

# KITS

8-17-2010 Version # 1



COMMUNITY ZONING APPEALS BOARD 12  
KENDALL VILLAGE CENTER - CIVIC PAVILLION  
8625 SW 124 Avenue, Miami  
Tuesday, September 21, 2010 at 6:30 p.m.

**PREVIOUSLY DEFERRED**

A. 10-7-CZ12-1 HIGHPOINT ACADEMY, INC. 08-192 15-55-40

**CURRENT**

1. 10-9-CZ-12-1 LARIN SARDINAS HOLDINGS LLP 08-84 27-54-40 N

2. 10-9-CZ12-2 THE SOUTHEAST REGIONAL OFFICE  
FOR HISPANIC AFFAIRS INC. 09-72 27-54-40 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, SEPTEMBER 21, 2010

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

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**A. HIGHPOINT ACADEMY, INC. (10-7-CZ12-1/08-192)**

**15-55-40  
Area 12/District 08**

- (1) Applicant is requesting to permit a private school in the IU-1 zone with a lot area of 0.49 acre (5 acres required).
- (2) Applicant is requesting to waive the zoning regulations requiring the school to be adjacent to a major roadway (3 or more lanes); to permit the school to front on a 2-lane roadway.
- (3) Applicant is requesting to permit 4 auto-stacking parking spaces (5 required).
- (4) Applicant is requesting to back-out into the right-of-way (not permitted).
- (5) Applicant is requesting to permit parking with a back-out dimension of 17.5' (22' required).
- (6) Applicant is requesting to permit a playground area of 6,277 sq. ft. (44,400 sq. ft. required).
- (7) Applicant is requesting to permit a minimum 4' wide greenbelt (8' wide required) along portions of the rear (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Interior Renovation & Sitework Highpoint Academy Pinecrest Campus," as prepared by Neville & Associates, consisting of 4 sheets, Sheets "A1" and "L1", dated stamped received 1/29/09 and last revised 02/11/09 and Sheets "A2" and "A3", dated stamped received 10/6/08. Plans may be modified at public hearing.

LOCATION: 8601 S.W. 129 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.49 Acre

Department of Planning and  
Zoning Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

Deferred from 07/21/2010

**1. LARIN SARDINAS HOLDINGS LLP (10-9-CZ12-1/08-084)**

**27-54-40  
Area 12/District 07**

- (1) MODIFICATION of Condition #2 of Resolution CZAB12-26-00, passed and adopted by Community Zoning Appeals Board #12, and reading as follows:

FROM: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Animal Clinic,' as prepared by Angel C. Saqui, FA1A and dated received 3/30/00."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Miami Veterinary Specialist Addition & Remodeling,' as prepared by Eduardo Llano, Architect, consisting of 5 sheets, dated stamped received 06/24/08, 1 sheet dated stamped received 8/26/08 and 1 sheet dated stamped received 10/10/08 for a total of 7 sheets."

(2) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Record Book 19226, Pages 1838 -1847, reading as follows:

FROM: "1. Controlling Site Plan. That the property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted and entitled 'Animal Clinic,' as prepared by Angel C. Saqui, FAIA, consisting of 5 sheets, dated received 3/30/00, as may be modified by the Board, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this Declaration."

TO: "1. Controlling Site Plan. That the property shall be developed in accordance with the approved plans submitted for hearing entitled 'Miami Veterinary Specialist Addition & Remodeling,' as prepared by Eduardo Llano, Architect, consisting of 5 sheets, dated stamped received 6-24-08, 1 sheet dated stamped received 8/26/08 and 1 sheet dated stamped received 10/10/08, for a total of 7 sheets."

The purpose of these requests is to allow the applicant to submit a new site plan showing a 2<sup>nd</sup> story addition to a 1-story animal hospital.

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: 8601 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.48 Acres

Department of Planning and Zoning Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

2. **THE SOUTHEAST REGIONAL OFFICE FOR (10-9-CZ12-2/10-072)**  
**HISPANIC AFFAIRS INC.**

**27-54-40**  
**Area 12/District 07**

(1) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-64-82, passed and adopted by the Zoning Appeals Board, last modified by Resolution No. 4-ZAB-464-92, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of said plan, the same be substantially in accordance with that submitted for the hearing being entitled 'S.E.P.I.,' as prepared by David J. Cabarrocas, Architect, A.I.A., dated received November 18, 1992 and consisting of 3 pages."

TO: "2. That in the approval of said plan, the same be substantially in accordance with that submitted for the hearing entitled 'Southeast Pastoral Institute Second Floor Addition,' as prepared by David Cabarrocas, Architect, Sheet 'A-1' dated stamped received 5/20/10 and the remaining sheets dated stamped received 6/24/09 for a total of 7 sheets."

(2) MODIFICATION of Condition #8 of Resolution No. 4-ZAB-464-92, passed and adopted by the Zoning Appeals Board, reading as follows:

"FROM: "8. That the total occupancy of the facility will be limited to 93 persons comprised of no more than 56 overnight adult students and 37 day adult students/staff members, provided that staff shall not exceed 15 of the total 37 allowed."

TO: "8. That the total occupancy of the facility will be limited to 110 persons. The dormitories for overnight occupants will only be used on the weekends for a maximum of 34 students and 1 staff member."

The purpose of Requests #1 and #2 is to allow the applicant to submit a new site plan for a previously approved religious facility showing a proposed second floor addition to include additional dormitories, gym and media room and increase the number of persons at the facility.

- (3) Applicant is requesting to permit 22% lot coverage (15% permitted).
- (4) Applicant is requesting to permit a building for public assemblage setback 40' (50' required) from the front (south) property line on a dual frontage lot, setback varying from 15'6" to 27' (75' required) from the interior side (east and south) property lines.
- (5) Applicant is requesting to permit the continued use of various existing buildings spaced a minimum of 5'6" (10' required) from other existing buildings.
- (6) Applicant is requesting to waive the zoning regulation requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle within 10' of the edge of a driveway leading to a public right-of-way; to permit an existing tree and an existing 5' high chain link fence and gate within the safe sight distance triangle of driveways on the side street (west) property line and front (south) property line on a dual frontage lot.

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: 7700 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.09 Acres

Department of Planning and  
Zoning Recommendation:

Approval with conditions of request #1 - #5  
and denial without prejudice of request #6.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**NOTICE**

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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.

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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](http://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. HIGHPOINT ACADEMY, INC.**  
**(Applicant)**

**10-7-CZ12-1 (08-192)**  
**Area 12/District 08**  
**Hearing Date: 09/21/10**

Property Owner (if different from applicant) **Stanley Walker.**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1954	E.L. Cotton, Inc.	- Zone Change from AU & RU-1 & IU-1.	BCC	Approved w/conds.
1955	E.L. Cotton, Inc.	- Requested extension in recording plat.	BCC	Approved
1955	E.L. Cotton, Inc.	- Requested extension in recording plat.	BCC	Approved

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: **HIGHPOINT ACADEMY, INC.**

REPRESENTATIVE: Gregory Neville and Alicia Casonova

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
10-7-CZ12-1 (08-192)	July 21, 2010	CZAB12	10

**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>Sept 21, 2010</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	Deferral at Board's request for applicant to address the concerns of Public Works.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR		X	
COUNCIL MAN	<b>S</b>	Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA		X	
COUNCIL MAN		Jose I. VALDES	X		
COUNCIL WOMAN	<b>M</b>	Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			3	2	

EXHIBITS:  YES     NO

COUNTY ATTORNEY: EDUARDO SANCHEZ

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

**APPLICANT:** Highpoint Academy, Inc.

**PH:** Z08-192 (10-7-CZ12-A)

**SECTION:** 15-55-40

**DATE:** September 21, 2010

**COMMISSION DISTRICT:** 8

**ITEM NO.:** A

**A. INTRODUCTION**

o **REQUESTS:**

- (1) Applicant is requesting to permit a private school in the IU-1 zone with a lot area of 0.49 acre (5 acres required).
- (2) Applicant is requesting to waive the zoning regulations requiring the school to be adjacent to a major roadway (3 or more lanes); to permit the school to front on a 2-lane roadway.
- (3) Applicant is requesting to permit 4 auto-stacking parking spaces (5 required).
- (4) Applicant is requesting to back-out into the right-of-way (not permitted).
- (5) Applicant is requesting to permit parking with a back-out dimension of 17.5' (22' required).
- (6) Applicant is requesting to permit a playground area of 6,277 sq. ft. (44,400 sq. ft. required).
- (7) Applicant is requesting to permit a minimum of 4' wide greenbelt (8' wide required) along portions of the rear (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Interior Renovation & Sitework Highpoint Academy Pinecrest Campus," as prepared by Neville & Associates, consisting of 4 sheets, Sheets "A1" and "L1", dated stamped received 1/29/09 and last revised 02-11-09 and Sheets "A2" and "A3", dated stamped received 10/6/08. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicant seeks to permit a private school on a lot with less lot area than that required in the IU-1, Light Industrial Manufacturing District. In addition, the applicant seeks to permit said private school to front on a minor roadway (2 lanes), to permit fewer auto-stacking parking spaces than that required, to permit parking spaces with a reduced back-out dimension to back-out onto the right-of-way, and to permit a reduction in the amount of playground area required for a private school. Moreover, the applicant seeks to permit a narrower green belt than that required along the rear (north) property line.

- o **LOCATION:** 8601 S.W. 129 Terrace, Miami-Dade County, Florida.
- o **SIZE:** 0.49 Acre

**B. ZONING HEARINGS HISTORY:**

In 1954, the subject site was part of a larger tract of land which was rezoned from AU, Agricultural District, to IU-1, Light Industrial Manufacturing District, subject to various conditions one of which required that a plat of that portion of the property lying east of Galloway Road (SW 87 Avenue) be recorded on or before the expiration of ninety (90) days from the date of the Resolution, pursuant to Resolution No. 7709. In February 1955, the Board of County Commissioners (BCC) approved an extension of time for the recording of said portion of the plat for an additional sixty (60) days; said time to expire on April 30, 1955, pursuant to Resolution No. 8830. In May 1955, the BCC approved an extension of time for the recording of said plat an additional sixty (60) days; said time to expire on June 30, 1955, pursuant to Resolution No. 8332.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property for **Industrial and Office** use. Industries, manufacturing operations, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, merchandise marts and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. Limited commercial uses to serve the firms and workers in the industrial and office area are encouraged, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Free-standing retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.
2. Neighborhood or community-serving institutional uses, cell towers and utilities including **schools**, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible **in all urban land use categories**, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A.

**3. 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 of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

IU-1; warehouse

Industrial and Office

**Surrounding Properties:**

**NORTH:** RU-2; Duplexes

Low Density Residential, 2.5 - 6 du

**SOUTH:** IU-1; warehouses

Industrial and Office

**EAST:** IU-1; warehouse

Industrial and Office

**WEST:** IU-1; warehouse

Industrial and Office

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

(Site plan submitted)

Scale/Utilization of Site:

**Unacceptable**

Location of Buildings:

**Acceptable**

Compatibility:

**Unacceptable**

Landscape Treatment:

**Unacceptable**

Open Space:

**Unacceptable**

Buffering:

**Unacceptable**

Access:

**Acceptable**

Parking Layout/Circulation:

**Unacceptable**

Visibility/Visual Screening:

**Unacceptable**

Urban Design:

**N/A**

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**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.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>Objects</b>
Parks	<b>No comment</b>
MDT	<b>No comment</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

**H. ANALYSIS:**

This application was deferred from the July 21, 2010 meeting to allow the applicant to meet with the Public Works Department to address that department's concerns with the revised plans presented to the Board. The subject property is located at 8601 SW 129 Terrace within an established industrial park which lies immediately to the northwest of the South Dade Busway and US-1. The area where the subject property lies is predominantly characterized by industrial uses such as warehouses. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Industrial and Office** use. Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. The interpretative text of the CDMP states that neighborhood or community-serving institutional uses, including **schools**, in particular, may be approved where compatible **in all urban land use categories**, in keeping with any conditions specified in the applicable category. The existing IU-1 zoning on the site allows the private school use. As such, the approval of the proposed private school use on the subject property would be **consistent** with the LUP map designation of the CDMP.

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. **The Public Works Department objects** to this application. Their memorandum indicates that there are various recommendations that need to be incorporated into the plans, such as providing passenger vehicle parking stalls with sufficient depth of access aisle and the provision of radius return at entry point into the site passenger loading lane from alley. The Miami-Dade Fire Rescue Department (**MDFR**) **does not object** to this application and their memorandum indicates that the estimated average travel response time is **6:19** minutes.

When requests #1 through #7 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) standards, staff is of the opinion that approval of these requests would be **incompatible** with the surrounding area, would be detrimental to the neighborhood and would have a negative effect on the stability and appearance of the community. Staff notes that approval of request #1 will allow the applicant to establish a private school with a proposed enrollment of 88 students on a parcel of land that is approximately 90.2% smaller in terms of lot area than that required by the IU-1 zoning district for the establishment of a private school. Additionally, it should be noted that the approval of request #6, to permit a playground area of 6,277 sq. ft. (44,400 sq. ft. required), is excessive and would allow the applicant to provide only 14% of the required playground area for a facility with a proposed enrollment of 88 students. In addition, staff notes that approval of request #7, to permit a minimum of 4' wide green belt (8' wide required) is also indicative of an overutilization of the site and will be visually intrusive to

the surrounding area. Therefore, staff opines that requests #1, #6, and #7 are indicative of the inability of the subject site to adequately accommodate the proposed private school use as further evidenced by requests #2 through #5.

Approval of request #2 will allow the applicant to establish said private school on a lot that is not adjacent to a major roadway, thereby making the proposed private school less accessible for students and faculty and creating a negative impact on traffic flow on the abutting roadways. Moreover, staff notes that approval of request #3, would allow the applicant to provide 4 auto-stacking parking spaces where 5 auto-stacking parking spaces are required for the proposed private school which staff opines will further impede traffic flow through the site during arrival and dismissal times. It should be noted that staff's review of the submitted plans reveals that the applicant is proposing a parking space designated for a transport vehicle along the front (south) property line, which features only 17.5' (22' required) of back-out dimension (request #5) and which will back-out onto SW 129 Terrace (request #4). Staff opines that approval of request #4, to permit parking spaces to back-out onto the public right-of-way will impede traffic flow along SW 129 Terrace. In addition, the Public Works Department objects to this application and its memorandum indicates that the plans submitted would need to incorporate their various recommendations, which include providing radius return at the entry point into the site, a passenger loading lane from alley, and sufficient depth of access aisle for the passenger vehicle parking stalls. Furthermore, staff opines that approval of the aforementioned requests (requests #2 through #5), would negatively impact traffic on SW 129 Terrace and may also have a negative impact on the well traveled nearby roadway, SW 87 Avenue, located approximately 119' to the west of the subject site. Moreover, staff's research reveals that no similar approvals have been granted in the surrounding area, and as such the approval of the requests would set a negative precedent for the over-utilization of sites in this area. Therefore, staff opines that the approval would be **incompatible** with the surrounding area and recommends denial without prejudice of same under the NUV standards.

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

DATE TYPED: 06/26/09  
DATE REVISED: 05/19/10; 07/06/10  
DATE FINALIZED: 07/06/10  
MCL:GR:NN:CXH:CI

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

NDN  
GMR

# Memorandum



**Date:** October 28, 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 written in a cursive, flowing style.

**Subject:** C-12 #Z2008000192  
Highpoint Academy  
8601 S.W. 129<sup>th</sup> Terrace  
Request to Permit a Lot with Less Lot Area than Required  
(IU-1) (0.49 Acres)  
15-55-40

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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 Supply and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, the existing development is served by the public water supply system and sanitary sewer system in accordance with Code requirements.

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

#### Hazardous Materials Management

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning required management practices.

### 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.

### Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

### 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

There are no tree resources issues on the subject property.

### 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: HIGHPOINT ACADEMY, INC.

This Department objects to this application.

Miami Dade County Public Works Department Traffic Engineering Division will recommend approval, if and only if, the recommendations, as indicated below, are incorporated into the plans and related documentation and re-submitted to the Zoning Department.

The Traffic Engineering Division has reviewed the Site Plans, revised 01/27/09, Operating Plan, dated 7/30/09, for the proposed facility located at 8601 SW 129 Terrace and has the following recommendations and comments:

Site Plan Comments:

The site plan is required to have a current revision date, as of the last revision or any new revisions.

The passenger van loading stall should have a passenger side landing (5 foot access aisle) located to the right side of the stall for head in parking use.

The passenger vehicle parking stalls do not have sufficient depth of access aisle (22 feet). Angle parking stalls may be considered to achieve required minimum back-out depth within the space available. This would require relocation of DO NOT ENTER signs.

Provide radius return at entry point into site passenger loading lane from alley.

Project Requirements:

Proposed schedule of arrival and dismissal times including grade level and number of students are required to be provided in a covenant for this facility. Arrival and dismissal times shall include any breakfast program, first bell, all split shifts (if any), last bell, and any after school program.

A Maintenance of Traffic (MOT) operation plan for arrival and dismissal periods must be provided in a covenant for this facility. The MOT plan shall include the following provision: "Trained personnel shall be provided to manage traffic operations during arrival and dismissal

periods and shall direct any vehicles that may stack in through lanes or non-designated parking areas in the public rights of way, including the alley, onto the school site." Furthermore, the Operating Plan indicates a "tolerance of 20%." This is unclear as the project will be approved for a maximum of 88 students. The proposed Operating Plan must be modified, accordingly.

Standard Comments:

Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 ft within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of this Department. Also, any relocation or removal of trees must be approved by DERM. These approvals should be applied for, and received, prior to Community Council approval of this project. A "Covenant for Maintenance" agreement, recorded in the public record, must be provided prior to permitting any of these types of installations within the public right-of-way.

All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.

For further details and/or questions, please contact Mr. Harvey L. Bernstein at 305-375-1874, or via e-mail at hlb@miamidade.gov or Mr. Ricardo Gavilan at 305-375-2030, or via e-mail at rlg@miamidade.gov.

Additional improvements may be required at time of permitting.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 18 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-33	S. Dixie Hwy. n/o SW 152 St.	E	E
F-14	S. Dixie Hwy. s/o SW 112 St.	D	D
F-1077	SW 87 Ave. n/o SW 132 St.	C	C

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

required before development will be permitted.

A handwritten signature in black ink, appearing to read "Raul", with a stylized flourish extending to the right.

Raul A Pino, P.L.S.

18-MAY-10



# Memorandum

**Date:** 04-MAR-09  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2008000192

**Fire Prevention Unit:**

This Memo supersedes MDFR Memorandum dated October 6, 2008.

**APPROVAL**

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped January 29, 2009. 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 Z2008000192  
 located at 8601 SW 129 TERRACE, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 1994 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>4,065</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 2.72 alarms-annually.  
 The estimated average travel time is: 6:19 minutes

**Existing services:**

The Fire station responding to an alarm in the proposed development will be:  
 Station 4 - Coral Reef - 9201 SW 152 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 letter of plans date stamped January 29, 2008. Substantial changes to the plans will require additional service impact analysis.

DATE: 07-JUL-10  
REVISION 1

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

HIGHPOINT ACADEMY, INC.

8601 SW 129 TERRACE, MIAMI-  
DADE COUNTY,

---

**APPLICANT**

---

**ADDRESS**

Z2008000192

---

**HEARING NUMBER**

**HISTORY:**

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT  
NEIGHBORHOOD COMPLIANCE  
DIVISION

**ENFORCEMENT HISTORY**

NAME: ADDRESS:  
HIGHPOINT ACADEMY, INC. 8601 SW 129 TERRACE  
DATE:  
7/7/2010

**CURRENT ENFORCEMENT HISTORY:**  
Folio 3050150100110

Open Cases:  
Building/Neighborhood Compliance:  
No open cases.

Closed Cases:  
Building/Neighborhood Compliance:  
No closed cases.

Building:

F2007107412 Unsafe Structures FAILURE TO OBTAIN 40 YR. BUILDING RE-CERTIFICATION:  
SEC. 8-11 (f) CODE OF MIAMI-DADE COUNTY AND THE FLORIDA BUILDING CODE  
A2002002744 Expired Permit 253 (F) 305.2 FAILURE TO OBTAIN MANDATORY INSPECTION

---

Sam Walthour, MSM, Assistant Director

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

**REPORTER NAME:**



**Process #    Applicant's Name**

Z2008000192    HIGHPOINT ACADEMY, INC.

**SURROUNDING PROPERTY**

**NORTH:**

residential

**SOUTH:**

lamps & fans warehouse/store

**EAST:**

empty office one story building

**WEST:**

unknown industry (storage of materials)

**SURROUNDING AREA**

**NEIGHBORHOOD CHARACTERISTICS**

All buT to the north is industrial

**COMMENTS:**

Other than the sign in front of property, site matches survey provided.

**DISCLOSURE OF INTEREST\***

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

CORPORATION NAME: Highpoint Academy, Inc

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Alicia A. Casanova</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

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AA

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<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.


  
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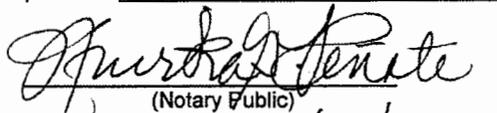
BY AB

**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:   
(Applicant)

Sworn to and subscribed before me this 2<sup>nd</sup> day of June, 2008. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

  
 (Notary Public)  
 My Commission expires: 2/27/2009



NIURKA G. PENATE  
 NOTARY PUBLIC - STATE OF FLORIDA  
 COMMISSION # DD400119  
 Seal EXPIRES 2/27/2009  
 BONDED THRU 1-888-NOTARY1

\*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.

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

School Name: HIGHPOINT ACADEMY/PINECREST CAMPUS

School Address: 8601 SW 129 TERRACE Tax Folio # 30 - 5015-010-0110

1. Is this an expansion to an existing school?  Yes  No If yes, indicate the number of students: \_\_\_\_\_ and age and grade ranges originally approved: \_\_\_\_\_
2. Total size of site: \_\_\_\_\_ x \_\_\_\_\_ = 21,654.5 + 43,560 sq. ft. = 0.497 acres
3. Number of children or students requested: 88 Ages: 5-13
4. Number of teachers: 8 number of administrative & clerical personnel 1
5. Number of classrooms: 8 Total square footage of classroom area: 2,526 S.F.
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):  
1539 SF
7. Amount of exterior recreation /play area in square footage: 7,698 SF + ADJACENT PARK 36,702 SF = 44,400 SF
8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:  
1 VAN
9. Number of parking spaces provided for staff, visitors, and transportation vehicles:  
12 parking spaces provided 12 parking spaces required by Section 33-124 (L)
10. Indicate the number of auto stacking spaces: 4 provided 5 required
11. Proposed height for the structure(s): 13'-9" See Section 33-151.18(g)
12. Size of identification sign: \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ 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: 8:00 AM - 5:00 PM M-F
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.)
15. If the school will include residential uses, do such uses meet the standards provided in Section 33-151.17?  Yes  No (If yes, describe the residential uses and indicate same on the plans.)  
NO RESIDENTIAL USE

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BY XH

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

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

CLASSROOM SPACE: Calculated by grade levels.

- a. Day Nursery / kindergarten, preschool and after school care  
35 sq. ft. x - (number of children) = - sq. ft. of classroom area required.
- b. Elementary Grades 1 - 6  
30 sq. ft. x 64 (number of children) = 1920 ✓ sq. ft. of classroom area required.
- c. Junior High and Senior High School (Grades 7-12)  
25 sq. ft. x 24 (number of children) = 600 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 2,520 SF  
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 4,520 SF ✓  
3,520 SF

OUTDOOR RECREATION SPACE:

- a. Day nursery/kindergarten, preschool and after school care  
45 sq. ft. x - (1/2 of children) = -
- b. Grades 1 - 6  
500 sq. ft. x 30 (first 30 children) = 15,000 ✓  
300 sq. ft. x 34 (remaining children) = 10,200 ✓
- c. Grades 7 - 12  
800 sq. ft. x 24 (first 30 children) = 19,200  
300 sq. ft. x - (next 300 children) = -  
150 sq. ft. x - (remaining children) = -

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 44,400  
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 44,400 7,698

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

- a. 28 trees are required per net acre. Trees required: 14 Trees provided: 14
- b. Ten shrubs are required for each tree required. Shrubs required: 100 Shrubs provided: 100
- c. Grass area for organized sports/ play area in square feet: 36,702 SF ?
- d. Lawn area in square feet (exclusive of organized sports/ play area): 3,034 SF

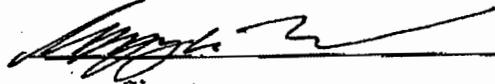
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School Address: 8601 SW 129 TERRACE Zip Code: 33156

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

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

WITNESSES:

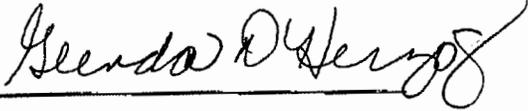
\_\_\_\_\_  
  
Signature

Print Name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I hereby certify that on this 1ST day of July, 2008, before me personally appeared Gregory Neville, 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.

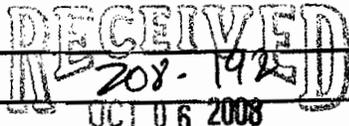
MY COMMISSION EXPIRES  **GLEND A. HERZOG**  
MY COMMISSION # DD 591440  
EXPIRES: January 1, 2011  
Bonded Thru Budget Notary Services



\*\*\*\*\*  
\*\*\*\*\*

PLANNING DIVISION REVIEW                      z APPROVED                      z DISAPPROVED

COMMENTS:

  
OCT 06 2008

NUMBER OF CHILDREN PERMITTED: \_\_\_\_\_ ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

SIGNATURE: \_\_\_\_\_ BY: AB DATE:   /  /  

\*\*\*\*\*  
\*\*\*\*\*

ZONING DIVISION REVIEW                      z APPROVED                      z DISAPPROVED

COMMENTS:

NUMBER OF CHILDREN PERMITTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE:   /  /

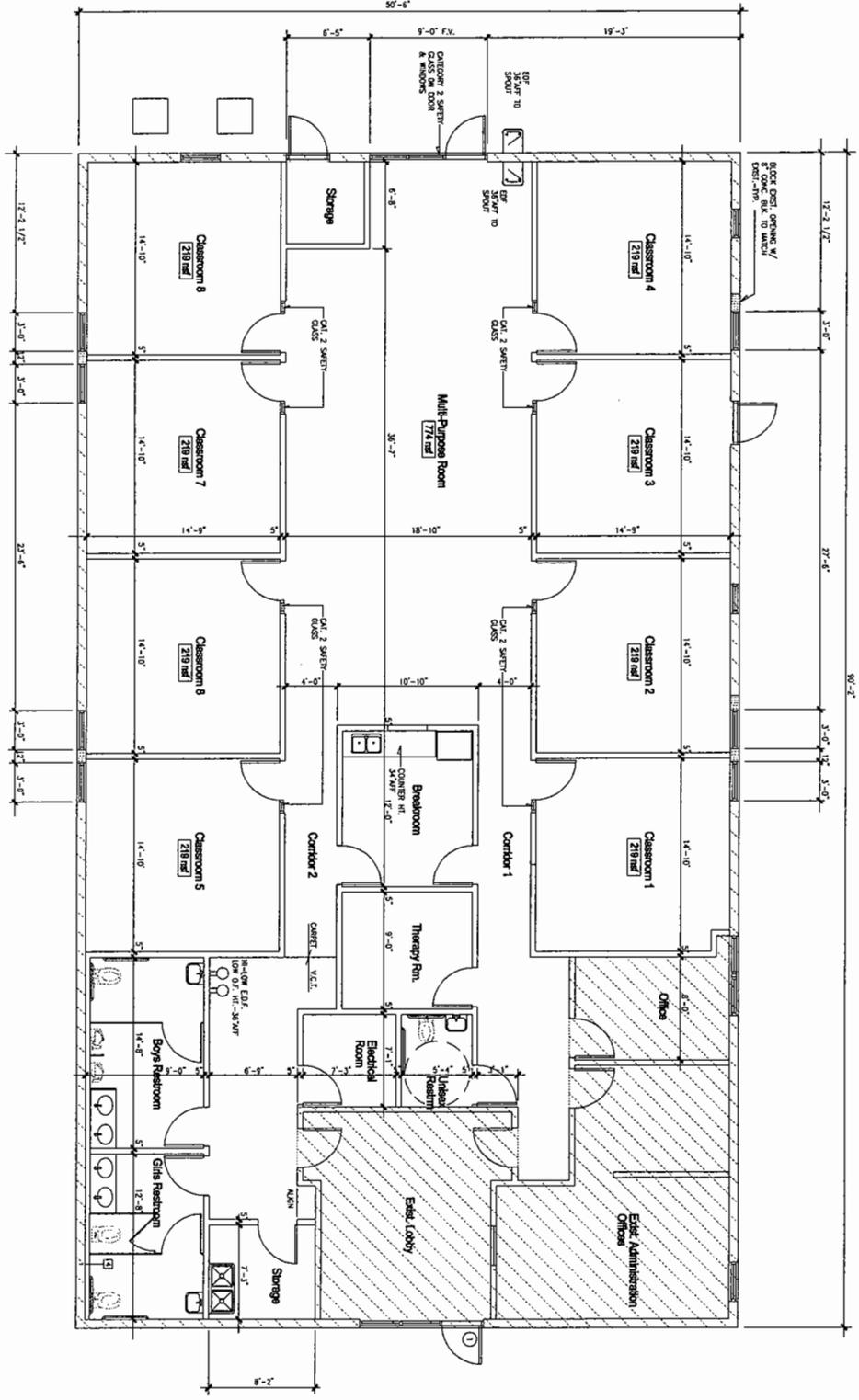




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BY AV



**Occupancy Calculations**

8 Classrooms, 1 Multi-Purpose Room	2,526 sqft
Classroom Area:	63 (1,885 sqft / 30)
Student Grades 1-8:	25 (831 sqft / 25)
Total No. of Students:	88

**Occupancy Notes:**

Occupancy:	Group E - Educational
Code:	100 (non-combustible) (not sprinklered)
Building Area:	4,650 S.F.
No. of Stories:	1
All Interior Finishes Class B or better	

**Pumbing Fixture Calculations**

	Boys	Girls
Grades K-2 (10 boys, 10 girls)	33	33
Grades 3-6 (22 boys, 22 girls)	29	44
Grades 7-12 (12 boys, 12 girls)	17	26
Total No. of Fixtures Req'd:	1	2
No. of Fixtures Provided	1 2 3	2 3

1  
 2  
 3  
**FLOOR PLAN**



Sheet No.:  
**A2**

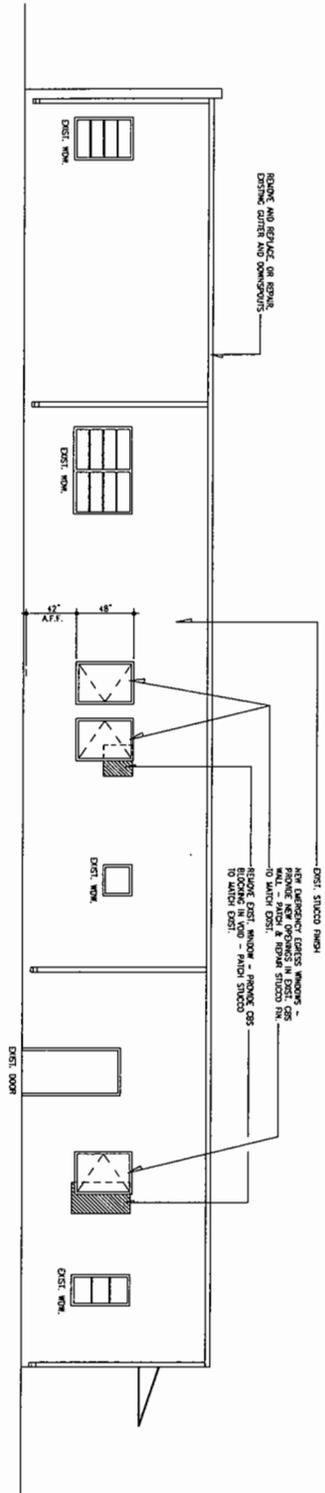
**NEVILLE**  
 Neville & Associates PA  
 Architects  
 101 Airport Blvd., Suite 101  
 Miami, FL 33142  
 (305) 476-0200  
 Fax: (305) 476-0200  
 www.neville.com

**Project:**  
 Interior Renovation & Sitework  
 Highpoint Academy Pinecrest Campus  
 Escorial Student Education  
 6901 SW 129th Terrace  
 Miami, FL

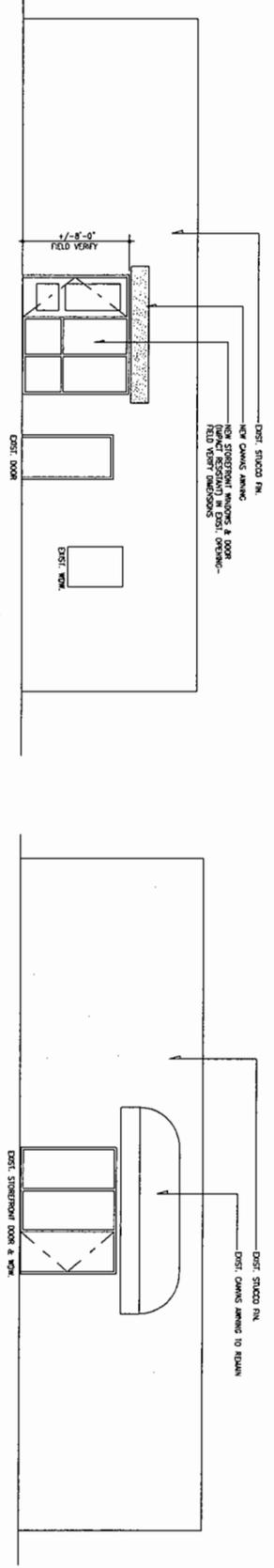
**Client:**  
 Highpoint Academy  
 12001 SW 12th Street  
 Miami, FL 33186

**Sheet Name:**  
 Renovation Ceiling Plan

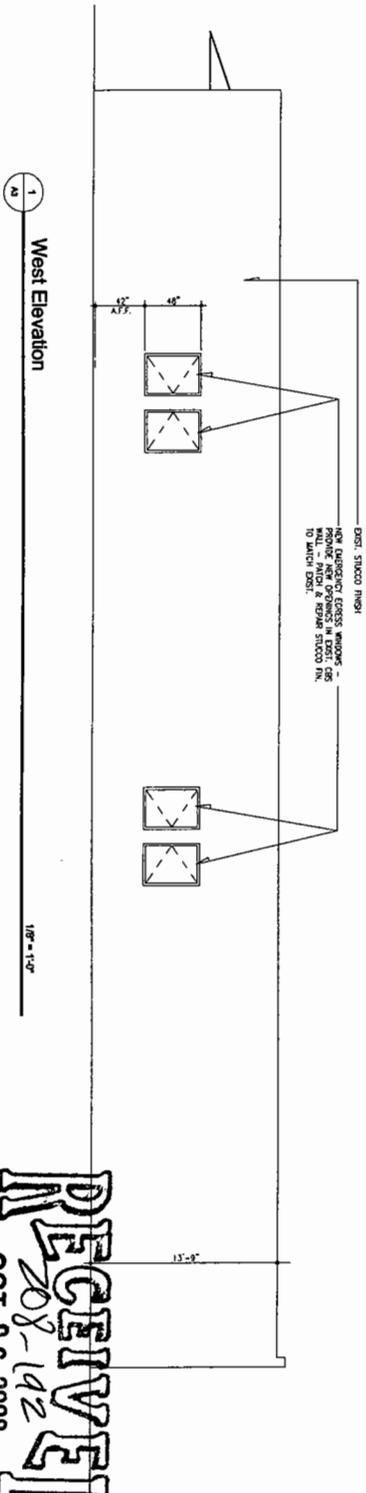
**Date:** April 1, 2008  
**Revision:**



1-1 West Elevation  
 1/8" = 1'-0"



2-2 North Elevation (Rear)  
 3-3 South Elevation (Front)  
 1/8" = 1'-0"



1-1 West Elevation  
 1/8" = 1'-0"

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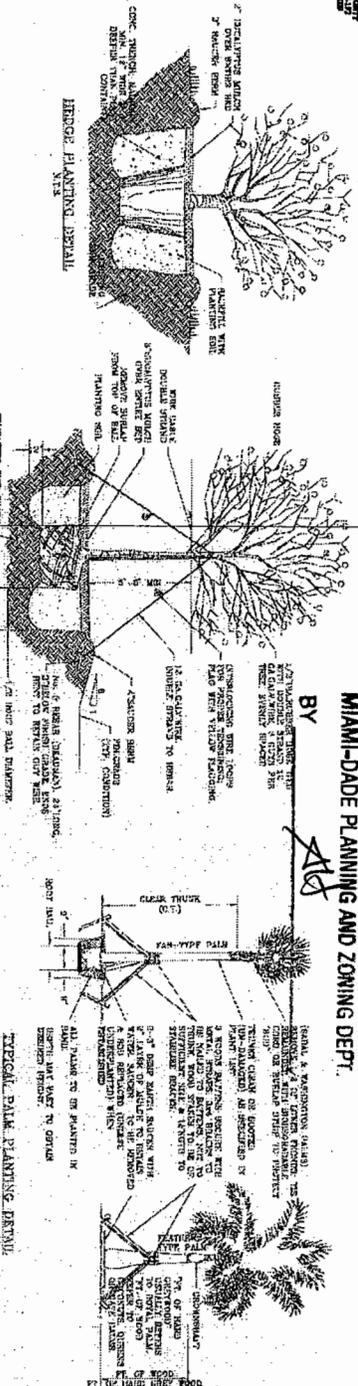
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY *[Signature]*

<b>NEVILLE</b> Neffie & Associates PA Architects 10000 SW 15th St Suite 100 Miami, FL 33184 (305) 776-0200 Fax: (305) 776-0201 www.neffie.com		Project: Interior Renovation & Sitework Highpoint Academy Pinecrest Campus 5001 SW 125th Terrace Miami, FL
Client: Highpoint Academy 5001 SW 125th Terrace Miami, FL	Sheet Name: Related Calling Plan	Zoning Hearing Schedule Date: Apr 1, 2008 Revisions:
Sheet No: <b>A3</b>		

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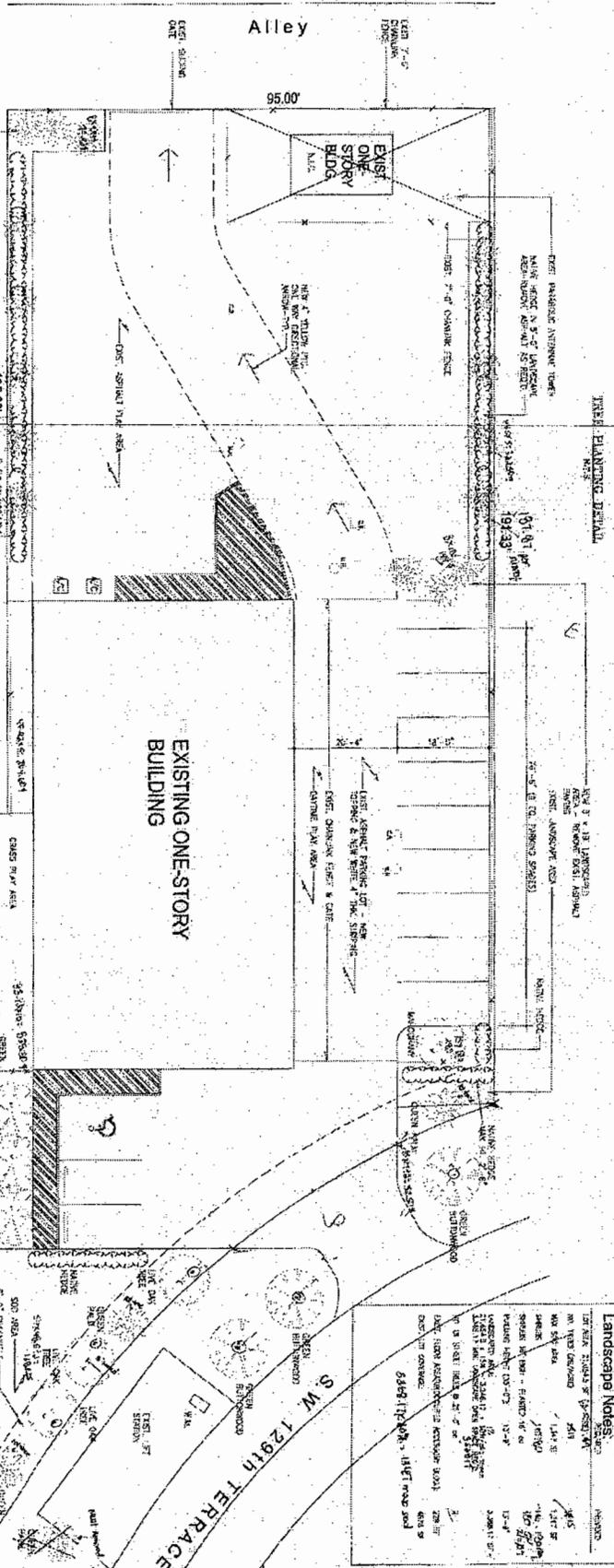
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BY  
A/D



**GENERAL NOTES**

1. ALL LANDSCAPE PLANTS TO BE SET WITHIN THE "PLANTING" AREA.
2. ALL TREES AND SHRUBS TO BE PLANTED BY THE CONTRACTOR AT THE TIME OF THE CONSTRUCTION OF THE CURB AND DRIVEWAY.
3. ALL TREES AND SHRUBS TO BE PLANTED BY THE CONTRACTOR AT THE TIME OF THE CONSTRUCTION OF THE CURB AND DRIVEWAY.
4. ALL TREES AND SHRUBS TO BE PLANTED BY THE CONTRACTOR AT THE TIME OF THE CONSTRUCTION OF THE CURB AND DRIVEWAY.
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8. ALL TREES AND SHRUBS TO BE PLANTED BY THE CONTRACTOR AT THE TIME OF THE CONSTRUCTION OF THE CURB AND DRIVEWAY.
9. ALL TREES AND SHRUBS TO BE PLANTED BY THE CONTRACTOR AT THE TIME OF THE CONSTRUCTION OF THE CURB AND DRIVEWAY.
10. ALL TREES AND SHRUBS TO BE PLANTED BY THE CONTRACTOR AT THE TIME OF THE CONSTRUCTION OF THE CURB AND DRIVEWAY.



**Landscape Notes**

1. ALL LANDSCAPE PLANTS TO BE SET WITHIN THE "PLANTING" AREA.
2. ALL TREES AND SHRUBS TO BE PLANTED BY THE CONTRACTOR AT THE TIME OF THE CONSTRUCTION OF THE CURB AND DRIVEWAY.
3. ALL TREES AND SHRUBS TO BE PLANTED BY THE CONTRACTOR AT THE TIME OF THE CONSTRUCTION OF THE CURB AND DRIVEWAY.
4. ALL TREES AND SHRUBS TO BE PLANTED BY THE CONTRACTOR AT THE TIME OF THE CONSTRUCTION OF THE CURB AND DRIVEWAY.

Landscaping Plan

Scale	1" = 10'-0"
North Arrow	↑
Sheet No.	1
Total Sheets	1

**NEVILLE**  
Neville & Associates PA  
10000 SW 17th Street  
Miami, FL 33199  
Tel: 305-551-1111  
Fax: 305-551-1112  
www.neville.com

**Project:** Interior Renovation & Sitework  
Highpoint Academy Pinecrest Campus  
1925 SW 17th Terrace  
Pinecrest, FL 33156

**Client:** Highpoint Academy  
1925 SW 17th Terrace  
Pinecrest, FL 33156

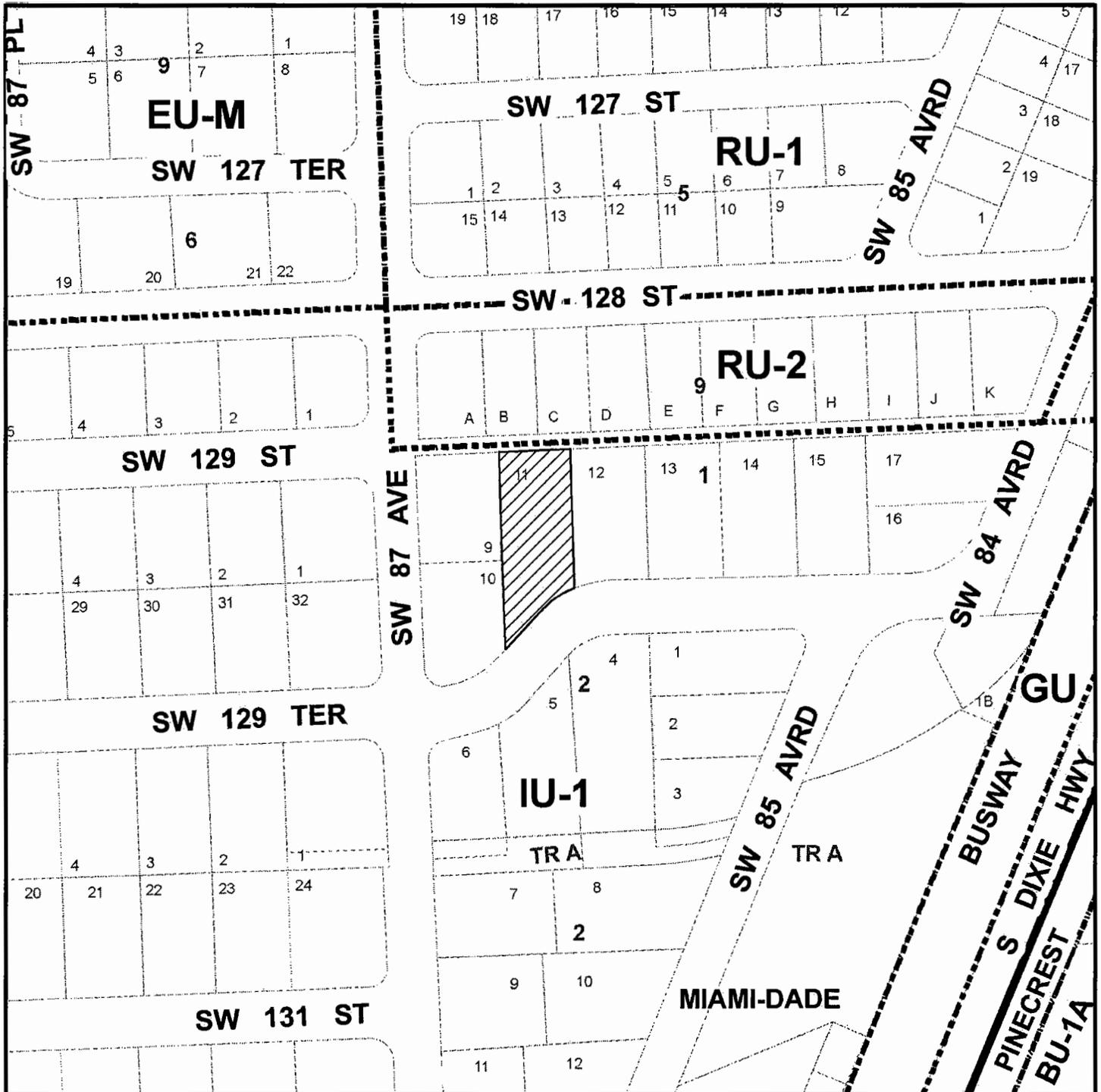
**Site Plan:** L1

**Scale:** 1" = 10'-0"

**North Arrow:** ↑

**Sheet No.:** 1

**Total Sheets:** 1



**MIAMI-DADE COUNTY**

**HEARING MAP**

Section: 15 Township: 55 Range: 40

Applicant: HIGHPOINT ACADEMY

Zoning Board: C12

Commission District: 08

Drafter ID: JEFFER

Scale: NTS

----- Zoning

Process Number

**08-192**



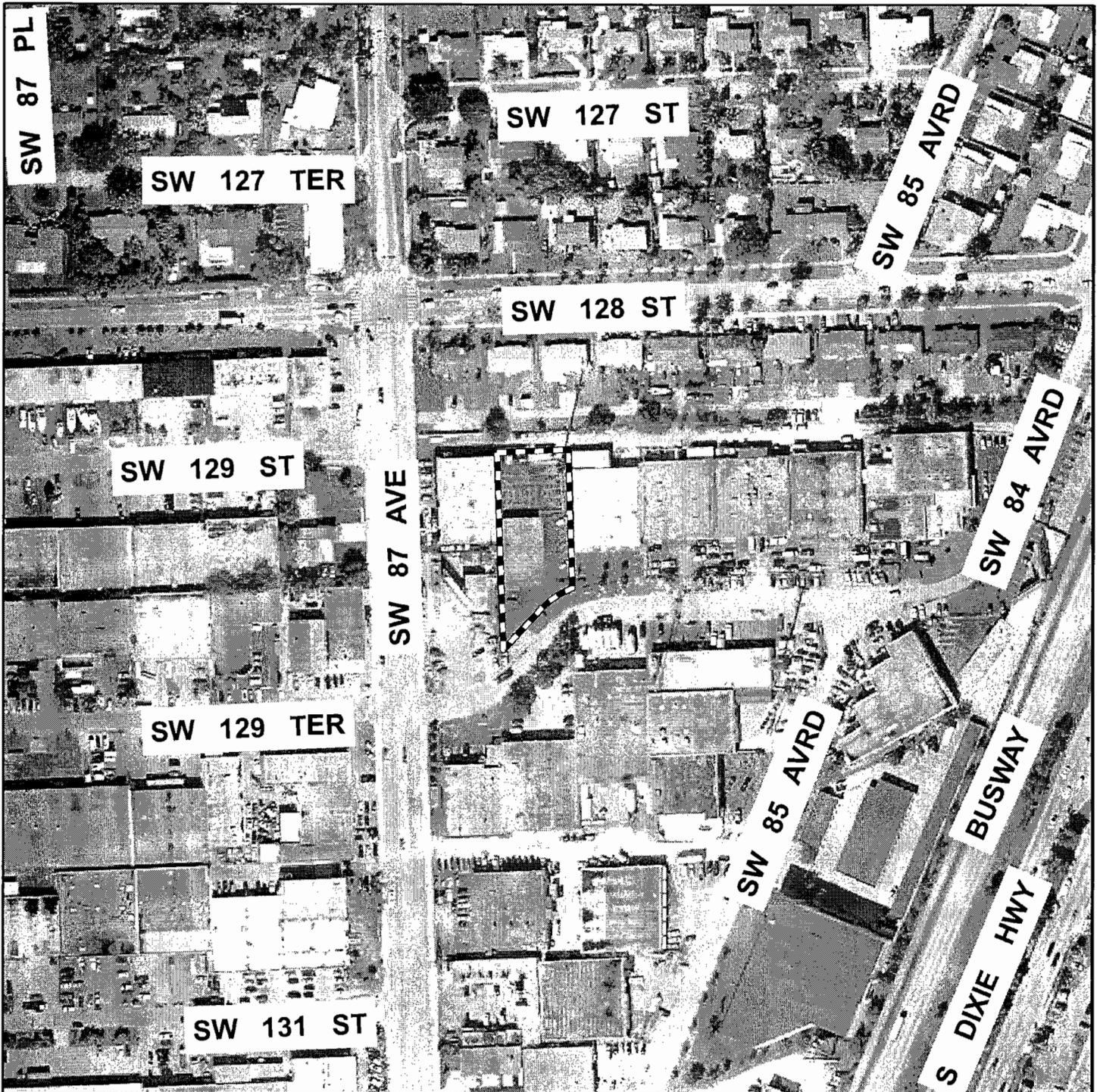
**SUBJECT PROPERTY**



SKETCH CREATED ON: 10/03/08

REVISION	DATE	BY
		29





**MIAMI-DADE COUNTY**

**AERIAL YEAR 2008**

**Section: 15 Township: 55 Range: 40**

**Applicant: HIGHPOINT ACADEMY**

**Zoning Board: C12**

**Commission District: 08**

**Drafter ID: JEFFER**

**Scale: NTS**

**----- Zoning**

**Process Number**

**08-192**



**SUBJECT PROPERTY**



SKETCH CREATED ON: 10/03/08

REVISION	DATE	BY

**1. LARIN SARDINAS HOLDINGSS LLP**  
**(Applicant)**

**10-9-CZ12-1 (08-084)**  
**Area 12/District 07**  
**Hearing Date: 09/21/10**

Property Owner (if different from applicant) **RICARDO GOMEZ & OLGA C. GOMEZ.**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1969	G.A. Roberts	- Zone change from RU-1 to RU-4.	ZAB	Recommended for denial
1970	Francis O. Burton & Alexander Dirienzo	- Zone change from RU-1 to RU-5a.	BCC	Approved
1970	Francis O. Burton & Alexander Dirienzo	- Zone change from RU-1 to RU-5a.	ZAB	Recommended for denial
1971	Milton J. Wallace	- Variance setbacks. - Administrative decision.	ZAB	Approved in part w/conds.
2000	Milton Wallace	- Zone change from RU-5a to BU-1A. - Special Exception to permit commercial development. - Non-Use variance for setbacks, landscape and 5' wall.	C12	Approved w/conds.

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

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

**APPLICANT:** Larin Sardinas Holdings L.L.P.

**PH:** Z08-84 (10-1-CZ12-1)

**SECTION:** 27-54-40

**DATE:** September 21, 2010

**COMMISSION DISTRICT:** 7

**ITEM NO.:** 1

**A. INTRODUCTION:**

o **REQUESTS:**

- (1) MODIFICATION of Condition #2 of Resolution CZAB12-26-00, passed and adopted by Community Zoning Appeals Board #12, and reading as follows:

FROM: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Animal Clinic", as prepared by Angel C. Saqui, FA1A and dated received 3/30/00."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Miami Veterinary Specialist Addition & Remodeling", as prepared by Eduardo Llano, Architect, consisting of 5 sheets, dated stamped received 06/24/08, 1 sheet dated stamped received 8/26/08 and 1 sheet dated stamped received 10/10/08 for a total of 7 sheets."

- (2) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Record Book 19226, Pages 1838 -1847, reading as follows:

FROM: "1. Controlling Site Plan. That the property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted and entitled "Animal Clinic", as prepared by Angel C. Saqui, FAIA, consisting of 5 sheets, dated received 3/30/00. Plans may be modified at public hearing.

TO: "1. Controlling Site Plan. That the property shall be developed in accordance with the approved plans submitted for hearing entitled "Miami Veterinary Specialist Addition & Remodeling", as prepared by Eduardo Llano, Architect, consisting of 5 sheets, dated stamped received 6-24-08, 1 sheet dated stamped received 8/26/08 and 1 sheet dated stamped received 10/10/08, for a total of 7 sheets. Plans may be modified at public hearing.

The purpose of these requests is to allow the applicant to submit a new site plan showing a 2 story addition to a 1 story animal clinic.

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:**

Approval of this application will allow the applicant to modify a previously approved site plan and Declaration of Restrictions on the subject property to allow the approval of new plans in order to expand the existing animal hospital to include a two story addition

o **LOCATION:**

8601 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o **SIZE:** 1.48 Acres

**B. ZONING HEARINGS HISTORY:**

In 2000, pursuant to Resolution CZAB12-26-00, the Board granted the approval for a district boundary change from RU-5A to BU-1A and a Special Exception to permit site plan approval for a commercial development including some non-use variances of setbacks and landscaping requirements and waiving a required 5' high wall where the business lot abuts residential zoned property. Also, pursuant to Resolution CZAB12-26-00 the applicant proffered a Declaration of Restrictions recorded in Official Record Book 19226, Pages 1838-1847 which, restricts the development on the subject property to the approved site plan and restricts the use on the subject property to Office and Dog and Pet Hospital in air-conditioned buildings only.

**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 **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
2. **Uses and Zoning Not Specifically Depicted on the LUP Map.**  
Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing 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 commercial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, and the objectives and policies of this Plan.
3. **Policy LU-4A.** of the Land Use Element state when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

BU-1A; One-story commercial building

Low Density Residential 2.5 to 6 dua

**Surrounding Properties**

**NORTH:** RU-5A; offices

Low Density Residential 2.5 to 6 dua

**SOUTH:** BU-1; strip shopping center  
EU-M single-family residences

Estate Density 1 to 2.5 dua

**EAST:** RU-1; offices

Low Density Residential 2.5 to 6 dua

**WEST:** BU-1 and BU-2; gas station

Low Density Residential 2.5 to 6 dua

The 1.48-acre subject parcel consists of two platted lots located at the northwest corner of Sunset Drive (SW 72 Street) and SW 86 Avenue. Office buildings are located to the north and to the east, a gasoline service station is located to the west and to the south across Sunset Drive there are single-family residences and a neighborhood commercial center.

**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**

Urban Design:

**Acceptable**

**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, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) 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, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDT	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

\*Subject to conditions indicated in their memoranda.

**H. ANALYSIS:**

The applicant is proposing a modification of a previously approved site plan on a 1.48-acre parcel of land located at 8601 SW 72 Street (Sunset Drive). The existing BU-1A zoning district permits a maximum height of 45' and four stories on the subject property and the CDMP states that existing lawful uses and zoning are deemed to be consistent with this Plan as provided in "Concepts and Limitations of the Land Use Plan Map." As such the existing animal hospital building is consistent with the interpretative text of the CDMP. Staff notes that the proposed expansion to the previously approved commercial development (animal clinic) would not be visually intrusive to and out of character with the surrounding area. When considering the expansion of the existing animal clinic use in relation to the surrounding area and the compatibility of said two-story expansion with the area and its development, staff is of the opinion that the requested modification of the previously approved plans and declaration of restrictions would be **compatible** with the surrounding area, would not have an unfavorable effect on same, and would not be contrary to the public interest. Further, staff is of the opinion that the expansion of the existing facility is **compatible** with the existing uses commercial and office uses which are abutting the subject property.

The Department of Environmental Resources Management (DERM) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department **does not object** to this application and their memorandum indicates that this application meets the traffic concurrency criteria for an Initial Development Order since said application does not generate any new additional daily peak hour trips. Additionally, the Miami-Dade Fire Rescue Department (MDFR) **does not object** to this application and indicates in their memorandum that the estimated average response time is **7:24** minutes.

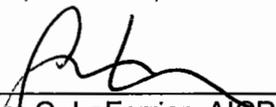
When requests #1 and #2 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), as previously mentioned the proposed modification to allow the expansion of the previously approved animal hospital, in staff's opinion, will not adversely impact the surrounding area and will be compatible with same. When considering the necessity for and the reasonableness of the proposed expansion on the subject property and increase in the number of stories from one story to two stories, staff is of the opinion that requests #1 and #2 are necessary in order to allow said proposed expansion to the existing animal clinic and that the proposed expansion complies with the applicable BU-1A zoning requirements for this type of use. As such staff is of the opinion that the proposed expansion is consistent with the Use and Development Limitation Criteria set forth in the Declaration of Restrictions recorded in Official Record Book 19226, Pages 1838-1847 associated with the previously approved Resolution CZAB12-26-00. As such, staff opines that the approval of requests #1 and #2 would not be detrimental to the surrounding area and are **compatible** with same. As such, staff recommends approval with conditions of this application.

I. **RECOMMENDATION:** Approval with conditions.

J. **CONDITIONS:**

1. That all conditions of Resolutions No. CZAB12-26-00 remain in full force and effect except as herein modified.
2. That the applicant obtain a Certificate of Use from the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
3. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

**DATE INSPECTED:** 11/30/09  
**DATE TYPED:** 11/30/09  
**DATE REVISED:** 12/01/09; 06/17/10; 07/19/10; 08/10/10; 08/16/10  
**DATE FINALIZED:** 09/20/10  
MCL:NN:CH:TA

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

NDN  
GMR

**Date:** September 11, 2009

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

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

**Subject:** C-12 #Z2008000084-1<sup>st</sup> Revision  
Larin Sardinias Holdings, LLP  
8601 Sunset Drive  
Modification of a Previous Resolution CZAB122600 to Permit an  
Expansion to a Veterinary Hospital  
(BU-1A) (1.48 Acres)  
27-54-40

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

Wellfield Protection

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield; more particularly within the 30-day travel time contour of said wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code of Miami-Dade County, Florida (the Code).

Section 24-43(5) of the Code provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. The Code further requires that the Director of DERM must issue his written approval prior to public hearing.

The existing land use, which this application seeks to expand, uses hazardous materials; as such the same was approved through a variance from the requirements of the aforesaid Code Sections, granted by the Miami-Dade County Environmental Quality Control Board (EQCB.) Said variance was granted subject to several conditions, as contained in Board Order No. 00-46.

DERM staff has reviewed the plans submitted along with this application, entitled "Miami Veterinary Specialist Addition and Remodeling," as prepared by Eduardo Llano, and found that said plans are different from those submitted on March 30, 2000 as plans of record, along with the petition before the EQCB.

Specifically, the plans submitted along with this application propose a larger addition than that depicted in the plans submitted for the above noted EQCB hearing. Consequently, DERM was not able to administratively approve this application. Accordingly, the applicant applied for a variance before the EQCB. Based upon the evidence and available information the Board approved the applicant's

petition. Therefore, DERM may approve this application and the same may be scheduled for public hearing before the Zoning Appeals Board.

#### Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of 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 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. The dumpster area shall not allowed drain into the stormwater management system. This area shall be covered or sloped to drain toward a grassy area.

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.

#### Pollution Remediation

There are records of petroleum contamination assessment/remediation issues abutting the property to the west (Sunshine #30021, 8645 S.W. 72<sup>nd</sup> Street, UT-731/F-7414). An approved Monitoring Only Plan is currently in effect. Additionally, there are no records of current contamination assessment/remediation issues on any of the other abutting properties.

### 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

According to the site plan submitted with this zoning application, the proposal of the expansion will not impact tree resources. Therefore, DERM has no objection to this zoning application, however please be 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 the Code.

### 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: LARIN SARDINAS HOLDINGS LLP

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

Since this development abuts a State maintained road (SW 72 Street), the applicant must contact the district office at 305-470-5367, certain restrictions may apply.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 32 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	C
F-1068	SW 72 St. w/o Palmetto Expwy.	C	C
F-1076	SW 87 Ave. n/o SW 85 St.	C	C
F-68	SW 72 St. e/o SW 107 Ave.	E	E

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



Raul A Pino, P.L.S.

30-OCT-09

# Memorandum



**Date:** 02-NOV-09  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2008000084

**Fire Prevention Unit:**

APPROVAL  
 No objection to site plan date stamped August 26, 2008.

**Service Impact/Demand**

Development for the above Z2008000084  
 located at 8601 S.W. 72 STREET (SUNSET DRIVE), MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 1713 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>6,117</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 1.81 alarms-annually.  
 The estimated average travel time is: 7:24 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 3 - Tropical Park - 3911 SW 82 Avenue  
 Rescue, ALS Engine

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

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

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 08-JAN-10

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

LARIN SARDINAS HOLDINGS LLP

8601 S.W. 72 STREET (SUNSET  
DRIVE), MIAMI-DADE COUNTY,  
FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

Z2008000084

---

**HEARING NUMBER**

**HISTORY:**

CMS# 200903011234 -No open cases. No current violations.

Previous Cases:

CMS# 200003008195 -Complaint in November 2000 for Resolution Violation. Not in Violation.

CMS# 200903002261 -Enforcement History inspection in March 2009.

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

**REPORTER NAME:**

**DISCLOSURE OF INTEREST\***

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

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**RECEIVED**  
208.084  
MAY 06 2008

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: *JA*

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Larin Sardinas Holdings LLP?

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>Juan C Sardinas</u>	<u>50%</u>
<u>8601 Sunset Dr</u>	_____
<u>miami FL 33143</u>	_____
<u>Alvaro Larin</u>	<u>50%</u>
<u>8601 Sunset Dr miami FL 33143</u>	_____

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

**RECEIVED**  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: *JA*

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
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**RECEIVED**  
208-084  
MAY 06 2008

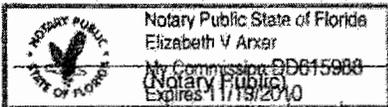
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: *[Signature]*

**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: *[Signature]*  
(Applicant)

Sworn to and subscribed before me this 2 day of April, 2008. (Affiant is personally know to me or has produced as identification.)

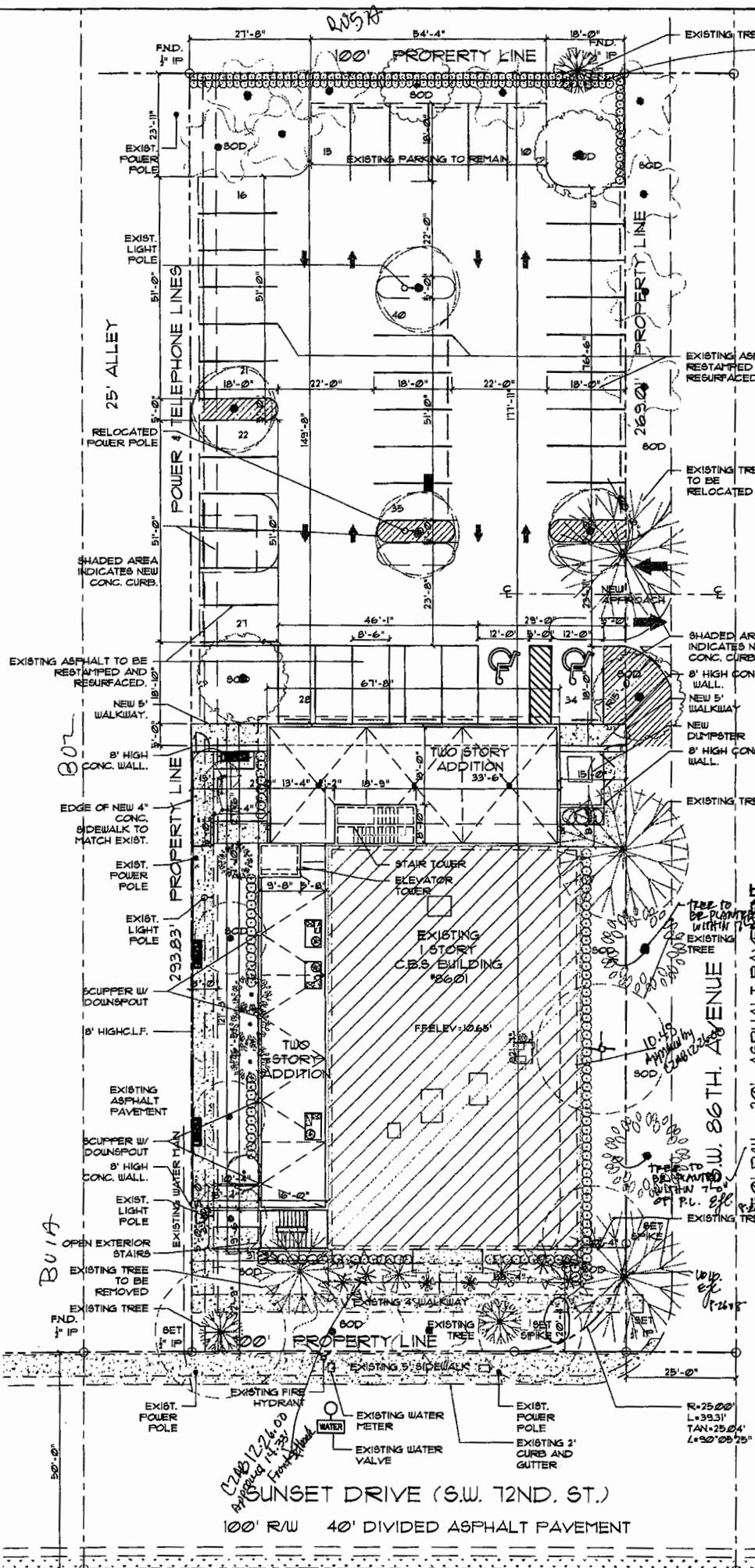


*Elizabeth V. Anzar*

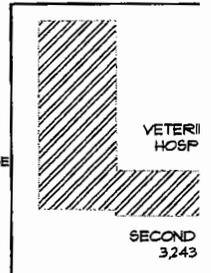
My commission expires: 11/19/2010

\*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.

**RECEIVED**  
208-084  
MAY 06 2008  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
*[Signature]*



Wall Required  
Wanted per CZAB



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208.084  
OCT 10 2008

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: *[Signature]*

**2 FLOOR AREA SKE  
R.T.S.**

EXISTING STRUCTURE •  
PROPOSED GROSS AREA  
FIRST FLOOR: - - - - -  
SECOND FLOOR: - - - - -

TOTAL PROPOSED GROSS  
PROPOSED GROSS ARE  
EXISTING STRUCTURE: - -  
TOTAL GROSS AREA: - - -

**Zoning Information:**

Land Use:  
Zoning:  
Setback Requirements:  
Front Setback  
Side/Rear Setback  
Rear Setback  
Side Interior Setback

Lot Size:  
Max. Lot Coverage  
29,400 SQ. FT. = 40%  
Existing Structure  
Proposed Addition  
Total Lot coverage

Building Height:  
Floor Area Ratio (FAR):  
1st. story 40 of 29,400  
2nd. story 10 of 29,400  
Total 50 of 29,400 SQ

Landscaped Open Space  
29,400 SQ. FT. = 100%  
Parking requirement  
1,341 SQ. FT. / 300 sq. ft.

**LEGAL DESCRIPTION**

LOTS 12 AND 13, BLOCK  
ACCORDING TO THE PL  
RECORDED IN PLAT BK  
78, OF THE PUBLIC REC  
MIAMI-DADE COUNTY, F

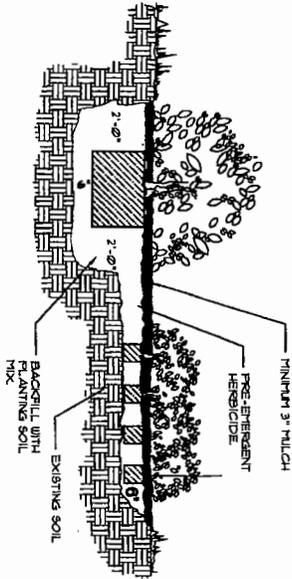
20' ASPHALT PAVEMENT

W. 86TH AVENUE

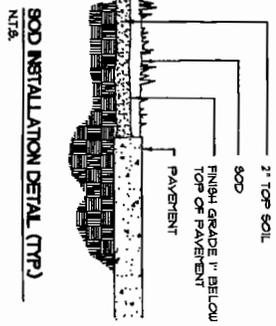
10' 1/2" SIDEWALK

SUNSET DRIVE (S.W. 12ND. ST.)  
100' R/W 40' DIVIDED ASPHALT PAVEMENT

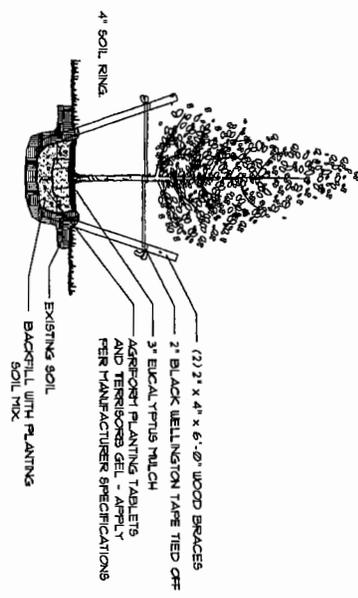




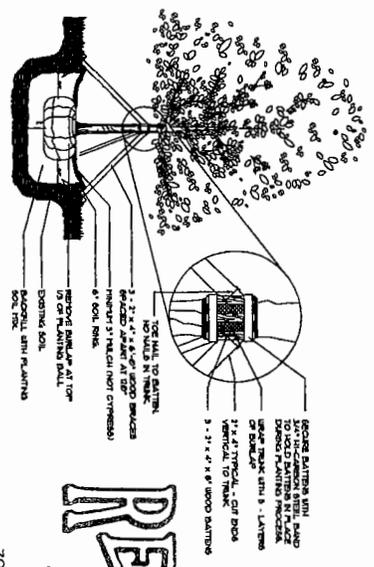
**SHRUB AND GROUND COVER DETAIL**  
N.T.S.



**SOOD INSTALLATION DETAIL (TYP)**  
N.T.S.



**SMALL TREE PLANTING DETAIL**  
N.T.S. FOR TREES UNDER 3 INCH CALIFER



**LARGE TREE PLANTING DETAIL**  
N.T.S. FOR TREES BEYOND 3 INCH CALIFER

LANDSCAPE PLAN  
1/8" = 1'-0"



**RECEIVED**  
2008-08-04  
JUN 24 2008

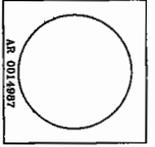
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: *[Signature]*

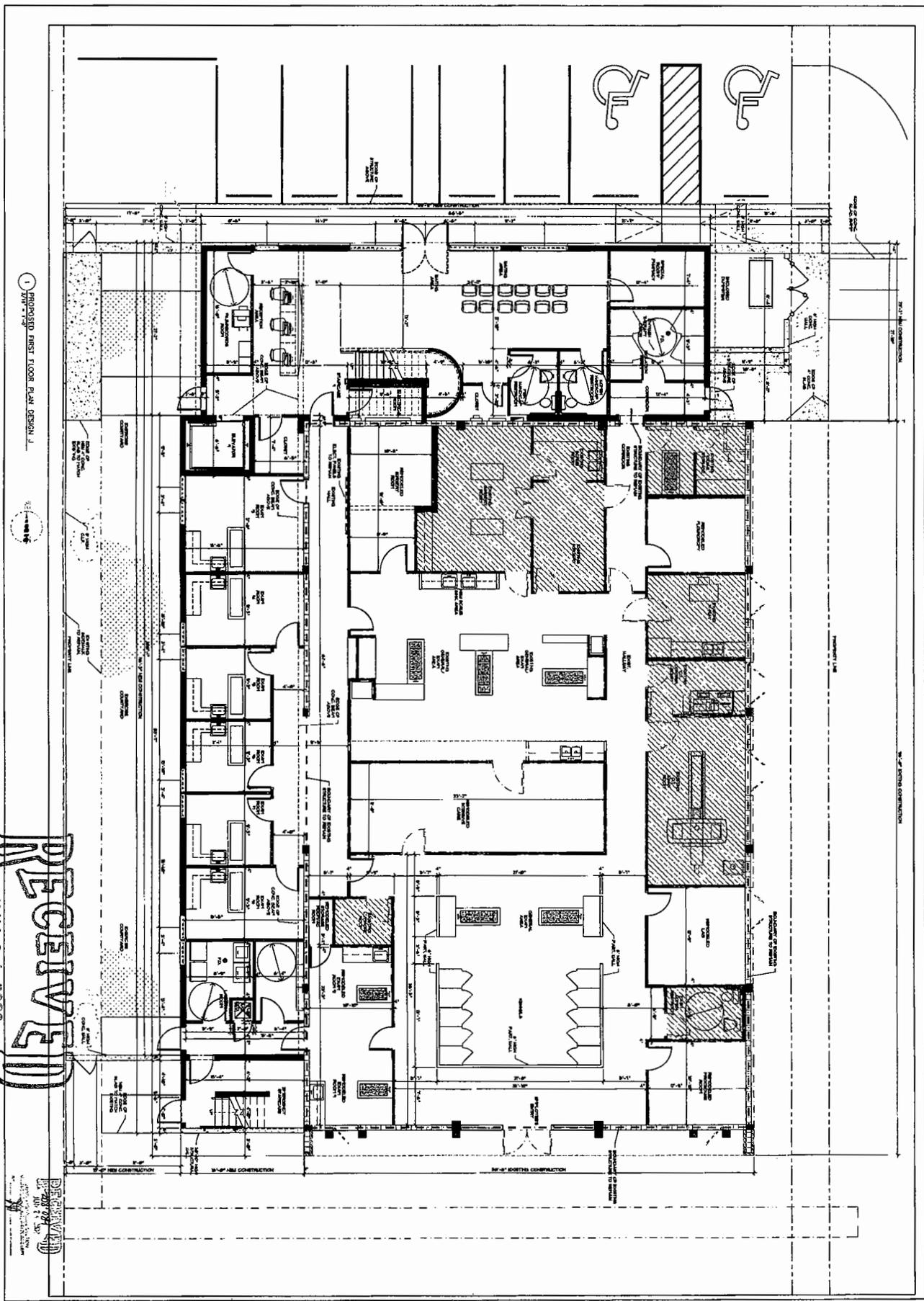
48 HOURS BEFORE DIGGING  
TOLL FREE  
**CALL 811**  
SUNSHINE STATE UTILITIES LOCATION  
ONE CALL CENTER OF FLORIDA  
1-800-327-8111

**STRELKOW ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
4474 WESTON ROAD #144 OAKCREEK, FL 33433  
FL LICENSE NO. 0004  
STRELKOW@STRELKOW.COM 888-643-8100

Drawn By:	STL
Scale:	1/8" = 1'-0"
Date:	04-28-08
Checked:	STL
Client:	E. LLANO
Project:	ADDITION & REMODELING
Sheet No.:	L-2

Project Name: **MIAMI VETERINARY SPECIALIST ADDITION & REMODELING**  
6401 S.W. 75 STREET MIAMI, FL**EDUARDO LLANO ARCHITECT**  
280 Catalina Ave Suite 507 Coral Gables, FL 33134  
PHONE (305) 446-1181 FAX (305) 446-8383





1 PROPOSED FIRST FLOOR PLAN DESIGN J  
 10/1/93

**RECEIVED**  
 JUN 21 1993  
 708084

ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT  
 BY *AV*

Sheet No.	A-1
Column No.	0701
Scale:	N.T.S.
Date:	07-02-97
Drawn:	E. ALVARO
Checked:	E. LLANO
Design:	E. LLANO
Author:	E. LLANO
Revised:	
Address:	
Manufacturer:	

Draw'n Title:  
**FIRST FLOOR  
 PLAN DESIGN J**

**EDUARDO LLANO** ARCHITECT

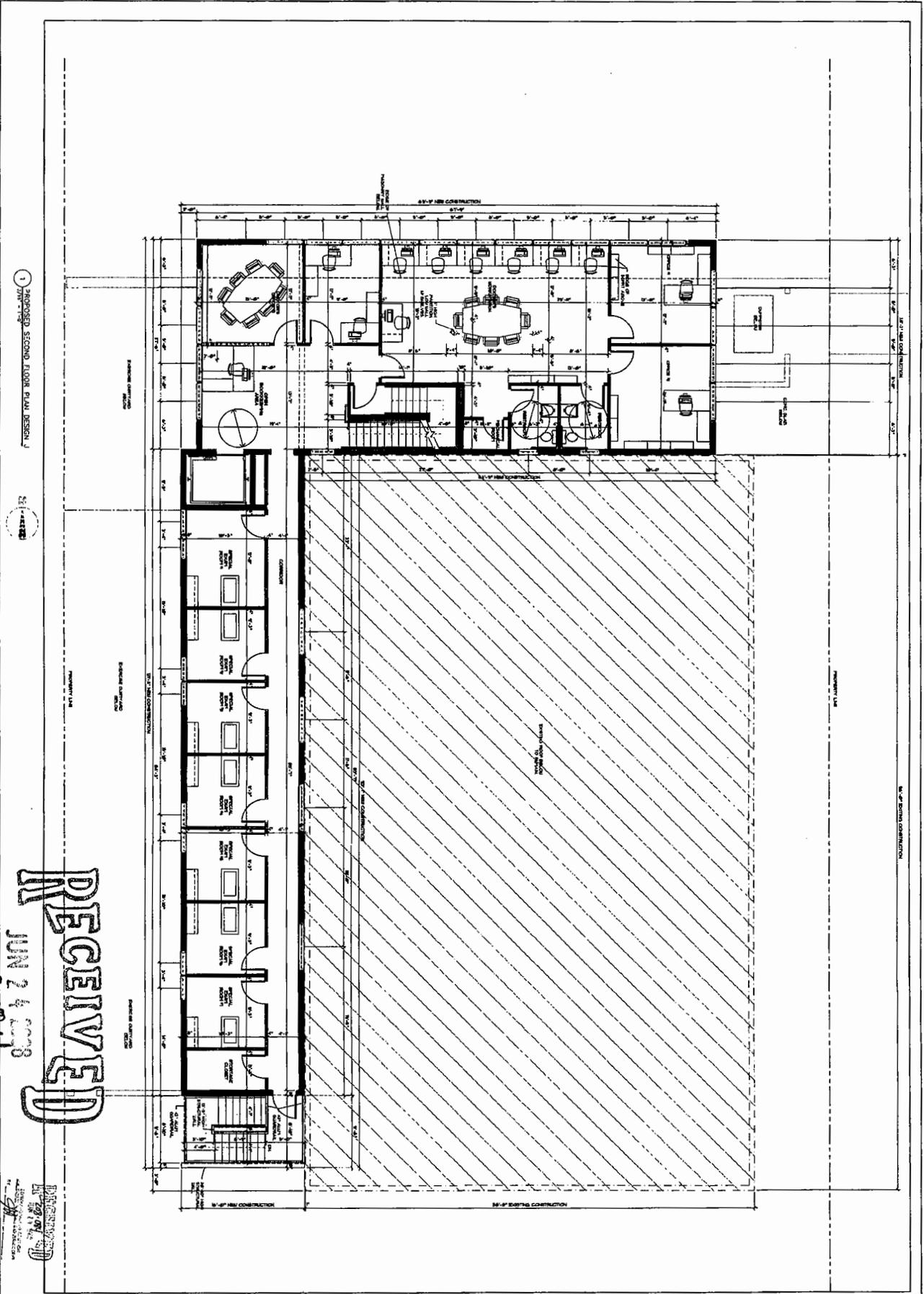
800 Catalina Ave Suite 007  
 Coral Gables, FL 33134

PHONE (305) 445-1121  
 FAX (305) 445-8383

Project Name:  
**MIAMI VETERINARY SPECIALIST  
 ADDITION & REMODELING**

8801 S.W. 72 STREET  
 MIAMI, FL





1 PROPOSED SECOND FLOOR PLAN DESIGN

REVISION

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 JUN 24 2008  
 208-084

ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT  
 BY *[Signature]*

**EDUARDO LLANO ARCHITECT**  
 200 OCEAN BLVD SUITE 507  
 CORAL GABLES, FL 33134

Sheet No.	A-2
Drawn By	E. LLANO
Checked By	E. LLANO
Approved By	

Draw's Title: **SECOND FLOOR PLAN DESIGN "J"**

**EDUARDO LLANO ARCHITECT**

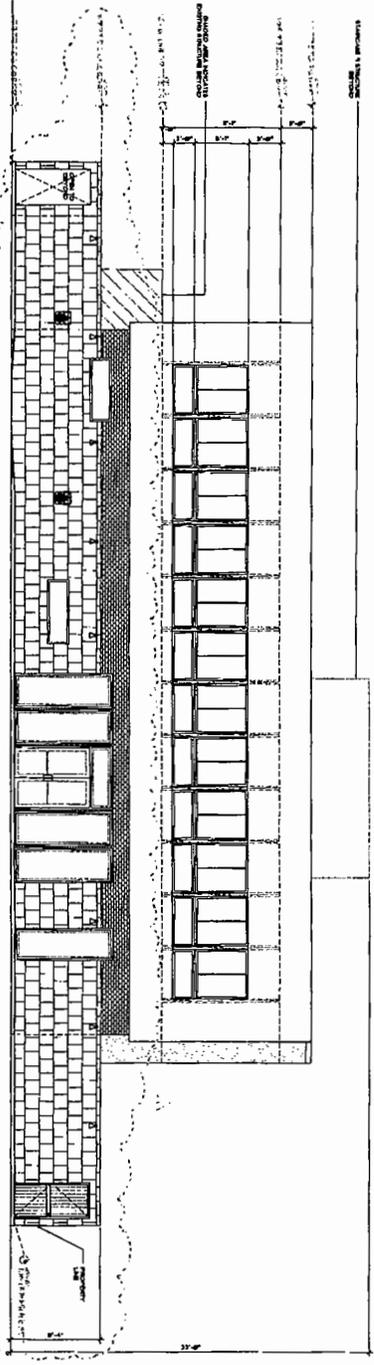
200 Ocean Ave Suite 507  
 Coral Gables, FL 33134  
 PHONE (305) 446-1181  
 FAX (305) 446-5026

Project Name: **MIAMI VETERINARY SPECIALIST ADDITION & REMODELING**

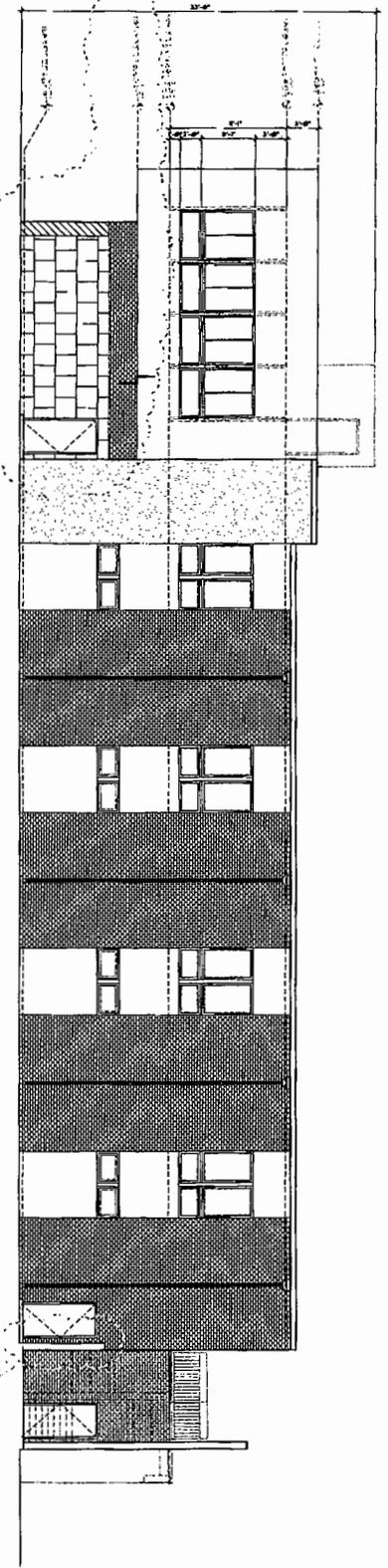
8601 S.W. 72 STREET  
 MIAMI, FL

AS 0014887

2 PROPOSED NORTH ELEVATION DESIGN "J"



1 PROPOSED WEST ELEVATION DESIGN "J"



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 JUN 24 2008  
 2008

ZONING HEARINGS SECTION  
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 BY *[Signature]*

**RECEIVED**  
 JUN 24 2008

Contract No.	2794
Client	M.V.S.
Drawn	07-08-07
Checked	S. ALVARO
Client Name	E. LLANO
Address	
Sheet No.	A-4

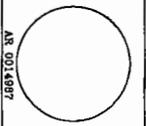
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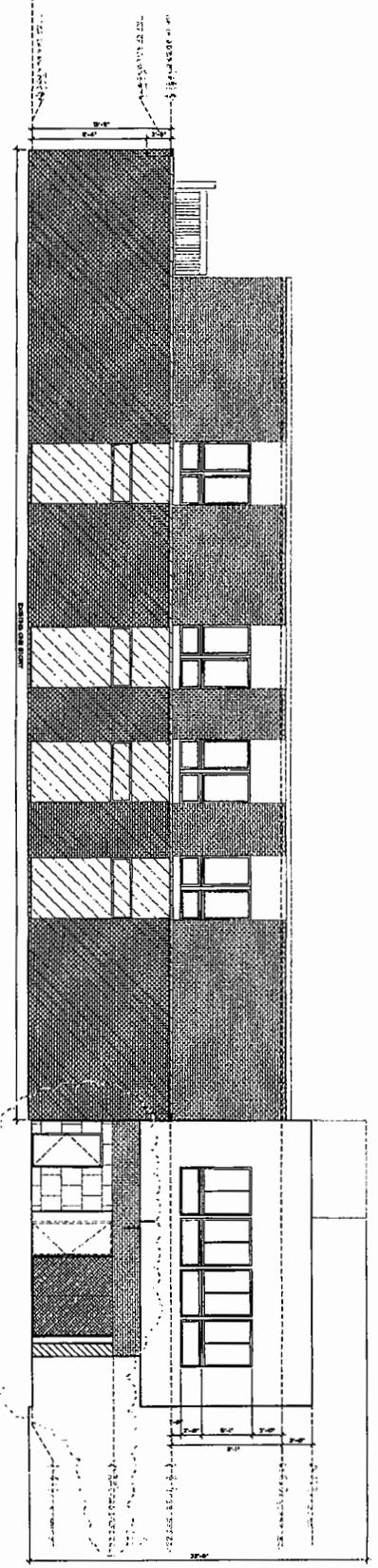
**EDUARDO LLANO**  
 ARCHITECT

850 Calaboula Ave Suite 507  
 Coral Gables, FL 33134  
 PHONE (305) 448-1181  
 FAX (305) 448-0008

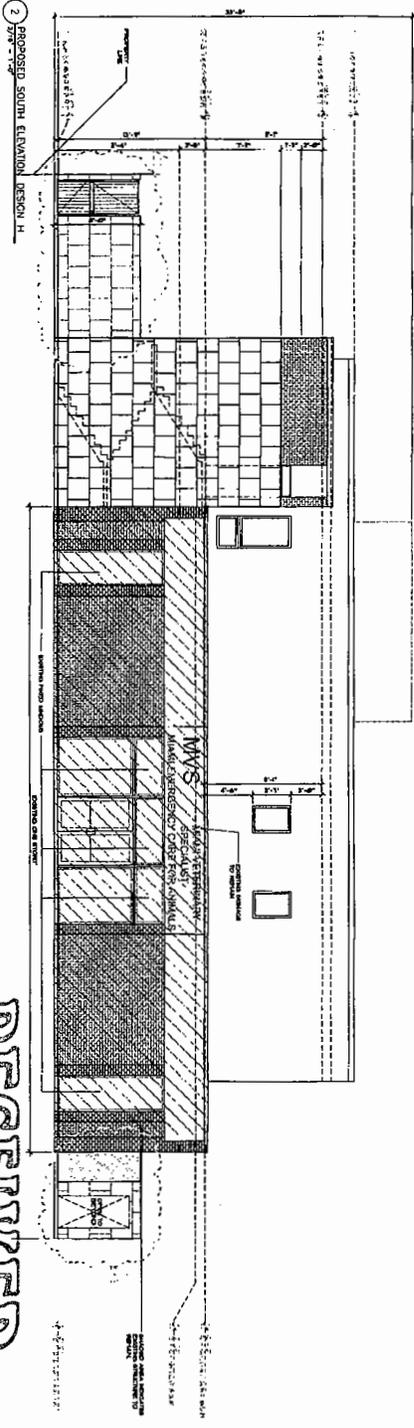
Project Name:  
**MIAMI VETERINARY SPECIALIST  
 ADDITION & REMODELING**

8601 S.W. 70 STREET  
 MIAMI, FL





1 PROPOSED EAST ELEVATION DESIGN H



2 PROPOSED SOUTH ELEVATION DESIGN H

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 JUN 27 2008  
 708 688

ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT  
 BY *[Signature]*



Column No.	701
Scale	N.T.S.
Date	07-02-07
Drawn	E. LLANO
Checked	E. LLANO
CDP No.	
Author	
Revised	
Sheet No.	A-5

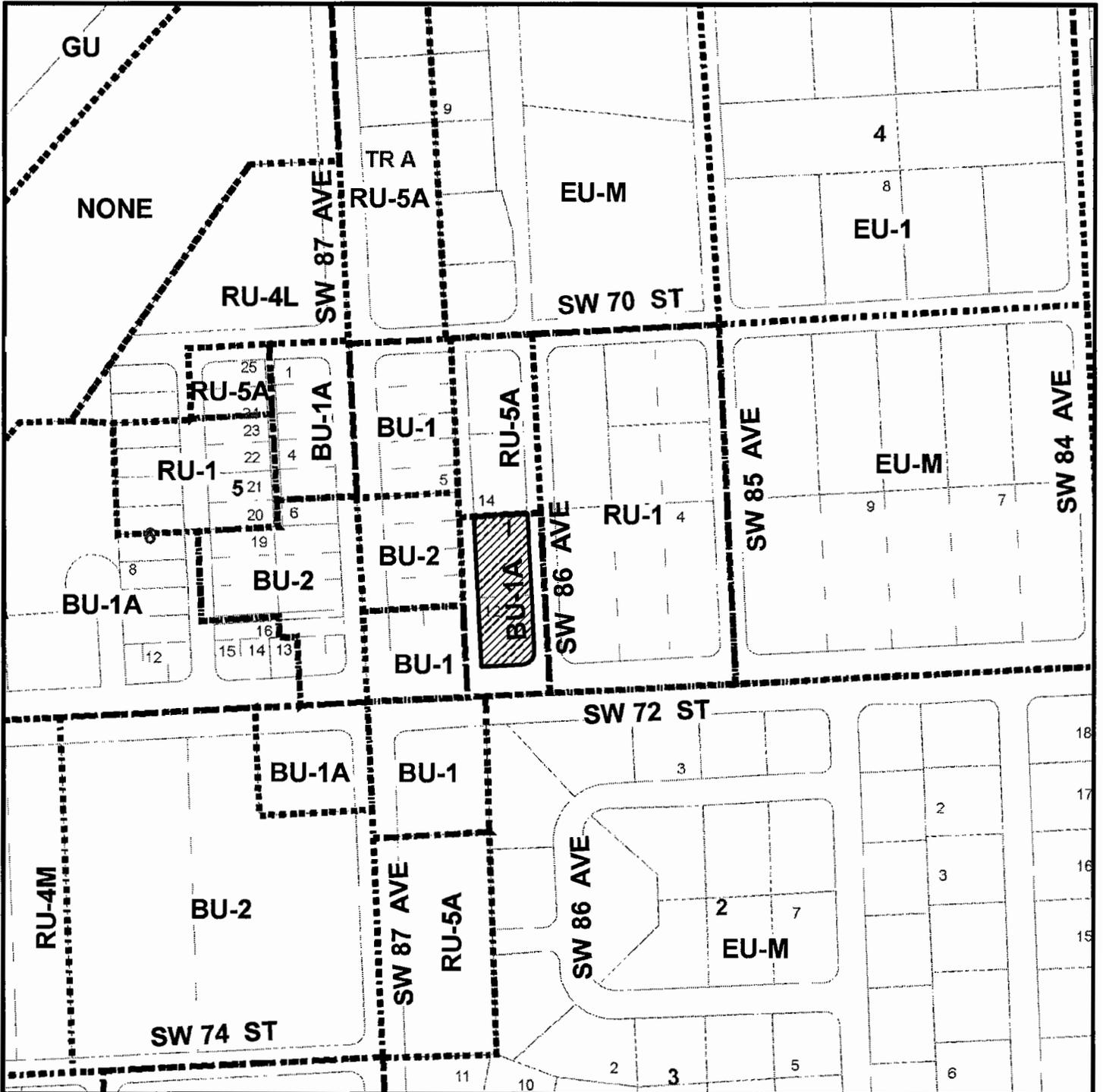
Draw's Title:  
 ELEVATIONS  
 DESIGN "H"

**EDUARDO LLANO** ARCHITECT  
 220 Catalina Ave Suite 207  
 Coral Gables, FL 33134  
 PHONE (305) 446-1181  
 FAX (305) 446-8503

Project Name:  
**MIAMI VETERINARY SPECIALIST**  
 ADDITION & REMODELING  
 801 S.W. 72 STREET  
 MIAMI, FL



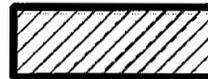




**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**08-084**

Section: 27 Township: 54 Range: 40  
 Applicant: LARIN SARDINAS HOLDINGS LLP.  
 Zoning Board: C12  
 District Number: 07  
 Drafter ID: ALFRDO  
 Scale: NTS



**SUBJECT PROPERTY**



CREATED ON: 05/22/08

REVISION	DATE	BY
Correct Zone Change (BU-1A to BU-1.)	10/30/09	KWS
		23





**MIAMI-DADE COUNTY  
AERIAL**

Process Number  
**08-084**



Section: 27 Township: 54 Range: 40  
 Applicant: LARIN SARDINAS HOLDINGS LLP.  
 Zoning Board: C12  
 District Number: 07  
 Drafter ID: ALFRDO  
 Scale: NTS

**SUBJECT PROPERTY**



CREATED ON: 05/22/08

REVISION	DATE	BY
Correct Zone Change (BU-1A to BU-1)	10/30/09	KWS

**2. THE SOUTHEAST REGIONAL OFFICE FOR  
HISPANIC AFFAIRS INC.  
(Applicant)**

**10-9-CZ12-2 (09-072)  
Area 12/District 7  
Hearing Date: 09/21/10**

Property Owner (if different from applicant) **THE SOUTHEAST REGIONAL OFFICE FOR.**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1962	Finn, Flynn & Rossman	- Zone change from EU-1 to EU-M. - Variance to permit existing S.F.R. set of 61' (50' max perm) from front line.	BCC	Approved
1964	Flynn and Beckwith	- Special Exception & Variance for Church & Sunday School.	ZAB	Approved w/conds.
1967	D.C. Flynn and Ora F. Beckwith	- Special Exception private reading school. - Variance setback requirements.	ZAB	Approved w/conds.
1982	Gables Academy of Florida Inc.	- Modify conditions # 2 of resolution 4-ZAB-227-64. - Modify condition #4 & #6 & site plan approved. - Non-Use Variance number of students. - Non-Use Variance setbacks. - Non-Use Variance permit cross parking agreement in lieu of a required Unity of Title.	ZAB	Approved w/conds.
1992	Gui Govaert Trustee	- Special Exception & Use Variance to permit the expansion of a church. - Modification of previously approved plans. - Non-Use Variance of setbacks & number of parking.	ZAB	Approved w/conds.

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

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

**APPLICANT:** The Southeast Regional Office for  
Hispanic Affairs, Inc.

**PH:** Z09-072 (10-09-CZ12-2)

**SECTION:** 27-54-40

**DATE:** September 21, 2010

**COMMISSION DISTRICT:** 7

**ITEM NO.:** 2

=====

**A. INTRODUCTION:**

o **REQUESTS:**

- (1) MODIFICATION of Condition #2 of Resolution No.4-ZAB-64-82, passed and adopted by the Zoning Appeals Board, last modified by Resolution No. 4-ZAB-464-92, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'S.E.P.I.,' as prepared by David J. Cabrarrocas Architect, A.I.A. dated received November 18, 1992 and consisting of 3 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Southeast Pastoral Institute Second Floor Addition,' as prepared by David Cabrarrocas, Architect, Sheet 'A-1' dated stamped received 5/20/10 and the remaining sheets dated stamped received 6/24/09 for a total of 7 sheets."

- (2) MODIFICATION of Condition #8 of Resolution No. 4-ZAB-464-92, passed and adopted by the Zoning Appeals Board, only as it applies to the subject property, reading as follows:

FROM: "8. That the total occupancy of the facility will be limited to 93 persons comprised of no more than 56 overnight adult students and 37 day adult students/staff members, provided that staff shall not exceed 15 of the total 37 allowed."

TO: "8. That the total occupancy of the facility be limited to 110 persons. The dormitories for overnight occupants will only be used on the weekends for a maximum of 34 students and 1 staff member."

The purpose of Requests #1 and #2 is to allow the applicant to submit a new site plan for a previously approved religious facility showing a proposed second floor addition to include additional dormitories, gym and media room and increase the number of persons at the facility.

- (3) Applicant is requesting to permit 22% lot coverage (15% allowed).

- (4) Applicant is requesting to permit a building for public assemblage setback 40' (50' required) from the front (south) property line on a dual frontage lot, setback

varying from 15'6" to 27' (75' required) from the interior side (east and south) property lines.

- (5) Applicant is requesting to permit the continued use of various existing buildings spaced a minimum of 5'6" (10' required) from other existing buildings.
- (6) Applicant is requesting to waive the zoning regulation requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle within 10' of the edge of a driveway leading to a public right-of-way; to permit an existing 5' high chain link fence and gate within the safe sight distance triangle of driveways on the side street (west) property line and front (south) property line on a dual frontage lot.

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 is seeking to modify conditions of previously approved resolutions to allow for the submission of new plans; said plans depict a second floor dorm addition to the existing religious facility. The applicant is also seeking an increase of the number of persons allowed at the religious facility. Furthermore, the applicant is seeking a proposed lot coverage that exceeds that allowed by the Zoning Code and to allow buildings of public assemblage to encroach into the front (south), and the interior side (east and south) setback areas. The applicant is also seeking a reduced spacing between buildings and to allow an existing fence and gate which exceed the permitted height within the safe sight triangle.

o **LOCATION:** 7700 SW 56 Street, Miami-Dade County, Florida.

o **SIZE:** 3.09 Acres

**B. ZONING HEARINGS HISTORY:**

A portion of the subject property was a part of a tract of land that was rezoned from EU-1, Single-family one acre Estate District, EU-M, Single-family Modified Estate District, in March 1962, pursuant to Resolution #Z-86-62. In April 1964, pursuant to Resolution #2-ZAB-247-64, the subject property was approved for a Special Exception to permit a church and Sunday School and a variance of setback requirements to permit maintenance of an existing building as a temporary church. In 1967, pursuant to Resolution 3-ZAB-288-67, the subject property was approved for a special exception to permit a private reading school and a non-use variance of setback requirements. Additionally in 1982, pursuant to Resolution 4-ZAB-64-82, modifications of previous resolutions were approved which permitted the applicant to combine two previously approved sites into one site, to increase the number of children and to construct a new building along with several non-use variances. In 1992, pursuant to Resolution #4-ZAB-464-92, a special exception and use variance were approved to permit the expansion of a previously approved church to include a pastoral institute including dormitories, a modification of a previously approved resolution and non-use variances for setback and parking requirements.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2015 and 2025 Land Use Plan designates (1.82 acres) of the northern portion of the subject property as being within the Urban Development Boundary (UDB) for **Office/Residential** and **Business and Office**.
2. The Adopted 2015 and 2025 Land Use Plan designates (1.27 acres) of the southern portion of 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.
3. **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.
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 of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

EU-1 and EU-M; religious facility

Office/Residential  
 Estate Density, 1 to 2.5 dua

**Surrounding Properties:**

NORTH: RU-4L; apartments

Transportation  
 Medium Density, 13-25 dua

WEST: EU-M; religious facility

Office/Residential  
 Estate Density, 1 to 2.5 dua

EAST: EU-1; highway(SR 826)

Transportation

SOUTH: GU; cemetery

Estate Density, 1 to 2.5 dua

**E. SITE AND BUILDINGS:**

<b>Site Plan Review:</b>	(Site plan submitted)
Scale/Utilization of Site:	<b>Acceptable</b>
Location of Buildings:	<b>Acceptable</b>
Compatibility:	<b>Acceptable</b>
Landscape Treatment:	<b>Acceptable</b>
Open Space:	<b>Acceptable</b>
Buffering:	<b>Acceptable</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>Acceptable</b>
Visibility/Visual Screening:	<b>N/A</b>

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**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)(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 applicants 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.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDT	<b>No comment</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

\*Subject to the conditions indicated in their memoranda.

**H. ANALYSIS:**

The subject property is located at 7700 SW 56 Street and is currently developed as a religious facility. The northern portion of the site is zoned EU-1, Single-Family One Acre Estate District, and the southern portion of the site is zoned EU-M, Single-family Modified Estate District. The approval of the application will allow the applicant to submit a new site plan showing a proposed second floor dormitory addition and to increase the number of persons of the religious facility from ninety-three (93) to one hundred-ten (110). The 2015 and 2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the northern portion (1.82 acres±) of the subject property for **Office/Residential** use, and the southern portion (1.27 acres±) for **Estate Density** use. The interpretative text of the CDMP titled "Concepts and Limitations of the land Use Plan Map" states that all existing lawful residential and non-residential uses and zoning are consistent with the CDMP. As such, since the approval will not change the zoning uses, the current zoning EU-1 and EU-M zoning and the religious facility use is **consistent** with the CDMP.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM's conditions indicated in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. Their memorandum indicates that the application does not generate any new additional daily peak hours trips, therefore no vehicle trips have been assigned. The Miami-Dade Fire Rescue Department (**MDFRD**) also has **no objections** to this application. Their memorandum indicates that the estimated travel response time is **7:04 minutes**.

The standards under Section 33-311(A)(7) Generalized Modification Standards, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of a previously approved resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, would not generate excessive overcrowding of people, would not tend to provoke a nuisance, would not be incompatible with the area when considering the necessity for and reasonableness of the modification or elimination in relation to the present and future development of the area. When requests #1 and #2 are analyzed under said section, staff opines that the approval of the modifications would not generate excessive traffic and would not be contrary to the public interest. Requests #1 and #2 will allow the applicant to submit a new site plan to a previously approved religious facility to show a second story addition to an existing building located on the southern portion of the site. Said second story addition will provide additional dormitories, a gym, and a media room to the existing religious facility. In addition, the applicant is seeking to increase the number of persons on the previously approved religious facility from 93 to 110. In staff's opinion, the revised plans, as proposed, will not negatively affect the surrounding area. The new plans depict 399 additional sq. ft. on the first floor and a 4,733 sq. ft. addition on the second floor. Staff opines that the proposed addition has been designed to match the same architectural style of the current facility and will complement the surrounding buildings in the community. In staff's opinion, the applicant has provided adequate landscaping to mitigate any potential visual impact on the two (2) single-family residences lying across SW 77 Court. The applicant has indicated in their Letter of Intent that the proposed dormitories will be utilized on the weekends only by 34 of the 110 persons being requested and one staff member. Staff opines that a 17 person increase is not overly intensive and will have a minimal impact on the

surrounding community. In addition, the Public Works Department does not object to this application. Therefore, staff is of the opinion that approval of requests #1 and #2 would be **compatible** with the surrounding uses and recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (Generalized Modification Standards).

When requests #3 through #5 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that approval of these requests would be **compatible** with the surrounding community. The applicant is requesting to permit a lot coverage of 22% where 15% is allowed (request #3), to permit a building for public assemblage setback 40' where 50' is required from the front (south) property line on a dual frontage lot, setback varying from 15'6" to 27' where 75' is required from the interior side (east and south) property lines (request #4) and to permit a minimum of 5'6" spacing where 10' is required between existing buildings. As previously mentioned, the applicant is proposing an addition to the second floor of an existing building which will provide dormitories, a gym and media room. The additional development results in a lot coverage that exceeds the zoning regulations by 7% and results in public assemblage setback encroachments to the front (south) setback area and encroachments in the interior side (east and south) setback areas. Staff opines that approval of the increased development of the property, resulting in requests #3 and #4, is not overly intensive and will not result in a negative visual impact on the surrounding community, which is developed with a cemetery to the south, a section line road (SW 56 Street) and apartments to the north, a religious facility to the west and State Road 826 to the east. Staff notes there is an existing wall along the eastern portion of the site, however, in order to mitigate the potential negative visual impact of the proposed second story addition to the neighboring properties, staff is requesting as a condition of approval that the applicant provide additional trees, along the eastern portion where the highway is located, at a maximum average spacing of thirty (30) feet on center, and at time of planting, have an average overall height of 12' or higher and a minimum caliper of '4". Staff opines that approval of the additional development as proposed will not negatively impact the surrounding community, and in staff's opinion, is designed in a manner that will be complementary to the surrounding community. Staff is also supportive of request #5 for reduced spacing between existing buildings and opines that the reduced spacing between buildings is interior to the site and would not be visually intrusive nor out of character with the surrounding area.

However, staff does not support request #6 to waive the zoning regulation requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle and to permit an existing 5' high chain link fence and gate within the safe sight triangle on a driveway along the side street (west) property line and on a driveway along the front (south) property line on a dual frontage lot. In staff's opinion, this request would be contrary to the basic intent and purpose of the zoning and land use regulations since this request would limit visibility and create an unsafe condition to pedestrians when entering and exiting the parking lot located at the northwestern and south portion of the site. The submitted site plans shows an existing oak and black olive trees and an existing gate and a 5' high chain link fence. Staff opines that the existing gate and fence, in addition to being unsafe at the present location, also create a visual disturbance, and therefore, recommends denial of this request.

Based on all the aforementioned, staff opines that approval of the application would be **compatible** with the surrounding properties and **consistent** with the LUP map of the CDMP and, therefore, recommends approval with conditions of requests #1 and #2 under Section 33-

311(A)(7) (Generalized Modification Standards); approval with conditions of request #3 - #5 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of request #6 under same.

**I. RECOMMENDATION:**

Approval with conditions of requests #1 - #5 and denial without prejudice of request #6.

**J. CONDITIONS:**

1. That all the conditions of Resolutions #4-ZAB-64-82 and 4-ZAB-464-92 remain in full force and effect except as herein modified.
2. That the applicant obtain a new or revised Certificate of Use for the expansion of the religious facility and promptly renew the same annually with, the Department of Planning and Zoning upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
3. That buffering in the form of additional trees be provided along the east property line, at a maximum average spacing of thirty (30) feet on center, and at time of planting, have an average overall height of twelve (12) feet or higher and a minimum caliper of four (4) inches.

**DATE TYPED:** 07/19/10  
**DATE REVISED:** 07/26/10, 8/11/10  
**DATE FINALIZED:**

MCL:GR:NN:TA:CI

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

*NDW  
GMR*

# Memorandum

**Date:** June 9, 2010

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

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



**Subject:** C-12 #Z2009000072-2<sup>nd</sup> Revision  
The S.E. Regional Office for Hispanic Affairs, Inc.  
7700 S.W. 56<sup>th</sup> Street  
Modify a Previous Resolution to Permit the Applicant to Submit New  
Plans to Include a Second Floor Addition and to Permit Lot Coverage  
Exceeding Requirements and Setbacks Less than Required  
(IU-1) (1.70 Acres)  
54-40-27

---

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

#### Wellfield Protection

A portion of the subject property is located within the Basic Wellfield Protection Area and the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials or wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

#### 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 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.

#### Wastewater Disposal

The available information indicates that the subject property contains a gross area of approximately 124,940 square feet. The maximum sewage loading rate allowed by the Code is 1,500 gallons per day per acre (GPD/Ac.) Based upon said gross area, the maximum wastewater flow that can be permitted on the site would be 4,302 gallons per day; the combined existing and proposed wastewater flow would

be 3,400 gallons per day, which is within the maximum amount permitted. The applicant is advised that any land uses that exceed the aforesaid sewage loading rate will not be approved by DERM unless and until the property owner obtains variances from the Miami-Dade County Environmental Quality Control Board (EQCB.)

Additionally, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code, which provides that the only liquid waste which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into septic tank.

#### Wetlands

The subject property does not contain 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

The revised site plan submitted with this zoning application entitled " Southeast Pastoral Institute Second Floor Addition", prepared by David Cabarrocas Architect, sheet A-1 of 7, dated July 21, 2009 (revised March 22, 2010) depicts the tree resources on site to remain and the proposal of the second floor addition will not impact tree resources. Please be advised that the proposed parking areas may affect the existing trees root systems, thereby causing the effective destruction of the trees which would constitute a violation of Section 24-49 of the Code. Therefore, DERM recommends that appropriate actions be taken to not adversely impact trees resources near these areas.

The Tree Program has no objection to this zoning application; however an aerial review performed by DERM staff revealed that tree resources have been removed from this property without first obtaining the required Miami-Dade County Tree Removal Permit. Consequently, the property owner shall be required to obtain an After-the-Fact Tree Removal Permit. The applicant is advised that enforcement action may be forthcoming as a consequence of the violation. Section 24-49 of the Code requires the preservation of tree resources. Therefore, DERM will require the preservation of all the specimen-sized trees (trunk diameter 18 inches or greater) as defined in the Code, on the site. 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 Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

#### 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 records 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 Christine Velazquez at (305) 372-6764.

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: THE SOUTHEAST REGIONAL OFFICE FOR HISPANIC AFFAIRS  
INC.

This Department has no objections to this application.

This Department has no objections to the request to permit an existing fence and gate to remain at the south and west driveway locations.

Additional improvements may be required at time of permitting.

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



Raul A Pino, P.L.S.

13-APR-10



# Memorandum

**Date:** 09-JUL-10  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2009000072

**Fire Prevention Unit:**

This memo supersedes MDRF memorandum dated April 26, 2010.  
 APPROVAL  
 No objection to site plan date stamped May 20, 2010.

**Service Impact/Demand**

Development for the above Z2009000072  
 located at 7700 SW 56 ST, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 1714 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>8,211</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 4.18 alarms-annually.  
 The estimated average travel time is: 7:04 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 13 - East Kendall - 6000 SW 87th Ave.  
 BLS 75' Ladder, Squad.

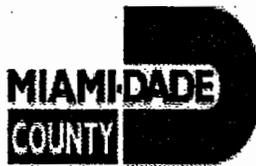
**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

Current service impact calculated based on plan date stamped May 20, 2010. Substantial changes to the plan will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.



**BUILDING & NEIGHBORHOOD  
COMPLIANCE DEPARTMENT  
NEIGHBORHOOD COMPLIANCE  
DIVISION**

**ENFORCEMENT HISTORY**

**NAME:** THE SOUTHEAST REGIONAL  
OFFICE FOR HISPANIC AFFAIRS INC.  
Z2009000072

**ADDRESS:** 7700 S.W. 56  
STREET, MIAMI-DADE COUNTY,  
FLORIDA

**DATE:** August 20, 2010

**FOLIO:** 3040270050010

**CURRENT ENFORCEMENT HISTORY:**

**Open Cases:**

**Neighborhood Compliance**

None

**Building**

None

**Closed Cases:**

**Neighborhood Compliance**

None

**Building**

9366 -NOV issued in 12/1992 for Unsafe Structures. Case closed on 2/1993.

933298 -NOV issued in 5/1993 for Unsafe Structures. Case closed in 9/1993.

A1996000904 -Complaint for Expired Permit in 12/1995. Case referred to B.C.C.O and closed in 12/1995.

2005035397 -NOV issued in 7/2005 for Working Without Permit. Permit obtained and violation corrected. Case closed in 5/2007 as complied.



**Sam Walthour, MSM, Assistant Director**

# ZONING INSPECTION REPORT

Inspector: BOBONIS, EIMIR  
Evaluator: CORDELLA INGRAM

Inspection Date  
07/06/09

**Process #**      **Applicant's Name**  
Z2009000072      THE SOUTHEAST REGIONAL OFFICE FOR HISPANIC AFFAIRS INC.  
**Locations:**      7700 SW 56 ST, MIAMI-DADE COUNTY, FLORIDA.  
**Size:**              3.09 ACRES                                      **Folio #**    3040270050010

**Request:**

1 Modification of Condition #2 of Resolution No. 4-ZAB-64-82, passed and adopted by Zoning Appeals Board, last modified by 4-ZAB-464-92, passed and adopted by the Zoning Appeals Board, only as it applies to subject property, reading as follows: (§33-311(17)(a))

From:

"#2. That in the approval of said plan, the same be substantially in accordance with that submitted for the hearing being entitled 'S.E.P.I.," as prepared by David J. Cabrarrocas, Architect, A.I.A. dated received November 18, 1992 and consisting of 3 pages."

To:

"2. That in the approval of said plan, the same be substantially in accordance with that submitted for the hearing entitled, "Southeast Pastoral Institute Second Floor Addition", as prepared by David Cabarrocas, Architect, sheet A-1 date stamped received 5/20/10 and the remaining sheets date stamped received 6/24/09 for a total of 7 sheets."

3 Applicant is requesting to permit 22% lot coverage (15% allowed). (§33-49)

2 Modification of Condition #8 of Resolution No. 4-ZAB-464-92, passed and adopted by Zoning Appeals Board, only as it applies to subject property, reading as follows: (§33-311(17)(a))

From:

"8. That the total occupancy of the facility will be limited to 93 persons comprised of no more than 56 overnight adult students and 37 day adult students/staff members, provided that staff shall not exceed 15 of the total 37 allowed."

To:

"8. That the total occupancy of the facility will be limited to 110 persons. The dormitories for overnight occupants will only be used on the weekends for a maximum 34 students and 1 staff member."

The purpose of Requests #1 and #2 is to allow the applicant to submit a new site plan for a previously approved religious facility showing a proposed second floor addition to include additional dormitories, gym and media room and to increase the number of persons on campus.

5 Applicant is requesting to permit the continued use of a number of existing buildings spaced a minimum of 5'6" (10' required) from other existing buildings. (§33-50)

6 Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle within 10' of the edge of a driveway leading to a public right-of-way; to permit an existing oak tree and an existing 5' high chain link fence and gate within the safe sight distance triangle of driveways on the side street (west) property line and front (south) property lines.. (§33-11)

**EXISTING ZONING**

**Subject Property**              EU-1, EU-M,

**EXISTING USE**                  COMMERCIAL

**SITE CHARACTERISTICS**

**STRUCTURES ON SITE:**

3 ONE STORY STRUCTURES

**USE(S) OF PROPERTY:**  
RELEIGIOUS EDUCATION

**FENCES/WALLS:**  
CHAIN LINK

**LANDSCAPING:**  
MINIMAL

**BUFFERING:**  
N/A

**VIOLATIONS OBSERVED:**  
NONE OBSERVED

**OTHER:**  
N/A

<b>Process #</b>	<b>Applicant's Name</b>
Z2009000072	THE SOUTHEAST REGIONAL OFFICE FOR HISPANIC AFFAIRS INC.

**SURROUNDING PROPERTY**

**NORTH:**  
APARTMENT COMPLEX

**SOUTH:**  
CEMENTERY

**EAST:**  
PALMETTO EXPRESSWAY

**WEST:**  
CHILD CARE CENTER AND RESIDENTIAL

**SURROUNDING AREA**

# ZONING INSPECTION REPORT

## NEIGHBORHOOD CHARACTERISTICS

MIX BETWEEN BUS AND RESIDENTIAL

## COMMENTS:

**DISCLOSURE OF INTEREST\***

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

CORPORATION NAME: The Southeast Regional Office for Hispanic Affairs, Inc., a Florida not for profit corporation  
NAME AND ADDRESS ~~Percentage of Stock~~

- ~~The Most Reverend John C. Favalora~~  
as Archbishop of the Archdiocese of Miami  
his successors in office a corporation sole.  
\_\_\_\_\_  
9401 Biscayne Blvd.  
Miami Shores, FL 33138

Member-Not for Profit  
\_\_\_\_\_  
Member Representative  
\_\_\_\_\_  
\_\_\_\_\_

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

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**RECEIVED**  
209.072  
MAY 18 2009

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JAT

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

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

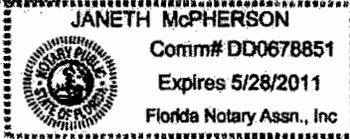
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: John C Favalora  
(Applicant) The Most Reverend John C Favalora, as Archbishop of the Archdiocese of Miami, his successors in office

Sworn to and subscribed before me this 13 day of May, 2009. Affiant is personally know to me or has produced a corp. sole.  
as identification.

Janeth McPherson  
(Notary Public)

My commission expires: 5/28/2011



\*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.

**RECEIVED**  
704-072  
MAY 18 2009

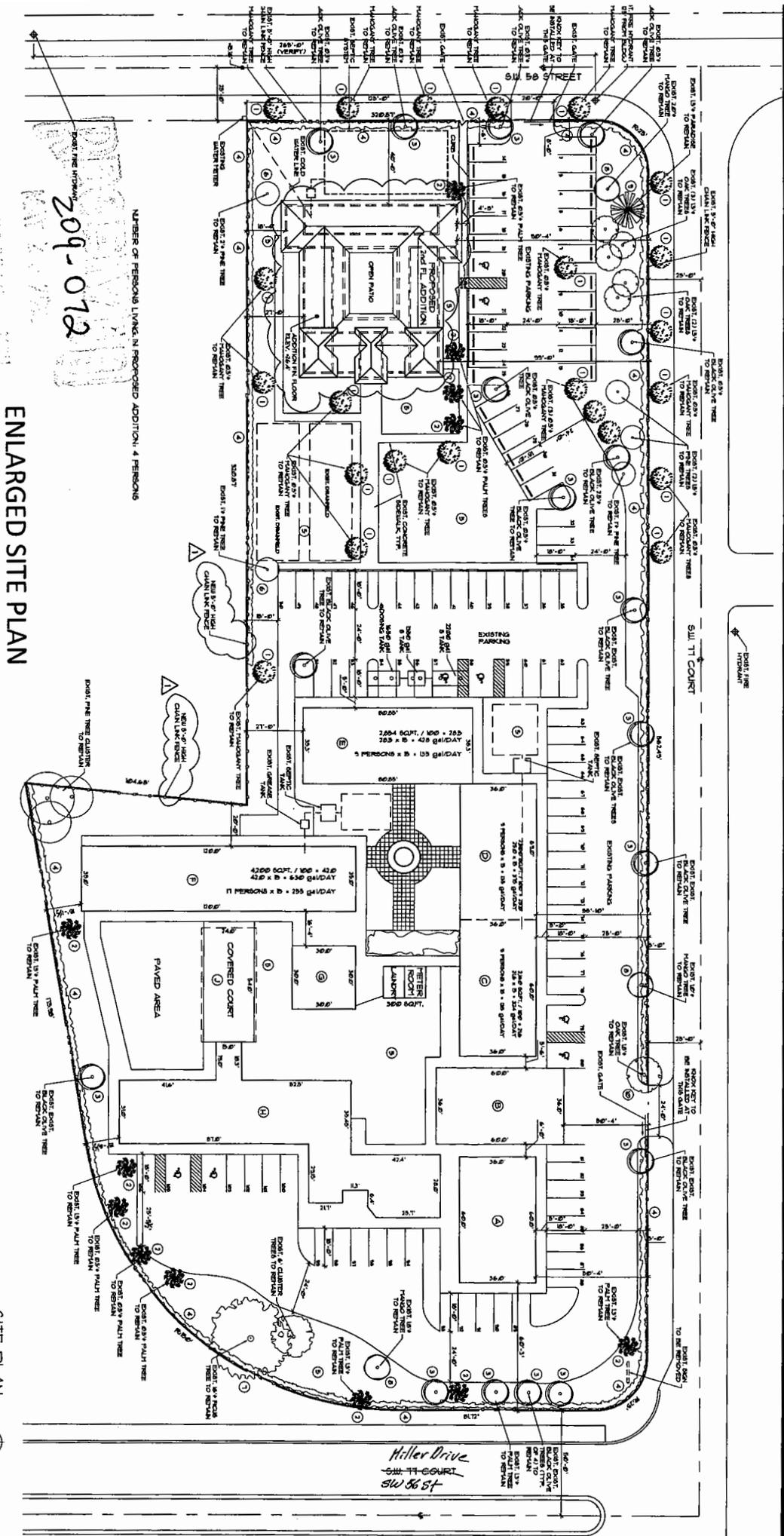
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
RY

20

# ENLARGED SITE PLAN

209-072

NUMBER OF PERSONS LINKED IN PROPOSED ADDITION: 4 PERSONS



SITE PLAN  
1" = 20'-0"

## SITE DATA FOR PROPOSED BUILDING ADDITION:

SETBACKS	REQUIRED	PROVIDED
INTERIOR SIDE	15'-0"	18'-4"
FRONT	50'-0"	50'-0"
REAR	50'-0"	40'-0"

## ZONING INFORMATION:

LOT AREA: 186,622 SQ. FT.  
 FLOORING ALLOWED: 208 \* 179,646 SQ. FT.  
 FLOORING PROVIDED: 138,3 SQ. FT.  
 BUILDING 1 (2025) & 2 (1992) SQ. FT.  
 TOTAL (2025) & 2 (1992) SQ. FT.

## LEGAL DESCRIPTION:

LOTS 3, 4, 5 AND 26 IN BLOCK 1, 'SUNSHINE' ESTATES, AS RECORDED IN PLAT BOOK 40 AT PAGE 58 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, 1986 THOSE PORTIONS OF LOTS 3, 4, AND 26, DEDICATED FOR RIGHT OF WAY PAVEMENT AND 26, AS RECORDED IN PLAT BOOK 69 AT PAGE 50 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

## BUILDING LEGEND:

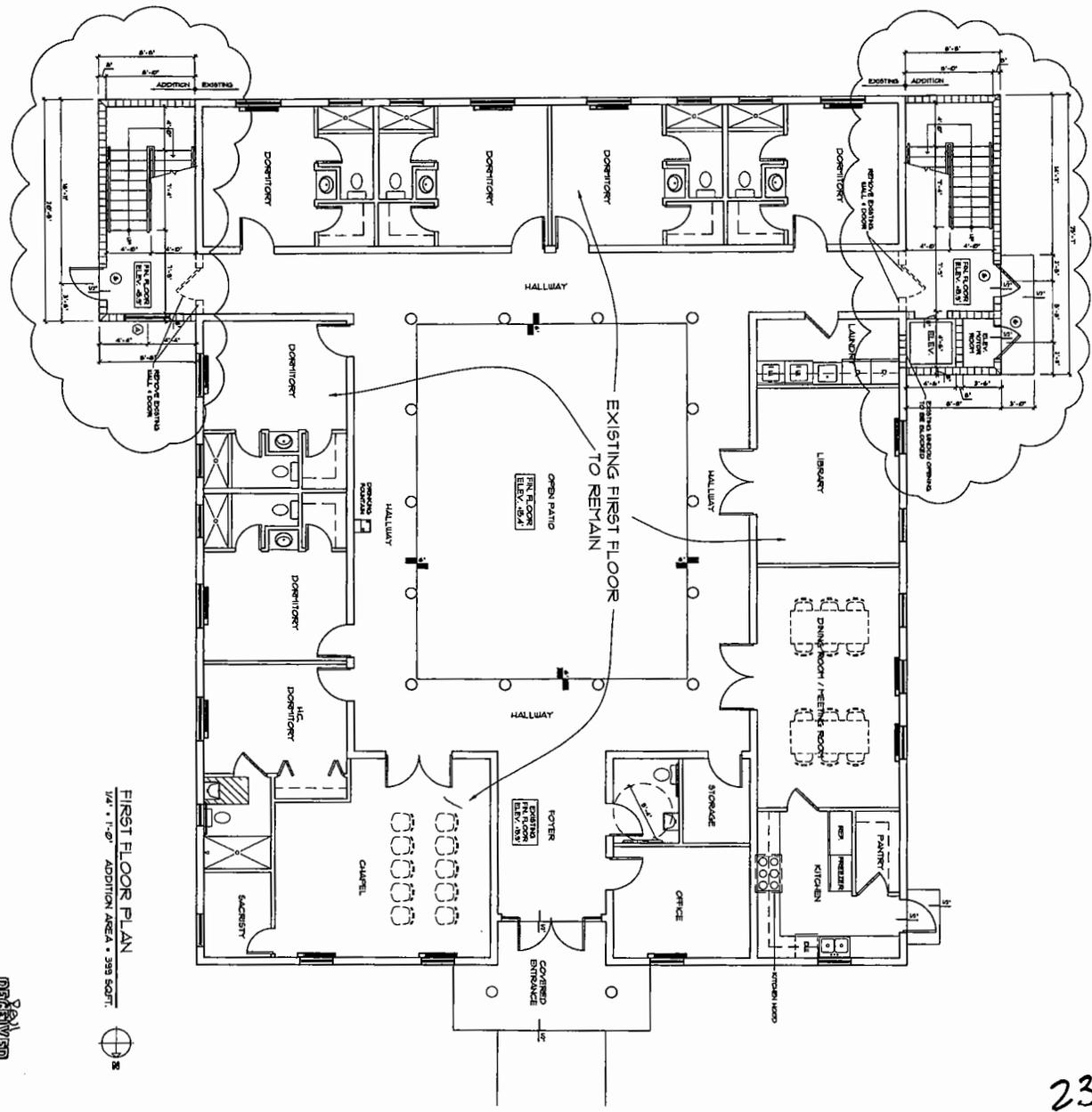
- (A) CLASSROOMS / LIBRARY
- (B) CLASSROOMS
- (C) CLASSROOMS
- (D) CLASSROOMS / LIBRARY
- (E) CLASSROOMS
- (F) CLASSROOMS
- (G) CLASSROOMS
- (H) CLASSROOMS
- (I) CLASSROOMS
- (J) CLASSROOMS
- (K) CLASSROOMS
- (L) CLASSROOMS
- (M) CLASSROOMS
- (N) CLASSROOMS
- (O) CLASSROOMS
- (P) CLASSROOMS
- (Q) CLASSROOMS
- (R) CLASSROOMS
- (S) CLASSROOMS
- (T) CLASSROOMS
- (U) CLASSROOMS
- (V) CLASSROOMS
- (W) CLASSROOMS
- (X) CLASSROOMS
- (Y) CLASSROOMS
- (Z) CLASSROOMS

EXISTING	PROPOSED	TOTAL
STUDENTS	3	3
TEACHERS	2	2
ADMINISTRATIVE	2	2
OTHER	2	2
TOTAL	9	9

NOTE: MAXIMUM CAPACITY 100 PEOPLE AT ONE TIME



BY: *[Signature]*  
 209-072  
 03/17/10



FIRST FLOOR PLAN  
 1/4" = 1'-0" ADDITION AREA • 393 SQ. FT.

- LEGEND:**
- EXIST. WALL
  - - - WALL TO BE REMOVED
  - ===== NEW LAYER FINE
  - ||||| RATED PARTITION
  - ||||| 5' TALL FLOOR WALL



23

**SOUTH EAST PASTORAL INSTITUTE SECOND FLOOR ADDITION**  
 7700 SW MILLER RD, MIAMI, FL

DAVID J. CABARROCAS / ARCHITECT - AR - 0004356

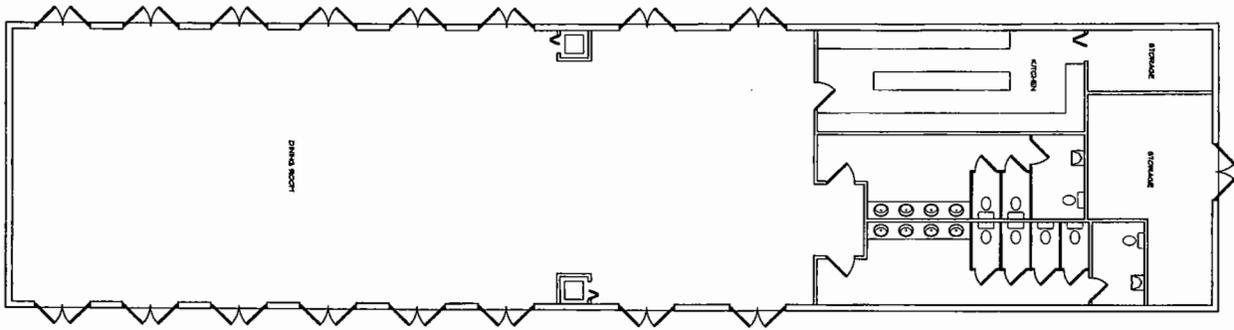
REVISIONS

NO.	DATE	DESCRIPTION

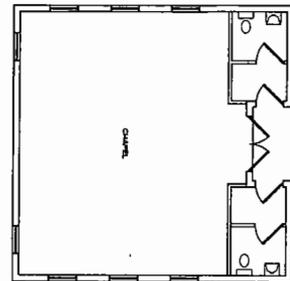
DRAWN: DD  
 CHECKED: DATE: 07/22/2008  
 4088 EL PRADO BOULEVARD  
 COCONUT GROVE, FLORIDA 33133  
 (305) 661-9597

SHEET: A-2  
 OF: 9

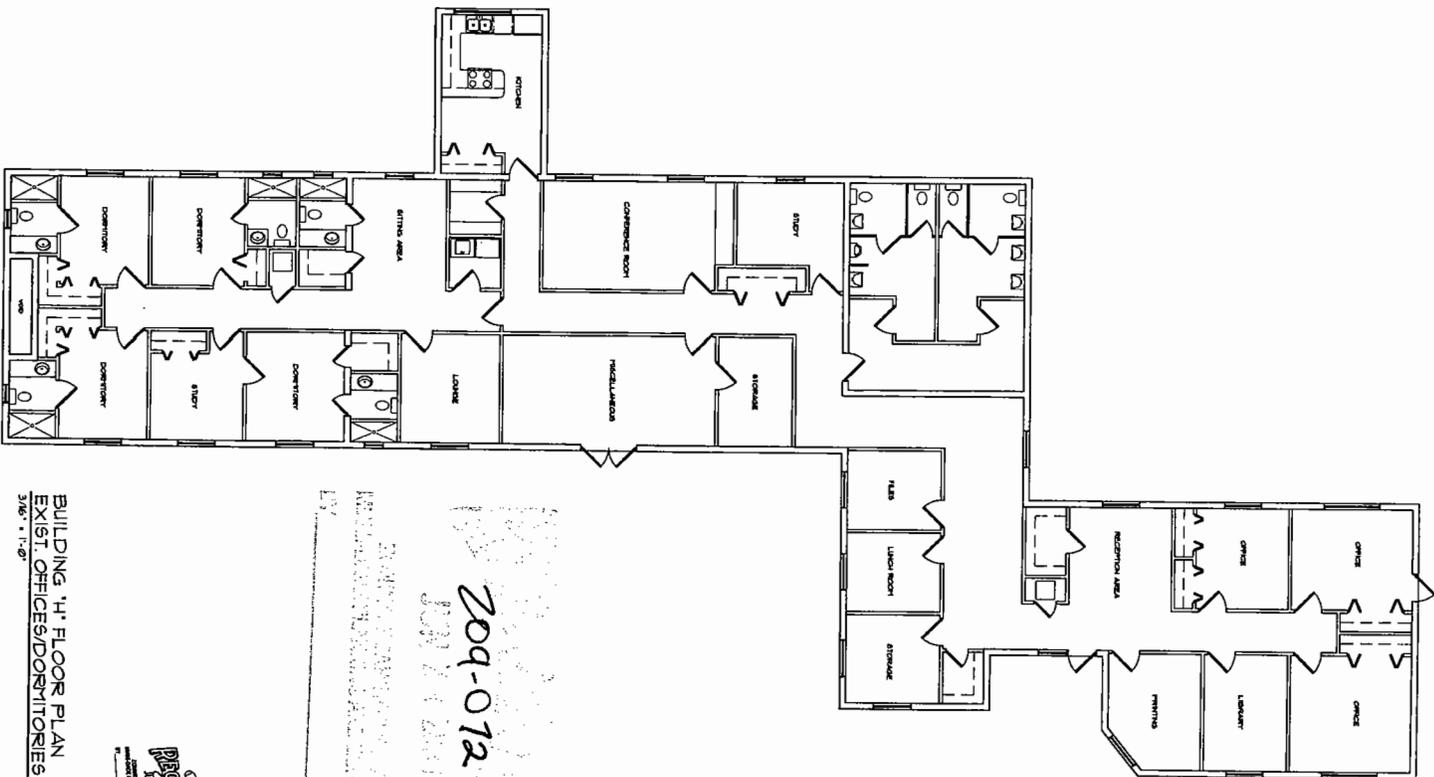




BUILDING 'F' FLOOR PLAN  
EXIST. KITCHEN/DINING  
3/16" = 1'-0"



BUILDING 'G' FLOOR PLAN  
EXISTING CHAPEL  
3/16" = 1'-0"



BUILDING 'H' FLOOR PLAN  
EXIST. OFFICES/DORITORIES  
3/16" = 1'-0"

209-012  
 2017 (2018)  
 SOUTH EAST PASTORAL INSTITUTE SECOND FLOOR ADDITION  
 7700 SW MILLER RD, MIAMI, FL



SOUTH EAST PASTORAL INSTITUTE SECOND FLOOR ADDITION  
7700 SW MILLER RD, MIAMI, FL

DAVID J. CABAROCAS / ARCHITECT - AR - 0004356

REVISIONS

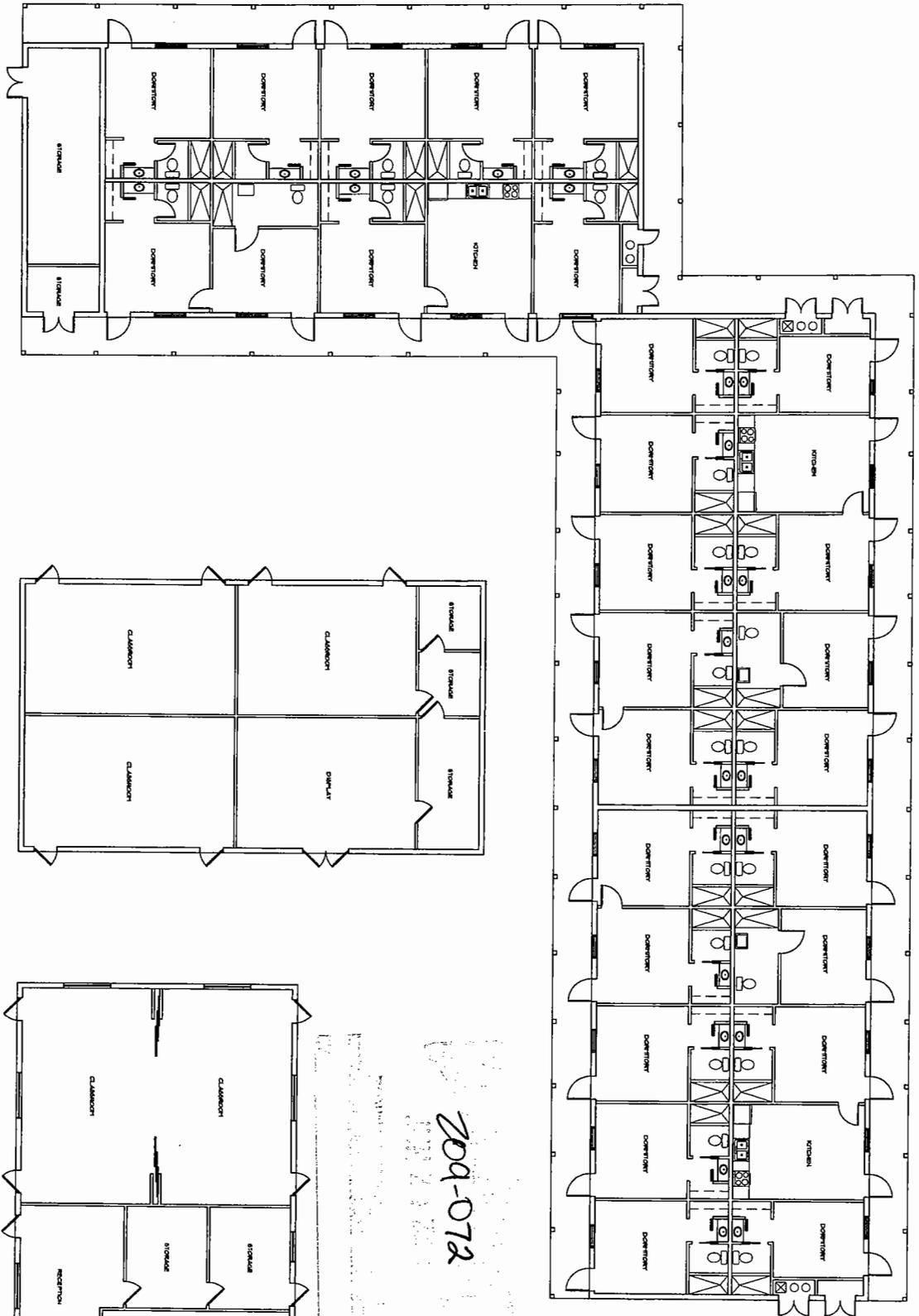
NO.	DATE	DESCRIPTION

DRAWN: DO	COMM:
CHECKED:	DATE: 06/12/2009

4086 EL PRADO BOULEVARD  
COCONUT GROVE, FLORIDA 33133

(305) 661-9597

SHEET: A-8  
OF: 9



BUILDINGS 'C, D & E' FLOOR PLAN  
EXISTING DORMITORIES  
3/16" = 1'-0"

BUILDING 'B' FLOOR PLAN  
EXISTING CLASSROOMS  
3/16" = 1'-0"

BUILDING 'A' FLOOR PLAN  
EXIST. CLASSROOM/LIBRARY  
3/16" = 1'-0"

209-072

26 N

SOUTH EAST PASTORAL INSTITUTE SECOND FLOOR ADDITION  
7700 SW MILLER RD, MIAMI, FL

DAVID J. CABARROCAS / ARCHITECT - AR - 0004356

REVISIONS		DRAWN	COMM.
		DD	
		CHECKED	DATE
			06/12/2009

4086 EL PRADO BOULEVARD  
COCONUT GROVE, FLORIDA 33133

(305) 661-9597

SHEET: A-9  
OF: 9



*David J. Cabarocas*

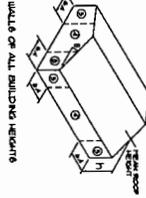
FLORIDA BUILDING CODE 2004 RESIDENTIAL

Building Information  
 Building Name: 200  
 Importance Factor: 1.0  
 Occupancy Category: B  
 Internal Pressure Coefficient (+/-): 0.18  
 Building Height (ft): 20  
 Building Length (ft): 79.5  
 Width of End Zone (ft): 8.4

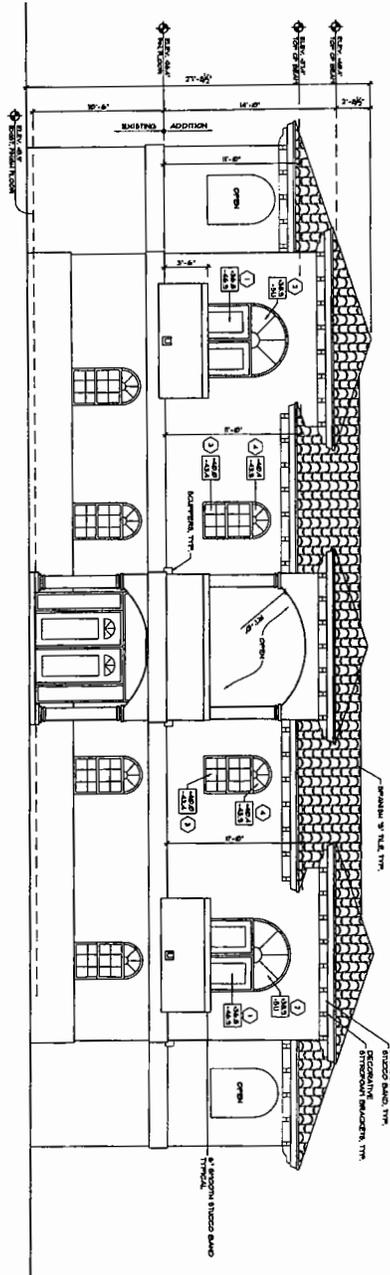
DESIGN PRESSURES FOR COMPONENTS & CLADDING

Calculations Type: FLORIDA BUILDING CODE RESIDENTIAL WALL OPENINGS  
 Company Name: David Cabarocas  
 Client Name: South East Pastoral Institute Second Floor Addition  
 Date: 1/7/2008 1:22:12 PM  
 300 South West Miller Road, Miami FL  
 7700 SW Miller Road, Miami FL

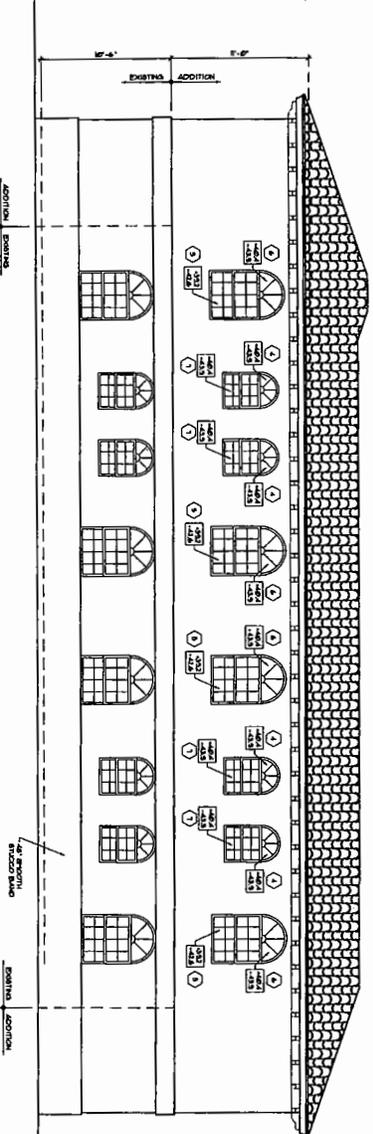
Opening Mark	Opening Desc.	Location Zone	Opening Emv. (ft)	Opening Width (ft)	Opening Height (ft)	Max. Area (sqft)	Max. Area (sqm)
1	Fixed Door	3	18	72	72	1296	119.6
2	Single Hung Window	4	18	36	48	432	40.1
3	Fixed Glass	4	18	36	48	432	40.1
4	Fixed Glass	4	18.5	36	48	432	40.1
5	Single Hung Window	4	18	48	48	518.4	48.0
6	Fixed Glass	4	18	48	48	518.4	48.0
7	Single Hung Window	4	20	24	24	480	44.5
8	Single Hung Window	4	18	24	24	432	40.1
9	Single Hung Window	4	18.5	24	24	432	40.1
10	Single Hung Window	5	18	48	48	518.4	48.0
11	Fixed Glass	5	18	48	48	518.4	48.0
12	Single Hung Window	5	18	36	48	432	40.1
13	Fixed Glass	5	18.5	36	48	432	40.1
14	Fixed Door	4	7.5	36	80	540	50.1



WALLS OF ALL BUILDING HEIGHTS



NORTH ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"

200-072

REVISIONS		DRAWN	DATE

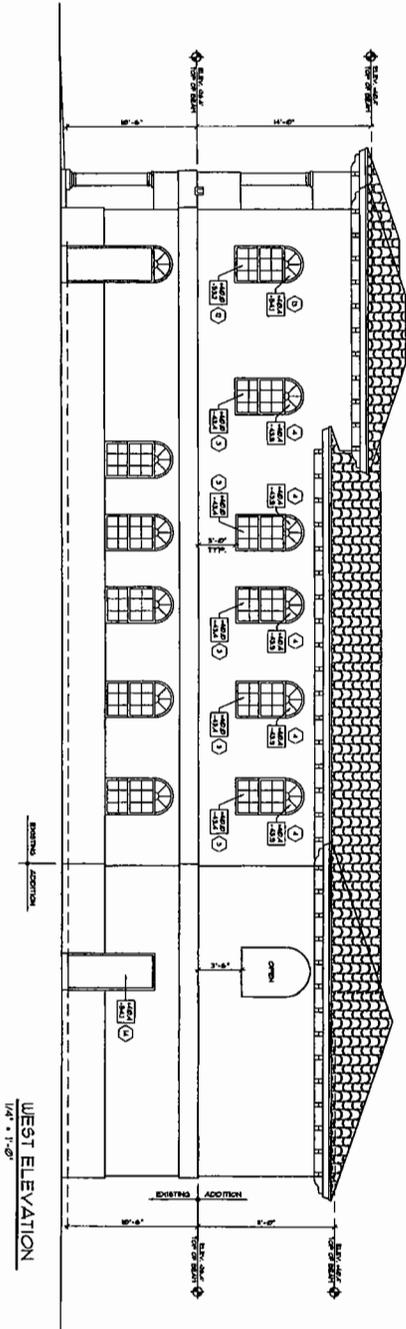
SOUTH EAST PASTORAL INSTITUTE SECOND FLOOR ADDITION  
 7700 SW MILLER RD, MIAMI, FL

DAVID J. CABAROCAS / ARCHITECT - AR - 0004356

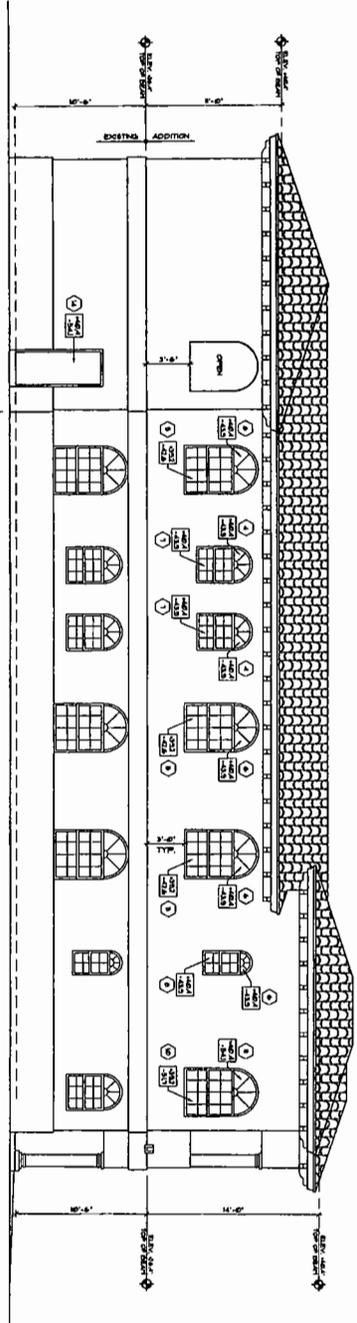
SHEET: A-4  
 OF: 9

COMM: (305) 661-9597  
 DATE: 07/25/2008  
 4085 EL PRADO BOULEVARD  
 COCONUT GROVE, FLORIDA 33133

27



200-072



*Handwritten signature or initials*

SHEET: A-5  
OF: 9

SOUTH EAST PASTORAL INSTITUTE SECOND FLOOR ADDITION  
7700 SW MILLER RD, MIAMI, FL

DAVID J. CABARROCAS / ARCHITECT - AR - 0004356

REVISIONS

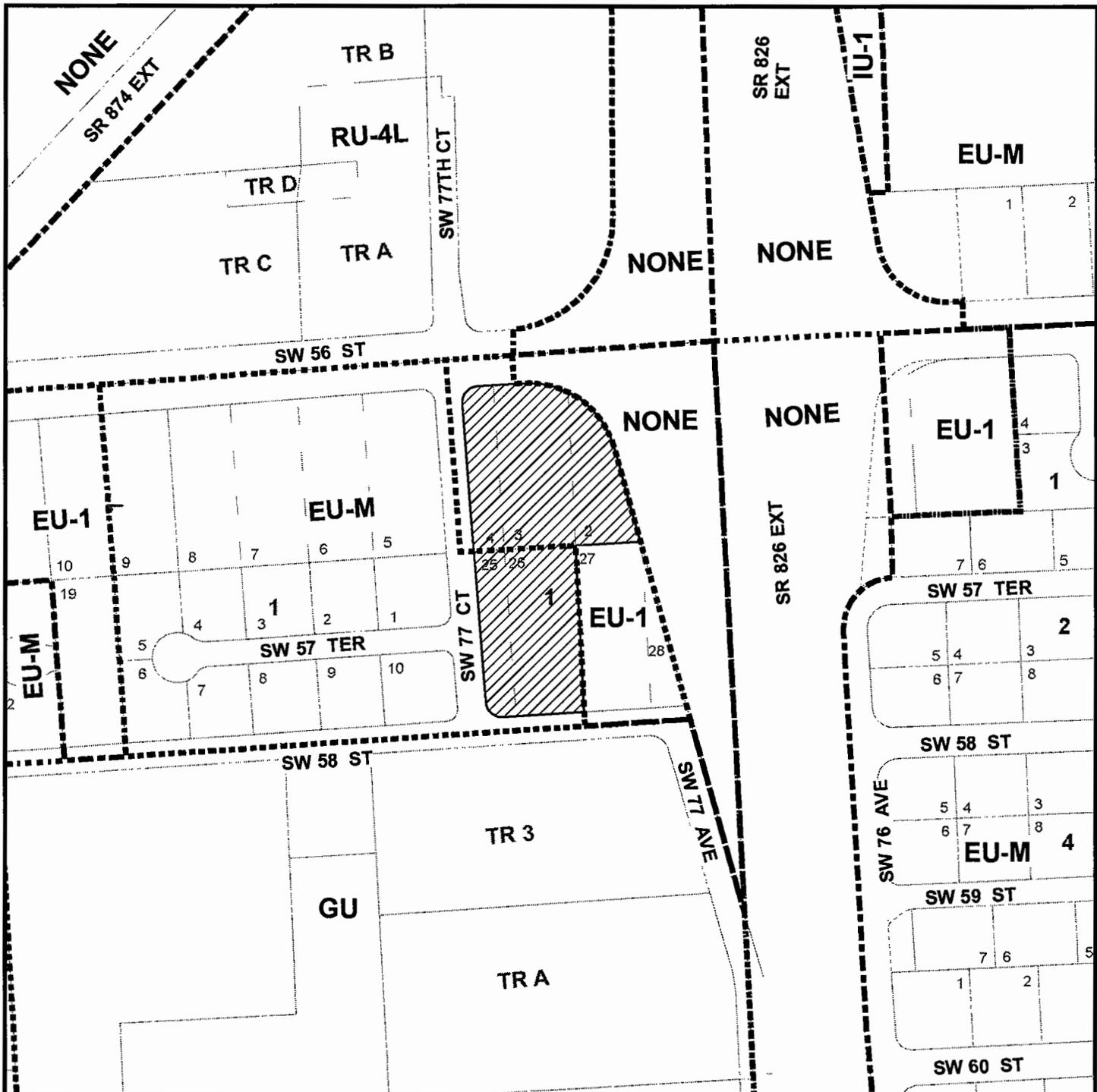
NO.	DESCRIPTION	DATE

DRAWN: [ ]  
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DATE: 07/25/08

4088 EL PRADO BOULEVARD  
COCONUT GROVE, FLORIDA 33133

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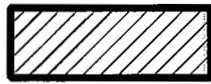
28



**MIAMI-DADE COUNTY  
HEARING MAP**

Process Number  
**09-072**

Section: 27 Township: 54 Range: 40  
 Applicant: The Southeast Regional Office for Hispanic affairs Inc.  
 Zoning Board: C12  
 Commission District: 07  
 Drafter ID: ALFREDO  
 Scale: NTS  
 ----- Zoning



**SUBJECT PROPERTY**




SKETCH CREATED ON: 06/04/09

REVISION	DATE	BY
		29





**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2008**

Process Number  
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**SUBJECT PROPERTY**



SKETCH CREATED ON: 06/04/09

REVISION	DATE	BY