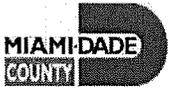


# FINAL AGENDA

1-29-2014 Version # 1



COMMUNITY ZONING APPEALS BOARD 2  
HIGHLAND OAKS PARK  
20300 NE 24 Avenue, Miami  
Wednesday, March 19, 2014 at 7:00 p.m.

## CURRENT

1. 14-3-CZ2-1 HILLEL COMMUNITY SCHOOL 13-48 04-52-42 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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### COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, MARCH 19, 2014

HIGHLAND OAKS PARK

20300 NE 24 Avenue, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 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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**I. Commission on Ethics and County Attorney's briefing/updates to Board members on the Sunshine and Jennings Law.**

**1. HILLEL COMMUNITY SCHOOL (14-3-CZ2-1 (13-48))**

**4-52-42  
Area 2/Dist. 4**

NON-USE VARIANCE to permit an 8' high masonry wall (3.5' high maximum permitted) behind the build-to-line along the (north) and (east) property lines.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Hillel Community School" as prepared by HSQ Group, Inc., dated stamped received 7/29/13 and consisting of 4 sheets, with sheets SP-1 & SP-3 last handwritten revision dated 11/15/13 and landscape plans entitled "The Hillel Community School" as prepared by Lushlife Exterior Decorators consisting of 7 sheets, dated stamped received 6/25/13 for a total of 11 sheets. Plans may be modified at public hearing.

LOCATION: 19000 NE 25 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.70 Acres

Department of Regulatory and  
Economic Resources

Recommendation:

Approval with conditions

Protests: 0

Waivers: 0

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

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

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

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

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**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 Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER 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. (RER's posting will be made on a bulletin board located in the office of RER.) 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.



**Miami-Dade County Regulatory and Economic Resources Department  
Staff Report to Community Council No. 2**

PH: Z13-048 (14-3-CZ2-1)

March 19, 2014

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	4
<b>Applicant</b>	Hillel Community School
<b>Summary of Requests</b>	The applicant is seeking to permit a wall that will be higher than allowed by the zoning district regulations.
<b>Location</b>	19000 NE 25 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	13.70 acres
<b>Existing Zoning</b>	OUAD, Ojus Urban Area District
<b>Existing Land Use</b>	Educational facility
<b>2020-2030 CDMP Land Use Designation</b>	Community Urban Center <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	<b>Consistent</b> with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variance <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUEST:**

NON USE VARIANCE to permit an 8' high masonry wall (3.5' high maximum permitted) behind the build-to-line, along the north and east property lines.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Hillel Community School" as prepared by HSQ Group, Inc., dated stamped received 07/29/13, consisting of 4 sheets, with sheets SP-1 & SP3 last handwritten revision dated 11/15/13 and landscape plans entitled "The Hillel Community School" as prepared by Lushlife Exterior Decorators, consisting of 7 sheets, dated stamped received 06/25/13, for a total of 11 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION AND PROJECT HISTORY:**

The applicant seeks the approval of a request to permit an existing educational facility within the OUAD, Ojus Urban Area District with an 8' high masonry wall where a maximum height of 3.5' is permitted. The subject property is a part of a larger tract of land that was rezoned from multiple zoning districts to the current OUAD.

However, the educational facility has been in existence at this location prior to 1979, when pursuant to Resolution #4-ZAB-88-79, the then Hillel Community Day School was approved for a variance of the fence height regulations. Subsequently, pursuant to Resolution #4-ZAB-279-80, the educational facility was approved to allow an expansion of the use into a more restrictive residential district to the south. Further, staff notes that pursuant to Resolution #5-ZAB-339-94, the subject property was among other things approved to permit a combination masonry wall and picket fence along the front (east) property line as well as and an 8' high picket fence along the side street north, interior side (south) and rear (west) property lines.

Pursuant to Resolution #Z-3-07, the subject property was a part of a larger tract of land that was rezoned from multiple zoning districts to the OUAD. The Standard Urban Center District Regulations allow the establishment of a school through the Administrative Site Plan Review (ASPR) process. Pursuant to ASPR #2011000011, the expansion of the previously approved school onto the parcels abutting NE 192 Street was approved.

The purpose of the current application is to extend the wall along the east property line for another 2897' and now provide a wall instead of the previously approved picket fence along the north property line abutting NE 192 Street.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	OUAD: educational facility	Community Urban Center
<b>North</b>	OUAD; townhomes	Community Urban Center
<b>South</b>	OUAD; religious facility	Community Urban Center
<b>East</b>	OUAD: duplex residences, apartments, vacant land	Community Urban Center
<b>West</b>	EU-1; religious facilities RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)

**NEIGHBORHOOD COMPATIBILITY:**

Staff notes that the subject property is located within the Center and Edge sub-districts of the OUAD and is designated Institutional and Residential on the regulating plans. Currently, the subject parcel is occupied by a K-12<sup>th</sup> grade private school which abuts religious, institutional uses and single-family residences to the west, institutional uses to the south and residential uses to the east. To the north is an existing townhouse development and vacant parcels one of which is contiguously owned.

**SUMMARY OF THE IMPACTS:**

The approval of this application will provide a protective wall around the entire educational facility. However, the approval of a wall above the height permitted under the OUAD regulations could have a visual impact on properties in the surrounding area that could be developed under said standards.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

In March 2007, pursuant to Resolution #Z-3-07, the subject parcel was a part of a larger tract of land that was rezoned to the **Ojus Urban Area District (OUAD)**.

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **OUAD**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to-high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Emphasis in design and development of these centers and all of their individual components have been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and

amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved OUAD are regulated by plans and descriptive standards described in Ordinance #06-86, which is consistent with the Urban Center interpretative text. Among other things, said Ordinance requires buildings to be oriented to the street, parking lots to be predominately relegated to the rear or sides of buildings, primary building entrances to be placed close to the street and/or open space, and shade trees and weather protection to be available in order to create a pedestrian-friendly environment at street level.

The purpose of the application is to allow the applicant to maintain and extend the existing 8' high masonry wall surrounding the subject property that is higher than permitted by the OUAD regulations onto additional property to the north. Staff notes that the subject property is located within the Center and Edge Sub-Districts. The south, approximately 497' and is designated I, Institutional and the northern approximately 296' of the subject property is designated R, Residential on the regulating plans for the OUAD that were approved in March 2007 pursuant to Resolution #Z-3-07. The Institutional and Residential designations of the subject property allows the private school use in the Urban Center. Additionally staff notes that the subject property was previously approved to allow the educational use on the larger portion of the subject property through the hearings process up to 1993 and on the smaller residential portion of the subject property through the Administrative process in 2011. Therefore, since the application does not propose to change the existing use, approval of the application to maintain and extend the existing 8' high wall will be **consistent** with the CDMP LUP map Urban Center designation and the Land Use Element interpretative text for Urban Centers.

#### **ZONING ANALYSIS:**

Based on staff's review of the zoning hearing history for the subject property, the existing educational facility has been in existence at this site from at least 1977. Staff notes that pursuant to Resolution #Z-3-07, adopted by the Board of County Commissioners (BCC) in March 2007, the subject property was a part of a larger tract of land that was rezoned to OUAD.

When the applicant's request to permit an 8' (3.5' high maximum permitted) masonry wall behind the build-to-line, along the north and east property lines is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would be **compatible** with the surrounding area. Further, staff opines that the approval with conditions of the application would not be detrimental to the neighborhood or negatively affect the appearance of the community. Pursuant to resolution #5-ZAB-339-94, the subject property was among other things approved to allow an 8' high picket fence and 8' high combined masonry wall and picket fence (6' high maximum permitted) along with modifications to the then existing plans for the educational facility. The OUAD regulations permit a maximum fence height of 3.5'. The submitted plans depict the existing 8' high wall along portions of the east property line south of NE 190 Street. Said plans also depict the proposed extension of the 8' high wall running northward from NE 190 Street, parallel to the east property line and westward along the north property line. However, said plans indicate that the aforementioned extensions of the wall will be setback between 22' and 24' from the property lines north of NE 191 Street to allow for the public open space that is a requirement of the OUAD regulations. The submitted plans also depict a continuous row of primarily Live Oak trees along the property lines abutting the proposed fence extensions as well as a row of Royal Palm trees planted next to the proposed wall along NE 25 Avenue, which, in staff's opinion, will provide a visual buffer for the over height wall and physically frame and shade the open space areas. However, in addition to the landscaping indicated in the plans, staff also recommends as a condition for approval that the

applicant also provides a continuous hedge along the wall abutting NE 25 Avenue. Staff opines that in addition to the trees, the recommended hedge will additionally mitigate the visual impact of the continuous wall along this section of the roadway.

Based on the aforementioned, staff opines that approval of the application will maintain the basic intent and purpose of the zoning regulations for the OUAD to protect the general welfare of the public, particularly as it affects the stability and appearance of the community. Staff notes that the approval is not out of character with the previous approval of the 8' high fence on the subject property. Further, staff opines that the approval of the existing wall and the extension will maintain and provide a welcome visual transition between the expanded educational facility to include administration buildings and sports facility and the existing residential uses to the east and north. Additionally, staff opines that approval of the increased height for the wall will act as a reasonable visual buffer to deter unwanted pedestrian or vehicular traffic from encroaching into the educational facility.

As such, staff opines that approval with conditions of the application will also not have a negative impact on the future development of the surrounding area within the OUAD. **Therefore, staff recommends approval with conditions under Section 33-311(A)(4)(b) (NUV).**

**ACCESS, CIRCULATION AND PARKING:** N/A

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hillel Community School" as prepared by HSQ Group, Inc., dated stamped received 07/29/13, consisting of 4 sheets, with sheets SP-1 & SP3 last handwritten revision dated 11/15/13 and landscape plans entitled "The Hillel Community School" as prepared by Lushlife Exterior Decorators, consisting of 7 sheets, dated stamped received 06/25/13, for a total of 11 sheets, except as herein amended to show a continuous hedge along the proposed wall abutting NE 25 Avenue.
3. That in addition to the landscaping provided, the applicant shall provide a continuous hedge along the wall abutting NE 25 Avenue at least 48" high at the time of planting which shall grow to and be maintained at a height of 6'.
4. That the use be established and maintained in accordance with the approved plan.

ES:MW:NN:EJ:CH



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

*MMW*

# ZONING RECOMMENDATION ADDENDUM

*Hillel Community school  
Z13-048*

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Public Works and Waste Management	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

<p><b>Urban Centers</b> (Pg. I-46-48)</p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and <b>Community Centers</b> which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the <b>Community Centers</b> shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their</i></p>
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# ZONING RECOMMENDATION ADDENDUM

Hillel Community school  
Z13-048

surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

**Uses and Activities.** Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while **Community-scale Urban Centers** will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

**Streets and Public Spaces.** Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

**Buildings.** Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create

# ZONING RECOMMENDATION ADDENDUM

Hillel Community school  
Z13-048

	<i>interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.</i>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
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**1. HILLEL COMMUNITY SCHOOL**  
**(Applicant)**

**14-3-CZ2-1(13-048)**  
**Area 02/District 04**  
**Hearing Date: 03/19/14**

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

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

If so, who are the interested parties?

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1949	OJUS	- Multiple Zone Change.	BCC	Approved
1976	Directors	- Zone change from RU-3 to RU-3M.	BCC	Approved
1977	Directors	- Zone change from RU-1 to RU-3M.	BCC	Approved
1979	Hillel Community Day School, Inc.	- Variance of fence height.	ZAB	Approved with Condition(s)
1980	Hillel Community Day School, Inc.	- Unusual Use, Use Variance & Special Exception to permit a day care nurser and schoo in RU-1. - Non-Use Variance of outdoor play área for number of students.	ZAB	Approved with Condition(s)
1980	Hillel Community Day School, Inc.	- Non-Use Variance to permit 2 temporary trailers.	BCC	Appeal Approved, Application Approved
1984	Hillel Community Day School, Inc. & Greater Miami Jewish Federation	- Modification of resolution. - Non-Use Variance of setback. - Special Exception to permit the expansion of school use onto additional property.	BCC	Appeal Approved, Application Approved
1992	Hillel Community Day School	- Non-Use Variance of Zoning regulation to permit trailers.	ZAB	Approved with Condition(s)

1993	Hillel Community Day School	<ul style="list-style-type: none"> <li>- Unusual Use &amp; Special Exception to permit the expansion of school onto additional property.</li> <li>- Modification of Resolution.</li> <li>- Non-Use Variance to waive Right-of-Way dedication.</li> <li>- Non-Use Variance of setback, classroom sq ft.</li> </ul>	ZAB	Approved with Condition(s)
1994	Hillel Community Day School	<ul style="list-style-type: none"> <li>- Modification of Resolution.</li> <li>- Non-Use Variance of fence height, setbacks, and Zoning regulations.</li> <li>- Unusual Use for entrance feature.</li> </ul>	ZAB	Approved with Condition(s)
2007	Director of the Department of Planning & Zoning	<ul style="list-style-type: none"> <li>- Multiple zone change to QUAD(OJUS Urban Area District)</li> </ul>	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.

# Memorandum



**Date:** December 6, 2013

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources

**Subject:** C-02 #Z2013000048-1<sup>st</sup> Revision  
Hillel Community School  
19000 NE 25<sup>th</sup> Avenue, North Miami Beach, Florida  
None-Use Variance to Permit a Greater Wall Height that Required  
(OUAD) (13.70 Acres)  
04-52-42

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

#### Stormwater Management

The proposed new wall will not affect the stormwater management system.

#### Coastal Resources

The applicant is advised that any work within coastal wetlands, or any work in, on, over or upon tidal waters, or any work to cut, trim, alter or remove mangrove trees anywhere in Miami-Dade County will require a DERM Class I Permit. The applicant shall obtain the required Class I Permit prior to the commencement of work.

The applicant is advised that dredging and filling coastal wetlands is prohibited by the Code and that projects proposing dredging and filling of coastal wetlands must first demonstrate compliance with at least of the criteria in Section 24-48.3(2) of the Code listed below:

1. Minimum dredging and spoiling for public navigation or public necessity.
2. An alteration of physical conditions as may be necessary to enhance the quality or utility of adjacent waters.
3. Minimum dredging and filling for the creation and maintenance of marinas, piers, docks, and attendant navigational channels.
4. Minimum dredging and filling as is necessary for the elimination of conditions hazardous to the public health or for the elimination of stagnant waters.
5. Minimum dredging and filling as is necessary to enhance the biological, chemical or physical characteristics of adjacent waters.

6. A physical modification necessary to protect public or private property.

In addition, after demonstrating compliance with the above, projects to dredge and fill coastal wetlands must obtain a Class I Permit in Standard Form via approval by the Miami-Dade County Board of County Commissioners at a public hearing.

Due to the proximity of these wetlands, the property owner should be advised that prohibited or controlled plants as defined in the Landscape Ordinance, Comprehensive Development Master Plan and the Chapter 24 of the Code, shall not be planted as landscaping or for any other purpose at this location. The property owners should also be advised of the requirements to remove invasive exotic vegetation from all portions of the parcel pursuant to Chapter 24 of the Code.

Be advised that permits from the Army Corps of Engineers (305) 526-7181 and the Florida Department of Environmental Protection (561) 681-6600 will be required. In addition, authorization from the South Florida Water Management District (1-800-432-2045), typically requiring a wetland buffer of no less than 15 feet, average 25 feet, may be also required. It is the applicant's responsibility to contact these agencies. No work requiring a Class I Permit is authorized by this approval.

The applicant is advised to contact the DERM Coastal and Wetlands Resources Section at (305) 372-6575 for additional information.

Wetlands

The subject property does not contain freshwater wetlands as defined by Section 24-5 of the Code; however it does contain coastal wetlands. A Class I wetland permit may be required before any work can be done on the property.

Tree Preservation

The subject site contains specimen-sized (trunk diameter at breast height 18 inches or greater) trees that may be impacted by the construction of the proposed wall, specifically tree #8 along NE 192<sup>nd</sup> Street. Also, non specimen trees #28, 49, 50, 151 and 154 may be impacted. Please note that tree removal permit TREE #3886 was issued for the parcels with folios 30-2204-006-0441, 0455, 0431, 0430, 0456, 0450, 0460 and 0470. Trees #28, 49 and 50 are approved to be removed under tree removal permit TREE #3886; however, be advised that tree #8 is required to be preserved as per this tree permit and trees #151 and 154 are not included in this tree permit. Any future development, including the construction of this wall, shall require the modification of tree removal permit TREE #3886 or a new tree removal permit if said development requires tree removal. At the time of the permit modification or new tree permit process, the preservation or relocation of tree resources will be required; also a covenant mandating the preservation of some or all of the specimen-sized trees to remain may be required.

Be advised that the site contains covenanted specimen-sized trees that are located on the south east portion of the parcel with folio 30-2204-008-0280. These trees are included in an executed covenant running with the land in favor of Miami-Dade County, recorded on July 2, 1993. The proposed wall does not appear to impact these covenanted trees.

Any future development of the site will require that the applicant comply with Section 24-49.5 (1)(a) through (g) of the Code for the tree protection requirements during construction for all specimen-sized trees, including the covenanted specimen-sized trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 of

the Code. Therefore, DERM recommends that appropriate actions be taken to not adversely impact tree resources on the referenced properties.

Therefore, DERM recommends approval of this zoning application with the condition that the applicant complies with all the requirements stated above. Please contact the Tree Permitting Program at (305) 372-6600, voice option #2, for further information regarding these conditions.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

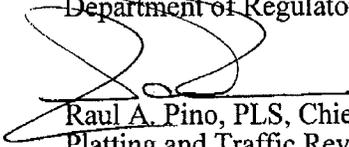
cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** July 15, 2013

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

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

**Subject:** Z2013000048  
Name: Hillel Community School  
Location: 19000 NE 25 Avenue  
Section 04 Township 52 South Range 42 East

---

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

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

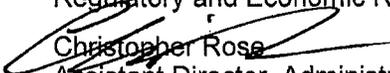
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

# Memorandum



**Date:** July 1, 2013

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

**From:**   
Christopher Rose  
Assistant Director, Administration  
Public Works and Waste Management Department

**Subject:** 13\_048  
Hillel Community School

---

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The applicant is requesting a non-use variance related to a school on the property. The school on the property will likely be considered a commercial unit per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The PWWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

# Memorandum



**Date:** June 18, 2013

**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

**From:** Maria I. Nardi, Chief *M-I*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2013000048: HILLEL COMMUNITY SCHOOL

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**Application Name:** HILLEL COMMUNITY SCHOOL

**Project Location:** The site is located at 19000 NE 25 AVE, Miami-Dade County.

**Proposed Development:** The request is to seek approval for a non-use variance to permit a 10' high wall.

**Impact and demand:** This application does not generate any residential population applicable to CDMP Open Space Spatial Standards.

We have no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor



# Memorandum

**Date:** 04-DEC-13  
**To:** Jack Osterholt, Director  
 Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2013000048

**Fire Prevention Unit:**

No objection to plan in Zoning System with Hand written notes added 11/15/13 and a Zoning Received date of July 29, 2013.

**Service Impact/Demand**

Development for the above Z2013000048 located at 19000 NE 25 AVE, MIAMI-DADE COUNTY, FLORIDA. in Police Grid 0135 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>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually. The estimated average travel time is: 7:27 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 31 - N Miami Beach - 17050 NE 19 Avenue  
 Rescue, ALS 60' Aerial

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

Bpt applicable to service impact analysis.

DATE: 26-DEC-13  
REVISION 1

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

HILLEL COMMUNITY SCHOOL

19000 NE 25 AVE, MIAMI-DADE  
COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

Z2013000048

---

HEARING NUMBER

**HISTORY:**

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATION CASES.  
BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING SUPPORT REGULATION  
CASES.

HILLEL COMMUNITY SCHOOL

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

**REPORTER NAME:**

3. NE 25 Avenue, north of NE 191 Street, looking northwesterly.

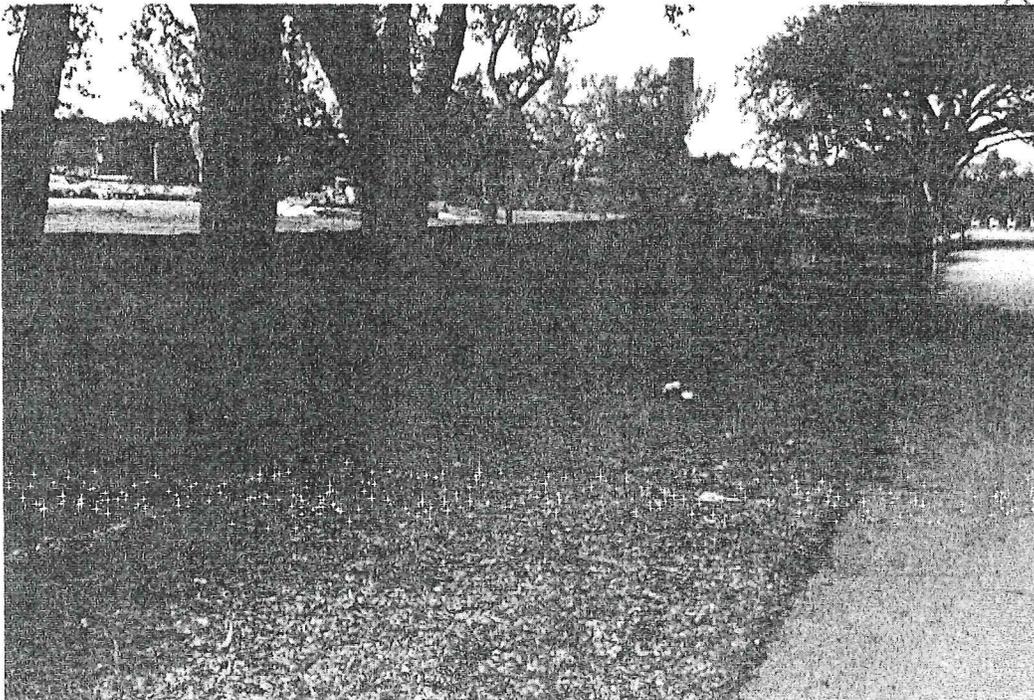


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MAY 21 2013

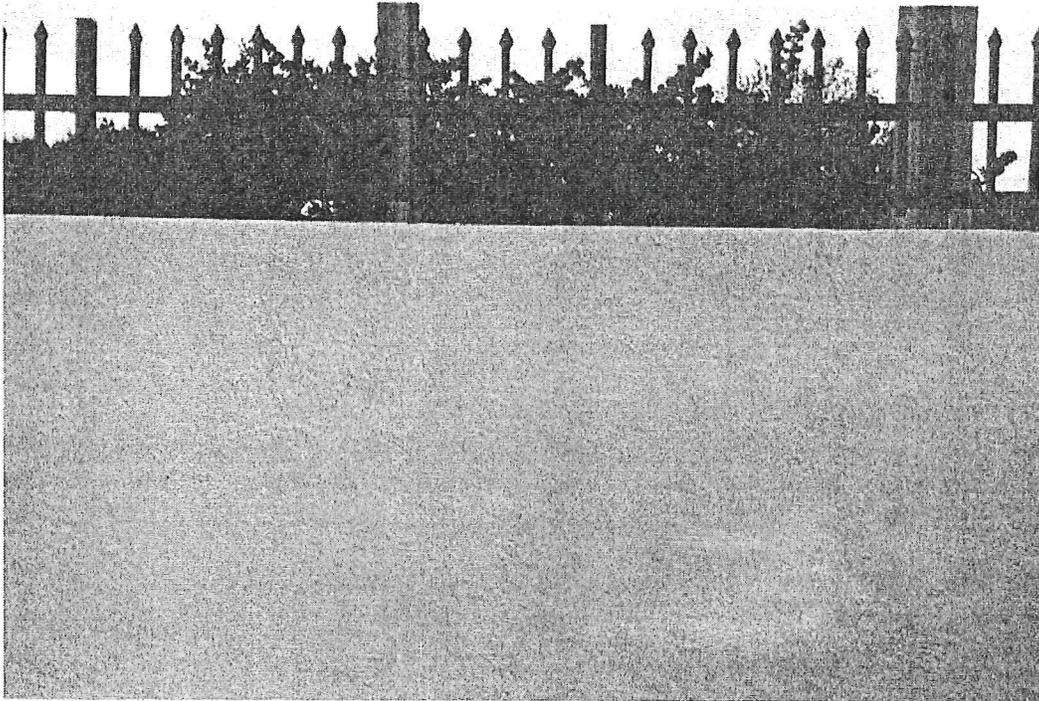
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

XH



4. NE 192 Street, looking towards the west.



5. Frontal view of existing wall.

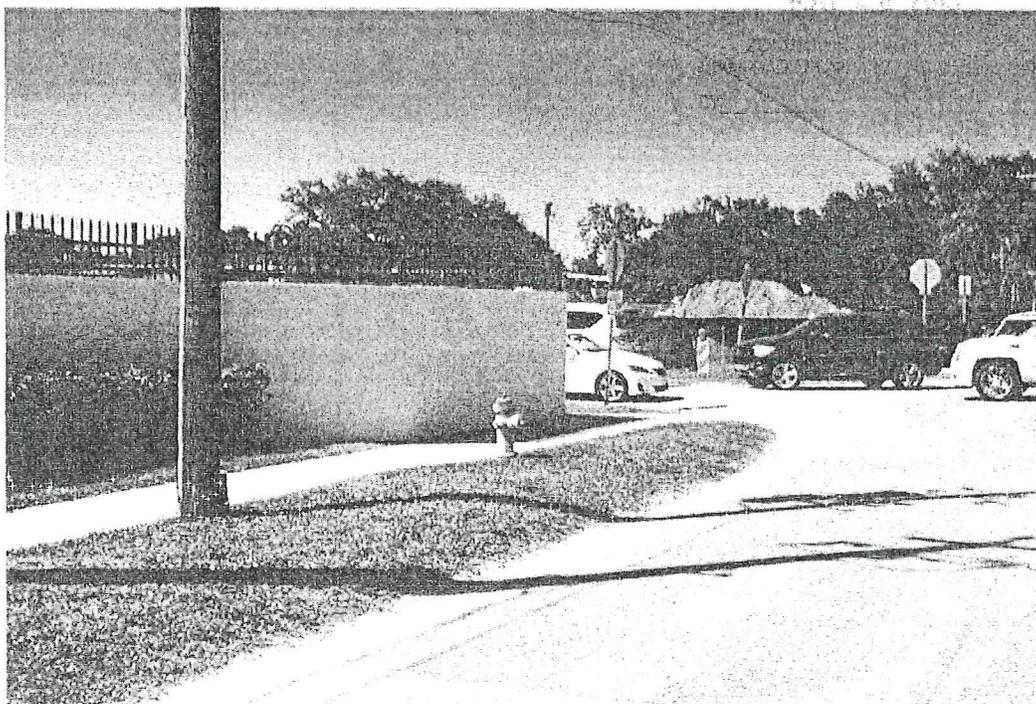
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MAY 20 2003

ZONING REVISIONS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT  
BY AT

1. NE 25 Avenue, south of NE 191 Street, looking southwesterly.



213-048  
401 2 1 200



AK

2. NE 25 Avenue, south of NE 191 Street, looking northwesterly.

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: Scheck Hillel Community School

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
19000 NE 25th avenue, N. Miami Beach, fl 33180	not for profit
<u>Marty Scheck President</u>	
<u>Rafael Quintero C.O.O.</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  
213-048  
MAY 21 2013  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: [Signature]

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].







NO.	DATE	BY	REVISION
1	07/17/13	JMH	REVISE PER COUNTY COMMENTS
2	7/25/13	JMH	REVISE WALL TO 8' HIGH

Designed by: J.H.  
 Drawn by: G.H.  
 Checked by: N.S.

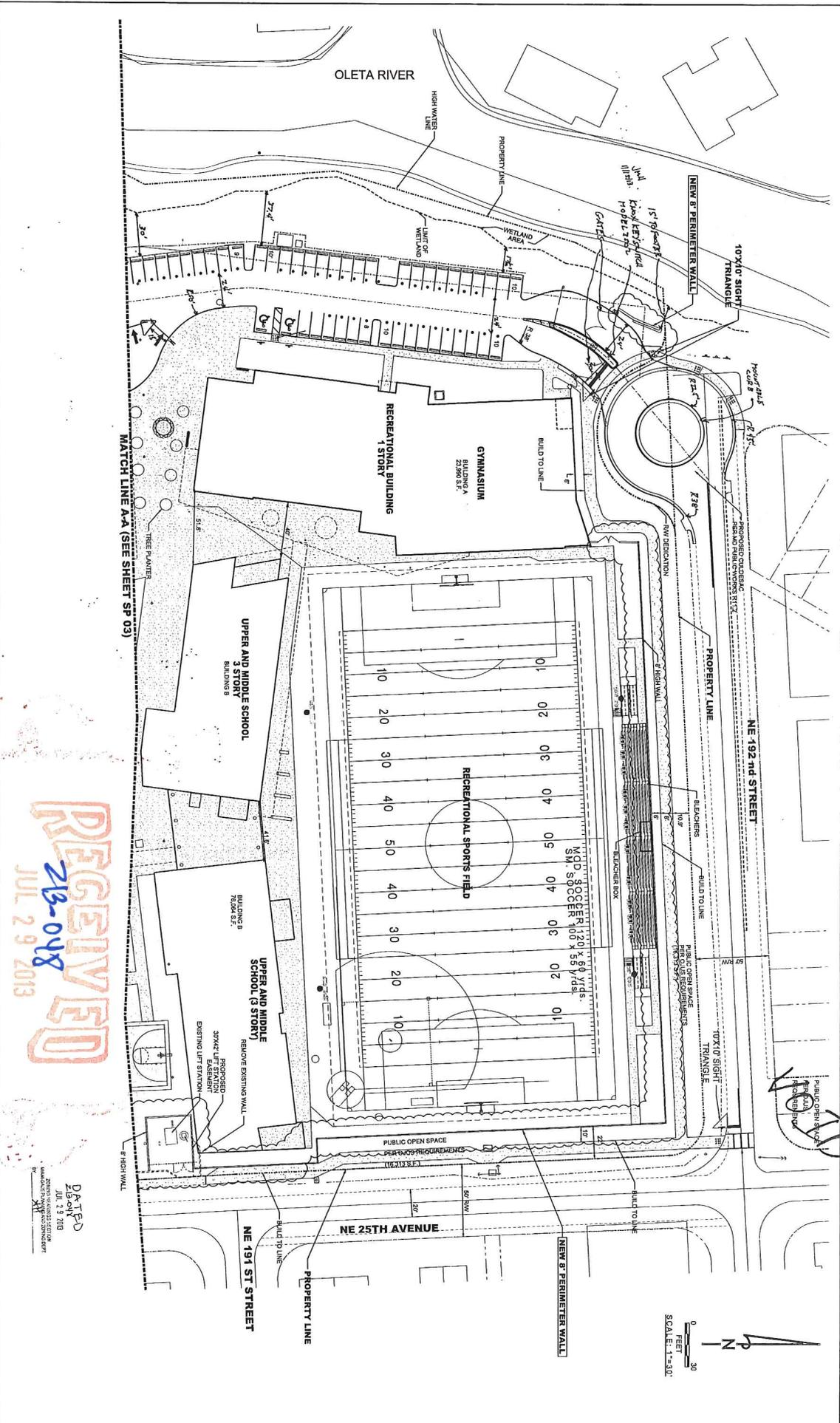
Date: 11/10  
 Date: 11/10  
 Date: 11/10

Approved by: JAY HUBBARD  
 Registered Engineer Number: 56815  
 Date: 12/26/2012

**HSA GROUP, INC.**  
 HILLZ COMMUNITY SCHOOL  
 ENGINEERS, PLANNERS, SURVEYORS AND ZONING DEPT.

1489 West Palmdale Park Road, Suite 340  
 Boca Raton, Florida 33486-5511, 332.0271  
 Fax: 335.137924

PROJECT NUMBER: 1102-09  
 SHEET NUMBER: SP2



**RECEIVED**  
 JUL 29 2013  
 23-048

**DATED**  
 JUL 23 2013



NO.	DATE	BY	REVISION
1	8/17/13	JMH	REVISE PER COUNTY COMMENTS
2	7/27/13	JMH	REVISE WALL TO 8' HIGH

Designed by: JMH Date: 11/10  
 Drawn by: JMH Date: 11/10  
 Checked by: JMH Date: 11/10

Approved by: JAY HUBBARD Date: 2/26/2013  
 Registered Engineer Number: 54613  
 State of Florida

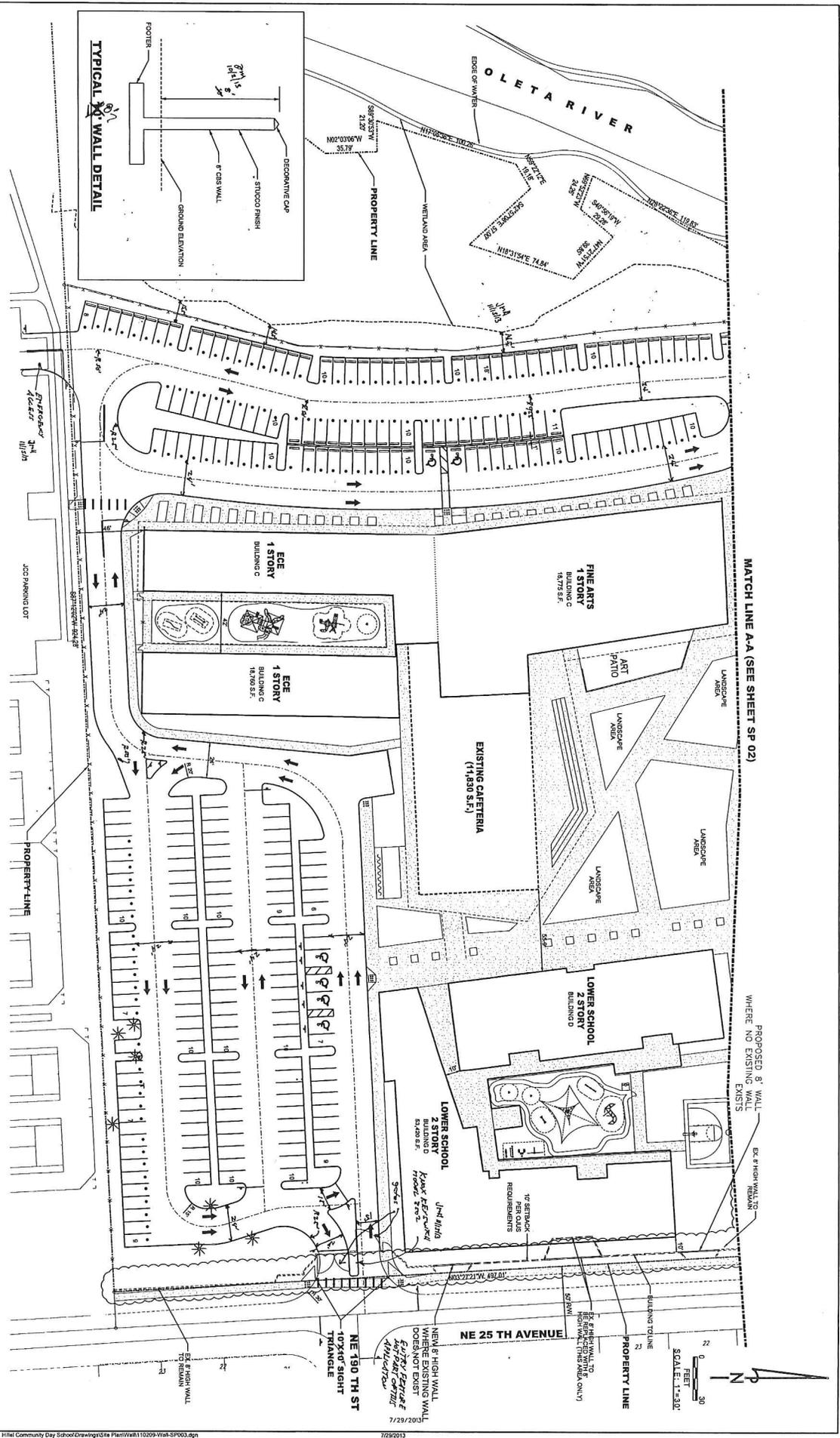


**HSQ GROUP, INC.**  
 Engineers - Planners - Surveyors  
 1480 West Palm Beach Blvd, Suite 300  
 West Palm Beach, Florida 33409-5953  
 Tel: 561.832.0221 Fax: 561.832.0221  
 www.hsqgroup.com



**HILLET COMMUNITY SCHOOL**  
 SITE PLAN

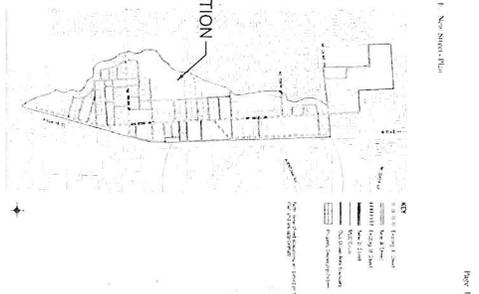
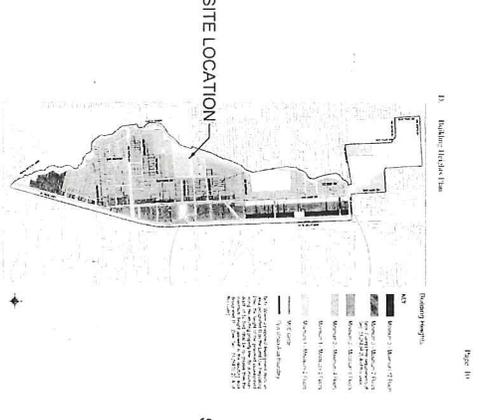
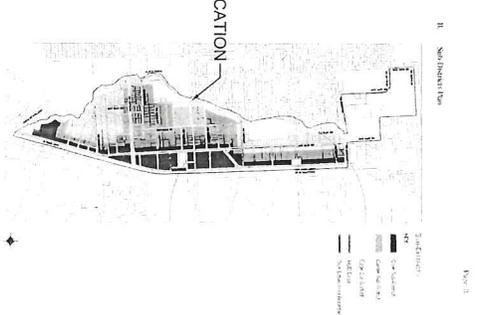
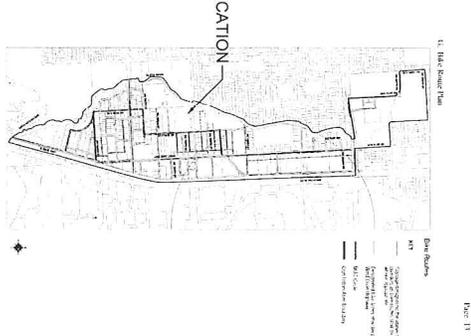
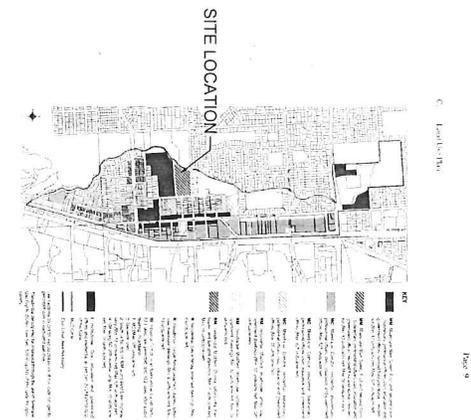
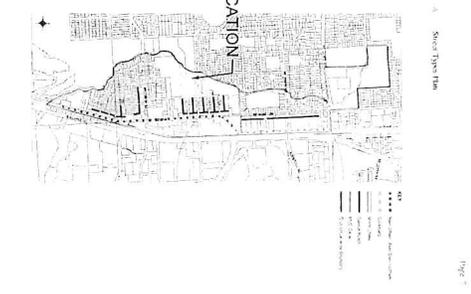
PROJECT NUMBER: 1102-09  
 SHEET NUMBER: SP3



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

23-048

JUL 29 2013



NO.	DATE	BY	REVISION

Prepared by: JHL Date: 8/11  
 Drawn by: JHL Date: 8/11  
 Checked by: JHL Date: 8/11

Approved by: JAY HILBENER Date: 10/23/13  
 Registered Engineer Number: 5615  
 State of Florida



**HSA GROUP, INC.**  
 Engineers · Planners · Surveyors  
 8881 West Pines Road, Suite 200  
 Boca Raton, FL 33433  
 (561) 993-1924

**HILLEL COMMUNITY SCHOOL**  
 OJUS REGULATING PLAN

PROJECT NUMBER  
 1102-09  
 SHEET NUMBER  
 SP4

RECEIVED  
 213-018  
 JUL 29 2013  
 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY: JHL

DATE: 10/23/13

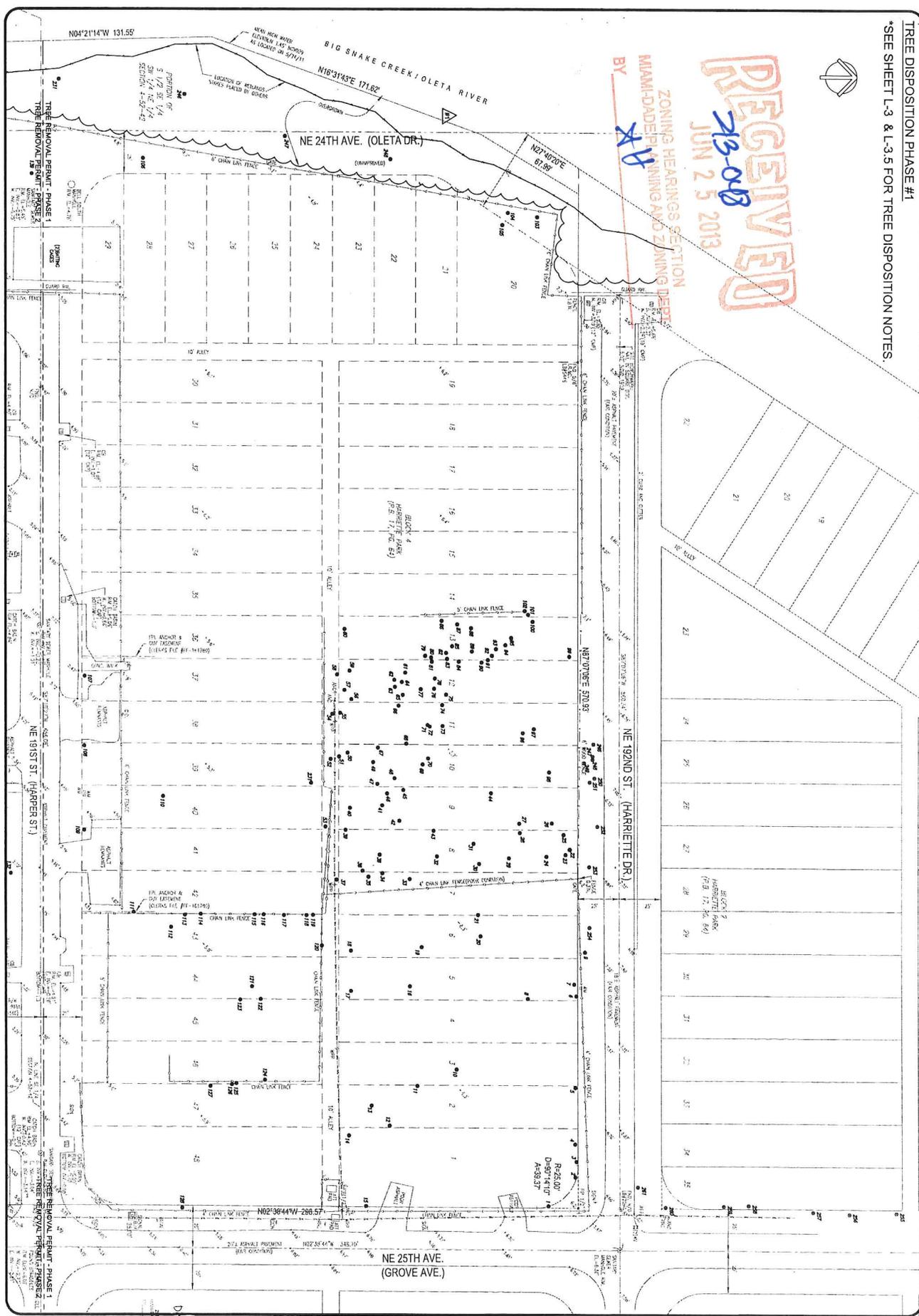




TREE DISPOSITION PHASE #1  
 \*SEE SHEET L-3 & L-3.5 FOR TREE DISPOSITION NOTES.

**RECEIVED**  
 JUN 25 2013  
 2:30 PM

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



NO. OF TREES TO BE REMOVED	NO. OF TREES TO BE PRESERVED
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
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32	32
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41	41
42	42
43	43
44	44
45	45

DATE: 6/13/13  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

**THE HILLEL COMMUNITY SCHOOL**  
 19000 NE 25TH AVE.  
 MIAMI, FL 33180



Hillel School Tree Table - Phase 1

(NOTE: Phase 1 is the part of the tree removal application. All trees were removed in order to approve the ASHP received 10/23/2012)

Tree #	Camp	Tree #	Tree Name	Condition	Disposition
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16
17	17	17	17	17	17
18	18	18	18	18	18
19	19	19	19	19	19
20	20	20	20	20	20
21	21	21	21	21	21
22	22	22	22	22	22
23	23	23	23	23	23
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25	25	25	25	25	25
26	26	26	26	26	26
27	27	27	27	27	27
28	28	28	28	28	28
29	29	29	29	29	29
30	30	30	30	30	30
31	31	31	31	31	31
32	32	32	32	32	32
33	33	33	33	33	33
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42	42	42	42	42	42
43	43	43	43	43	43
44	44	44	44	44	44
45	45	45	45	45	45
46	46	46	46	46	46
47	47	47	47	47	47
48	48	48	48	48	48
49	49	49	49	49	49
50	50	50	50	50	50
51	51	51	51	51	51
52	52	52	52	52	52
53	53	53	53	53	53
54	54	54	54	54	54
55	55	55	55	55	55

DISPOSITION CHART - PHASE 1

- TOTAL NUMBER OF TREES ON SITE (PART #): 122 TOTAL CANOPY DIAMETER OF TREES ON SITE (PART #): 3,428 LF
- TOTAL NUMBER OF TREES/SPALS TO BE REMOVED: 128 TOTAL CANOPY DIAMETER OF TREES/SPALS TO BE REMOVED: 2,281 LF
- TOTAL NUMBER OF PROHIBITED TREES TO BE REMOVED: 11 TOTAL CANOPY DIAMETER OF PROHIBITED TREES: 417
- TREES/SPALS TO REMAIN: 31 TOTAL CANOPY DIAMETER OF TREES/SPALS TO REMAIN: 324
- TOTAL NUMBER OF TREES/SPALS TO BE REMOVED LESS PROHIBITED TREES: 124 TOTAL CANOPY DIAMETER OF TREES/SPALS TO BE REMOVED LESS PROHIBITED TREES: 1,274 LF

**RECEIVED**  
213-013  
JUN 25 2013

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: *[Signature]*

Tree #	Camp	Tree #	Tree Name	Condition	Disposition
54	14	14	14	14	14
55	9	9	9	9	9
56	21	21	21	21	21
57	40	40	40	40	40
58	16	16	16	16	16
59	12	12	12	12	12
60	8	8	8	8	8
61	13	13	13	13	13
62	19	19	19	19	19
63	10	10	10	10	10
64	4	4	4	4	4
65	2	2	2	2	2
66	31	31	31	31	31
67	8	8	8	8	8
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72	12	12	12	12	12
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76	4	4	4	4	4
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163	4	4	4	4	4
164	4	4	4	4	4
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SHEET NO. 1-3  
OF 6  
SCALE: NTS

DESIGNED BY  
011189

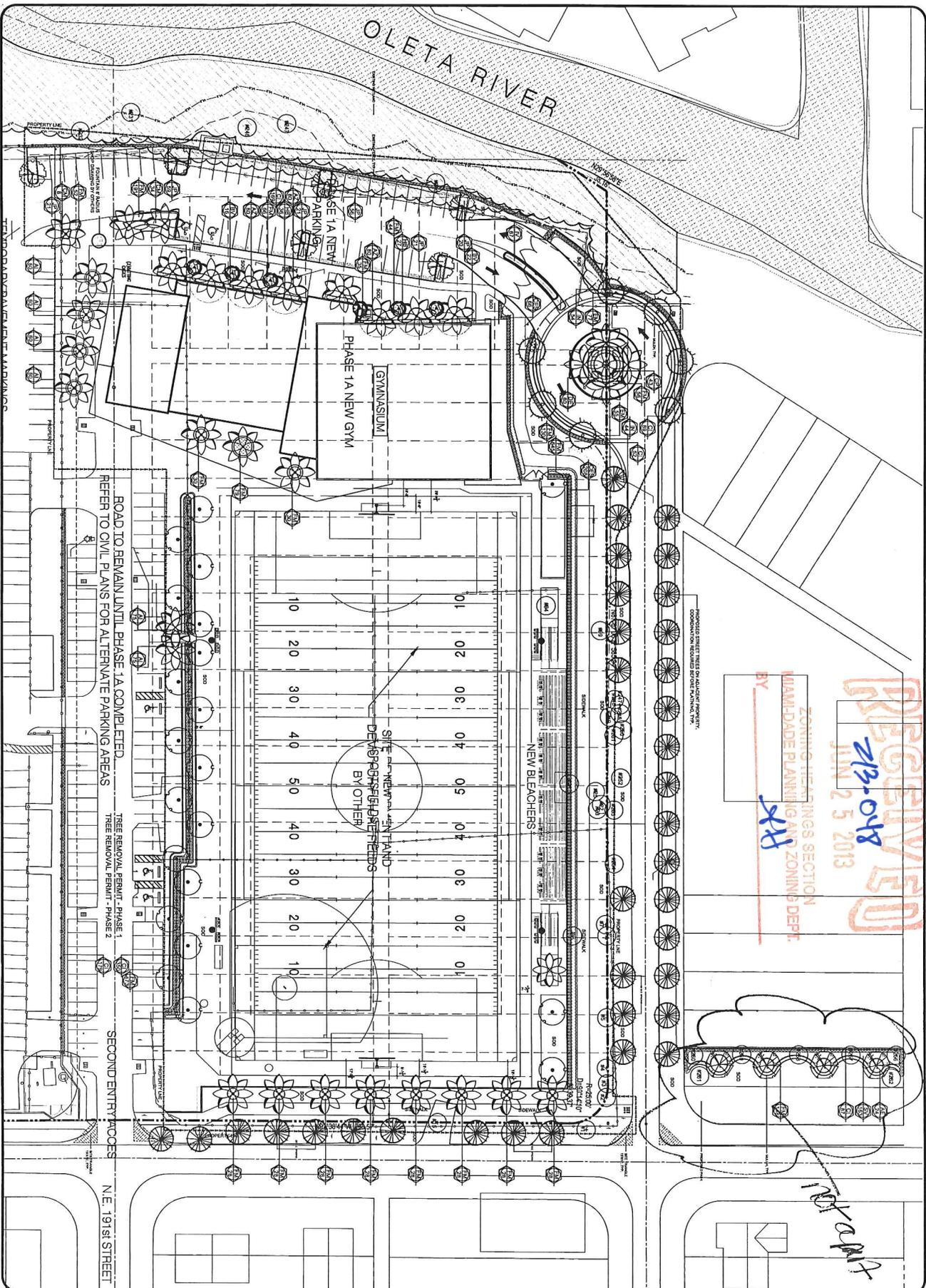
**THE HILLEL COMMUNITY SCHOOL**  
19000 NE 25TH AVE.  
MIAMI, FL 33180

MAUREEN SMITH, LA  
LIC # 46697056

**LUSHlife**  
EXTERIOR DECORATORS







RECEIVED

2/3-0/8  
JUN 25 2013

KTH

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

10/1/13

SECTION	NO.	DATE	DESCRIPTION
1	1	1/13	PHASE 1A
2	2	1/13	PHASE 1A
3	3	1/13	PHASE 1A
4	4	1/13	PHASE 1A
5	5	1/13	PHASE 1A
6	6	1/13	PHASE 1A
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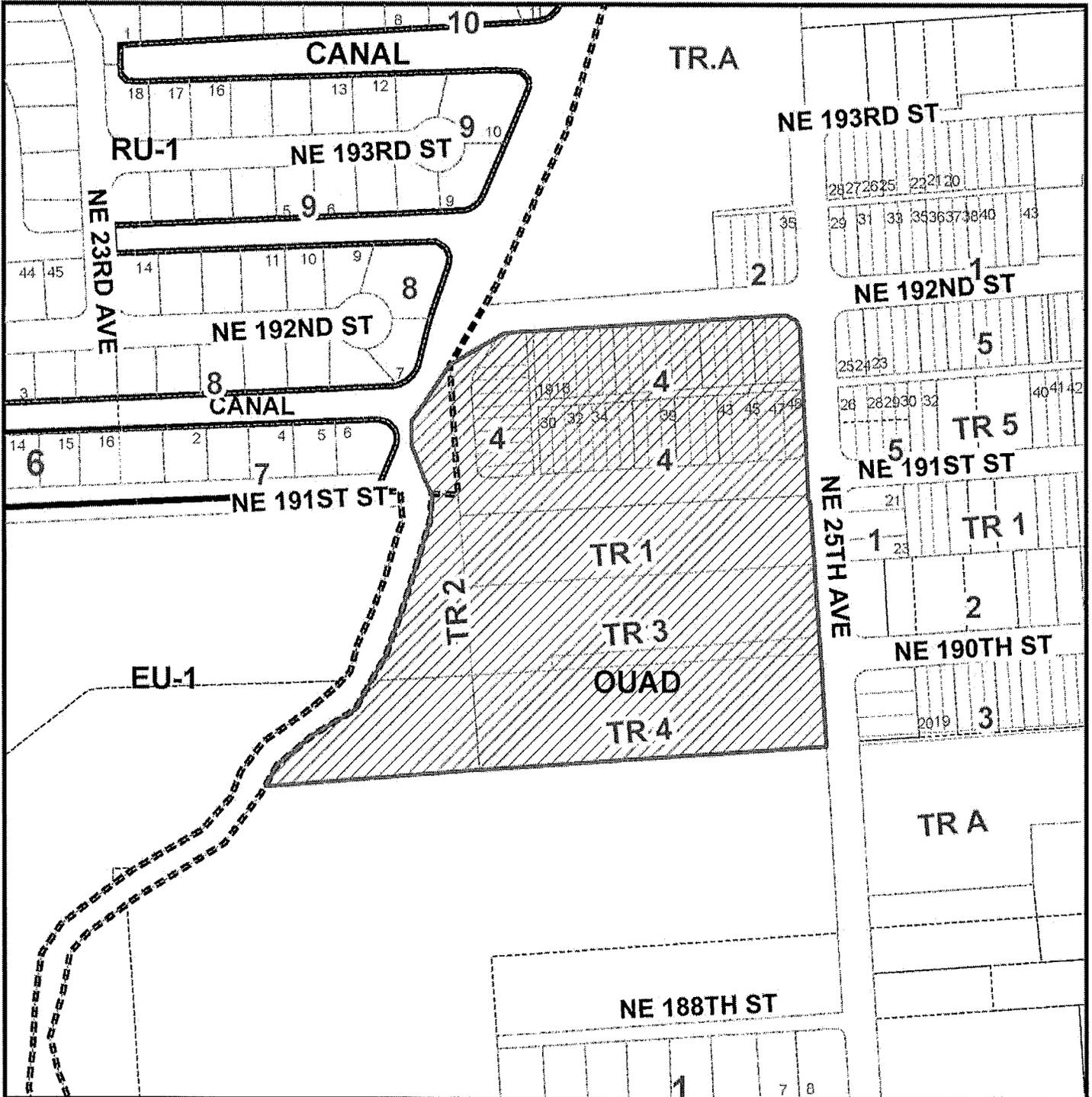
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 DATE: 2/13/13  
 DRAWN BY: MAUREEN SMITH  
 CHECKED BY: MAUREEN SMITH

**THE HILLEL COMMUNITY SCHOOL**  
 19000 NE 25TH AVE.  
 MIAMI, FL 33180



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

Process Number  
**Z2013000048**



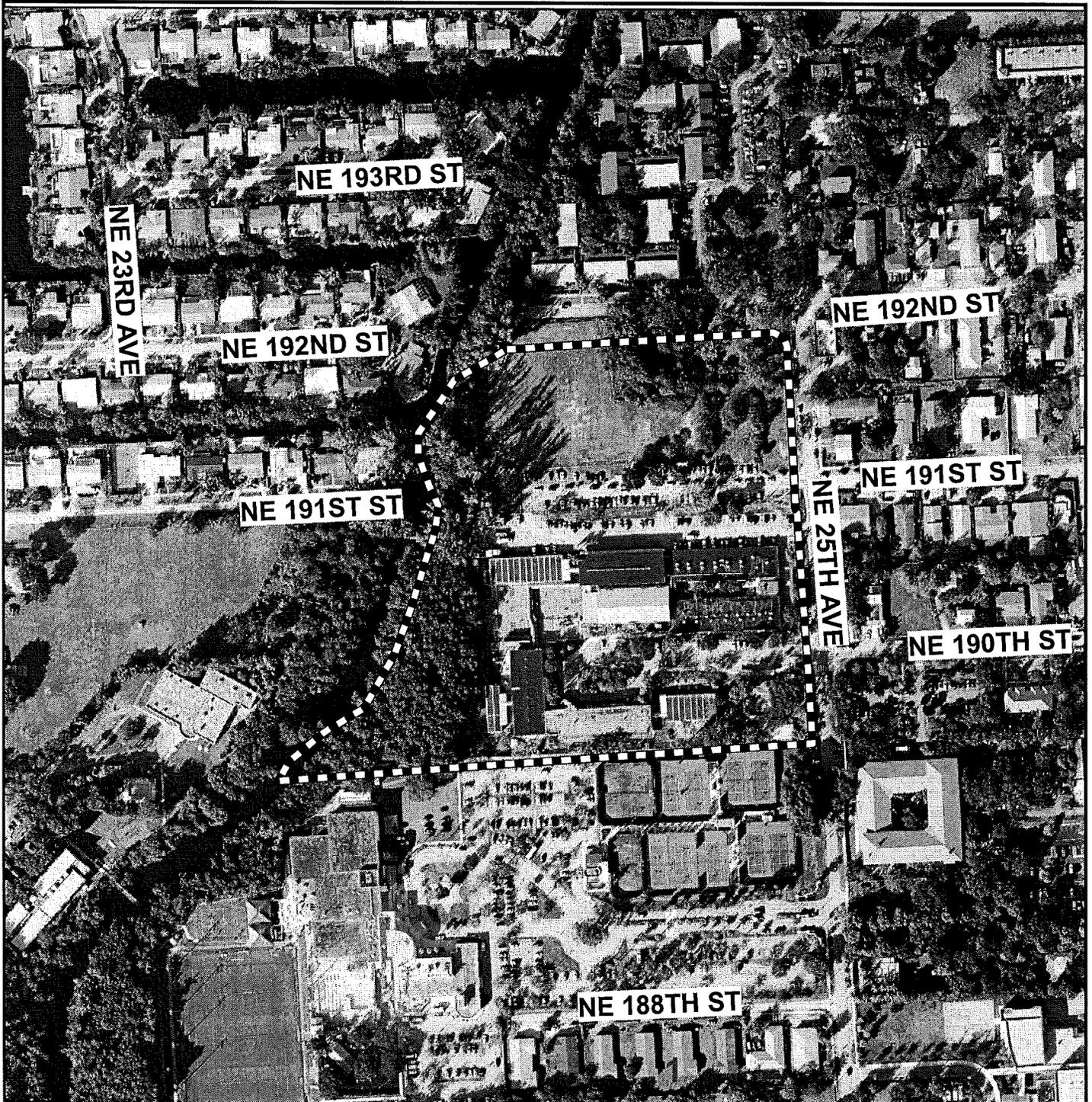
Section: 04 Township: 52 Range: 42  
 Applicant: HILLET COMMUNITY SCHOOL  
 Zoning Board: C2  
 Commission District: 4  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

- Legend**
-  Subject Property Case
  -  Zoning



SKETCH CREATED ON: Monday, July 15, 2013

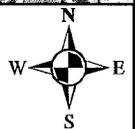
REVISION	DATE	BY
		36



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2012**

Process Number

**Z2013000048**



Section: 04 Township: 52 Range: 42  
 Applicant: HILLEL COMMUNITY SCHOOL  
 Zoning Board: C2  
 Commission District: 4  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

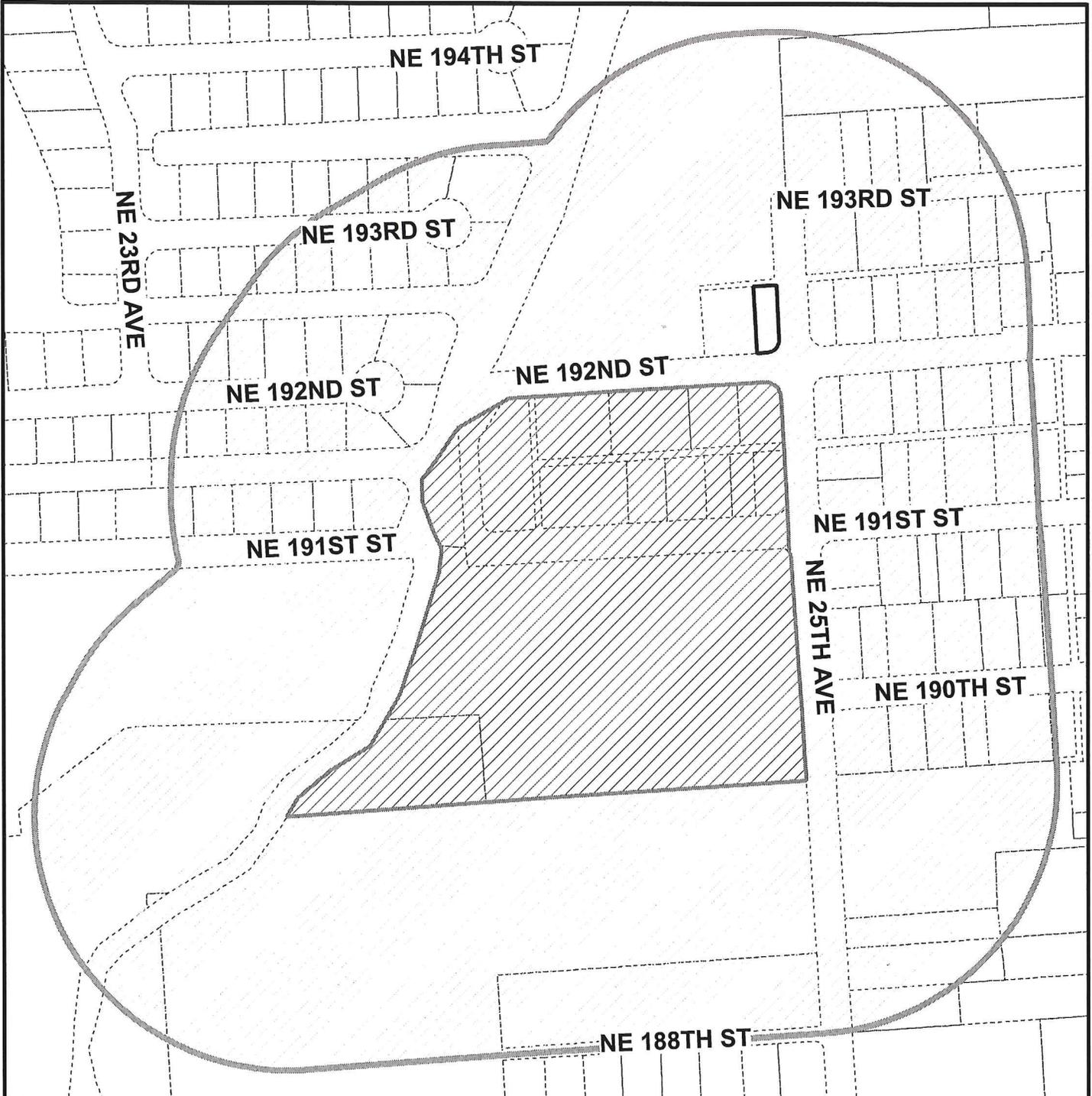
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 Subject Property



SKETCH CREATED ON: Monday, July 15, 2013

REVISION	DATE	BY
		37



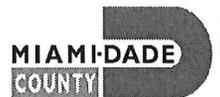
**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number  
**Z2013000048**  
 RADIUS: 500

Section: 04 Township: 52 Range: 42  
 Applicant: HILLEL COMMUNITY SCHOOL  
 Zoning Board: C2  
 Commission District: 4  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

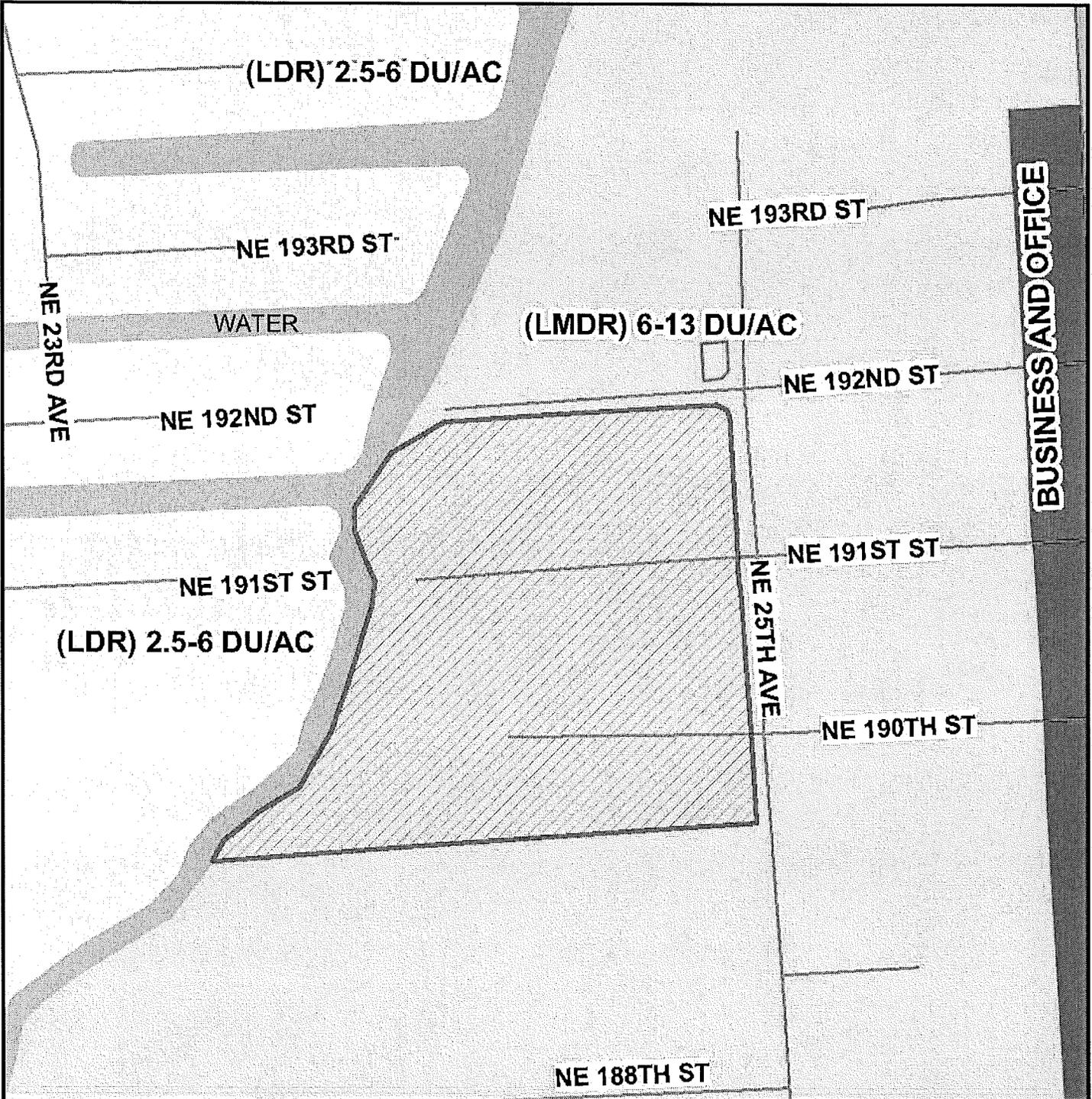
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-  Subject Property
-  Contiguous Properties
-  Buffer



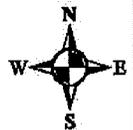
SKETCH CREATED ON: Tuesday, January 14, 2014

REVISION	DATE	BY
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**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2013000048**



Section: 04 Township: 52 Range: 42  
 Applicant: HILLEL COMMUNITY SCHOOL  
 Zoning Board: C2  
 Commission District: 4  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, July 15, 2013

REVISION	DATE	BY