

KITS

2-25-2009 Version # 1



**COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Wednesday, April 1, 2009 at 6:30 p.m.**

PREVIOUSLY DEFERRED

- | | | | | | |
|----|-------------|-----------------------------|--------|----------|---|
| A. | 09-2-CZ12-1 | ARCHBISHOP JOHN C. FAVALORA | 07-343 | 31-54-41 | N |
| B. | 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 WEDNESDAY, APRIL 1, 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

- (1) MODIFICATION of Condition #2 of Resolution 5-ZAB-488-95, passed and adopted by the Zoning Appeals Board, only as it applies to subject property, 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 waive the landscape regulations requiring a 6' high wall, fence or hedge and trees within a 5' wide dissimilar land use buffer along a portion of the interior side (north) property line.
- (4) 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.

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

SIZE OF PROPERTY: 13.91 Acres

Department of Planning and Zoning 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 #4 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same requests under Section 33-311(A)(4)(c) (ANUV).

Protests: 12

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____
Deferred from: 2-3-09

DEFERRED: _____

B. ARCHBISHOP JOHN C. FAVALORA (09-2-CZ12-2/08-160)

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

- (1) SPECIAL EXCEPTION to permit the expansion of an existing school use onto additional property to the west.
- (2) DELETION of Resolution 5-ZAB-488-95, passed and adopted by the Zoning Appeals Board, only as it applies to subject property.

The purpose of request #2 is to allow the applicant to delete a resolution tying the site to a specific plan, to allow the applicant to delete a portion of the property and to submit a new site plan for the previously approved school.

- (3) Applicant is requesting to permit classroom buildings with 3 stories (2 stories permitted)
- (4) Applicant is requesting to permit a 27% lot coverage (15% permitted).
- (5) Applicant is requesting to waive the zoning regulations requiring all playground areas to be completely enclosed with a fence.
- (6) Applicant is requesting to permit parking and drives within 25' of the right-of-way (not permitted).
- (7) Applicant is requesting to permit an outdoor recreation area of 38,813 sq. ft. (190,500 sq. ft. required).
- (8) Applicant is requesting to permit 203 parking spaces (288 required).
- (9) Applicant is requesting to permit 76 parking spaces on natural terrain (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under section §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 #3-#9 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 Master Plan", as prepared by Bermello - Ajamil & Partners, Inc., sheets LD-2, LD-4, LP-2, & LP-4 date stamped received 10/20/08, sheets A-1.2, A-1.3, A-0.0, A-0.0, G-1.2, G-1.2A date stamped received 12/16/08 and sheets G-1.0, A-1.0 through A-3.1, LD-1, LD-3, LP-1, LP-3, date stamped received 2/13/09, and sheets G-1.0 and A2.0 dated stamped received 2/24/09, for a total of 22 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: 16

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____
Deferred from: 2-3-09

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

A. ARCHBISHOP JOHN C. FAVALORA
(Applicant)

09-2-CZ12-1 (07-343)
Area 12/District 7
Hearing Date: 4/1/09

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
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#1

APPLICANT'S NAME: **ARCHBISHOP JOHN C. FAVALORA**

REPRESENTATIVE: Suzanne Dockerty

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
09-2-CZ12-1 (07-343)	February 3, 2009	CZAB12	09

REC: 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); approval with conditions of requests #2 through #5 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of same requests under Section 33-311(A)(4)(c) (ANUV).

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: April 1, 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

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:

6	1
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EXHIBITS: YES NO

COUNTY ATTORNEY: **THOMAS ROBERTSON**

**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: April 1, 2009

COMMISSION DISTRICT: 7

ITEM NO.: A

A. INTRODUCTION

o **REQUESTS:**

- (1) MODIFICATION of Condition #2 of Resolution 5-ZAB-488-95, passed and adopted by the Zoning Appeals Board, only as it applies to subject property, 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 waive the landscape regulations requiring a 6' high wall, fence or hedge and trees within a 5' wide dissimilar land use buffer along a portion of the interior side (north) property line.
- (4) 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 - #4 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, 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 dua

Surrounding Properties

NORTH: EU-1; single-family residences

Estate Density Residential, 1 to 2.5 dua

SOUTH: EU-M; single-family residences

Estate Density Residential, 1 to 2.5 dua

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

Estate Density Residential, 1 to 2.5 dua

WEST: RS-3; City of South Miami

Low-Density Residential, 2.5 to 6 dua

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

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:

This application was deferred from the February 3, 2009 meeting at the applicant's request to work with staff. The applicant, Archbishop John C. Favalora, owns the subject property where Epiphany Church and School operates, and the property located immediately to the east of the subject site, Our Lady of Lourdes Academy, which has a companion public hearing application (#08-160). 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 size of property (request #1). The applicant also seeks to permit a lot coverage of 17% (15% permitted) (request #2), to waive the landscape regulations requiring a 6' high wall, fence or hedge and trees within a 5' wide dissimilar land use buffer along a portion of the interior side (north) property line (request #3) and to permit the school with an outdoor recreational area of 121,200 sq. ft. (214,275 sq. ft. required) (request #4). 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 subject property is located at 8081 S.W. 54 Court in an area developed with single-family residences. The City of South Miami lies to the west of the subject property across SW 57 Avenue (Red Road).

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, a well traveled and easily accessible section-line roadway. As such, in staff's opinion, any traffic generated by this application will not intrude onto the residential community located to the north, west and south. The applicant has indicated in a submitted Letter of Intent that the deleted lot area will be added to the adjacent school lot (Our Lady of Lourdes Academy) 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 **compatible** with same and, therefore, 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 #4 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 waive the landscape regulations requiring a 6' high wall, fence or hedge and trees within a 5' wide dissimilar land use buffer along a portion of the interior side (north) property line, is also not intensive and will not be intrusive to nearby residences. 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 #4, 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 #4 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 #4 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 #4 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 #4 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.

DATE INSPECTED: 11/17/08
DATE TYPED: 12/16/08
DATE REVISED: 12/29/08; 12/31/08; 01/07/09; 01/26/09; 03/09/09; 03/10/09; 03/13/09
DATE FINALIZED: 03/13/09
MCL:MTF:NN:NC:JV



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. = 14.40 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.

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.

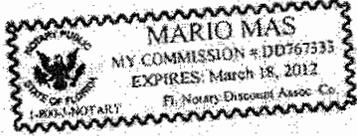
Signed, sealed, executed and acknowledged on this 31 day of October at Miami-Dade County, Florida.

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 CARRERA, 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:



Per
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NOV - 3 2008
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.

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

<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.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

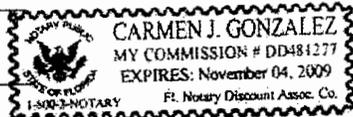
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

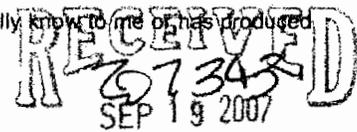
Signature: *John C. Savaloni*
(Applicant)

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: _____



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

*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.

EPHANY PARISH
MASTER PLAN

PROJECT	5557 Southwest 86th Street, Miami, Florida 33143
DATE	11-03-08
DRAWN	PMP
CHECKED	DPZ
PROJ. NO.	207.03-07
SCALE	AS SHOWN
DATE	11-03-08
BY	PMP

A-1.00

ZONING INFORMATION

ZONING CLASSIFICATION
 RU-1 (RESIDENTIAL)
 15.09 Acres (827,264 sq ft.)
 14.40 Acres (827,264 sq ft.)
 107,830 sq ft. (Provision - 17%)
 32,574 sq ft. (Provision - 45%)
 194,734 sq ft. (Provision - 32%)

GROSS LAND AREA
 15.09 Acres (827,264 sq ft.)

NET LAND AREA
 14.40 Acres (827,264 sq ft.)

LOT COVERAGE (Maximum - 35%)
 29,110 sq ft. (Provision - 35%)

OPEN SPACE (Minimum - 50%)
 194,734 sq ft. (Provision - 32%)

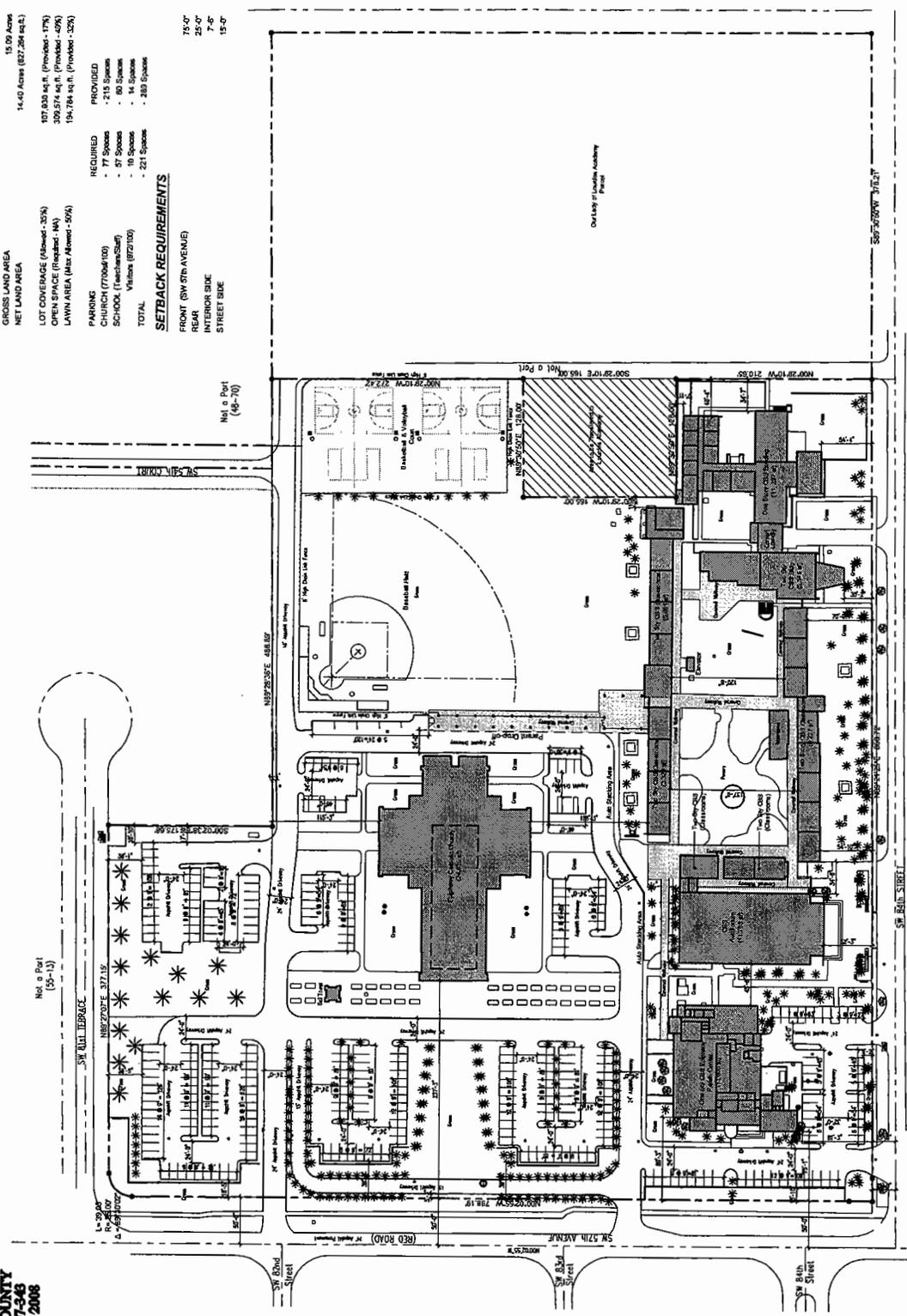
LAWN AREA (Max Allowed - 50%)
 194,734 sq ft. (Provision - 32%)

PARKING
 CHURCH (7700sq/100)
 SCHOOL (1700sq/500)

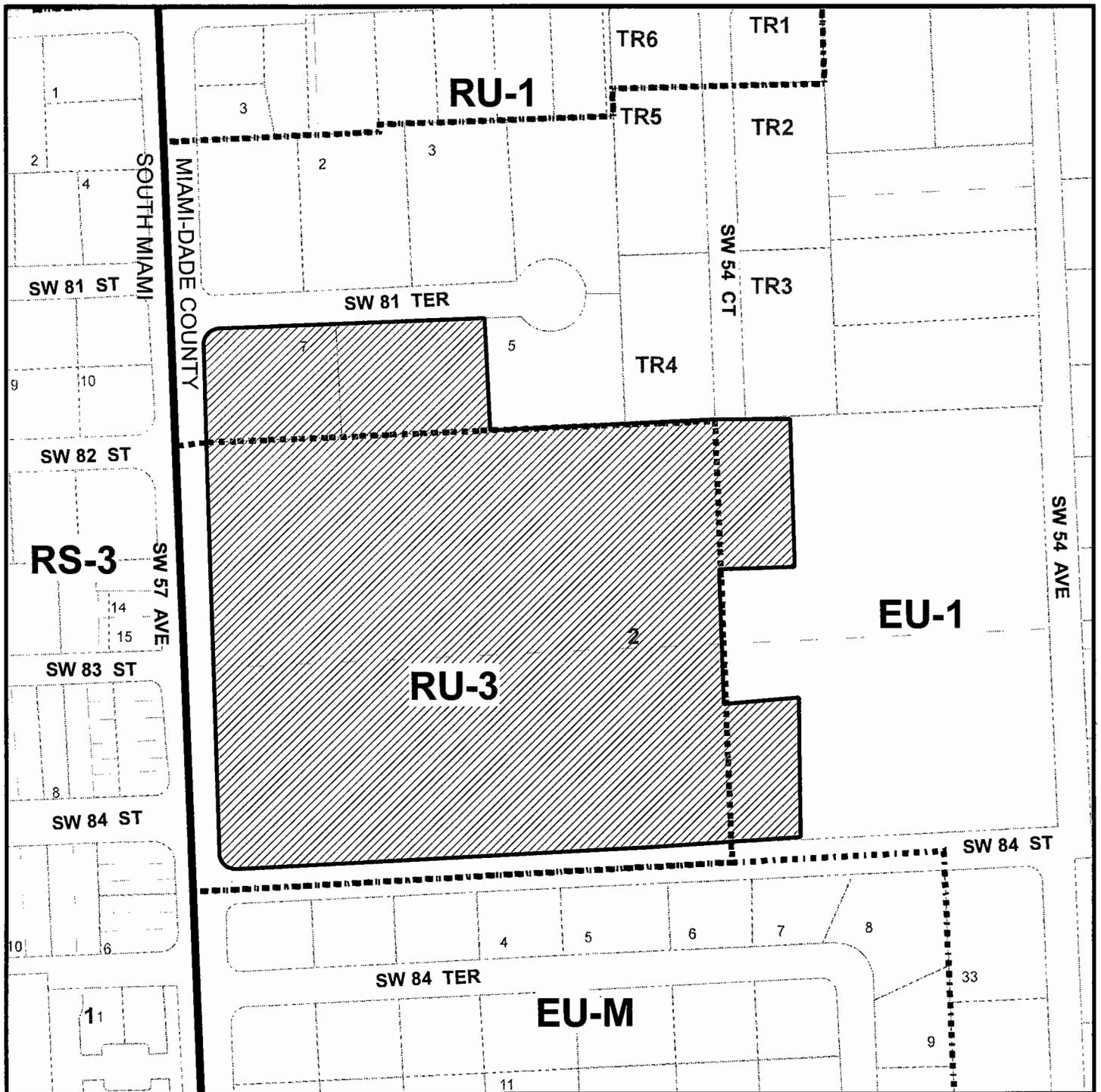
REQUIRED
 - 77 Spaces
 - 57 Spaces
 - 10 Spaces
 - 221 Spaces

PROVIDED
 - 215 Spaces
 - 80 Spaces
 - 14 Spaces
 - 289 Spaces

SETBACK REQUIREMENTS
 FRONT (SW 57th AVENUE) 75'-0"
 REAR 25'-0"
 SIDE 7'-5"
 STREET SIDE 15'-0"



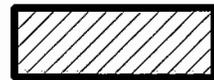
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 MIAMI-DADE COUNTY
 PROCESS # Z07-36
 DATE: NOV 03 2008
 BY: RIL



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
07-343

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

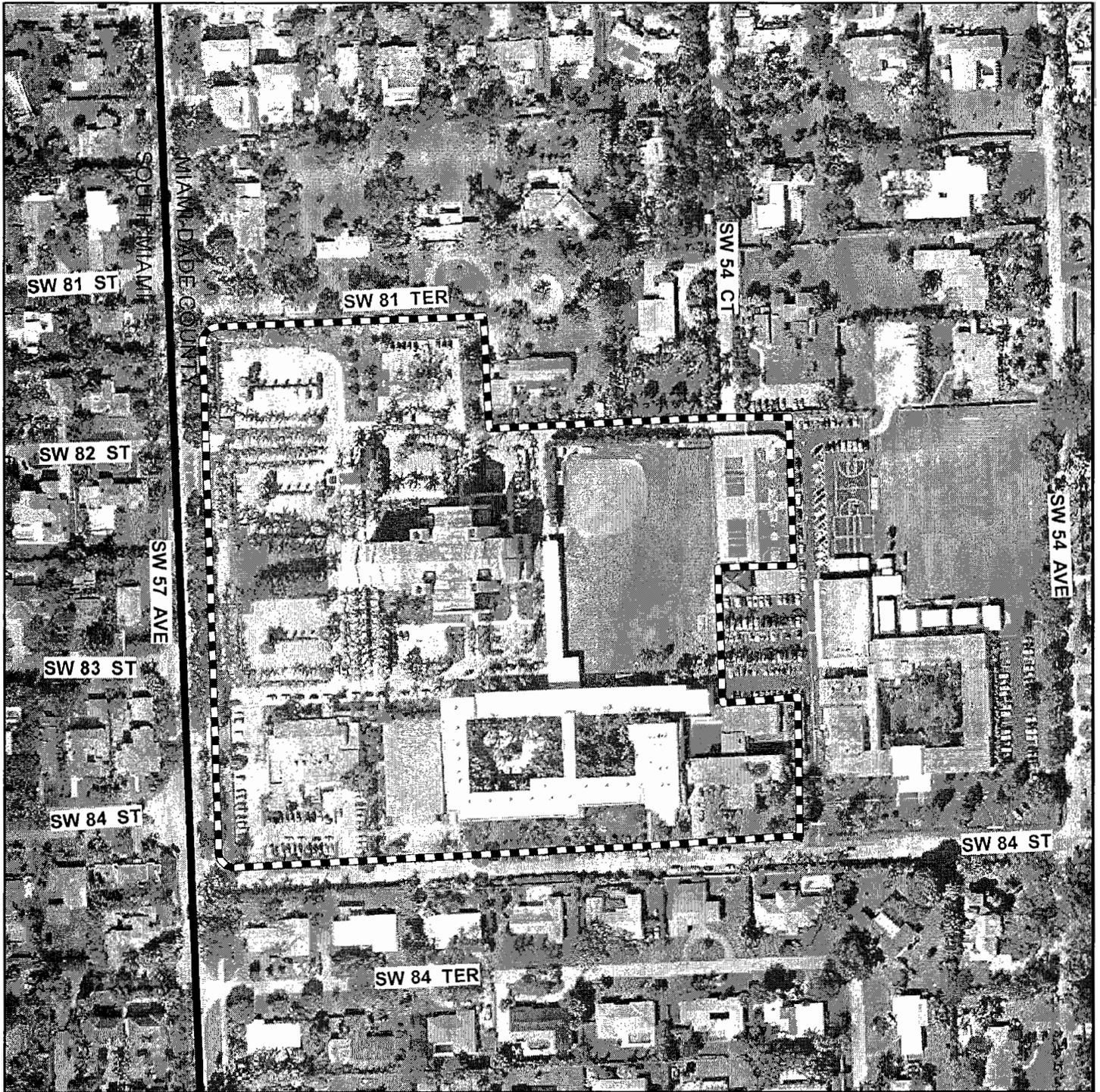


SUBJECT PROPERTY



SKETCH CREATED ON: 08/08/08

REVISION	DATE	BY
		25



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

B. 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
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#2

APPLICANT'S NAME: **ARCHBISHOP JOHN C. FAVALORA**

REPRESENTATIVE: Alexandra Deas

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
09-2-CZ12-2 (08-160)	February 3, 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>April 1, 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 type="checkbox"/>		

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

VOTE:

6	1
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EXHIBITS: YES NO

COUNTY ATTORNEY: **THOMAS ROBERTSON**

**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: April 1, 2009

COMMISSION DISTRICT: 7

ITEM NO.: B

A. INTRODUCTION

o REQUESTS:

- (1) SPECIAL EXCEPTION to permit the expansion of an existing school use onto additional property to the west.
- (2) Deletion of Resolution 5-ZAB-488-95, passed and adopted by the Zoning Appeals Board, only as it applies to subject property.

The purpose of request #2 is to allow the applicant to delete a Resolution tying the site to a specific plan, in order to allow the applicant to delete a portion of the property and to submit a new site plan for the previously approved school.

- (3) Applicant is requesting to permit classroom buildings with 3 stories (2 stories permitted)
- (4) Applicant is requesting to permit a 27% lot coverage (15% permitted).
- (5) Applicant is requesting to waive the zoning regulations requiring all playground areas to be completely enclosed with a fence.
- (6) Applicant is requesting to permit parking and drives within 25' of the right-of-way (not permitted).
- (7) Applicant is requesting to permit an outdoor recreation area of 38,813 sq. ft. (190,500 sq. ft. required).
- (8) Applicant is requesting to permit 203 parking spaces (288 required).
- (9) Applicant is requesting to permit 76 parking spaces on natural terrain (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under section §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 #3-#9 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 Master Plan", as prepared by Bermello - Ajamil & Partners, Inc., sheets LD-2, LD-4, LP-2, & LP-4 date stamped received 10/20/08, sheets A-1.2, A-1.3, A-0.0, A-0.0, G-1.2, G-1.2A date stamped received 12/16/08 and sheets G-1.0, A-1.0 through A-3.1, LD-1, LD-3, LP-1, LP-3, date

stamped received 2/13/09, for a total of 22 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 and to delete a resolution tying the site to a specific plan. Additional requests sought will permit a reduced outdoor recreation area, buildings 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 greater 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

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)(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:

This application was deferred from the February 3, 2009 meeting at the applicant's request to work with staff. The applicant, Archbishop John C. Favalora, owns the subject property where Our Lady of Lourdes Academy operates, and the property located immediately to the west of the subject site, Epiphany Church and School, which has a companion public hearing application (#07-343). 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) and to delete Resolution 5-ZAB-488-95 tying the site to a specific plan, to allow the applicant to delete a portion of the property and to submit a new site plan for the previously approved school (request #2). Additional requests seek to permit classroom buildings with 3 stories (2 stories permitted) (request #3), to permit a 27% lot coverage (15% permitted) (request #4), to waive the zoning regulations requiring all playground areas to be completely enclosed with a fence (request #5). Several other requests are also being sought to permit parking and drives within 25' of the right-of-way (not permitted) (request #6), to permit an outdoor recreation area of 38,813 sq. ft. (190,500 sq. ft. required) (request #7), to permit 203 parking spaces (288 required) (request #8) and to permit 76 parking spaces on natural terrain (not permitted) (request #9). The applicant has submitted plans depicting an additional 21,120 sq. ft. of lot area located on the western portion of the subject site which

will house a proposed parking lot. 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 on the northwestern portion of the site. 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** has **no objections** to this application. Specifically, the Department has no objections to the request to permit fewer parking spaces than required and to permit parking within 25 feet of the right-of-way. 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, a well traveled and easily accessible section-line roadway. However, staff opines that when taking into account the severity of the parking request #8, to permit 203 parking spaces (288 required), combined with request #7, to permit an outdoor recreation area of 38,813 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 lot, 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. Staff notes that the submitted plans illustrate a proposed parking lot on the aforementioned area which will help provide some additional parking spaces on this site. However, as indicated by request #8, a deficit of 85 parking spaces and request #9, to permit 76 parking spaces on natural terrain (not permitted), in staff's opinion, will negatively impact the surrounding residential area and 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).

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

When analyzing request #2 under Section 33-311(A)(7) (Generalized Modification Standards), the proposed deletion of Resolution #5-ZAB-488-95 tying the site to a specific plan, to allow the applicant to delete a portion of the property and to submit a new site plan for the previously approved school, will generate excessive noise or traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, be incompatible with the area, and be contrary to the public interest. The previously approved plans depicted the area that the applicant is seeking to delete and develop 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, the applicant has submitted a school schedule showing how students' outdoor recreation time would be staggered throughout the school day. However, as previously mentioned, when taking into account the severity of request #7, to permit the school with an outdoor recreational area of 38,813 sq. ft. (190,500 sq. ft. required), combined with the other requests, the proposed deletion will exacerbate the need for the already reduced and required outdoor recreational area. 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 have an unfavorable effect on same, will not be in keeping with the intent of the zoning regulations and will be contrary to the public interest. Based on all of the aforementioned, staff is of the opinion that approval of request #2 would be **incompatible** with the surrounding area. Therefore, staff recommends denial without prejudice of request #2 under Section 33-311(A)(7) (Generalized Modification Standards).

When requests #3 through #9 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 negatively affect the appearance of the community. Request #3, to permit classroom buildings with a maximum height of 3 stories (2 stories permitted), will have a negative visual impact on the surrounding area. Although additional landscaping could be provided to mitigate any negative visual impact, staff opines that incorporating additional landscaping could buffer the issues attached to the transitional aspect of the site to the adjacent single-family residential area. Request #4, to permit 27% lot coverage (15% permitted) 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. Although there will be no increase in the student population, staff opines that approval of this request will generate a negative aural impact on the surrounding residential community. Request #5, to waive the zoning regulations requiring all playground areas to be completely enclosed with a fence, is excessive and intrusive to the abutting residential properties and although additional landscaping could be provided to mitigate any negative impact generated by this request, approval of same will also be detrimental to the children that utilize the playground areas. Request #6, to permit parking and drives within 25' of the right-of-way (not permitted), request #8, to permit 203 parking spaces (288 required), and request #9, to permit 76 parking spaces on natural terrain (not permitted), are 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 impede the vehicular flow on the site and will also generate traffic congestion in the area as vehicles access and exit the site. Furthermore, staff opines that approval of the aforementioned parking requests will result in vehicles parking within the right-of-way, which is not permitted. The applicant has indicated that the school's main drop off area will be located on the northwest portion of the site which would improve the traffic circulation throughout the site. Request #7, to permit an outdoor recreation area of 38,813 sq. ft. (190,500 sq. ft. required), is excessive and intrusive to the abutting properties in the area. Although the applicant has submitted a school schedule showing how students' outdoor recreation time would be staggered throughout the school day, 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. Staff opines that these requests do 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 #3 through #9 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 #3 through #9 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 request #2 under Section 33-311(A)(7) (Generalized Modification Standards) and under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing

Standards); and denial without prejudice of requests #3 through #9 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; 02/23/09; 02/24/09;
03/09/09; 03/10/09; 03/13/09; 03/17/09; 03/18/09
DATE FINALIZED: 03/18/09
MCL:MTF:NN:NC:JV



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 has no objections to this application.

This Department has no objections to the request to permit fewer parking spaces than required. Events at the proposed gym have start times of 6 pm or later when practically every parking space on campus is available. Therefore, the parking spaces needed for the campus should not be looked at on a cumulative, individual land use basis because the demand for parking spaces occurs at different times during the day. The parking demand required for the classrooms and the administrative/clerical will be more than adequate for the parking demand of the gym because of the different times that the parking spaces are actually needed.

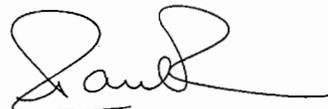
This Department has no objections to the request to permit parking on natural terrain.

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

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-MAR-09

Child Care Check List For
Day Nursery, Day Care, Kindergarten, Private Schools

School Name Our Lady of Lourdes Academy

School Address 5525 SW 84th Street Tax Folio # 30-4131-003-0340

1. Is this an expansion to an existing school? Yes No If yes, indicate the number of students _____ and age and grade range originally approved: N/A
2. Total size of site: _____ x _____ 43,560 sq.ft. = 6.15 acres
3. Number of children / students requested 840 Ages 14 TO 18
4. Number of teachers: 54, number of administrative & clerical personnel 31
5. Number of classrooms: 42. Total square footage of classroom area: 31,955 SF
6. Total square footage of non-classroom area: (office, bathrooms, kitchens, closets) 32,020 SF
7. Amount of exterior recreation / play area in square footage: 45,100 SF EXTERIOR PLAY IN FIELD
8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: 2 MINI BUS (24 PASSENGERS) AND 1 VAN FOR SCHOOL ACTIVITIES.
9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 316 parking spaces provided 430 parking spaces required by Section 33-124(L)
10. Indicate the number of auto stacking spaces: 6 provided 5 required
11. Proposed height for the structure(s): varies See Section 33-151.18(g)
12. Size of your identification sign: N/A x = N/A sq. ft. See Section 33-151.18(c) Signage will require a separate permit. Contact the Permit Section at 786-315-2100.
13. Days and hours of operation Monday to Friday 7:30 AM to 3:00 PM
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 Section 33-151.16)

RECEIVED
208-16
AUG 20 2008

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY [Signature]

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.

Allyson Deas
(Applicant's Signature)

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

WITNESSES

Elizabeth Ortiz
[Signature]

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
MIAMI 1284338.1 7330710294
6/4/07 10:37 AM

RECEIVED
2007/06
AUG 20 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [Signature] 18

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

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

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.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

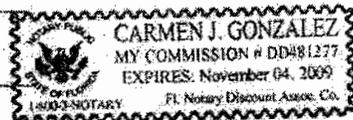
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

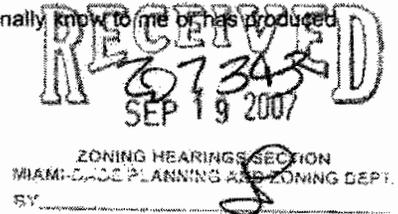
Signature: John C. Travalon
(Applicant)

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.Y. HARBOR SUBDIVISION OF THE CITY AND COUNTY OF HONOLULU, HAWAII, AS SHOWN ON PLAT BOOK 5 AT PAGE 59 OF THE PUBLIC RECORDS OF SAID COUNTY, HAWAII, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE RUN S89°30'30"W ALONG THE SOUTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, THENCE RUN N89°30'30"W ALONG THE EAST LINE OF SAID LOT 4 TO A POINT ON THE NORTH LINE OF SAID LOT 4, THENCE RUN N0°00'00"W ALONG THE NORTH LINE OF SAID LOT 4 TO A POINT ON THE EAST LINE OF SAID LOT 4, THENCE RUN E0°00'00"W ALONG THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, LESS THE EAST 28 FEET AND THE SOUTH 92 FEET AND A PORTION OF SAID LOT 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 4, THENCE RUN S89°30'30"W ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 40.00 FEET TO A POINT, THENCE RUN N89°30'30"W ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, THENCE RUN N89°30'30"W A DISTANCE OF 120.00 FEET, THENCE RUN N0°00'00"W ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 120.00 FEET, THENCE RUN E0°00'00"W ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, LESS THE EAST 28 FEET AND THE SOUTH 92 FEET AND A PORTION OF SAID LOT 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

ZONING OF PROPERTY: EU-1
LOT AREA: 288,015 SF / 6.16 ACRES

LOT COVERAGE AREA: 88,971 SF 33%
WALKWAYS COVERAGE AREA: 21,191 SF 8%

BUILDING COVERAGE AREA: 52,994 SF 20%
GARAGE COVERAGE AREA: 14,828 SF 6%

AREAS	EXISTING	PROPOSED	TOTALS
BUILDING AREA			
GROUND FLOOR	27,154 SF	25,800 SF	52,954 SF
SECOND FLOOR	17,228 SF	9,297 SF	26,525 SF
THIRD FLOOR		5,889 SF	5,889 SF
TOTAL BUILDING AREA	44,382 SF	41,986 SF	86,368 SF
OPEN SPACE			
WALKWAYS	8,748 SF	8,229 SF	17,977 SF
GROUND FLOOR		4,247 SF	4,247 SF
SECOND FLOOR	8,748 SF	3,288 SF	12,995 SF
THIRD FLOOR		3,288 SF	3,288 SF
TOTAL WALKWAYS AREA	17,496 SF	15,811 SF	33,307 SF

PARKING	EXISTING	PROPOSED	REQUIRED
SURFACE PARKING	172 SPACES	132 SPACES	
PARKING ON NATURAL TERRAIN (SPECIAL EVENTS)	18 SPACES	82 SPACES	
NEW PARKING FACILITY		100 SPACES	
TOTAL PARKING PROVIDED	190 SPACES	314 SPACES	

REQUIRED PARKING BY SECTION 33-124	CLASSROOMS, ADMINISTRATIVE AREAS, LIBRARY = 40,122 SF (1 PARKING SPACE PER 200 SF)	200 SPACES
ADMINISTRATIVE AND CLERICAL PERSONNEL = 31 EMPLOYEES (1 PARKING SPACE PER 4 EMPLOYEES)	8 SPACES	
BASKETBALL GYMNASIUM = 789 SEATS (1 PARKING SPACE PER EACH 4 SEATS)	198 SPACES	
AUDITORIUM = 2,877 SEATS (1 PARKING SPACE PER 100 SF)	24 SPACES	
TOTAL PARKING REQUIRED		428 SPACES

LANDSCAPE	PROPOSED
OUTDOOR RECREATION AREA	45,100 SF
LAWN AREA (EXCLUSIVE OF RECREATIONAL AREA)	60,788 SF
TOTAL AREA	105,888 SF

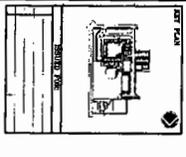
SETBACKS	REQUIRED	PROPOSED
NORTH (FACING SW BATH ST)	75'-0"	80'-0"
SOUTH (FACING SW BATH ST)	50'-0"	80'-0"
EAST (FACING SW BATH AVE)	25'-0"	50'-0"
WEST (FACING EMPLOYMENT PARKING PROPERTY)	30'-0"	30'-11"
GARAGE SETBACKS		
NORTH (FACING LOT 3 EMPLOYMENT PARKING PROPERTY)	20'-0"	1'-0" (VARIANCE)
SOUTH (FACING LOT 4 EMPLOYMENT PARKING PROPERTY)	30'-0"	7' (VARIANCE)
WEST (FACING EMPLOYMENT PARKING PROPERTY)	20'-0"	7' (VARIANCE)

BUILDING TYPES	REQUIRED HEIGHT	NEW HEIGHT
CLASSROOMS BLDG.	35 FT.	35 FT.
RESIDENT CLASSROOMS	35 FT.	35 FT.
CHORAL CLASSROOMS	35 FT.	40 FT. (VARIANCE)
GYMNASIUM	35 FT.	38 FT.
PARKING GARAGE	35 FT.	35 FT.
TOP ROOF PARKING FLOOR	35 FT.	28'-0"
ELEVATOR / STAIR TOWER	35 FT.	35'-0" (EXTENDING)

* HEIGHT VARIES SEE ARCH DRAWG. (A-12, A-13, A-23, A-30, A-31)



OUR LADY OF LOURDES ACADEMY
 MASTERPLAN



APPROVED BY: [Signature]
 HONOLULU CITY ENGINEERING DEPARTMENT

APPROVED BY: [Signature]
 HONOLULU CITY ENGINEERING DEPARTMENT

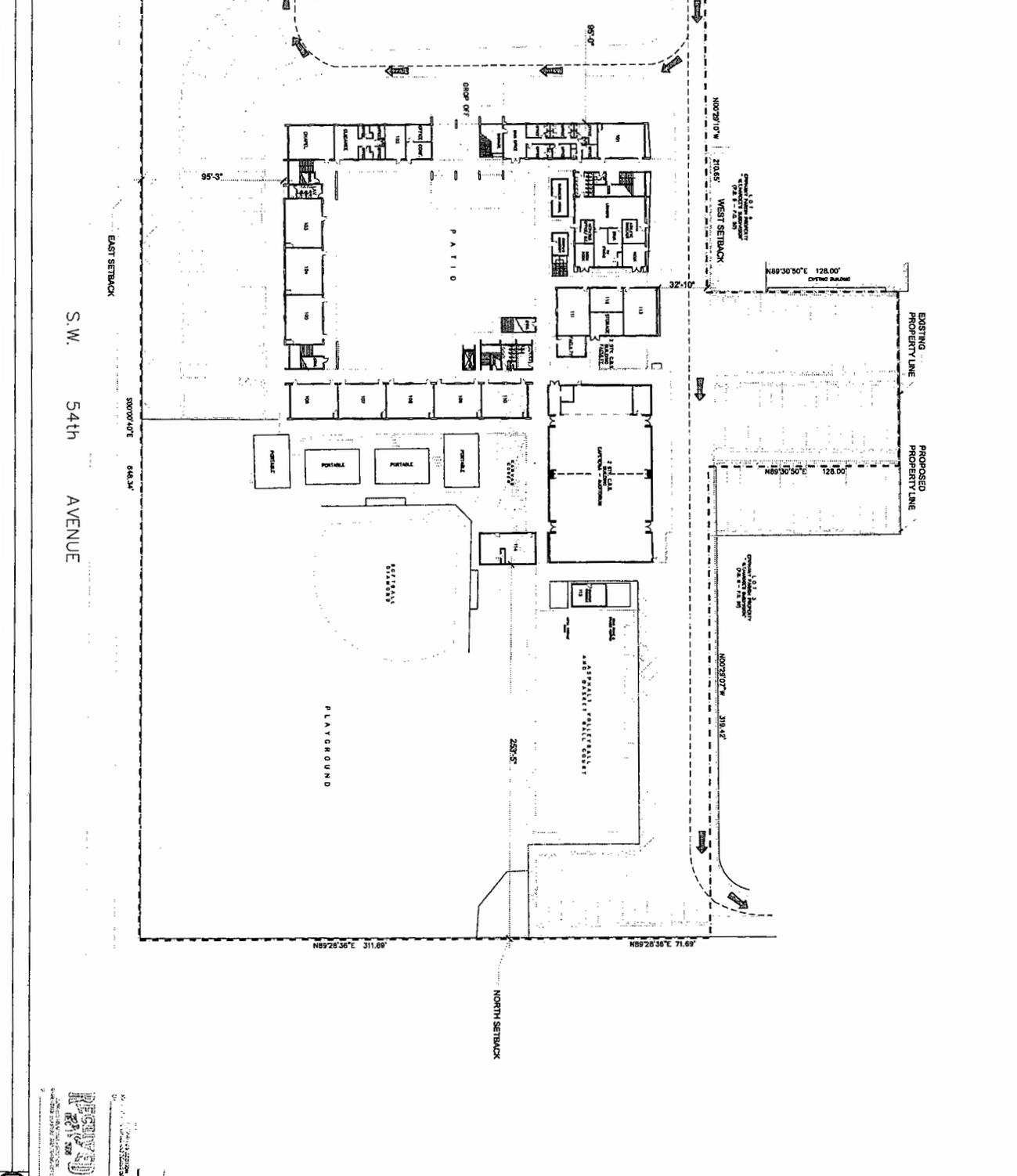


LANDSCAPE ARCHITECT:
 FREDERICK A. MANNING, INC.
 2205 KONOVALI WALK #100
 HONOLULU, HI 96819
 PHONE: (808) 944-3333
 FAX: (808) 944-3333

ARCHITECTS OF RECORD:
 HONOLULU CITY ENGINEERING DEPARTMENT
 1515 KALANOAUA BLVD., 15TH FL.
 HONOLULU, HI 96813
 PHONE: (808) 521-1200
 FAX: (808) 521-1200

OUR LADY OF LOURDES ACADEMY
 2, PARK DRIVE, HONOLULU, HI 96813
 PHONE: (808) 944-3333
 FAX: (808) 944-3333

1
 A-10
 SCALE: 1/32"



1
 A-10
 SCALE: 1/32"



OUR LADY OF LOURDES ACADEMY
 MASTERPLAN
 LANDSCAPE ARCHITECTURE
 10101
 10101

Project Name:
 OUR LADY OF LOURDES ACADEMY
 MASTERPLAN
 Project Address:
 10101
 10101
 City, State, Zip:
 10101
 10101

Scale: 1/32"
 Date: 11-18-08
 Project No.: 10101
 Call the manufacturer



LANDSCAPE ARCHITECT
 FERNANDO GONZALEZ INC.
 2200 BROADWAY, SUITE 200
 MIAMI, FL 33139 (786) 314-4444
 SUBMITTER:
 OUR LADY OF LOURDES ACADEMY
 10101
 10101

OUR LADY OF LOURDES ACADEMY
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 LANDSCAPE ARCHITECTURE
 10101
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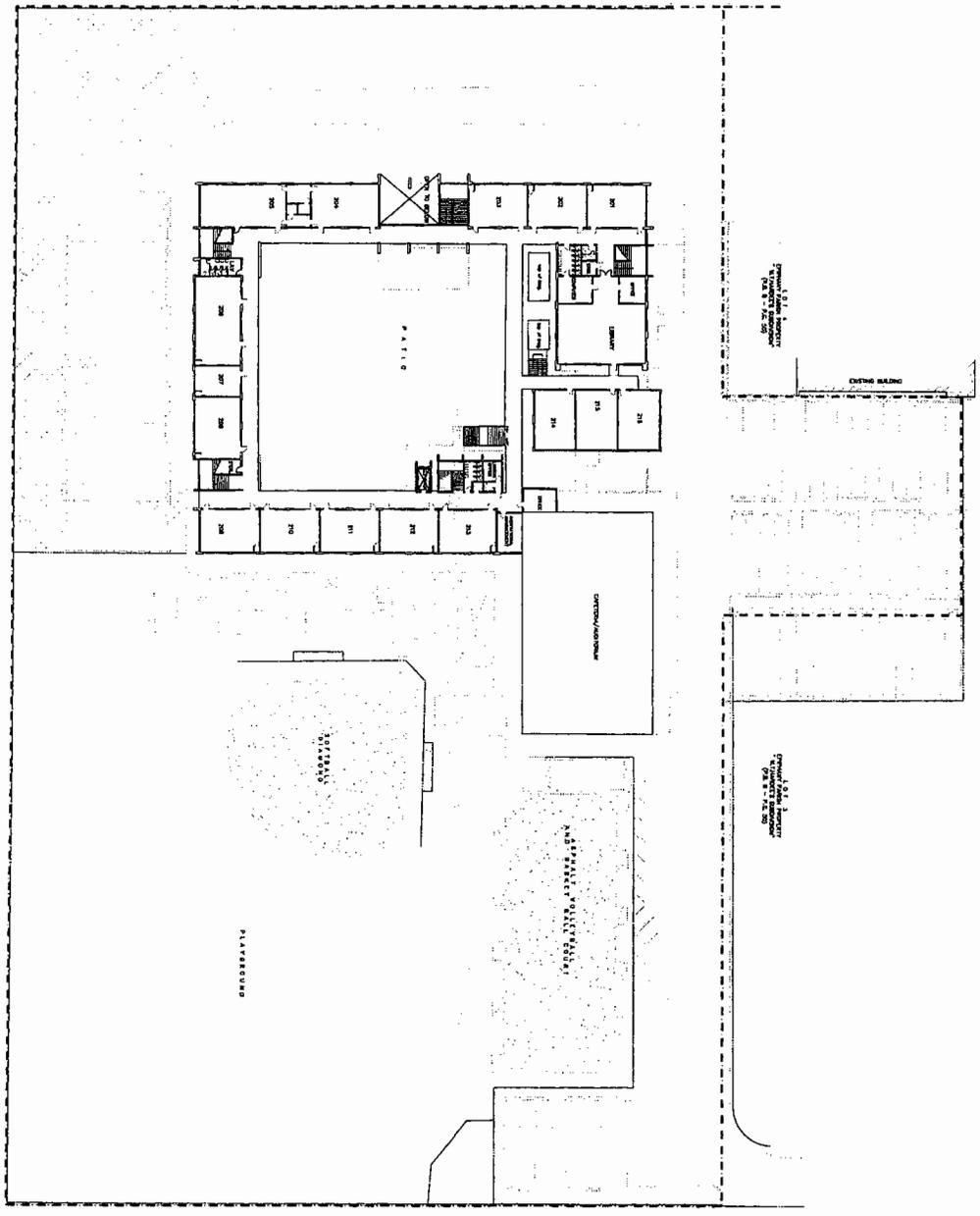
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 10101
 10101

340 STREET



RECEIVED
 HIGHLAND COUNTY
 PLANNING DEPARTMENT
 11/15/2008

Sheet No. **A-1.1**

Over 4 Title
EXISTING SECOND FLOOR PLAN

Client: Our Lady of Lourdes Academy
 Date: 05-24-07
 Scale: 1/8" = 1'-0"

NO.	REVISIONS



Project Name:
OUR LADY OF LOURDES ACADEMY MASTERPLAN

Project Address:
 340 S. 34th Street
 Ocala, FL 32067

Architect:
 LANDSCAPE ARCHITECTS
 4401 E. 9th Avenue, Suite 200
 Ocala, FL 32067
 Phone: (352) 359-2200
 Fax: (352) 359-2201
 Email: info@landscapearchitects.com

Engineer:
 LANDSCAPE ARCHITECTS
 4401 E. 9th Avenue, Suite 200
 Ocala, FL 32067
 Phone: (352) 359-2200
 Fax: (352) 359-2201
 Email: info@landscapearchitects.com



DATE: 05-24-07
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 07-001

LANDSCAPE ARCHITECTS
 4401 E. 9th Avenue, Suite 200
 Ocala, FL 32067
 Phone: (352) 359-2200
 Fax: (352) 359-2201
 Email: info@landscapearchitects.com

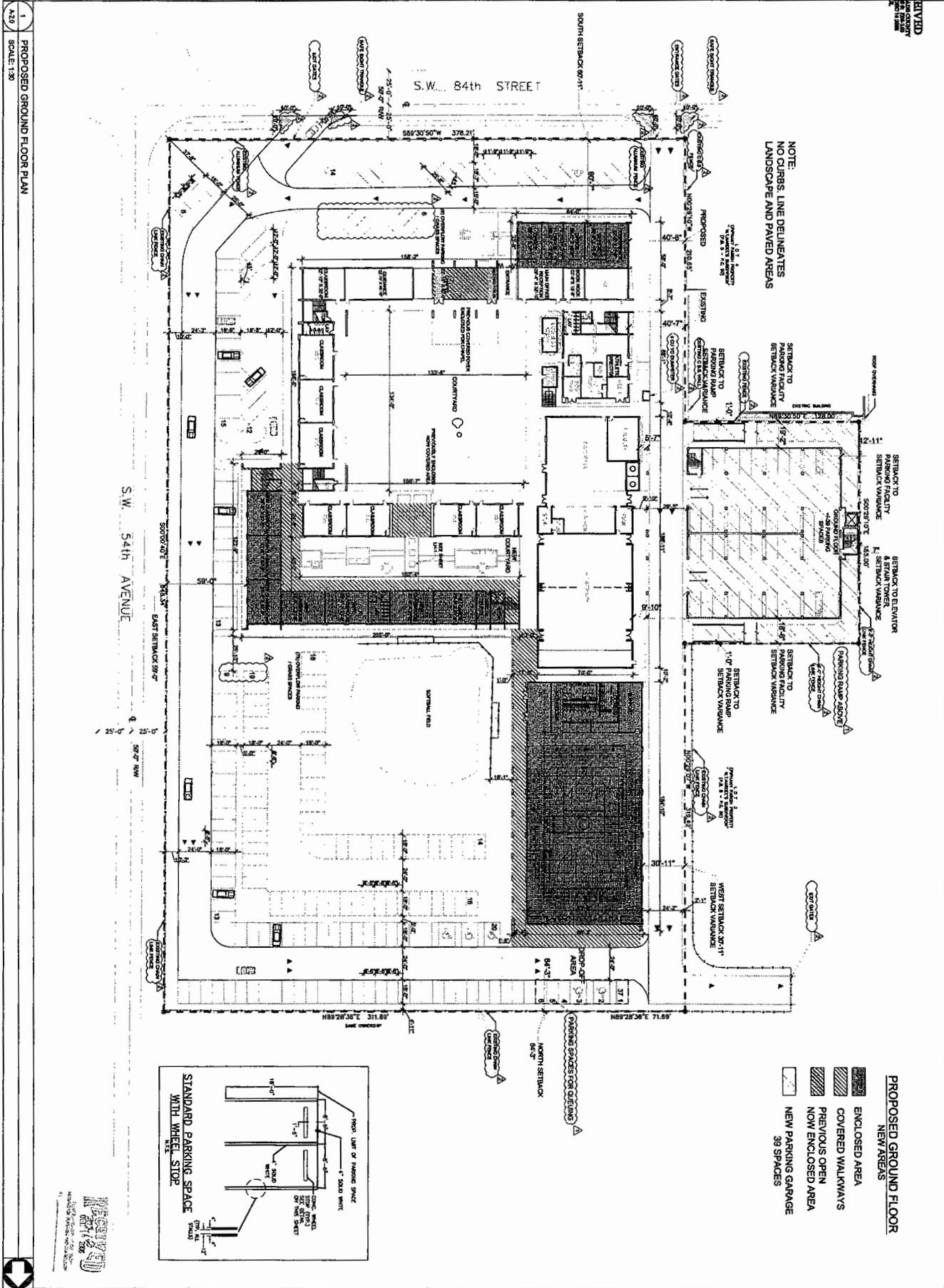
ARCHITECTS OF FLORIDA
 4401 E. 9th Avenue, Suite 200
 Ocala, FL 32067
 Phone: (352) 359-2200
 Fax: (352) 359-2201
 Email: info@landscapearchitects.com

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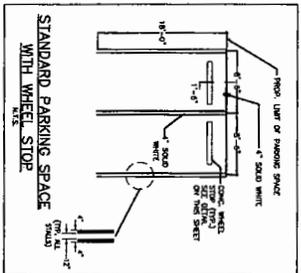
LANDSCAPE ARCHITECTS
 4401 E. 9th Avenue, Suite 200
 Ocala, FL 32067
 Phone: (352) 359-2200
 Fax: (352) 359-2201
 Email: info@landscapearchitects.com



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



1 PROPOSED GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Sheet No. **A-2.0**

OUR LADY OF
 LOURDES ACADEMY
 MASTER PLAN

Project Name:
 OUR LADY OF
 LOURDES ACADEMY
 MASTER PLAN

Client:
 OUR LADY OF
 LOURDES ACADEMY
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 56789
 0123456789
 101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100

DATE: 10/15/2015
 TIME: 10:00 AM
 PROJECT NO: 15-001

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

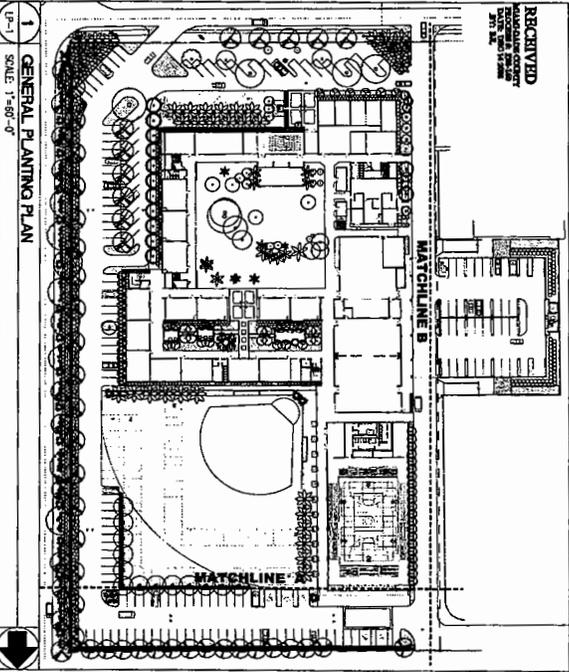
PROJECT NO: 15-001

DATE: 10/15/2015

TIME: 10:00 AM



RECEIVED
 PROJECT NO. 18-001
 DATE: 08/14/2018



LEGEND

New Palms

- Roystonea elata
- Sabal palmello
- Thrinax radiata

Sod

- [Symbol]

Groundcover

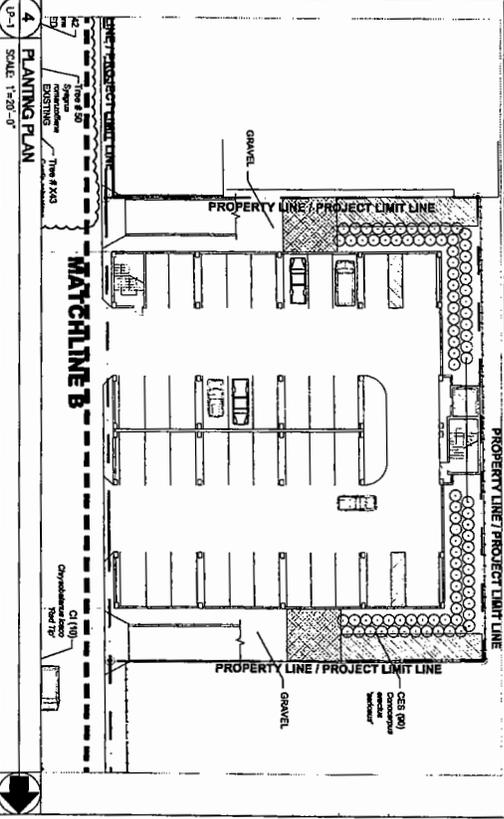
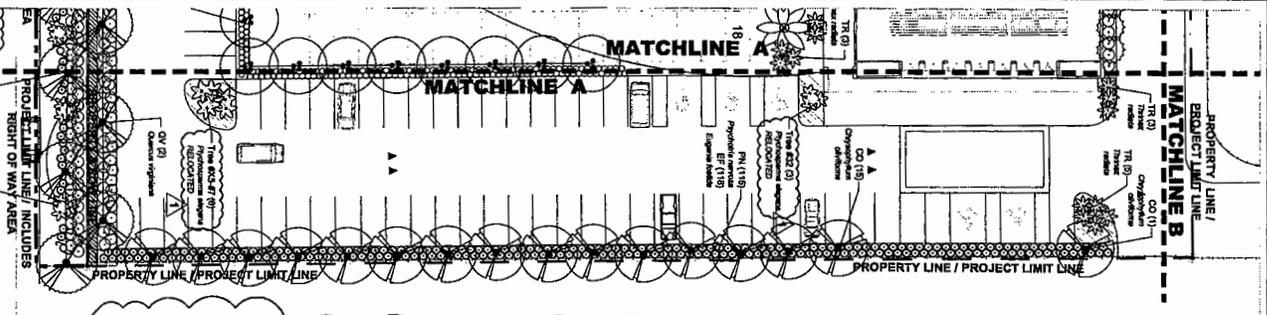
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Existing Trees and Palms

- [Symbol]
- [Symbol]

Relocated Trees and Palms

- [Symbol]



EXISTING TREES

NO.	DATE	SP. CODE	SP. NAME	DBH	HT	COND.	REMARKS
1	08/14/18	CO110	Quercus virginiana	12"	18'	1	GOOD
2	08/14/18	CO110	Quercus virginiana	10"	15'	1	GOOD
3	08/14/18	CO110	Quercus virginiana	8"	12'	1	GOOD
4	08/14/18	CO110	Quercus virginiana	6"	10'	1	GOOD
5	08/14/18	CO110	Quercus virginiana	4"	8'	1	GOOD
6	08/14/18	CO110	Quercus virginiana	3"	6'	1	GOOD
7	08/14/18	CO110	Quercus virginiana	2"	4'	1	GOOD
8	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
9	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
10	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
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77	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
78	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
79	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
80	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
81	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
82	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
83	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
84	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
85	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
86	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
87	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
88	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
89	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
90	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
91	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
92	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
93	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
94	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
95	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
96	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
97	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
98	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
99	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD
100	08/14/18	CO110	Quercus virginiana	1"	3'	1	GOOD

2 PLANT LEGEND SCALE: N.T.S.

3 PLANTING PLAN SCALE: 1"=20'-0"

4 PLANTING PLAN - EXISTING TREES SCALE: N.T.S.

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

BERNIELLO A.L.MILL & PARTNERS, INC.
 ARCHITECTURE/ENGINEERING/PLANNING
 1801 South Boulevard One
 Suite 100
 Fort Lauderdale, FL 33329
 Phone: (954) 333-3333
 Fax: (954) 333-3333
 WWW.BERNIELLO.COM

OWNER:
 UNIVERSITY OF PALM BEACH
 1001 University Blvd.
 Palm Beach, FL 33480
 Phone: (561) 838-3333

LANDSCAPE ARCHITECT:
 TERRANCE SASSANO P.A.
 1001 University Blvd., Suite 100
 Palm Beach, FL 33480
 Phone: (561) 734-8000

Civil Engineer:
 CIVIL ENGINEERING CONSULTANTS
 11101 NE 13th Ave., Suite 100
 Fort Lauderdale, FL 33315
 Phone: (954) 444-4113

Site/Project:
 1801 South Boulevard One
 Fort Lauderdale, FL 33329
 Phone: (954) 333-3333

MEP ENGINEER:

PROJECT NAME:
 OUR LADY OF LOURDES ACADEMY

PROJECT ADDRESS:
 1801 SOUTH BOULEVARD ONE
 FORT LAUDERDALE, FL 33329

PERMIT SUBMITTAL

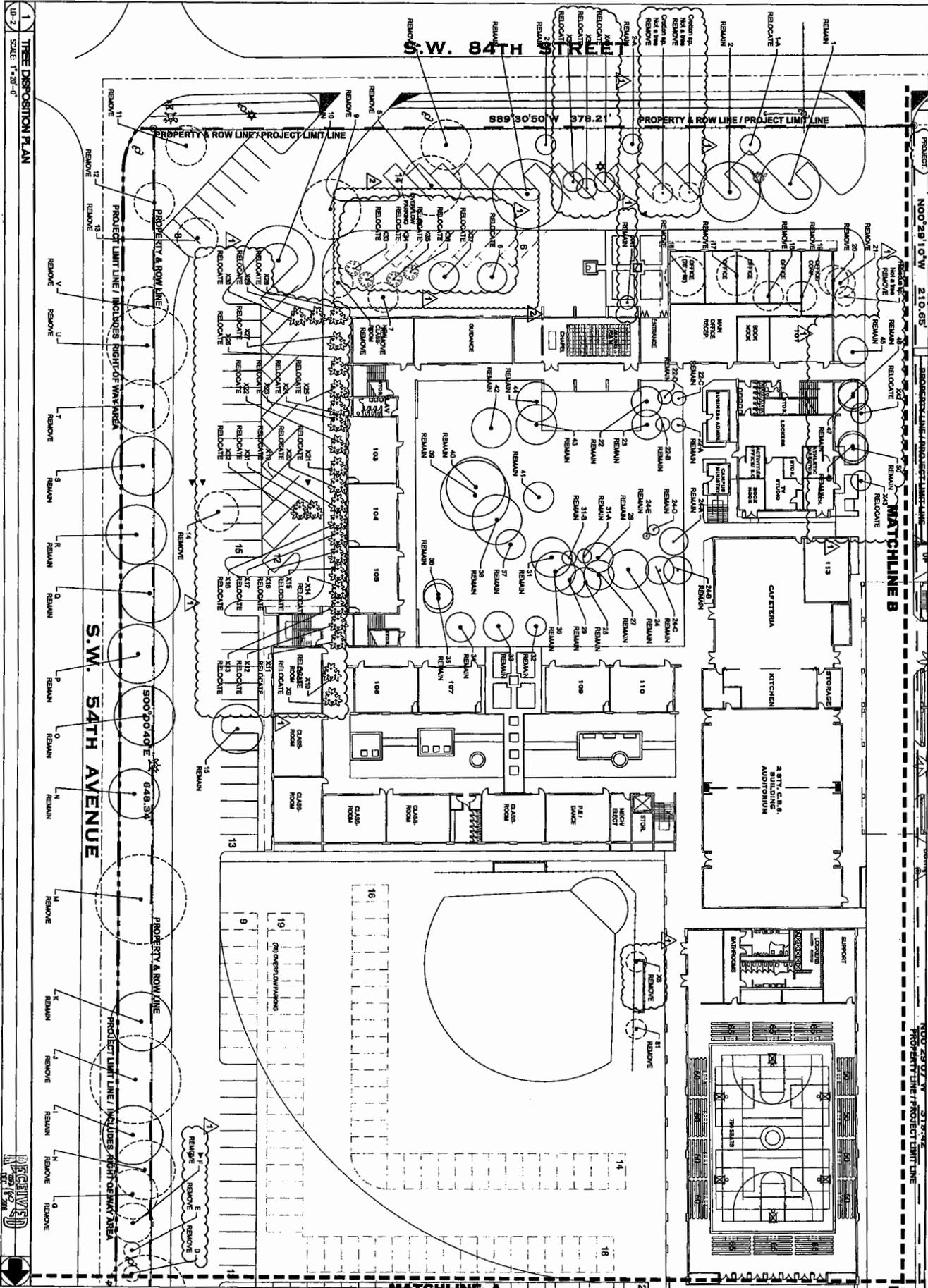
DATE: 08/14/18

SCALE: N.T.S.

DRAWING TITLE:
 PLANTING PLAN AND PLANT LIST

SHEET NO.:
 LP-1

PROJECT NO. 29107W 210.65' 888'30"50"W 378.2' PROPERTY & ROW LINE / PROJECT LIMIT LINE



1 TREE DISPOSITION PLAN
SCALE: 1"=20'-0"

RECEIVED
MAY 15 2013
PLANNING DEPARTMENT

LD-2

ZONING PERMIT SUBMITTAL
TREE DISPOSITION PLAN

PROJECT NAME
OUR LADY OF LOURDES ACADEMY
PROJECT ADDRESS
1525 SW 49th Street
MIAMI, FL 33155

OWNER
OUR LADY OF LOURDES ACADEMY
DESIGNED BY
LH PARTNERS, INC.
DATE
04/01/13

REVISIONS
1. 04/01/13, ORIGINAL DESIGN
2. 04/01/13, REVISIONS TO TREE DISPOSITION PLAN
3. 04/01/13, REVISIONS TO TREE DISPOSITION PLAN

DATE
04/01/13
SCALE
1"=20'-0"

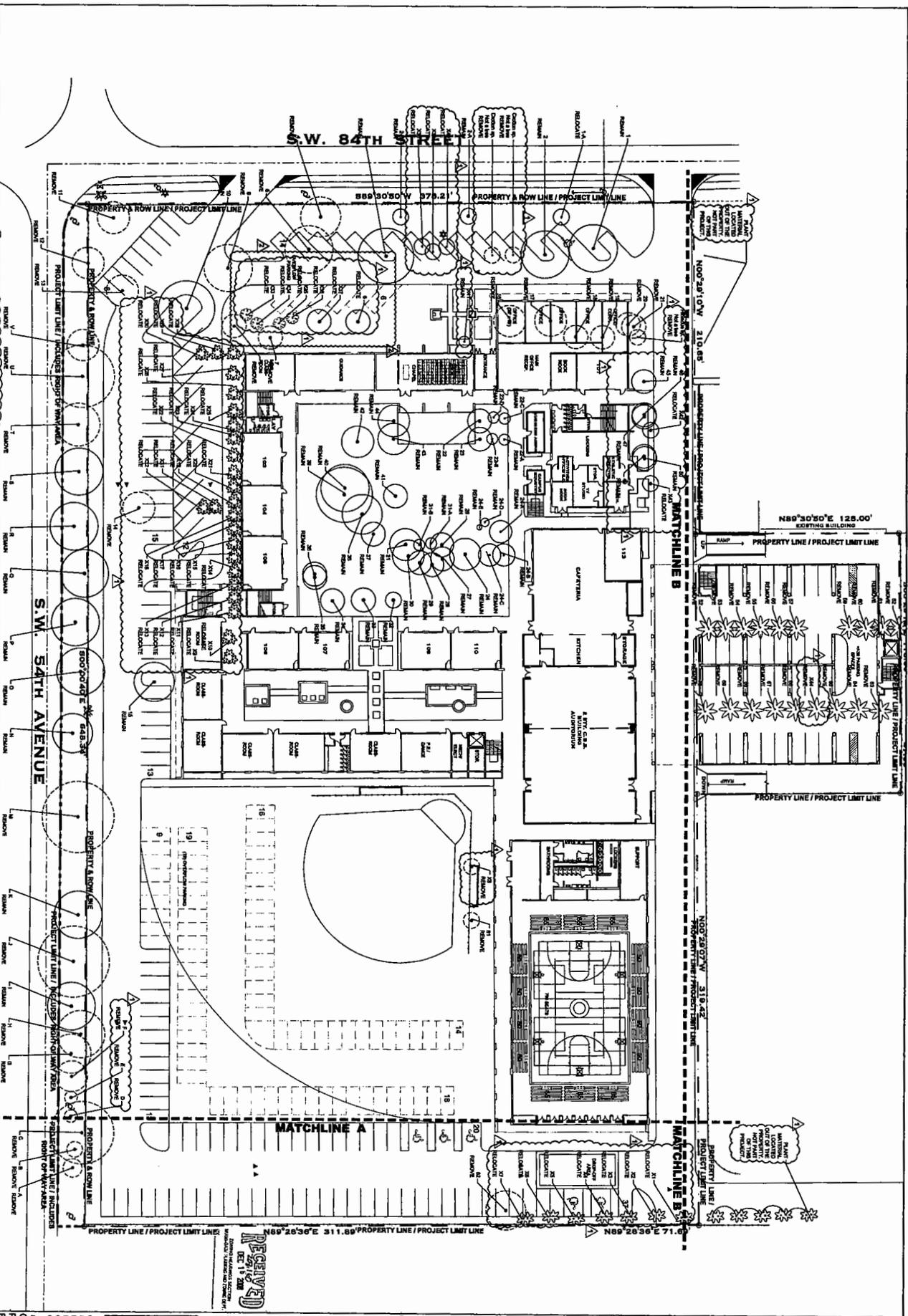
DESIGNED BY
LH PARTNERS, INC.
DATE
04/01/13

DATE
04/01/13
SCALE
1"=20'-0"

DATE
04/01/13
SCALE
1"=20'-0"

DATE
04/01/13
SCALE
1"=20'-0"

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



LD-4

GENERAL TREE DISPOSITION PLAN W/PROPOSED BUILDING BACKGROUND

RECEIVED
 2/21/2020
 10:15 AM

PROJECT NAME:
 OUR LADY OF LOURDES ACADEMY

PROJECT ADDRESS:
 5401 SW 54th Street
 Miami, Florida 33154

LD-4 (GENERAL TREE DISPOSITION PLAN)
 DATE: 02/21/2020

REVISIONS:
 A. INITIAL SUBMITTED PERMIT
 B. REVISIONS TO PERMIT
 C. REVISIONS TO PERMIT

PROJECT ENGINEER:
 [Signature]

OWNER:
 [Signature]

DATE: 02/21/2020

SCALE: NOT TO SCALE

PROJECT NO.:

DATE: 02/21/2020

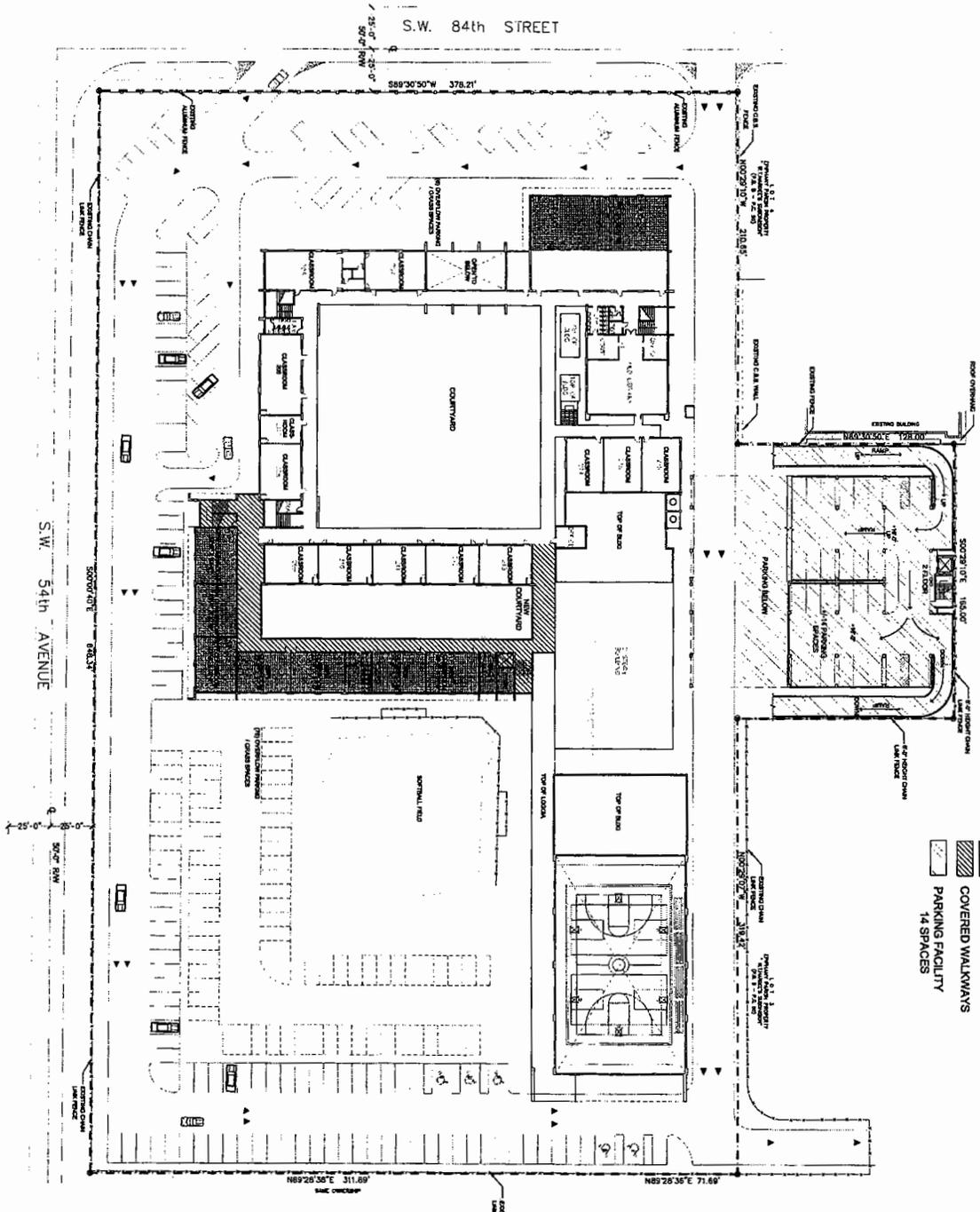
PROJECT NAME:

PROJECT ADDRESS:

PROJECT NO.:

DATE: 02/21/2020

2 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



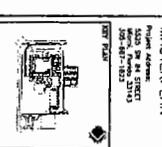
PROPOSED SECOND FLOOR
 NEW AREAS

- ENCLOSED AREA
- COVERED WALKWAYS
- PARKING FACILITY
14 SPACES

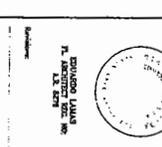


OUR LADY OF
 LOURDES ACADEMY
 MASTER PLAN

Project Name:
 Date:
 Scale:
 Sheet:
 Checked By:
 CAD FILE: HAWAIIANENGINEERING



LANDSCAPE ARCHITECT:
 HAWAIIAN ENGINEERING CENTER
 1001 KALANOAU AVENUE
 HONOLULU, HI 96813
 PHONE: (808) 943-1111
 FAX: (808) 943-1112
 WWW: WWW.HAWAIIANENGINEERING.COM

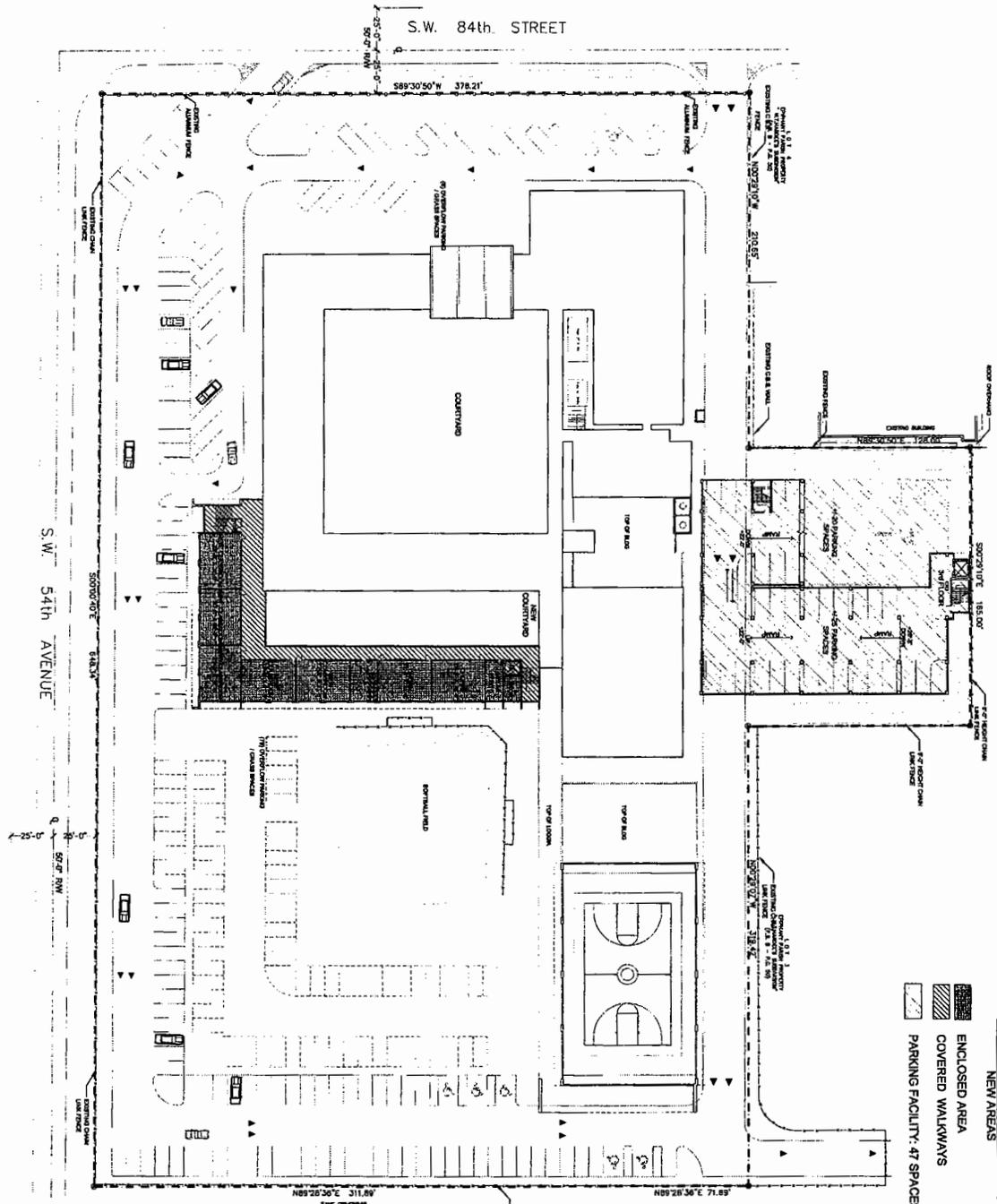


ARCHITECTS OF HAWAII
 1001 KALANOAU AVENUE
 HONOLULU, HI 96813
 PHONE: (808) 943-1111
 FAX: (808) 943-1112
 WWW: WWW.AOHA.COM

RECEIVED
 HAWAIIAN GOVERNMENT
 ENGINEERING CENTER
 1001 KALANOAU AVENUE
 HONOLULU, HI 96813



1
 A-22
 PROPOSED THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



PROPOSED THIRD FLOOR
 NEW AREAS

- ENCLOSED AREA
- COVERED WALKWAYS
- PARKING FACILITY: 47 SPACES



3rd Fl. Plan
 A-22

DATE: 05-14-07
 DRAWN BY: [Name]
 CHECKED BY: [Name]

OUR LADY OF LOURDES ACADEMY
 MASTER PLAN
 PROJECT ADDRESS:
 2500 S.W. 11th St.
 MIAMI, FL 33135

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	05-14-07
2	REVISED	05-14-07
3	REVISED	05-14-07

PROJECT ARCHITECT:
 [Name]
 [Address]
 [Phone]
 [Fax]

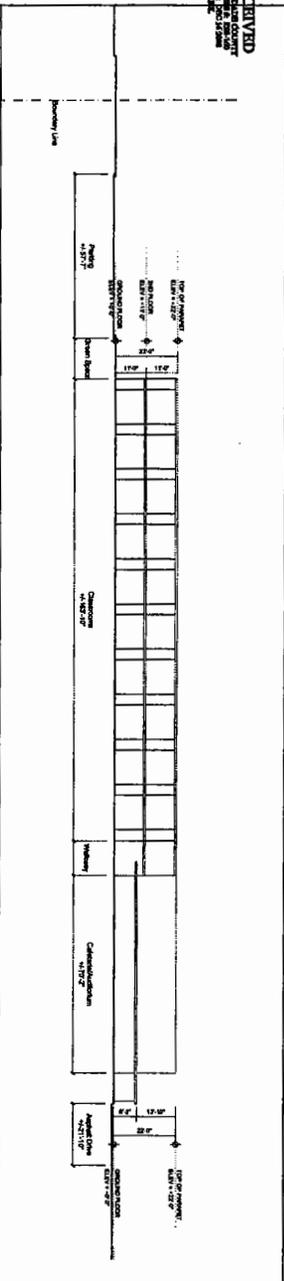
LANDSCAPE ARCHITECT:
 [Name]
 [Address]
 [Phone]
 [Fax]

ENGINEER:
 [Name]
 [Address]
 [Phone]
 [Fax]

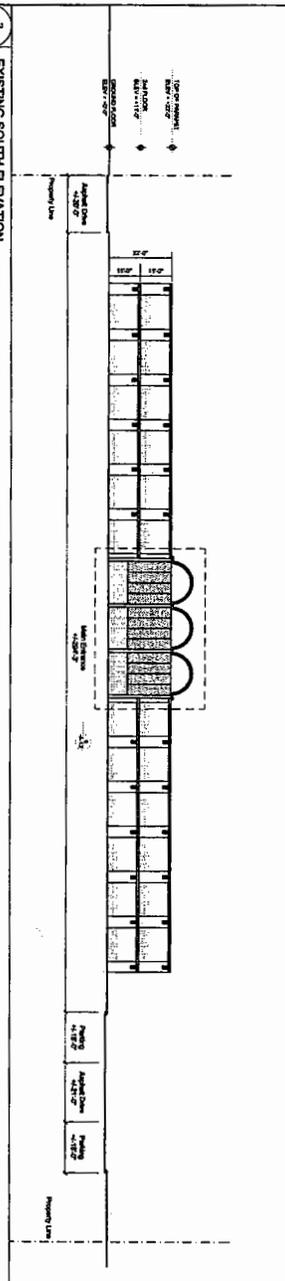
DATE: 05-14-07
 DRAWN BY: [Name]
 CHECKED BY: [Name]



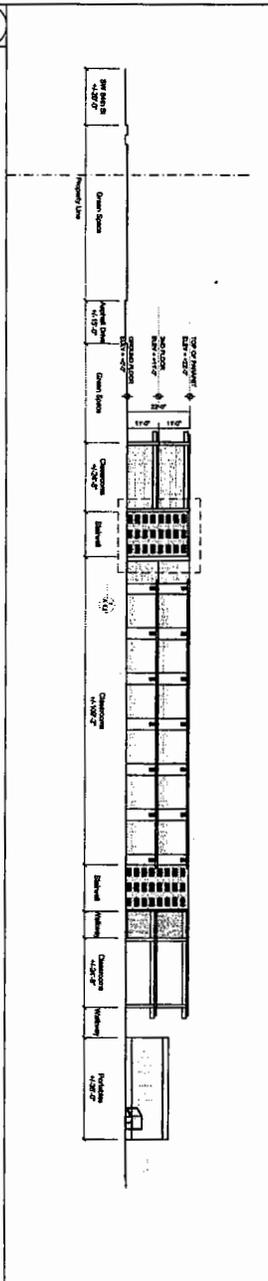
DATE: 05-14-07
 DRAWN BY: [Name]
 CHECKED BY: [Name]



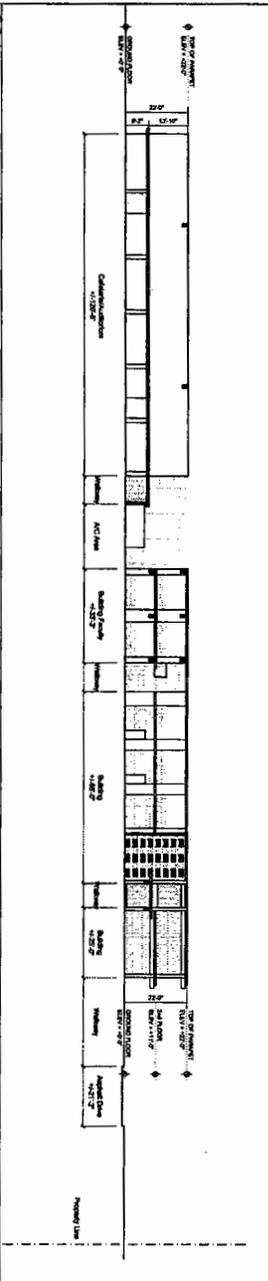
1 EXISTING NORTH ELEVATION
 SCALE: 1/20



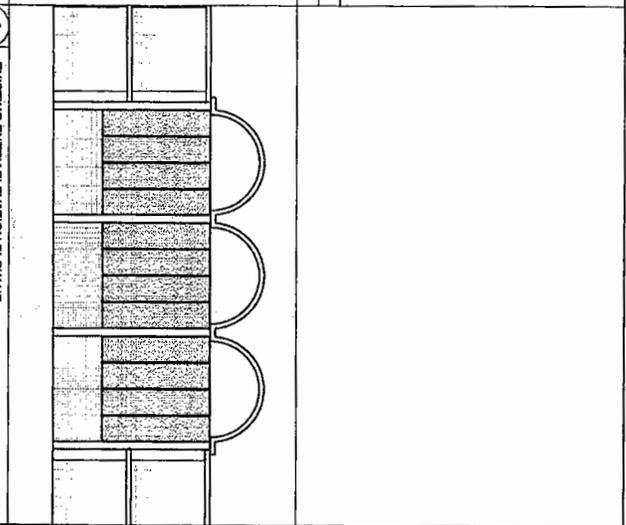
2 EXISTING SOUTH ELEVATION
 SCALE: 1/20



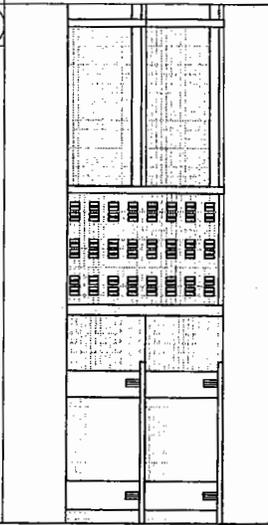
3 EXISTING WEST ELEVATION
 SCALE: 1/20



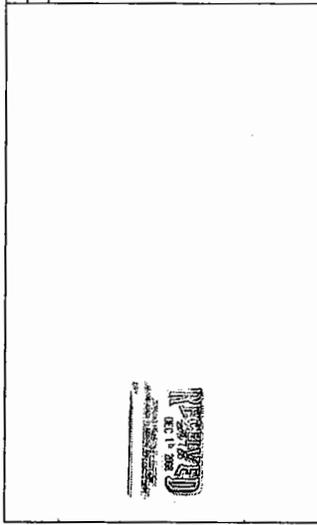
4 EXISTING EAST ELEVATION
 SCALE: 1/20



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



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



7 EXISTING WEST ELEVATION
 SCALE: 1/20



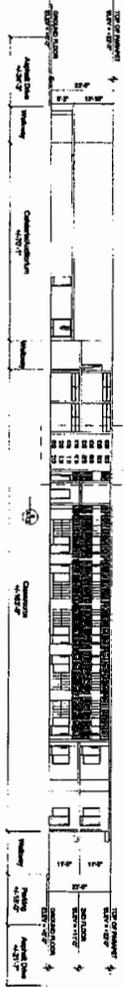
LANDSCAPE ARCHITECT:
 BRYAN R. BROWN, AIA, LEED AP
 2000 N. 15TH ST., SUITE 200
 TAMPA, FL 33606 (813) 288-1100
 WWW.BRYANBROWN.COM

OWNER:
 BOARD OF DIRECTORS
 OUR LADY OF LOURDES ACADEMY
 1000 N. 15TH ST., SUITE 200
 TAMPA, FL 33606 (813) 288-1100

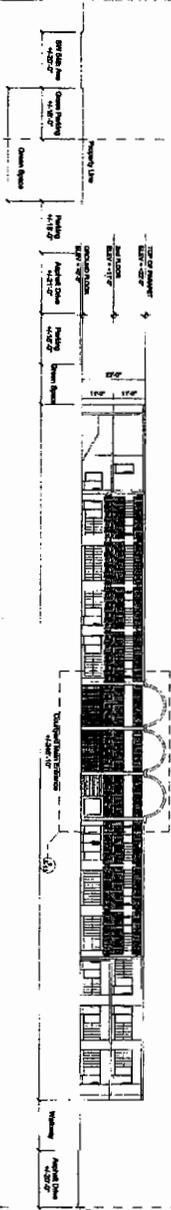


DATE: 12/15/2023
PROJECT: OUR LADY OF LOURDES ACADEMY
LOCATION: 1000 N. 15TH ST., SUITE 200, TAMPA, FL 33606
SCALE: 1/20

Sheet No. **A-1.2**



1 INTERIOR COURTYARD NORTH ELEVATION
 SCALE: 1/20



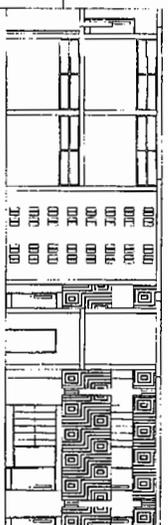
2 INTERIOR COURTYARD SOUTH ELEVATION
 SCALE: 1/20



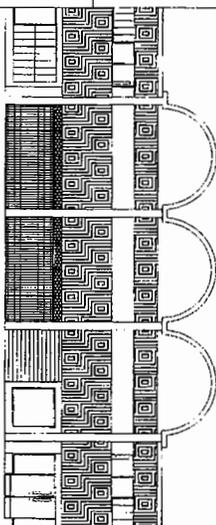
3 INTERIOR COURTYARD EAST ELEVATION
 SCALE: 1/20



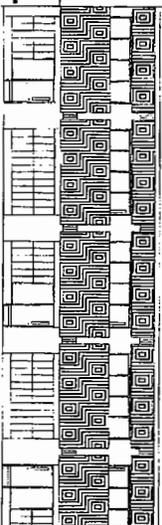
4 INTERIOR COURTYARD WEST ELEVATION
 SCALE: 1/20



5 INTERIOR COURTYARD STAIRWAY BLOW UP
 SCALE: 1/4" = 1'-0"



6 INTERIOR COURTYARD ENTRANCE BLOW UP
 SCALE: 1/4" = 1'-0"



7 INTERIOR COURTYARD HALLWAY BLOW UP
 SCALE: 1/4" = 1'-0"



OWNER: **ARIZONA SOCIETY OF PLANTS**
 NATIONAL CENTER
 1001 N. 1ST AVENUE
 PHOENIX, AZ 85001
 (602) 254-2500 FAX (602) 691-9454

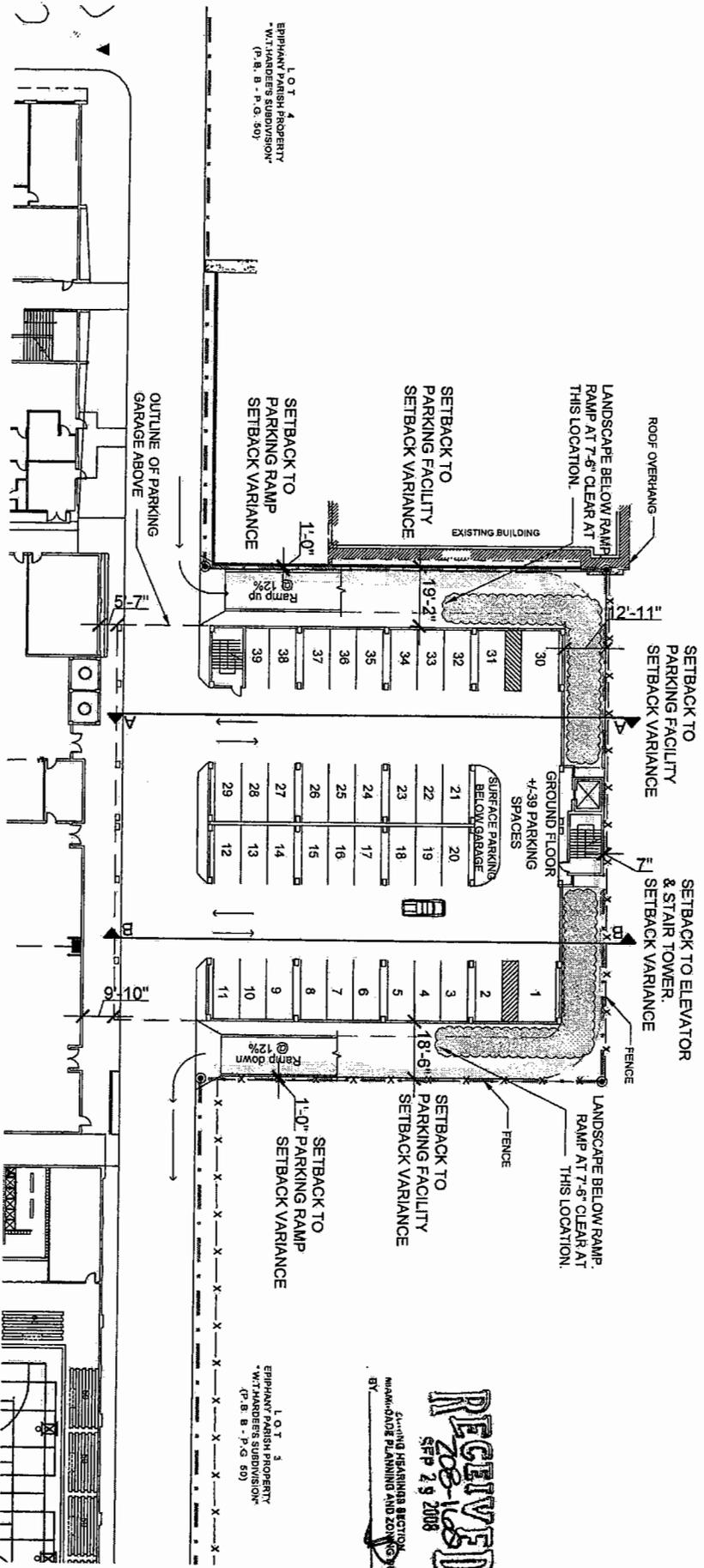
DESIGNED BY: **GERARDO ALAIMI**
 F. F. F. INC.
 1001 N. 1ST AVENUE
 PHOENIX, AZ 85001
 (602) 254-2500 FAX (602) 691-9454

DATE: 05-24-07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 REVISIONS: [List]

Sheet No. **A-1.3**

RECEIVED
2008-10-08
SEP 29 2008
PLANNING SECTION
MUNICIPAL PLANNING AND ZONING DEPT.
BY

L O S
EPHRAIM T. ALISH, ARCHITECT
W.T. HAARDERS SUPERVISOR
(P. B. B. - P. G. 50)

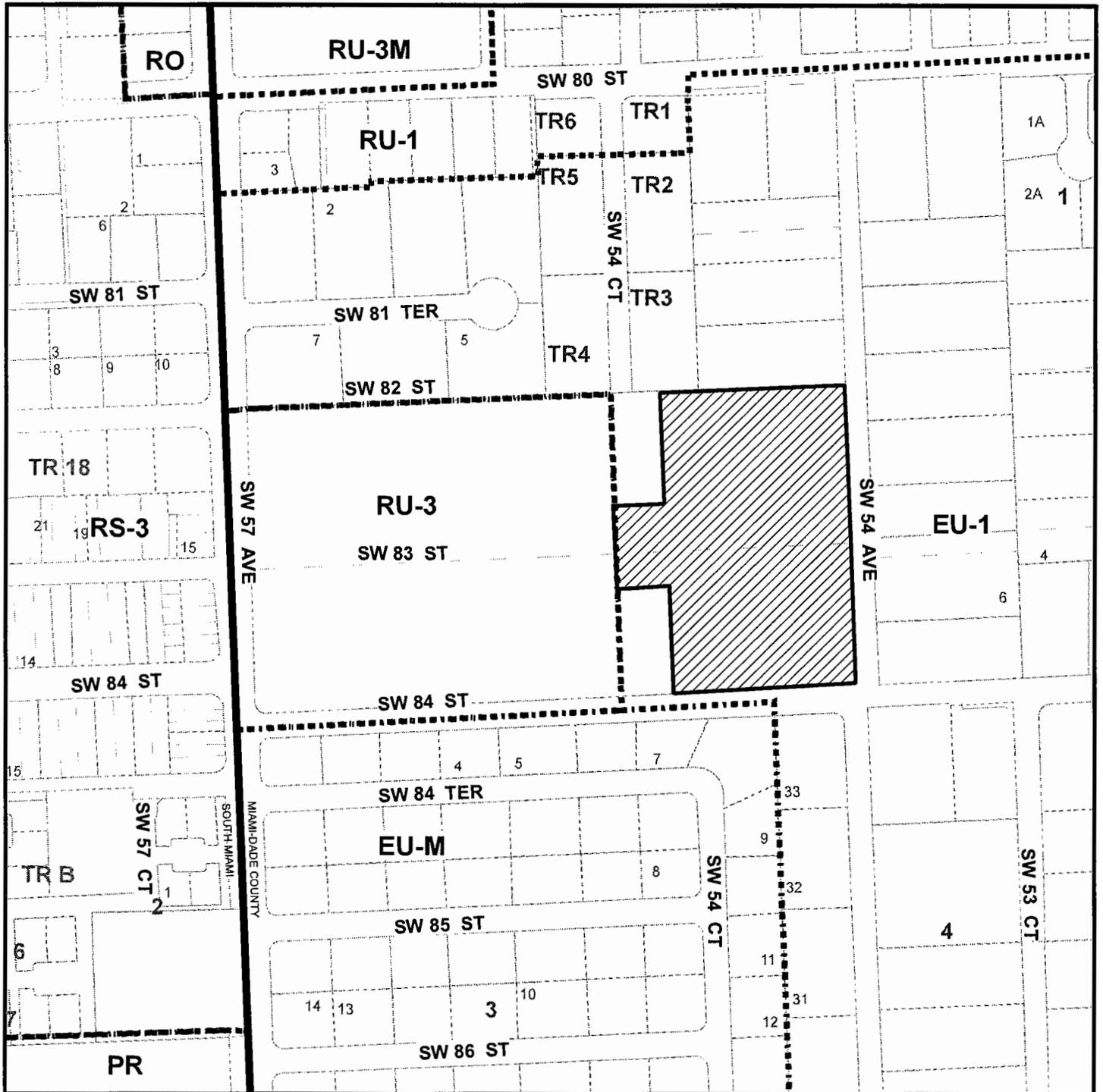


GARAGE GROUND FLOOR - 39 PARKING SPACES
 HOUR LADY OF LOURDES ACADEMY
 MIAMI, FLORIDA

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

ba
 ARCHITECTS
 BENEFIELD ALANIL & PARTNERS INC.

ARCHDIOCESE OF MIAMI
 PASTORAL CENTER
 1000 Biscayne Blvd.
 Miami, Florida 33132
 (305) 782-0133



**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
		43



**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
08-160



SUBJECT PROPERTY



SKETCH CREATED ON: 09/16/08

REVISION	DATE	BY