

FINAL AGENDA

11-1-2011 Version # 2



COMMUNITY ZONING APPEALS BOARD 10
RUBEN DARIO MIDDLE SCHOOL
350 NW 97 Avenue, Miami
Wednesday, December 7, 2011 at 6:30 p.m.

PREVIOUSLY DEFERRED

A. 11-9-CZ10-1 CALVARY CHAPEL OF DADE COUNTY
INC 07-391 14-54-40



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF WEDNESDAY, DECEMBER 7, 2011

RUBEN DARIO MIDDLE SCHOOL

350 SW 97 AVENUE, CITY OF MIAMI-DADE COUNTY, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

A. CALVARY CHAPEL OF DADE COUNTY INC. (11-9-CZ10-1/07-391)

**14-54-40
Area 10/District 10**

(1) RU-1 and RU-3 to RU-3

OR IN THE ALTERNATIVE, THE FOLLOWING:

(2) SPECIAL EXCEPTION to permit the expansion of a religious facility use onto additional property to the (west).

(3) UNUSUAL USE and SPECIAL EXCEPTION to permit a private school with grades 1-6 including a day nursery and kindergarten.

AND, WITH ANY OF THE ABOVE REQUESTS THE FOLLOWING:

(4) Applicant is requesting to permit 19,566 sq. ft. of outdoor recreation area (49,477 sq. ft. required).

(5) Applicant is requesting to permit a building of 3 stories (2 stories permitted) and a height of 40' (35' permitted).

(6) Applicant is requesting to permit a building setback 12.5' (25' required) from the front (east) property line.

(7) Applicant is requesting to waive the zoning regulations requiring off-street parking to be hard surfaced; to permit off-street parking on synthetic turf.

(8) Applicant is requesting to permit parking and drives within 25' of the official rights-of-way (not permitted) and to permit a landscape parking lot buffer varying from 0' to 5' (7' required) along the rights-of-way.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Calvary Chapel Miami," as prepared by Corwil Architects, Inc., dated stamped received 1/22/10, consisting of 8 sheets. Plans may be modified at public hearing.

LOCATION: 6700 S.W. 38 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.31 Acres

Department of Planning and
Zoning Recommendation:

Denial without prejudice.

Protests: 48

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from: 9-7-11

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 Permitting Environment & Regulatory Affairs (PERA) within 14 days after PERA has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The PERA's posting will be made on a bulletin board located in the office of PERA's zoning division.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

A. CALVARY CHAPELOF DADE COUNTY INC
(Applicant)

11-9-CZ10-1 (07-391)
Area 10/District 06
Hearing Date: 12/07/11

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1951	Southwest Methodist Church	- Zone change from RU-1 to RU-3.	BCC	Approved
1958	Southwest Methodist Church	- Special permit expansion of existing church.	BCC	Approved

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 10
MOTION SLIP

#1

APPLICANT'S NAME: CALVARY CHAPEL OF DADE COUNTY INC

REPRESENTATIVE: Tracy Slavens

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
11-9-CZ10-1 (07-391)	September 7, 2011	CZAB10	11

REC: Denial without prejudice.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: December 7, 2011 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

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

WITH CONDITIONS

OTHER: Deferred at applicant's request to work with the neighbors.

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRMAN		Jorge BARBONTIN	X		
COUNCILMAN	M	Julio R. CACERES	X		
COUNCILMAN	S	Richard M. GOMEZ	X		
COUNCILMAN		Miguel A. MARTINEZ	X		
COUNCILMAN		Toufic ZAKHARIA			X
CHAIRMAN		Jose GARRIDO (C.A.)	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: JOHN MCINNS

- (8) Applicant is requesting to permit parking and drive within 25' of the official rights-of-way (not permitted) and to permit a landscape parking lot buffer varying from 0' to 5' (7' required) along the rights-of-way.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Calvary Chapel Miami," as prepared by Corwil Architects, Inc., dated stamped received 1/22/10, consisting of 8 sheets. Plans may be modified at public hearing.

- o **LOCATION:**

6700 SW 38 Street, Miami-Dade County, Florida.

- o **SIZE:** 1.31 Acres

B. ZONING HEARINGS HISTORY:

In 1951, the northern half of the subject property fronting onto SW 38 Street was approved for a zone change from RU-1, Single-Family Residential District, to RU-3, in order to permit a church and Sunday school use, pursuant to Resolution #4399. In January 1958, pursuant to Resolution #829, approval was granted by the Board of County Commissioners (BCC), to allow the expansion of the of the religious facility on to the abutting RU-1 zoned property located to the south and fronting on to SW 39 Street.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-1; private school, daycare, religious facility Low Density Residential, 2.5 to 6 dua

Surrounding Properties:

NORTH: RU-1; single-family residences, 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: RU-1; single-family residences Low Density Residential, 2.5 to 6 dua

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

Schools

No comments

*Subject to the conditions indicated in their memoranda.

E. PLANNING AND ZONING ANALYSIS:

This item was deferred from the September 7, 2011, meeting to allow the applicant to amend the application. At the time of writing, staff has not yet received revised plans from the applicant. The subject property is located at 6700 SW 38 Street, abutting SW 67 Avenue, a section line road and is surrounded by single-family residences. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this area for **Low Density Residential** use (See attached Zoning Recommendation Addendum). Said Land Use permits neighborhood and community services including **schools, houses of worship** and **daycare centers** only when consistent with other goals, objectives and policies of the Master Plan and compatible with the neighborhood. Staff notes that the existing religious facility was previously approved on portions of the subject property and as such, the existing uses are consistent with the interpretative text and the LUP map of the CDMP.

Staff opines that the proposed expansion of the facility which includes increasing the height of the existing building to three (3) stories and additional variances to the zoning regulations is overly intensive and incompatible with the surrounding residential developments. As such, although staff recognizes that there may be competing Policies in other areas of the CDMP, staff opines that the approval of the proposed expansion of the church to allow for the establishment of a private school, kindergarten and nursery is **inconsistent** with Policy LU-4A and Policy LU4-D of the Land Use Element of the CDMP. As such, staff opines that the expansion of the religious facility, private school and day nursery is **inconsistent** with the interpretative text of the CDMP and **incompatible** with the surrounding area.

When request #1 is analyzed under Section 33-311 (See attached Zoning Recommendation Addendum), staff opines that approval of this request would be **inconsistent** with the CDMP and therefore should be denied. Notwithstanding a prior approval of a zone change on a portion of the subject property to RU-3 in 1951, staff opines that an expansion of the existing RU-3 zoning onto additional property to the south and to the west would result in an expansion of RU-3 uses, which also include churches, would be out of character with the surrounding residential community and **inconsistent** with the Low Density residential designation of the subject property on the LUP map of the CDMP. Therefore staff recommends denial without prejudice of request #1, under Section 33-311.

Further, staff opines that requests #2 and #3 when analyzed under Section 33-311(A)(3), Standards For **Special Exceptions, Unusual Uses** and New Uses (See attached Zoning Recommendation Addendum), staff is of the opinion that although the existing religious facility and daycare are consistent with the interpretative text and LUP map of the CDMP, approval of the expansion of the uses onto additional residentially designated properties to the west along with multiple variances of the zoning regulations, would have a negative and visual impact on the surrounding residential communities and therefore would be **incompatible** with same. Staff opines that approval of the requested exceptions and unusual use would result in an intensification of the uses in this residential community and would have a negative visual impact on the residences that surround the subject property.

Therefore, staff recommends denial without prejudice of requests #2 and #3 under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses).

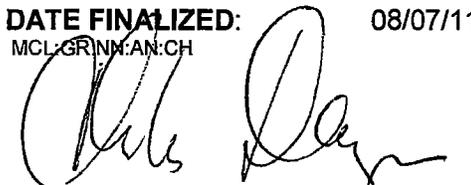
When requests #4 through #8 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), (See attached Zoning Recommendation Addendum), staff is of the opinion that the approval of these requests would be **incompatible** with the surrounding residential developments. Staff opines that requests #4 through #8 are germane to requests #1 through #3, which would allow the applicant to expand the religious facility use and establish a private school including day nursery, kindergarten and elementary school onto additional property to the west. Staff opines that the requested non-use variances is evidence that the proposed use is too intensive and that approval of this facility with variances to the building height and parking regulations will have a negative visual impact on the surrounding single-family residences which are primarily one-story high. As such, staff opines that approvals of requests #3 through #8 would set a negative precedent for the over intensive development and use of similar facilities in this area of the County and therefore should be denied without prejudice. **Therefore, staff recommends denial without prejudice of requests #4 through #8 under Section 33-311(A)(4)(b) (NUV).**

Accordingly, staff is of the opinion that the approval the requested zone change to RU-3, or the alternative requests to allow the proposed expansion of the religious facility and private school inclusive of the day nursery, kindergarten and elementary school onto additional property, and to allow the development with multiple variances to the zoning regulations, is overly intensive and will set a negative precedent for over intensive development of similar religious and educational facilities in this primarily single-story residential area. Staff, therefore opines that the approval of the zone change or the alternative requests, would be **incompatible** with the area, **inconsistent** with the Land Use Element of the CDMP and should be denied without prejudice.

F. RECOMMENDATION: Denial without prejudice

G. CONDITIONS: None.

DATE INSPECTED: 12/10/07
DATE TYPED: 07/21/11
DATE REVISED:
DATE FINALIZED: 08/07/11
MCL:GRNM:AN:CH



Charles Danger, P.E., Interim Director *NDN GMR EJ*
Miami-Dade County Department Permitting, Environment and
Regulatory Affairs



Mark R. Woerner, AICP Interim Assistant Director of Planning
Miami-Dade County Department of
Sustainability, Planning and Economic Enhancement *NDN GMR EP*

Memorandum

Date: February 8, 2010

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

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



Subject: C-10 #Z2007000391-2nd Revision
Calvary Chapel of Dade County, Inc.
6700, 6740, 6744 S.W. 38 Street and 6737 S.W. 39 Street
DBC from RU-3 & RU-1 to RU-3, UU to Permit a Private School, a Day
Nursery, and Kindergarten
(RU-3) (1.31 Acres)
14-54-40

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

Potable Water Supply and Wastewater Disposal

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

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

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

Stormwater Management

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

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

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that, due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements

Air Quality Preservation

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

Wetlands

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

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

Tree Preservation

The subject properties may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History

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

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

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

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: CALVARY CHAPEL OF DADE COUNTY INC

This Department has no objections to this application.

Miami Dade County Public Works Department Traffic Engineering Division has no objection, if the recommendations and comments, as indicated below, are incorporated into the related documentation and are found to be acceptable to the Traffic Engineering Division.

The Traffic Engineering Division has reviewed the Site Plans, dated 03/01/07, however, later modified and received by DP&Z on January 22, 2010; the Traffic Impact Analysis, dated November 21, 2008; the Technical Memorandum, dated March 3, 2009; and the Technical Memorandums, dated July 21, 2009 and April 20, 2010, for the proposed facility located at 6700 SW 38th Street, and has the following recommendations and comments:

Site Plan Comments:

A Site Plan revision date shall be indicated on plans and engineer scale should be used for site plan drawings.

An undivided stacking operation plan that requires all stacking vehicles to enter from one location must be provided.

The beginning point, end point, and total length of parent stacking queue must be clearly indicated on the plans.

All parking areas must be labeled, e.g. visitor, staff, etc., and quantity of parking stalls specified for each. A minimum of 25 staff parking stalls are required on the site plan. All visitor stalls must be clearly signed or designated in the field.

A 15 foot turning radii along all vehicle paths must be provided and indicated on the plans. Note that the 15 foot turning radii requirement also applies to the by-pass lanes inside wheel path. Auto Turn SUV wheel paths illustrations should be presented on plans.

Traffic Study Comments:

The Traffic Impact Analysis, dated November 21, 2008; Technical Memorandum, dated March 3, 2009; and Technical Memorandums, dated July 21, 2009, and April 20, 2010, are generally acceptable; however, day

care operations must be included in accumulation assessments. In this case, it appears that there will be 21 children in the day care which would translate into 3 additional required stacking/visitor parking stalls. Therefore, the site plans must show a minimum of 17 stacking/visitor parking stalls.

Project Requirements:

A proposed schedule of arrival and dismissal times including grade level and number of students, as indicated in the Traffic Impact Analysis, acceptable to Miami Dade County Public Works Department Traffic Engineering Division, are required to be provided in a covenant for this facility.

A Maintenance of Traffic (MOT) operation plan, including provision of any traffic control devices (e.g. - cones, delineators) and parent traffic operations (e.g. - ingress, egress, direction of travel, etc.) for arrival and dismissal periods must be provided in a covenant for this facility and be acceptable to Miami Dade County Public Works Department Traffic Engineering Division. Access to onsite loading facilities shall be open a minimum of 45 minutes prior to all arrival and dismissal time(s). As indicated in the conclusion of the Traffic Impact Analysis, trained personnel must be provided to manage traffic operations during dismissal periods, and possibly, arrival periods onsite as part of the MOT. The MOT must contain the following statement: The applicant shall supply staff to direct any vehicles which may stack in through lanes or non-designated parking areas in the public rights of way onto the school site.

School Speed Zone signs (florescent yellow-green material must be used where applicable) and pavement markings are required along all adjacent streets, and flashing signals are required along SW 67th Ave. adjacent to the site. A school speed zone and flashing signals will not be required, if and only if, a school policy explicitly stating that all students must be driven in motorized vehicles to and from the school is provided within a covenant for this facility and published as school policy. If in the future, the school changes policy, then the school administration will be responsible to pay for and install such traffic control devices with the approval of Miami Dade Public Works Department.

Standard Comments:

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.

Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 ft within the public right-of-way.

All tree placements in sight triangles shall meet or exceed FDOT Index 546.

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.

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.

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

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

The applicant must dedicate the 25 foot radius returns at the intersections of SW 38th Street and SW 67th Avenue, and SW 39th Street and SW 67th Avenue.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

06-JUL-10

Department of Planning and Zoning
Zoning Hearings Section
111 NW 1 Street 11th Floor
Miami, Florida 33128
(305) 375-2640

CHILD CARE CHECKLIST REQUIREMENTS

FOR ZONING HEARING

1. Day nurseries, day cares and kindergartens require a public hearing unless the property intended for such use is zoned RU-3, RU-3M, RU-3B, RU-4L, RU-4M, RU-4, RU-4A, RU-5, RU-5A, OPD, BU (Business) or IU (Industrial) and meet all requirements including setbacks for buildings of public assemblage where occupancy is for 25 or more, or other applicable setbacks. Must also comply with all other code requirements including, but not limited to, handicap accessibility and plumbing fixture count.

Private schools are permitted on properties zoned RU-3, RU-3M, RU-3B, RU-4L, RU-4M, RU-4, RU-4A, AU and BU (Business) subject to compliance with the aforementioned requirements.

2. Must comply with all requirements of Article XA, (§33-151.11 through 33-151.22) Zoning Code of Miami-Dade County.
3. Submit six full sets of plans for zoning hearing review, including:
 - a. Site plans with zoning legend, showing outdoor playground area with a fence, parking spaces and stacking
 - b. Floor plans identifying classroom area(s) – dimensioned (note: for 50 or more children the plans must be sealed by an architect or engineer)
 - c. Completed Child Care Checklist (attached)
 - d. Landscape plans, Landscape Legend and Certification of Compliance with Chapter 18A (Landscape Code)

This application and accompanying plans will be reviewed by the Department of Planning and Zoning. Early contact with the sections involved would be beneficial to the applicant. Contact the Zoning Information Section at (305) 375-1808, the Zoning Processing Section at (786) 315-2650, and the Planning Division at (305) 375-2800. Apply for a building permit at 11805 S.W. 26 Street, between the hours of 7:30 AM and 10:00 AM Tuesday through Friday. If you have any questions regarding the process for applying for building permit, please contact the Permit Section at (786) 315-2100.

RECEIVED
2013
DEC - 5 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

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

School Name: Calvary Chapel

School Address: 6700 SW 38th Street Tax Folio # 30 - 4014-005-0540

1. Is this an expansion to an existing school? Yes No If yes, indicate the number of students: N/A and age and grade ranges originally approved: _____
2. Total size of site: Irregular, see Site Plan x _____ = 40,713 s.f. + 43,560 sq. ft. = .93 acres
3. Number of children or students requested: 181 Ages: 4 thru 12
4. Number of teachers: 25 number of administrative & clerical personnel
5. Number of classrooms: 9 Total square footage of classroom area: 5,643 s.f.
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
Non-Classroom area = 7860 s.f.
7. Amount of exterior recreation /play area in square footage: 19,556 s.f.
8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:

9. Number of parking spaces provided for staff, visitors, and transportation vehicles:
53 parking spaces provided 46 parking spaces required by Section 33-124 (L)
10. Indicate the number of auto stacking spaces: 5 provided 5 required
11. Proposed height for the structure(s): 40'-0" See Section 33-151.18(g)
12. Size of identification sign: _____ x _____ = _____ sq. ft. See Section 33-151.18 (c).
Signage will require a separate permit. Contact the Permit Section at 786-315-2100.
13. Days and hours of operation: Monday thru Friday from 8:30 am - 2:30 pm
14. Does the subject facility share the site with other facilities? Yes No (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to Section 33-151.16.)
15. If the school will include residential uses, do such uses meet the standards provided in Section 33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans.)

RECEIVED
207891
DEC - 5 2007

ZONING HEARINGS SECTION
MUNICIPAL PLANNING AND ZONING DEPT.

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

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

CLASSROOM SPACE: Calculated by grade levels.

- a. Day Nursery / kindergarten, preschool and after school care
35 sq. ft. x 39 (number of children) = 1,365 sq. ft. of classroom area required.
 - b. Elementary Grades 1 - 6
30 sq. ft. x 142 (number of children) = 4,260 sq. ft. of classroom area required.
 - c. Junior High and Senior High School (Grades 7-12)
25 sq. ft. x N/A (number of children) = N/A sq. ft. of classroom area required.
- TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 5,625 s.f.
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 5,643 s.f.

OUTDOOR RECREATION SPACE:

- a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 19.5 (1/2 of children) = 877.5 s.f.
- b. Grades 1 - 6
500 sq. ft. x 30 (first 30 children) = 15,000 s.f.
300 sq. ft. x 12 (remaining children) = 3,600 s.f.
- c. Grades 7 - 12
800 sq. ft. x N/A (first 30 children) = N/A
300 sq. ft. x N/A (next 300 children) = N/A
150 sq. ft. x N/A (remaining children) = N/A

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 19,477.5 s.f.
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 19,556 s.f.

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

- a. 28 trees are required per net acre. Trees required: 26 Trees provided: 30
- b. Ten shrubs are required for each tree required. Shrubs required: 260 Shrubs provided: 300
- c. Grass area for organized sports/ play area in square feet: 19,556 s.f.
- d. Lawn area in square feet (exclusive of organized sports/ play area): 10,473 s.f.

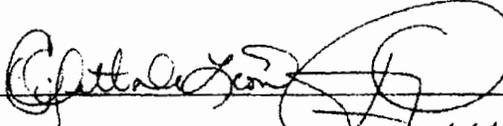
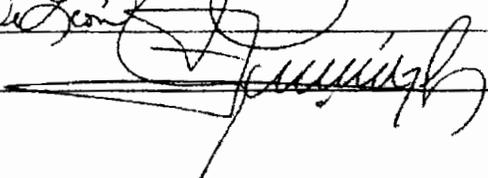
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 207371
 DEC 5 2007
 ZONING HEARINGS SECTION
 COMMUNITY PLANNING AND ZONING DEPT

School Address: 6700 SW. 38th Street, Miami Florida. Zip Code: 33155-3727

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

Signed, sealed, executed and acknowledged on this 21st day of, November at Miami-Dade County, Florida.

WITNESSES:

Gilnet De Leon 
Fernando Gonzalez 

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 21st day of November, 2007, before me personally appeared Felix J. Cordoves, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:




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207391
DEC - 5 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY: 

Memorandum



Date: 14-JAN-11
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2007000391

Fire Prevention Unit:

This memo supersedes MDFR memo dated 2/19/10. The Fire Water & Engineering Bureau has reviewed and approved the revised site plan dated stamp received 1/22/10.

Service Impact/Demand

Development for the above Z2007000391
 located at 6700 SW 38 STREET, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1530 is proposed as the following:

_____	dwelling units	_____	square feet
<u>residential</u>		<u>industrial</u>	
_____	square feet	_____	square feet
<u>Office</u>		<u>institutional</u>	
_____	square feet	_____	square feet
<u>Retail</u>		25190	square feet
		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 17 alarms-annually.
 The estimated average travel time is: 6:31 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station No. 3 - Tropical Park - 3911 SW 82 Avenue

Planned Service Expansions:

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

Fire Planning Additional Comments

None

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

DATE: 11-AUG-11

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

CALVARY CHAPEL OF DADE
COUNTY INC

6700 SW 38 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2007000391

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance
None

Building
None

PREVIOUS CASES:

Neighborhood Compliance
None

Building
None

None

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

N/A

REPORTER NAME:

L. Cuellar

ZONING INSPECTION REPORT

Inspector: EDWARDS, RALPH

Inspection Date

Evaluator: CARL HARRISON

08/18/11

Process #: Z2007000391
Applicant's Name: CALVARY CHAPEL OF DADE COUNTY INC
Locations: 6700 SW 38 STREET, MIAMI-DADE COUNTY, FLORIDA.
Size: 1.31 ACRES
Folio #: 3040140050580

Request:

1 RU-1 AND RU-3 TO RU-3

Request #1 on the following legal description:

Lots 11 through 30 inclusive and that portion of alley closed by Resolution R-6506, less east 5 feet of Lots 21 & 22, Block 45, of Central Miami Part 3 (PB 25, Pg42)

Or, in the alternative the following Requests #2 and 3:

10 Applicant is requesting to waive the zoning regulations requiring section line rights-of-ways to be 80' in width; to permit 35' of dedication (40' required) for the west half of SW 67 Avenue.

2 Special Exception to permit the expansion of a religious facility use onto additional property.

3 Unusual Use and Special Exception to permit a private school including a day nursery, kindergarten and elementary school grades 1 through 6.

Request #2 and 3 on the following legal description:

Lots 11 through 14 inclusive and north 5 feet of alley closed by Resolution R-6506 lying south of same, and lots 22 through 30 inclusive and the south 5 feet of alley closed by Resolution R-6506 lying north of same, Block 45, of Central Miami Part 3 (PB 25, Pg 42)

And, with either request the following:

4 Applicant is requesting to permit 19,566 sq. ft. of outdoor recreation area (49,477 sq. ft. required). (§33-151.18(a))

5 Applicant is requesting to permit a building with 3 stories (2 stories permitted) and a height of 40' (35' permitted). (§33-52)

6 Applicant is requesting to permit a building to setback 12.5 (25' required) from the front (east) property line. (§33-17(1))

7 Applicant is requesting to permit off-street parking on natural terrain (hard-surface required). (§33-124)

Or, in the alternative the following request #8

8 Applicant is requesting to permit 54 parking spaces (74 required).

9 Applicant is requesting to permit parking and drives within 25' of a right-of-way (not permitted) and to permit a landscaped parking lot buffer varying from 0' to 5' (7' required) along the right-of-way.

Request 4-9 on the following legal description:

Lots 11 through 30 inclusive and that portion of alley closed by Resolution R-6506, less east 5' of Lots 21 and 22, Block 45, of Central Miami Part 3, Pb 25-42.

EXISTING ZONING

Subject Property RU-1, RU-3,

EXISTING USE CHURCH

SITE CHARACTERISTICS

STRUCTURES ON SITE:

THE SUBJECT SITE HAS A ONE STORY CHURCH FACILITY AND A PARKING LOT. THE REMAINDER OF THE PROPERTY LOCATED TO THE WEST OF THE PARKING LOT HAS THREE DETACHED

ZONING INSPECTION REPORT

SINGLE-FAMILY RESIDENCES.

USE(S) OF PROPERTY:

THE SUBJECT PROPERTY IS DEVELOPED WITH A CHURCH FACILITY AND A PARKING LOT TO WEST OF THE FACILITY.

FENCES/WALLS:

THERE IS AN EXISTING 6-FT CHAIN LINK FENCE ALONG THE PERIMETER OF THE SUBJECT PROPERTY.

LANDSCAPING:

THE PROPERTY HAS A FICUS HEDGE ALONG THE NORTH AND A SMALL PORTION OF THE EAST PROPERTY LINES. THERE ARE TWO LOT TREES AND PALMS ALONG THE EAST SIDE OF FACILITY AND TWO STREET TREES ALONG SW 39 STREET.

BUFFERING:

A LANDSCAPE BUFFER NEEDS TO BE PROVIDED ALONG THE WEST PROPERTY LINE WHERE PARKING LOT ABUTS THE SINGLE-FAMILY RESIDENCES.

VIOLATIONS OBSERVED:

BNC MEMO DATED 08/11/2011 ON FILE. NO VIOLATIONS OBSERVED AT TIME OF INSPECTION.

OTHER:

Process #	Applicant's Name
Z2007000391	CALVARY CHAPEL OF DADE COUNTY INC

SURROUNDING PROPERTY

NORTH:

RU-1; ONE & TWO STORY SINGLE-FAMILY RESIDENCES.

SOUTH:

RU-1; ONE STORY SINGLE-FAMILY RESIDENCES.

EAST:

RU-1; ONE STORY SINGLE-FAMILY RESIDENCES.

WEST:

RU-1; ONE STORY SINGLE-FAMILY RESIDENCES.

SURROUNDING AREA

THE SUBJECT PROPERTY IS SURROUNDED BY ONE STORY SINGLE-FAMILY RESIDENCES WITH THE EXCEPTION TO THE NORTH WHERE THERE IS AN IRREGULAR SHAPED LOT WITH A TWO STORY SINGLE FAMILY RESIDENCE.

NEIGHBORHOOD CHARACTERISTICS:

ZONING INSPECTION REPORT

THE SUBJECT PROPERTY LIES TO THE SOUTH OF SW 38 ST, ON THE WEST SIDE OF SW 67 AVE. THE AREA WHERE THE SUBJECT PROPERTY LIES IS CHARACTERIZED BY SINGLE-FAMILY HOMES, AND SINGLE-FAMILY HOME/OFFICE CONVERSION TO THE NORTH OF SUBJECT PROPERTY.

COMMENTS:

PLEASE SEE ATTACHED PICTURES FOR MORE INFO./DETAIL REGARDING THE SURROUNDING PROPERTIES.

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

CORPORATION NAME: Calvary Chapel of Dade County, Inc., a Florida non-profit corporation

NAME AND ADDRESS	Percentage of Stock
Razz W. Vazquez, Director/President	No Stock;
George Lee, Director / Vice President	Not-for-Profit Corp.
Jorge Menendez, Director Secretary	
Richard Fernandez, Director	
6700 SW 38 th Street	
Miami, Florida 33155	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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 NOV 21 2007
 ZONING HEARING SECTION
 MIAMI-DADE PLANNING & ZONING DEPT
 BY: _____

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (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:

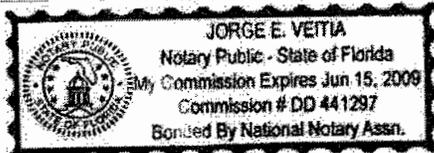
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

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

Signature: [Signature]
Razz W. Vazquez, Director / President, Calvary Chapel of Dade County, Inc., a Florida non-profit corporation

Sworn to and subscribed before me this 17 day of October, 2007 Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)



My commission expires 6-15-09

*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.

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ZONING HEARING SECTION
MIAH-CDD-PLANNING & ZONING DEPT
BY: [Signature]

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan)
 Zoning District: RI-10-3 Net Lot Area: 1.31 acres 57,276 square feet

OPEN SPACE

A. Square feet of open space required by Chapter 23, as indicated on site plan: M/A REQUIRED M/A PROVIDED
 B. Square feet of open space required by Chapter 23, as indicated on site plan: 910 S.F.
 C. Total square feet of landscaped open space required by Chapter 23 = A + B = 910 S.F.

LAWN AREA CALCULATION

A. Total square feet of landscaped open space required by Chapter 23 = M/A
 B. Maximum lawn area (St. Augustine soil) permitted = $60\% \times 57,276$ square feet = 34,366 S.F.
 C. 34,366 S.F.

TREES

A. The number of trees required per net lot area: 28
 B. 30% of trees must be native species: 8
 C. Percentage of native trees required = 30% = 8
 D. Street trees (max. average spacing of 35' o.c.): 11
 E. Palms as street trees (max. average spacing of 25' o.c.): 25
 F. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A
 G. Total number of trees provided = 74

SHRUBS

A. The total number of shrubs required $\times 10$ = the number of shrubs required: 590
 B. The number of shrubs required $\times 30\%$ = the number of native shrubs required: 177
 C. 177

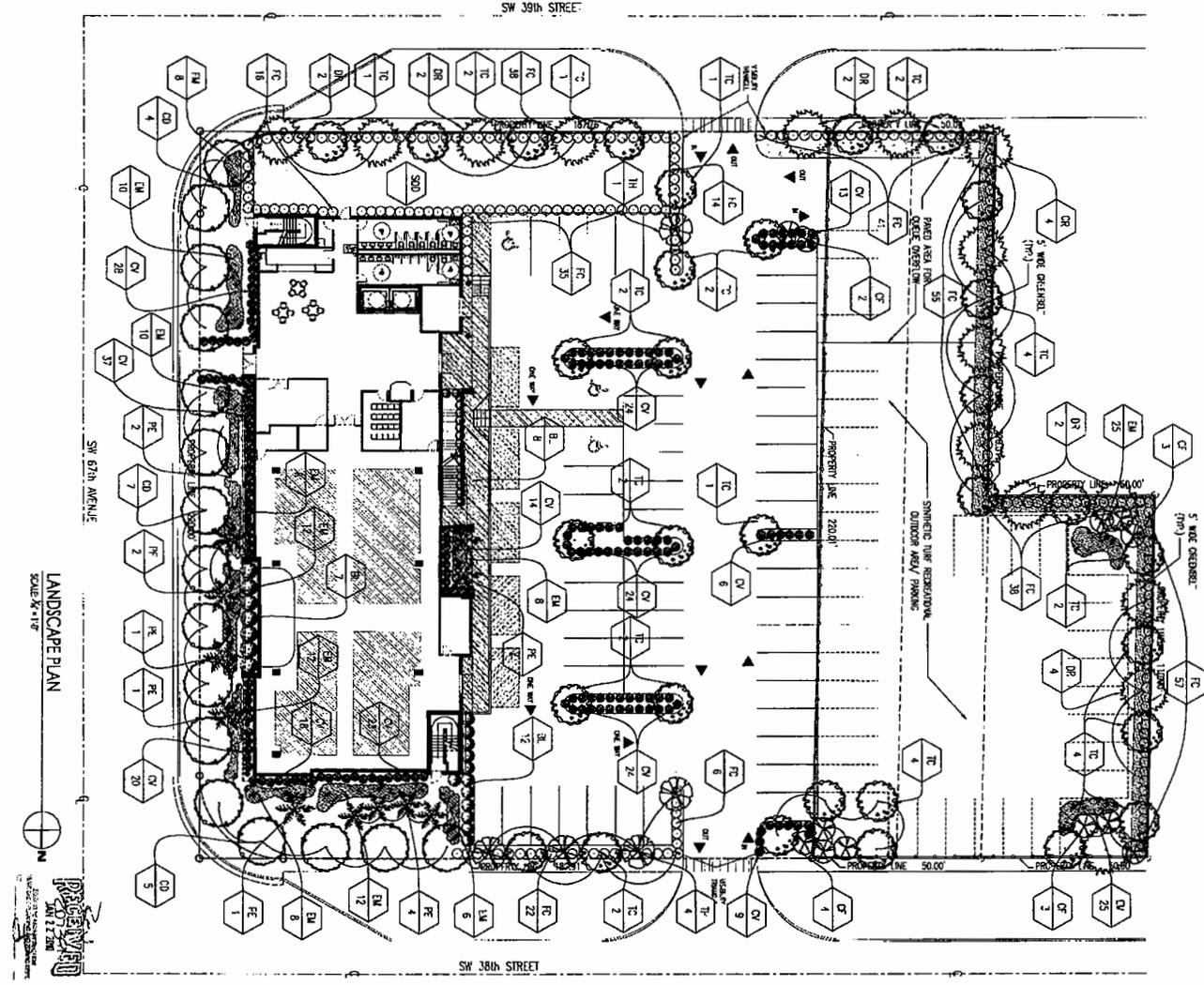
IRRIGATION PLAN: Required by Chapter 23. Also irrigation _____ or base job X provided.

TABLE E containing information as indicated in sample:

SYMBOL	KEY	NEW	PLANT NAME	SCIENTIFIC COMMON	NATIVE SPECIES	YES	NO	INSTALLED	HEIGHT	DIAMETER	QUANTITY
SYMBOL	NEW	PLANT NAME	SCIENTIFIC COMMON	NATIVE SPECIES	YES	NO	INSTALLED	HEIGHT	DIAMETER	QUANTITY	
CD	X	COCCOONIA PUNA	PIGEON PLUM	X			2-1/2"	12'-0"	25-30"	16	
TC	X	TRICHOCLEA CHRYSA	SHADE TREE	X			3-1/2"	12'-0"	20-30"	32	
TH	X	TRICHOCLEA CHRYSA	SHADE TREE	X			3-1/2"	12'-0"	20-30"	5	
OR	X	ORCHARD BLOSSOM	ORCHARD BLOSSOM	X			4-1/2"	12'-0"	25-40"	16	
PC	X	PRYCHOPHYLLA ALEXANDER	SOUTHERN ELEPHANT PALM	X			2-1/2"	10'-0"	15-25"	11	
FC	X	FOCUS OREGA	EGGLE	X			1"	4'-0"	10-15"	323	
CV	X	CONYLIUM WAREHAMIA	CORONIA	X			1/2"	3'-0"	4-8"	240	
BL	X	BRYSONIA BERRY	LOCUST-BERRY	X			2"	6'-0"	15-20"	27	
CF	X	CORINUS DORRWOOD	SHADE	X			3/4"	3'-0"	7-9"	12	
SDO	X	STYDORPHEUM SECUNDARIUM	AUGUSTINE GRASS	X				14"			
EH	X	EUPHORBIA THYMIFERA	CROWN OF THORNS	X				1'-2"		144	

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



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

CONTRACTOR: _____
OWNER: _____
DATE: 3-1-07
DATE: 2007-05
DATE: 1-1-10

PROJECT NAME: CALVARY CHAPEL
 4000 SW 39th St
 MIAMI, FL 33135

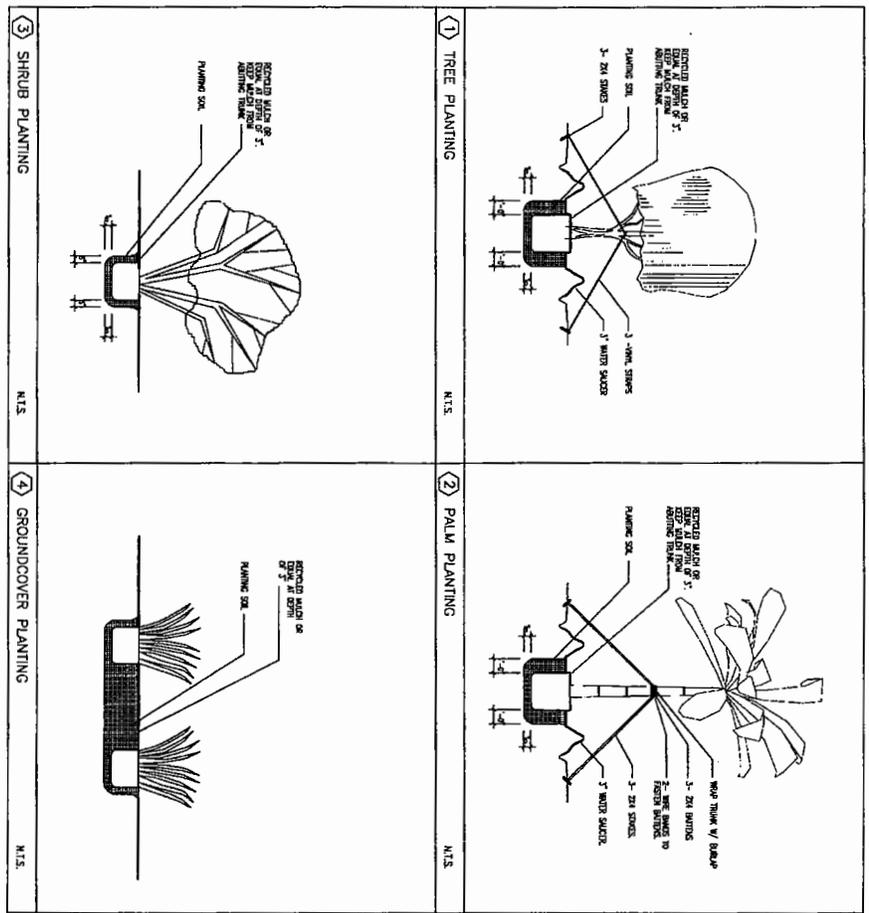
DESIGNER: CORWILL
 4000 SW 39th St
 MIAMI, FL 33135

DATE: 1-1-10

SPECIFICATIONS

- I. **SOILS**
 - A. **TESTING** - GEOTECHNICAL ENGINEER SHALL DO LABORATORY TESTING AND REPORT TO ARCHITECT.
 - B. **LANDSCAPE ARCHITECT** - THE LANDSCAPE ARCHITECT SHALL ADVISE ALL CUSTOMERS WHO MAY HAVE AS TO THE SOILS AND RECOMMENDATIONS ON THE BASIS OF THE TESTS TO BE PERFORMED AND SHALL COVER ALL COSTS.
- J. **SCAFFOLDING**
 - A. **SCAFFOLDING** - WORK UNDER THIS CONTRACT CHANGE OF LANDING AND INCLUDING ALL MATERIALS BE SPECIFIED ON THESE PLANS DATED 10/15/07 INCLUDING THE FRAME, BRACE, AND TRUSS SYSTEMS. SCAFFOLD SHALL BE CONSTRUCTED TO WITHSTAND ALL LOADS INCLUDING ALL MATERIALS TO BE PLACED THEREON. ALL SCAFFOLDING SHALL BE CONSTRUCTED TO WITHSTAND ALL LOADS INCLUDING ALL MATERIALS TO BE PLACED THEREON. ALL SCAFFOLDING SHALL BE CONSTRUCTED TO WITHSTAND ALL LOADS INCLUDING ALL MATERIALS TO BE PLACED THEREON.
- K. **CONCRETE**
 - A. **CONCRETE** - ALL CONCRETE SHALL BE CONCRETE WITH A MINIMUM 4000 PSI COMPRESSIVE STRENGTH. ALL CONCRETE SHALL BE CONCRETE WITH A MINIMUM 4000 PSI COMPRESSIVE STRENGTH.
- L. **REINFORCEMENT**
 - A. **REINFORCEMENT** - ALL REINFORCEMENT SHALL BE REINFORCEMENT WITH A MINIMUM 60,000 PSI TENSILE STRENGTH. ALL REINFORCEMENT SHALL BE REINFORCEMENT WITH A MINIMUM 60,000 PSI TENSILE STRENGTH.

- M. **PAVING PROCEDURES**
 - A. **PAVING** - ALL PAVEMENT SHALL BE Laid OUT ACCORDING TO THESE PLANS.
 - B. **PAVING** - ALL PAVEMENT SHALL BE Laid OUT ACCORDING TO THESE PLANS.
 - C. **PAVING** - ALL PAVEMENT SHALL BE Laid OUT ACCORDING TO THESE PLANS.
 - D. **PAVING** - ALL PAVEMENT SHALL BE Laid OUT ACCORDING TO THESE PLANS.
 - E. **PAVING** - ALL PAVEMENT SHALL BE Laid OUT ACCORDING TO THESE PLANS.
 - F. **PAVING** - ALL PAVEMENT SHALL BE Laid OUT ACCORDING TO THESE PLANS.
- N. **SHRUB PLANTING**
 - A. **SHRUB PLANTING** - ALL SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THESE PLANS.
 - B. **SHRUB PLANTING** - ALL SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THESE PLANS.
 - C. **SHRUB PLANTING** - ALL SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THESE PLANS.
 - D. **SHRUB PLANTING** - ALL SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THESE PLANS.
 - E. **SHRUB PLANTING** - ALL SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THESE PLANS.
 - F. **SHRUB PLANTING** - ALL SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THESE PLANS.



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 07-23 2010
 JAN 23 2010

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

26

CORWILL
 CONSULTANTS

1420 S. DIANE WAY, 100-100
 MIAMI, FL 33146
 TEL: 305-371-1100
 FAX: 305-371-1101
 WWW.CORWILL.COM

PROJECT NAME:
 CALVARY CHAPEL
 4000 SW 88 ST
 CITY OF MIAMI, FLORIDA

OWNER:

COMMENTS:

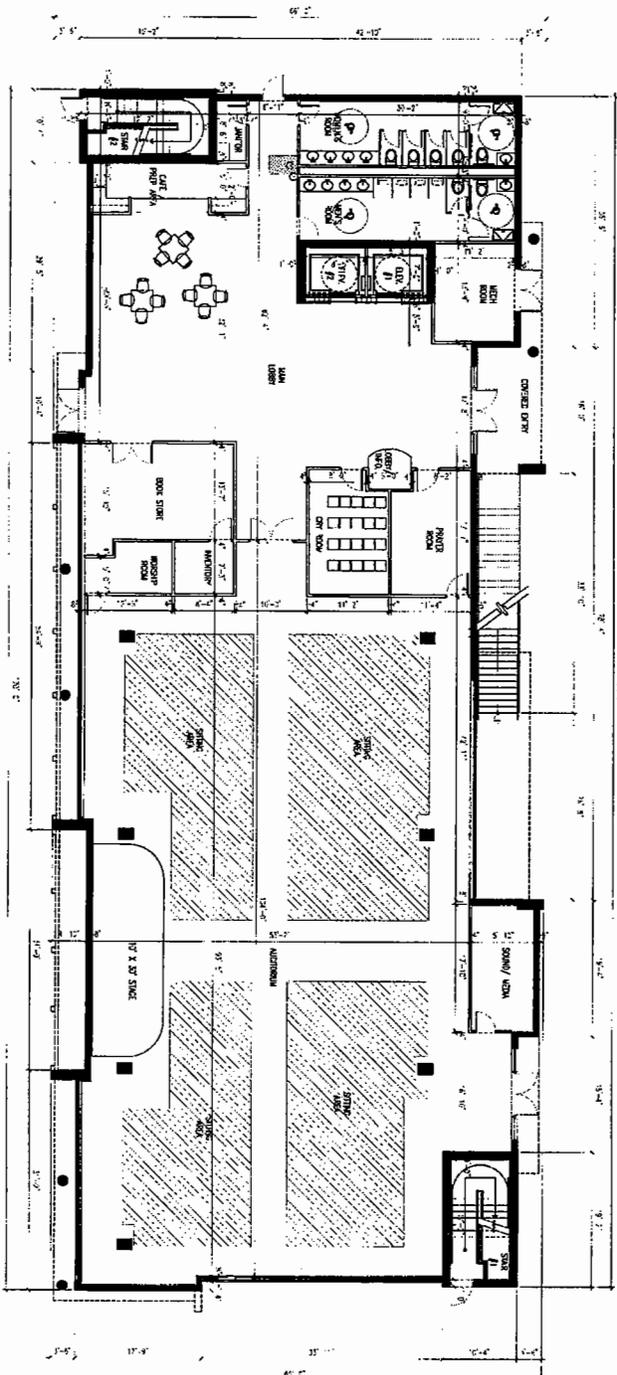
DATE: _____

BY: _____

SCALE: _____

PROJECT NO.: _____

SHEET NO.: [11]



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



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MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

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JAN 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

DATE: 3.1.07
JOB NO.: 2007-06
DRAWN BY: MJC
APPROVED BY: MJC
METHOD: A-20

THE DRAWINGS, BE IT PROJECT OR OTHERWISE, ARE THE PROPERTY OF CALVERTY CHAPEL AND SHALL REMAIN THE PROPERTY OF CALVERTY CHAPEL. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CALVERTY CHAPEL.

SEALED
W. J. J. J.
REGISTERED ARCHITECT
STATE OF FLORIDA
NO. 11110
EXPIRES 12/31/10

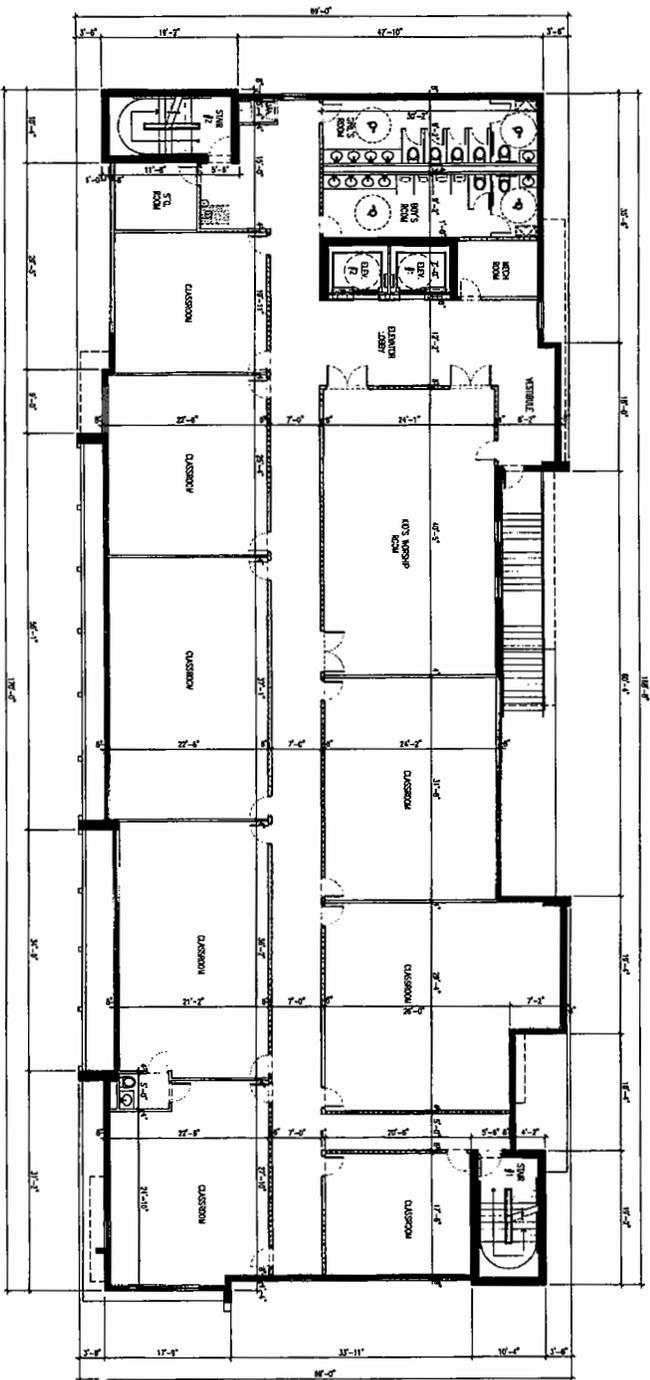
PHASE: CONCEPTUAL DESIGN
REVISIONS:

CONSULTANTS:
OWNERS:

PROJECT NAME:
CALVERTY CHAPEL
MIAMI
2007 SW 30TH
CITY OF MIAMI, FLORIDA

1305 S. DIXIE HWY. #4100
CORWILL ARCHITECTURE, INC.
MIAMI, FL 33146
TEL: (305) 441-1111
WWW.CORWILLARCHITECTURE.COM





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



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JAN 22 2010

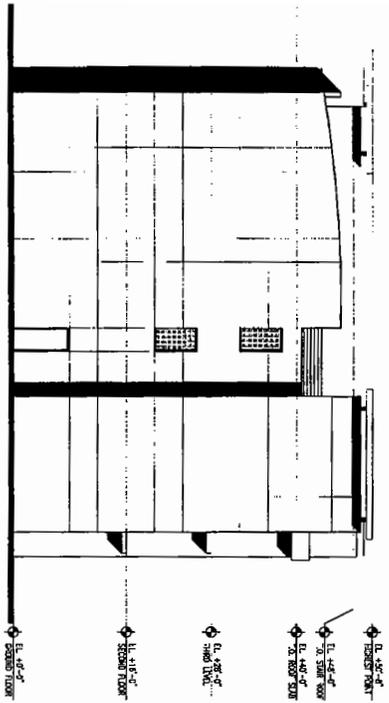
DATE: 3-1-07
DRAWN BY: MJC
CHECKED BY: AWC
SHEET NO.: A-21

REMARKS: SEE PROJECT SHEET FOR ALL NOTES AND SPECIFICATIONS. THIS PLAN IS TO BE USED FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE SPECIFIED.

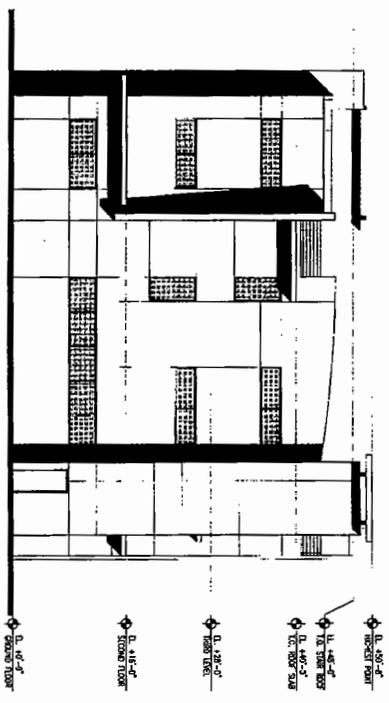
DATE: 3-1-07
DRAWN BY: MJC
CHECKED BY: AWC
SHEET NO.: A-21

PROJECT NAME:
CALVARY CHAPEL
MIAMI
CITY OF MIAMI, FLORIDA





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



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

COMPLIANT:

PROJECT MADE:
CALVARY CHAPEL
MIAMI
4000 SW 30TH
CITY OF MIAMI, FLORIDA

1300 S. 200th Street, Suite 100
Coral Gables, FL 33146
Tel: 305.442.1111 Fax: 305.442.1112



DATE: 3.1.10
JOB NO.: 2007-03
DRAWING NO.: A-30
SCALE: 1/8" = 1'-0"

DESIGNED BY: [Signature]
DATE: 1/11/10

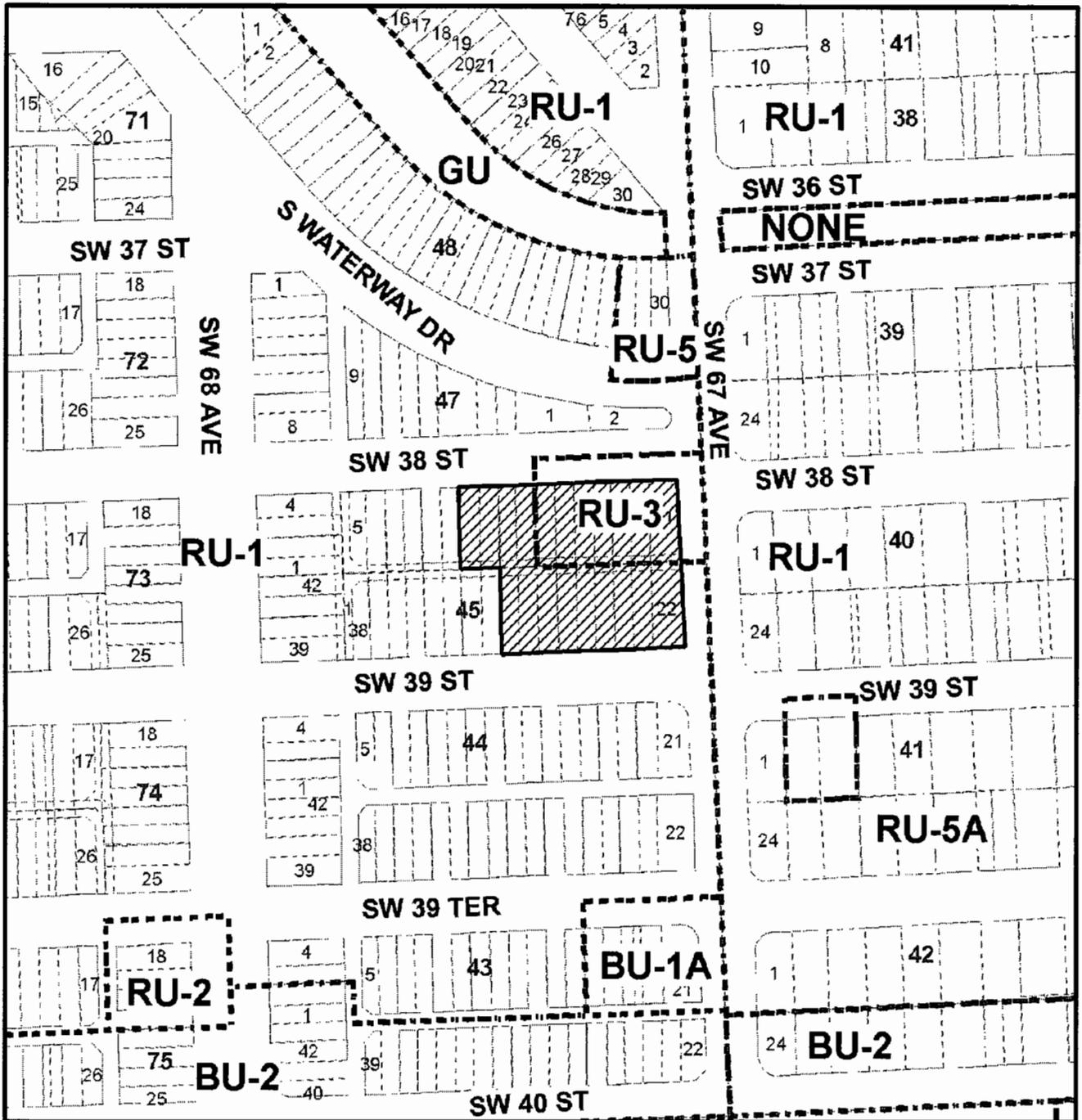
DATE: 3.1.10
JOB NO.: 2007-03
DRAWING NO.: A-30
SCALE: 1/8" = 1'-0"

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NOTE: ADAPT MULTILINGUAL DESIGN FOR NON-ENGLISH SPEAKING INDIVIDUALS

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MIAMI-DADE PLANNING AND ZONING DEPT.

A-30



MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-391



SUBJECT PROPERTY

Section: 14 Township: 54 Range: 40
 Applicant: CALVARY CHAPEL OF DADE COUNTY, INC.
 Zoning Board: C10
 District Number: 06
 Drafter ID: ALFREDO
 Scale: NTS



REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL

Process Number
07-391



SUBJECT PROPERTY

Section: 14 Township: 54 Range: 40
 Applicant: CALVARY CHAPEL OF DADE COUNTY, INC.
 Zoning Board: C10
 District Number: 06
 Drafter ID: ALFREDO
 Scale: NTS



CREATED ON: 11/28/07

REVISION	DATE	BY