



**COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Tuesday, February 3, 2009 at 6:30 p.m.**

PREVIOUSLY DEFERRED

A. 08-12-CZ12-1 RONALD, RAMIRO, & MAGALI CHAVEZ 07-344 03-55-40

CURRENT

- 1. 09-2-CZ12-1 ARCHBISHOP JOHN C. FAVALORA 07-343 31-54-41 N
- 2. 09-2-CZ12-2 ARCHBISHOP JOHN C. FAVALORA 08-160 31-54-41 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, FEBRUARY 3, 2009

KENDALL VILLAGE CENTER – CIVIC PAVILION

8625 SW 124 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M. AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

A. RONALD, RAMIRO AND MAGALI CHAVEZ (08-12-CZ12-1/07-344)

**3-55-40
Area 12/District 8**

EU-1 to EU-M

LOCATION: 8300 S.W. 94 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.16 Acres

Department of Planning and
Zoning Recommendation:

Approval.

Protests: 1

Waivers: 44

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from 1/6/09

1. ARCHBISHOP JOHN C. FAVALORA (09-2-CZ12-1/07-343)

**31-54-41
Area 12/District 7**

(1) MODIFICATION of Condition #2 of Resolution 5-ZAB-488-95, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Church of the Epiphany,' as prepared by Spillis, Candela and Partners, dated last revised 12/12/95 on the site plan, and consisting of 7 sheets, along with a survey entitled 'Sketch of Boundary Survey,' as prepared by E. R. Brownell & Assoc., Inc., dated last revised 5/30/95, along with a survey entitled 'Sketch of Survey,' preparer unknown, dated stamped received 11/7/95, illustrating the remaining balance of lots 3 & 4 and finally a sign detail entitled 'Church of the Epiphany,' preparer unknown, dated stamped received 11/7/95, except as herein modified."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Epiphany Parish Master Plan,' as prepared by Perez & Perez Architects, Planners, dated stamped received 11/3/08, consisting of 2 sheets and plans entitled 'Church of the Epiphany,' as prepared by Spillis, Candela and Partners, dated last revised 12/12/95 on the site plan, and consisting of 7 sheets, and a sign detail entitled 'Church of the Epiphany,' preparer unknown, dated stamped received 11/7/95."

The purpose of request #1 is to allow the applicant to submit a new site plan showing a reduction in the size of property from the previously approved site plan.

(2) Applicant is requesting to permit a lot coverage of 17% (15% permitted).

(3) Applicant is requesting to permit a building of public assemblage setback a minimum of 11'4" (75' required) from the rear (east) property line and setback varying from 0' to 7'11"(75' required) from the interior side (north) property line.

- (3) Applicant is requesting to permit a gymnasium/fine arts building setback 64'3" from the rear (north) property line and setback 30'11" from the interior side (west) property line and to permit an addition to the south portion of the school building setback 40'3" from the interior side (west) property line (75' required for each).
- (4) Applicant is requesting to permit the gymnasium/fine arts building with a height of 40' and a parking structure with a height of 35'6" (35' permitted) and to permit 3 stories (2 stories permitted).
- (5) Applicant is requesting to permit 258 parking spaces (431 required).
- (6) Applicant is requesting to permit parking and drives within 25' of the right-of-way (not permitted).
- (7) Applicant is requesting to permit 84 parking spaces on natural terrain (not permitted).
- (8) Applicant is requesting to permit a parking structure setback varying from 7" to 1' (75' required) from the interior side (north, south and west) property lines.
- (9) Applicant is requesting to permit a 43.12% lot coverage (15% permitted).
- (10) Applicant is requesting to waive the zoning regulation requiring all playground areas to be completely enclosed with a fence.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#10 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Our Lady of Lourdes Academy Masterplan," as prepared by Bermello, Ajamil & Partners, Inc., dated stamped received 12/16/08 and last revised 1/9/09 and sketches entitled 'Our Lady of Lourdes Academy,' sheets 1-5 dated stamped received 9/29/08 for a total of 24 sheets. Plans may be modified at public hearing.

LOCATION: The northwest corner of S.W. 54 Avenue and S.W. 84 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.15 Acres

Department of Planning and Zoning Recommendation:

Denial without prejudice.

Protests: 11

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

T H E E N D

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Planning and Zoning within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning and Zoning at (305) 375-3075, or the Zoning Hearings Section at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

A. RONALD, RAMIRO, & MAGALI CHAVEZ
(Applicant)

08-12-CZ12-1 (07-344)
Area 12/District 8
Hearing Date: 2/3/09

Property Owner (if different from applicant) **Same.**

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

A

APPLICANT'S NAME: **RONALD, RAMIRO, & MAGALI CHAVEZ**

REPRESENTATIVE: Melissa Tapanes

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
08-12-CZ12-1 (07-344)	January 6, 2009	CZAB12	09

REC: Denial without prejudice.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>Feb 3, 2009</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	At applicant's request to work with staff.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR	X		
COUNCIL MAN		Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
COUNCIL WOMAN.	M	Carla Ascencio-SAVOLA	X		
COUNCIL MAN	S	Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			7	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **ED SANCHEZ**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#1

APPLICANT'S NAME: RONALD, RAMIRO AND MAGALI CHAVEZ

REPRESENTATIVE: Melissa Tapanes

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
08-12-CZ12-1 (07-344)	December 2, 2008	CZAB12	08

REC: Denial without prejudice.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: Jan 6, 2009 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.

WITH CONDITIONS

OTHER: To submit a revised site plan and covenant.

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Peggy BRODEUR			X
MR.		Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
MS.		Carla Ascencio-SAVOLA	X		
MR.		Jose I. VALDES	X		
MS.		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			6	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: ED SANCHEZ

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANTS: Ronald, Ramiro and Magali Chavez

PH: Z07-344 (08-12-CZ12-1)

SECTION: 3-55-40

DATE: February 3, 2009

COMMISSION DISTRICT: 8

ITEM NO.: A

A. INTRODUCTION

o **REQUEST:**

EU-1 to EU-M

o **SUMMARY OF REQUEST:**

The applicants are seeking to change the zoning on the property from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

o **LOCATION:**

8300 S.W. 94 Street, Miami-Dade County, Florida.

o **SIZE:** 1.16 Acres

o **IMPACT:**

The approval of the requested district boundary change will allow the applicants to subdivide the property to provide additional residential units for the community. The rezoning of this site could have a negative impact on traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. 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 dwelling units per gross acre.
2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

3. **Policy LU-9C.** Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary (UDB) as designated on the LUP map.
4. **Severable Use Rights.** The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; Abandoned Residence

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: EU-M; Single-family residence

Estate Density Residential, 1 to 2.5 dua

SOUTH: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

EAST: EU-M; Single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

The 1.16 net acre subject property is a vacant lot located over 7 miles east of and within the UDB at 8300 S.W. 94 Street in an established estate single-family residential area.

E. SITE AND BUILDINGS:

Site Plan Review:

(No plans submitted.)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors, the extent to which:

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

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

This application was deferred from the January 6, 2009 meeting at the applicants' request to allow staff additional time to analyze the withdrawal of the previously submitted plans and covenant. Pursuant to a letter dated December 29, 2008, the applicants have withdrawn the previously submitted plans subdividing the property into 3 lots and the accompanying Declaration of Restrictions. This application was also deferred from the December 2, 2008 meeting at the applicants' request to submit revised plans. The subject property is a rectangular corner lot and located over 7 miles east of and within the UDB at 8300 S.W. 94 Street. The applicants are

requesting a district boundary change from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department (**PWD**) has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria, will generate **3** additional PM daily peak hour **vehicle trips** and the distribution of these trips to the adjacent roadways will not exceed the acceptable Levels of Service (LOS) of the roadways, which are currently operating at LOS "C" and "D". The Miami-Dade Fire Rescue Department (**MDFR**) also has **no objections** to the application and indicates that the estimated response time is **6:15 minutes**.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 unit per gross acre to a maximum of 2.5 units per gross acre. This would generate a permissible numerical density threshold of a minimum of 1 to a maximum of 3 dwelling units on the 1.25 gross acre site. The subject property is located over 7 miles east of and within the UDB in an established Estate residential area. Staff notes that EU-M zoned properties are located immediately to the north and east of the subject site. Additionally, EU-M zoned properties are also located one block to the south of the subject property. As such, this proposal is within the numerical density threshold permitted under the LUP map designation for Estate Density Residential use, is **compatible** with the surrounding area and is, therefore, **consistent** with the LUP map of the CDMP.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall also consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. The rezoning, if granted, conforms to the LUP Map density of the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed development is **consistent** with the Estate Density Residential LUP Map designation of the CDMP. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by DERM. Additionally, the proposed development does not unduly burden or affect public transportation facilities as indicated in the PWD's memorandum submitted for this application and the proposed residential development will be readily accessible by the intersection of two roadways operating at acceptable LOS standards. As previously mentioned, EU-M zoned properties exist immediately to the north and east of the subject site. Additionally, EU-M zoned properties are also found one block to the south of the subject property. Accordingly, staff notes that the proposed zoning is **consistent** with the numerical threshold of the LUP map's Estate Density Residential designation and, in staff's opinion, is **compatible** with the surrounding area.

Based on all of the foregoing, staff opines that the approval of the district boundary change would be in keeping with the basic intent and purpose of the zoning and subdivision regulations. Therefore, staff recommends approval of the district boundary change from EU-1 to EU-M.

I. RECOMMENDATION:

Approval.

J. CONDITIONS: None.

DATE INSPECTED: 09/19/08
DATE TYPED: 10/10/08
DATE REVISED: 10/14/08; 10/27/08; 11/17/08; 12/03/08; 12/08/08; 01/12/09; 01/15/09
DATE FINALIZED: 01/15/09
MCL:MTF:NN:AA:JV

for 

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Date: September 2, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management 

Subject: C-12 #Z2007000344-Revised
Ronald, Ramiro and Magali Chavez
8300 S.W. 94th Street
District Boundary Change from EU-1 to EU-M
(EU-1) (1.16 Acres)
03-55-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area of 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 proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required. However, as previously stated all development shall conform with Code requirements.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water 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 DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 by DERM for this proposed development order.

Wetlands

The subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit 2008-TREE-PER-00008 was issued to Ronald and Ramiro Chavez on August 29, 2008 and is scheduled to expire on August 29, 2009. The tree removal permit requires the preservation of 43 regular size trees (#6,11,18-21,23,24,26-28,30,31,36-38,40-47,49,51,59-62,73,81-84,86,93,94,99-103) and one specimen size (trunk diameter 18 inches or greater) royal poinciana tree (#53) as identified in the DERM-approved permitted plans. Also, a consent agreement was signed on August 25, 2008 to redress alleged violations of Section 24-49 (1) of the Code at this site. This consent agreement is scheduled to expire on August 25, 2008.

The site plans submitted with this application entitled "Baptist Manor", prepared by Mendez Professional Engineering Corporation, sheets LP-1-3 and dated September 17, 2007 depicts these trees to remain. Therefore, DERM has no objection to the approval of this zoning application.

All approved tree removal or relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. The applicant is advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2008-TREE-PER-00008 is required prior to the removal or relocation of any other tree on the subject property. The DERM Tree Program may be contacted at (305) 372-6574 for further information.

Enforcement History

DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and 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. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:RONALD, RAMIRO & MAGALI CHAVEZ

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 3 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-684	SW 88 St. e/o SW 79 Ave.	D	D
F-66	SW 88 St. w/o SW 87 Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

10-SEP-08



Memorandum

Date: 26-SEP-08
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2007000344

Fire Prevention Unit:

This memo supersedes MDRF Memorandum dated October 4, 2007.

APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped Septemeber 4, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDRF Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDRF requirements.

Service Impact/Demand:

Development for the above Z2007000344
 located at 8300 SW 94 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1830 is proposed as the following:

<u>3</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Office		institutional	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 0.81 alarms-annually.
 The estimated average travel time is: 6:15 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
 Station 23 - Suniland - 7825 SW 104 Street
 Rescue, BLS 75' Ladder

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 None.

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped September 4, 2008. Substantial changes to the letter of intent will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

RONALD, RAMIRO, & MAGALI
CHAVEZ

8300 SW 94 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2007000344

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

200902000436 CIVIL NOTICE ISSUED T000615 FOR OVERGROWTH CODE 19-13(A).

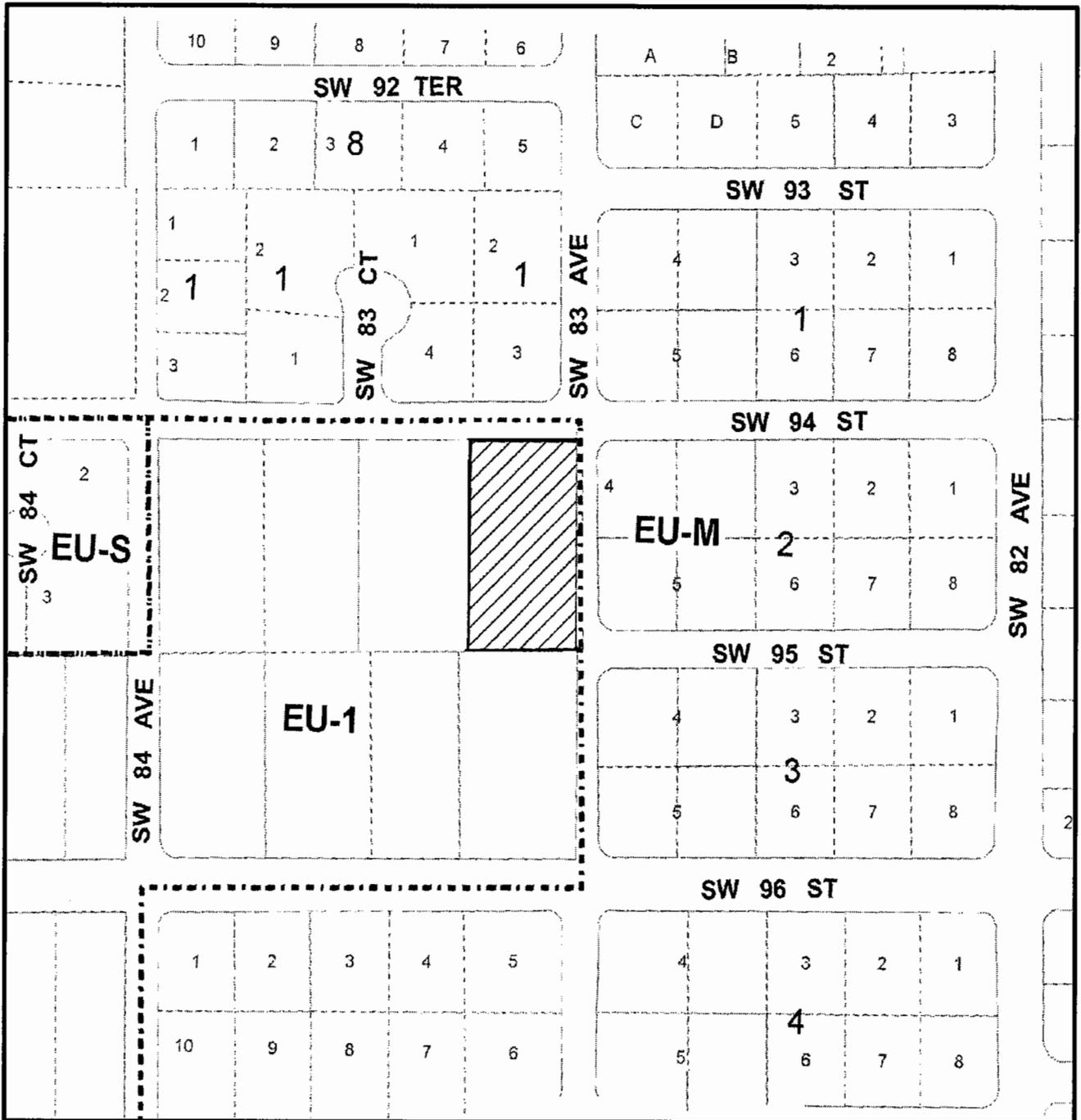
200802006404 CASE CLOSED REFERRED TO MINIMUM HOUSING FOR OPEN & ABANDONED HOUSE.

200802006602 CASE CLOSED WARNING # R96565 ISSUED FOR GRAFFITI CODE 21-30.01(F)

200802006601 CASE CLOSED WARNING # R96564 ISSUED FOR OVERGROWTH CODE 19-13(A).

200702012192 CASE CLOSED WARNING # R110888 ISSUED FOR JUNK/TRASH/OVERGROWTH CODE 19-13(A).

TIMOTHY MCCRINK



MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-344



SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS



DESIGN	DATE	BY
Applicant Name	01/22/07	ESM



MIAMI-DADE COUNTY
AERIAL

Process Number
07-344



SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
 Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
 Zoning Board: C12
 District Number: 08
 Drafter ID: ERIC
 Scale: NTS



CREATED ON: 09/28/07

REVISION	DATE	BY
Applicon Name	01/02/07	EM

DEC 02 2008

This instrument was prepared by:

Name: Melissa Tapanes Llahues, Esq.
Address: Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, Florida 33131

RONALD, RAMIRO & MAGALI CHAVEZ
ITEM # 1
HEARING # 07-344

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County, Florida, described as the East 1/2 of the NE 1/4 of the SW 1/4 of the SE 1/4 of the NW 1/4 of Section 3, Township 55 South, 40 Range, less the North 25 ft. for right-of-way purposes, all lying and being in Miami-Dade County, Florida, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the County that the representations made by the owner during consideration of Public Hearing No. 07-344 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) That said Property shall be developed substantially in accordance with the plans previously submitted entitled, "Baptist Manor," prepared by Mendez Professional Engineering Corp., dated 09/17/07 and consisting of eight (8) pages, and pages LP-1, LP-2, and LP-3 stamped and sealed on 07/16/08 and consisting of three (3) pages, said plan being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement. The purchase of severable use rights (SURs) shall be required for the development of the Property under the submitted plans
- (2) That said Property shall be developed with a maximum of three (3) units

(Space reserved for Clerk)

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns

[Execution Pages Follow]

ACKNOWLEDGMENT
INDIVIDUAL

Signed, witnessed, executed and acknowledged on this 1st day of December, 2008.

WITNESSES:

[Signature]
Signature

John Kovacs
Print Name

[Signature]
Signature

CHRIS MACHIN
Print Name

[Signature]
Individual Signature

Ronald Chavez
Print Name

Address:
8300 SW 84 Street
Miami, Florida

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

Witness my signature and official seal this 1st day of December, 2008, in the County and State aforesaid.



CHRISTOPHER MACHIN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD619523
EXPIRES 12/4/2010
BONDED THRU 1-888-NOTARY1

[Signature]

Notary Public-State of FLORIDA

CHRIS MACHIN
Print Name

My Commission Expires: 12/4/10

ACKNOWLEDGMENT
INDIVIDUAL

Signed, witnessed, executed and acknowledged on this 1st day of December, 2008.

WITNESSES:

[Signature]
Signature

JOHN KOVACS
Print Name

[Signature]
Signature

CHRIS MACHIN
Print Name

Ramiro Chavez
Individual Signature

Ramiro Chavez
Print Name

Address:
8300 SW 84 Street
Miami, Florida

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

Witness my signature and official seal this 1st day of December, 2008, in the County and State aforesaid.



CHRISTOPHER MACHIN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD619523
EXPIRES 12/4/2010
BONDED THRU 1-888-NOTARY1

[Signature]

Notary Public-State of FLORIDA

CHRIS MACHIN
Print Name

My Commission Expires: 12/4/10

ACKNOWLEDGMENT
INDIVIDUAL

Signed, witnessed, executed and acknowledged on this 1st day of December, 2008.

WITNESSES:

[Signature]
Signature

JOHN KAWA
Print Name

[Signature]
Signature

CHRIS MACHIN
Print Name

[Signature]
Individual Signature

Magali Chavez
Print Name

Address:
8300 SW 84 Street
Miami, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

Witness my signature and official seal this 1st day of December, 2008, in the County and State aforesaid.



CHRISTOPHER MACHIN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD619523
EXPIRES 12/4/2010
BONDED THRU 1-600-NOTARY1

[Signature]

Notary Public-State of Florida

CHRIS MACHIN
Print Name

My Commission Expires: 12/4/10

1. ARCHBISHOP JOHN C. FAVALORA
(Applicant)

09-2-CZ12-1 (07-343)
Area 12/District 7
Hearing Date: 2/3/09

Property Owner (if different from applicant) **Same.**

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1951	Joseph P. Hurley, Bishop of the Diocese of St. Augustine	Zone change from EU-1 to RU-3.	BCC	Approved w/conds.
1951	Joseph P. Hurley, Bishop of the Diocese of St. Augustine	Zone change from EU-1 to RU-3.	BCC	Approved
1956	Joseph P. Hurley, Bishop of the Diocese of St. Augustine	Special exception expansion of religious facility & school.	BCC	Approved w/conds.
1995	John C. Favalora, Archbishop	- Special exception to expand a religious facility & school. - Non-Use variance to permit the facility with a greater height than permitted. - Non-Use variances to permit a proposed tower with a greater height than permitted. - Non-Use variance to permit a sign setback to be less than required from the front property line.	ZAB	Approved on a modified basis

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Archbishop John C. Favalora

PH: Z07-343 (09-2-CZ12-1)

SECTION: 31-54-41

DATE: February 3, 2009

COMMISSION DISTRICT: 7

ITEM NO.: 1

A. INTRODUCTION

o REQUESTS:

- (1) MODIFICATION of Condition #2 of Resolution 5-ZAB-488-95, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Church of the Epiphany,' as prepared by Spillis, Candela and Partners, dated last revised 12/12/95 on the site plan, and consisting of 7 sheets, along with a survey entitled 'Sketch of Boundary Survey,' as prepared by E. R. Brownell & Assoc., Inc., dated last revised 5/30/95, along with a survey entitled 'Sketch of Survey,' preparer unknown, dated stamped received 11/7/95, illustrating the remaining balance of lots 3 & 4 and finally a sign detail entitled 'Church of the Epiphany,' preparer unknown, dated stamped received 11/7/95, except as herein modified."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Epiphany Parish Master Plan,' as prepared by Perez & Perez Architects, Planners, dated stamped received 11/3/08, consisting of 6 sheets and plans entitled 'Church of the Epiphany,' as prepared by Spillis, Candela and Partners, dated last revised 12/12/95 on the site plan, and consisting of 7 sheets, and a sign detail entitled 'Church of the Epiphany,' preparer unknown, dated stamped received 11/7/95."

The purpose of request #1 is to allow the applicant to submit a new site plan showing a reduction in the size of property from the previously approved site plan.

- (2) Applicant is requesting to permit a lot coverage of 17% (15% permitted).
- (3) Applicant is requesting to permit a building of public assemblage setback a minimum of 11'4" (75' required) from the rear (east) property line and setback 0' (75' required) from the interior side (south) property line.
- (4) Applicant is requesting to waive the landscape regulations requiring a 6' high fence, a 5' wide buffer, one tree every 35' O. C. and shrubs along the dissimilar land use property lines along a portion of the interior side (north) property line.
- (5) Applicant is requesting to permit the school with an outdoor recreational area of 121,200 sq. ft. (214,275 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #2 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

o **SUMMARY OF REQUESTS:**

The applicant seeks to modify the previously approved plan in order to show a reduction in the property. Additional requests sought will permit a greater lot coverage than allowed, permit a building of public assemblage to setback less than required from property lines, the waiver of the required landscaping between dissimilar land uses along a portion of the interior side (north) property line and will permit a reduced outdoor recreational area.

o **LOCATION:**

The northeast corner of S.W. 57 Avenue and S.W. 84 Street, Miami-Dade County, Florida.

o **SIZE:** 13.91 Acres

B. ZONING HEARINGS HISTORY:

In 1951, the Board of County Commissioners (BCC) granted, pursuant to Resolution #4331, a zone change from EU-1, Estate Single Family 1 Acre Gross District, to RU-3, Four Unit Apartment District, and to permit a church, school, rectory and convent on the subject property. In 1995, the Zoning Appeals Board (ZAB) granted, pursuant to Resolution #5-ZAB-488-95, a Special Exception request to expand a religious facility and school onto adjacent property. Additional requests were also granted to permit the proposed religious facility with a height of 108' where 15' was permitted, to permit a proposed campanile tower with a height of 88' where 35' was permitted, to permit a proposed sign with an area of 78.17 sq. ft. where 24 sq. ft. was permitted and setback 5' where 15' was required from the front (west) property line, and to permit parking within 25' of the official right-of-way.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. 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 dwelling units per gross acre.

2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Residential Communities.** The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including **schools**, parks, **houses of worship**, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.
4. **Policy LU-4A.** 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 or architectural elements, landscaping, hour of operation, buffering, and safety, as applicable.
5. **Policy LU-4C.** Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1 and RU-3; School and church

Estate Density Residential, 1 to 2.5 du

Surrounding Properties

NORTH: EU-1; single-family residences

Estate Density Residential, 1 to 2.5 du

SOUTH: EU-M; single-family residences

Estate Density Residential, 1 to 2.5 du

EAST: EU-1; School and single-family residence

Estate Density Residential, 1 to 2.5 du

WEST: RS-3; City of South Miami

Low-Density Residential, 2.5 to 6 du

The subject parcel is located at 8081 S.W. 54 Court. Single-family residences and schools characterize the area where the subject property lies. The City of South Miami lies to the west of the subject property across SW 57 Avenue (Red Road).

E. SITE AND BUILDINGS:

Site Plan Review:	(site plan submitted)
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(7) Generalized Modification Standards. 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; provided, that the appropriate Board finds after public hearing that 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.

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs of this section have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. 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 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.

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standards. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The subject property is located at 8081 S.W. 54 Court in an area developed with single-family residences and schools. The City of South Miami lies to the west of the subject property across SW 57 Avenue (Red Road). In 1995, the Zoning Appeals Board (ZAB) granted, pursuant to Resolution #5-ZAB-488-95, a Special Exception request to expand a religious facility and school onto adjacent property along with other requests, subject to conditions. One of the approved conditions restricted the development of the site to submitted plans. The applicant is requesting to modify said previously approved plans in order to allow the submittal of revised plans showing a reduction in property (request #1). The applicant also seeks to permit a lot coverage of 17% (15% permitted) (request #2), to permit a building of public assemblage setback a minimum of 11'4" (75' required) from the rear (east) property line and setback 0' (75' required) from the interior side (south) property line (request #3), to waive the landscape regulations requiring a 6' high fence, a 5' wide buffer, one tree spaced every 35' on center (O. C.) and shrubs along the dissimilar land use property lines along a portion of the interior side (north) property line (request #4) and to permit the school with an outdoor recreational area of 121,200 sq. ft. (214,275 sq. ft.

required) (request #5). The applicant has submitted plans depicting the deletion of approximately 21,120 sq. ft. of lot area located on the eastern portion of the subject site from the previously approved site plan.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application and has indicated in their memorandum that the proposal will not generate any additional daily peak hour vehicle trips. The Miami-Dade Fire Rescue Department (**MDFRD**) also has **no objections** to this application and has indicated that the estimated average travel response time for this site is **7:01** minutes.

Approval of this application will allow the applicant to submit a new site plan showing a reduction in the size of property from the previously approved site plan. The subject property is designated for **Estate Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The Master Plan indicates that neighborhood and community services including **schools**, parks, **houses of worship**, day care centers, group housing facilities, and utility facilities, are permitted in Residential Communities only when consistent with the goals, objectives and policies of the Master Plan and compatible with the neighborhood. Policy LU-4A indicates that 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 or architectural elements, landscaping, hours of operation, buffering, and safety, as applicable. Additionally, Policy LU-4C indicates that residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic. The subject property is located on the east side of SW 57 Avenue, in a location of high activity and accessibility, which is a section line road and, in staff's opinion, any traffic generated by this application will not intrude onto the residential community located to the north, west and south. As previously mentioned, according to the submitted plans, a deletion of approximately 21,120 sq. ft. of lot area from the previously approved site plan is depicted on the eastern portion of the subject site. The applicant has indicated in a submitted Letter of Intent that said proposed deleted lot area will be added to the adjacent school lot located to the east of the subject site. Staff notes that the proposed lot area deletion is internal to the site and, therefore, in staff's opinion, will not have a negative impact on the surrounding residential properties. As such, staff opines that the proposed modification and companion requests are **consistent** with the CDMP.

The standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable to this application under said section. Due to the lack of information, staff is unable to analyze request #1

under said standards, and as such, staff recommends that this request be denied without prejudice under same.

When analyzing request #1 under Section 33-311(A)(7) (Generalized Modification Standards), the proposed modification of Condition #2 of Resolution #5-ZAB-488-95, to allow the approval of the revised plans showing less lot area than the previously approved plans, will not generate excessive noise or traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, be incompatible with the area, nor be contrary to the public interest. The previously approved plans depicted the area that the applicant is seeking to delete with an existing building, a playground area and an overflow parking area. Staff notes that no increase in the student population is proposed and that any such increase in the population or any further changes to the approved site plan would necessitate further public hearing approval. Additionally, staff notes that the proposal will not generate any additional daily peak hour vehicle trips as indicated by the Public Works Department's memorandum. In staff's opinion, the approval of this request will not detrimentally impact the neighboring properties because the proposed lot area deletion is internal to the site, located on the eastern portion of the site, adjacent to the existing school that will receive the aforementioned area. As previously mentioned, the site fronts on and has access mainly through SW 57 Avenue, which is a section line road, and, as previously mentioned, any traffic generated by this application will not intrude onto the residential community located to the north, west and south. As such, when considering the necessity for and the reasonableness of the proposal in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that this request will not have an unfavorable effect on same, will be in keeping with the intent of the zoning regulations and will not be contrary to the public interest. Based on all of the aforementioned, staff is of the opinion that approval of request #1 would be **compatible** with the surrounding area. Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) (Generalized Modification Standards).

When requests #2 through #5 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not affect the appearance of the community. Request #2, to permit a lot coverage of 17% (15% permitted), in staff's opinion, is not excessive and is generated as a result of the deletion of approximately 21,120 sq. ft. area from the previously approved site. Request #3, to permit a building for public assemblage setback a minimum of 11'4" (75' required) from the rear (east) property line and setback 0' (75' required) from the interior side (south) property line, is also generated by the aforementioned proposed deletion, which is internal to the site and, in staff's opinion, will not be intrusive to nearby residences. Request #4, to waive the landscape regulations requiring a 6' high fence, a 5' wide buffer, one tree spaced every 35' on center (O. C.) and shrubs along the dissimilar land use property lines along a portion of the interior side (north) property line, is also not intensive. Staff notes that there is approximately 4' of buffer area along this portion of the interior side, which together with an existing 4' high chain link fence and an existing 18' wide asphalt pavement located adjacent to this area will mitigate any negative visual impact generated. Request #5, to permit the school with an outdoor recreational area of 121,200 sq. ft. (214,275 sq. ft. required), in staff's opinion, will not be intrusive to the surrounding residential properties as the existing outdoor recreational area is located internal to the site, is well mitigated by abundant existing landscaping and is well spaced from said residential properties. Additionally, staff

notes that the applicant is not requesting to increase the number of students and, therefore, no additional negative aural impacts will be generated by this request. As such, staff recommends approval with conditions of requests #2 through #5 under the NUV Standards.

When analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #2 through #5 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, the subject property can be utilized in accordance with prior zoning approvals; therefore, the requests cannot be approved under Section 33-311(A)(4)(c) the Alternative Non-Use Variance (ANUV) Standards, and should be denied without prejudice under same.

Accordingly, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing Standards); approval with conditions of requests #2 through #5 under Section 33-311(A)(4)(b) (Non-Use Variance Standards) and denial without prejudice of same under 33-311(A)(4)(c) (Alternative Non-Use Variance Standards).

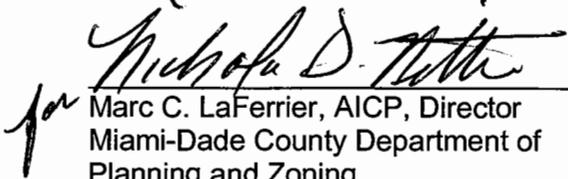
I. RECOMMENDATION:

Approval with conditions of request #1 under Section 33-311(A)(7) and denial without prejudice of same under Section 33-311(A)(17); approval with conditions of requests #2 through #5 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That all the conditions of Resolution #5-ZAB-488-95 remain in full force and effect except as herein modified.
2. That the applicant obtain a Certificate of Use from, and promptly renew the same annually with, the Department upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
3. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM), the Public Works Department and the Miami-Dade Fire Rescue Department as contained in their memoranda pertaining to this application.
4. That the use shall be restricted to a maximum number of 972 children.
5. That the hours of operation shall be between 7:45 am and 4:00 pm.
6. That the use may be conducted on the premises Monday through Friday.

DATE INSPECTED: 11/17/08
DATE TYPED: 12/16/08
DATE REVISED: 12/29/08; 12/31/08; 01/07/09; 01/26/09
DATE FINALIZED: 01/26/09
MCL:MTF:NN:NC:JV


for Nicholas D. Totter
Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

Date: November 25, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: C-12 #Z2007000343-2nd Revision
Archbishop John C. Favalora
8081 S.W. 54th Court
Modification of Resolution 5-ZAB-488-95 to Permit a New Site Plan
(RU-3) (13.78 Acres)
31-54-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water 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 DERM for this proposed development order.

Wastewater Disposal

The closest public sanitary sewer is a 15-inch gravity main located approximately 400 feet from the subject property, at the intersection of S.W. 84th Terrace and S.W. 57th Court. Based on the proposed request, the subject property is within feasible distance for connection to public sanitary sewers. Therefore, connection of the existing school and religious facility to the public sanitary sewer system shall be required in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the 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 DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity

in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 by DERM for this proposed development order.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Wetlands

The subject properties do not contain jurisdictional wetlands as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Although the revised site plan submitted with this application on November 3, 2008 depicts folios 30-4131-013-0060, 0070 and portions of 30-4131-003-0340, the letter of intent that was submitted with this application, dated September 19, 2007, requests a site plan modification to delete an approximate 21,120 square foot area within folio 30-4131-003-0340. DERM has no objection to the site plan modification for the deletion of this area.

However, the applicant is advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Also, the property with folio 30-4131-013-0060 has an executed covenant running with the land in favor of Miami-Dade County for the preservation of a specimen-sized live oak tree. Therefore, any other site plan modifications that are not in accordance with this executed covenant shall receive a recommendation for disapproval from DERM.

Enforcement History

DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and 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. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

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

REVISION 1
PH# Z2007000343
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:ARCHBISHOP JOHN C FAVALORA

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

05-NOV-08

Child Care Check List for
Day Nursery, Day Care Center, Kindergarten and Private School

School Name: EPIPHANY SCHOOL

School Address: 5557 SW 84 STREET Tax Folio # 30 - _____

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 _____ = _____ + 43,560 sq. ft. = 14.90 acres

3. Number of children or students requested: 972 Ages: 4-15

4. Number of teachers: 53 Number of administrative & clerical personnel: 4

5. Number of classrooms: 51 Total square footage of classroom area: 40472

6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
40039

7. Amount of outdoor recreation/play area in square footage: ~~114790~~ 121,200

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:
-

9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 74 parking spaces required by §33-124(L) 67

10. Indicate the number of auto stacking spaces: 9 provided 5 required.

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

12. Size of identification sign: _____ x _____ = _____ 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 - FRIDAY 7:45 - 4:00

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).

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY: _____

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.

a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x 190 (number of children) = 6650 sq. ft. of classroom area required.

b. Elementary Grades 1-6

30 sq. ft. x 600 (number of children) = 18000 sq. ft. of classroom area required.

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

25 sq. ft. x 182 (number of children) = 4550 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 29200
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 40472

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care

45 sq. ft. x 95 (1/2 of children) = 4275

b. Grades 1-6

500 sq. ft. x 30 (first 30 children) = 15000

300 sq. ft. x 570 (remaining children) = 171000

c. Grades 7-12

800 sq. ft. x 30 (first 30 children) = 24000

300 sq. ft. x - (remaining children) = -

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 214275
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 121200

TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.

a. 28 trees are required per net acre. Trees required: 386 Trees provided: 420

b. Ten shrubs are required for each tree required. Shrubs required: 3860 Shrubs provided: 4200

c. Grass area for organized sports/play area in square feet: 87398

d. Lawn area in square feet (exclusive of organized sports/play area): 194784

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4.

16

School Address: 5557 SW 84 ST, MIAMI, FLORIDA Zip Code: 33143

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

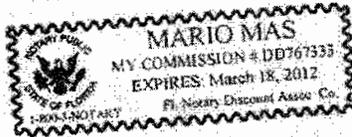
Signed, sealed, executed and acknowledged on this 31 day of October at Miami-Dade County, Florida.

WITNESSES: _____ Signature _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 31 day of October, 2008, before me personally appeared DANIEL PEREZ ZARRAGO, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:



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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

Memorandum



Date: 02-DEC-08
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2007000343

Fire Prevention Unit:

This Memo supersedes MDFR Memorandum dated September 30, 2008.
 APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped November 3, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval. This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2007000343
 located at 8235 SW 57 Ave, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1802 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>28,000</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 18.8 alarms-annually.
 The estimated average travel time is: 7:01 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
 Station 14 - South Miami - 5860 SW 70 Street.
 Rescue, BLS Engine, Battalion.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 None.

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped November 3, 2008. Substantial changes to the plans will require additional service impact analysis.

Memorandum



Date: 30-SEP-08
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2007000343

Fire Prevention Unit:

OBJECTIONS:

These comments are for plans date stamped September 26, 2008.

- Applicant must provide dimensions complying with the following:

- A fire department access road shall extend to within 50 feet of a single exterior door providing access to the interior of any and all buildings NFPA 1 18.2.2.2
- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (450 feet if fully sprinklered) from a fire department access road as measured by an approved route around the exterior of the building or facility NFPA 1 18.2.2.3.1

Service Impact/Demand:

Development for the above Z2007000343
 located at 8235 SW 57 Ave, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1802 is proposed as the following:

N/A	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
N/A	square feet	28,000	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 18.8 alarms-annually.
 The estimated average travel time is: 7:01 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
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 Rescue, BLS Engine, Battalion.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 None.

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped September 26, 2008. Substantial changes to the plans will require additional service impact analysis.

OFFICE OF NEIGHBORHOOD COMPLIANCE TAMIAMI REGION

ENFORCEMENT HISTORY

NAME:

ARCHBISHOP JOHN C.
FAVALORA

ADDRESS:

THE NORTHEAST CORNER
OF SW 57 AVENUE AND
SW 84 STREET, MIAMI
Folio# 3041310030340

DATE: 01/28/09**ZONING HEARING#:**
07-343

CURRENT ENFORCEMENT HISTORY:

No open cases. No current violations.

PRIOR CASES:

CMS#200003004599. Complaint received for 4 (four) Module temporary classrooms for which permits had expired. Staff conducted inspection and was instructed to speak with attorney handling case. Case closed.

CMS#200103001436. NOV issued in February 2001 for Parking Lot violations. Zoning hearing had already been applied for. Case closed

NAME OF PURCHASER: N/A

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

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any 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.

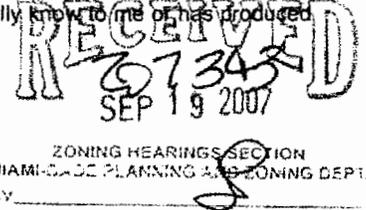
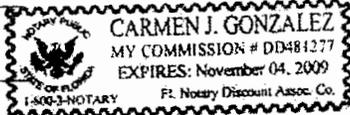
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Jake C. Savaloni
(Applicant)

Sworn to and subscribed before me this 13 day of September 2007. Affiant is personally known to me or has produced _____ as identification.

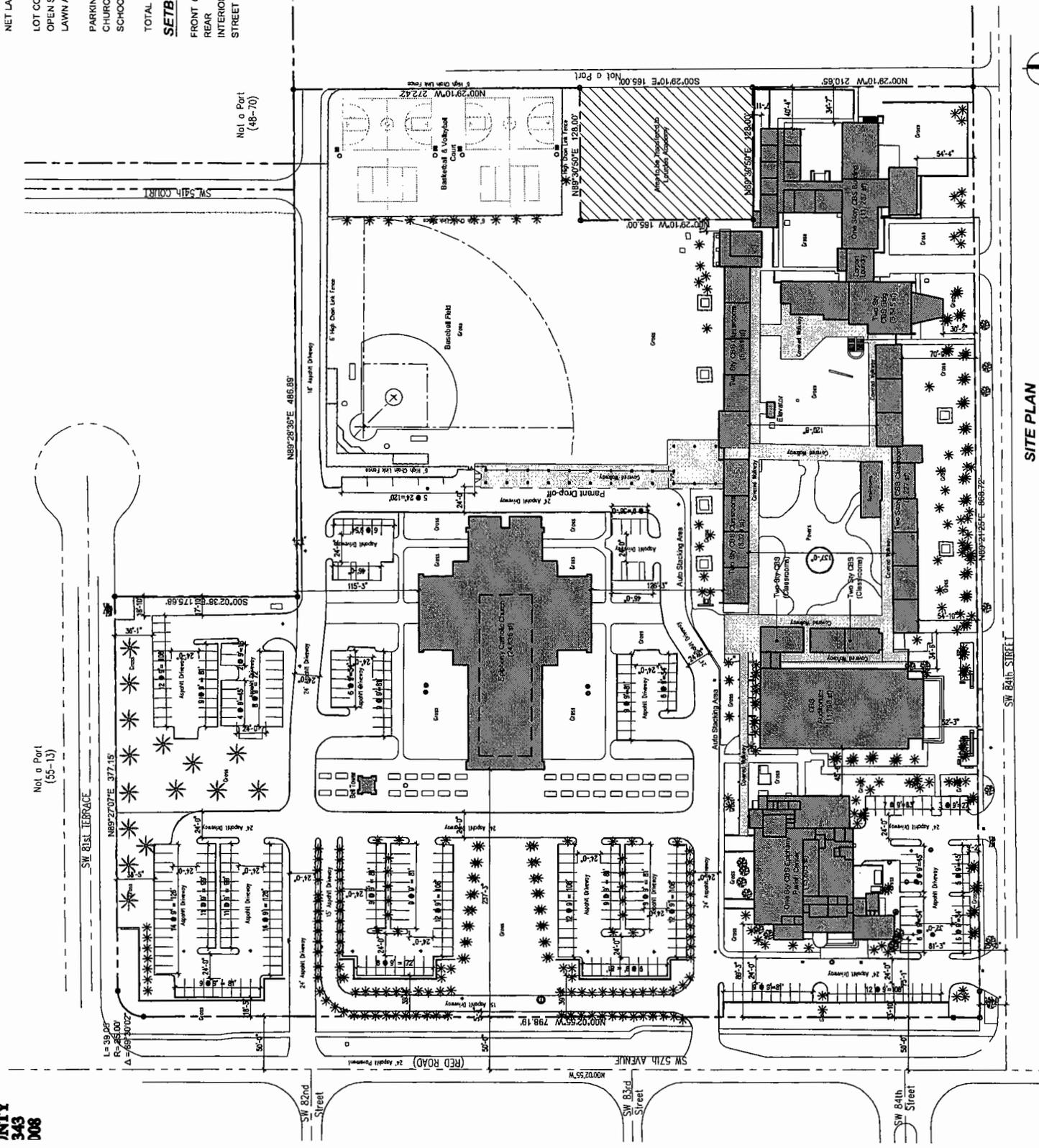
Carmen J. Gonzalez
(Notary Public)

My commission expires: _____



*Disclosure shall not be required of: 1) any entity, the equity interests in 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.

- NET LA
- LOT CC
- OPEN S
- LAWN /
- PARKIN
- CHURC
- SCHOC
- TOTAL
- SETB**
- FRONT I
- REAR
- INTERIO
- STREET



Not a Part
(55-13)

Not a Part
(48-70)



SITE PLAN

ENLARGED SITE PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS # ZD7-546
DATE: NOV 05 2008
BY: RL

ZONING INFORMATION

ZONING CLASSIFICATION
 RU-1 (RESIDENTIAL)

GROSS LAND AREA
 15.09 Acres

NET LAND AREA
 14.40 Acres (827,294 sq ft)

LOT COVERAGE (Allowed - 35%)
 102,630 sq ft (Provided - 17%)

OPEN SPACE (Required - NA)
 308,574 sq ft (Provided - 20%)

LAWN AREA (Min Allowed - 50%)
 194,784 sq ft (Provided - 32%)

PROVIDED

- 215 Spaces
- 57 Spaces
- 60 Spaces
- 14 Spaces
- 289 Spaces

REQUIRED

- 77 Spaces
- 215 Spaces
- 57 Spaces
- 60 Spaces
- 14 Spaces
- 221 Spaces

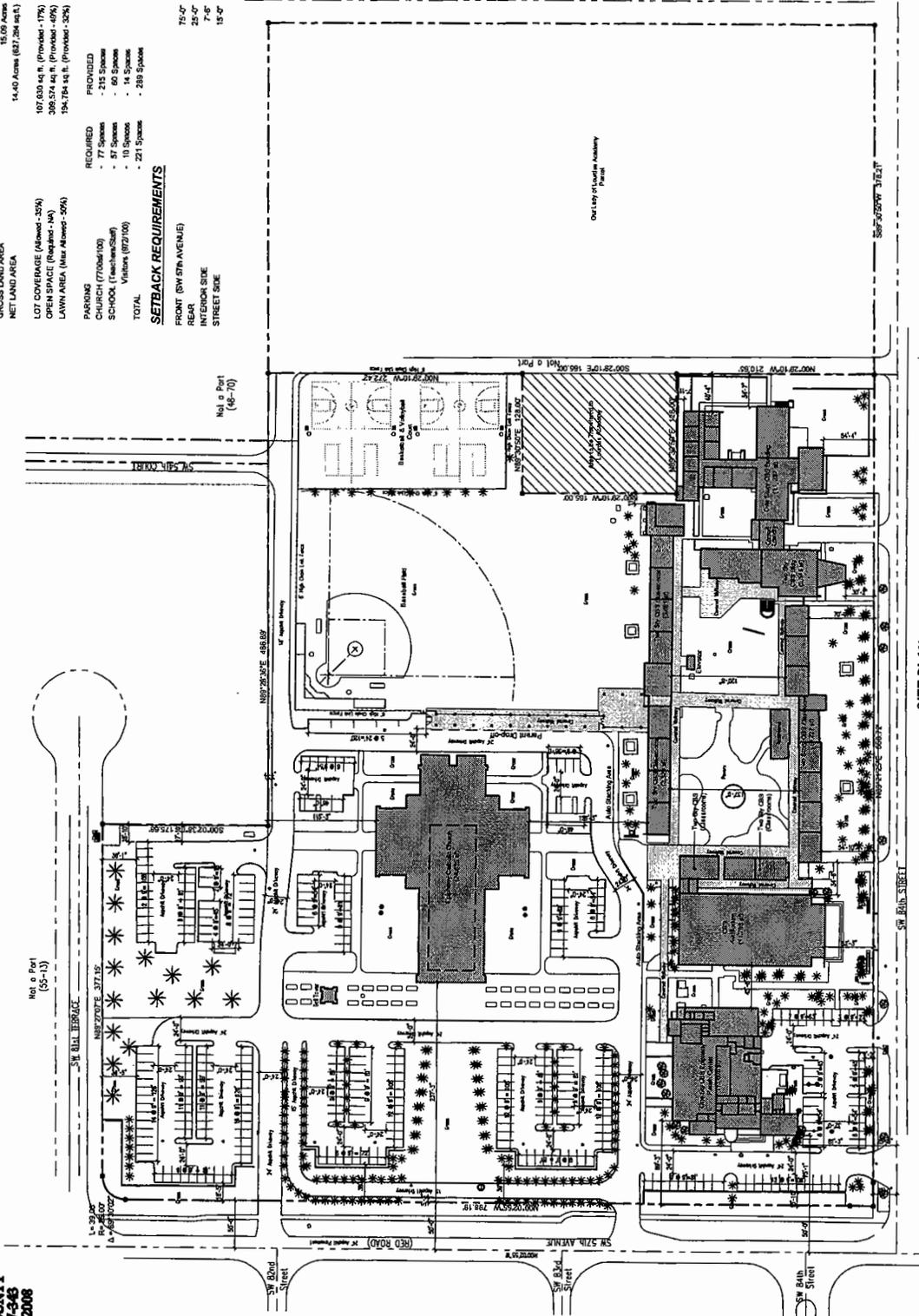
SETBACK REQUIREMENTS

FRONT (SW 57th Avenue)
 75'-0"

REAR
 25'-0"

INTERIOR SIDE
 7'-0"

STREET SIDE
 15'-0"



SITE PLAN

PEREZ & PEREZ ARCHITECTS PLANNERS

5557 Southwest 8th Street, Miami, Florida 33143

EPHANY PARISH MASTER PLAN

PROJECT #

DATE: 11-03-08

DRAWN: PJP

CHECKED: BPE

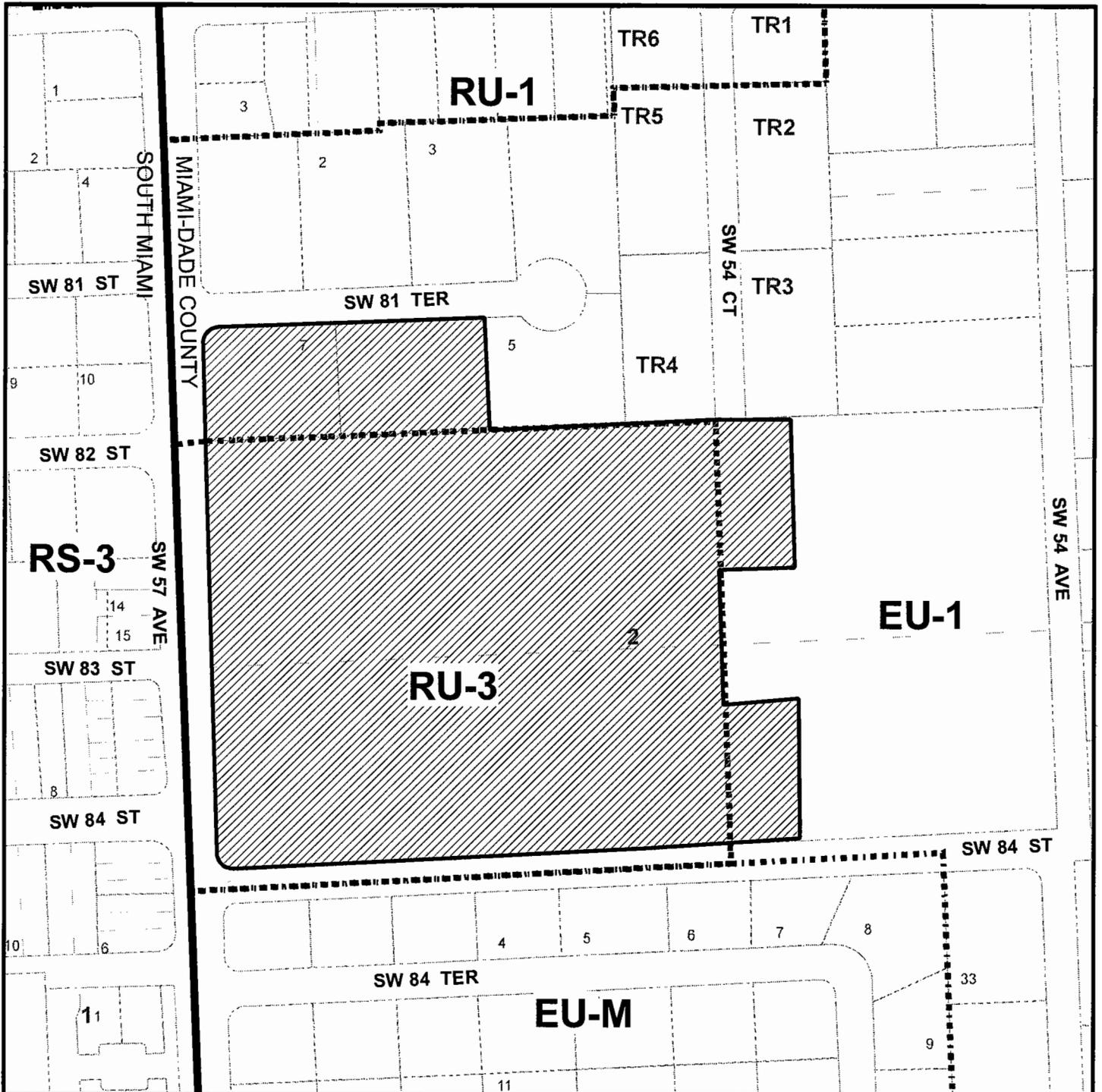
PROJECT NO: 787-02-07

JOB FILE: 787-02-07

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

SHEET # 1

SHEET TOTAL



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 31 Township: 54 Range:41
 Applicant: ARCHBISHOP JOHN C. FAVALORA
 Zoning Board: C12
 Commission District: 07
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning

Process Number
07-343

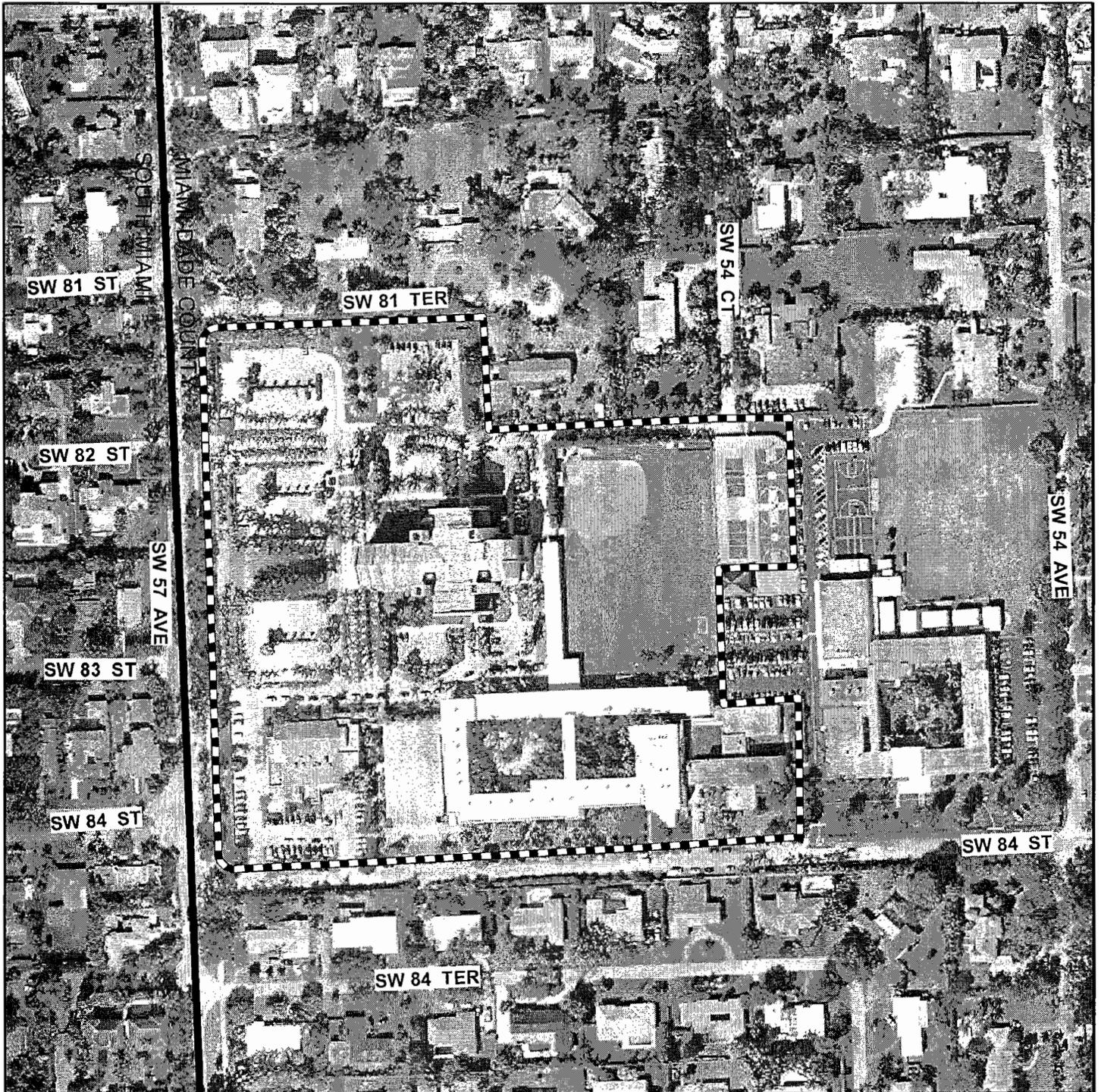


SUBJECT PROPERTY



SKETCH CREATED ON: 08/08/08

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY
AERIAL YEAR 2008

Section: 31 Township: 54 Range:41
 Applicant: ARCHBISHOP JOHN C. FAVALORA
 Zoning Board: C12
 Commission District: 07
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning

Process Number
07-343



SUBJECT PROPERTY



SKETCH CREATED ON: 08/08/08

REVISION	DATE	BY

2. ARCHBISHOP JOHN C. FAVALORA
(Applicant)

09-2-CZ12-2 (08-160)
Area 12/District 7
Hearing Date: 2/3/09

Property Owner (if different from applicant) **Same.**

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1951	Joseph P. Hurley	Zone change from EU-1 to RU-3.	ZC	Approved
1956	Joseph P. Hurley	Special exception to expand religious facility.	ZC	Approved w/conds.
1995	John C. Favalora, Archbishop	- Special exception to expand. - Non-Use variance.	ZAB	Approved on a modified basis

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Archbishop John C. Favalora

PH: Z08-160 (09-2-CZ12-2)

SECTION: 31-54-41

DATE: February 3, 2009

COMMISSION DISTRICT: 7

ITEM NO.: 2

A. INTRODUCTION

o REQUESTS:

- (1) SPECIAL EXCEPTION to permit the expansion of an existing school use onto additional property to the west.
- (2) Applicant is requesting to permit an outdoor recreation area of 43,050 sq. ft. (190,500 sq. ft. required).
- (3) Applicant is requesting to permit a proposed gymnasium/fine arts building setback 64'3" from the rear (north) property line and setback 30'11" from the interior side (west) property line and to permit an addition to the south portion of the school building setback 40'3" from the interior side (west) property line (75' required for each).
- (4) Applicant is requesting to permit the proposed gymnasium/fine arts building with a height of 40' and a parking structure with a height of 35'6" (35' permitted) and to permit 3 stories (2 stories allowed).
- (5) Applicant is requesting to permit 258 parking spaces (431 required).
- (6) Applicant is requesting to permit parking and drives within 25' of the right-of-way (not permitted).
- (7) Applicant is requesting to permit 84 parking spaces on natural terrain (not permitted).
- (8) Applicant is requesting to permit a parking structure setback varying from 7" to 1' (75' required) from the interior side (north, south and west) property lines.
- (9) Applicant is requesting to permit a 43.12% lot coverage (15% allowed).
- (10) Applicant is requesting to waive the zoning regulation requiring all playground areas to be completely enclosed with a fence.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#10 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Our Lady of Lourdes Academy Masterplan," as prepared by Bermello,

Ajamil & Partners, Inc., dated stamped received 12/16/08 and last revised 1/9/09 and sketches entitled 'Our Lady of Lourdes Academy,' sheets 1-5 dated stamped received 9/29/08 for a total of 24 sheets. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicant seeks to permit the expansion of an existing school use onto additional property to the west. Additional requests sought will permit a reduced outdoor recreation area, buildings setback closer to the property lines than permitted and with a height greater than allowed, fewer parking spaces, parking and drives within 25' of the right-of-way, parking spaces on natural terrain, a parking structure setback closer than permitted to the property lines, a reduced lot coverage and to waive the zoning regulation requiring all playground areas to be completely enclosed with a fence.

o **LOCATION:**

The northwest corner of S.W. 54 Avenue and S.W. 84 Street, Miami-Dade County, Florida.

o **SIZE:** 6.15 Acres

B. ZONING HEARINGS HISTORY:

In 1956, the Board of County Commissioners (BCC) granted, pursuant to Resolution #10125, a special permit for an expansion of an existing church facilities, including a convent and church school addition.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. 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 dwelling units per gross acre.
2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Residential Communities.** The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including **schools, parks, houses of worship,**

daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.

4. **Policy LU-4A.** 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 or architectural elements, landscaping, hour of operation, buffering, and safety, as applicable.
5. **Policy LU-4C.** Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; School and church

Estate Density Residential, 1 to 2.5 du

Surrounding Properties

NORTH: EU-1; single-family residences

Estate Density Residential, 1 to 2.5 du

SOUTH: EU-M and EU-1; single-family residences

Estate Density Residential, 1 to 2.5 du

EAST: EU-1; single-family residences

Estate Density Residential, 1 to 2.5 du

WEST: EU-1 and RU-3; church and school

Estate Density Residential, 1 to 2.5 du

The subject parcel is located at 8235 S.W. 57 Avenue. Single-family residences and schools characterize the area where the subject property lies.

E. SITE AND BUILDINGS:

Site Plan Review:

(site plan submitted)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

Unacceptable

Compatibility:

Unacceptable

Landscape Treatment:

Unacceptable

Open Space:

Unacceptable

Buffering:

Unacceptable

Access:

Acceptable

Parking Layout/Circulation:

Unacceptable

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses. The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by 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.

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. 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 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.

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standards. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	Objects
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The subject property is located at 8235 S.W. 57 Avenue in an area developed with single-family residences and schools. The applicant is requesting to permit the expansion of an existing school use onto additional property to the west (request #1). Additional requests seek to permit an outdoor recreation area of 43,050 sq. ft. (190,500 sq. ft. required) (request #2), to permit a proposed gymnasium/fine arts building setback 64'3" from the rear (north) property line and setback 30'11" from the interior side (west) property line and to permit an addition to the south portion of the school building setback 40'3" from the interior side (west) property line (75' required for each) (request #3), to permit the proposed gymnasium/fine arts building with a height of 40' and a parking structure with a height of 35'6" (35' permitted) and to permit 3 stories (2 stories allowed) (request #4). Several other requests are also being sought to permit 258 parking spaces (431 required) (request #5), to permit parking and drives within 25' of the right-of-way (not permitted) (request #6), to permit 84 parking spaces on natural terrain (not permitted) (request #7), to permit a parking structure setback varying from 7" to 1' (75' required) from the interior side (north, south and west) property lines (request #8), to permit a 43.12% lot coverage (15% allowed) (request #9) and to waive the zoning regulation requiring all playground areas to be completely enclosed with a fence (request #10). The applicant has submitted plans depicting an addition of approximately 21,120 sq. ft. of lot area located on the western portion of the subject site which will house a proposed parking facility. Said plans also depict a new media center, which will consist of a two-story addition along with a new classroom building, which will have a backward L-shape configuration located on the eastern portion of the site. Additionally, a new one-story gymnasium will be located where the volleyball court currently exists at the northwestern portion of the site. Furthermore, a new covered area will be provided at the northern perimeter of the property adjacent to the gymnasium on SW 54 Avenue. The applicant indicates in the Child Care Checklist submitted in conjunction with this application that the existing school will have an operating staff of 85 people, which consists of 54 teachers and 31 administrative and clerical personnel in order to provide service for 840 students to be enrolled in proposed grade levels 7 to 12, and will be operational Monday through Friday from the hours of 7:30 a.m. to 3:00 p.m.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department objects** to this application. Specifically, the Department objects to the

request to permit fewer parking spaces than required and it has indicated that approval of this request will result in vehicles parking within the right-of-way, which is not permitted. The Miami-Dade Fire Rescue Department (**MDFRD**) has **no objections** to this application and has indicated that the average travel response time for this site is **6:36** minutes.

The subject property is designated for **Estate Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The Master Plan indicates that neighborhood and community services including **schools**, parks, **houses of worship**, day care centers, group housing facilities, and utility facilities, are permitted in Residential Communities only when consistent with the goals, objectives and policies of the Master Plan and compatible with the neighborhood. Policy LU-4A indicates that 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 or architectural elements, landscaping, hours of operation, buffering, and safety, as applicable. Additionally, Policy LU-4C indicates that residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic. The subject property is located in close proximity to SW 57 Avenue, in a location of high activity and accessibility, which is a section line road. However, staff opines that when taking into account the severity of parking request #5, to permit 258 parking spaces (431 required), combined with request #2, to permit an outdoor recreation area of 43,050 sq. ft. (190,500 sq. ft. required) and the other requests, the proposal is too intensive and will be intrusive and out of character with the existing residential community located to the north, east and south. As such, staff is of the opinion that the proposal will have a negative impact on the surrounding residential properties, is **incompatible** with same and, therefore, is **inconsistent** with the goals and objectives under the interpretative text of the CDMP.

When analyzing request #1 under Section 33-311(A)(3), Standards For **Special Exceptions**, Unusual Uses and New Uses, staff is of the opinion that the proposed expansion of the school facility onto approximately 21,120 sq. ft. of lot area located on the western portion of the subject site, which will house a proposed parking facility, would result in excessive noise, provoke excessive overcrowding and concentration of people when considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area and the compatibility of the applied for use with the area and its development. The proposed expansion of the school facility onto the above-mentioned area is internal to the site. However, in staff's opinion, said area is not sufficient to mitigate the excessive noise and excessive overcrowding generated by the proposal. Staff notes that the submitted plans illustrate a proposed parking facility at the aforementioned area which will help provide some additional parking spaces on this site. However, as indicated by request #5, a deficit of 173 parking spaces, in staff's opinion, will negatively impact the surrounding residential area and, as indicated by the Public Works Memorandum, will result in vehicles parking within the right-of-way, which is not permitted. As such, staff opines that approval of this request is **incompatible** with the area and recommends denial without prejudice of request #1 under Section 33-311(A)(3).

When requests #2 through #10 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **incompatible** with the surrounding area, would be detrimental to the neighborhood, and

would affect the appearance of the community. Request #2, to permit an outdoor recreation area of 43,050 sq. ft. (190,500 sq. ft. required), in staff's opinion, is excessive and intrusive to the abutting properties in the area. Staff further opines that approval of this request would be out of character with the area as no similar approvals exist in the immediate vicinity and approval of same could begin a trend to approve similar requests thereby setting a precedent. Request #3, to permit a proposed gymnasium/fine arts building setback 64'3" from the rear (north) property line and setback 30'11" from the interior side (west) property line and to permit an addition to the south portion of the school building setback 40'3" from the interior side (west) property line (75' required for each), is, in staff's opinion, also intrusive to the nearby residences. Request #4, to permit the proposed gymnasium/fine arts building with a height of 40' and a parking structure with a height of 35'6" (35' permitted) and to permit 3 stories (2 stories allowed), in staff's opinion, will have a negative visual impact on the surrounding area. Staff further opines that incorporating said proposed buildings is indicative of the site plan's lack of a well-designed transition to the adjacent single-family residential area to the north.

Request #5, to permit 258 parking spaces (431 required), request #6, to permit parking and drives within 25' of the right-of-way (not permitted), and request #7, to permit 84 parking spaces on natural terrain (not permitted), in staff's opinion, is extreme and could cause an overflow of vehicles and traffic congestion on and around the subject site and on the swales or rights-of-way. Additionally, the reduction of parking spaces will exacerbate the vehicular flow on the site and will also generate traffic congestion in the area as vehicles access and exit the site. Furthermore, staff notes that the Public Works Department also objects to request #5 and has indicated in their memorandum that approval of this request will result in vehicles parking within the right-of-way, which is not permitted. Request #8, to permit a parking structure setback varying from 7" to 1' (75' required) from the interior side (north, south and west) property lines, is also intense and, in staff's opinion, will be intrusive to nearby residences. Additionally, in staff's opinion, the approval of this reduced setback will not maintain the basic intent and purpose of the zoning regulations, which 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. Request #9, to permit a 43.12% lot coverage (15% allowed), is too intensive and would result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that there are no similar approvals in the immediate vicinity that integrate requests of this magnitude. Additionally, staff opines that approval of this request will generate a negative aural impact on the surrounding residential community. Request #10, to waive the zoning regulation requiring all playground areas to be completely enclosed with a fence, would also have a negative aural impact on the existing residential property located to the north of the subject property and will also be detrimental to the children that utilize the playground areas. Staff opines that these requests will not maintain the basic intent and purpose of the zoning regulations, will be **incompatible** with the surrounding land uses and will be detrimental to the community. As such, staff recommends denial without prejudice of requests #2 through #10 under the NUV Standards.

When analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #2 through #10 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, the subject property can be utilized in

accordance with prior zoning approvals; therefore, the requests cannot be approved under Section 33-311(A)(4)(c) the Alternative Non-Use Variance (ANUV) Standards, and should be denied without prejudice under same.

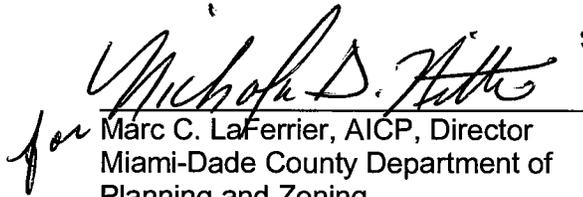
Accordingly, staff recommends denial of request #1 under Section 33-311(A)(3) (Standards For Special Exceptions, Unusual Uses and New Uses); denial without prejudice of requests #2 through #10 under Section 33-311(A)(4)(b) (Non-Use Variance Standards) and under 33-311(A)(4)(c) (Alternative Non-Use Variance Standards).

I. RECOMMENDATION:

Denial without prejudice.

J. CONDITIONS: None.

DATE INSPECTED: 11/17/08
DATE TYPED: 12/16/08
DATE REVISED: 12/31/08; 01/05/09; 01/12/09; 01/13/09; 01/26/09
DATE FINALIZED: 01/26/09
MCL:MTF:NN:NC:JV


for Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: December 19, 2008
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is fluid and cursive, written over the printed name in the "From:" field.

Subject: C-12 #Z2008000160-1st Revision
John Favalora, Archbishop of Miami
5525 S.W. 84 Street
Special Exception to Permit the Expansion of an Existing School onto the
Additional Property; Request to Permit Greater Lot Coverage and
Building Height than Required; Request to Permit Less Setback, Outdoor
Recreation Area, and Parking than Required; Request to Permit Parking
and Drives Within 25 feet of Right-of-Way and on Natural Terrain;
Request to Waive Fence Requirement
(EU-1) (7.67 Acres)
31-54-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code of Miami-Dade County, Florida (the Code) requirements.

Existing public water 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 DERM for this proposed development order.

The closest public sanitary sewer is a manhole located at the intersection of S.W. 58th Avenue and S.W. 82nd Street, approximately 1,350 feet north and west of the site. Based on the proposed request, the subject property is within feasible distance for connection to public sanitary sewers. Therefore, connection of the proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the 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 DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 by DERM for this proposed development order.

Air Quality Preservation

In the event that this project includes any kind of demolition, removal or renovation of any existing structure(s), an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A Notice of Asbestos Renovation or Demolition form must be filed with the Air Quality Management Division for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Wetlands

The subject property does not contain jurisdictional wetlands, as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit 2008-TREE-PER-00193 was issued for this property to Ed W McCarthy Archbishop on September 9, 2008 and is scheduled to expire on September 9, 2009. TP2008-TREE-PER-00193 requires the preservation of 57 trees of which 11 are specimen-sized (Trunk diameter 18 inches or greater) trees as identified in DERM-approved permitted plans. The landscape plan submitted with this application entitled " Our Lady of Lourdes Academy", dated November 20, 2006 (revised 10/14/2008), sheets LD 1-4 and prepared by Bermello Ajamil and Partners Inc depicts these trees to remain. Therefore, this Program recommends approval of this zoning application.

All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions.

Please be advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2008-TREE-PER-00193 is required prior to the removal or relocation of any other tree on the subject property. Please contact this Program at (305) 372-6574 for information regarding tree permits.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Enforcement History

DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and 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. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: ARCHBISHOP JOHN C. FAVALORA

This Department objects to this application.

This Department objects to the request to permit fewer parking spaces than required. Fewer parking spaces will result in vehicles parking within the right-of-way where it is not permitted.

This Department has no objections to the request to permit parking within 25 feet of the right-of-way.

This Department has no objections to the request to permit parking on natural terrain.

Additional improvements may be required at time of permitting/platting.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

09-OCT-08

15. If your school will include residential uses, do such uses meet the standards provided in Sec 33-151.17? Yes X 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

a. Day Nursery / Kindergarten, preschool and after school care

35 sq. ft. x (number of children) = sq. ft. of classroom area required

b. Elementary Grades 1-6

30 sq. ft. x (number of children) = sq. ft. of classroom area required

c. Junior High and Senior High School (Grades 7 – 12)

25 sq. ft. x 840 (number of children) = 21,000 sq. ft. of classroom area required

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 21,000
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 31,953

OUTDOOR RECREATION SPACE:

a. Day nursery / kindergarten, preschool and after school care

- 45 sq. ft. x (1/2 of children) =

b. Grades 1-6 - 500 sq. ft. (first 30 children) =

- 300 sq. ft. x (remaining children) =

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

- 300 sq. ft. x 300 (next 300 children) = 90,000

 5 - 150 sq. ft. x (510) (remaining children) = 76,500

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 190,500
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: ~~45,100~~ 43,050

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor)

a. 28 trees are required per net acre. Trees required: 150 320

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 AUG 20 2008

b. Ten shrubs are required for each tree required. Shrubs required: 1,500 Shrubs provided 2,028

c. Grass area for organized sports/play area in square feet: 45,100

d. Lawn area in square feet (exclusive of organized sports/play area): 60,768

School Address: 5525 SW 84th Street Zip Code 33143

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

Alexandra Deas

(Applicant's Signature)

Signed, sealed, executed and acknowledged on this 5 day of June, 2007 at Miami-Dade County, Florida.

WITNESSES

Elyzabeth Ortiz

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I hereby certify that on this 5 day of June, 2007, before me personally appeared _____, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

Mercedes Padron



607577

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Memorandum



Date: 28-OCT-08
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2008000160

Fire Prevention Unit:

This Memo supersedes MDRF Memorandum dated September 9, 2008.

APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plan date stamped August 29, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDRF Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDRF requirements.

Service Impact/Demand:

Development for the above Z2008000160
 located at 5525 sw 84 st, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1802 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Office		institutional	
<u>N/A</u>	square feet	<u>58,630</u>	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 39.34 alarms-annually.
 The estimated average travel time is: 6:36 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
 Station 14 - South Miami - 5860 SW 70 Street.
 Rescue, ALS Engine, Battalion.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 None.

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped August 29, 2008. Substantial changes to the plans will require additional service impact analysis.

OFFICE OF NEIGHBORHOOD COMPLIANCE TAMIAMI REGION

ENFORCEMENT HISTORY

NAME:

ARCHBISHOP JOHN C.
FAVALORA

ADDRESS:

THE NORTHEAST CORNER
OF SW 57 AVENUE AND
SW 84 STREET, MIAMI
Folio# 3041310030340

DATE: 01/28/09

ZONING HEARING#:

08-160

CURRENT ENFORCEMENT HISTORY:

No open cases. No current violations.

PRIOR CASES:

CMS#200003004599. Complaint received for 4 (four) Module temporary classrooms for which permits had expired. Staff conducted inspection and was instructed to speak with attorney handling case. Case closed.

CMS#200103001436. NOV issued in February 2001 for Parking Lot violations. Zoning hearing had already been applied for. Case closed

NAME OF PURCHASER: N/A

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

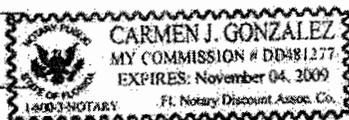
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

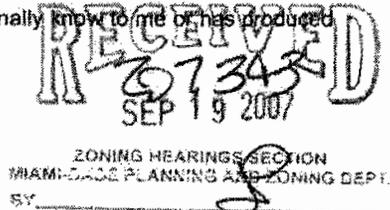
Signature: John C. Travalon
(Applicant)

Sworn to and subscribed before me this 13 day of September 2007. Affiant is personally known to me or has produced _____ as identification.

Carmen J. Gonzalez
(Notary Public)



My commission expires: _____



*Disclosure shall not be required of: 1) any entity, the equity interests in 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.

SITE PLAN DATA

PROJECT: OUR LADY OF LOURDES ACADEMY

LEGAL DESCRIPTION

A PORTION OF LOTS 3 AND 4, BLOCK 2, N.T. HANSEN SUBDIVISION OF 61.52 ACRES, AND A PORTION OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 41 EAST, WALKWAY COUNTY, FLORIDA, AND A PORTION TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8 AT PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE RUN S89.7875°W ALONG THE SOUTH LINE OF SAID LOT 4 FOR A DISTANCE OF 468.88 FEET TO THE POINT OF BEGINNING FOR A DISTANCE OF 468.88 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE RUN N00°00°00"W ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 468.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE RUN N00°00°00"W ALONG THE EAST LINE OF SAID LOT 4 FOR A DISTANCE OF 674.38 FEET TO THE POINT OF BEGINNING (SEE THE EAST 1/2 SECTION 13 OF THIS SECTION);

AND A PORTION OF SAID LOT 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE RUN S89.7875°W ALONG THE SOUTH LINE OF SAID LOT 4 FOR A DISTANCE OF 468.88 FEET TO THE POINT OF BEGINNING FOR A DISTANCE OF 468.88 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE RUN N00°00°00"W ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 468.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE RUN N00°00°00"W ALONG THE EAST LINE OF SAID LOT 4 FOR A DISTANCE OF 674.38 FEET TO THE POINT OF BEGINNING (SEE THE EAST 1/2 SECTION 13 OF THIS SECTION).

ZONING OF PROPERTY: EU-1

LOT AREA: 288,015 SF / 6.15 ACRES

BUILDING COVERAGE AREA: 52,954 SF 20%

LOT COVERAGE AREA: 88,971 SF 33%

GARAGE COVERAGE AREA: 14,828 SF 6%

WALKWAYS COVERAGE AREA: 21,191 SF 8%

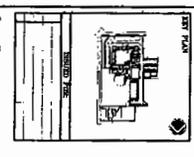
AREAS	EXISTING	PROPOSED	TOTALS
BUILDING AREA			
GROUND FLOOR	27,154 SF	25,800 SF	52,954 SF
SECOND FLOOR	17,206 SF	26,023 SF	43,229 SF
THIRD FLOOR		6,599 SF	6,599 SF
TOTAL BUILDING AREA	44,400 SF	41,983 SF	86,383 SF
OPEN SPACE			
WALKWAYS	6,748 SF	6,229 SF	12,977 SF
GROUND FLOOR	8,748 SF	4,247 SF	12,995 SF
SECOND FLOOR		3,258 SF	3,258 SF
THIRD FLOOR	17,488 SF	16,811 SF	34,299 SF
TOTAL WALKWAYS AREA			33,537 SF
PARKING	EXISTING	PROPOSED	REQUIRED
SURFACE PARKING	172 SPACES	133 SPACES	
PARKING ON NATURAL TERRAIN (SPECIAL EVENTS)	14 SPACES	92 SPACES	
NEW PARKING FACILITY		100 SPACES	
TOTAL PARKING PROVIDED	196 SPACES	314 SPACES	
REQUIRED PARKING BY SECTION 33-124			
CLASSROOMS, ADMINISTRATIVE AREAS, LIBRARY =	49,122 SF (1 PARKING SPACE PER 200 SF)	200 SPACES	
ADMINISTRATIVE AND OFFICIAL PERSONNEL =	51 EMPLOYEES (1 PARKING SPACE PER 4 EMPLOYEES)	8 SPACES	
BASEBALL STADIUM =	790 SEATERS (1 PARKING SPACE PER EACH SEATER)	196 SPACES	
AUDITORIUM =	2,487 SF (1 PARKING SPACE PER 100 SF)	24 SPACES	
TOTAL PARKING REQUIRED		430 SPACES	

LANDSCAPE	PROPOSED
OUTDOOR RECREATION AREA	45,100 SF
LAWN AREA (EXCLUSIVE OF RECREATIONAL AREA)	60,786 SF
TOTAL AREA	105,886 SF

SETBACKS	REQUIRED	PROPOSED
NORTH (FACING SW 84TH ST)	75'-0"	80'-0"
SOUTH (FACING SW 84TH ST)	60'-0"	60'-0"
EAST (FACING SW 84TH AVE)	25'-0"	30'-0"
WEST (FACING EPIPHANY PARISH PROPERTY)	20'-0"	30'-11"
NORTH (FACING LOT 3 EPIPHANY PARISH PROPERTY)	20'-0"	1'-0" (ADJACENT)
SOUTH (FACING LOT 4 EPIPHANY PARISH PROPERTY)	20'-0"	7' (ADJACENT)
WEST (FACING EPIPHANY PARISH PROPERTY)	20'-0"	26'-0"

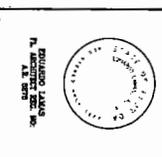
BUILDING TYPES	REQUIRED HEIGHT	NEW HEIGHT
CLASSROOMS BLOC	35 FT.	35 FT.
REGULATORY CLASSROOMS	35 FT.	40 FT. (MAXIMUM)
CHORAL CLASSROOMS	35 FT.	35 FT.
GYMNASIUM	35 FT.	35 FT.
PARKING GARAGE	35 FT.	35 FT.
TOP ROOF PARKING FLOOR	35 FT.	26'-0"
ELEVATION / STAIR TOWER	35 FT.	35'-0" (EXTEND)

* HEIGHT VARIES SEE ARCH. DRGWS. (A-1.2, A-1.3, A-2.1, A-2.2, A-2.3, A-3.0, A-3.1)



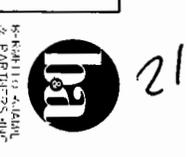
Project Name: **OUR LADY OF LOURDES ACADEMY MASTERPLAN**
 Prepared by: **DAVIDSON LITTLE ARCHITECTS**
 1100 Biscayne Blvd, Suite 1100
 Miami, FL 33132
 Phone: (305) 371-1100
 Fax: (305) 371-1101
 www.davidsonlittle.com

Approved: **DAVIDSON LITTLE ARCHITECTS**
 1100 Biscayne Blvd, Suite 1100
 Miami, FL 33132
 Phone: (305) 371-1100
 Fax: (305) 371-1101
 www.davidsonlittle.com

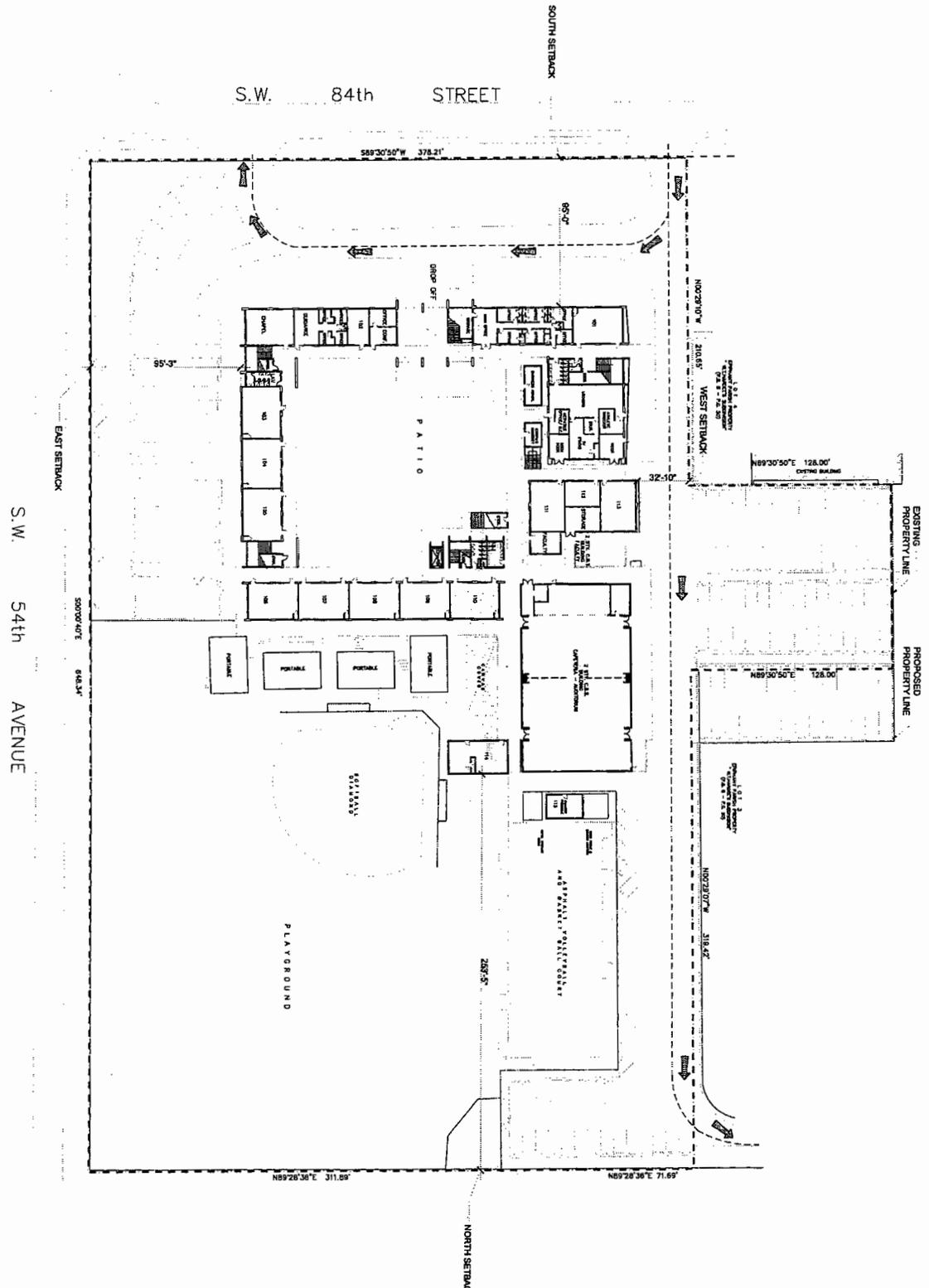


LANDSCAPE ARCHITECT:
 TERRANCE S. BROWN, AIA
 1100 Biscayne Blvd, Suite 1100
 Miami, FL 33132
 Phone: (305) 371-1100
 Fax: (305) 371-1101
 www.davidsonlittle.com

OWNER:
 CATHOLIC ARCHDIOCESE OF MIAMI
 1100 Biscayne Blvd, Suite 1100
 Miami, FL 33132
 Phone: (305) 371-1100
 Fax: (305) 371-1101
 www.davidsonlittle.com



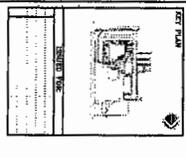
1
 A-1.0
 EXISTING GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Sheet No. **A-1.0**

Project Title:
 EXISTING GROUND
 FLOOR PLAN
 CIRCULATION &
 SETBACKS

Client: MRS. SHERIDAN GARDNER, R.A.
 Scale: 1/8" = 1'-0"
 Date: 11-14-98
 Designer: E.L.
 CAD FILE: RWK000023200



Project Name:
 OUR LADY OF
 LOURDES ACADEMY
 MASTERPLAN

2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100

Design:
 STUDIO LUMAS
 1100 N. UNIVERSITY BLVD
 ANN ARBOR, MI 48106

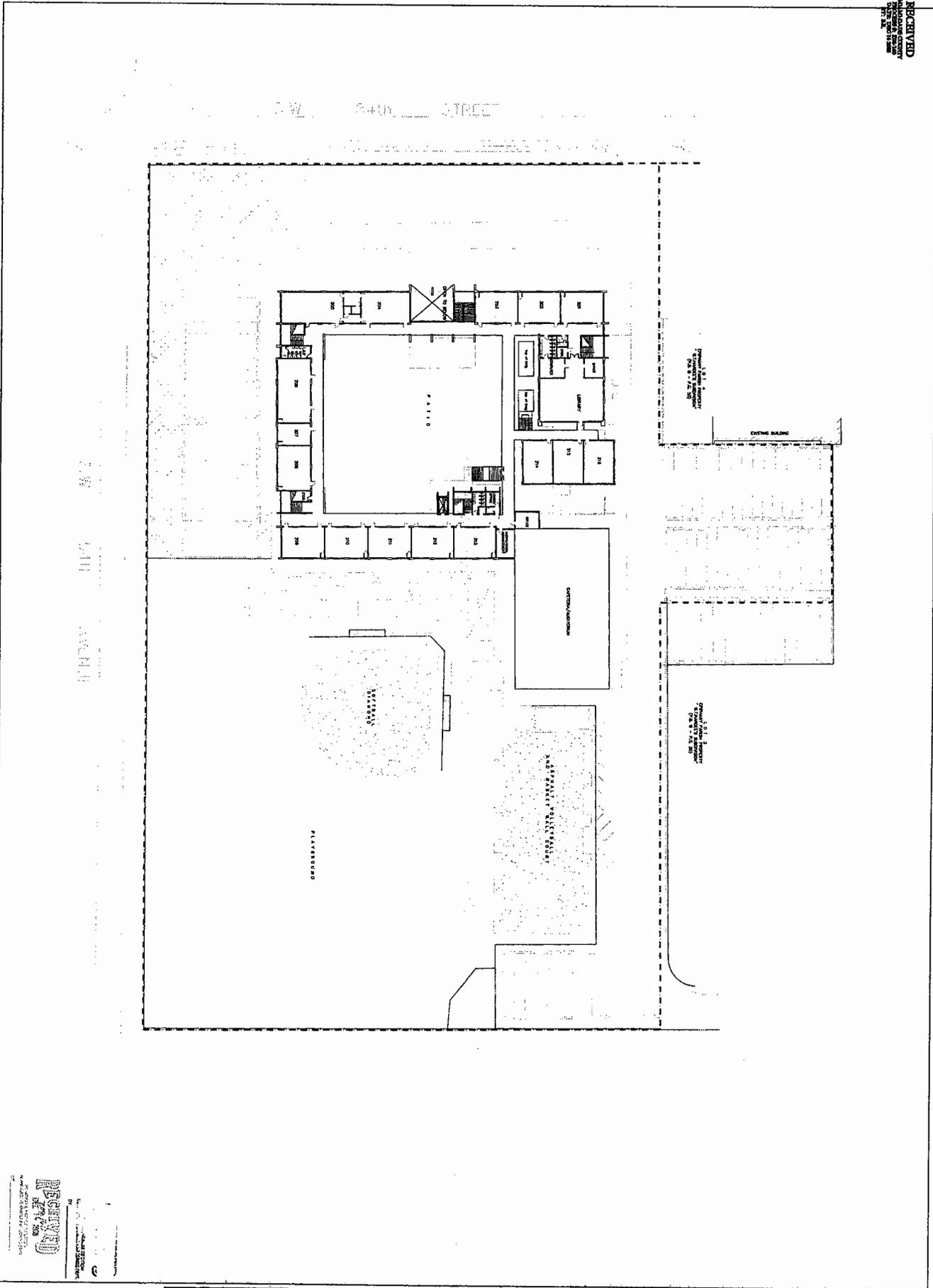


LANDSCAPE ARCHITECT:
 HENNINGSEN ASSOCIATES
 2000 BURNING WOOD DRIVE
 ANN ARBOR, MI 48106
 (734) 769-1400

ENGINEER:
 WHEELER ENGINEERS
 1000 N. ZEEB ROAD
 ANN ARBOR, MI 48106
 (734) 769-1400

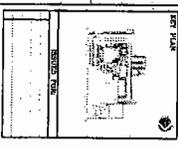
ARCHITECT OF RECORD:
 ARCHITECTURAL CENTER
 1100 N. UNIVERSITY BLVD
 ANN ARBOR, MI 48106
 (734) 769-1400





RECEIVED
 NATIONAL CENTER
 FOR ARCHITECTURAL RECORDS
 200 N. 17th St.
 Philadelphia, PA 19103

Project Name: OUR LADY OF LOURDES ACADEMY MASTERPLAN
 Project Address: 1401 S.W. 34th Street, Miami, Florida 33144
 Date: 05-27-03
 Scale: 1/8" = 1'-0"



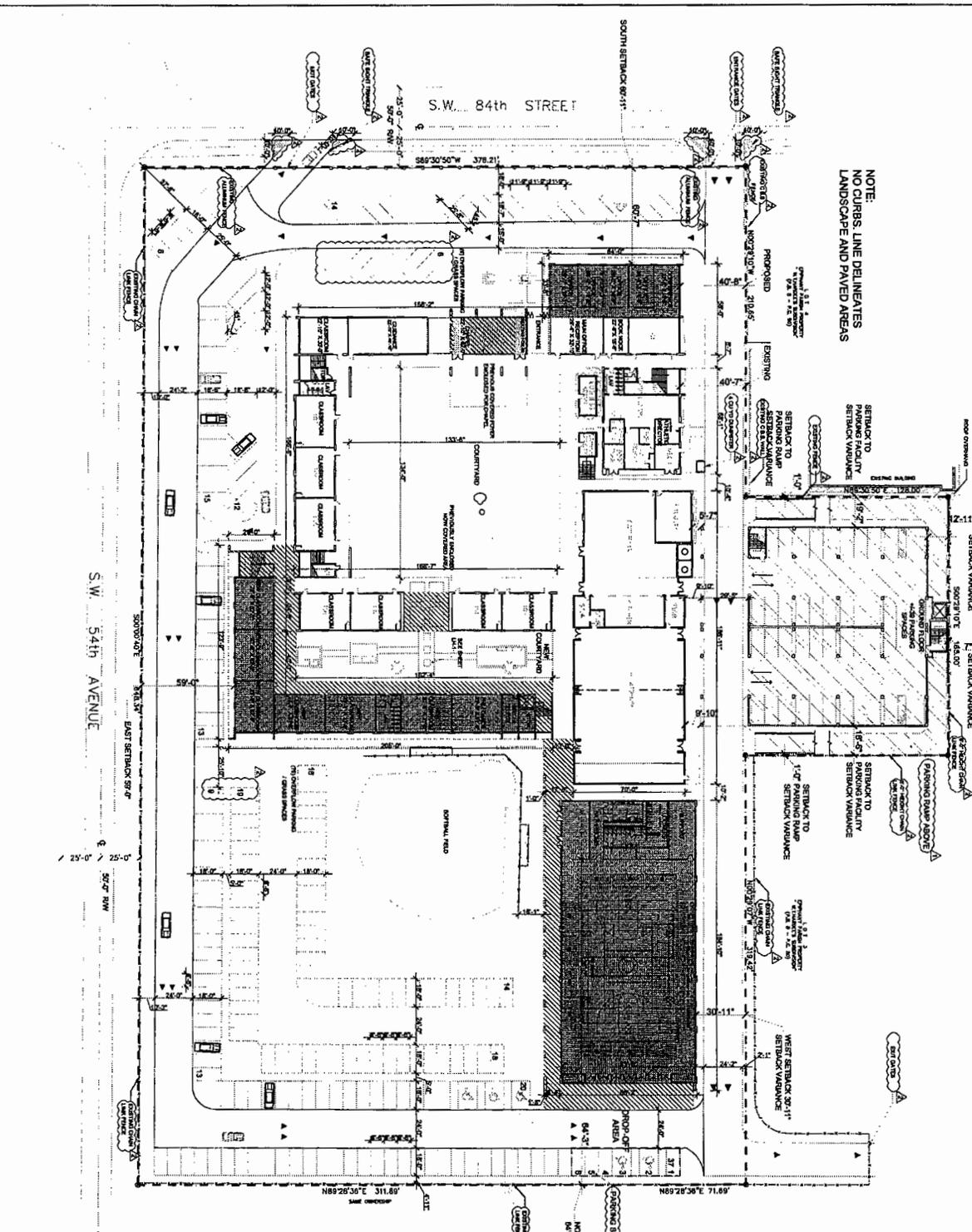
Client Name: EDUARDO LAINS
 Title: ARCHITECT
 Address: 1401 S.W. 34th Street, Miami, Florida 33144
 Phone: (305) 442-1033

Architect: LANGSCAPE ARCHITECTS
 1401 S.W. 34th Street, Suite 200
 Miami, Florida 33144
 Phone: (305) 442-1033

Client Name: OUR LADY OF LOURDES ACADEMY
 Address: 1401 S.W. 34th Street, Miami, Florida 33144
 Phone: (305) 442-1033

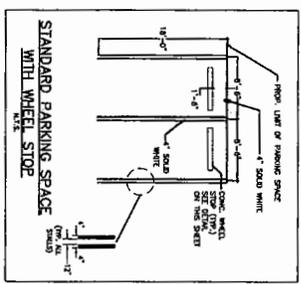
Client Name: LANGSCAPE ARCHITECTS
 Address: 1401 S.W. 34th Street, Suite 200, Miami, Florida 33144
 Phone: (305) 442-1033





NOTE:
 NO CURBS LINE DELINEATES
 LANDSCAPE AND PAVED AREAS

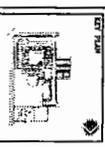
- PROPOSED GROUND FLOOR NEW AREAS**
- ENCLOSED AREA
 - COVERED WALKWAYS
 - PREVIOUS OPEN NOW ENCLOSED AREA
 - NEW PARKING GARAGE 39 SPACES



PROJECT TITLE:
 PROPOSED
 GROUND FLOOR PLAN
 & SETBACKS

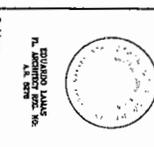
DATE: 1/20/11
 DRAWN BY: L.A.
 CHECKED BY: E.L.
 APPROVED BY: L.A.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	1/20/11



PROJECT NAME:
 OUR LADY OF
 LOURDES ACADEMY
 MASTER PLAN

DESIGNED BY:
 LARRY A. ...
 ARCHITECTURE OF MIAMI



LANDSCAPE ARCHITECT:
 LARRY A. ...
 LANDSCAPE ARCHITECT

ARCHITECTURE OF MIAMI
 1000 B. ...
 MIAMI, FL 33130

ENGINEER:
 LARRY A. ...
 REGISTERED ENGINEER

SURVEYOR:
 LARRY A. ...
 REGISTERED SURVEYOR

24

25



BERTELLO ALAMI & PARTNERS, INC.
 Architecture, Engineering, Planning
 and Landscape Architecture
 1000 West 12th Street
 Suite 1000
 Fort Lauderdale, FL 33304
 Phone: (954) 573-1111
 Fax: (954) 573-1112

OWNER:
 ASSOCIATES OF MIAMI
 1000 West 12th Street, Suite 1000
 Fort Lauderdale, FL 33304
 Phone: (954) 573-1111
 Fax: (954) 573-1112

LANDSCAPE ARCHITECT:
 LANDSCAPE CONSULTANTS
 1000 West 12th Street, Suite 1000
 Fort Lauderdale, FL 33304
 Phone: (954) 573-1111
 Fax: (954) 573-1112

DATE ENGINEER:
 05/11/2010
DATE ENGINEER CONSULTANT:
 05/11/2010
 Miami, FL 33166 (305) 441-4142

SUPERVISOR:
 JAMES R. BROWN
 1000 West 12th Street, Suite 1000
 Fort Lauderdale, FL 33304
 Phone: (954) 573-1111
 Fax: (954) 573-1112

MEP ENGINEER:
 JAMES R. BROWN
 1000 West 12th Street, Suite 1000
 Fort Lauderdale, FL 33304
 Phone: (954) 573-1111
 Fax: (954) 573-1112

PERSONNEL:
 A. BRUCE BARNETT
 Landscape Architect
 JAMES R. BROWN
 MEP Engineer
 JAMES R. BROWN
 MEP Engineer

PROJECT NAME:
 OUR LADY OF LOURDES
 ACADEMY
 PROJECT ADDRESS:
 1000 West 12th Street
 Fort Lauderdale, FL 33304

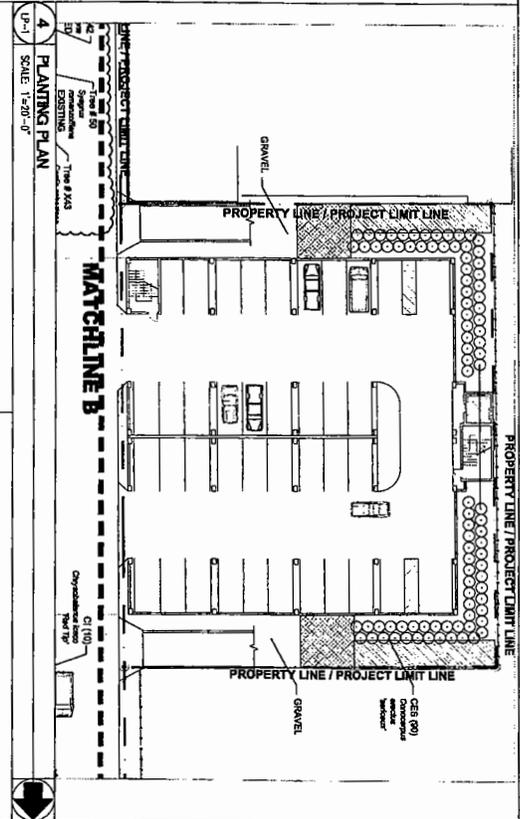
KEY PLAN:
 ZONING PERMIT SUBMITTAL

SCALE:
 AS SHOWN
DATE:
 05/11/2010
DESIGNED BY:
 JAMES R. BROWN
CHECKED BY:
 JAMES R. BROWN

ISSUED FOR:
 ZONING PERMIT SUBMITTAL

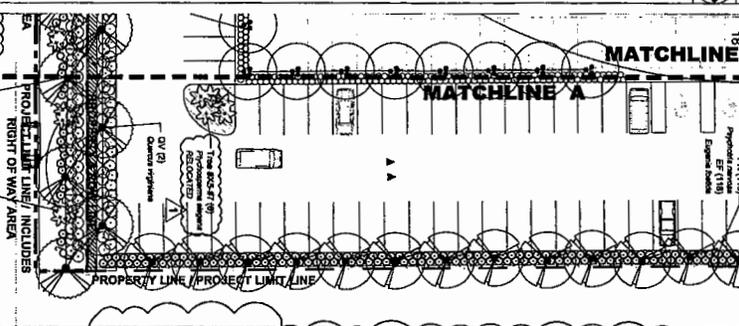
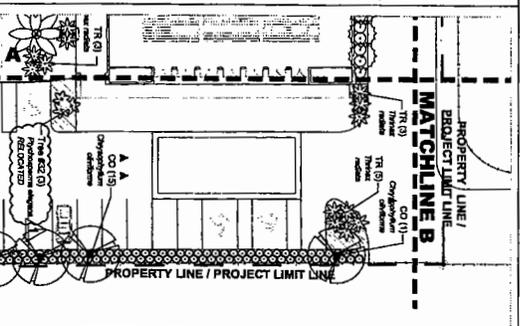
PROJECT TITLE:
 PLANTING PLAN AND PLANT LIST

PROJECT NO.:
 LP-1



EXISTING TREES

NO.	DATE	DBH	HT	SPECIES	CONDITION	REMARKS
1	05/11/2010	12"	15'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
2	05/11/2010	10"	12'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
3	05/11/2010	8"	10'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
4	05/11/2010	6"	8'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
5	05/11/2010	4"	6'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
6	05/11/2010	3"	5'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
7	05/11/2010	2"	4'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
8	05/11/2010	1"	3'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
9	05/11/2010	12"	15'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
10	05/11/2010	10"	12'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
11	05/11/2010	8"	10'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
12	05/11/2010	6"	8'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
13	05/11/2010	4"	6'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
14	05/11/2010	3"	5'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
15	05/11/2010	2"	4'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
16	05/11/2010	1"	3'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
17	05/11/2010	12"	15'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
18	05/11/2010	10"	12'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
19	05/11/2010	8"	10'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
20	05/11/2010	6"	8'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
21	05/11/2010	4"	6'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
22	05/11/2010	3"	5'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
23	05/11/2010	2"	4'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
24	05/11/2010	1"	3'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
25	05/11/2010	12"	15'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
26	05/11/2010	10"	12'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
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28	05/11/2010	6"	8'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
29	05/11/2010	4"	6'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
30	05/11/2010	3"	5'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
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34	05/11/2010	10"	12'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
35	05/11/2010	8"	10'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
36	05/11/2010	6"	8'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
37	05/11/2010	4"	6'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
38	05/11/2010	3"	5'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
39	05/11/2010	2"	4'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED
40	05/11/2010	1"	3'	ROSTROPHYSUM PLUMOSUM	GOOD	TO BE PRESERVED



LEGEND

New Palms

- Rostroses elata
- Sabal palmello
- Thrinax radiata

Sod

Groundcover

Existing Trees and Palms

Relocated Trees and Palms

LEGEND

New Trees

- Cordia sebestena
- Semia surattensis
- Bursera simaruba
- Guatatum sanctum
- ALT: Ilex cassine
- Ilex cassine
- ALT: Myrsine fragrans
- Myrsine fragrans
- Quercus virginiana
- Delonix regia
- Peltophorum pterocarpum
- Chrysothamnus oviforme

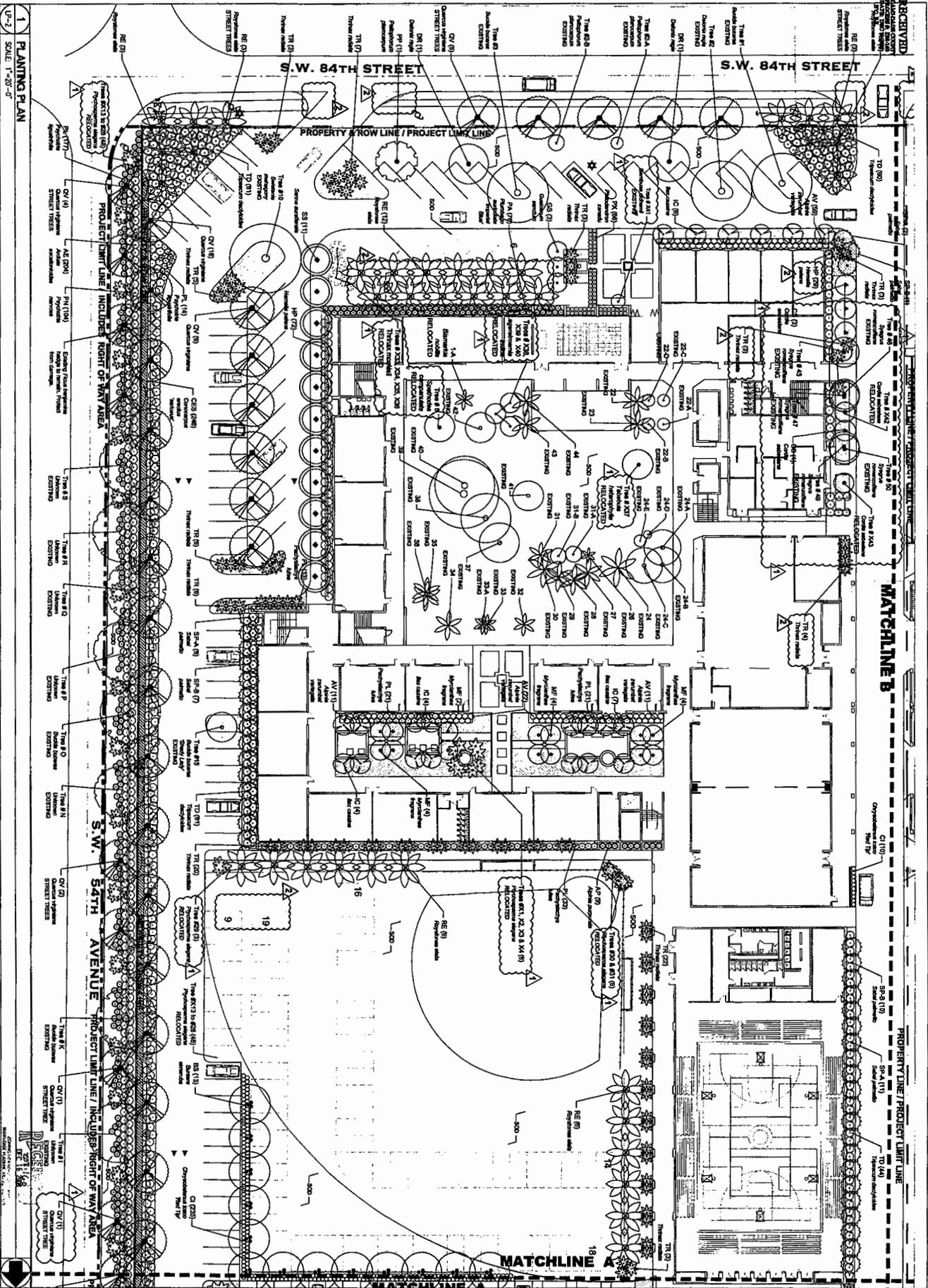
2 PLANT LEGEND - SCALE: N.T.S.

3 PLANTING PLAN - SCALE: 1/8"=1'-0"

4 PLANTING PLAN - SCALE: 1/8"=1'-0"

5 PLANT LIST - EXISTING TREES - SCALE: N.T.S.

LP-1



1 PLANNING PLAN
SCALE: 1"=20'-0"

LP-2

PROJECT NAME
OUR LADY OF LOURDES ACADEMY
PROJECT ADDRESS
5025 SW 84th Street
Miami, Florida 33143

REVISIONS
A. ISSUED, SCHEDULED
B. REVISIONS
C. REVISIONS
D. REVISIONS

OWNER
OUR LADY OF LOURDES ACADEMY
ARCHITECT
BERTELLO, AMAL & PARTNERS, INC.
LANDSCAPE ARCHITECT
M.P. ENGINEERS

DATE
1/27/18
DRAWN BY
C.M.P.
CHECKED BY
C.M.P.

PROJECT TITLE
PLANNING PLAN

DATE
1/27/18
DRAWN BY
C.M.P.
CHECKED BY
C.M.P.

PROJECT TITLE
PLANNING PLAN

DATE
1/27/18
DRAWN BY
C.M.P.
CHECKED BY
C.M.P.

PROJECT TITLE
PLANNING PLAN

DATE
1/27/18
DRAWN BY
C.M.P.
CHECKED BY
C.M.P.

26

CHAPTER 18A Miami-Dade Landscaping Ordinance / OUR LADY OF LOURES ACADEMY

1 **LANDSCAPING OPEN SPACE**

A. Grade Area of landscaped open space required by Chapter 33, as indicated on the plan: 94.1 s.f. **REQUIRED** 94.1 s.f. **PROVIDED**

B. Square Feet of parking lot landscape area required by Chapter 18A, as indicated on the plan: 190 x 10 = 1,900 s.f. **REQUIRED** 1,900 s.f. **PROVIDED**

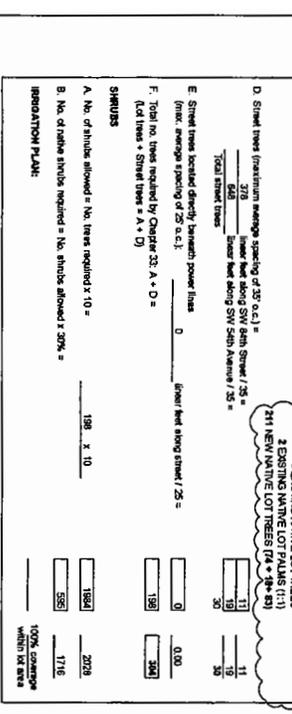
C. Total s.f. of landscaped open space required by Chapter 33, A + B = 1,004.1 s.f. **REQUIRED** 1,004.1 s.f. **PROVIDED**

2 **MINIMUM AREA CALCULATION**

A. No. trees required per lot area: 180 trees x 6.01 lot area (s.f.) = 1,081.8 trees

B. Minimum Area (s.f.) permitted: 60% x 261,997 s.f. = 157,198.2 s.f.

C. Total s.f. of landscaped open space required by Chapter 33, A + B = 1,004.1 s.f.



3 **SHRUBS**

A. No. of shrubs allowed: No. trees required x 10 = 1081.8 x 10 = 10,818

B. No. of native shrubs required: No. shrubs allowed x 30% = 10,818 x 0.30 = 3,245.4

C. Minimum Required: No. trees provided x 30% = 180 x 0.30 = 54

4 **STREET TREES**

A. Street trees located directly between power lines: 0

B. Street trees located between power lines: 0

C. Street trees located along street: 25

1 **MAN-MADE LANDSCAPE REQUIREMENTS**

SCALE: N.T.S.

2 **THREE INFORMATION PLANT LIST CANDIDY CREDIT FORMULAS - OUR LADY OF LOURES ACADEMY**

QUANT.	PLANT NAME	SCIENTIFIC NAME	PLANT TYPE	PLANT SIZE	PLANT COLOR	PLANT CARE	PLANT VALUE
1	Acacia saligna	Acacia saligna	Shrub	12'	Green	Low	100
2	Albizia julibrissin	Albizia julibrissin	Shrub	12'	White	Low	100
3	Albizia leonensis	Albizia leonensis	Shrub	12'	White	Low	100
4	Albizia saman	Albizia saman	Shrub	12'	White	Low	100
5	Albizia saman	Albizia saman	Shrub	12'	White	Low	100
6	Albizia saman	Albizia saman	Shrub	12'	White	Low	100
7	Albizia saman	Albizia saman	Shrub	12'	White	Low	100
8	Albizia saman	Albizia saman	Shrub	12'	White	Low	100
9	Albizia saman	Albizia saman	Shrub	12'	White	Low	100
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100	Albizia saman	Albizia saman	Shrub	12'	White	Low	100

2 **CANDY REPLACEMENT TABULATION**

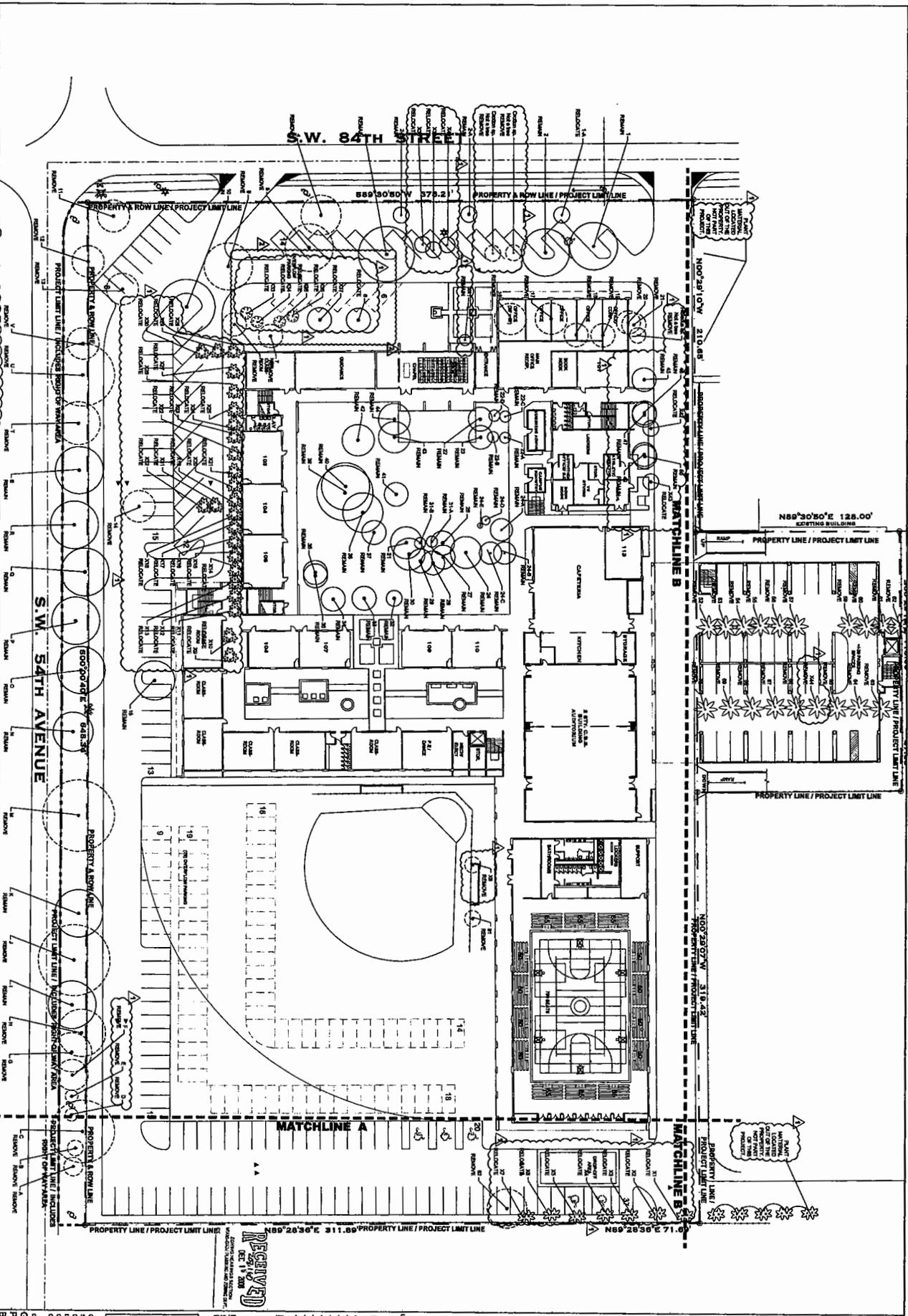
SCALE: N.T.S.

PLANT LIST - NEW PLANT MATERIAL

OUR LADY OF LOURES ACADEMY

QUANT.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	NATIVE	CUL.	HT.	CUL.	CONTR.	SPACING	NOTES
13	REDA	Redwood	Redwood	YES	2'	10'	8'	8'	As Shown	LOT TREES / Upright, strong & straight leader
14	CO	Cordia alliodora	Chico	YES	2'	10'	8'	8'	As Shown	LOT TREES / Upright, strong & straight leader
15	CO	Cordia alliodora	Chico	YES	2'	10'	8'	8'	As Shown	LOT TREES / Upright, strong & straight leader
16	CO	Cordia alliodora	Chico	YES	2'	10'	8'	8'	As Shown	LOT TREES / Upright, strong & straight leader
17	CO	Cordia alliodora	Chico	YES	2'	10'	8'	8'	As Shown	LOT TREES / Upright, strong & straight leader
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44	CO	Cordia alliodora	Chico	YES	2'	10'	8'	8'	As Shown	LOT TREES / Upright, strong & straight leader
45	CO	Cordia alliodora	Chico							

1 GENERAL TREE DISPOSITION PLAN W/ PROPOSED BUILDING BACKGROUND
 LD-4 SCALE: NOT TO SCALE



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 OCT 19 2008

GENERAL TREE DISPOSITION PLAN W/ PROPOSED BUILDING BACKGROUND

LD-4

OWNER:
 MR. & MRS. J. L. & M. J. ...

ARCHITECT:
 ...

LANDSCAPE ARCHITECT:
 ...

CIVIL ENGINEER:
 ...

MEP ENGINEER:
 ...

REVISIONS:

NO.	DATE	DESCRIPTION
1

PROJECT NAME:
 ...

PROJECT ADDRESS:
 ...

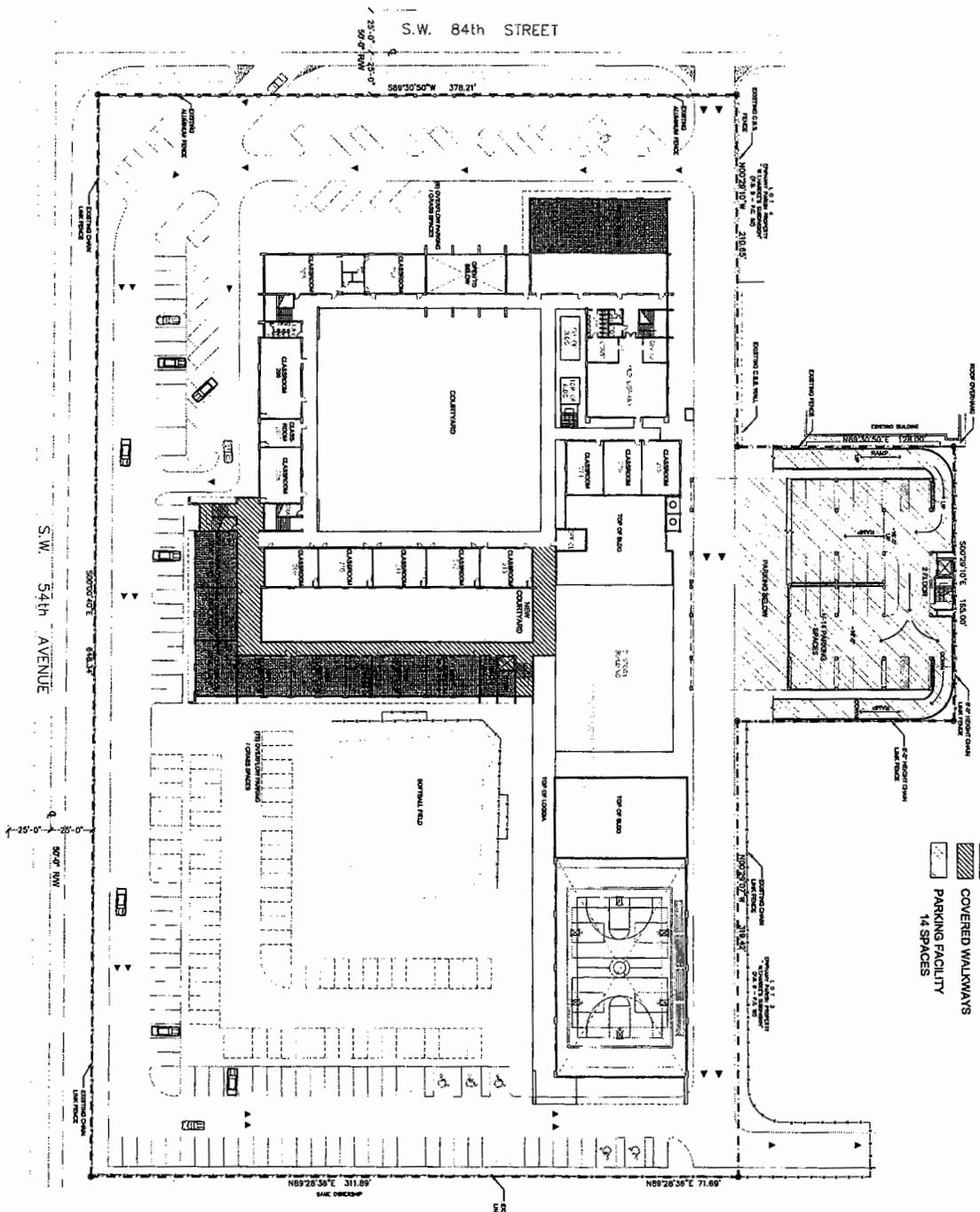
DATE:
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SCALE:
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BY:
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CHECKED:
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APPROVED:
 ...



PROPOSED SECOND FLOOR
 NEW AREAS

- ENCLOSED AREA
- COVERED WALKWAYS
- PARKING FACILITY
14 SPACES



OUR LADY OF
 LOURDES ACADEMY
 MASTERS PLAN

Project Name:
 Client Name:
 Address:
 City:
 State:
 Zip:

DATE OF THIS PLAN:
 10/15/2013

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE:

LANDSCAPE ARCHITECT:
 2200 SW 15th Avenue, Suite 200
 Miami, FL 33135
 (305) 351-1234

ENGINEER:
 2200 SW 15th Avenue, Suite 200
 Miami, FL 33135
 (305) 351-1234

ARCHITECTS OF MIAMI
 NATIONAL CENTER
 1000 N. W. 10th St.
 Miami, FL 33136
 (305) 351-1234

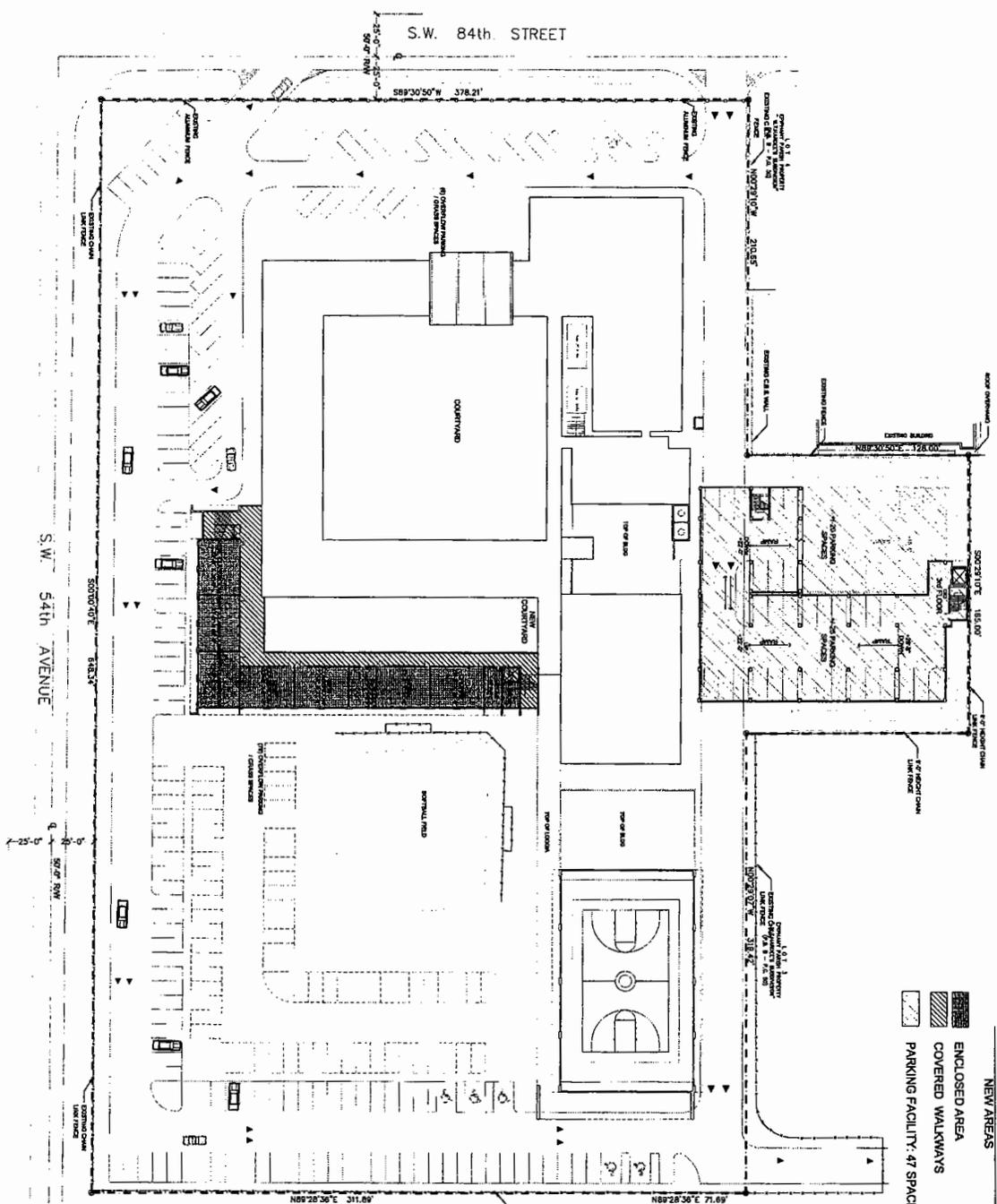
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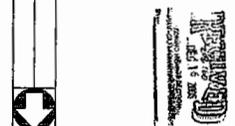
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 1001 N.W. 10th St.
 Miami, FL 33136

1
 A-2.2
 PROPOSED THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



**PROPOSED THIRD FLOOR
 NEW AREAS**

ENCLOSED AREA
 COVERED WALKWAYS
 PARKING FACILITY - 47 SPACES



Project Name:
 OUR LADY OF LOURDES ACADEMY
 MASTERPLAN

Project Address:
 3300 S.W. 84th Street
 Miami, FL 33155

Client:
 OUR LADY OF LOURDES ACADEMY

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

Date: 05-24-07

Drawn: LT

Checked: BT

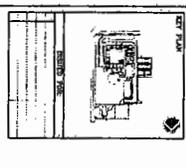
City: Miami, FL

State: FL

Country: USA

Sheet No. 3RD FLOOR PLAN
 Scale: 1/8" = 1'-0"

Drawn: TULL
 PROPOSED
 3RD FLOOR PLAN



LANDSCAPE ARCHITECT
 LANSKAP ARCHITECTS, INC.
 LANDSCAPE CONSULTING
 1001 N.W. 10th St., Suite 200
 Miami, FL 33136 (305) 374-8800
 (305) 366-2000 / (305) 366-2000
 www.lanskap.com

REGISTERED PROFESSIONAL ARCHITECT
 EDUARDO JAMES R. ARCECETE, P.A.
 No. 12073

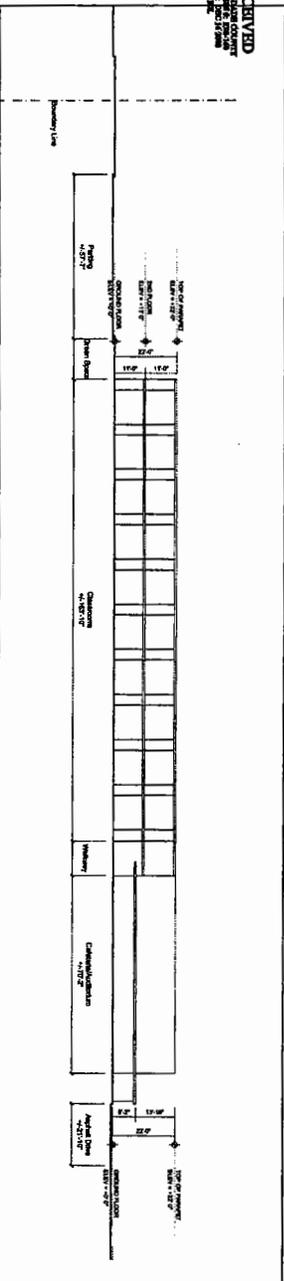
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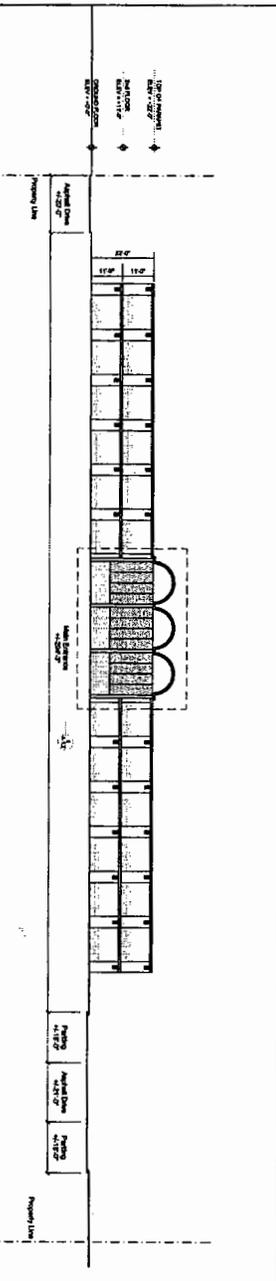
PERINELLI, SANTI & PARTNERS, S.P.A.
 Architecture, Landscape, Planning
 & Environmental Services
 2010 St. Augustine Drive
 Suite 1100
 Fort Lauderdale, FL 33304
 (954) 566-2000 / (954) 566-2000
 www.perinelli.com

OWNER:
 ARCHDIOCESE OF MIAMI
 NATIONAL CENTER
 1001 N.W. 10th St.
 Miami, FL 33136
 (305) 725-0770

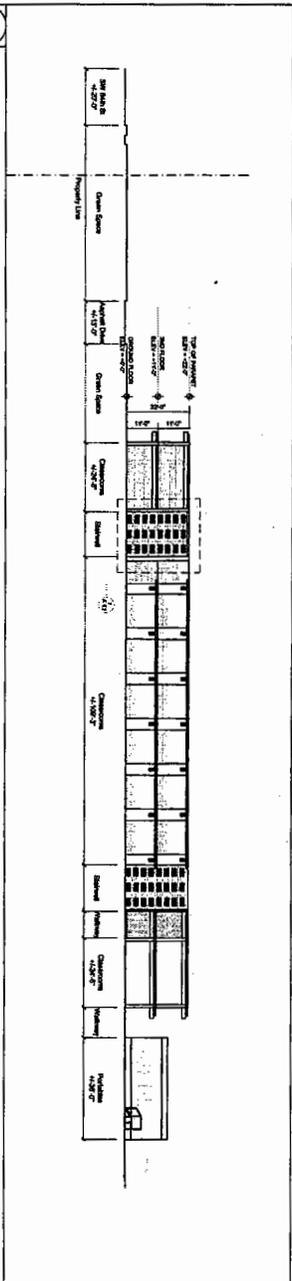
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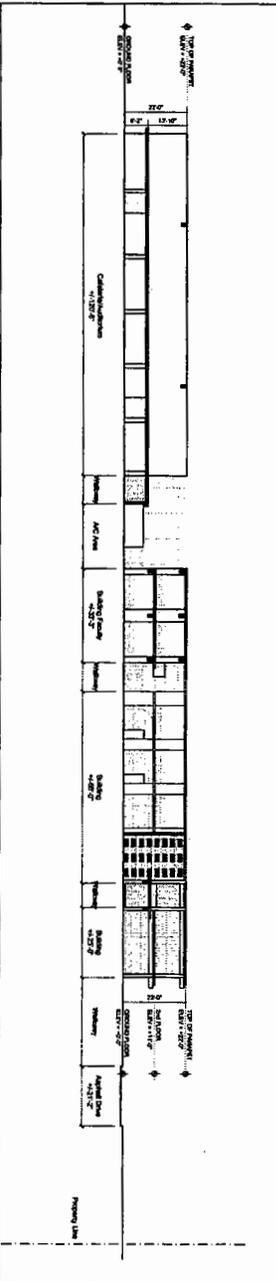
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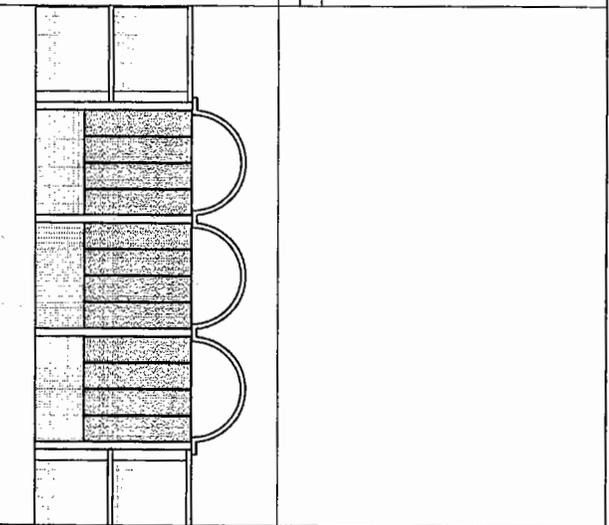
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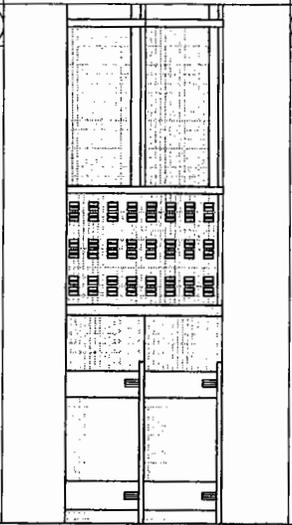
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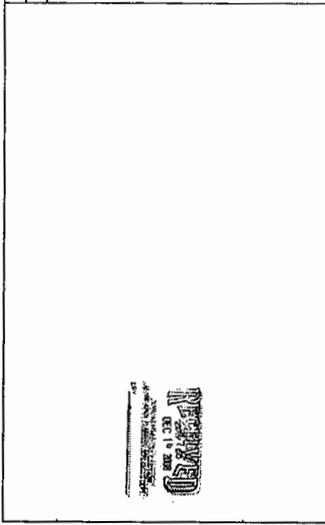
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 SCALE: 1/20



5 EXISTING ENTRY ELEVATION BLOW UP
 SCALE: 1/4"



6 EXISTING STAIRWAY ELEVATION BLOW UP
 SCALE: 1/4"



7 EXISTING EXTERIOR ELEVATIONS
 SCALE: 1/20

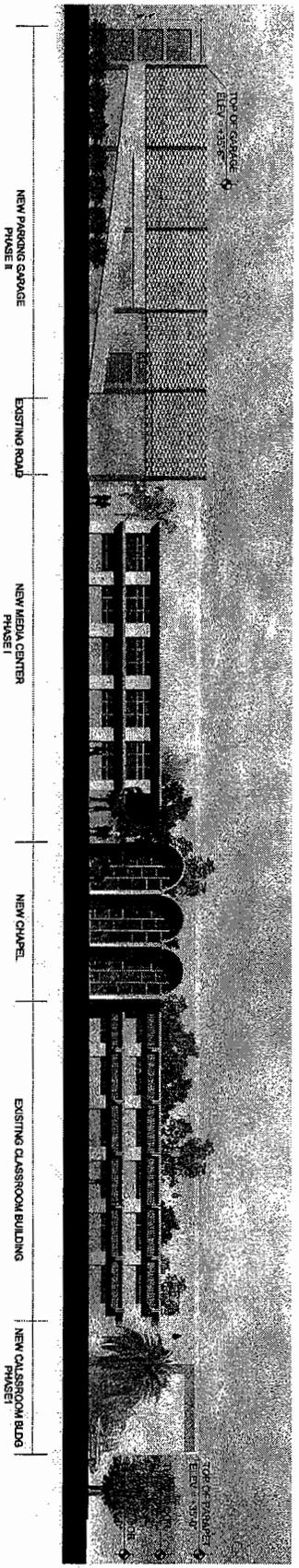


LANDSCAPE ARCHITECT:
 HORTICULTURAL PLANNING ASSOCIATES
 2333 BROADWAY, SUITE 400
 MIAMI, FL 33134
 TEL: 305.375.1111
 FAX: 305.375.1112
 WWW.HORTICULTURALPLANNING.COM

OUR LADY OF LOURDES ACADEMY
 MASTERPLAN
 1000 N.W. 10TH AVENUE
 MIAMI, FL 33136
 DATE: 08-20-07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/20

Scale: 1/20
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RECEIVED
 UNIVERSITY OF MIAMI
 ARCHITECTURAL RECORDS
 1000 UNIVERSITY AVENUE
 MIAMI, FL 33146



SOUTH ELEVATION

NEW PARKING GARAGE PHASE II EXISTING ROAD NEW MEDIA CENTER PHASE I NEW CHAPEL EXISTING CLASSROOM BUILDING NEW CLASSROOM BLDG PHASE I

TOP OF GARAGE
 ELEV. 255.5'

TOP OF EXISTING
 ELEV. 250.0'

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 OCT 11 2009
 UNIVERSITY OF MIAMI ARCHITECTURE



BERTELLO ALVAREZ
 & PARTNERS INC.
 ARCHITECTS
 1000 UNIVERSITY AVENUE
 SUITE 1000
 MIAMI, FL 33146
 PHONE: 305-372-2200 FAX: 305-372-2200

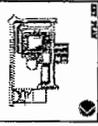
ARCHITECTS OF MIAMI
 1000 UNIVERSITY AVENUE
 SUITE 1000
 MIAMI, FL 33146
 PHONE: 305-372-2200 FAX: 305-372-2200

LANDSCAPE ARCHITECT
 LPA
 1000 UNIVERSITY AVENUE
 SUITE 1000
 MIAMI, FL 33146
 PHONE: 305-372-2200 FAX: 305-372-2200



GUSTAVO E. LOPEZ
 P.E. No. 12,512
 STATE OF FLORIDA

OUR LADY OF LOURDES ACADEMY
 MASTERPLAN

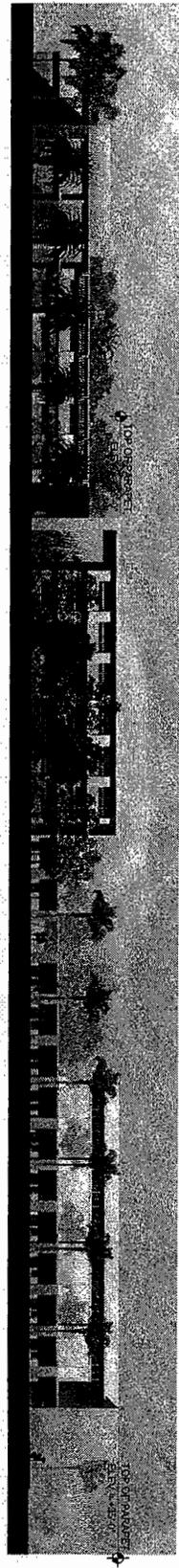


NO.	REVISION	DATE

OWNER: OUR LADY OF LOURDES ACADEMY
 ARCHITECT: BERTELLO ALVAREZ & PARTNERS INC.
 LANDSCAPE ARCHITECT: LPA

Sheet No. A-3.0

37



EXISTING CLASSROOM BUILDING

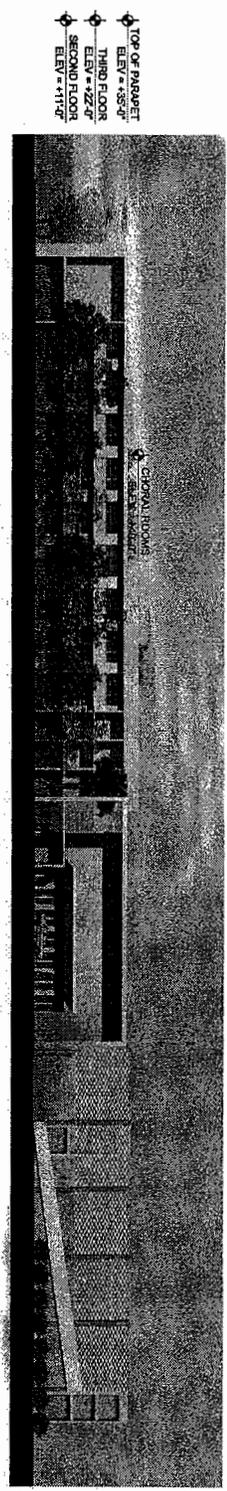
NEW CLASSROOM BUILDING PHASE I

LOCKER ROOMS & LOOSGA

NEW GYMNASIUM PHASE II

DROPP OFF

EAST ELEVATION



NEW CLASSROOM BUILDING PHASE I

LOOSGA

NEW GYMNASIUM PHASE II

EXISTING ROAD

NEW PARKING GARAGE PHASE II

NORTH ELEVATION

TOP OF PARAPET
 ELEV = +13'-0"

THIRD FLOOR
 ELEV = +12'-0"

SECOND FLOOR
 ELEV = +11'-0"

TOP OF GARAGE
 ELEV = +35'-0"

RECEIVED
 08/11/2010
 HANCOCK COUNTY



BERTELLO ALVAREZ & PARTNERS INC.
 ARCHITECTS
 1000 N. 10TH ST. SUITE 200
 DENVER, CO 80202
 (303) 733-3413
 (303) 733-3413
 (303) 733-3413

ARCHITECTS OF HONOR
 NATIONAL CENTER
 1400 CHERRY ST. SUITE 100
 DENVER, CO 80202

LANDSCAPE ARCHITECTS
 LANDSCAPE ARCHITECTS
 1000 N. 10TH ST. SUITE 200
 DENVER, CO 80202
 (303) 733-3413
 (303) 733-3413
 (303) 733-3413



REGISTERED ARCHITECT
 HANCOCK COUNTY
 NO. 1000
 EX. 001

OUR LADY OF LOURDES ACADEMY
 MASTER PLAN
 1000 N. 10TH ST.
 DENVER, CO 80202

REVISIONS

NO.	DATE	DESCRIPTION

Sheet No. A-3.1



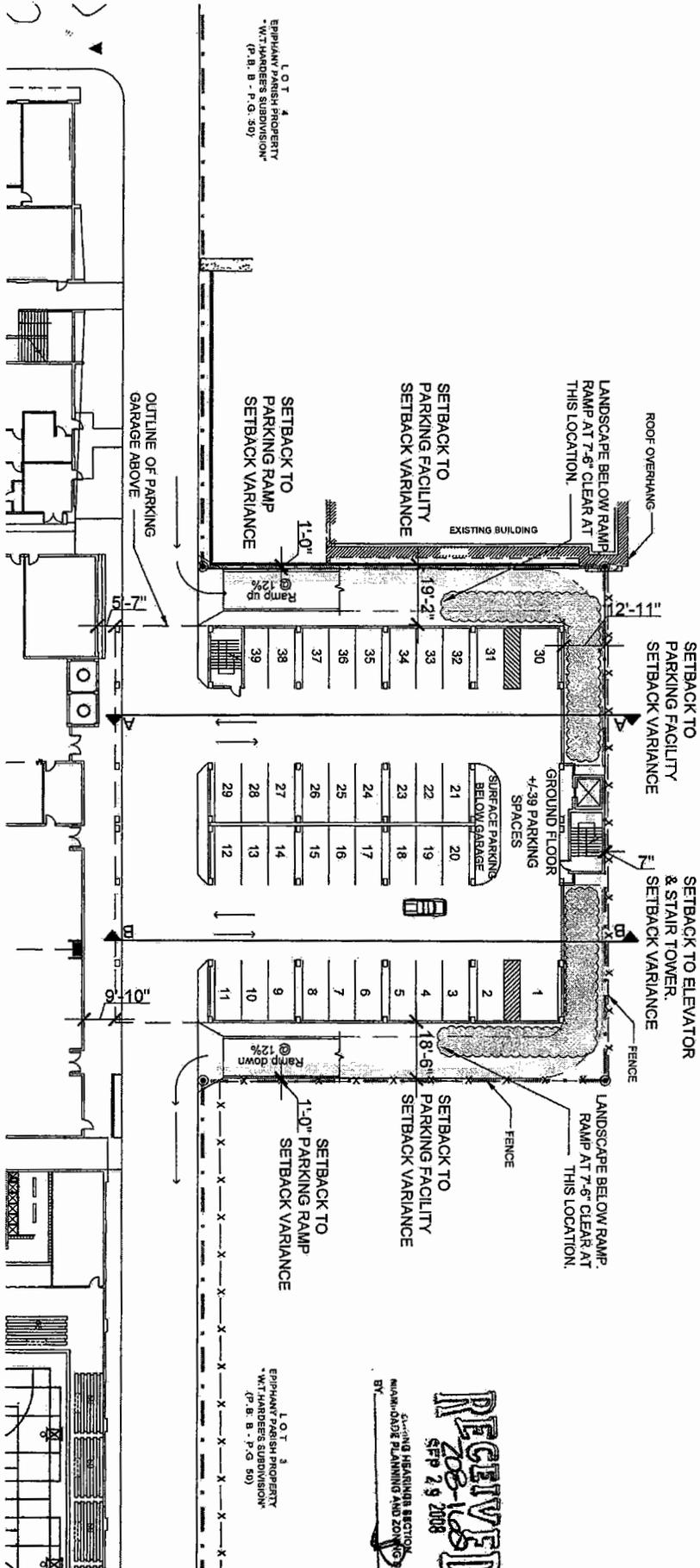
ARCHDIOCESE OF MIAMI
 PASTORAL CENTER
 4401 Biscayne Boulevard
 Miami Shores, FL 33138
 (305) 762-0133

GARAGE GROUND FLOOR - 39 PARKING SPACES

HOUR LADY OF LOURDES ACADEMY

MIAMI, FLORIDA

DATE: SEPTEMBER 29, 2008
 SCALE: 1/2" = 1'-0"

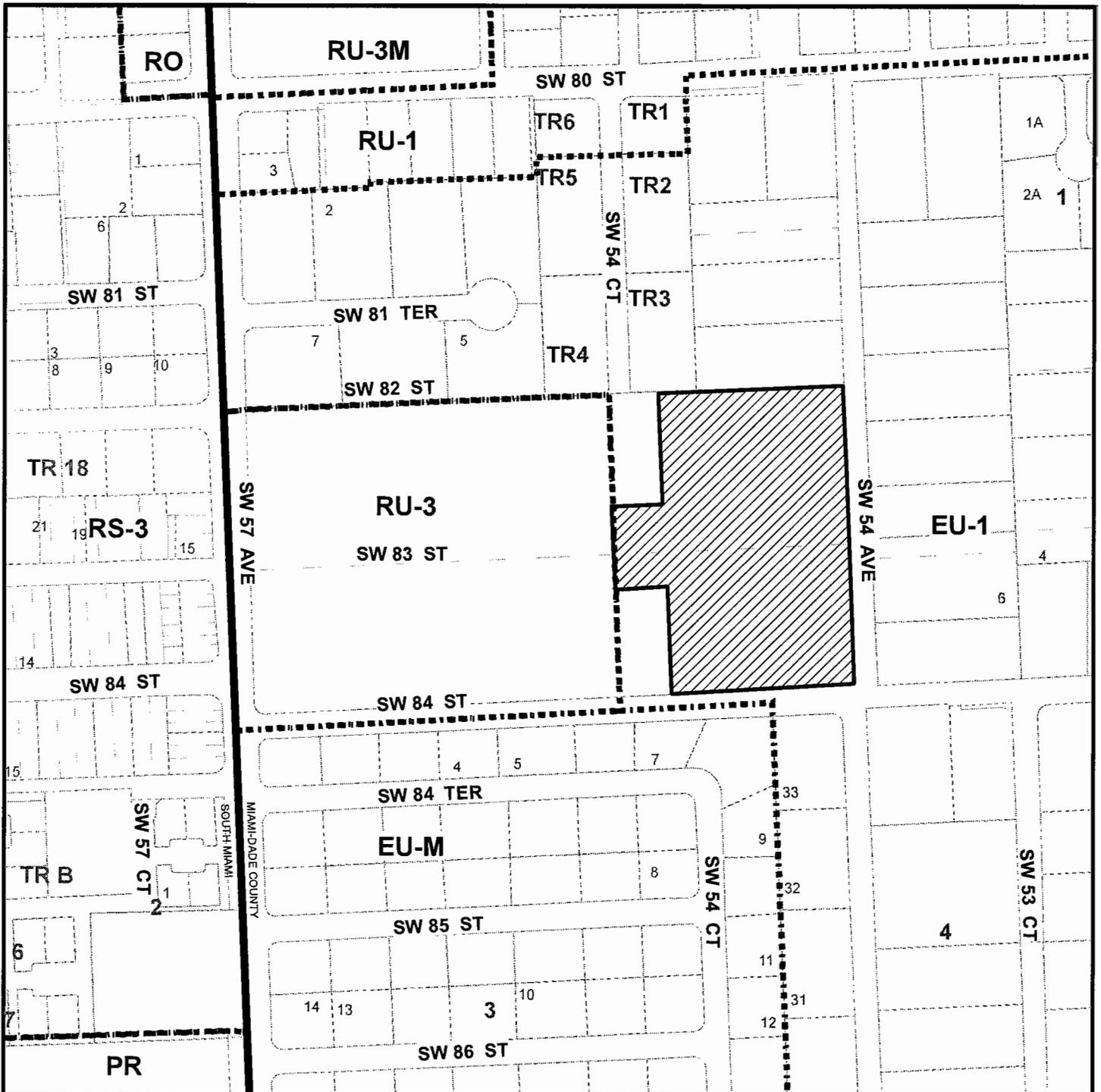


LOT 4
 EPIPHANY PARISH PROPERTY
 W.T. HARBER'S SUBDIVISION
 (P.B. B. P.G. 50)

LOT 3
 EPIPHANY PARISH PROPERTY
 W.T. HARBER'S SUBDIVISION
 (P.B. B. P.G. 50)

RECEIVED
 SEP 29 2008
 DIVISION OF PLANNING AND ZONING DEPT

46



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 31 Township: 54 Range: 41
 Applicant: ARCHBISHOP JOHN C. FAVALORA
 Zoning Board: C12
 Commission District: 07
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning

Process Number
08-160



SUBJECT PROPERTY



SKETCH CREATED ON: 09/16/08

REVISION	DATE	BY
		41



**MIAMI-DADE COUNTY
AERIAL YEAR 2008**

Section: 31 Township: 54 Range: 41
 Applicant: ARCHBISHOP JOHN C. FAVALORA
 Zoning Board: C12
 Commission District: 07
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 ----- Zoning

Process Number
08-160



SUBJECT PROPERTY



SKETCH CREATED ON: 09/16/08

REVISION	DATE	BY