

FINAL AGENDA

6-4-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Tuesday, July 9, 2013 at 6:30 p.m.

CURRENT

- | | | | | | |
|----|-------------|---------------------------------------|-------|----------|---|
| 1. | 13-7-CZ12-1 | <u>ST. PAUL LUTHERAN CHURCH, INC.</u> | 13-23 | 30-54-40 | N |
| 2. | 13-7-CZ12-2 | <u>QUENIA RODRIGUEZ</u> | 13-26 | 34-54-40 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, JULY 9, 2013

KENDALL VILLAGE CENTER – CIVIC PAVILLION

8625 SW 124 AVENUE, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

1. ST. PAUL LUTHERAN CHURCH, INC. 13-7-CZ12-1 (13-23)

**30-54-40
Area 12/Dist. 7**

- (1) Modification of Conditions #4, 7 & 8 of Resolution # 4-ZAB-188-84, as last modified by Resolution 5-ZAB-332-95, passed and adopted by the Zoning Appeals Board, reading as follows:

From: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Preliminary Plan St. Paul Lutheran School" as prepared by Aldrey Planning & Construction Co., Inc., consisting of six sheets and dated 11-4-94, " Sketch of Survey" as prepared by Florida International, Inc., dated 8-30-94 is also on file."

To: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "St. Paul Lutheran School PK to 8th Grade" as prepared by Villa & Associates, dated stamped received April 29, 2013, consisting of 13 sheets.

From: "7. That the use be restricted to a maximum of 290 children.

To: "7. That the use be restricted to a maximum of 408 children.

From: "8. That the use be restricted to children in the age group of from 3 to 12 years.

To: "8. That the use be restricted to children in the age group of 2 to 14 years.

The purpose for the request is to allow the applicant to increase the number of children in the facility and to allow the addition of 7th and 8th grades to the existing private school.

- (2) NON-USE VARIANCE of private school requirements to permit a total of 82,180 sq. ft. (116,760 sq. ft. required) of playground area.
- (3) NON-USE VARIANCE of private school regulations requiring that along a section line right-of-way no outdoor recreation playground area shall be located between the right-of-way and the building line parallel to the right-of-way; to waive same.
- (4) NON-USE VARIANCE to permit the existing aluminum shed spaced 5' (10' required) from the school building.
- (5) NON-USE VARIANCE to waive the regulations prohibiting structures from encroaching into a right-of-way; to waive same to permit a chain link fence to encroach into the right-of-way of SW 107th Avenue.

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: 10700 SW 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7.21 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with Conditions

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. QUENIA RODRIGUEZ 13-7-CZ12-2 (13-26)

**34-54-40
Area 12/Dist. 7**

- (1) NON-USE VARIANCE to permit parcel of land with a lot frontage of 110' (125' required) and a lot area of 0.833 acre gross (1 acre gross required).
- (2) NON-USE VARIANCE to permit a proposed single-family residence setback 40' (50' required) from the front (east) property line, on a dual frontage lot.
- (3) NON-USE VARIANCE to permit a lot coverage of 24.1% (20% permitted).
- (4) NON-USE VARIANCE to permit a proposed swimming pool in front of the residence (not permitted) and to setback 50' (75' required) from the front property line, on a on a dual frontage lot.
- (5) NON-USE VARIANCE to permit a fence with a height of 6' (2.5' maximum height permitted) within 10' of the edge of a driveway leading to a right-of-way.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Residence for Mr. & Mrs. Roberto Alberro" as prepared by Richard Cortes, Architect, dated stamped received 3/20/13 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: Lying between SW 82 Avenue & SW 82 Court and North of theoretical SW 77 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.833 Acre Gross

Department of Regulatory and
Economic Resources

Recommendation:

Approval with conditions

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 12**

PH: Z13-023 (13-07-CZ12-1)

July 9, 2013

Item No. 1

Recommendation Summary	
Commission District	7
Applicant	St. Paul Lutheran Church, Inc.
Summary of Requests	The applicant is seeking to modify conditions of previously approved resolutions to increase the number of students and age groups and to submit a revised site plan for an existing private school. Additionally the applicant seeks to permit less playground area than required, waive requirements for the location of the playground area, to permit a shed spaced less than required from the school building and to permit structures encroaching into the right-of-way.
Location	10700 SW 56 Street, Miami-Dade, Florida
Property Size	7.21-acres
Existing Zoning	GU, Interim District
Existing Land Use	Church and school
2015-2025 CDMP Land Use Designation	Low Density Residential (2.5 – 6 dua) (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

REQUESTS:

- (1) Modification of Conditions #4, #7 & #8 of Resolution No. 4-ZAB-188-84, as last modified by Resolution No. 5-ZAB-332-95, passed and adopted by the Zoning Appeals Board, and reading as follows:

From: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Preliminary Plan St. Paul Lutheran School' as prepared by Aldrey Planning & Construction Co., Inc., consisting of six sheets and dated 11-4-94; 'Sketch of Survey,' as prepared by Florida International, Inc., dated 8-30-94 is also on file."

To: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'St. Paul Lutheran PK to 8th Grade' as prepared by Villa & Associates, dated stamped received 4/29/13, consisting of 13 sheets."

From: "7. That the use be restricted to a maximum of 290 children."

To: "7. That the use be restricted to a maximum of 408 children."

From: "8. That the use be restricted to children in the age group of from 3 to 12 years."

To: "8. That the use be restricted to children in the age group of from 2 to 14 years."

The purpose of this request is to allow the applicant to increase the number of children in the facility and to allow the addition of 7th and 8th grades to the existing school.

- (2) NON-USE VARIANCE of private school requirements to permit a total of 82,180 sq. ft. (116,760 sq. ft. required) of playground area.
- (3) NON-USE VARIANCE of private school regulations requiring that along a section line right-of-way no outdoor recreation playground area shall be located between the right-of-way and the building line parallel to the right-of-way; to waive same.
- (4) NON-USE VARIANCE to permit the existing aluminum shed spaced 5' (10' required) from the school building.
- (5) NON-USE VARIANCE to waive the regulations prohibiting structures from encroaching into a right-of-way; to waive same to permit a chain link fence to encroach into the right-of-way of SW 107 Avenue

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:

The site plan depicts the following: an existing 4,372 sq. ft. church building, existing 22,546 sq. ft. School Building A, 3,822 sq. ft. School Building B and a future 10,500 sq. ft. fellowship hall

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; church and school	Low Density Residential (2.5 – 6 dua)
North	BU-1A; gas station and commercial	Business and Office
South	RU-1; single family residences and vacant land	Low Density Residential (2.5 – 6 dua)
East	EU-M, BU-1 & BU-1A; single-family residences, vacant land and commercial	Low Density Residential (2.5 – 6 dua) Business and Office
West	GU & RU-1; church and single family residences	Low Density Residential (2.5 – 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing 7.21-acre church and school located at 10700 SW 56 Street. The surrounding area is characterized by single-family residences, commercial and religious uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to increase the student count from 290 students to 408 students and increase the age groups to 2 year olds to 14 year olds and add 7th and 8th grade to the existing private school. Additionally the applicant seeks to permit less

playground area than required, waive requirements for the location of the playground area, to permit a shed spaced less than required from the school building and to permit structures encroaching into the right-of-way. Approval of this application will provide additional educational options for families in the surrounding area. However, the requests could impact the surrounding residential area with additional traffic.

CDMP ANALYSIS:

The subject property is designated as **Low Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The CDMP Land Use Element interpretative text for Residential Communities indicates that neighborhood and community services including **schools and houses of worship** are permitted only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The approval of this application will permit the applicant to increase the number of students, increase the age groups, permit less playground area than required, waive requirements for the location of the playground area, to permit a shed spaced less than required from the school building and to a fence encroaching into the right-of-way. In staff's opinion, the submitted site plan which depicts the existing conditions of the subject property, keeps within the existing character of the surrounding area.

Further, staff opines that the submitted site plan is **compatible** with the surrounding area based on compatibility criteria set forth in the **Land Use Element Policy LU-4A** which states *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.* Staff notes that to mitigate any potential traffic impact the school will be required to comply with the Traffic Operations Plan and have three (3) staggered arrival and dismissal times separated by thirty (30) minutes. Additionally, staff notes that the submitted plans for this application depict the existing conditions of the subject property that includes landscaping along the right-of-way and the property lines that abut the single-family residences. As such staff opines approval will be **consistent** with the CDMP LUP map Low Density Residential designation, the CDMP Land Use Element interpretative text for Residential Communities and **compatible** with the surrounding area based on the Land Use Element **Policy LU-4A** compatibility criteria.

ZONING ANALYSIS:

Staff opines that when request #1 is analyzed under the General Modification Standards, Section 33-311(A)(7), said request would be **compatible** with the surrounding area for the reasons stated above. The applicant indicates in its letter of intent that the increase in the number of students will allow the campus to be utilized more efficiently following a "lower school" model. Said "lower school" model consists of Kindergarten to 8th grade. Staff notes that in addition to increasing the number of students, the applicant is requesting to permit children in the age group of two to fourteen years old to accommodate 7th and 8th grades. Staff further notes that approval of this application will allow the applicant to submit a revised site plan that depicts the existing conditions of the subject property. Staff opines that the request to expand the previously approved private school by 118 students will provide additional educational options for families in the surrounding area. Further, in order to accommodate the increase in student count, the applicant will provide three (3) staggered arrival and dismissal times separated by a minimum of thirty (30) minutes which will help to alleviate any potential increase

in traffic along the abutting roadways, SW 107 Avenue and SW 56 Street. The applicant has submitted a Traffic Operations Plan (TOP) which details how the arrival and dismissal times will function in accordance with a condition of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Further, staff notes that the applicant has indicated in their letter of intent that the previously approved 26,368 sq. ft. school buildings can accommodate the requested increase in student count. The submitted floor plans have been reconfigured from those previously approved pursuant to Resolution 5-ZAB-332-95 and depict sufficient classroom area to accommodate the additional 118 students. The floor plans submitted in conjunction with this application depict 14,366 sq. ft. of classroom space which exceeds the required classroom area by just over 2,100 sq. ft.

Staff opines that the revised site plan will not result in excessive traffic as evidenced by the memorandum from the Platting and Traffic Review Section of the RER which states that the project meets the traffic concurrency criteria set for an Initial Development Order. As previously stated, the applicant will utilize staggered arrival and dismissal times, therefore limiting the number of trips to the site. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources indicates that approval will not result in a reduction in the LOS standards for an initial development order for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the requests will have a negative impact on fire rescue services in the area. Based on the aforementioned Department memoranda, staff opines that the requests will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people. Further, staff opines that the approval of request #1 would not have a negative visual, noise, traffic impact or unduly burden County services in the surrounding area as evidenced in the memoranda submitted by reviewing departments. As such, staff opines that the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of requests #1 under Section 33-311(A)(7) Generalized Modification Standards.**

When requests #2, #3 and #4 to permit the less playground area, waive requirements for the location of the playground area, and to permit a shed spaced less than required from the school building are analyzed under Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval would be **compatible** with the surrounding residential area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff notes that the required playground area for private schools is calculated by the number of students and grade ranges to be served by the school. The requested 118 additional students results in 116,760 sq. ft. of required playground area; however, the applicant is only providing 82,180 sq. ft. (request #2). Staff notes that the applicant's letter of intent indicates that recess and physical education times will be staggered; therefore, staff opines that the 81,280 sq. ft. will adequately serve the students. Staff also notes that the area labeled as "Playground Area 2" is the only playground area that is located adjacent to a right-of-way (request #3). Based on the submitted site plan and aerial images obtained from the Miami-Dade County Geographical Information System, said area is completely enclosed by a 6' chain link fence with a hedge and trees running along the right-of-way. Staff opines that said fence and landscaping provides a safe environment for the students who may be utilizing the playground. Additionally, in staff's opinion, the 5' encroachment into required spacing distance between the accessory structure and school building (request #4) is minimal and will not be visually intrusive to the surrounding properties. Staff notes that the spacing request is interior to the site.

Further, when analyzing request #5, waive the regulations prohibiting structures from encroaching into a right-of-way; to waive same to permit a chain link fence to encroach into the right-of-way of SW 107 Avenue under the Non-Use Variance (NUV) Standards, staff opines that approval of this request would not be detrimental to the surrounding neighborhood and would not have a negative visual impact on same. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources has no objections to this request; however, its memorandum indicates as a condition of approval, that said fence be relocated to the property line in the event it is replaced or requested by the County/FDOT for future roadway improvements if necessary. **As such, staff recommends approval with conditions of requests #2 through #5 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts the church and school with a separate ingress and egress point along SW 107 Avenue. There are 74 paved parking spaces and 95 overflow spaces on natural terrain (approved pursuant to Resolution No. 5-ZAB-332-95).

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

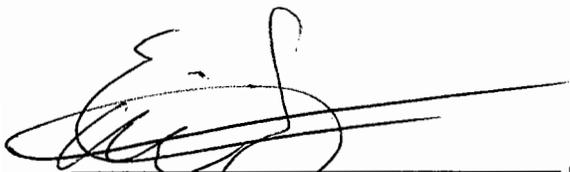
OTHER: N/A

RECOMMENDATION: Approval with conditions

CONDITIONS FOR APPROVAL:

1. That all conditions of Resolution No. 4-ZAB-188-84 remain in full force and effect except as herein modified.
2. That the applicant comply with all applicable conditions and requirements of the Platting and Traffic Review Section of the Miami-Dade County Department of Regulatory and Economic Resources.

ES:NN:CH:AN


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

ZONING RECOMMENDATION ADDENDUM

St. Paul Lutheran Church, Inc.

Z13-023

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

Low Density Residential (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, 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 (Pg. I-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care 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 relationship.</i>
Land Use Element LU-4A (Pg. I-11)	<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

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>
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 (a) that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or</i>

ZONING RECOMMENDATION ADDENDUM

St. Paul Lutheran Church, Inc.

Z13-023

<i>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>

1. ST. PAUL LUTHERAN CHURCH, INC.
(Applicant)

13-7-CZ12-1 (13-023)
Area 12/District 07
Hearing Date: 07/09/13

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>
1959	St. Paul Lutheran's Church, Inc.	- Special permit to permit a church.	BCC	Approved With Condition(s)
1984	St. Paul Lutheran Church	- Unusual Use to permit a preschool & day nursery.	ZAB	Approved With Condition(s)
1986	St. Paul Lutheran Church	- Unusual Use to permit a kindergarten.	ZAB	Approved With Condition(s)
1995	St. Paul Lutheran Church	- Modification of Condition of Resolution.	ZAB	Approved With Condition(s)
1999	St. Paul Lutheran Church	- Unusual Use to permit a 4 day carnival. - Modification of Condition of Resolution.	C12	Approved With Condition(s)
2000	Sprint Spectrum, L.P. & St. Paul Lutheran's Church, Inc.	- Unusual Use to permit a 97' high tower.	C12	Denied
2001	Sprint Spectrum, L.P. & St. Paul Lutheran's Church, Inc.	- Unusual Use to permit a wireless supported service facility.	C12	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: May 28, 2013

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

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

Subject: C-12 #Z2013000023-1st Revision
St. Paul Lutheran Church, Inc.
10700 SW 56th Street, Miami, Florida 33165
Modification of Plans; Addition of Grades and Students
(GU) (7.2 Acres)
30-54-40



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.

Wellfield Protection

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

Potable Water Service 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, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system.

The wastewater flow is directed to an on-site private pump station (PSO 99-664) which is currently under Temporary Moratorium (TM) pending submittal of elapsed time (ET) readings to the

Environmental Permitting Section of DERM. Be advised that the Department will not be able to issue sewer capacity certification letters for this project unless and until the ET readings, showing that the private pump station is operation in compliance with the Code, are provided to the Environmental Permitting Section.

Stormwater Management

The proposed work will not affect the existing stormwater management system. Be advised that any modification to the existing Site Plan will require a new review by the Water Control Section of DERM.

Wetlands

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

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

Tree Preservation

The proposal to modify plans and the addition of grades and students will not impact tree resources. Be advised that this site contains specimen-sized trees (trunk diameter 18 inches or greater). Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

The subject properties have two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

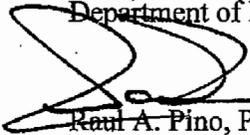
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: May 23, 2013

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

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

Subject: Z2013000023
Name: St. Paul Lutheran Church, Inc.
Location: 10700 SW 56 Street
Section 30 Township 54 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.

This Department has no objections to the request to permit an existing chain link fence to continue to encroach onto the right-of-way for SW 107th Avenue with the condition that said fence be relocated to the property line in the event it is replaced or requested by the County/FDOT for future roadway improvements if necessary.

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

Public Works and Waste Management Department Traffic Engineering Division Comments:

The Miami-Dade County Public Works and Waste Management Department Traffic Engineering Division (TED) recommends approval of this application with the condition that the project requirements, as indicated below, are adequately satisfied prior to receiving a certificate of use.

- Project Requirements

1. The Traffic Impact Study and Vehicle Accumulation Assessment Revised with Technical Memo and Traffic Operations Plan, dated March 1, 2013, must be incorporated within the zoning hearing files of this project.
2. All features existing within any safe sight distance triangle must be restricted to a maximum height of 2.5 feet.
3. The existing fence along Miller Drive shown within the zoned safe sight distance triangle must meet the required height restrictions as per zoning code or a waiver must be obtained

from Public Works and Waste Management Department in order for the existing fence to remain at full height.

4. School Speed Zone signs (fluorescent yellow-green material must be used where applicable), pavement markings, and flashing signals are required along SW 107 Avenue and SW 56 Street adjacent to the site, upon FDOT approval. A school speed zone and flashing signals may be waived at this time with the provision that a school policy explicitly stating that all students must be accompanied by an adult to and from school at all times is provided within a covenant for this facility and published as school policy; and the school administration agrees to timely purchase and install such traffic control devices if the Miami-Dade County Public Works and Waste Management Department determines the future need for said devices.
 5. A "Declaration of Restrictions" in favor of the Miami-Dade County Public Works and Waste Management Department must be recorded in the Official Records of Miami-Dade County, Florida prior to the date of the school expansion. The "Declaration of Restrictions" shall include a TOP narrative and plan that has been found acceptable by TED
- 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. Minimum clear zone areas must be observed along all driveways.
 3. All tree placements in sight triangles shall meet or exceed FDOT Index 546, therefore, no tree foliage or branches shall descend below 7 ft within the public right-of-way.
 4. 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.
 5. 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.
 6. 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.

Should you need additional information or clarification on this matter, please contact Mr. Ricardo Gavilan at (305) 375-2030.

Memorandum



Date: May 13, 2013

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

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

Subject: Z2013000023: ST. PAUL LUTHERAN CHURCH, INC.
Revised plans dated 4/29/2013

Application Name: ST. PAUL LUTHERAN CHURCH, INC.

Project Location: The site is located at 10700 SW 56 ST, Miami-Dade County.

Proposed Development: The request is approval of modifications to plans and addition of grades and number of students. Review includes revised plans dated 4/29/2013.

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

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

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 04-APR-13
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2013000023

Fire Prevention Unit:

No objection to Letter of Intent stamped received March 4, 2013, via case #z2013000023.

Service Impact/Demand

Development for the above Z2013000023
located at 10700 SW 56 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1668 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:14 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 9 - Kendall - 7777 SW 117 Avenue
Rescue, ALS 60â Aerial

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 03-APR-13

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

ST. PAUL LUTHERAN CHURCH,
INC.

10700 SW 56 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000023

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: Case opened March 15, 2013 for sign on private property, 201303001938. A warning was issued on March 27, 2013. Reinspection done on March 29, 2013 and violation corrected and case closed. BNC; No bss cases open/closed.

St Paul Lutheran Church, Inc.

**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: St. Paul Lutheran Church, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>CAROLYN JOHNSON Pres.</u>	<u>0</u>
<u>MICHAEL FITTS VisPres</u>	<u>0</u>
<u>FRED DYE, Treas</u>	<u>0</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].

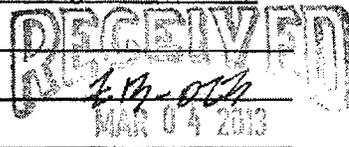
TRUST/ESTATE NAME _____

<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>
_____	_____
_____	_____
_____	_____
_____	_____


 ZONING BOARD
 MIAMI DADE COUNTY
 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 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: *Cassidy P. Phipps*
(Applicant) St. Paul Lutheran Church, Inc.

Sworn to and subscribed before me this 30th day of February, 2013. Affiant is personally known to me or has produced known to me as identification.

Sarah O. Bostick
(Notary Public)

NOTARY PUBLIC-STATE OF FLORIDA
Sarah O. Bostick
Commission # EE005776
Expires: JULY 10, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

My commission expires: _____

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.

RECEIVED
7-13-023
MAR 04 2013

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

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: Bridgepoint Academy, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Yeneir Rodriguez-Padron</u>	<u>0</u>
<u>Armando De La Vega</u>	<u>0</u>
<u>Richard Padron</u>	<u>0</u>
<u>GRACE Faldium</u>	<u>0</u>
<u>LIDIA STEEL</u>	<u>0</u>

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

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
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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>
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RECEIVED
[Handwritten Signature]

ZONING BOARD
 MIAMI-DADE PLANNING AND ZONING DEPT.
 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

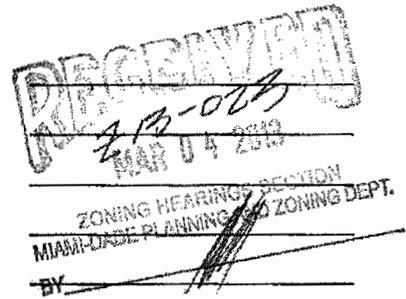
entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
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_____	_____
_____	_____

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: _____
(Applicant) Bridgepoint Academy, Inc.

Sworn to and subscribed before me this 15th day of February, 2013. Affiant is personal ~~known to~~ me or has produced Florida Driver's License as identification.

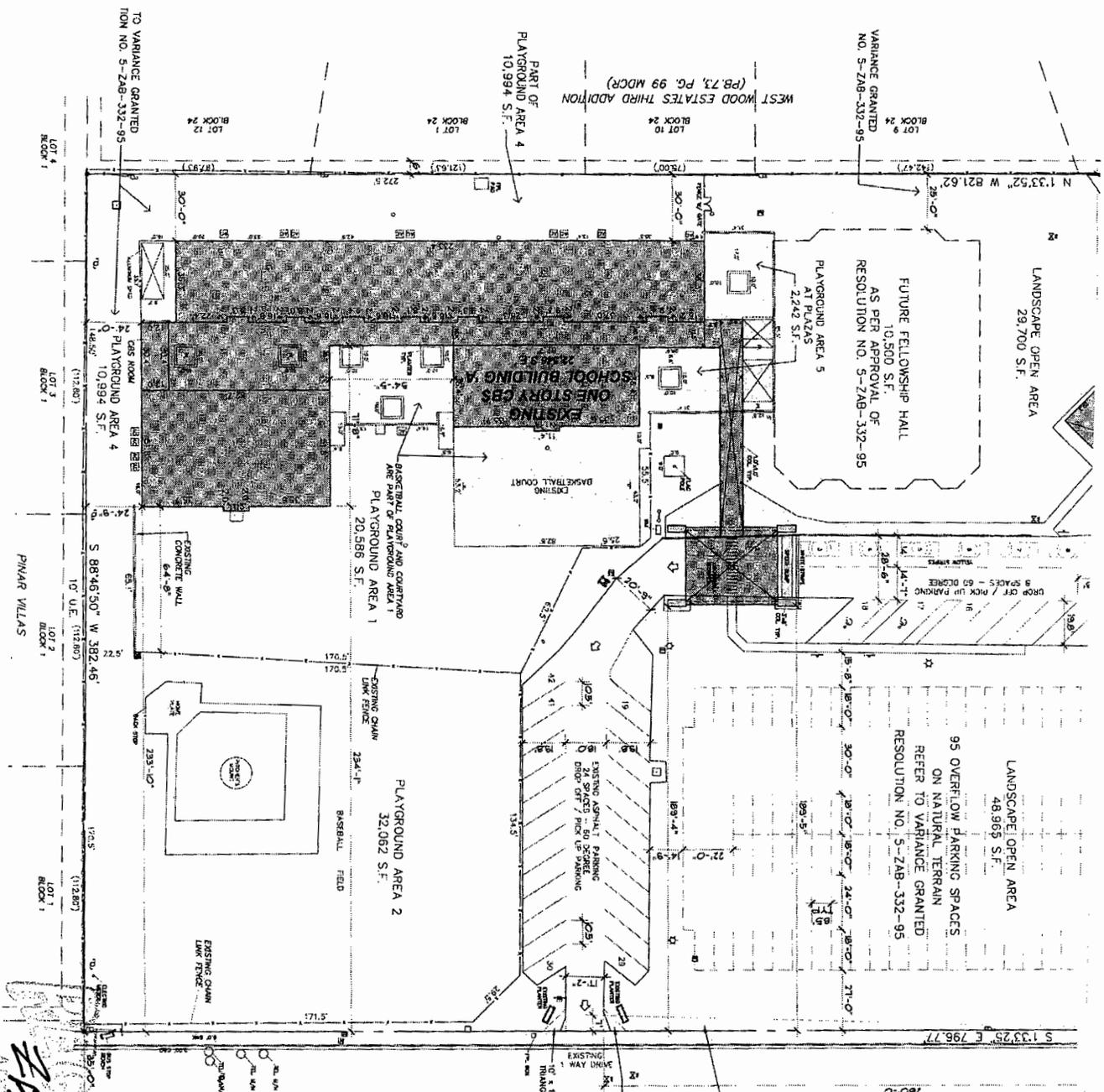
Juliana Rojas #EE45494
(Notary Public)

My commission expires: November 28, 2014

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.



RECEIVED
 APR 29 2003
 PLANNING DEPT.
 BY [Signature]

DATE	SCALE
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PROJECT NO.	NO.
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A-3 of 10	

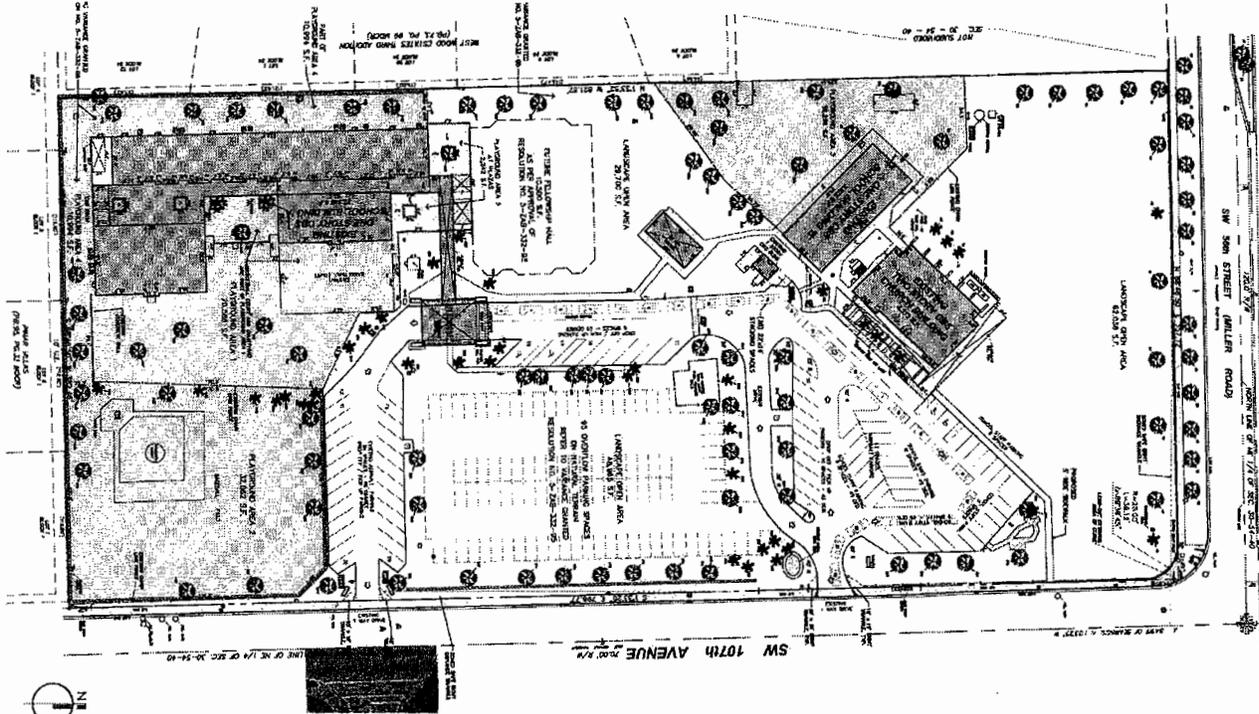
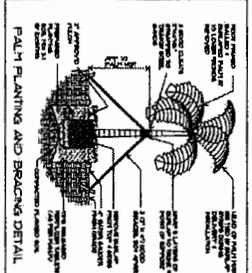
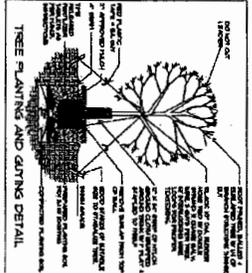
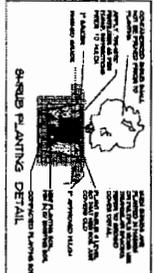
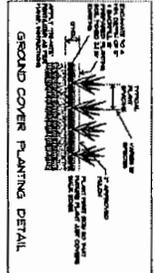
VILLA & ASSOCIATES INC.
 ARCHITECTURE - PLANNING DESIGN
 7944 SW 44 ST #201 - MIAMI, FL 33155 - 305-491-1511 - VILLASARCHITECTURE@ATTN.COM
 CONSULTANT:

Corporate License
 22A0002008
 Architectural Seal
 JORDEL VILLAVENCIDO
 NO. A0022112

ST PAUL LUTHERAN SCHOOL
PK TO 8th GRADE
 ST PAUL LUTHERAN CHURCH AND SCHOOL
 10700 SW 58th STREET - MIAMI, FLORIDA 33165

REVISIONS:

23



LANDSCAPE SITE PLAN

1-100 0'

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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SITE SUMMARY

LOCATION: 10700 SW 86th Street, Miami, Florida 33143
 ZONE: OS-1 - OFFICE / SCHOOL USE
 ZONING REGULATIONS: 5-2A6-037-55, 4-2A6-20-64, 4-2A6-188-84
 LOT AREA: 107,000 S.F. (2.44 ACRES)
 TOTAL LOT AREA: 314,140 S.F. (7.21 ACRES)

LANDSCAPE LEGEND

Symbol: [Symbol] - 10' x 10' PLANTING
 Symbol: [Symbol] - 15' x 15' PLANTING
 Symbol: [Symbol] - 20' x 20' PLANTING
 Symbol: [Symbol] - 25' x 25' PLANTING
 Symbol: [Symbol] - 30' x 30' PLANTING
 Symbol: [Symbol] - 35' x 35' PLANTING
 Symbol: [Symbol] - 40' x 40' PLANTING
 Symbol: [Symbol] - 45' x 45' PLANTING
 Symbol: [Symbol] - 50' x 50' PLANTING
 Symbol: [Symbol] - 55' x 55' PLANTING
 Symbol: [Symbol] - 60' x 60' PLANTING
 Symbol: [Symbol] - 65' x 65' PLANTING
 Symbol: [Symbol] - 70' x 70' PLANTING
 Symbol: [Symbol] - 75' x 75' PLANTING
 Symbol: [Symbol] - 80' x 80' PLANTING
 Symbol: [Symbol] - 85' x 85' PLANTING
 Symbol: [Symbol] - 90' x 90' PLANTING
 Symbol: [Symbol] - 95' x 95' PLANTING
 Symbol: [Symbol] - 100' x 100' PLANTING

LANDSCAPE NOTE:

ALL LANDSCAPING AND IRRIGATION IS EXISTING AND SHALL REMAIN AS IS. LANDSCAPING WAS INSTALLED AS PER PUBLIC RECORDS. REFER TO LANDSCAPE VOUCHER DRAWING IN RESOLUTION # 4-2A6-188-84. 25 TOTAL TREES REQUIRED. MONITOR THESE ARE 1223 EXISTING TREES ON THE PROPERTY.

LANDSCAPE LEGEND

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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RECEIVED

15-05-2015

BY: [Signature]

PLANNING AND ZONING DEPT.

VILLA & ASSOCIATES INC.
 ARCHITECTURAL FIRM
 7244 SW 48 ST #201 - MIAMI, FL 33156 - (305) 551-1111 - VILLAPROJECTS@ATTN.COM

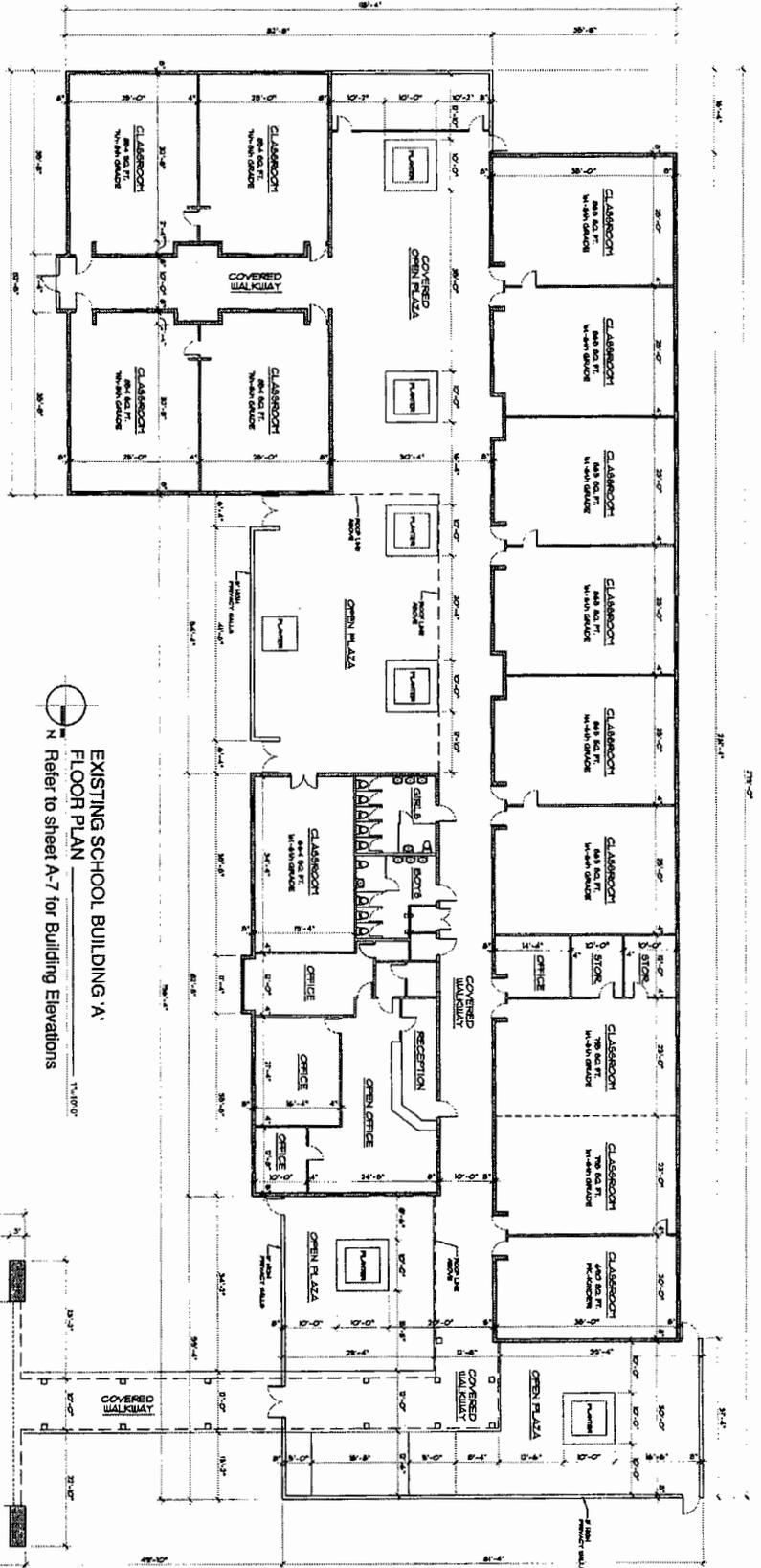
ST PAUL LUTHERAN SCHOOL
PK TO 8th GRADE
 ST PAUL LUTHERAN CHURCH AND SCHOOL
 10700 SW 86th STREET - MIAMI, FLORIDA 33185

REVISIONS:

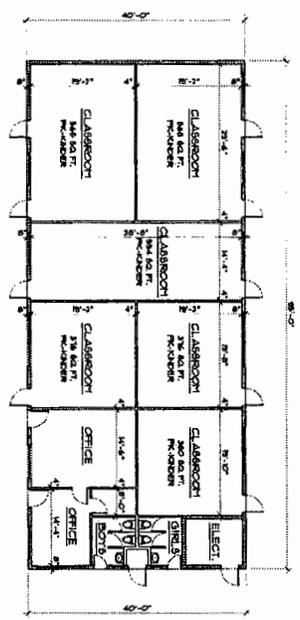
NO.	DESCRIPTION

DATE: 04-23-15
 SCALE: 1" = 40'
 SHEET: 1 OF 3

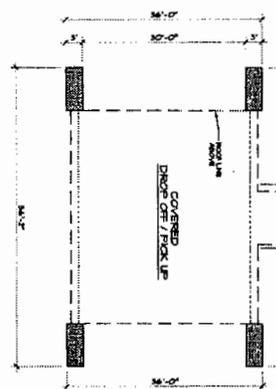
25



EXISTING SCHOOL BUILDING 'A'
FLOOR PLAN
1" = 10' 0"
N
Refer to sheet A-7 for Building Elevations



EXISTING SCHOOL BUILDING 'B'
FLOOR PLAN
1" = 10' 0"
N
Refer to sheet A-8 for Building Elevations



213-0033
2008.09.23

BY *[Signature]*
MAMI-DON PEREZ
PLANNING AND ZONING DEPT.

DATE	BY	REVISION
11-11-07	MM	1-1-10
11-11-07	MM	1-1-10
11-11-07	MM	1-1-10



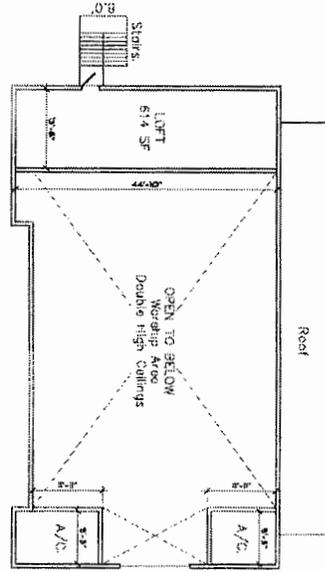
VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
7945 SW 48 ST 6001 - MIAMI, FL 33156 - 305.461.1870 - VILLARCHITECTURE@ATTN.NET
CONSULTANT:

Corporate License
PA0000099
Architectural Seal
Jorge L. Villavicencio
No. AR0012110

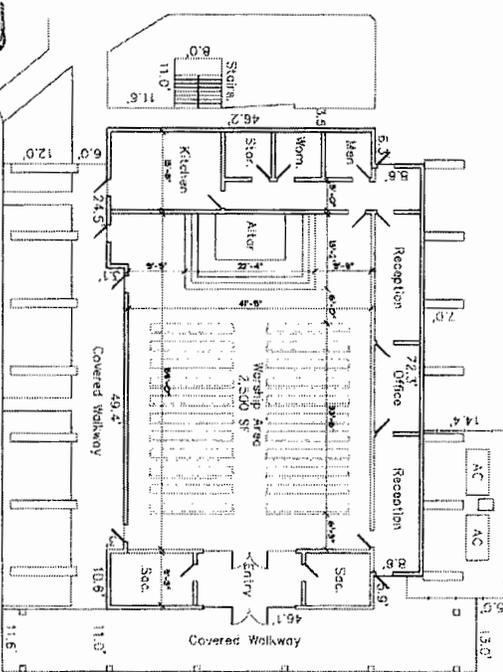
ST PAUL LUTHERAN SCHOOL
PK TO 8th GRADE
ST PAUL LUTHERAN CHURCH AND SCHOOL
10700 SW 56th STREET - MIAMI, FLORIDA 33185

REVISIONS:

28



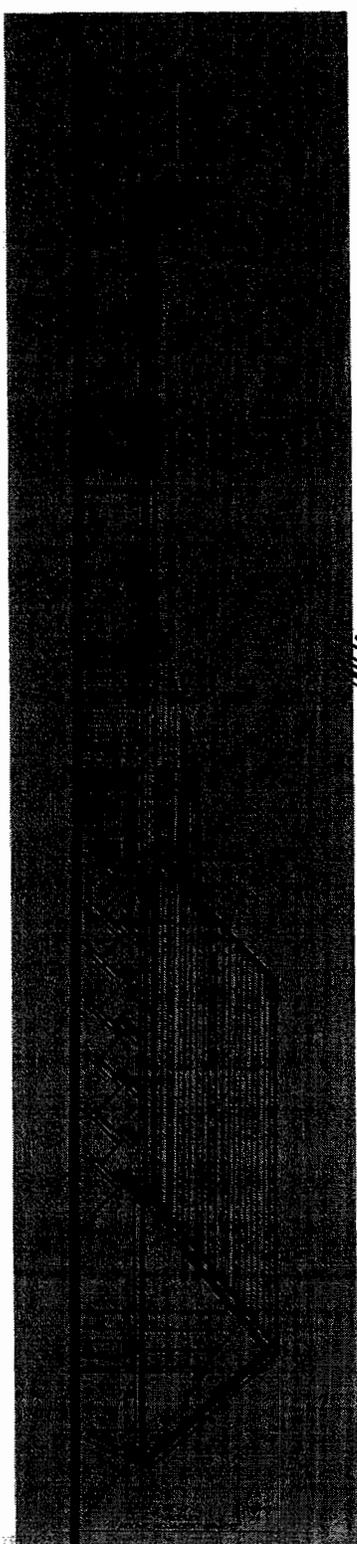
EXISTING CHURCH BUILDING
 SECOND FLOOR PLAN — 822 S.F. — 1/8\"/>



EXISTING CHURCH BUILDING
 GROUND FLOOR PLAN — 4,372 S.F. — 1/8\"/>

GENERAL CONTRACTOR
 MAN-IN-CHARGE
 BY

PROTECTED
2/15-03



EXISTING CHURCH BUILDING
 EAST ELEVATION — 1/8\"/>

DATE	NO.	DESCRIPTION
04-25-03	1	1-1107
04-25-03	2	1-1107
04-25-03	3	1-1107
04-25-03	4	1-1107
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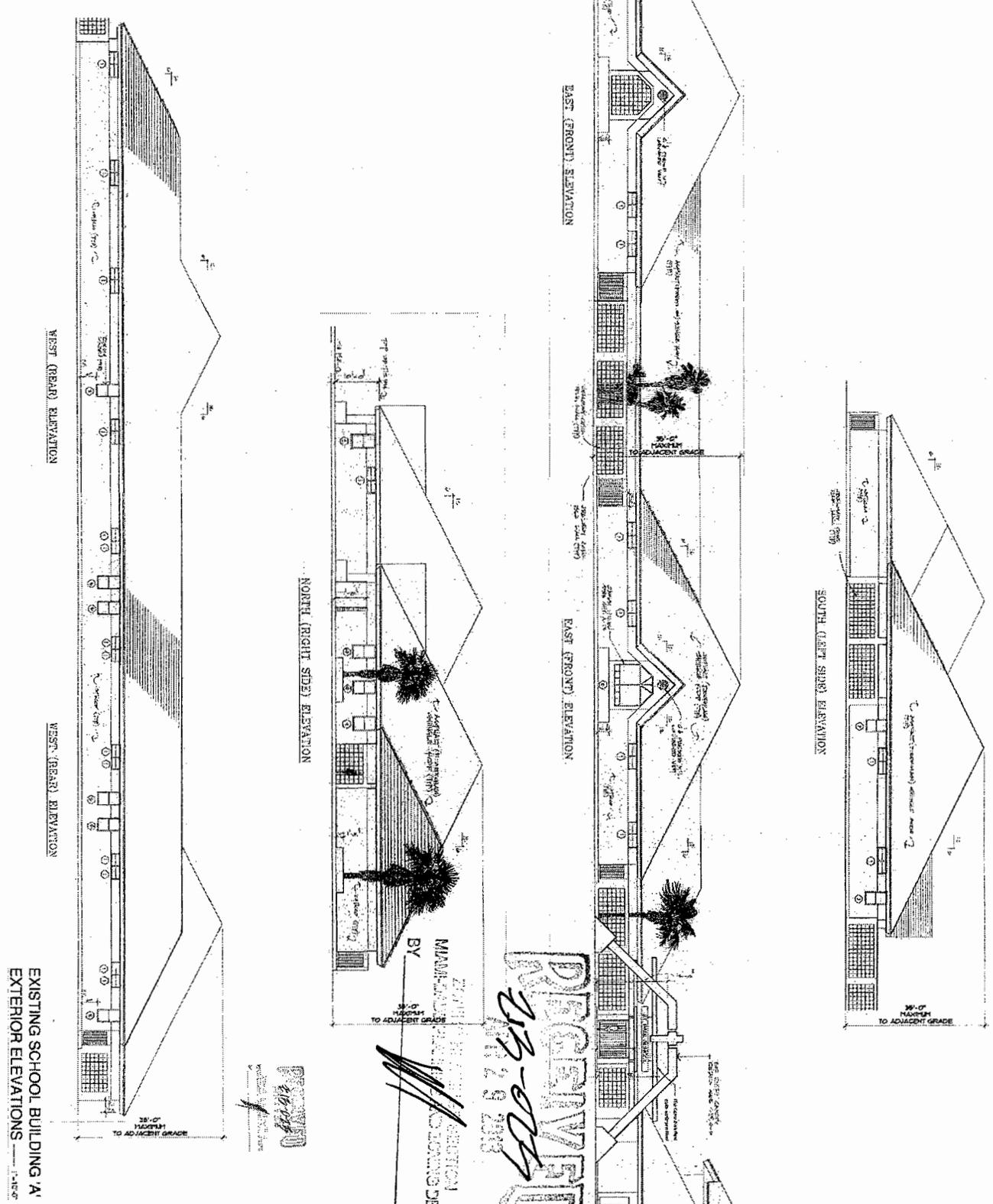


VILLA & ASSOCIATES INC.
 ARCHITECTURE — PLANNING — INTERIOR DESIGN
 7344 SW 48 ST #201 - MIAMI, FL 33198 - 305.661.8181 - VILARCHITECTURE@ATTN.NET
 CONSULTANT :

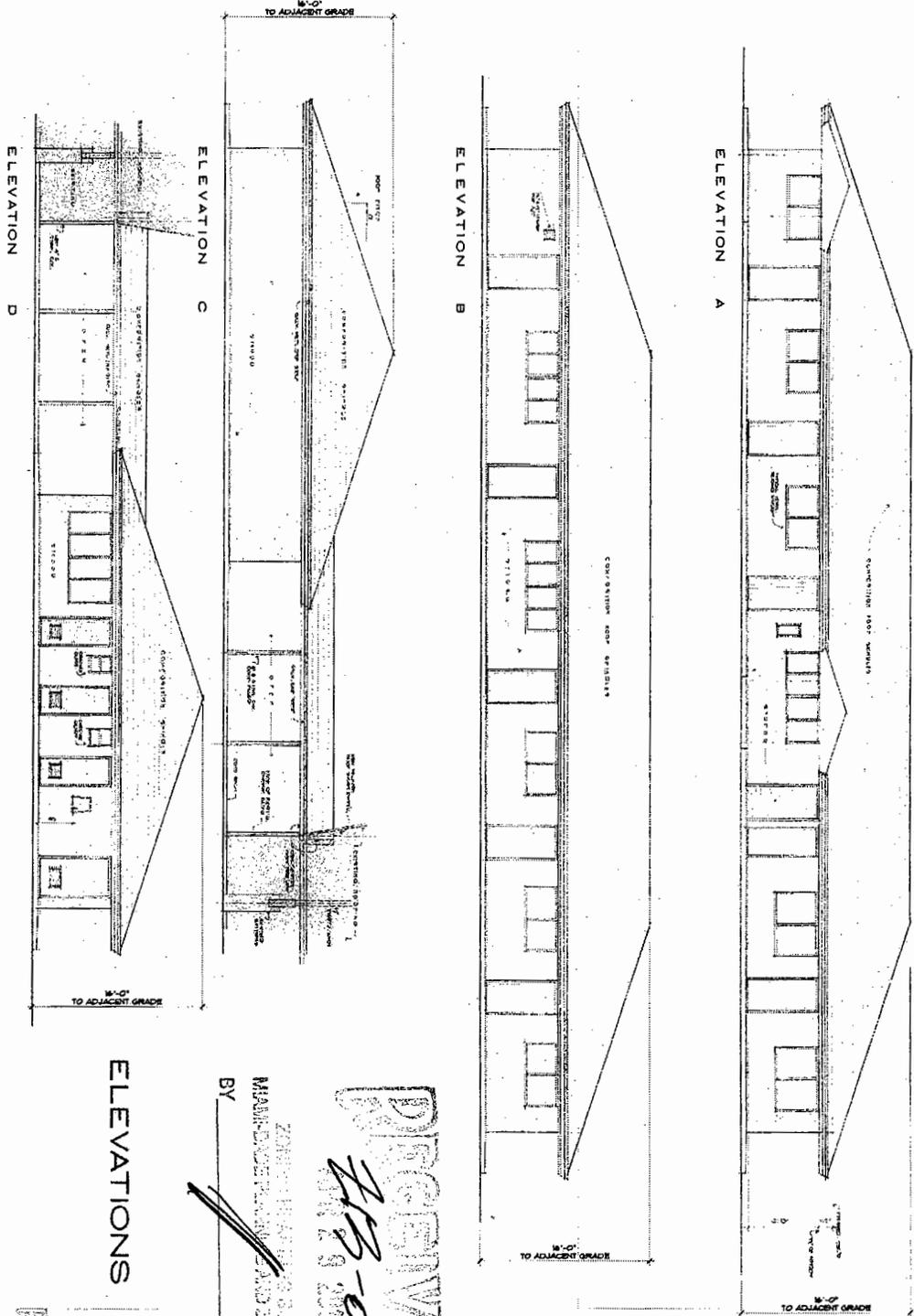
Corporation License
 EA00002569
 Architectural Seal
 JORGE L. VILLACORCHIDO
 NO. AH0012112

ST PAUL LUTHERAN SCHOOL
PK TO 8th GRADE
 ST PAUL LUTHERAN CHURCH AND SCHOOL
 10700 SW 55th STREET - MIAMI, FLORIDA 33185

REVISIONS :



<p>DATE: 11/10/10 SCALE: 1/4"=1'-0" DRAWING NO: 1010-001 SHEET NO: 10</p>		<p>VILLA & ASSOCIATES INC. ARCHITECTURE PLANNING INTERIOR DESIGN 1944 SW 49 ST #201 - MIAMI, FL 33150 - 305.651.9191 - VILLARCHITECTUREATTY.NET CONSULTANT:</p>	<p>Corporate License PA00003889 Architectural Seal Jorge L. Villaverde No. AR0012110</p>	<p>ST PAUL LUTHERAN SCHOOL PK TO 8th GRADE AUL LUTHERAN CHURCH AND SCHOOL 10700 SW 66th STREET - MIAMI, FL</p>	<p>REVISIONS:</p> <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>						



ELEVATIONS

RECEIVED
 11-19-08
 11-19-08
 11-19-08

ZONING DEPARTMENT
 PLANNING AND ZONING DEPT.
 BY _____

EXISTING SCHOOL BUILDING 'B'
 EXTERIOR ELEVATIONS — 1/4" = 1'-0"

DATE: 04-28-08	SCALE: 1/4" = 1'-0"
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
DATE: 04-28-08	
PROJECT NO: A-8 OF 10	

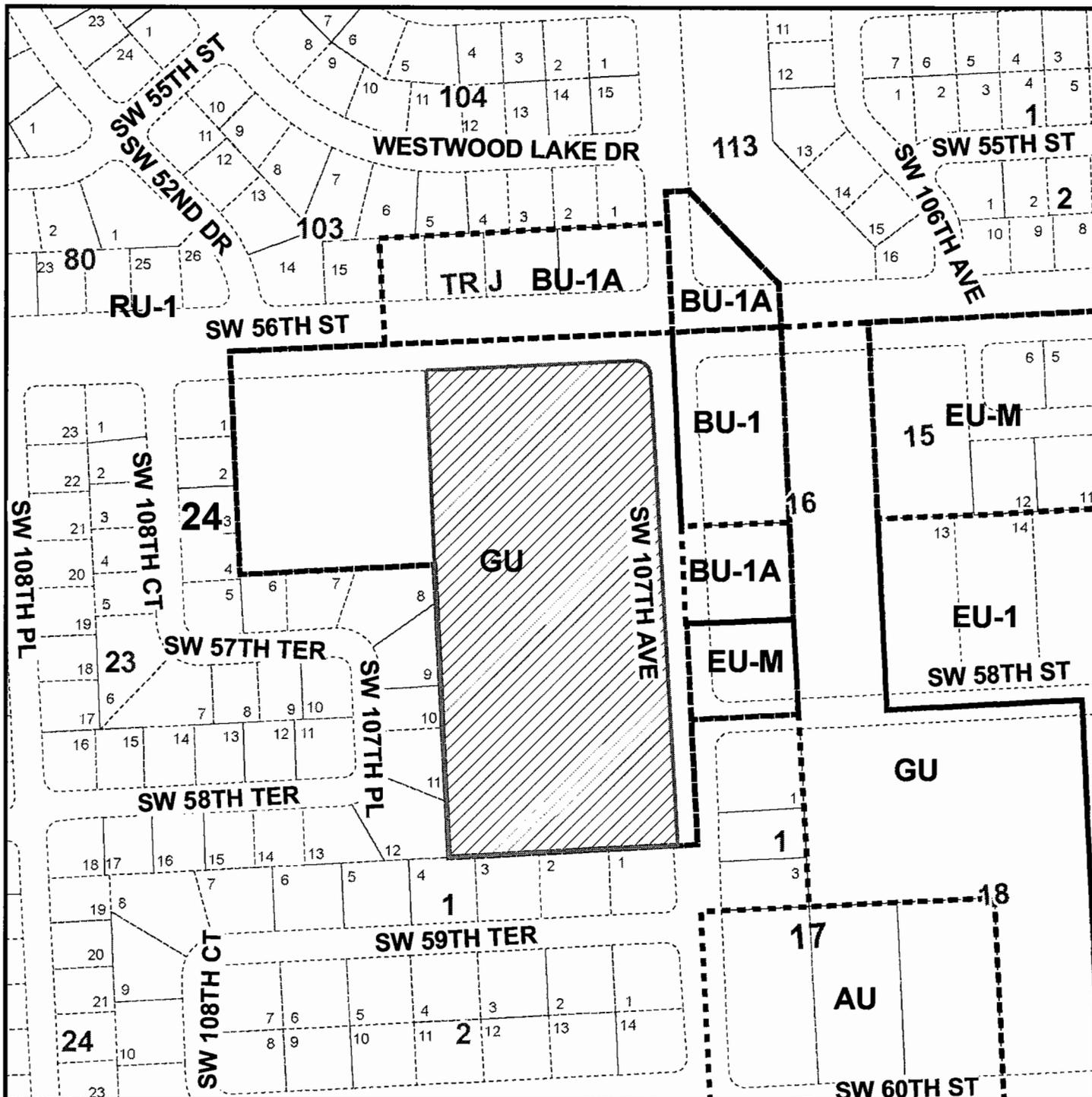


VILLA & ASSOCIATES INC.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 7544 SW 48 ST #201 - MIAMI, FL 33156 - 305.867.1511 - VILLANDASSOCIATES@ATTN.TX
 CONSULTANT:

Corporation License #A44000380
 Architectural Seal
 JORGE L VILLAVENCIDO
 NO. APR012110

ST PAUL LUTHERAN SCHOOL
PK TO 8th GRADE
 ST PAUL LUTHERAN CHURCH AND SCHOOL
 10700 SW 56th STREET - MIAMI, FLORIDA 33165

REVISIONS:



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2013000023



Section: 30 Township: 54 Range: 40
 Applicant: ST. PAUL LUTHERAN CHURCH, INC.
 Zoning Board: C12
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

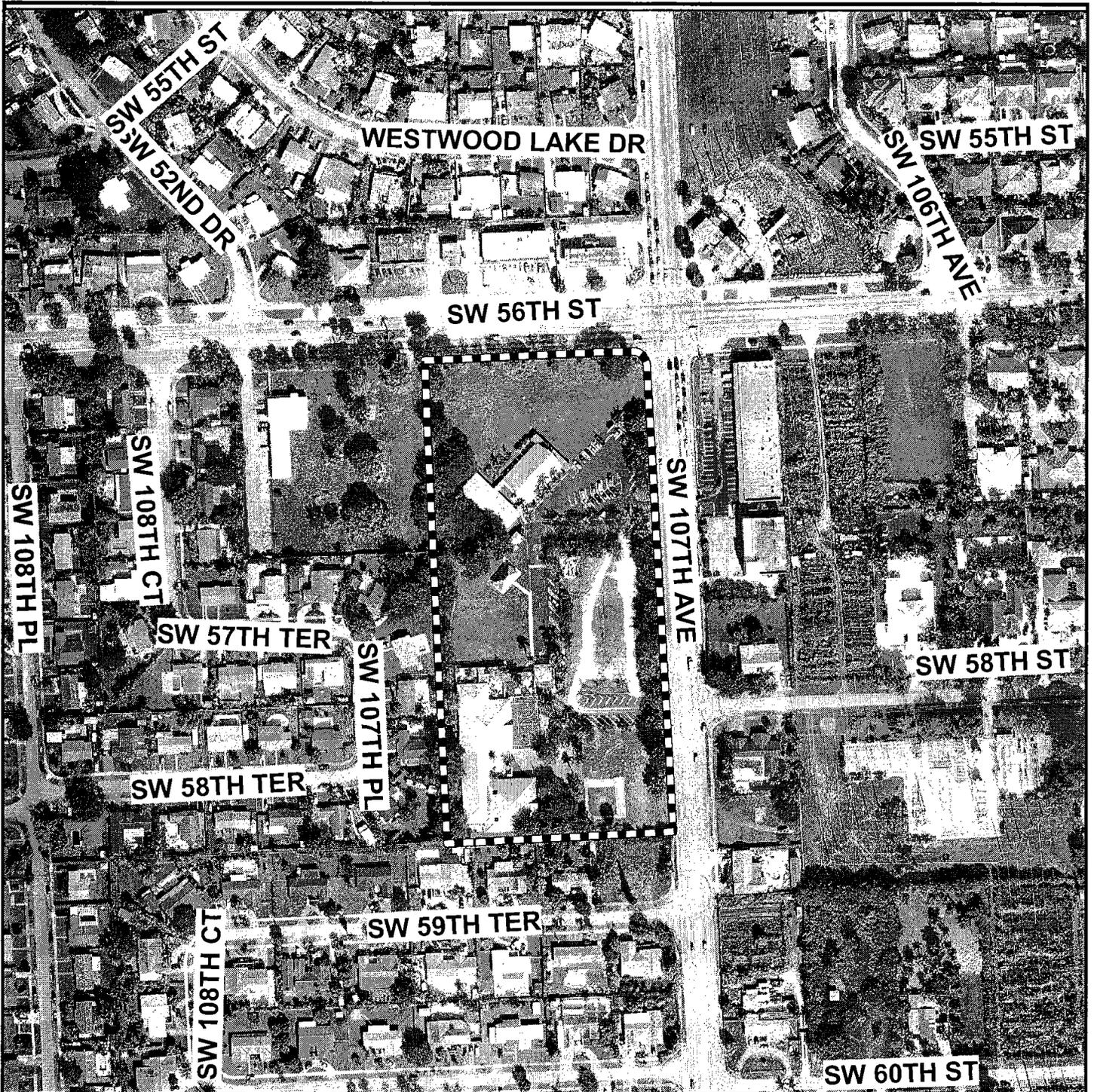
Legend

- Subject Property Case
- Zoning



SKETCH CREATED ON: Thursday, March 21, 2013

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2013000023



Section: 30 Township: 54 Range: 40
 Applicant: ST. PAUL LUTHERAN CHURCH, INC.
 Zoning Board: C12
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

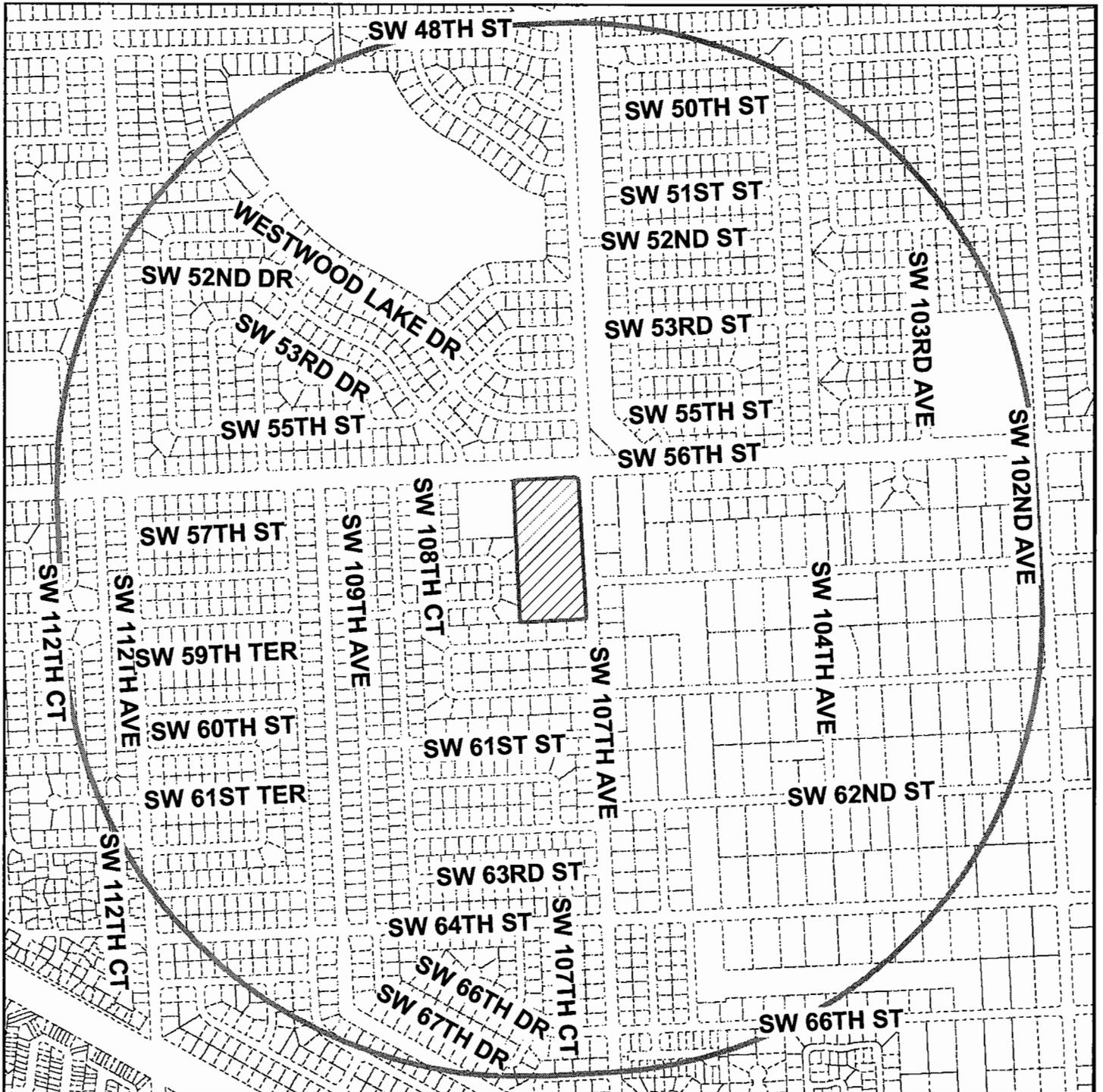
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 Subject Property



SKETCH CREATED ON: Thursday, March 21, 2013

REVISION	DATE	BY
		33



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2013000023

RADIUS: 2640



Section: 30 Township: 54 Range: 40
 Applicant: ST. PAUL LUTHERAN CHURCH, INC.
 Zoning Board: C12
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

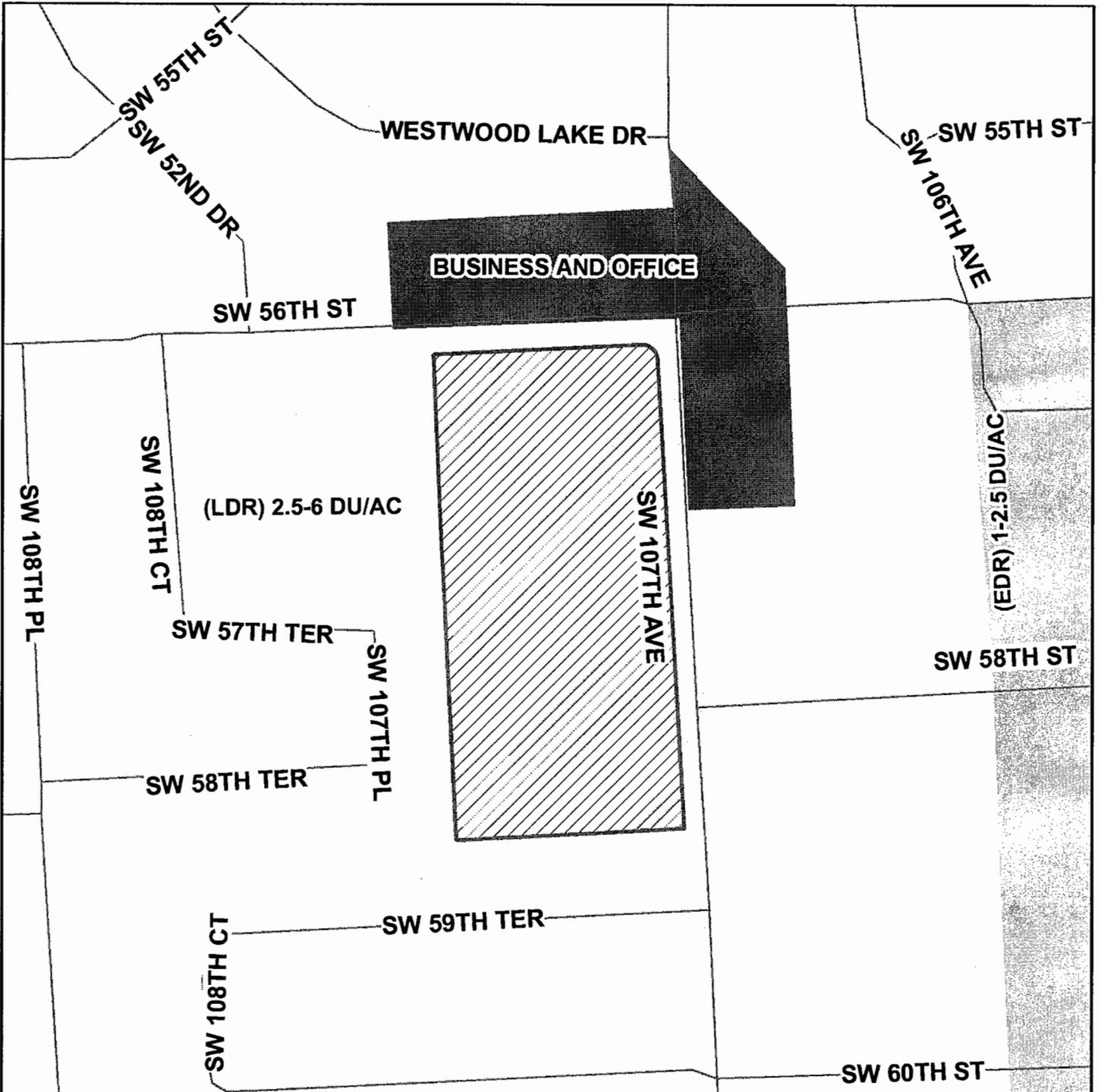
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, March 21, 2013

REVISION	DATE	BY
		34



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000023



Legend

 Subject Property Case

Section: 30 Township: 54 Range: 40
 Applicant: ST. PAUL LUTHERAN CHURCH, INC.
 Zoning Board: C12
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS



SKETCH CREATED ON: Thursday, March 21, 2013

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 12**

PH: Z13-026 (13-7-CZ12-1)

July 9, 2013

Item No. 2

Recommendation Summary	
Commission District	7
Applicant	Quenia Rodriguez
Summary of Requests	The applicant is requesting to permit a new single-family residence with less lot width, depth, area and interior side setback than required. The applicant is also seeking a greater lot coverage than allowed.
Location	Lying between SW 82 Avenue & SW 82 Court and north of theoretical SW 77 Street, Miami-Dade County, Florida.
Property Size	0.833 acre gross
Existing Zoning	EU-1
Existing Land Use	Single-Family Residence
2015-2025 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit parcel of land with a lot frontage of 110' (125' required) and a lot area of 0.833 acre gross (1 acre gross required).
- (2) NON-USE VARIANCE to permit a proposed single-family residence setback 40' (50' required) from the front (east) property line on a dual frontage lot.
- (3) NON-USE VARIANCE to permit a lot coverage of 24.1% (20% permitted).
- (4) NON-USE VARIANCE to permit a proposed swimming pool in front of the residence (not permitted) and to setback 50' (75' required) from the front property line on a dual frontage lot.
- (5) NON-USE VARIANCE to permit a fence with a height of 6' within 10' of the edge of a driveway leading to a right-of-way (2.5' maximum height permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Residence for Mr. & Mrs. Roberto Alberro" as prepared by Richard Cortes, Architect, dated stamped received 3/20/13 and consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Proposed 7,160 sq. ft. single-family residence and swimming pool on a 0.833 acre dual frontage lot.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; vacant	Estate Density Residential (1 to 2.5 dua)
North	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
South	EU-1; single-family residences	Estate Density Residential (1 to 2.5 dua)
East	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
West	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in an area characterized by single-family residences developed under the EU-1 zoning district regulations.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the vacant parcel of land with a single-family residence similar in scale to the surrounding residences. Given that the property has dual frontage, the requested setback variance from SW 82 Court, may result in a negative visual impact along said road.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as **Estate Density Residential** on the Adopted 2015-2025 LUP map. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* The approval of the requests sought in this application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Therefore, staff opines that the subject requests are **consistent** with the uses allowed in the Estate Density Residential category and the density threshold for this land use category and is consistent with the designation of the site on the CDMP LUP map.

ZONING ANALYSIS:

When request #1, to permit parcel of land with a lot frontage of 110' (125' required) and a lot area of 0.833 acre gross (1 acre gross required), is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that this request is due to the existing configuration of the subject property and represents existing conditions.

Staff notes that the property abutting the subject property at the southeast corner located at 8201 SW 78 Street, was granted approval pursuant to Administrative Adjustment #V1991000431, to allow a parcel of land with a lot frontage of 106' (125' required). Although no

properties in the immediate vicinity were granted approval for lot area variances staff notes that the surrounding neighborhood is characterized by similar substandard lots by EU-1 standards. Staff is of the opinion that the approval of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

When request #2, to permit a proposed single-family residence setback 40' (50' required) from the front (east) property line on a dual frontage lot and request #3, to permit a lot coverage of 24.1% (20% permitted), is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of this request would also maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff opines that the 10' encroachment into the front (east) setback and 4.1% over the maximum lot coverage permitted may be adequately buffered by providing a visual buffer along the property lines. Furthermore, staff notes that the structure that encroaches into the front setback area is the garage and that the principle residence meets front setback requirements. Therefore, staff recommends that as a condition for approval of this application, that the applicant provide a visual buffer along the interior sides (north and south) and rear (west) property lines either in the form of a hedge, 3' tall at time of planting to grow and be maintained at a height of 6', or in the alternative to erect a 6' high solid fence or 6' high CBS wall along said property line to mitigate any negative visual impact from the aforementioned exceeding lot coverage.

When request #4, to permit a proposed swimming pool in front of the residence (not permitted) and to setback 50' (75' required) from the front property line on a on a dual frontage lot is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of this request would also maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. As previously discussed, the subject property is a dual frontage lot and therefore has no rear property line. Consequently, the applicant seeks relief from zoning regulations since the proposed swimming pool would not permitted in front of the principal residence. Staff opines that due to the existing constraints of the parcel of land, approval of this request would provide a reasonable use of the west setback area and would be compatible with the surrounding neighborhood. Furthermore, staff opines that any adverse visual impact on SW 82 Court would be adequately mitigated by the aforementioned required visual buffer.

When request #5, to permit a fence with a height of 6' within 10' of the edge of a driveway leading to a right-of-way (2.5' maximum height permitted) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of this request would also maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff does not object to the approval of this request given that there are no sidewalks in the area and that the Platting and Traffic Review Section of RER also does not object to this request. However, staff opines that a solid fence located within 10' of the edge of driveway leading to the right-of-way, would obstruct cross-visibility and may create a hazardous situation when backing out of the driveway. Therefore, staff recommends that as a condition for approval that the solid portion of the fence not exceed the maximum height of 2.5' and that the remaining 3.5' of fence height be a fence with openings that allows visibility within 10' of the edge of driveway leading to the right-of-way.

Consequently, staff is of the opinion that the approval of the subject requests will not result in an obvious departure from the aesthetic character of the surrounding neighborhood and would be **compatible** with the surrounding residential developments. **Staff therefore, recommends approval with conditions under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

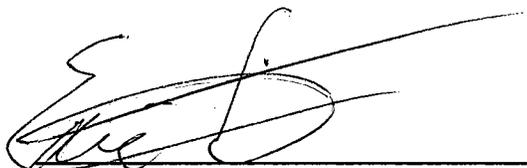
NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Residence for Mr. & Mrs. Roberto Alberro" as prepared by Richard Cortes, Architect, dated stamped received 3/20/13 and consisting of 3 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant provide a visual buffer along the interior sides (north and south) and rear (west) property lines either in the form of a hedge, 3' tall at the time of planting to grow and be maintained at a height of 6', or in the alternative, erect a 6' high solid fence or 6' high CBS wall.
5. That the solid portion of the fence not exceed the maximum height of 2.5' and that the remaining 3.5' of fence height be a fence with openings that allows visibility within 10' of the edge of driveway leading to the right-of-way

ES:MW:NN:CH:JC



Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County

NDN

Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Applicant: *Quenia Rodriguez*
PH: Z13-026

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Space	No objection
Fire Rescue	No objection
Police	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

<p><i>Estate Density Residential (Pg. I-31)</i></p>	<p><i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.</i></p>
--	---

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><i>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</i></p>	<p><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></p>
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2. QUENIA RODRIGUEZ
(Applicant)

13-7-CZ12-2 (13-026)
Area 12/District 07
Hearing Date: 07/09/13

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>
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None

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.

Date: April 18, 2013

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

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

Subject: C-12 #Z2013000026
Quenia Rodriquez
7680 SW 82nd Avenue, Miami, Florida
Non-Use Variance to permit a proposed single family residence to
setback 40' from the front (E) property line. (50' required)
(EU-1) (.83 Acres)
34-54-40

The subject application has been reviewed 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.

Wellfield Protection

The subject property is located within the Basic Day Pumpage Wellfield Protection Area of the Alexander Orr wellfield complex. Development of the subject property shall be in accordance with the regulations established in Section 24.43 of the Code.

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

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

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 plans shall 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.

The storm water runoff from the new pool must be retained on-site, without causing any runoff into the abutting properties. Applicant may be required at the time of construction permit application, to demonstrate by calculation or grading details that there is adequate green area within the property to provide drainage to the new pool deck, without causing any runoff into the adjacent property.

Wetlands

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

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

Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said 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. This Department'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 the Tree Permitting Program at (305)-372-6600, voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

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.

8

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: May 1, 2013

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

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

Subject: Z2013000026
Name: Quenia Rodriguez
Location: Lying west of SW 82nd Avenue at SW 77th Street
Section 34 Township 54 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.

This Department has no objections to the request to permit a fence within the pedestrian safe sight triangle since there are no sidewalks within the area.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **2 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#	LOS present	LOS w/project
F-1068 SW 72 St. w/o Palmetto Expwy.	B	B

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: April 30, 2013

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

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

Subject: #13-026
Quenia Rodriguez

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

According to Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, the property meets the definition of residential unit. Once developed, the residential unit on the property will receive PWWM waste collection and recycling service. The current waste collection fee will cover all associated costs as the property is within the Department's waste collection service area. The application will have no impact or any associated costs for waste collection or recycling services.

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

Memorandum



Date: 04-APR-13
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2013000026

Fire Prevention Unit:

No objection to site plan date stamped received March 20, 2013.

Service Impact/Demand

Development for the above Z2013000026
located at Lying on west side of SW 82 AVE at SW 77 St., MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1754 is proposed as the following:

<u>1</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:20 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 13 - East Kendall - 6000 SW 87 Avenue
ALS 60' Aerial, Air Truck

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 stamped received March 20,2013.

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

DATE: 29-MAR-13

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

QUENIA RODRIGUEZ

Lying on west side of SW 82 AVE at
SW 77 St., MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2013000026

HEARING NUMBER

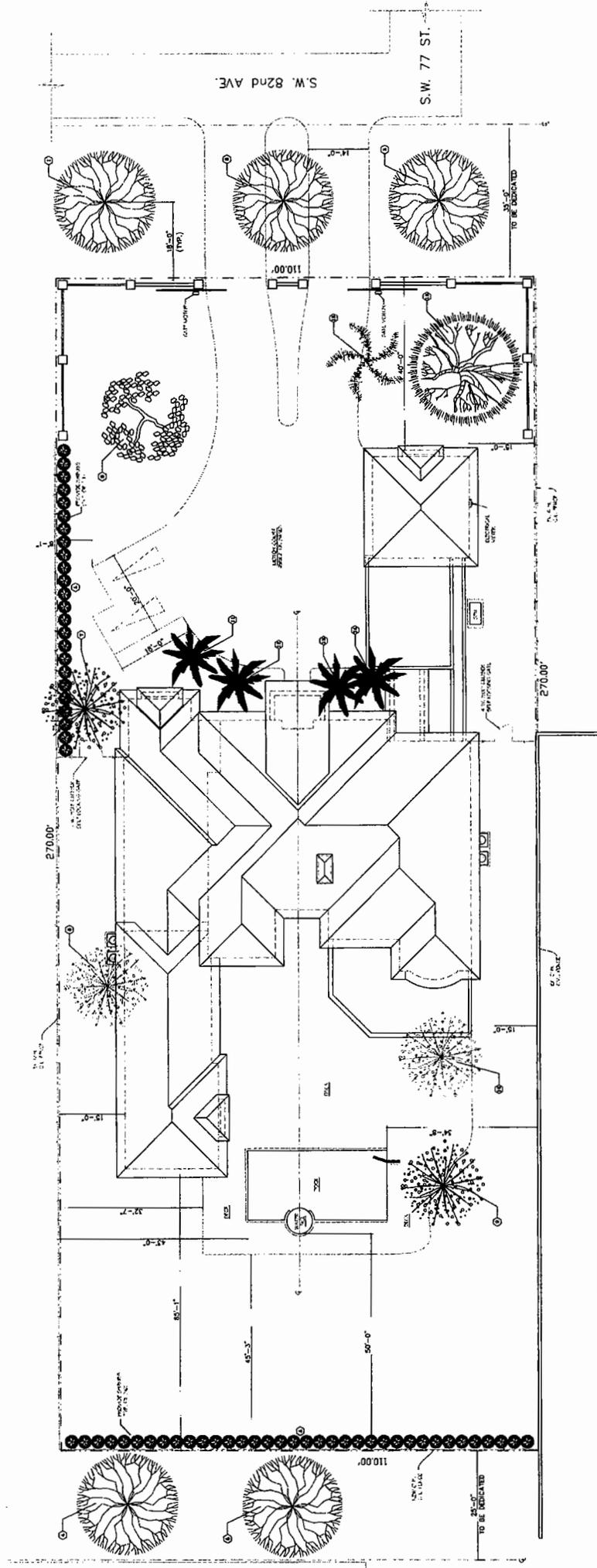
HISTORY:

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

Quenia Rodriguez

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

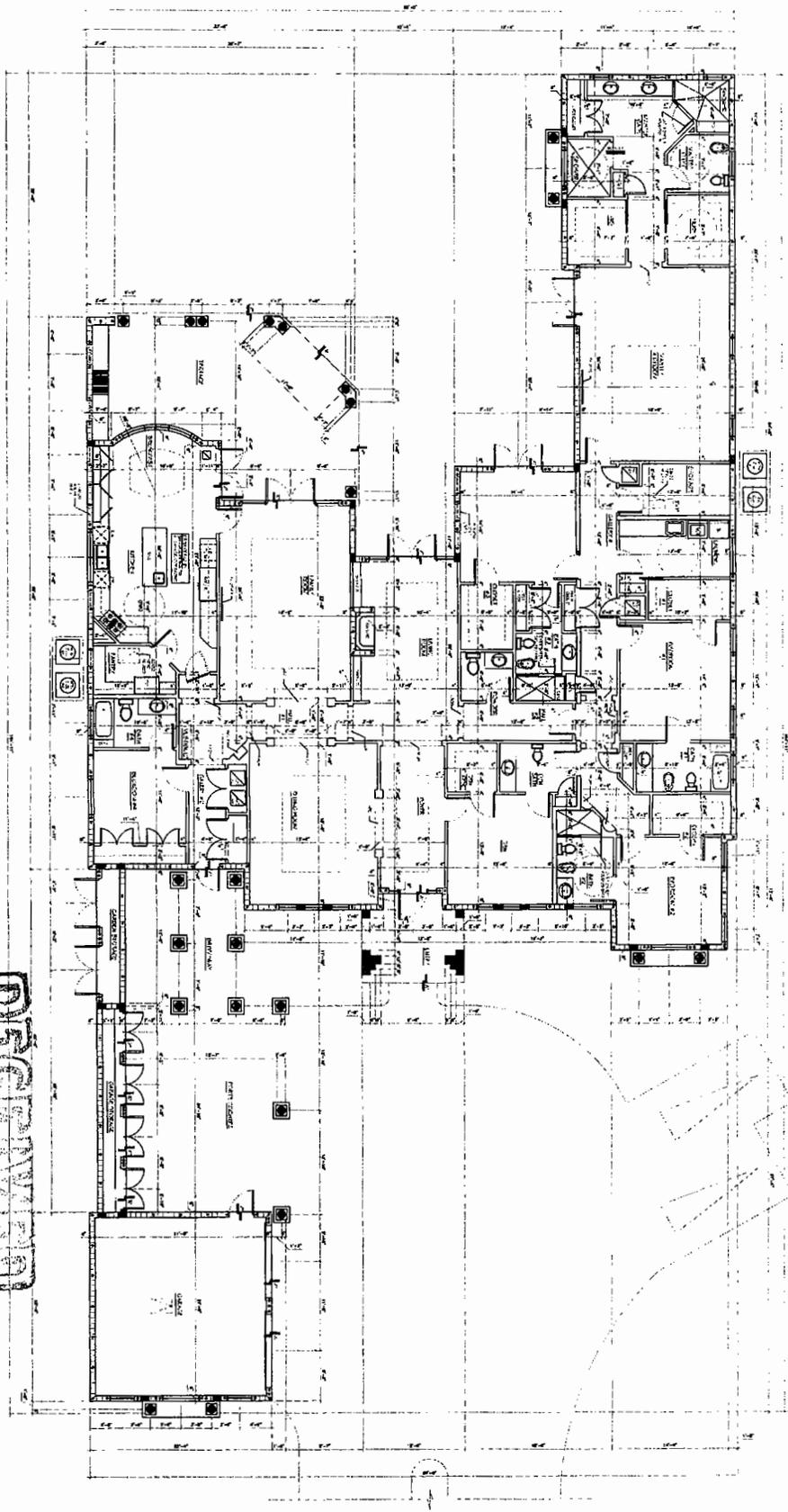
REPORTER NAME:



RECEIVED
 FEB-26
 MAR 20 2013

ZONING REGULATIONS DIVISION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

ENLARGED SITE PLAN



LEGEND

[Symbol]	1/2" DIA. WALL
[Symbol]	1/2" DIA. COLUMN
[Symbol]	1/2" DIA. DOOR
[Symbol]	1/2" DIA. WINDOW

FINISHES

[Symbol]	CONCRETE FLOOR
[Symbol]	CERAMIC TILE
[Symbol]	PAINT

ZONING: PLANNING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY 

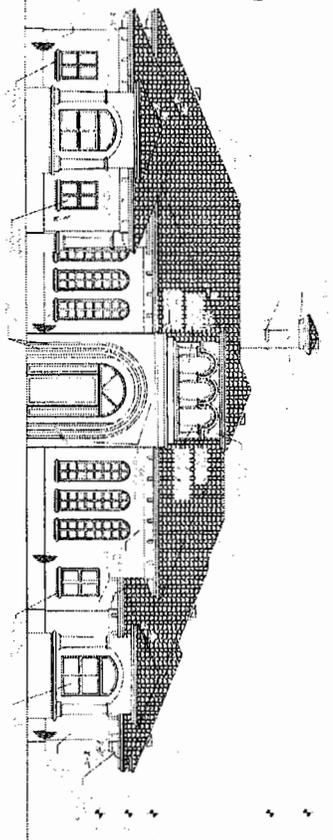
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 Z13-026
 MAR 20 2013

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

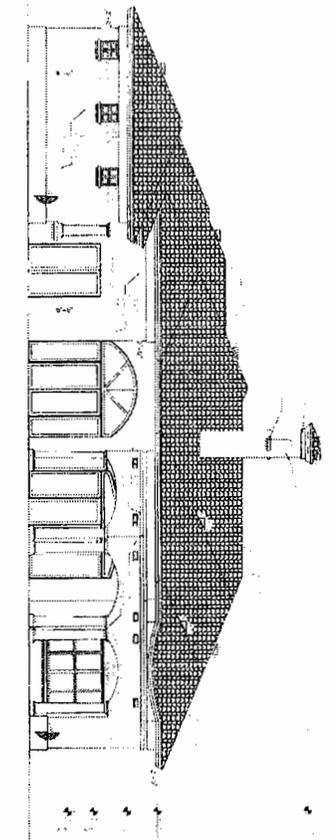


19

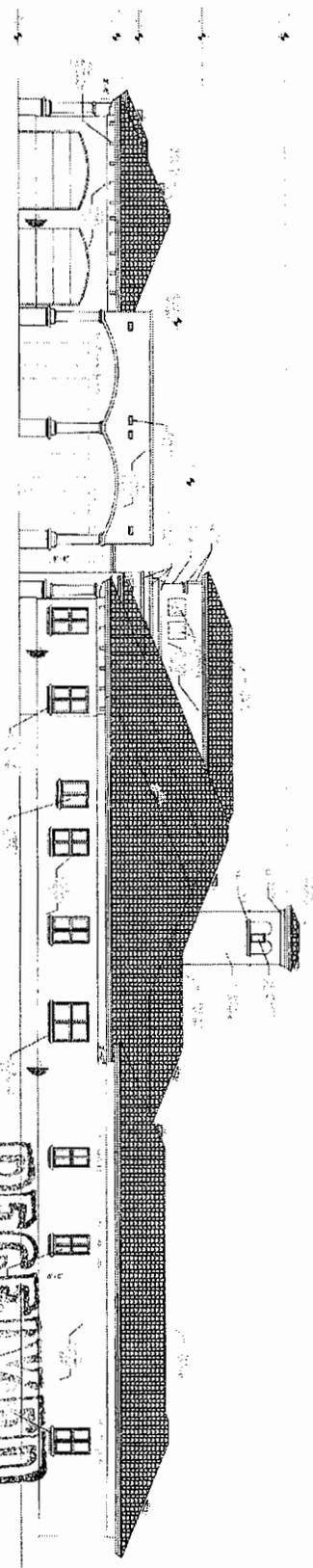
 NORTH A-2 SHEET NO.	DATE: 03/15/13 DRAWN BY: PMP SCALE: 3/8" = 1'-0"	SHEET NAME: FLOOR PLAN	NEW RESIDENCE FOR: MR. & MRS. ROBERTO ALBERRO 7680 SW 82nd AVE. MIAMI, FL. 33143		Richard Coates ARCHITECT ANY OFFICES 7700 SW 116 ST. MIAMI, FL. 33156 TEL: 305-251-4500 rcoates@rcoates.com	
	PROJECT NO. _____			SEAL		



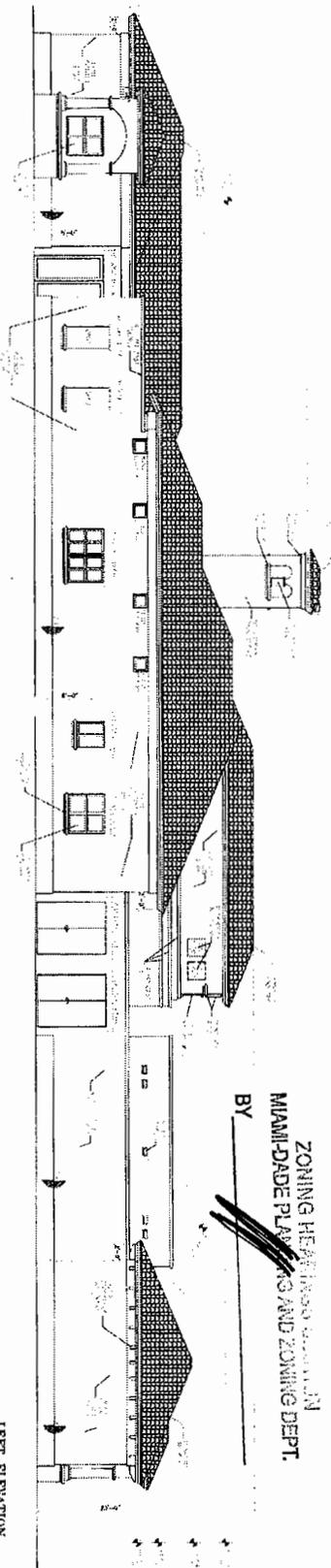
FRONT ELEVATION
SCALE 3/8" = 1'-0"



REAR ELEVATION
SCALE 3/8" = 1'-0"



RIGHT ELEVATION
SCALE 3/8" = 1'-0"



LEFT ELEVATION
SCALE 3/8" = 1'-0"

RECEIVED
Z-13-026
MAR 20 2013

ZONING HEARING AND DECISION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

17

	DATE	03/15/13
	DRAWN BY	PMJ
SCALE	3/8" = 1'-0"	
SHEET NAME NEW RESIDENCE FOR: MR. & MRS. ROBERTO ALBERRO 7680 SW 82nd AVE. MIAMI, FL. 33143		
SHEET NO. A-3		
SEAL 		
ARCHITECT RICHARD CORNISH 1000 S.W. 14th ST. MIAMI, FL. 33135 PHONE: 305-252-2000 FAX: 305-252-2000 WWW.RICHARDCORNISH.COM		



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2013000026



**Section: 34 Township: 54 Range: 40
Applicant: QUENIA RODRIGUEZ
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS**

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, March 26, 2013

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z2013000026



Section: 34 Township: 54 Range: 40
Applicant: QUENIA RODRIGUEZ
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

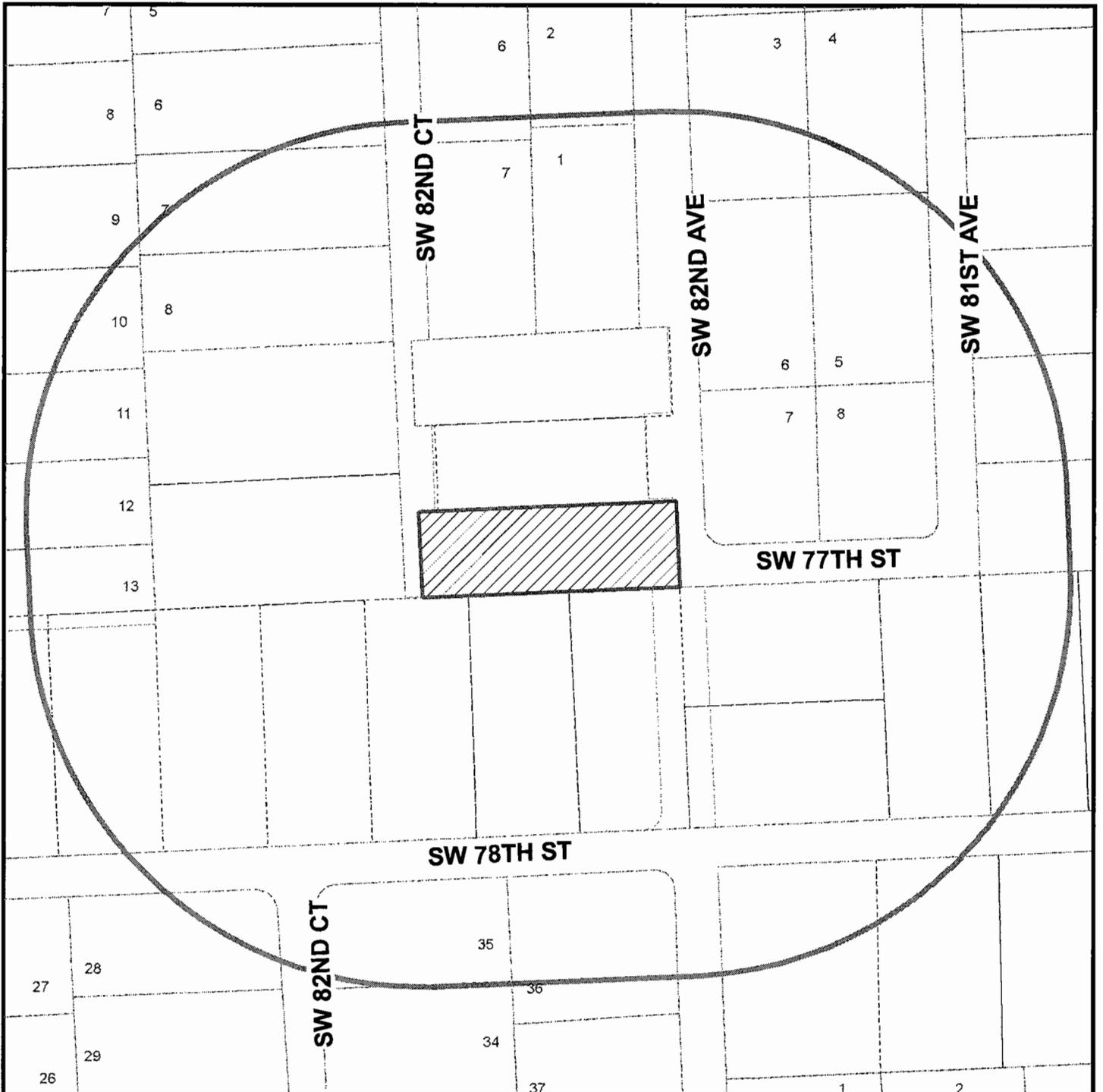
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, March 26, 2013

REVISION	DATE	BY
		19



**MIAMI-DADE COUNTY
RADIUS MAP**

**Section: 34 Township: 54 Range: 40
Applicant: QUENIA RODRIGUEZ
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS**

**Process Number
Z2013000026
RADIUS: 500**



Legend

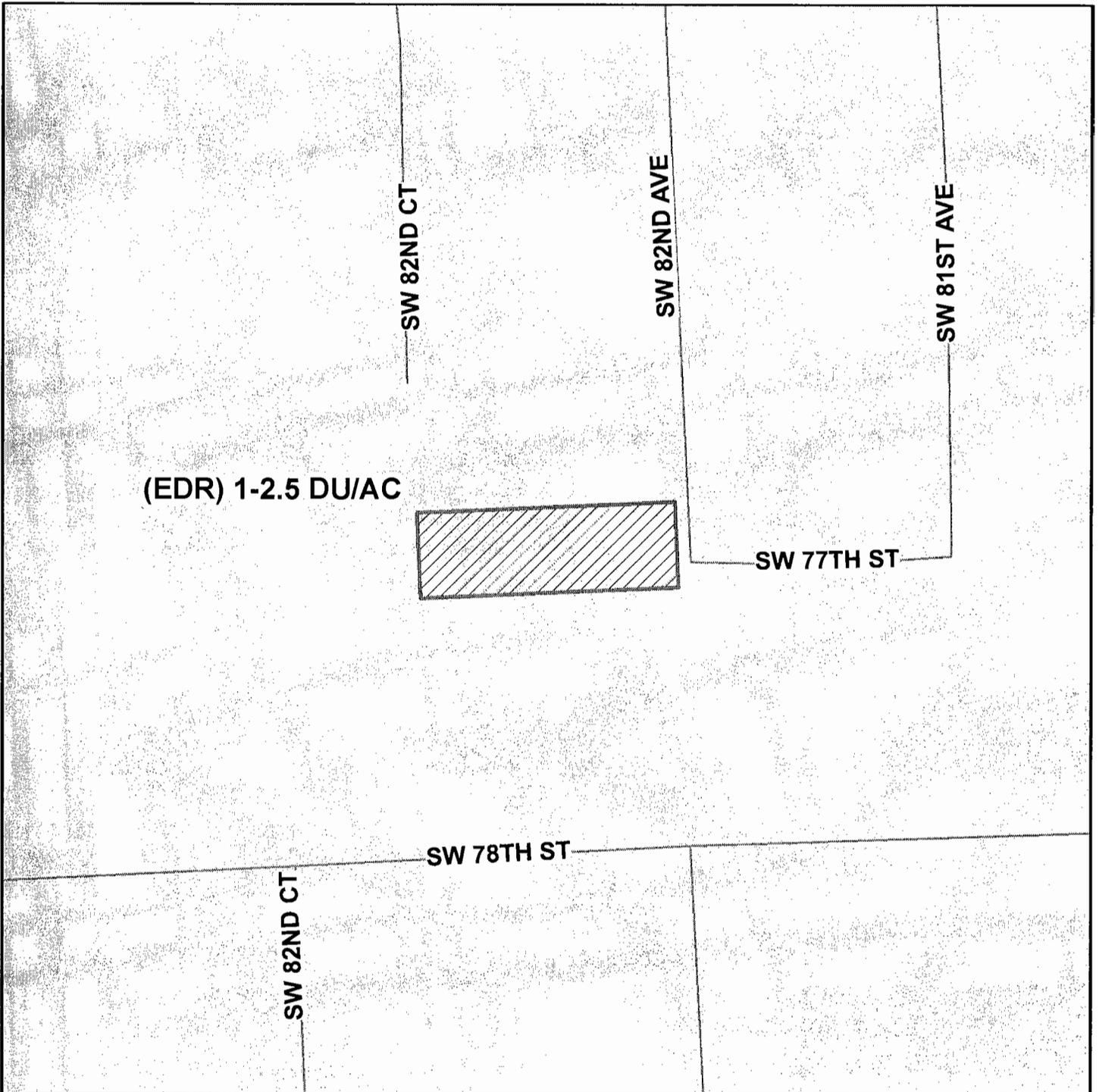
 Subject Property

 Buffer



SKETCH CREATED ON: Tuesday, March 26, 2013

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000026



Section: 34 Township: 54 Range: 40
 Applicant: QUENIA RODRIGUEZ
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, March 26, 2013

REVISION	DATE	BY