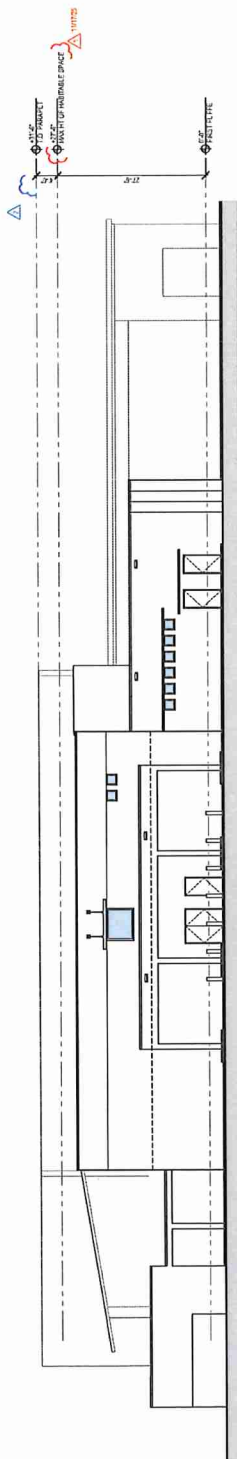
DRAWN BY:
 APPROVED BY:
 LC
 DATE:
 REVISIONS:
 KEY PLAN:

SCALE: AS SHOWN

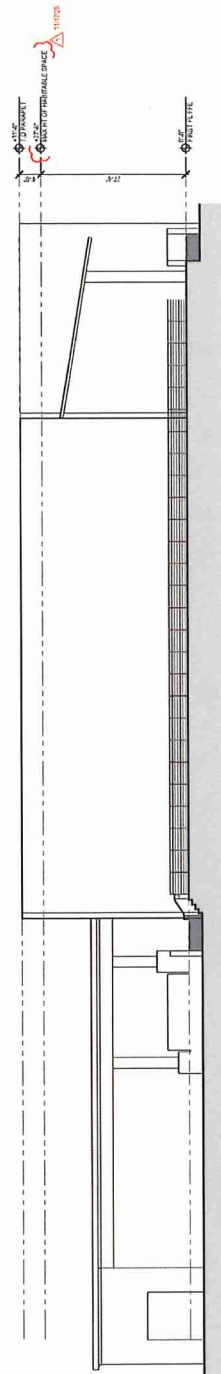
EDUARDO LEMUS
 AIA - 10111310

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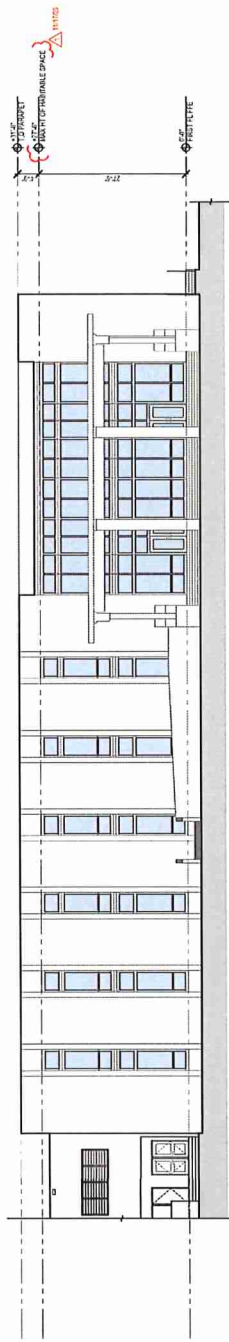
SHEET TITLE:
**PROPOSED
 FAMILY CENTER
 & CAFETERIUM
 ELEVATIONS**
 SHEET NUMBER:
A2.5



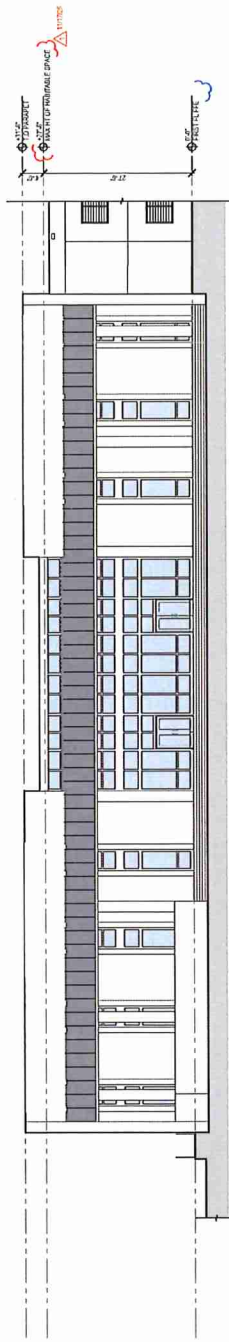
PROPOSED SOUTH ELEVATION
 1
 SCALE: 3/32" = 1'-0"



PROPOSED NORTH ELEVATION
 2
 SCALE: 3/32" = 1'-0"



PROPOSED EAST ELEVATION
 3
 SCALE: 3/32" = 1'-0"



PROPOSED WEST ELEVATION
 4
 SCALE: 3/32" = 1'-0"

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-209 DATE: June 4, 2026 BY: E329897

ZONING HEARING PLANS REVIEW

**X PLANS WITHIN THE SCOPE OF THE AD
PLANS NOT WITHIN THE SCOPE OF THE AD**

REVIEWED BY: Elizabeth C Alvarez

ON: 6/5/2026

CIVICA
ARCHITECTURAL + PLANNING DESIGN

8323 NW 12th St., Suite 106
Doral, FL 33126
Tel: 305.593.9929
AA #20001093
www.civicaplan.com

PROJECT:
**SAINT THOMAS
THE APOSTLE
MASTER PLAN
APPROVAL**

7303 SW 64th St,
Miami, FL 33143

APPLICANT:
**The Most Reverend
Thomas G. Wenski, as
Archbishop of the
Archdiocese of Miami**
7303 SW 64th St,
Miami, FL 33143

ISSUED FOR:
**SITE PLAN
APPROVAL**
CIVICA PROJECT No.:
150206



NO.	DATE	REVISION	BY
1	08/20/2025	REVISED	TKS

APPROVED BY:
TKS
DATE: 8.14.2025
SCALE: as noted
NET PLAN



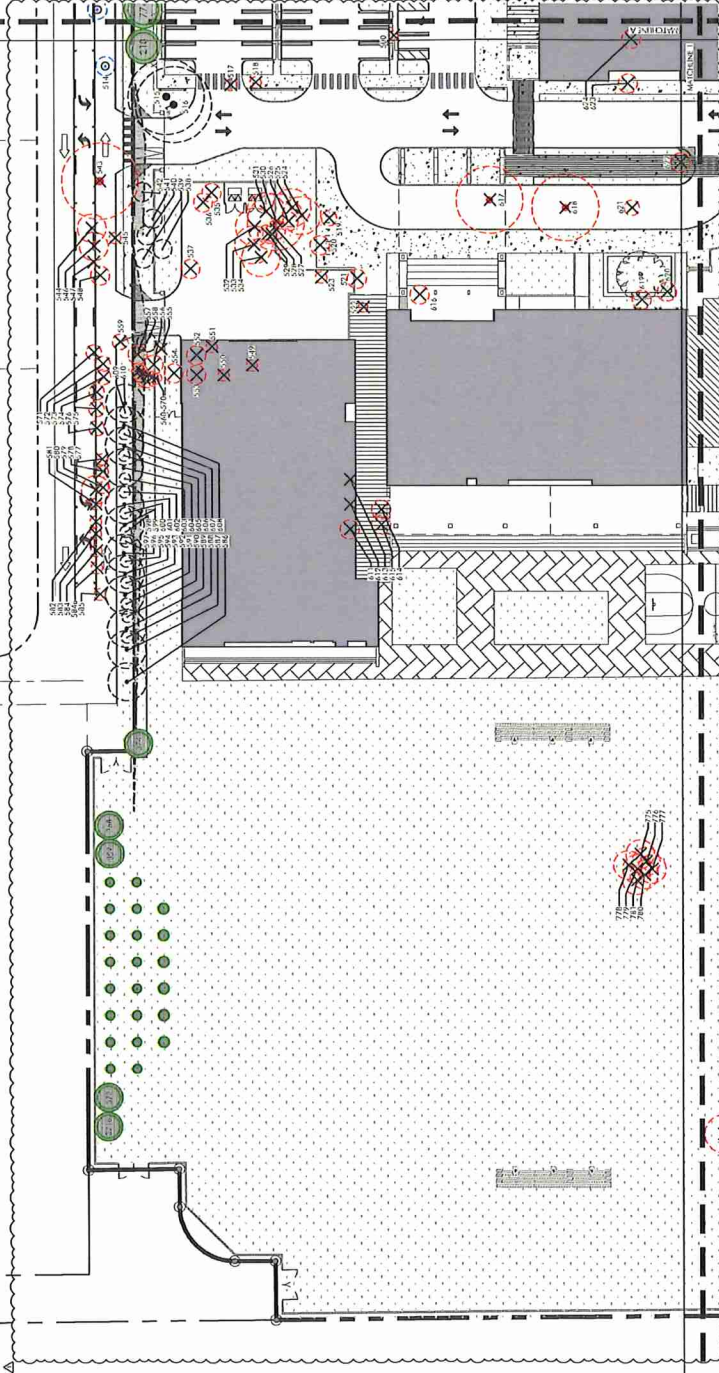
SIGNATURE

LEGAL SEALER
LA 068206
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SHEET TITLE

EXISTING TREE
DISPOSITION
PLAN

SHEET NUMBER
LA1-02



MACHINE 1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-209 DATE: June 4, 2026 BY: E529897

ZONING HEARING PLANS REVIEW

X PLANS WITHIN THE SCOPE OF THE AD
PLANS NOT WITHIN THE SCOPE OF THE AD

REVIEWED BY: Elizabeth C. Alvarez

ON: 6/5/2026

CIVICA
ARCHITECTURAL & LANDSCAPE DESIGN
8322 NW 12th St, Suite 106
Doral, FL 33126
Tel: 305.593.9595
AA #2601093
www.civicagroup.com

PROJECT:
**SAINT THOMAS
THE APOSTLE
MASTER PLAN
APPROVAL**

7303 SW 64th St,
Miami, FL 33143

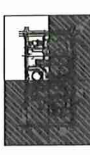
APPLICANT:
**The Most Reverend
Thomas G. Wenski, as
Archbishop of the
Archdiocese of Miami
7303 SW 64th St,
Miami, FL 33143**

ISSUED FOR:
**SITE PLAN
APPROVAL**
CIVICA PROJECT No.:
1502006



NO.	DATE	REVISION	BY
1	10/12/2025	ISSUE	TKS

DRAWN BY: TKS
APPROVED BY: REG
DATE: 8.14.2025
SCALE: as noted
NET PLAN



DATE: 8.14.2025

DATE: 8.14.2025
SCALE: as noted
NET PLAN

DATE: 8.14.2025
SCALE: as noted
NET PLAN

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SCALE: as noted
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SCALE: as noted
NET PLAN

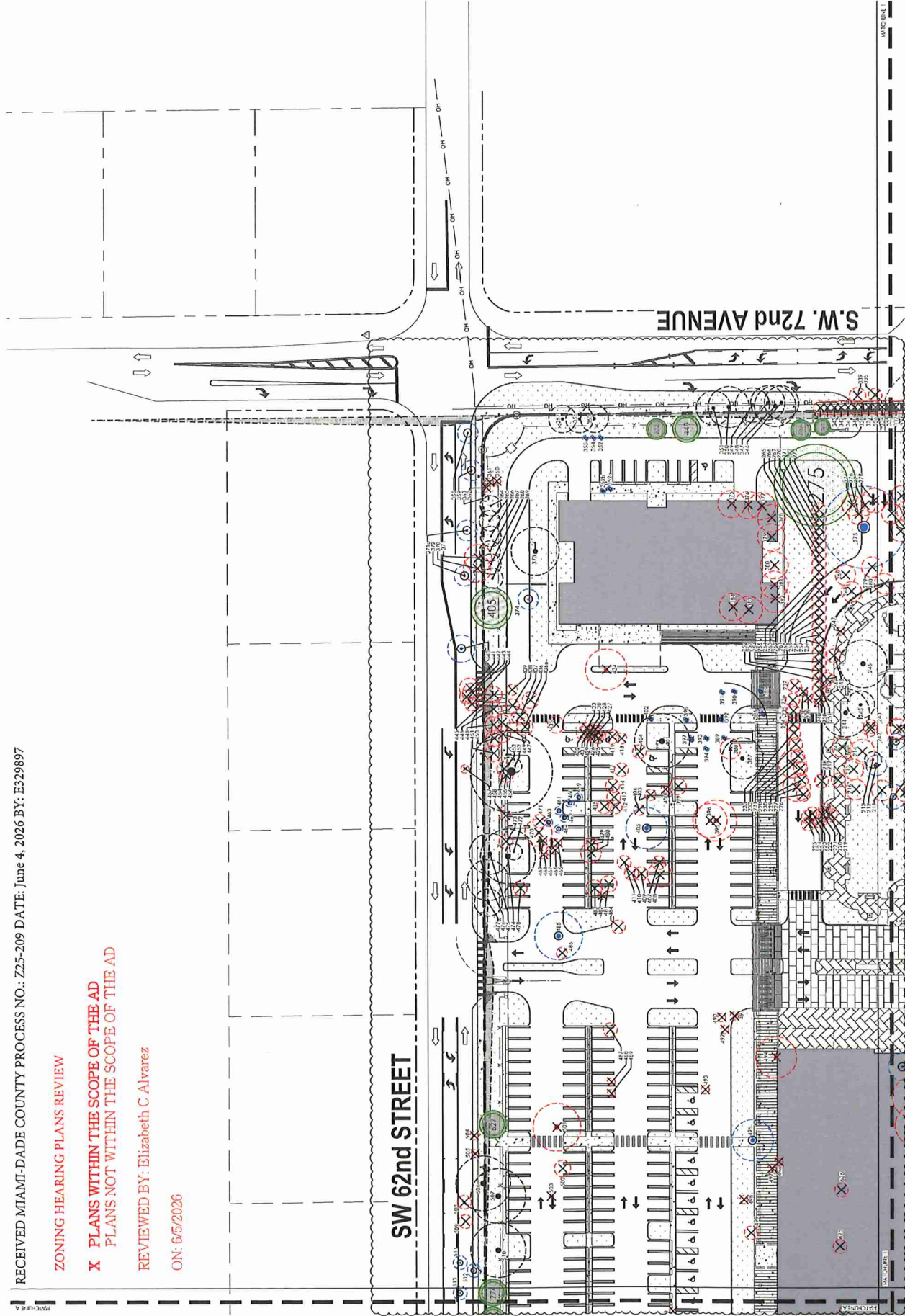
DATE: 8.14.2025
SCALE: as noted
NET PLAN

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SCALE: as noted
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SCALE: as noted
NET PLAN

DATE: 8.14.2025
SCALE: as noted
NET PLAN

DATE: 8.14.2025
SCALE: as noted
NET PLAN



EXISTING TREE
DISPOSITION
PLAN
SHEET NUMBER
LA1-03

SCALE: 1" = 30'

EXISTING TREE
DISPOSITION
PLAN

EXISTING TREE
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EXISTING TREE
DISPOSITION
PLAN

NO.	DATE	DESCRIPTION	BY
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3	01/28/21	REVISED	TKS
4	04/28/21	REVISED	TKS
5	07/28/21	REVISED	TKS
6	08/11/21	REVISED	TKS
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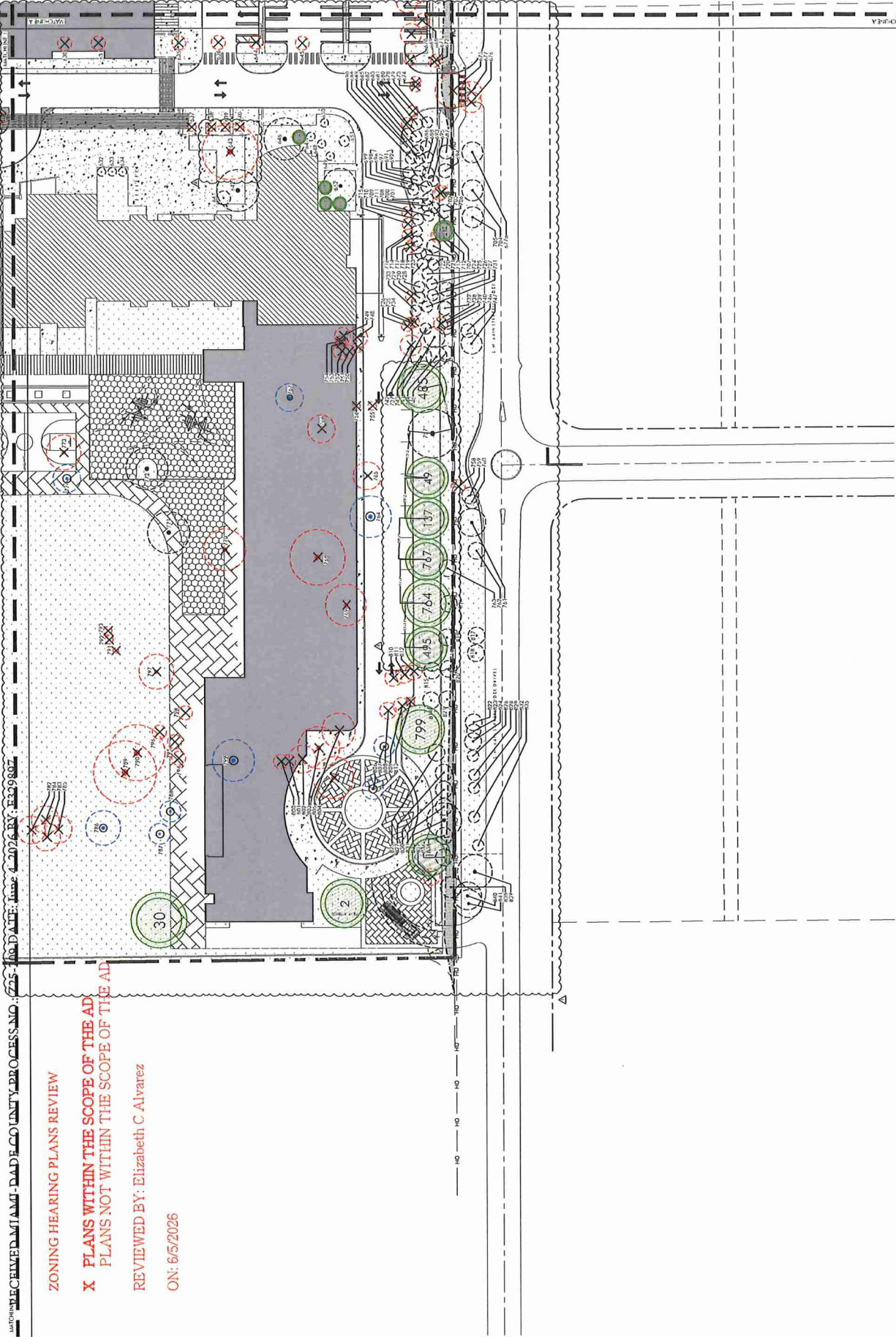
DRAWN BY: TKS
APPROVED BY: KEG
DATE: 8.14.2025
SCALE: as noted
KEY PLAN:



SHEET TITLE:
EXISTING TREE
DISPOSITION
PLAN

KEY PLAN:
This drawing is the property of CIVICA and is not to be used for any other project without the written consent of CIVICA.

EXISTING TREE DISPOSITION PLAN
SHEET NUMBER: LA1_04
SCALE: 1" = 30'



ZONING HEARING PLANS REVIEW

X PLANS WITHIN THE SCOPE OF THE AD
PLANS NOT WITHIN THE SCOPE OF THE AD

REVIEWED BY: Elizabeth C Alvarez

ON: 6/5/2026

8323 NW 12th St, Suite 106
Doral, FL 33126
Tel: 305.585.8585
www.civicafirm.com

PROJECT:
**SAINT THOMAS
THE APOSTLE
MASTER PLAN
APPROVAL**

7303 SW 64th St,
Miami, FL 33143

APPLICANT:
**The Most Reverend
Thomas G. Wenski, as
Archbishop of Miami
Archdiocese of Miami**
7303 SW 64th St,
Miami, FL 33143

ISSUED FOR:
**SITE PLAN
APPROVAL**
CIVICA PROJECT No.:
1502096

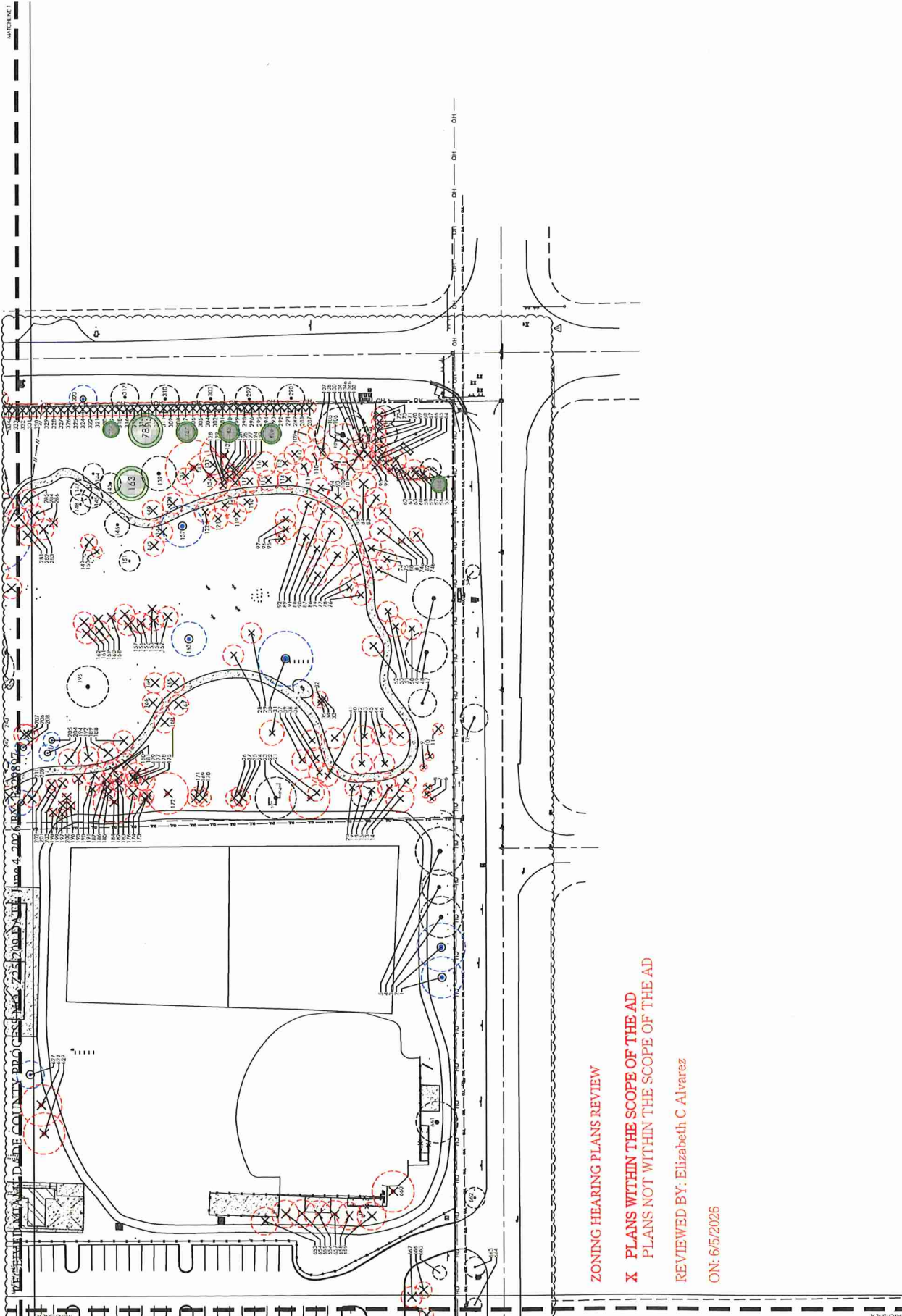


NO.	DATE	REVISION	BY
1	10/22	ISSUE	NA

DRAWN BY: TKS
APPROVED BY: REG
DATE: 8.14.2025
SCALE: as noted
NET PLAN



DATE: 8/14/2025



ZONING HEARING PLANS REVIEW
**X PLANS WITHIN THE SCOPE OF THE AD
PLANS NOT WITHIN THE SCOPE OF THE AD**
REVIEWED BY: Elizabeth C. Alvarez
ON: 6/5/2026

EXISTING TREE
DISPOSITION
PLAN
SHEET NUMBER
LA1-05



REG. SEALER
LA-0502096
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No.	DATE	REVISION	BY
1	11/17/17	ISSUE	TKS
2	04/16/18	REVISED	TKS
3	08/14/18	REVISED	TKS
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DRAWN BY: TKS
APPROVED BY: KEG
DATE: 8.14.2025
SCALE: as noted
REVISION:

SPAIN/PAVIA/PAVIA

MEAL SEWELER
LA 068203
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**EXISTING TREE
DISPOSITION LIST**

SHEET NUMBER
LA1.07

RECEIVED MIAMI-DADE COUNTY PROCESS NO. Z-25-209-DATE: June 4, 2026 BY: EJ-29895

ZONING HEARING PLANS REVIEW

**X PLANS WITHIN THE SCOPE OF THE AD
PLANS NOT WITHIN THE SCOPE OF THE AD**

REVIEWED BY: Elizabeth C. Alvarez
ON: 6/26/26

EXISTING TREE DISPOSITION LIST									
KEY	BOTANICAL NAME	COMMON NAME	TRUNK DBH (IN)	TRUNK HEIGHT (FT)	CONDITION	REASON FOR REMOVAL	REASON FOR PRESERVATION	MITIGATION	DISPOSITION
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-209 DATE: June 4, 2026 BY: E329897

ZONING HEARING PLANS REVIEW

X PLANS WITHIN THE SCOPE OF THE AD PLANS NOT WITHIN THE SCOPE OF THE AD

REVIEWED BY: Elizabeth C. Adams

ON: 6/5/2025

CIVICA ARCHITECTURAL + DESIGN ASSOCIATION

8223 NW 19th St., Suite 106
Miami, FL 33170
TEL: 305.583.8559
WWW.CIVICAGROUP.COM

PROJECT:
SAINT THOMAS
THE APOSTLE
MASTER PLAN
APPROVAL

7303 SW 64th St.
Miami, FL 33143

APPLICANT:
The Most Reverend
Thomas G. Wenski, as
Archbishop of the
Archdiocese of Miami
7303 SW 64th St.
Miami, FL 33143

ISSUED FOR:
SITE PLAN
APPROVAL
CIVICA PROJECT No.:
1500206



NO.	DATE	DESCRIPTION	BY
1	12/27	PLAN	TKS

DRAWN BY: TKS
APPROVED BY: ICEG
DATE: 8.14.2025
SCALE: as noted
KEY PLAN



SEALED SIGNATURE

KEITH SEDLER
LA - 6557255

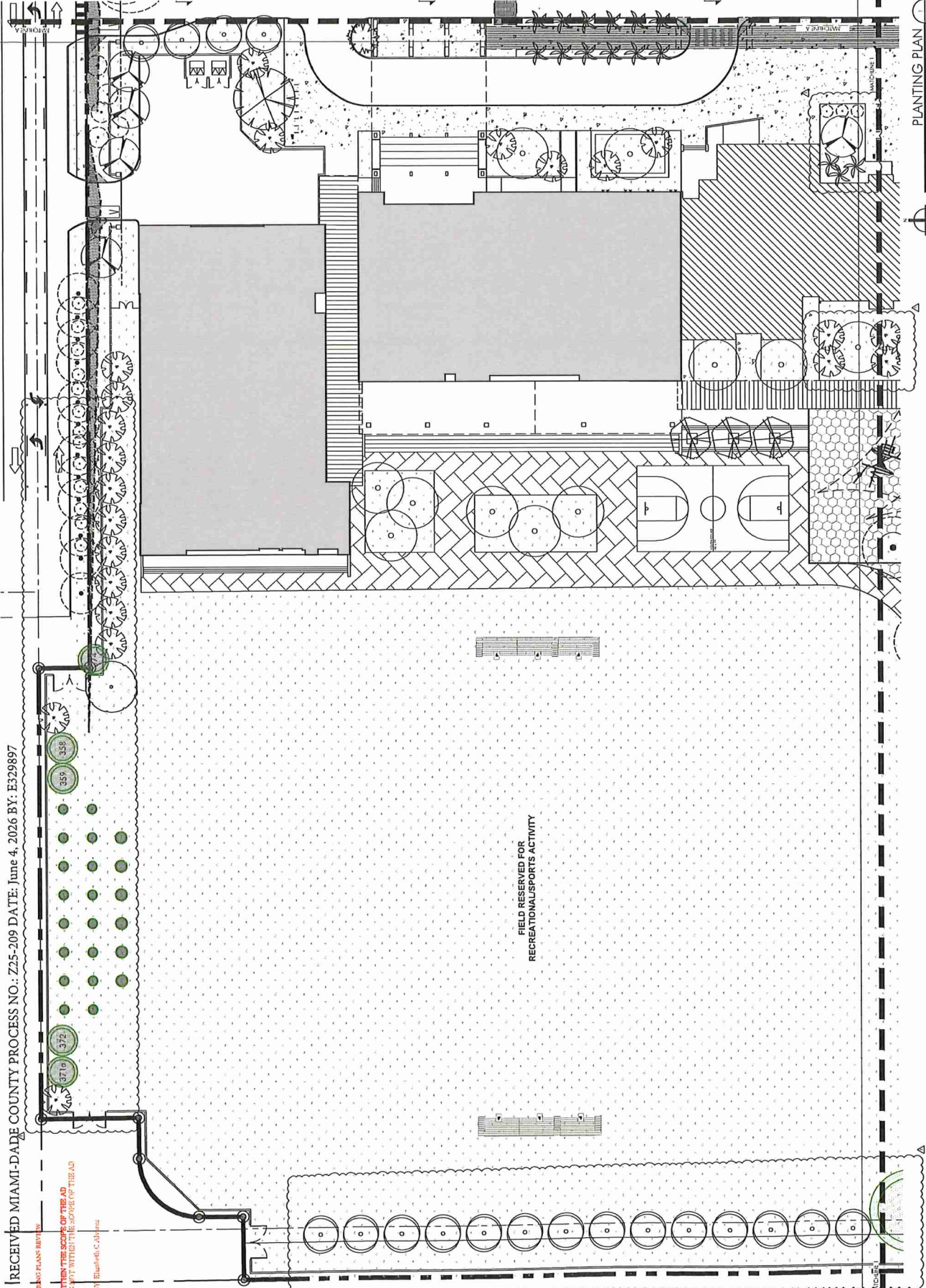
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SHEET TITLE

PLANTING PLAN

SHEET NUMBER
LA2_022

SCALE: 1" = 20'





NO.	DATE	DESCRIPTION	BY
1	10/22	REVISED	TKS
2			
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APPROVED BY:
TKS
DATE:
8.14.2025
SCALE:
as noted
KEY PLAN



MANUFACTURER

ARCHITECT

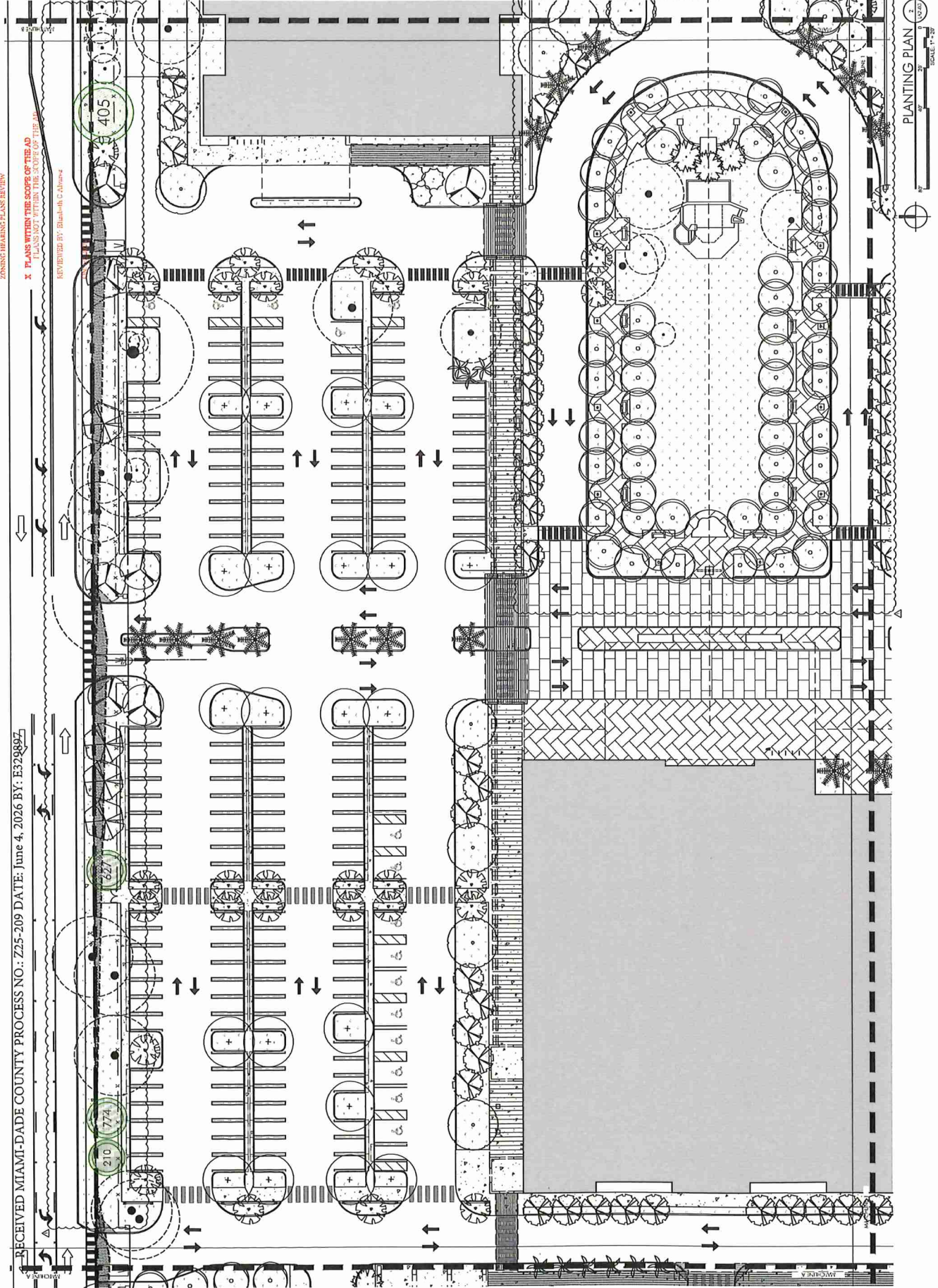
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SHEET TITLE

PLANTING PLAN

SHEET NUMBER

LAQ-03



ZONING HEARING PLANS REVIEW

X PLANS WITHIN THE SCOPE OF THIS AD
REVISIONS BY: [Signature]

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-209 DATE: June 4, 2026 BY: E329897

PLANTING PLAN 2
SCALE 1" = 20'

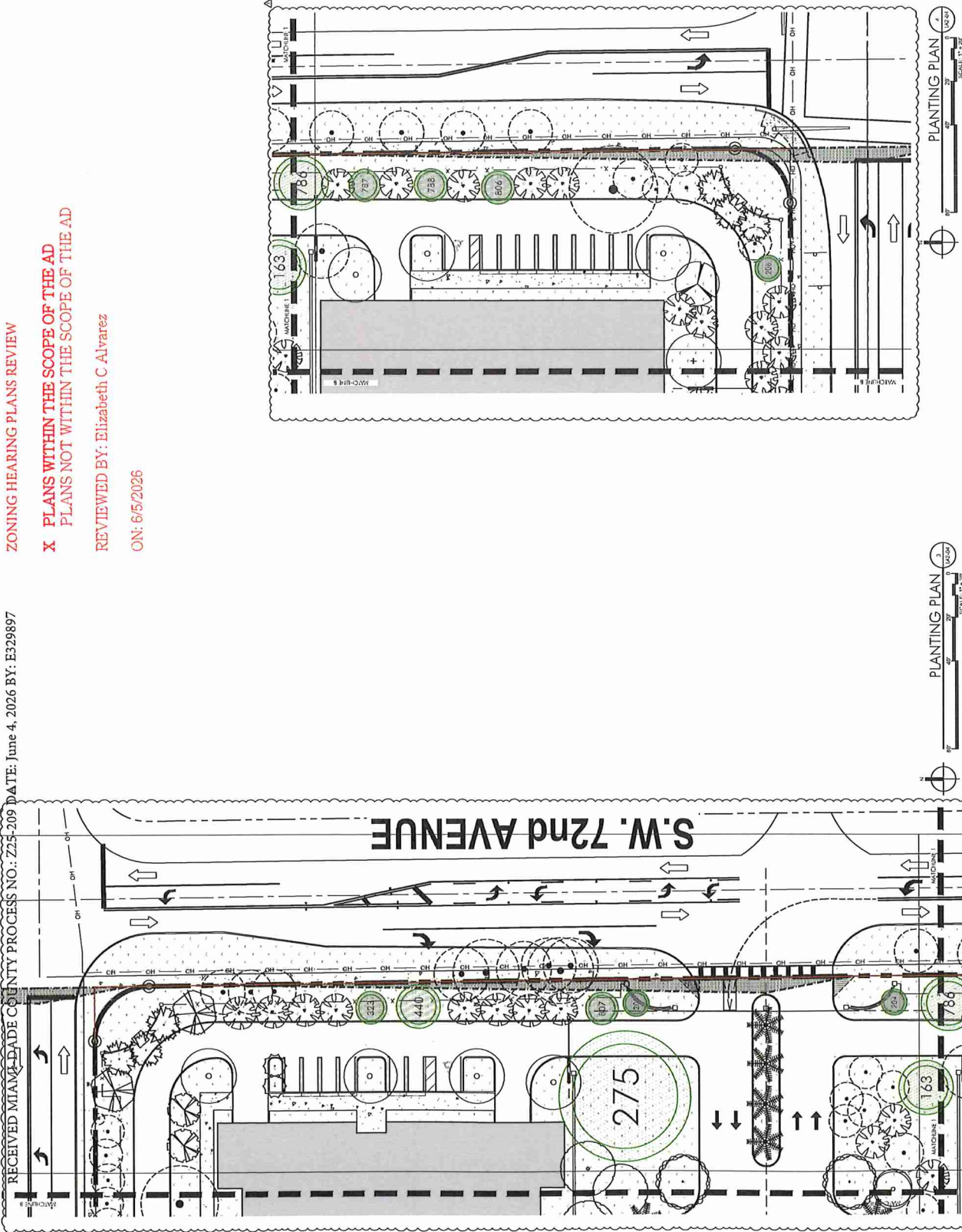
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-209 DATE: June 4, 2026 BY: E329897

ZONING HEARING PLANS REVIEW

**X PLANS WITHIN THE SCOPE OF THE AD
PLANS NOT WITHIN THE SCOPE OF THE AD**

REVIEWED BY: Elizabeth C Alvarez

ON: 6/5/2026



CIVICA
ARCHITECTURAL & URBAN DESIGN

8323 NW 12th St, Suite 106
Doral, FL 33126
TEL: 305.583.9899

AA #262011000
www.civicafp.com

PROJECT:
SAINT THOMAS
THE APOSTLE
MASTER PLAN
APPROVAL

7303 SW 64th St,
Miami, FL 33143

APPLICANT:
The Most Reverend
Thomas G. Wenski, as
Archbishop of the
Archdiocese of Miami
7303 SW 64th St,
Miami, FL 33143

ISSUED FOR:
SITE PLAN
APPROVAL
CIVICA PROJECT No.:
180208



NO.	DATE	DESCRIPTION	BY
1	7/14/25	ISSUE	TKS
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DRAWN BY: TKS
APPROVED BY: KEG
DATE: 8.14.2025
SCALE: AS SHOWN
NET PLAN



SIGNATURE

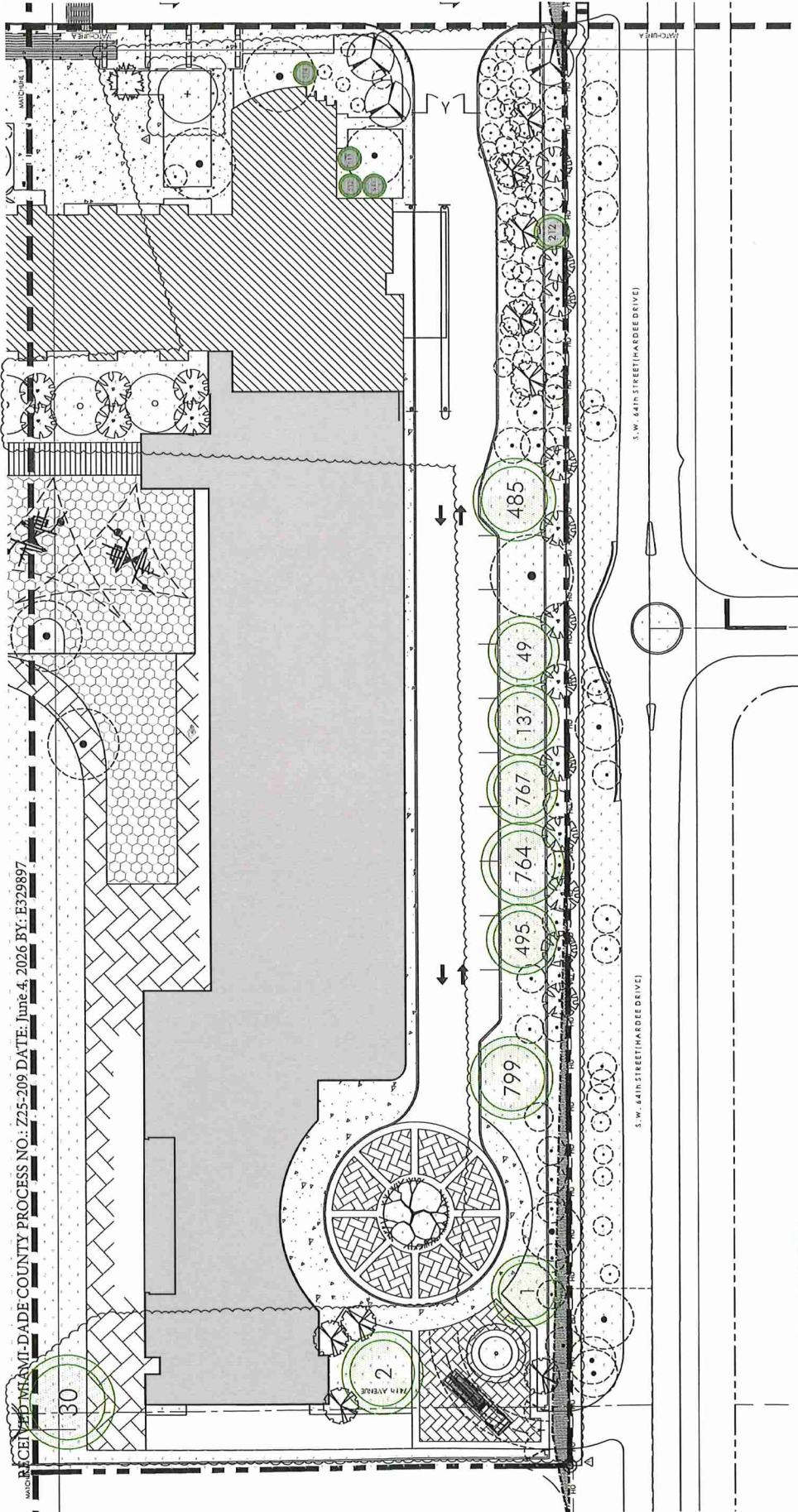
KEHL ZEMER
LA-068720
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SHEET TITLE

PLANTING PLAN

SHEET NUMBER
LA3-04

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-209 DATE: June 4, 2026 BY: E329897



CIVICA
ARCHITECTURAL & DESIGN
8523 NW 12th St, Suite 106
Miami, FL 33142
Tel: 305.583.8859
www.civicafp.com

PROJECT:
SAINT THOMAS
THE APOSTLE
MASTER PLAN
APPROVAL
7303 SW 64th St,
Miami, FL 33143

APPLICANT:
The Most Reverend
Thomas G. Wenski, as
Archbishop of the
Archdiocese of Miami
7303 SW 64th St,
Miami, FL 33143

ISSUED FOR:
SITE PLAN
APPROVAL
CIVICA PROJECT No.:
180206

NO.	DATE	ISSUED BY	BY
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100	12/22	TSK	TSK



DRAWN BY: TSK
APPROVED BY: KEG
DATE: 8.14.2025
SCALE: or noted
KEY PLAN:



ZONING HEARING PLANS REVIEW
**X PLANS WITHIN THE SCOPE OF THE AD
PLANS NOT WITHIN THE SCOPE OF THE AD**

REVIEWED BY: Elizabeth C. Alvarez
ON: 6/5/2026

SHAPE SIGNATURE

SCALE: 1" = 20'
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PLANTING PLAN
SHEET NUMBER: LAC-06
SCALE: 1" = 20'

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole.

NAME AND ADDRESS	Percentage of Stock
<u>The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole.</u>	<u>Not For Profit</u>
<u>9401 Biscayne Blvd., Miami Shores, Florida 33138</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____


Date of contract: _____

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If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

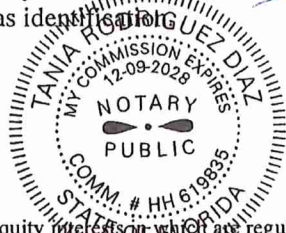
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: 
THOMAS G. WENSKI, ARCHBISHOP (Applicant)

Sworn to and subscribed before me this 30 day of APRIL, 2025. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)



My commission expires 12/09/2028

*Disclosure shall not be required of: 1) any entity, the equity interests of which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

EXHIBIT "A"

Legal Description

PARCEL 1:

The East 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4, less the South 405 feet thereof, less the West 125 feet thereof, and less the East 35 feet thereof, of Section 26, Township 54 South, Range 40 East, Miami-Dade County, Florida.

PARCEL 2:

The West 125 feet of the East 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 26, Township 54 South, Range 40 East, less the South 405 feet, lying and being in Miami-Dade County, Florida.

PARCEL 3:

The South 405 feet of the East 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 26, Township 54 South, Range 40 East, Miami-Dade County, Florida, less the South 35 feet thereof, and less the East 35 feet thereof.

PARCEL 4:

The East 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4 less the South 35 feet thereof, and the West 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4 less the South 35 feet thereof, and the North 319 feet of the West 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4, all in Section 26, Township 54 South, Range 40 East, Miami-Dade County, Florida.

PARCEL 5:

The West 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4 less the North 319 feet and less the South 35 feet in Section 26, Township 54 South, Range 40 East, lying and being in Miami-Dade County, Florida, less the West 25 feet of the West 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4 of Section 26, Township 54 South, Range 40 East, Miami-Dade County, Florida, less the North 319 feet thereof, and the area bounded by the East line of the West 25 feet of the West 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4 of said Section 26, and bounded by the North line of the South 35 feet of the West 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4 of said Section 26 and bounded by a 25 foot radius arc concave to the NE, said arc being tangent to both of the last described lines for right-of-way.

TOGETHER WITH:

The East 25.00 feet, of the Southwest One-Quarter (S.W. 1/4), of the Northwest One-Quarter (N.W. 1/4), of Section 26, Township 54 South, Range 40 East, Miami-Dade County, Florida, AND the West 25.00 feet, of the Southeast One-Quarter (S.E. 1/4), of the Northwest One-Quarter (N.W. 1/4), of Section 26, Township 54 South, Range 40 East, Miami-Dade County, Florida; LESS The South 35.00 feet thereof; AND LESS all of that portion lying above (Northerly) the following described line:

COMMENCE at the Southeast Corner of Lot 3, of Block 1 of KAWANA SUBDIVISION, according to the Plat thereof, as recorded Plat Book 110, Page 38, of the Public Records of Miami-Dade County, Florida; thence S03°04'25"E (S03°04'59"E Calculated), along the West Line of the East 25.00 feet, of said Southeast One-Quarter (S.E. 1/4), a distance of 33.87 feet (32.08 feet Calculated) to the POINT OF BEGINNING; thence N86°55'35"E (N86°55'01"E Calculated), a distance of 31.18 feet; thence N03°04'25"W (N03°04'59"W Calculated), a distance of 21.08 feet, to the point of curvature of a circular curve, concave to the Southeast, and having a radius of 28.92' feet; thence Northerly and Northeasterly along said curve to the right, through a central angle of 69°33'22", for an arc distance of 35.10 feet, to the point of intersection with the East Line of the West 25.00 feet of said Southeast One-Quarter (S.E. 1/4), and the POINT OF TERMINATION.

TOGETHER WITH: The external area of a circular curve, concave to the Northeast, having a radius of 25.00 feet, being tangent to the East Line of the West 25.00 feet of said Southeast One-Quarter (S.E. 1/4), and tangent to the North Line of the South 35.00 feet of said Southeast One-Quarter (S.E. 1/4).

EXHIBIT "B"

Legal Description of Owned Abutting Properties

Property No. 1: 7221 SW 62 Street, Miami, Florida

Folio No. 30-4026-017-0020

Lot B, Block 3, Southland Homes Park 2nd Partial Amended, according to the map or plat thereof, recorded in Plat Book 61, Page 85, of the Public Records of Miami-Dade County, Florida.

Property No. 2: 7241 SW 62 Street, Miami, Florida

Folio No. 30-4026-017-0030

Lot "C", Block 3, Second Amended Plat of Portion of SOUTHLAND HOMES PARK, according to the Plat thereof, as recorded in Plat Book 61, at Page 85, of the Public Records of Miami-Dade County, Florida.

Property No. 3: 7261 SW 62 Street, Miami, Florida

Folio No. 30-4026-017-0040

Lot D, Block 3, Second Amended Plat of Portion of SOUTHLAND HOMES PARK, according to the Plat thereof, as recorded in Plat Book 61, at Page 85, of the Public Records of Miami-Dade County, Florida.

Property No. 4: 7301 SW 62 Street, Miami, Florida

Folio No. 30-4026-017-0050

Lot E, in Block 3, of SECOND AMENDED PLAT OF PORTION OF SOUTHLAND HOMES PARK, according to the Plat thereof, as recorded in Plat 61, at Page 85 of the Public Records of Miami-Dade County

Property No. 5: 7309 SW 62 Street, Miami, Florida

Folio No. 30-4026-017-0061

The East 120 feet of Lot "F", Block 3, Southland Homes Park Second Amended, According to the Map or Plat thereof, as recorded in Plat Book 61, Page 48, of the Public Records of Miami-Dade County, Florida.

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ACTIVE:38386408.1

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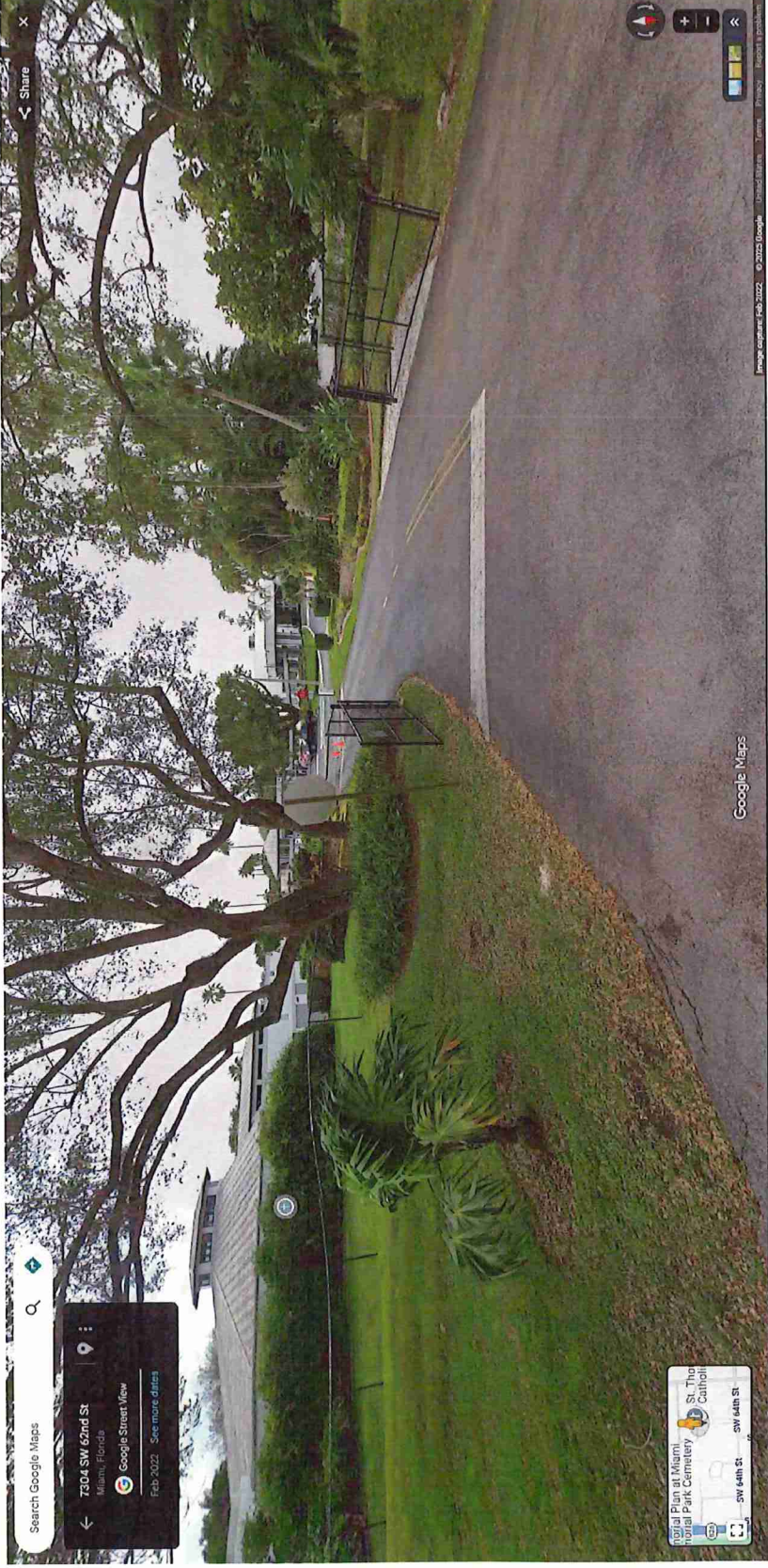
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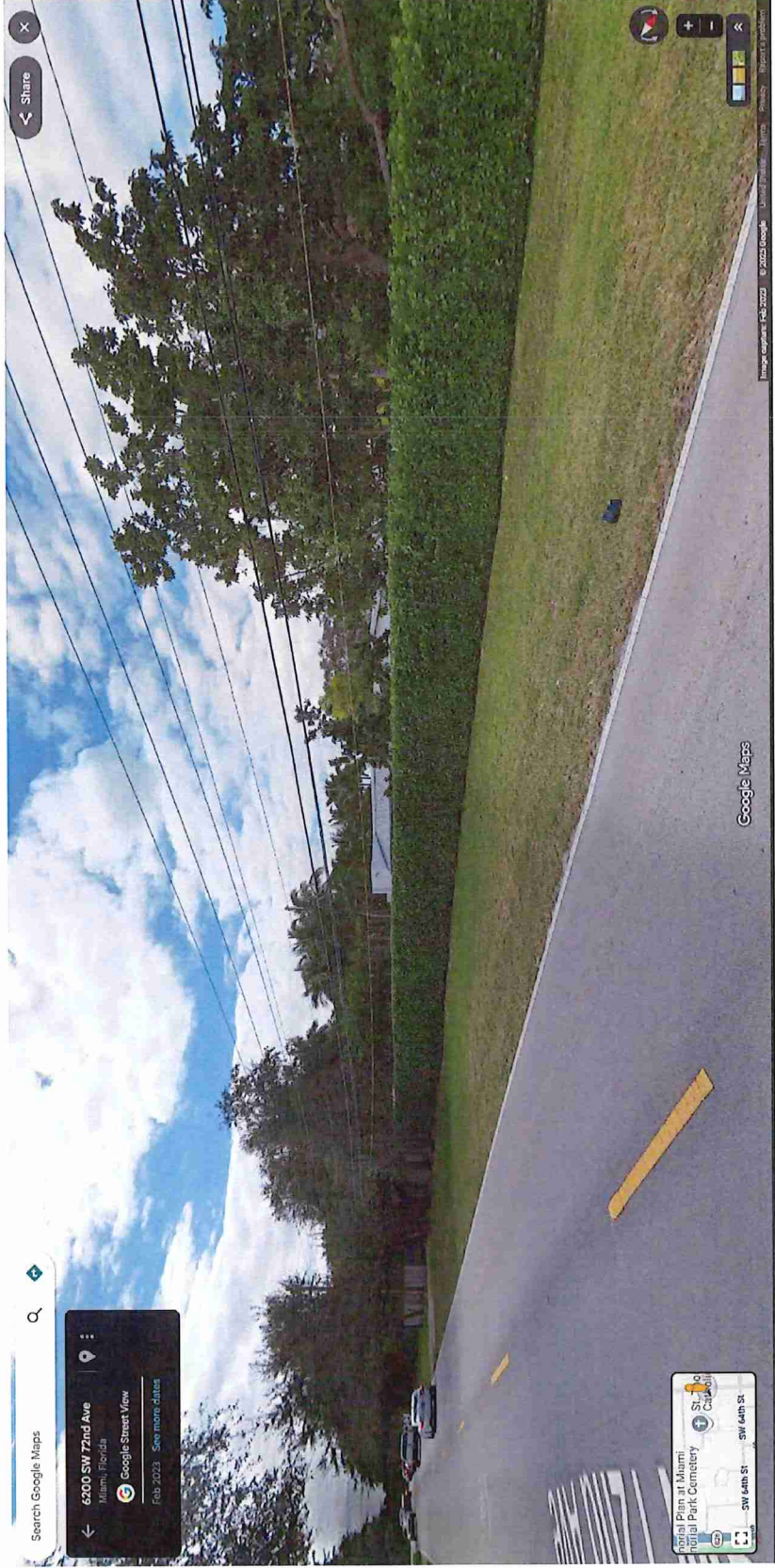
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