

FINAL AGENDA

12-10-2014 Version # 1



COMMUNITY ZONING APPEALS BOARD 5

LAWTON CHILES MIDDLE SCHOOL

8190 NW 197 Street, Miami

Thursday, January 15, 2015 at 7:00 p.m.

CURRENT

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|---------------|--|-------|----------|---|
| 1. 15-1-CZ5-1 | <u>FL CONF. ASSOC OF SEVENTH DAY
ADVENTISTS OF NW DADE</u> | 13-44 | 01-52-40 | N |
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Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, JANUARY 15, 2015

LAWTON CHILES MIDDLE SCHOOL

8190 NW 197 STREET, 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

I. Selection of Chair and Vice Chair

**1. FLORIDA CONFERENCE ASSOCIATION OF (15-1-CZ5-1/13-044)
SEVENTH DAY ADVENTISTS OF NW DADE**

**01-52-40
Area 05/District 01**

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-203-89, passed and adopted by the Zoning Appeals Board and 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 "Northwest Dade Seventh Day Adventist Church" as prepared by Maspons Gorcouria Estevez dated revised 1/23/89 and consisting of 5 sheets, except as herein modified.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "NW Dade Seventh Day Adventist Church" as prepared by Colette Satchell & Associates, Inc., Sheet A-1.1B dated stamped received 8/27/14, 3 sheets dated stamped received 11/5/13 and landscape plans prepared by Thomas White, ASLA-ISA, consisting of 3 sheets dated stamped received 9/19/14 for a total of 7 sheets.

The purpose of the request is to allow the applicant to submit plans showing additional classroom buildings for the previously approved religious facility and private school.

- (2) USE VARIANCE to permit an automatic electric changing sign use in the RU-1 zone, as would be permitted in the BU zone.
- (3) NON-USE VARIANCE to permit the proposed automatic electric changing sign on a parcel of land with an area of 2.51 acres (10 acres minimum required).
- (4) NON-USE VARIANCE to permit the proposed detached sign to setback 13'-3" (15' required) from the front (north) property line.
- (5) NON-USE VARIANCE of zoning regulations requiring that no fence or wall exceed 2.5' in height when located within the safe-sight distance triangle leading from a driveway to a right-of-way; to waive same to permit an automatic sliding gate within the safe-sight distance triangle.
- (6) NON-USE VARIANCE to permit the private school with 15,011.14 sq. ft. of outdoor recreation area (44,332.5 required).

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

LOCATION: 6500 NW 202 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.51 Acres

Department of Regulatory and
Economic Resources
Recommendation:

**Denial without prejudice of requests #1,
#5 and #6, and denial with prejudice of
requests #2 through #4.**

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of 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). 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 Department of Regulatory and Economic Resources
Staff Report to Community Council No. 5**

PH: Z13-044(15-1-CZ5-1)

January 15, 2015

Item No. 1

Recommendation Summary	
Commission District	1
Applicant	Florida Conference Association of Seventh Day Adventists of NW Dade
Summary of Requests	The approval of this application will allow the applicant to modify the previously approved plans for a private school and day nursery use in conjunction with a religious facility; and to permit the facility with ancillary non-use variances of sign and private school regulations among others.
Location	6500 NW 202 Street, Miami-Dade County, Florida.
Property Size	2.51 acres
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Religious facility
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 – 6 dua (<i>see attached Zoning Recommendation Addendum</i>)
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a), Use Variance Standards Section 33-311(A)(4)(b), Non-Use Variance Standards Section 33-311(A)(7) Generalized Modification Standards (<i>see attached Zoning Recommendation Addendum</i>)
Recommendation	Denial without prejudice of requests #1, #5 and #6, and denial with prejudice of requests #2 through #4.

REQUESTS:

- (1) MODIFICATION of Condition #2 and #4 of Resolution 4-ZAB-203-89, 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 "Northwest Dade Seventh Day Adventist Church" as prepared by Maspons Gorcouria Estevez, dated received 1/23/89 and consisting of five sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Northwest Dade Seventh Day Adventist Church" as prepared by Collete Satchell & Associates, Inc., sheets C1 & C2 prepared by Gator Engineering Associates, Inc., "landscape Plan" prepared by Thomas White, ASLA-ISA, all plans dated stamped received 2/18/14, for a total of 9 sheets, except as herein modified."

FROM: "4. That only one (1) sign not to exceed 24 sq. ft. be permitted for the use."

TO: "2. That only one (1) sign not to exceed 45 sq. ft. be permitted for the use."

The purpose of the request is to allow the applicant to submit plans showing the addition of a second story to the existing one-story building, the relocation of the previously approved private school and to permit a larger sign than permitted.

- (2) USE VARIANCE to permit an automatic electric changing sign use in the RU-1 zone, as would be permitted in the BU zone.
- (3) NON-USE VARIANCE to permit the proposed automatic electric changing sign on a parcel of land with an area of 2.51 acres (10 acres minimum required).
- (4) NON-USE VARIANCE to permit the proposed detached sign to setback 13'-3" (15' required) from the front (north) property line.
- (5) NON-USE VARIANCE of zoning regulations requiring that no fence or wall exceed 2.5' in height when located within the safe-sight distance triangle leading from a driveway to a right-of-way; to waive same to permit an automatic sliding gate within the safe-sight distance triangle.
- (6) NON-USE VARIANCE to permit the private school to have 15,011.14 sq. ft. of outdoor recreation area (44,332.5 required).

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

PROJECT DESCRIPTION AND PROJECT HISTORY:

The applicant seeks to modify the previously approved plans for a previously approved religious facility and private school for 112 students from daycare to 12th grade, to show a two-story building for the sanctuary and classroom areas. Additionally, the applicant seeks to approve the revised plans showing less playground area than was previously approved along with an automatic electric changing sign which is only permitted in a BU zoning district.

The site plan for the existing religious and educational facility along with a day nursery for 112 students was approved with conditions pursuant to Resolution #4-ZAB-203-89 in 1989. Said resolution also permitted the facility to have a detached sign setback less than required from the front (north) property line. However, pursuant to the aforementioned 1989 resolution, the applicant was required to provide the Code-required playground area for the private school.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; religious facility, private school and day nursery	Low-Density Residential (2.5 to 6 dua)
North	Broward County; vacant land	Low-Density Residential (2.5 to 6 dua)
South	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)
East	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)

West	GU; religious facility and day nursery	Low-Density Residential (2.5 to 6 dua)
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NEIGHBORHOOD COMPATIBILITY:

The submitted plans depict the 2.51 acres parcel, with the proposed two (2) – story sanctuary and educational building that will occupy a 14,877 sq. ft. footprint on the parcel. The facility is separated from a vacant parcel in the adjoining County, Broward County by an approximately 40’ wide canal and a 20’ wide roadway to the north. To the west is a religious and educational facility, and to the east and to the south are existing single-family residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to continue to provide daycare and educational services and to increase the sanctuary capacity of the previously approved religious facility, which staff opines will not create any new traffic impacts on the surrounding roadways based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. However, staff opines that the substantial reduction in the playground area being requested, which is a result of the increased parking to accommodate the expansion of the sanctuary area, is evidence of an over intensive development of the 2.51 acre parcel and could be detrimental to the educational services being provided to the students. Further, staff opines that approval of the requested automatic electric changing sign (ACS) would be overly intensive would have a negative visual impact in this residential zoning district.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is currently zoned RU-1, Single-Family Residential District and contains the previously approved daycare, private school and religious facility. The applicant seeks to permit the modification of the plans for the existing facility in order to expand the sanctuary areas. The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Residential Communities, Low-Density Residential** use. This land use category is *typically characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including schools, daycare centers and houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which are *access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable.*

Staff opines that the previously approved religious and educational facility is existing, and therefore, is **consistent** with the aforementioned CDMP Land Use element interpretative text under Residential Communities. However, for the reasons that will be expanded upon in the zoning analysis below, staff opines that the proposed modification of the plans along with the requested, ancillary use variance and non-use variances, would be **incompatible** with the surrounding area and, therefore, would not satisfy the criteria for compatibility set forth in the CDMP Land Use Element, **Policy LU-4A**.

ZONING ANALYSIS:

When request #1, to modify conditions of a prior resolution in order to submit revised plans showing an expansion of the sanctuary area with a larger detached sign than previously permitted are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that the approval of these requests would be **incompatible** with the surrounding residential and institutional uses for the reasons stated herein. Along with the aforementioned modification of the previously approved plans and the signage size, the applicant also seeks a variance of the private school playground requirements in order to allow the private school and daycare use with only 23.7% of the outdoor recreation area (request #6). Staff notes that the pursuant to Resolution #4-ZAB-203-89, the subject property was denied a less intensive request for a variance of the private school playground requirement. With the current application, the applicant now seeks to permit the private school use with a playground area that would be 23,988 sq. ft. less than the 39,000 sq. ft. that was previously denied by the Board. Staff opines that this reduction in playground area is caused by the increase in the number of parking spaces required by the expansion of the sanctuary area. Specifically, staff notes that the current application indicates 10,510 sq. ft. of sanctuary area with the addition of a second story. This results in a need for twenty-one (21) more parking spaces than the eighty-six that were required when the facility was approved in 1989. As previously noted, staff opines that approval of the proposed 76.3% reduction in the playground area from the 44,332.5 sq. ft. that is required, is overly intensive and would be detrimental to the ongoing educational facility use on the subject property.

The proposed plans also include an automatic electric changing sign (ACS), which is only permitted in a commercial or industrially zoned districts, and therefore, would require approval under the Use Variance standards of the Code (request #2), along with an ancillary non-use variance of the ACS regulations in the Code (request #3). For the reasons that will be expanded upon in the zoning analysis below of requests #2 through #6, staff opines that the combined effect of the ancillary variances would have negative visual impacts on the primarily residential uses that surround the subject property and would be **incompatible** with same.

Staff notes that the Platting and Traffic Review Section of RER indicated in its memorandum that approval with conditions of the application will generate 103 AM and 22 PM daily peak hour trips. However, said memorandum also indicates that the traffic distribution of these trips to the abutting roadways will not exceed the acceptable Levels of Service to these roadway, and if approved, the school will, among other things, need to operate according to the Traffic Operating Plan (TOP) submitted with this application.. Further, staff also notes that based on memoranda from the Division of Environmental Resource Management (DERM) and the Miami-Dade Fire Rescue Department (MDFRD) that the approval with conditions of the requested modification would not cause undue or excessive burden on public facilities, tend to create a fire or other equally or greater dangerous hazards, when considering the necessity for and reasonableness of such applied for exception in relation to the present and future development of the area concerned..

Notwithstanding, based on staff's analysis of the proposed plans, staff opines that approval of the proposed plans would result in over intensive development of the property and would be **incompatible** with the surrounding residential and institutional uses. **Therefore, staff recommends denial without prejudice of request #1, under the Generalized Modification Standards, Section 33-311(A)(7).**

When the requests to waive the safe-sight distance triangle requirements and allow an automatic sliding gate (request #5), and to permit the private school with 15,011.14 sq. ft. of the required 43,332.5 sq. ft. outdoor recreation area (request #6) are analyzed under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards, for the reasons that were previously explained, staff opines that approval would be **incompatible** with the area and would be detrimental to the community. The applicant seeks to permit a proposed electronic sliding gate within the safe-sight distance triangle of the ingress/egress drive abutting NW 202 Street (request #5). Staff notes that the Platting and Traffic Review does not object to this request in its memorandum. Said plan also indicates the proposed 15,011 sq. ft. (44,332.5 sq. ft. required) playground area (request #6). For reasons that were previously expanded upon in staff's analysis of request #1 (to modify the previously approved plans), staff opines that the 76.3% reduction in playground area for the educational portion of the facility is overly intensive. Staff opines that these requests (requests #5 and #6) are integral components of the proposed plan and therefore, are contingent on the approval of the request to modify the previously approved plans (request #1), of which, staff is not supportive, and which staff has determined earlier in this analysis, would be incompatible with the surrounding area. Therefore, staff opines that approval of the requests to permit variances to the playground area and the safe-sight distance triangle regulations are also **incompatible** with the area and should be denied. **As such, staff recommends denial without prejudice of requests #5 and #6 under Section 33-311(A)(4)(b) NUV Standards.**

The applicant also wants to have an LED sign to advertise the school and facility on-site. LED signs are permitted only through the automatic electric changing sign provisions in the Code, and the applicant is therefore seeking a use variance and related non-use variances to allow them to have such a sign in the RU-1 district. To wit, the applicant seeks a use variance to permit an ACS in the RU-1 district as would be permitted in the BU zone (request #2), along with non-use variances of the size of the parcel to accommodate said signage (request #3), and to permit the sign setback less than required from the front (north) property line (request #4). Staff notes that a **use variance** as provided in Section 33-311(A)(4)(a) permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations.* To prove an unnecessary hardship the applicant must demonstrate that without the requested use variance, the applicant, under the existing zoning, has lost all reasonable use of the property.

Pursuant to the Resolution #4-ZAB-203-89, the property was approved to permit the facility with a detached sign setback less than required from the front (north) property line. Pursuant to Section 33-96.1, Automatic Electric Changing Signs of the Code, automatic electric changing signs are only permitted in BU and IU districts, seaports, airports, sports stadiums, racetracks, and other similar uses as point of sale signs.

The applicant now seeks approval to expand the size of the previously approved sign beyond what is allowed by Code and to add LED technology to the proposed sign within a residential district. Since the subject property is currently being used for an approved religious facility and school, staff opines that the subject property has not, and will not be deprived of all economic

use or benefit. Staff's research did not identify any similar approvals of requests for the approval of ACS in a residential zoning district in the surrounding area. Therefore, staff opines that approval of this request to allow an ACS in the residential district as would be allowed in BU and IU districts could encourage others to apply. Further, staff notes that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions could constitute a practical difficulty or would result in unnecessary hardship. In addition, staff is of the opinion that the approval of the use variance request for the ACS will not be in harmony with the general purpose and intent of the regulations, and that the sign will not result in the reasonable use of the premises. Additionally, staff notes that requests #3 and #4 are contingent on the approval of the request to permit the automatic electric changing signage (request #2), which staff does not support. **Therefore, staff recommends denial with prejudice of request #2 under the Use Variance Standards, Section 33-311(A)(4)(a), and denial with prejudice of requests #3 and #4 under the Non-Use Variance From Other Than Airport Regulations (NUV) Standards, Section 33-311(A)(4)(b).**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property has ingress and egress drive from the abutting roadway to the north, NW 202 Street. The plans also show a total of 107 parking spaces, which meets the requirement of the sanctuary use, the more intensive of the existing uses on the site.

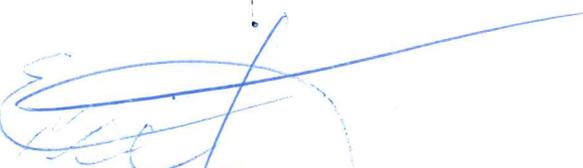
NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Denial without prejudice of requests #1, #5 and #6, and denial with prejudice of requests #2 through #4.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:JV:CH


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

MMW

ZONING RECOMMENDATION ADDENDUM

Florida Conference of Seventh Day Adventists of NW Dade
13-044

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

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

Low-Density Residential <i>(Pg. I-29)</i>	<i>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.</i>
Residential Communities <i>(Pg. I-24)</i>	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses and their relationships.</i>
Policy LU-4A <i>(Page I-11)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

Florida Conference of Seventh Day Adventists of NW Dade
13-044

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations	<i>The Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.</i>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<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>

1. FL CONF. ASSOC OF SEVENTH DAY
ADVENTISTS OF NW DADE
(Applicant)

15-1-CZ05-1 (13-044)
Area 05/District 01
Hearing Date: 01/15/15

Property Owner (if different from applicant) **FL CONF. ASSOC OF SDA/NW DADE.**

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>
1981	Calvary Church	- Special Exception requesting site plan approval for a townhouse development.	ZAB	Approved with Condition(s)
1989	Calvary Community Church	- Special Exception to permit a church and private school (grades K-12). - Unusual Use to permit a day nursery.	ZAB	Approved with Condition(s)

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: October 8, 2014

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

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

Subject: C-05 #Z2013000044-4th Revision
Florida Conference Assoc. of SDA
6500 NW 202nd Street, Miami, Florida 33015
Resolution to permit an addition to the existing building.
(RU-1) (2.51 Acres)
01-52-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" field of the memorandum.

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.

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 subject property is currently connected to public sanitary sewers. Therefore, connection of the proposed development to the sanitary sewer system shall be required in accordance with Code requirements.

The proposed addition will result in an increase in the amount of wastewater flow contributing to the sewer system at this location. The applicant was advised that the corresponding downstream sanitary pump station 30-0431 is under Conditional Moratorium. DERM can issue conditional sewer capacity certification for the increase in wastewater for the project to obtain a building permit, however, a final Certificate of Occupancy/Use or corresponding Municipal Occupational License cannot be granted until the aforementioned pump station is operating in compliance.

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

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 provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

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

Tree Removal/Relocation Permit #4782 was issued for this property on November 1, 2013. All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit on November 1, 2015 in order to avoid violation of permit conditions.

The site also contains prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited plant species shall be removed from the subject property prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. Pursuant to this subsection and in accordance with Chapter 19 of the Code of Miami-Dade County, Florida, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

Please be advised that an amendment to this permit is required prior to the removal and/or relocation of additional trees on the subject property that are subject to the Tree Preservation and Protection provisions of the Code. Please contact the Tree Permitting Program at 305-372-6574 for information regarding tree permits.

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.

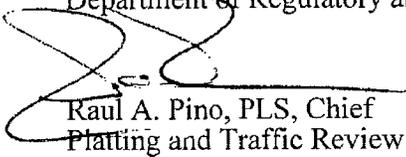
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: October 24, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2013000044
Name: Fl. Conf. Assoc of Seventh Day Adventists of NW Dade
Location: 6500 NW 202 Street
Section 01 Township 52 South Range 40 East

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

Miami-Dade County Public Works and Waste Management Department (PWWM) recommends approval of this application under the following condition.

Project Conditions:

Operational Condition:

The school is required to operate as per the Traffic Operation Plan submitted under this application.

Offsite Infrastructure Condition:

A School Speed Zone, composed of signs (fluorescent yellow-green material must be used where applicable), pavement markings, and flashing beacons, is required to be installed along the school's frontage roads (NW 202 Street). The installation of this school speed zone may be waived by Miami-Dade Public Works and Waste Management Department (PWWM) if a school policy explicitly stating that all students arriving to and departing from this school must be accompanied by a guardian is provided within the school's Traffic Operation Plan (TOP) for this facility and published as school policy; and with the provision that in the future, if PWWM determines the need for said devices, the school will provide such traffic control devices at the expense of the school administration in a timely manner. Failure to provide the school speed zone once PWWM has determined the need will be considered a violation of resolution.

Standard Comments:

1. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
2. Safe sight distance clearance is required at all driveways; therefore, all tree placements in sight triangles shall meet or exceed FDOT Index 546. No tree foliage or branches shall descend below 7 feet within the public right-of-way. No trees shall remain or be planted in any clear zones.
3. Plans submitted for Permit shall conform to MUTCD, MDPWD and other appropriate standards for engineering design in the public right-of-way. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
4. 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.

PWWM reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please contact Mr. Ricardo Gavilan, P.E., PTOE

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-19879.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **103 AM and 22 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
9562	NW 202 St. w/o NW 57 Ave.	C	C
9232	NW 67 Ave. n/o NW 186 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.

Memorandum



Date: June 14, 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_044
Northwest Dade Seventh Day Adventist Church

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

The application requests an unusual use to permit a nursery, a non-use variance for a setback, a special exception to permit a church and a private school serving grades K-12, and a modification of a previous Resolution 4-ZAB-203-89. The establishment of a church with a multipurpose area, office, nursery and the school on the property involves development for commercial units 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.

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

School Name: FLORIDA COHE. OF SEVENTH DAY ADVENTISTS
School Address: 6500 NW 202 Street Tax Folio # 30 - _____

1. Is this an expansion to an existing school Yes No If yes, indicated the number of students: 112 and age and grade ranges originally approved: K-12
2. Total size of site: 405 x 270 = 109,486 + 43,560 sq. ft. = 2513 acres
3. Number of children or students requested: 112 Ages: K-12
4. Number of teachers: 10 Number of administrative & clerical personnel: 3
5. Number of classrooms: 10 Total square footage of classroom area: 3360 SF
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
4967.83 SF
7. Amount of outdoor recreation/play area in square footage: 10,217 SF

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

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
None
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 137 parking spaces required by §33-124(L) 25
10. Indicate the number of auto stacking spaces: 13 provided 6 required.
11. Proposed height for the structure(s): 31-7', 2 stories See §33-151.18(g).
12. Size of identification sign: 4 x 6 = 24 sq. ft. See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: 6:30am to 6:30pm
14. Does the subject facility share the site with other facilities? Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans).

213-044

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

School Name: NW Dade SDA K-12

School Address: 6500 NW 202 Street Tax Folio # 30 - _____

1. Is this an expansion to an existing school? Yes No If yes, indicated the number of students: 112 and age and grade ranges originally approved: K-12

2. Total size of site: 405 x 270 = 109,486 + 43,560 sq. ft. = 2513 acres

3. Number of children or students requested: 112 Ages: K-12

4. Number of teachers: 10 Number of administrative & clerical personnel: 3

5. Number of classrooms: 10 Total square footage of classroom area: 3360 SF

6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
4,967.83 SF

7. Amount of outdoor recreation/play area in square footage: 10,217 SF

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

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
None

9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 137 parking spaces required by §33-124(L) 25

10. Indicate the number of auto stacking spaces: 13 provided 6 required.

11. Proposed height for the structure(s): 31'-7", 2 stories See §33-151.18(g).

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13. Days and hours of operation: 6:30am to 6:30pm

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

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

213-044

DATE: _____ BY: _____

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

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERELAP, 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 37 (number of children) = 1295 sq. ft. of classroom area required.

b. Elementary Grades 1-6

30 sq. ft. x 37 (number of children) = 1110 sq. ft. of classroom area required.

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

25 sq. ft. x 38 (number of children) = 950 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 3355
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 3360

OUTDOOR RECREATION SPACE:

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

45 sq. ft. x 37 1/2 (1/2 of children) = 832.5

b. Grades 1-6

500 sq. ft. x 30 (first 30 children) = 15,000

300 sq. ft. x 7 (remaining children) = 2,100

c. Grades 7-12

800 sq. ft. x 30 (first 30 children) = 24,000

300 sq. ft. x 8 (next 300 children) = 2,400

150 sq. ft. x 0 (remaining children) = 0

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 44,332.5
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 10,200.00

213-044
 [Signature]

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

a. 28 trees are required per net acre. Trees required: 70 Trees provided: 89

b. Ten shrubs are required for each tree required. Shrubs required 700 Shrubs provided 495

c. Grass area for organized sports/play area in square feet: 10,217

d. Lawn area in square feet (exclusive of organized sports/play area): 20,000

School Address: 6500 NW 202 St Miami Zip Code: 33015⁴

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

Signed, sealed, executed and acknowledged on this 8 day of May at Miami-Dade County, Florida.

[Signature]
Signature

WITNESSES:

[Signature]

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 08 day of MAY, 2013, before me personally appeared COLETTE SATCHELL, 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: 12/17/2013

NOTARY PUBLIC-STATE OF FLORIDA
Daren Jairam
Commission # DD947775
Expires: DEC. 17, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

213-044
NOTARY PUBLIC-STATE OF FLORIDA
BY [Signature]

Memorandum



Date: October 14, 2014

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

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

Subject: Z2013000044: FL CONF. ASSOC OF SEVENTH DAY ADVENTISTS OF NW
DADE
Revised Plans Submitted Dated 9/19/2014

Application Name: FL CONF. ASSOC OF SEVENTH DAY ADVENTISTS OF NW DADE

Project Location: The site is located at 6500 NW 202 ST, Miami-Dade County.

Proposed Development: The request is to seek approval for modification of previously approved plans for a church and associated school and multi-purpose buildings.

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

Recommendation: PROS has 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. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**

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: 10-SEP-14
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2013000044

Fire Prevention Unit:

No new site plan has been provided. Same previous comments from November 5, 2013.

Service Impact/Demand

Development for the above Z2013000044
 located at 6500 NW 202 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0031 is proposed as the following:

N/A	dwelling units	N/A	square feet
<u>residential</u>		<u>industrial</u>	
N/A	square feet	23,550	square feet
<u>Office</u>		<u>institutional</u>	
N/A	square feet	N/A	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 15.6 alarms-annually.
 The estimated average travel time is: 7:01 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 44 - Palm Springs N - 7700 NW 186 Street
 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 based on site plan.

DATE: 22-OCT-14
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

FL CONF. ASSOC OF SEVENTH
DAY ADVENTISTS OF NW DADE

6500 NW 202 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000044

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No bss cases open

FI Conf Assoc of Seventh Day Adventists of NW Dade

**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: FLORIDA CONF. ASSOC. of Seventh-day Adventists

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Corp is a not-for-profit 501-C3</u>	<u>N/A</u>
<u>No individuals own shares or</u>	
<u>stock in the corporation</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].

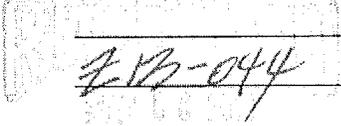
TRUST/ESTATE NAME _____

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

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>
_____	_____
_____	_____
_____	_____
_____	_____


 BY: [Signature]

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: _____

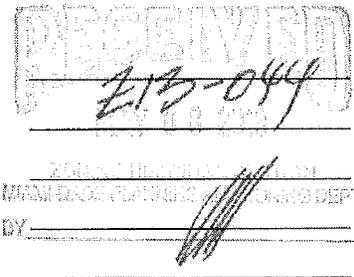
NAME, ADDRESS AND OFFICE (if applicable)

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: Deanna Deering
(Applicant)

Sworn to and subscribed before me this 15th day of April, 20 13. Affiant is personally know to me or has produced _____ as identification.

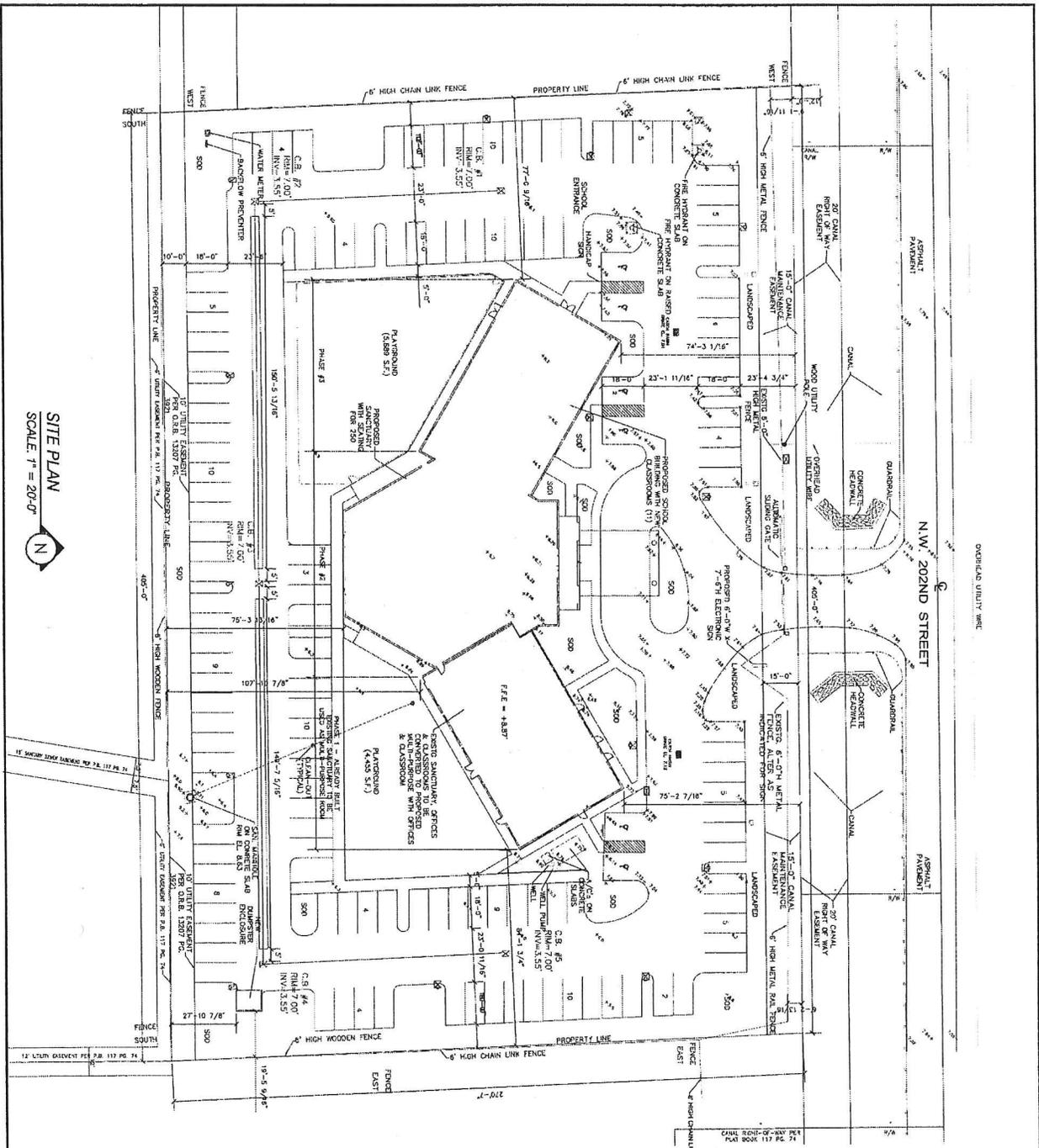
Deanna M. Hawley
(Notary Public)



My commission expires: April 10, 2016

Seal

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



SITE PLAN
SCALE 1" = 20'-0"



RECEIVED
413-044
NOV 05 2013

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

BY _____

1. SHORTEST DISTANCE FROM EXISTING PROPOSED DRIVEWAY FROM...
2. LATERAL CLEARANCE SHALL BE THE MINIMUM CLEARANCE...
3. ALL DRIVEWAY PROPOSED...
4. ALL DRIVEWAY PROPOSED...
5. ALL DRIVEWAY PROPOSED...
6. ALL DRIVEWAY PROPOSED...
7. ALL DRIVEWAY PROPOSED...
8. ALL DRIVEWAY PROPOSED...
9. ALL DRIVEWAY PROPOSED...
10. ALL DRIVEWAY PROPOSED...

DATE: 11/11/13	BY: [Signature]
SCALE: 1" = 20'-0"	TITLE: SITE PLAN
C1	2

NO.	DATE	REVISIONS

NW DADE SEVENTH DAY ADVENTIST CHURCH
6500 NW 202 STREET
MIAMI, FLORIDA 33015

DATE: 11/11/13
BY: REGINA BOBO-JACKSON, P.E.
D. P.E. 102-1-3550

GATOR ENGINEERING ASSOCIATES, INC.
1188 W. WILSON STREET
COOPER CITY, FL 33030
TEL: (864) 434-6905 FAX: (864) 434-6904
CERTIFICATE OF AUTHORIZATION NUMBER 00220

26

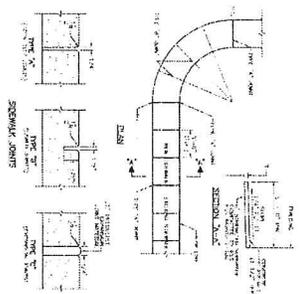
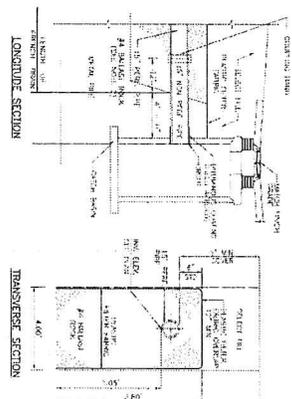


TABLE OF SEWAGE JOINTS

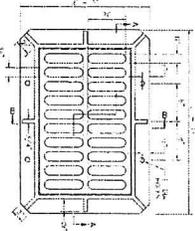
NO.	DESCRIPTION	LOCATION
1	SEWAGE JOINT	AT CURB LINE
2	SEWAGE JOINT	AT MANHOLE
3	SEWAGE JOINT	AT STREET CROSSING
4	SEWAGE JOINT	AT PROPERTY LINE
5	SEWAGE JOINT	AT DRIVEWAY
6	SEWAGE JOINT	AT SIDEWALK END

SIDEWALK CONSTRUCTION
N.T.S.

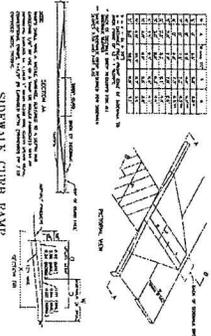
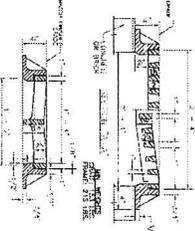


TYPICAL DETAIL - EXPIRATION TRENCH
N.T.S.

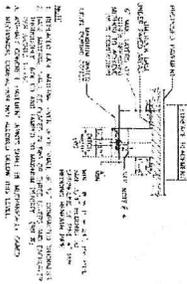
IN THE EVENT OF EXPIRATION OF THE TRENCH, THE TRENCH SHALL BE FILLED WITH CONCRETE TO THE TOP OF THE CURB AND GUTTER. THE TRENCH SHALL BE MAINTAINED OPEN AT ALL TIMES TO ALLOW FOR INSPECTION AND REPAIRS. THE TRENCH SHALL BE CLOSED TO TRAFFIC AT ALL TIMES. THE TRENCH SHALL BE MAINTAINED OPEN AT ALL TIMES TO ALLOW FOR INSPECTION AND REPAIRS. THE TRENCH SHALL BE CLOSED TO TRAFFIC AT ALL TIMES.



TYPICAL DETAIL - FRAME AND GRATE
N.T.S.



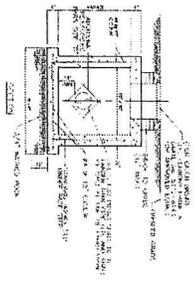
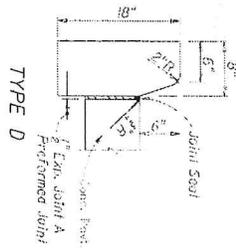
SIDEWALK CURB RAMP
N.T.S.



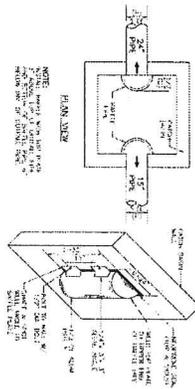
TRENCH DETAIL
N.T.S.



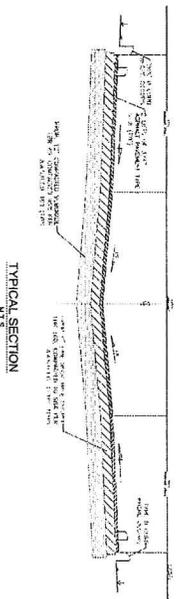
WHEEL STOP DETAIL
N.T.S.



PRECAST DRAINAGE CATCH BASIN
N.T.S.



TYPICAL DETAIL - POLLUTION CONTROL BAFFLE
N.T.S.



TYPICAL SECTION
N.T.S.

RECEIVED
214-044
NOV 05 2013

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



SCALE
DATE: _____
REVEN: BOON-JACOBSON, P.E.
P.E. NO. 24852

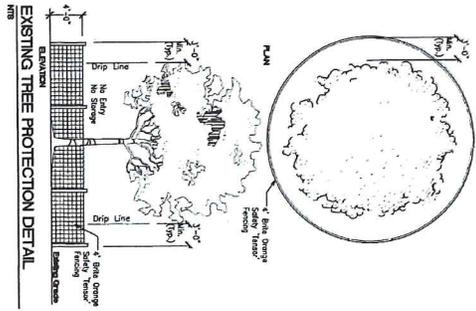
NW DADE SEVENTH DAY ADVENTIST CHURCH
6500 NW 202 STREET
MIAMI, FLORIDA 33015

REVISIONS

NO.	DATE	DESCRIPTION

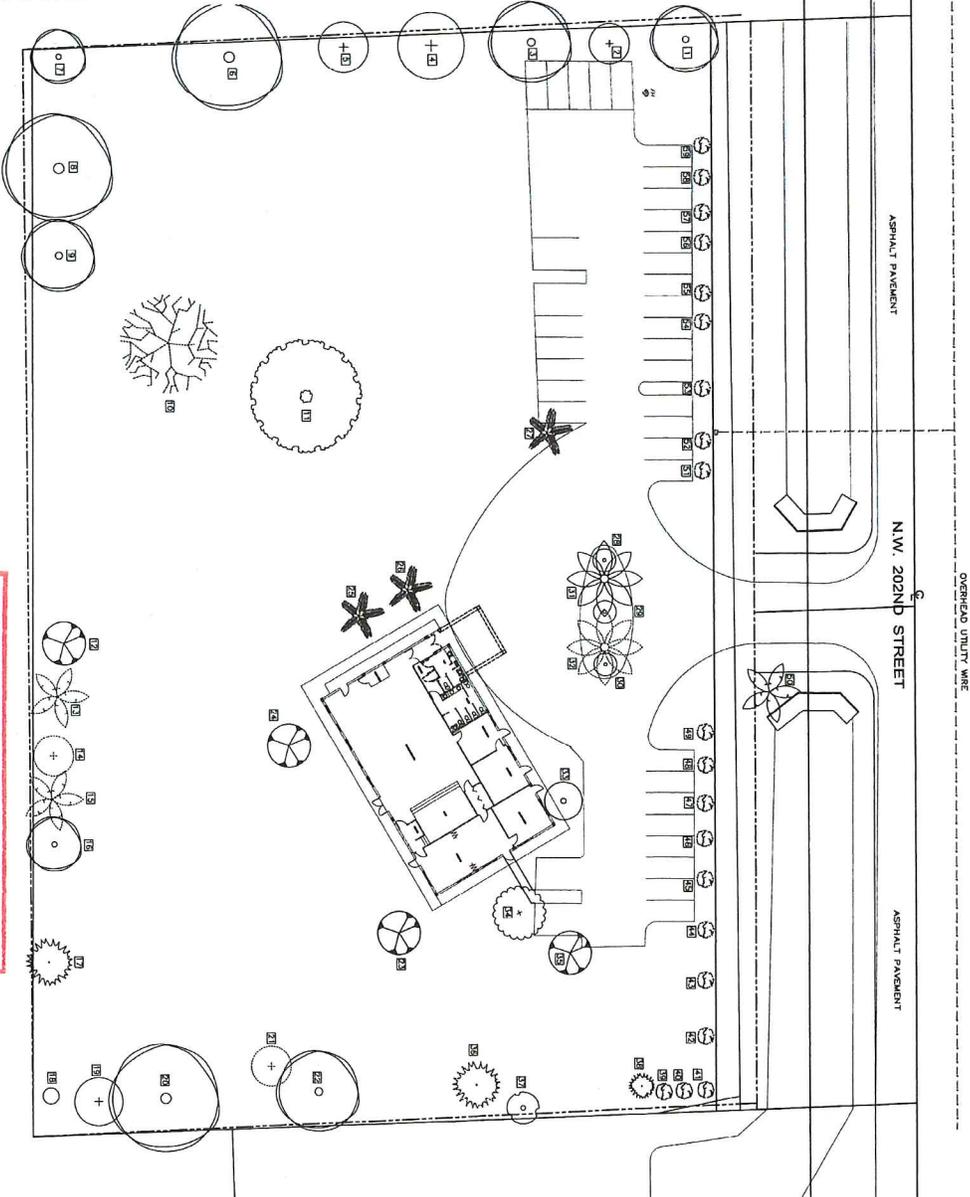
CIVIL DETAILS
SHEET NO. 2 OF 2

7/17/14



Tree Species	Common Name	Height (feet)	Spread (feet)	Caliper (inches)	Condition
1	Chlorophytum compositum	12	25	7	Good
2	Chlorophytum compositum	12	25	7	Good
3	Chlorophytum compositum	12	25	7	Good
4	Chlorophytum compositum	12	25	7	Good
5	Chlorophytum compositum	12	25	7	Good
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100	Chlorophytum compositum	12	25	7	Good

Recommendation	
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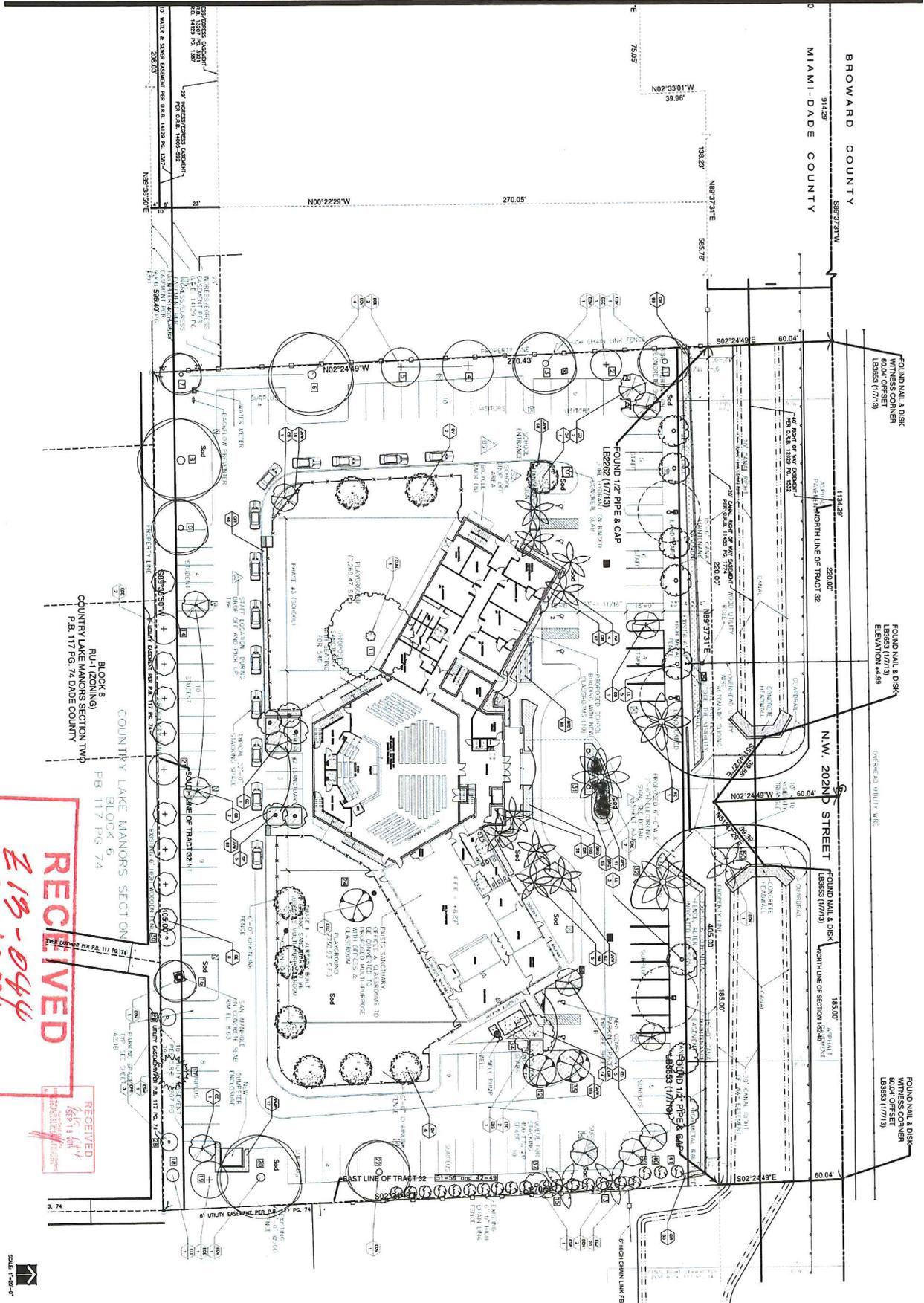


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 2-13-044
 SEP 19 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By:



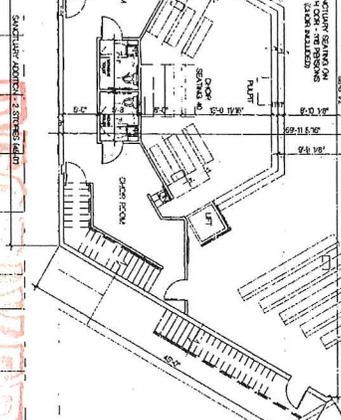
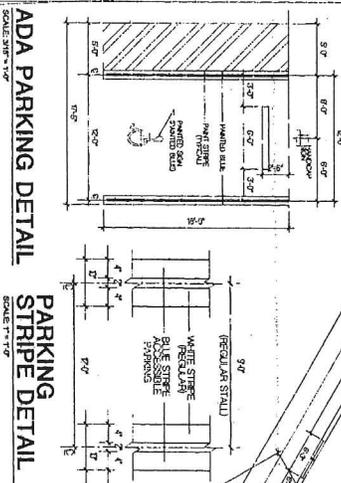
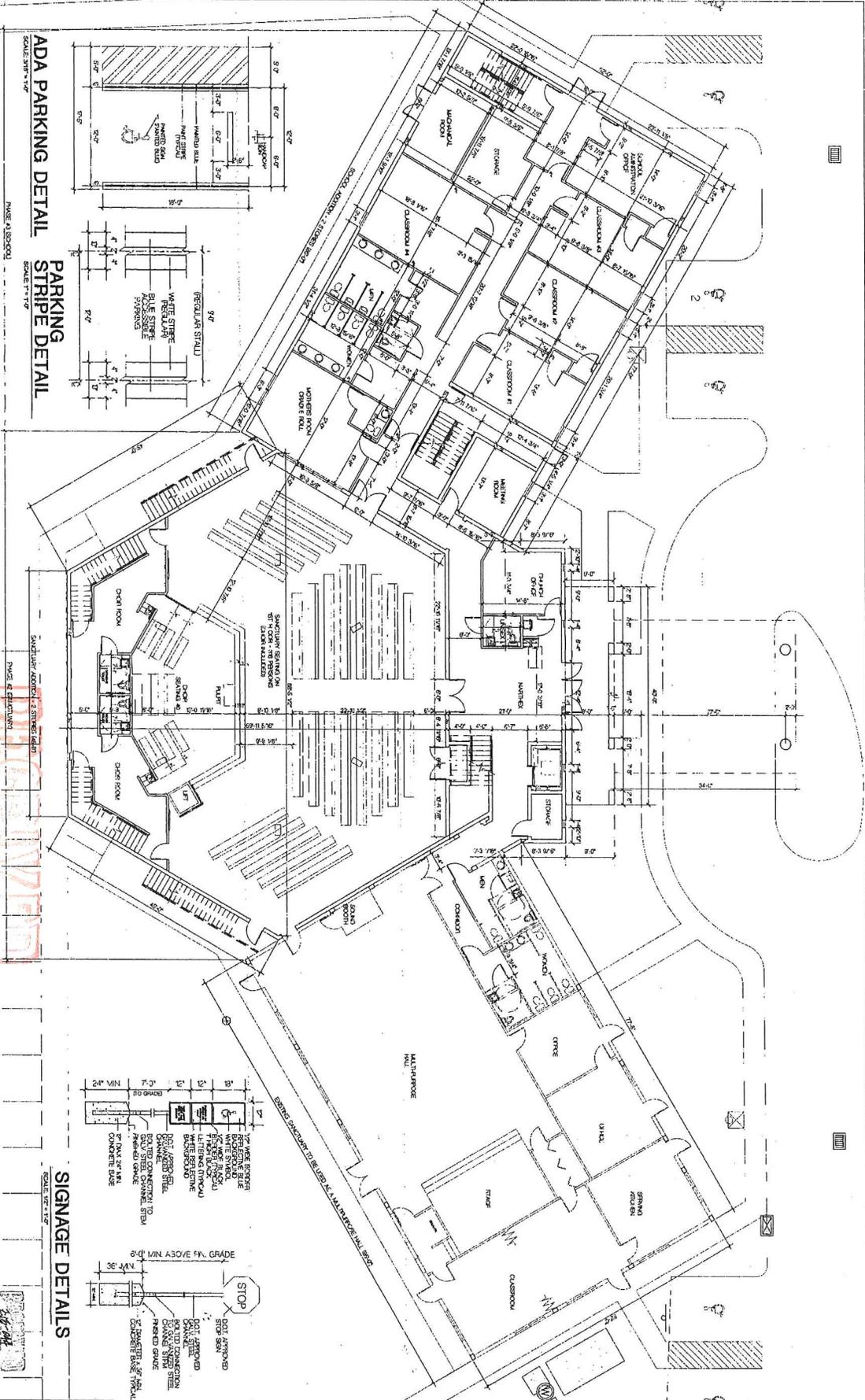
Drawing Name: Tree Disposition Plan	Project Number: March, 2013	Sheet Description: Tree Disposition Plan	Tree Disposition Plan NW Dade 7th Day Adventist Church 6500 NW 202nd Street North Miami, Florida	Revision Dates:		THOMAS WHITE, ASLA-ISA LANDSCAPE ARCHITECT # LA1100 CERTIFIED ARBORIST FL-52484 2600 NE 27th AVENUE FORT LAUDERDALE, FLORIDA 33306 954-253-2265
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28



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 2-19-044
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 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By:

SHEET 2 OF X L-2	<p>Landscape Plan</p> <h2 style="margin: 0;">NW Dade 7th Day Adventist Church</h2> <p>6500 NW 202nd Street North Miami, Florida</p>	<p>THOMAS WHITE, ASLA-ISA LANDSCAPE ARCHITECT CERTIFIED ARBORIST FL-52484 2600 NE 37th AVENUE FORT LAUDERDALE, FLORIDA 33308 954-253-2265</p>	<p>DATE: 03/11/14 SCALE: AS SHOWN DRAWN BY: T.W. CHECKED BY: T.W.</p>
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REVISED

Z-13-044

NOV 05 2013

FIRST FLOOR PLAN - PHASES 2 & 3

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



A-2.1B

TONI ALEXANDER ARCHITECTS

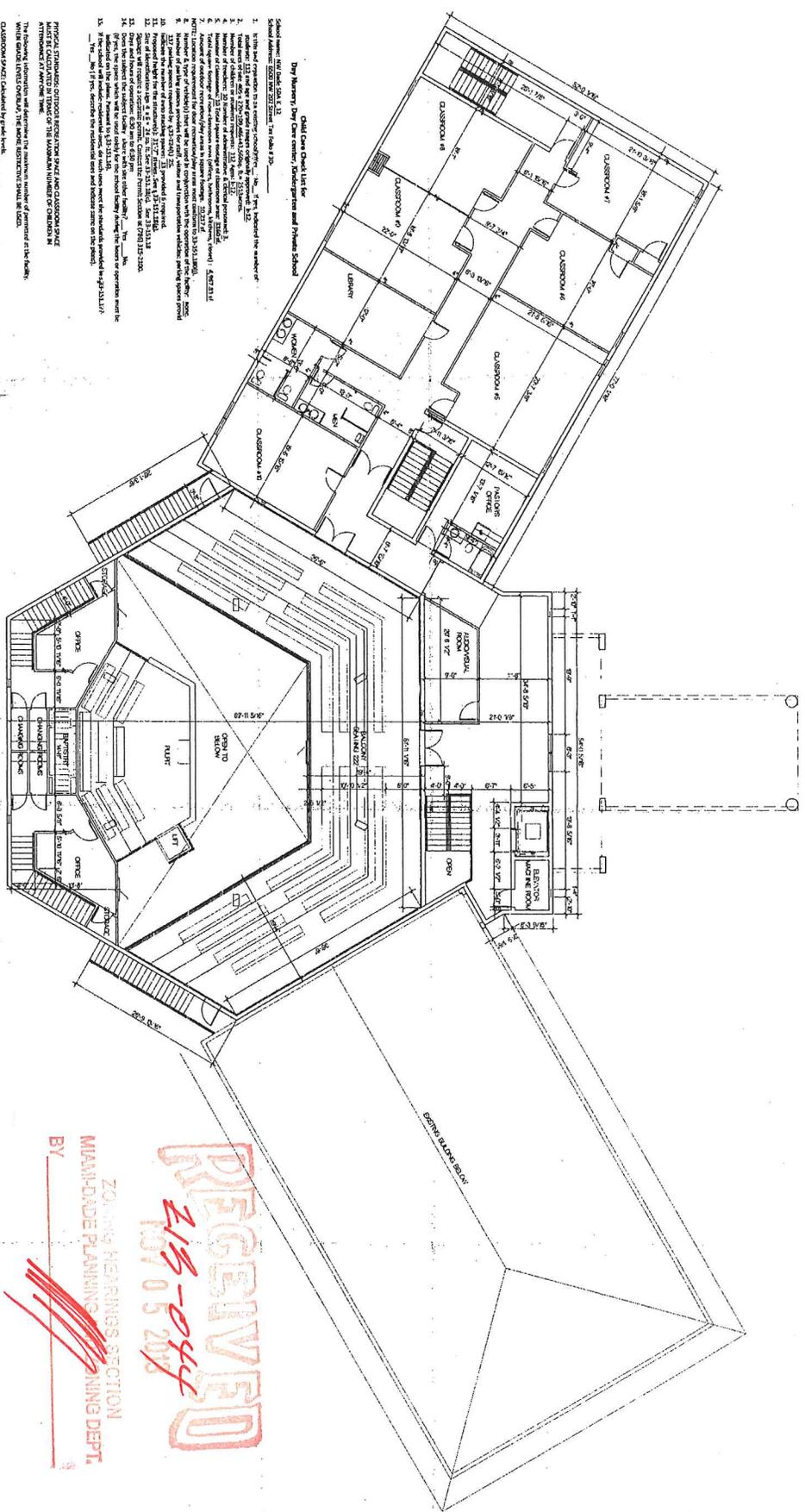
LANDSCAPE PLANNING

BY

NW DADE SEVENTH DAY ADVENTIST CHURCH
 SANCTUARY AND CLASSROOM ADDITION
 8500 NW 202 STREET
 MIAMI, FLORIDA 33015



INTERNATIONAL BROTHERHOOD OF BRICKLAYERS
 LOCAL 141513
 141513



- PHASE 2 & 3**
1. This plan conforms to a zoning code... No. 17, which requires the number of classrooms to be at least 12 and the total square footage of classrooms to be at least 12,000 square feet.
 2. The number of classrooms is 8.
 3. The total square footage of classrooms is 12,000 square feet.
 4. The number of classrooms is 8.
 5. The total square footage of classrooms is 12,000 square feet.
 6. The number of classrooms is 8.
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 13. The total square footage of classrooms is 12,000 square feet.
 14. The number of classrooms is 8.
 15. The total square footage of classrooms is 12,000 square feet.

PHASE 2 & 3

School Address: 8500 NW 22nd Street, Miami, FL 33150

THE INFORMATION ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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

DATE: 11/15/13

BY: [Signature]

RECEIVED

213-044

NOV 05 2013

ZONING HEARINGS SECTION

MIAMI-DADE PLANNING & ZONING DEPT.

SECOND FLOOR PLAN - PHASES 2 & 3

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

N

A-2.2B

DATE: 11/15/13

BY: [Signature]

NW DADE SEVENTH DAY ADVENTIST CHURCH
SANCTUARY AND CLASSROOM ADDITION
 8500 NW 22nd STREET
 MIAMI, FLORIDA 33015

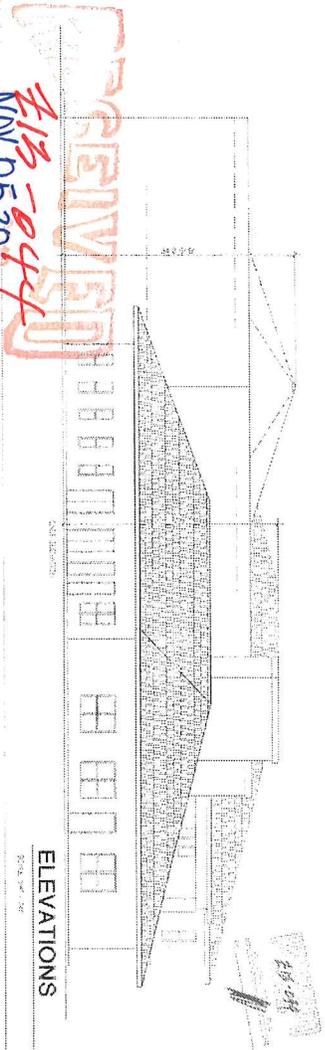
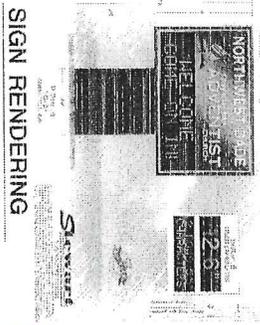
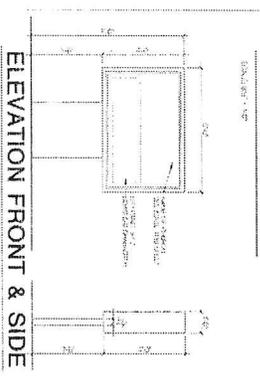
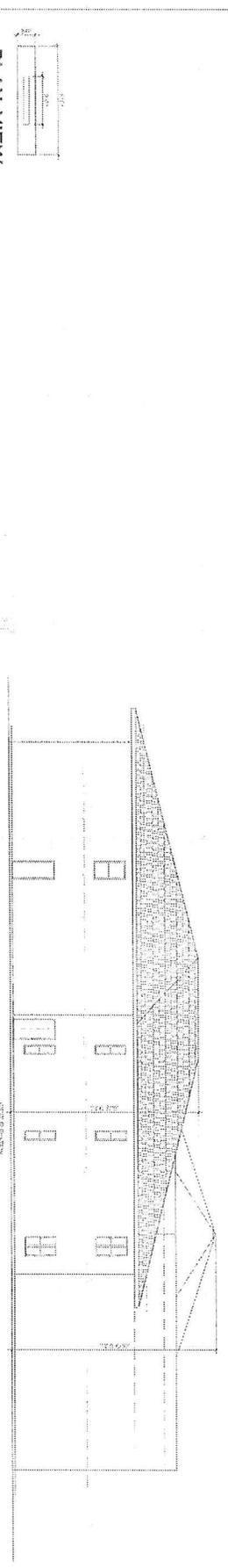
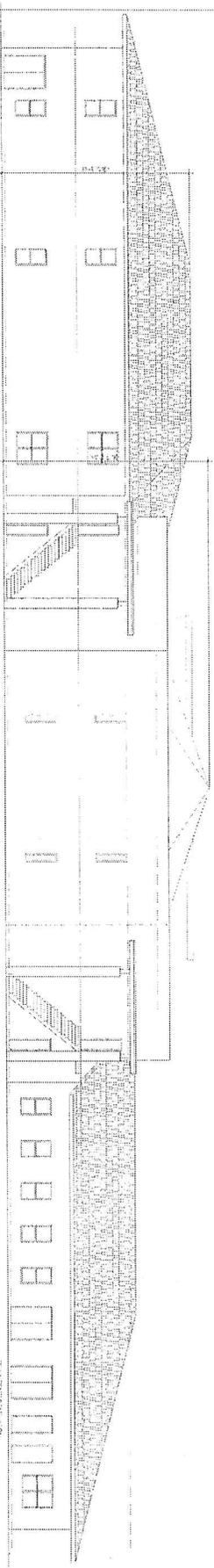
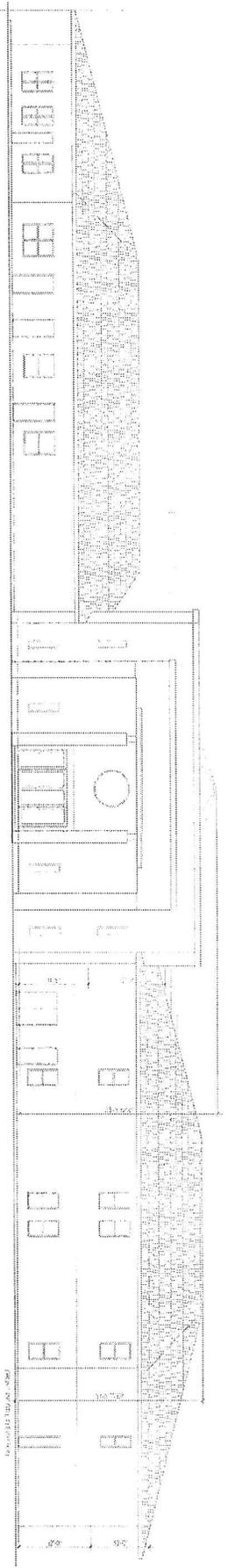
QUALITY ASSURANCE

DATE: 11/15/13

BY: [Signature]

QUALITY ASSURANCE ASSOCIATES, INC.

11111 N.W. 11th Street, Suite 100
 Miami, FL 33150



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 11/13/04
 NOV 05 2004

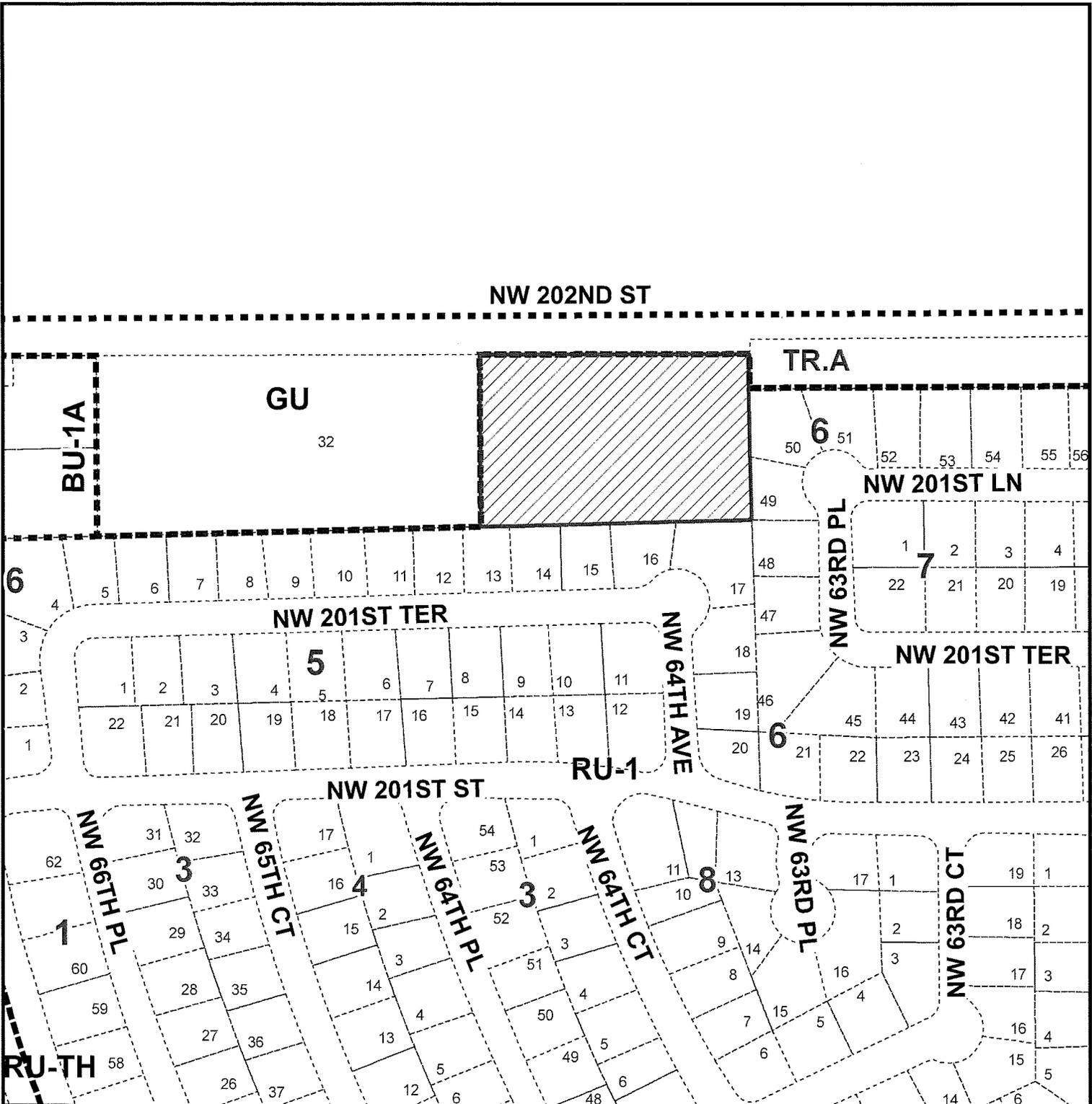
A-31	DATE: 08/25/04
	BY: [Signature]

NW DADE SEVENTH DAY ADVENTIST CHURCH
 SANCTUARY AND CLASSROOM ADDITION
 6500 NW 202 STREET
 MIAMI, FLORIDA 33015

11/13/04
 Sawyer

SAWYER ARCHITECTURE, INC.
 11000 SW 15th Street
 Suite 100
 Miami, FL 33185
 Phone: 305-271-1515
 Fax: 305-271-1516
 www.sawyerarch.com

FOR THE ARCHITECT
 MIAMI-DADE PLANNING DEPT.
 BY [Signature]



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000044



Section: 01 Township: 52 Range: 40
 Applicant: FL CONF. ASSOC OF SEVENTH DAY ADVENTISTS OF NW DADE
 Zoning Board: C5
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

- Subject Property Case
- Zoning



SKETCH CREATED ON: Friday, May 31, 2013

REVISION	DATE	BY
		34



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number
Z2013000044

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning



Section: 01 Township: 52 Range: 40
 Applicant: FL CONF. ASSOC OF SEVENTH DAY ADVENTISTS OF NW DADE
 Zoning Board: C5
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

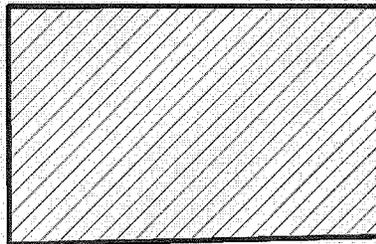


SKETCH CREATED ON: Friday, May 31, 2013

REVISION	DATE	BY
		35

(LDR) 2.5-6 DU/AC

NW 202ND ST



NW 201ST LN

NW 63RD PL

NW 201ST TER

NW 201ST TER

NW 64TH AVE

NW 201ST ST

NW 63RD PL

NW 63RD CT

NW 64TH CT

NW 64TH PL

NW 65TH CT

NW 66TH PL

MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2013000044



Section: 01 Township: 52 Range: 40

Applicant: FL CONF. ASSOC OF SEVENTH DAY ADVENTISTS OF NW DADE

Zoning Board: C5

Commission District: 1

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend



Subject Property Case



REVISION	DATE	BY