



COMMUNITY ZONING APPEALS BOARD 14
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Tuesday, May 25, 2010 at 6:00 p.m.

PREVIOUSLY DEFERRED

A. 10-4-CZ14-1 JUAN AND ROSA AMEZQUITA 09-131 28-56-38

CURRENT

1. 10-5-CZ14-1 CHRISTIAN PREPARATORY ACADEMY
OF SOUTH DADE INC. 08-119 07-57-39 N

2. 10-5-CZ14-2 SUNRISE COMMONS, LTD 10-1 34-56-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF TUESDAY, MAY 25, 2010

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

A. JUAN AND ROSA AMEZQUITA (10-4-CZ14-1/09-131)

**28-56-38
Area 14/District 9**

Applicants are requesting to permit a parcel of land with a lot frontage of 167.8' (200' required).

Plans are on file and may be examined in the Department of Planning and Zoning Entitled "A Residence for: Juan and Rosa Amezcuita, as prepared by Ron Dorris Architects, A.I.A., P. A., 3 sheets dated received 12/21/09 and 2 sheets dated stamped received 9/9/09, for a total of 5 sheets. Plans may be modified at public hearing.

LOCATION: The southeast corner of S.W. 252 Street and east of S.W. 217 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

Department of Planning and Zoning Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from 04/20/2010

**1. CHRISTIAN PREPARATORY ACADEMY OF (10-5-CZ14-1/08-119)
SOUTH DADE, INC.**

**07-57-39
Area 14/District 8**

- (1) SPECIAL EXCEPTION to permit a private school and all incidental private school uses spaced less than the required 250' from all property lines.
- (2) Applicant is requesting to permit off-street parking within 25' of the official right-of-way (not permitted).
- (3) Applicant is requesting to permit the outdoor recreation playground area abutting a half-section line right-of-way to be located between said right-of-way and the building line parallel to the right-of-way (not permitted).
- (4) Applicant is requesting to permit an existing 28.88 sq. ft. detached sign (24 sq. ft. permitted) setback 6' (15' required) from the front (north) property line.
- (5) Applicant is requesting to permit a 10' wide one-way drive (14' required/12' previously approved)

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Existing Conditions Christian Preparatory Academy of South Dade," as prepared by Ron Dorris, Architects, 3 sheets dated stamped received 3/25/09 and 1 sheet dated stamped received 11/5/09 for a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: Lying on the southwest corner of S.W. 173 Avenue and S.W. 304 Street (A/K/A: 300 N.E. 15 Street), Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.63 Gross Acres

Department of Planning and Zoning Recommendation:

Approval with conditions of requests #1 - #3 and #5 and denial without prejudice of request #4.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. SUNRISE COMMONS LTD. (10-5-CZ14-1/10-001)

**34-56-39
Area 14/District 8**

Applicant is requesting to permit a 4'6" high aluminum picket fence for a multi-family residential development (3'6" permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Sunrise Commons," as prepared by PMM Consulting Engineers, dated stamped received 1/13/10 and consisting of 1 sheet and a Boundary Survey entitled "Sunrise Commons," as prepared by Schwebke-Shiskin and Associates, Inc., dated stamped received 1/6/10 and consisting of 1 sheet. Plans may be modified at public hearing.

LOCATION: 26600 S.W. 146 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.2 Acres

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

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

A. JUAN AND ROSA AMEZQUITA
(Applicant)

10-4-CZ14-1 (09-131)
Area 14/District 9
Hearing Date: 05/25/10

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>
No History				

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

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

#1

APPLICANT'S NAME: JUAN AND ROSA AMEZQUITA

REPRESENTATIVE: NO APPLICANT PRESENT AT THE HEARING

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-4-CZ14-1 (09-131)	April 20, 2010	CZAB14 10

REC: Approval with conditions.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: May 25, 2010 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

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

WITH CONDITIONS

OTHER: Deferred due to the absence of the applicant.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Nehemiah DAVIS	X		
VICECHAIRMAN	M	Curtis LAWRENCE	X		
COUNCILMAN		Patrice MICHEL			X
COUNCILMAN	S	Michael RODRIGUEZ	X		
CHAIRMAN		Wilbur B. BELL	X		
VOTE:			4	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: ABBIE SCHWARDERER

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Juan and Rosa Amezcuita

PH: Z09-131(10-4-CZ14-1)

SECTION: 28-56-38

DATE: May 25, 2010

COMMISSION DISTRICT: 9

ITEM NO.: A

A. INTRODUCTION

o **REQUEST:**

Applicants are requesting to permit a parcel of land with a lot frontage of 167.8' (200' required).

Plans are on file and may be examined in the Department of Planning and Zoning Entitled "A Residence for: Juan and Rosa Amezcuita, as prepared by Ron Dorris Architects, A.I.A., P. A., 3 sheets dated received 12/21/09 and 2 sheets dated stamped received 9/9/09, for a total of 5 pages. Plans may be modified at hearing.

o **SUMMARY OF REQUEST:**

The request will allow the applicant to construct a single-family residence on a parcel of land with less lot frontage than required in the GU, Interim District.

o **LOCATION:**

The southeast corner of S.W. 252 Street and east of S.W. 217 Avenue, Miami-Dade County, Florida.

o **SIZE:** 5 gross acres

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property located approximately 7 miles west of and outside the urban development boundary (UDB), for **Agriculture**. The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Education Element Policy 2.1.

In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be

approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, packing houses for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU ; vacant	Agricultural
<u>Surrounding Properties:</u>	
NORTH: GU; row crops	Agricultural
SOUTH: GU; row crops	Agricultural
EAST: GU; row crops	Agricultural
WEST: GU; single-family residence	Agricultural

The subject parcel is located at the southeast corner of S.W. 252 Street and east of S.W. 217 Avenue. The area where the subject property lies is characterized by cultivated farm land and farm residences.

E. SITE AND BUILDINGS:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

This item was deferred from the April 20, 2010, meeting due to the applicants' absence. Approval of this application will allow the applicants to build a single-family residence on a 5-acre GU, Interim District (AU-Agricultural District trended) parcel of land with reduced lot frontage. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject property as **Agriculture**. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. The Master Plan indicates that residential development can occur in this area at a density of no more than one unit per five acres, as such, the proposed development of the 5 gross acre subject property is **consistent** with LUP plan map of the CDMP.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the requirements of Chapter 24 of Miami-Dade County. However, the applicant will have to comply with all DERM requirements as stated in their memorandum for this application. The **Public Works Department** has **no objections** to this application. In addition, the Department has indicated that this application will generate **2** additional PM daily peak hour **vehicle trips**. However, the traffic distribution of said vehicle trips will not exceed the acceptable Levels of Service (LOS) of the area roadway which is currently operating at LOS "B". The Miami-Dade Fire Rescue Department (**MDFRD**) also **does not object** to this application and they indicate that the estimated response time is **9:01 minutes**.

When request #1, to allow the proposed parcel of land with a lot frontage of 167.8' (200' required) is evaluated under Section 33-311(A)(4)(b), the Non-Use Variance Standards (NUV), staff opines that approval of the request would be **compatible** with the surrounding area. Staff is of the opinion that approval of the application would maintain 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 appearance and stability of the community and provided that the Non-Use Variance request will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. Staff opines that approval of the subject parcel with a reduced lot frontage will not have a negative visual impact on the surrounding properties comprised mainly of vacant land with row crops and a residence located to the west of the abutting 80' wide section line roadway, SW 217 Avenue. Further, staff notes a property located approximately .40 miles south of the subject property, on SW 214 Avenue, was similarly approved, pursuant to Resolution #Z-86-92, to allow a 2.55 gross acre parcel with a lot frontage of 167.34', in June 1992. Therefore, based on the aforementioned, staff opines that approval of the requested reduced lot frontage will not be precedent setting, nor will it negatively affect the surrounding predominant agricultural properties. As such, staff recommends approval with conditions of the application under the Non-Use Variance (NUV) Standards.

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, 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 "A Residence for: Juan and Rosa Amezcuita, as prepared by Ron Dorris Architects, A.I.A., P. A., 3 sheets dated received 12/21/09 and 2 sheets dated stamped received 9/9/09, for a total of 5 pages. Except as may be specified by any Zoning Resolution applicable to the subject property, 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.

Juan and Rosa Amezcua
Z09-131
Page 5

DATE TYPED: 02/22/10
DATE REVISED: 02/24/10, 03/01/10, 04/21/10, 05/14/10
DATE FINALIZED: 05/14/10
MCL:GR:NN:JV:TA:CH



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

NDW
GR

Memorandum

Date: December 29, 2009
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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



Subject: C-14 #Z2009000131 Revised
Juan and Rosa Amezcua
25201 S.W. 217th Avenue
To Permit a Single-Family Residence with a Lesser Frontage than
Required
(GU) (5 Acres)
28-56-38

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

Potable Water Service

Public water is not available to the subject property. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply system. A minimum separation distance of 100 feet is required between any well and all septic tank drainfields, all surface waters and any other source of contamination.

Notwithstanding the foregoing, the DERM approval of the on-site drinking water supply well will be subject to compliance with the minimum drinking water standards for a potable water supply well, including DERM review and approval of the on-site well and water treatment system. The applicant shall also obtain an annual operating permit from the Water Supply Section of DERM for the potable water supply system.

Wastewater Disposal

Public sanitary sewers are not available within this area; 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. Based on available information, the proposed single family residence or duplex served by a septic tank would not exceed the maximum allowable sewage loading for the subject property.

Stormwater Management

The proposed project shall comply with stormwater retention requirements for properties located outside of the Urban Development Boundary, where flood protection has been determined to be

inadequate to support new development. Water management areas set aside for flood protection shall be designed to retain on-site the 100-year/3-days storm event.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

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

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

According to the site plan submitted with this zoning application, the proposal to permit a single family residence on the west part of the property will not impact tree resources. Therefore, the DERM has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

PUBLIC WORKS DEPARTMENT COMMENTS

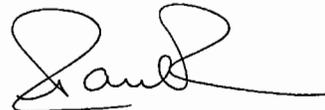
Applicant's Names: JUAN AND ROSA AMEZQUITA

This Department has no objections to this application.

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
9918	SW 248 St. e/o Krome Ave.	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.



Raul A Pino, P.L.S.

08-OCT-09

Memorandum



Date: 28-SEP-09
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2009000131

Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped September 9, 2009.

Service Impact/Demand

Development for the above Z2009000131
located at 25201 S.W. 217 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2419 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 9:01 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 16 - Homestead - 325 NW 2 Street
Rescue, ALS Engine, ALS 75₂ Ladder

Planned Service Expansions:

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

Fire Planning Additional Comments

Service impact calculated based on site plan date stamped September 9, 2009.

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

DATE: 27-APR-10
REVISION 2

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

JUAN AND ROSA AMEZQUITA

*Lying south of SW 252 st & East of
Sw 217 Ave

APPLICANT

ADDRESS

Z2009000131

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:

No open cases, citations or liens with Neighborhood Compliance.
No open cases, citations or liens with Building Department.

Open Cases:

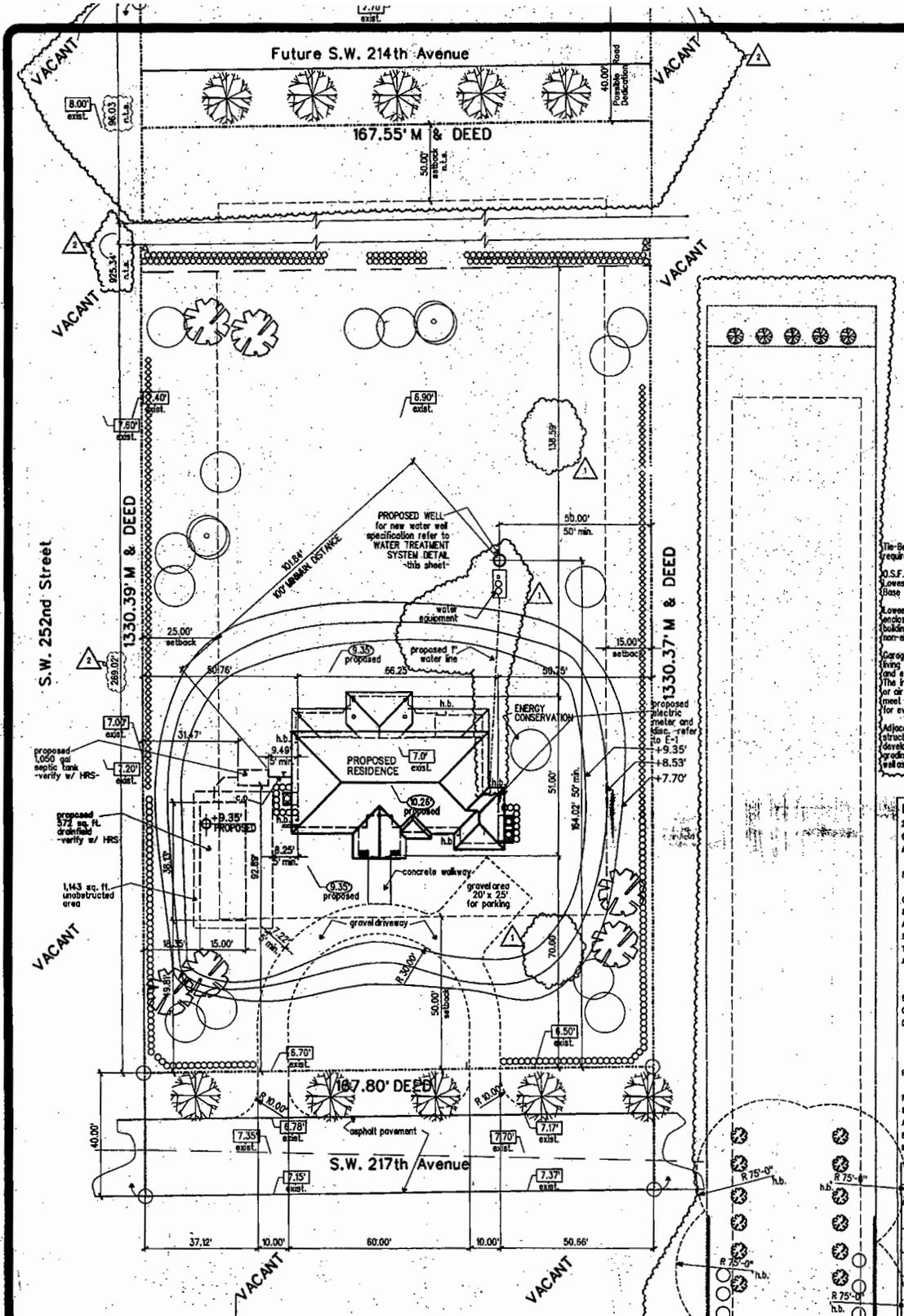
None

Closed Cases:

None

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

REPORTER NAME:



The-Bu require
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Site Plan

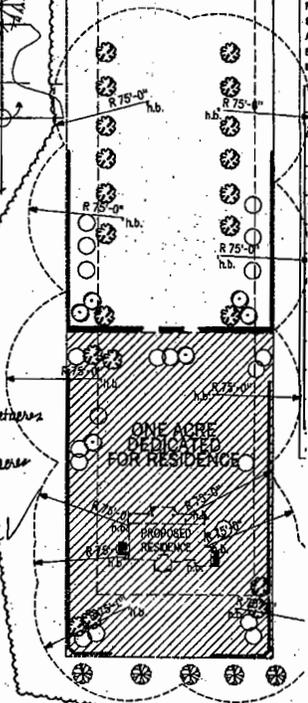
scale: 1"=20'-0"

LEGAL DESCRIPTION:

The North 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Section 28, Township 38 South, Range 38 East, Miami-Dade County, Florida. Sold land containing 5 acres more or less.

SEPTIC TANK ELEVATION	
October Water Table	+5.5'
Sand Above Water Table	2.00'
Absorption Bed	1.00'
Soil & Sod Cover	.75'
Min Elev required	+9.25'
Min Elev Provided	+9.35'
STANDARD SYSTEM OK	

1290.87 x 167.90 = 216,524.08743560 = 497.447
 6,712 (Row)
 223,286.08
 512 gross area
 2568.44 / 223,286.08 = 01%
 Lot area ok
 40x 167.80 = (Row)
 6,712



RECEIVED
 209.131
 DEC 21 2009

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY *[Signature]*

ENLARGED SITE PLAN

13



ron dorris architects a.i.a. p.a.
 ARCHITECTURE PLANNING INTERIORS
 5140 North Central Expressway, Suite 200
 Dallas, Texas 75206
 Telephone: 972.353.3300
 Fax: 972.353.3301
 Email: ron@rda.com

PROJECT NO. 04-001
 DATE: 08/13/09
 DRAWING NO. 01-01
 SHEET NO. 01-01

CLIENT: JUAN AND ROSA AMEZQUITA
 3723 S.W. 27th Ave., Miami-Dade County, Florida

A residence for:
JUAN AND ROSA AMEZQUITA
 3723 S.W. 27th Ave. - Miami-Dade County, Florida

DATE: 08/13/09
 TIME: 11:00 AM

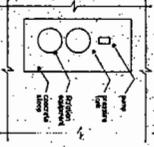
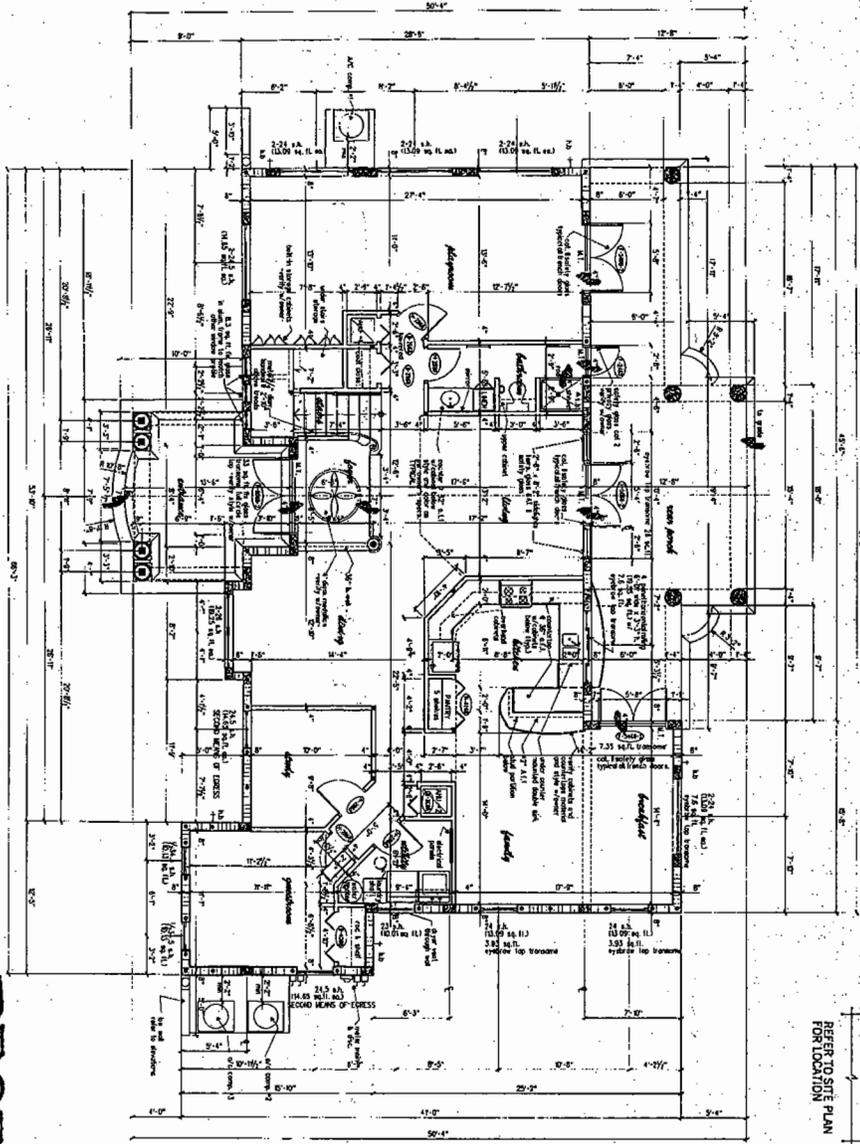
DATE: 06-018
 SHEET: 44/6



First Floor Plan
 1/8" = 1'-0"

SQUARE FOOTAGE TABULATION

First floor	1,966.79 sq. ft.
Second floor	1,259.78 sq. ft.
Total enclosed	3,226.57 sq. ft.
covered terrace	429.88 sq. ft.
DECK AREA	154.00 sq. ft.
TOTAL UNDER ROOF	2,549.45 sq. ft. (footprint)



REFER TO SITE PLAN FOR LOCATION

FLOOR PLAN SYMBOL LEGEND	
	WINDOW
	DOOR
	WALL
	CEILING GRID
	FLOOR GRID
	STAIRS
	ELEVATOR
	MECHANICAL EQUIPMENT
	ELECTRICAL PANEL
	FIRE ALARM PULL STATION
	FIRE EXTINGUISHER
	FIRE HOSE CABINET
	FIRE ALARM CONTROL PANEL
	FIRE ALARM BELL
	FIRE ALARM HORN
	FIRE ALARM STROBE
	FIRE ALARM SPEAKER
	FIRE ALARM MANUAL CALL POINT
	FIRE ALARM RESET BUTTON
	FIRE ALARM TEST BUTTON
	FIRE ALARM TROUBLE SIGNAL
	FIRE ALARM ALARM SIGNAL
	FIRE ALARM ALARM SIGNAL (2)
	FIRE ALARM ALARM SIGNAL (3)
	FIRE ALARM ALARM SIGNAL (4)
	FIRE ALARM ALARM SIGNAL (5)
	FIRE ALARM ALARM SIGNAL (6)
	FIRE ALARM ALARM SIGNAL (7)
	FIRE ALARM ALARM SIGNAL (8)
	FIRE ALARM ALARM SIGNAL (9)
	FIRE ALARM ALARM SIGNAL (10)

WALL LEGEND	
	CONCRETE BLOCK WALL
	BRICK WALL
	MASONRY WALL
	STONE WALL
	WOOD WALL
	METAL WALL
	GLASS WALL
	CURTAIN WALL
	PARTITION WALL
	DEMISING WALL
	FIRE-RATED WALL
	SOUND BARRIER WALL

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

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 SEP 13 2009
 MIAMI-DADE PLANNING AND ZONING DEPT.



Ron Dorris Architects a.i.a. P.A.
 ARCHITECTURE PLANNING INTERIORS
 3700 N.W. 11th Street, Suite 200, Ft. Lauderdale, FL 33309
 Phone: (954) 562-1111 Fax: (954) 562-1112

Professional Seal of Ron Dorris, AIA, P.A.
 License No. 123456789
 State of Florida

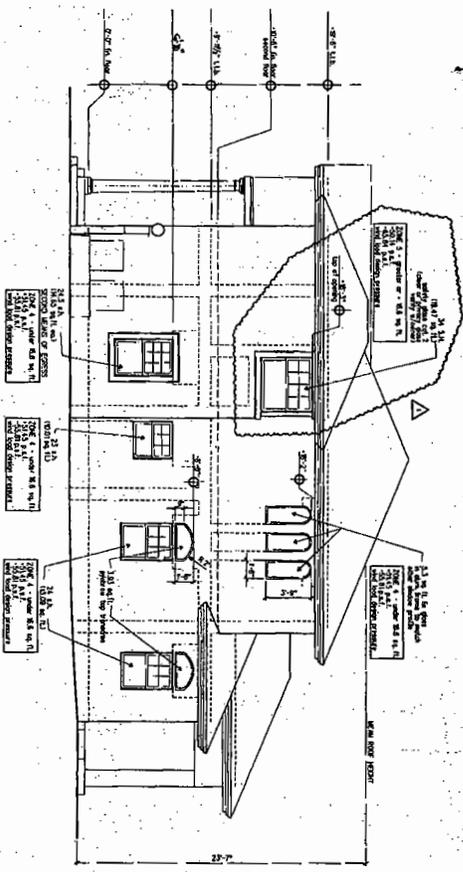


2 witnesses for:
Ivan and Rosa Amezquita
 3522 SW 37th Ave. - Miami-Dade County, Florida

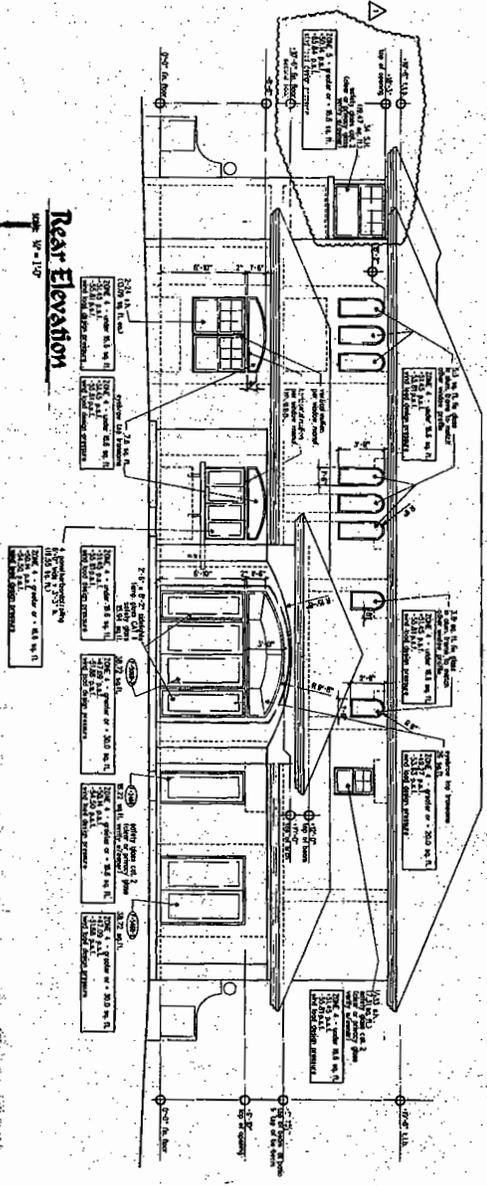


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 State of Florida

Right Elevation
 Page N-109



Rear Elevation
 Page N-109



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 DEC 21 2009
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY *[Signature]*

WINDOW NOTE:
 VERIFY CLIP-ON MULLION DESIGN WITH OWNER FOR APPLICABLE FINISH TO PERMITS.

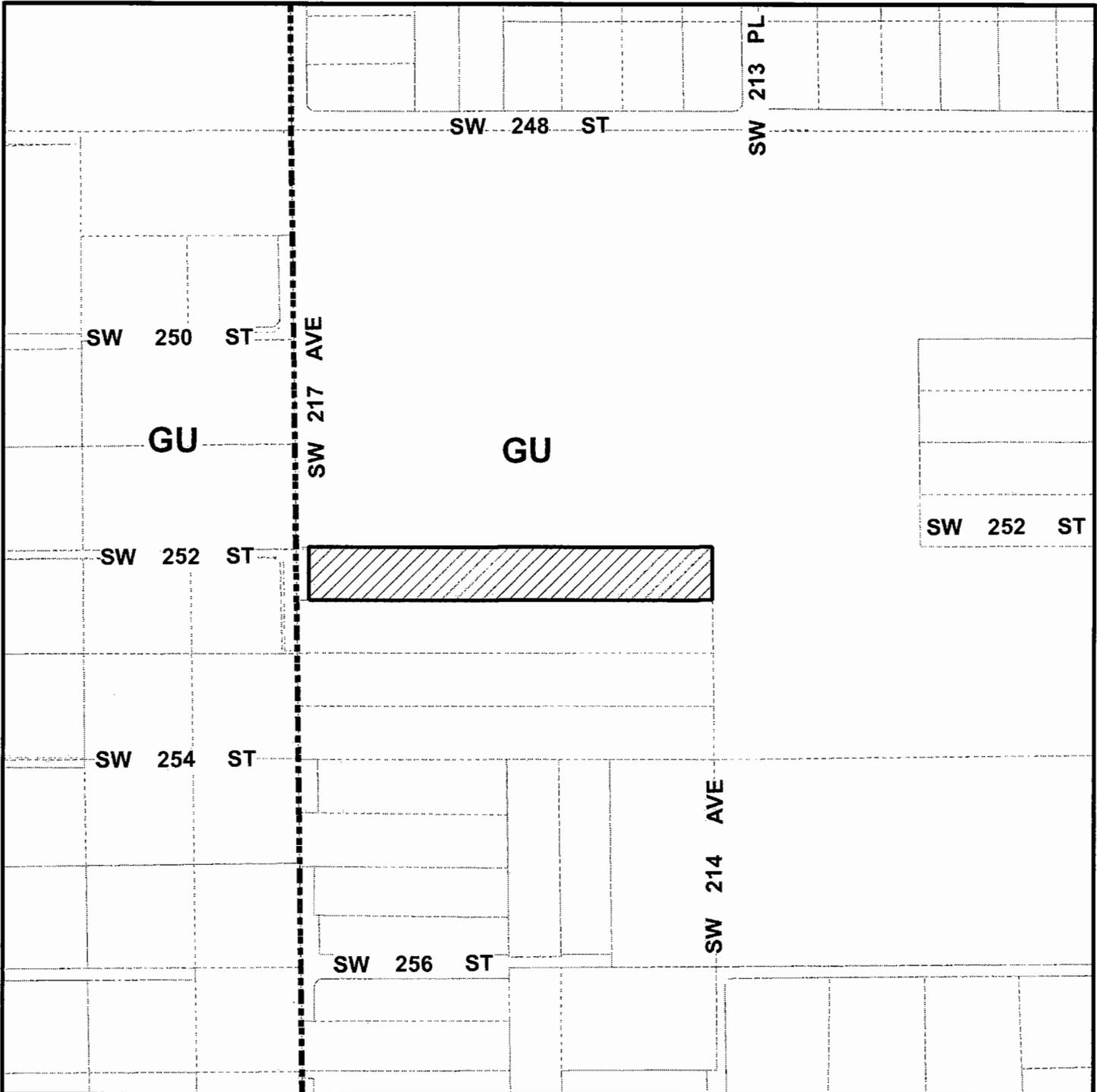
WINDOWS AND DOORS NOTE:
 All items required by the permit authority for the purpose of meeting the Florida Building Code, such as shop drawings, notices of acceptance, and other documents, shall be submitted and furnished by window and door installer and/or manufacturer and shall be included in the submittal to the owner.

Component Analysis
 Design, Windows and other V&B Components

Wind Load Analysis
 Analytical Procedure as per ASCE 7-02
 A. Wind Pressure = (q - q_o) * C_d * C_e * C_w * K_z * K_d
 B. Wind Suction = (q - q_o) * C_d * C_e * C_w * K_z * K_d
 C. Wind Pressure = (q_o - q) * C_s * C_e * C_w * K_z * K_d
 D. Wind Suction = (q_o - q) * C_s * C_e * C_w * K_z * K_d

Wind Direction	Wind Speed (mph)	Exposure	q (psf)	q _o (psf)	C _d	C _e	C _w	K _z	K _d	Wind Pressure (psf)	Wind Suction (psf)
Windward Wall	110	B	25.5	-1.2	0.8	1.0	1.0	1.0	1.0	24.3	-1.2
Windward Roof	110	B	25.5	-1.2	0.8	1.0	1.0	1.0	24.3	-1.2	
Leeward Wall	110	B	25.5	-1.2	0.8	1.0	1.0	1.0	24.3	-1.2	
Leeward Roof	110	B	25.5	-1.2	0.8	1.0	1.0	1.0	24.3	-1.2	

81

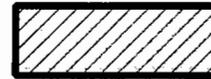


**MIAMI-DADE COUNTY
HEARING MAP**

Section: 28 Township: 56 Range: 38
 Applicant: JUAN AND ROSA AMEZIQUITA
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER
 Scale: NTS
 ----- Zoning

Process Number

09-131



SUBJECT PROPERTY



SKETCH CREATED ON: 09/14/09

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
09-131

Section: 28 Township: 56 Range: 38
 Applicant: JUAN AND ROSA AMEZIQUITA
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 09/14/09

REVISION	DATE	BY

**1. CHRISTIAN PREPARATORY ACADEMY OF
SOUTH DADE INC.**
(Applicant)

**10-5-CZ14-1 (08-119)
Area 14/District 8
Hearing Date: 05/25/10**

Property Owner (if different from applicant) **HOMESTEAD CHURCH OF NAZARENE.**

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	Homestead Church of Nazarene	- Zone change from AU to RU-3 or special permit to permit a church.	BCC	Approved in part w/conds.

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL 14**

APPLICANT: Christian Preparatory Academy
of South Dade, Inc.

PH: Z08-119 (10-05-CZ14-1)

SECTION: 7-57-39

DATE: May 25, 2010

COMMISSION DISTRICT: 8

ITEM NO: 1

=====

A. INTRODUCTION

o **REQUESTS:**

- (1) SPECIAL EXCEPTION to permit a private school and all incidental private school uses spaced less than the required 250' from all property lines.
- (2) Applicant is requesting to permit off-street parking within 25' of the official right-of-way (not permitted).
- (3) Applicant is requesting to permit outdoor recreation playground area abutting a half-section line right-of-way to be located between said right-of-way and the building line parallel to the right-of-way (not permitted).
- (4) Applicant is requesting to permit an existing 28.88 sq. ft. detached sign (24 sq. ft. permitted) setback 6' (15' required) from the front (north) property line.
- (5) Applicant is requesting to permit a 10' wide one-way drive (14' required/12' previously approved).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Existing Conditions Christian Preparatory Academy of South Dade," as prepared by Ron Dorris Architects, 3 sheets dated stamped received 3/25/09 and 1 sheet dated stamped received 11/5/09 for a total of 4 sheets. Plans may be modified at public hearing.

o **SUMMARY OF REQUEST:**

The applicant is requesting a special exception to permit a private school spaced less than required from property lines. Additionally, the applicant is requesting to permit off-street parking within 25' of the official right-of-way, to allow outdoor recreation playground area to abut a half-section line right-of-way and to be located between the right-of-way and the building line parallel to the right-of-way. The applicant has also requested to permit an existing detached sign that is larger than permitted and setback less than required from the front (north) property line and to permit a reduced drive way width.

- o **LOCATION:** Lying on the southwest corner of SW 173 Avenue and SW 304 Street, a/k/a; 300 N.E. 15 Street, Miami-Dade County, Florida.

- o **SIZE:** 2.63 gross acres

B. ZONING HEARINGS HISTORY:

In 1958, pursuant to Resolution #3790, the Board of County Commissioners granted a special permit to permit Church, Sunday school, prayer meetings and organization meetings on the subject property.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The adopted 2015 and 2025 Land Use Plan designates the subject property as being approximately 2.35 miles east of and **within the Urban Development Boundary for Low-Medium Density Residential use**. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in area designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.
2. **Policy LU-4A.** When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
3. **Policy LU-4C.** Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by recreating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.
4. **Policy LU-9B.** Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate:

vi) Signage

5. **Residential Communities.** 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 the CDMP and compatible with the neighborhood.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; church

Low-Medium Density Residential, 6.0 to 13 du

Surrounding Properties:

NORTH: RU-1; vacant

Low Density Residential, 2.5 to 6 du

SOUTH: AU; vacant	Low-Medium Density Residential 6.0 to 13 dua
EAST: RU-1; single-family residences	Low Density Residential 2.5 to 6 dua
WEST: AU; single-family residence	Low-Medium Density Residential, 6.0 to 13 dua

E. SITE AND BUILDINGS:

Site Plan Review:	(site plan submitted)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by regulation are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

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

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No comment
WASD	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment
Aviation	No comment

*Subject to conditions indicated in their memoranda.

H. ANALYSIS

The subject property lies on the southwest corner of SW 173 Avenue and SW 304 Street and is also known as 300 NE 15 Street. The applicant is proposing a private school for seventy-five (75) students ranging in age from three (3) to fourteen (14). The site plan for the private school depicts an existing two-story building and an existing one-story sanctuary with a mezzanine. The proposed private school will have a total of 36,367 sq. ft. of recreation/play area interspersed throughout the site and fifteen (15) classrooms. The applicant will provide 83 parking spaces located along the western and southern perimeters of the site. The site plan submitted depicts landscaping and a 5' wide concrete walkway along the northern and eastern perimeters of the site. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan designates this site for **Low-Medium Density Residential** use, which allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. Furthermore, the CDMP states that neighborhood and community services including **schools**, parks, houses of worship, day care centers, group housing facilities, and utility facilities are permitted in residential communities only when consistent with other goals, objectives and policies of the CDMP and compatible with the neighborhood.

Policy LU-4A states that 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. Additionally, **Policy LU-4C** indicates that residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic. The proposed private school is to be located on a site which houses an existing church. However, staff notes that the applicant has indicated that the church will not be operational during the private school's hours of operation. The applicant will provide excess parking and auto stacking and sufficient landscaping to mitigate any negative impacts generated by the proposed private school use. Specifically, **Policy LU-4C** states that residential neighborhoods should be protected from intrusion of traffic into residential neighborhoods. The applicant has located entrances and exits at NE 3 Terrace and NE 15 Street (a half-section line road) and has indicated in their letter of intent that they will regulate arrival and dismissal times for the students which will minimize the intrusion of traffic into the residential communities located to the east and the west of the proposed private school. Based on all the aforementioned, staff opines that the proposed

private school is **compatible** with the residential neighborhood and therefore **consistent** with Policies LU-4A and LU-4C of the CDMP. However, when considering request #4, staff notes that **Policy 9B vii** of the Land Use Element of the CDMP indicates that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land and which, as a minimum, regulate signage. Staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances. Staff is of the opinion that the proposed signage request is excessive and therefore should be denied and that the signage request would be overly intensive and would be **incompatible** with the predominantly surrounding residential developments.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum. The Public Works Department (**PWD**) has **no objection** to this application. However, the department has provided extensive requirements including, but not limited to, the provision of a maintenance of traffic operation plan and a letter of intent or covenant delineating arrival and dismissal times and grade levels. The **Miami-Dade Fire Rescue Department (MDFR)** also has **no objection** to this application. Their memorandum indicates that the estimated travel response time would be **7:15** minutes which complies with the performance objective of national industry.

When analyzing the request for a special exception to permit a private school under Section 33-311(A)(3), Standards for **Special Exceptions**, Unusual Uses and New Uses, staff is of the opinion that the proposed private school will not generate or result in excessive noise or traffic and will not provoke excessive overcrowding or concentration of people or population. As previously noted the proposed private school is located within an existing church. Staff acknowledges that the proposed private school will generate additional traffic. The applicant has indicated that the proposed private school will be operational from Monday through Friday during the hours of 6:30 a.m. to 6:00 p.m. and will be closed during regular weekend church hours. Staff opines that the applicant has sufficiently mitigated the impacts of traffic overflow and intrusion into the residences to the east and west by providing ample parking (83 spaces) where 73 are required, excess auto stacking and two points of ingress and egress, at NE 3rd Terrace and NE 15 Street (a half-section line road), and an additional egress at mid-block on NE 15th Street. In staff's opinion, the 36,367 sq. ft. recreational space is adequate for the proposed 75 children ranging in age from 3 to 14. In addition, the landscaping will mitigate any negative aural impacts to the surrounding residential community. Staff also notes that although the proposed private school is spaced less than the required 250' from all property lines, the properties to the north and south are vacant and the 2.25 acre property located to the west of the single-family residence is located in the center of the site and is approximately 300' from the proposed private school. Also, the landscaping and the 6' chain link fence located at the eastern perimeter will mitigate any negative impacts. Therefore, staff recommends approval with conditions, subject to the Board's acceptance of the proffered covenant, under Section 33-311(A)(3) (Special Exceptions, Unusual and New Uses).

When requests #2, #3 and #5 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that the approval with conditions of these requests maintains the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the surrounding area. Staff opines that request #2, to permit off-street parking within 25' of the official right-of-way (not permitted) would not have

an adverse visual effect on the stability and appearance of the community. The submitted plans depict the existing parking along the southern and western perimeter of the site, accessed by two-way ingress/egress drives along NE 3rd Terrace and NE 15th Street. The requested parking variances are located within 10' of the public right of way which is located at the northwestern and southeastern portions of the property. Staff opines that permitting off-street parking within 25' of the official right-of-way would not have any negative visual or aural effect nor interfere with traffic flow. Staff's opinion is further evidenced by the Public Works memorandum which does not object to this application. Staff also supports request #3 to permit the outdoor playground area abutting a half-section line right-of-way (NE 15 Street) and the building line parallel to the right-of-way (not permitted). The outdoor playground area will be enclosed by a 6' chain link fence and the applicant will provide abundant landscaping. While the fence and landscaping are adequate to mitigate any negative visual impacts, staff opines that to further mitigate any negative impacts and provide safety for the younger children, that only the higher grades (children 11 through 14 years of age) should be allowed to play in this playground area. Staff supports request #5 to permit a 10' wide one-way drive (14' required/12' previously approved) pertains to the north bound internal travel lane between the playground area to the north and south. The lane is currently used by the church during weekend services as a bypass lane to exit the site at the second exit on NE 15th Street. Staff opines that this driveway facilitates traffic circulation for the entire site. Since it is an internal driveway, the request would not generate a negative impact on the aesthetic character of the surrounding properties nor would the approval of this request impede the traffic circulation on the site. Furthermore, the Miami-Dade Fire and Rescue Department and the Public Works Department, as evidenced by their memoranda, do not object to this request. Therefore, staff opines that request #5 should be approved, with conditions under the NUV Standards. Based on all the aforementioned, staff recommends approval with conditions of requests #2, #3 and #5 under Section 33-311(A)(4)(b) (NUV).

Staff, however does not support request #4, to permit an existing 28.8 sq. ft. detached sign (24 sq. ft. permitted) setback 6' (15' required) from the front (north) property line. Staff has consistently recommended denial of applications seeking deviations from the signage requirements and is of the opinion that the zoning code provides adequate signage allowances. The proposed sign is located on NE 15 Street (a half-section line road). In staff's opinion, to allow the aforementioned sign to be located closer to the property line than permitted would be visually intrusive and detrimental to the surrounding area. The request does not maintain the basic intent and purpose of the zoning and other land use regulations. Therefore, staff opines that approval of request #4 is **incompatible** with and detrimental to the community and staff recommends denial without prejudice of this request under Section 33-311(A)(4)(b) (NUV).

I. RECOMMENDATION:

Approval with conditions of requests #1- #3 and #5 and denial without prejudice of request #4.

J. CONDITIONS:

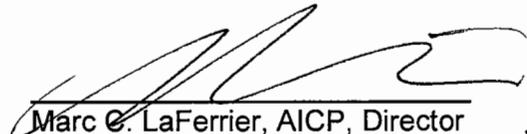
1. That a site plan be submitted to and meet with the approval of the Director of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include among other things but not be limited to, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, 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: "Existing Conditions Christian Preparatory Academy of South Dade," as prepared by Ron Dorris, Architects, 3 sheets dated stamped received 3/25/09 and 1 sheet dated stamped received 11/5/09 (last handwritten revision date 2/23/10) for a total of 4 sheets except as herein modified to remove the existing sign.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department of Planning and Zoning for its review and approval of a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That no outside loud speakers shall be permitted on the property.
7. That the waste pick-up for the private school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 3:00 p.m., Monday through Friday, except during arrival and dismissal times.
8. That the private school use be limited to a maximum of 75 students in grades Pre-K to 9th.
9. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of this recommendation incorporated herein by reference.
10. That the outdoor playground area abutting NE 15th Street be used only for children 11 through 14 years of age.
11. That there be two staggered shifts at arrival and dismissal times for students at the private school, separated by a minimum of 20 minutes. The arrival and dismissal times shall be as follows:

7:45 a.m. – 3:00 p.m.
8:00 a.m. – 3:20 p.m.
12. That the church will not operate during the private school's hours of operation.
13. That at time of yearly renewal of Certificate of Use, the applicant shall submit to the Department of Planning and Zoning a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.
14. That the applicant implement the Maintenance of Traffic Operation Plan (MOT) approved by the Public Works Department (Exhibit B of the covenant) submitted with this

application. Implementation of the MOT will commence upon approval of this application and expiration of all appeal periods.

DATE TYPED: 3/29/10
DATE REVISED: 3/30/10, 4/1/10, 4/13/10, 5/17/10
DATE FINALIZED:
MCL:GR:NN:JV:NC:CI



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

*NDW
SR*

Date: August 19, 2009

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

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



Subject: C-14 #Z2008000119-1st Revision
Christian Preparatory Academy of South Dade, Inc.
300 N.E. 15th Street
Unusual Use to Permit a Daycare and Request to Permit Setback Less
than Required
(AU) (3 Acres)
07-57-39

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

Potable Water 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 would not object to the interim use of a septic tank and drainfield system provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(4) of the Code. Based upon the available information the proposal meets said requirements. Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

Notwithstanding the foregoing, the applicant is advised that certain land uses such as medical offices utilizing x-ray equipment and others that generate liquid waste other than domestic sewage, cannot be permitted by DERM since it would violate the aforesaid Code Section and would also violate the covenant. Approval of land uses that are not compatible with the usage of a septic tank and drainfield system as a means for the disposal of the domestic liquid waste would require a variance from the Environmental Quality Control Board (EQCB) from the aforesaid Code Section.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Pollution Remediation

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at 305-372-6700.

Wetlands

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

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

Tree Preservation

According to the site plan submitted with this zoning application, the proposed requests will not impact tree resources. Therefore, DERM has no objection to this zoning application; however, the applicant is advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: CHRISTIAN PREPARATORY ACADEMY OF SOUTH DADE

This Department has no objections to this application subject to the following:

Miami-Dade County Public Works Department Traffic Engineering Division recommends approval if, and only if, the recommendations, as indicated below, are incorporated into the plans and related documentation.

The Traffic Engineering Division has reviewed the Site Plans, revised 3/02/09, Letter of Intent, dated 03/23/2008 and the "Vehicle Accumulation Study," dated 03/30/2008, for the proposed facility located at 300 NE 15 Street, Homestead, FL. Additionally, The Division has met and communicated with the applicant over the last several months in an effort to assist in obtaining an acceptable site plan; however, the applicant has been unable to submit revised plans. Accordingly, the Division has the following recommendations and comments:

Project Requirements:

Provide a maintenance of traffic (MOT) operation plan, including provision of any traffic control devices (e.g. cones, delineators) for arrival and dismissal periods in a covenant and/or "Letter of Intent" for this facility. The MOT must contain the following procedures and statements:

The Christian Preparatory Academy arrival/ dismissal procedures:

- The 30 parking stalls, excluding handicapped parking, located on the inside portion of the south and west parking aisle, immediately abutting the school building and connected walkways shall be designated and signed as stacking stalls for passenger loading and unloading activity during arrival/ dismissal times.
- The applicant shall supply staff to direct any vehicles which may stack in through lanes or non-designated parking areas in the public rights of way onto the school site.

Proposed schedule of arrival and dismissal times including grade level and number of students are required to be provided in a covenant and/or "Letter of Intent" for this facility.

School Speed Zone signs (florescent yellow-green material must be used where applicable), pavement markings, and flashing signals are required along NE 15 Street (Kings Hwy / SW 304 Street) and NE 3 Terrace adjacent to the site. A school speed zone and flashing signals will not be required, if and only if, a school policy explicitly stating that all students must be driven in motorized vehicles to the school is provided within a covenant for this facility and published as school policy. If in the future, the school changes policy, then the school administration will be responsible to pay for and provide such traffic control devices.

Standard Comments:

Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.

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

Plans submitted for Permit shall conform to MUTCD, MDPWD and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and Drainage submittal is required to review compliance with conditions for approval and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.

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

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. Jeff Cohen or Mr. Harvey Bernstein at 305-375-2030.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

Additional improvements may be required at time of permitting/platting.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 24 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
9936	SW 296 St. w/o US-1	C	C
9942	SW 304 St. w/o US-1	D	D
F-518	Krome Ave. n/o US-1	C	C

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



Raul A Pino, P.L.S.

23-SEP-09

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

School Name: Christian Preparatory Academy of So. Dade, Inc.

School Address: 300 N.E. 15th Street Tax Folio # 30 - 7907-000-0290

1. Is this an expansion to an existing school Yes No If yes, indicated the number of students: _____ and age and grade ranges originally approved: _____
2. Total size of site: 345-82 x 296-83 = 102,649.79 sq. ft. = 2.35 acres
3. Number of children or students requested: 75 Ages: 3yrs - 14 yrs
4. Number of teachers: 11 Number of administrative & clerical personnel: 2
5. Number of classrooms: 15 Total square footage of classroom area: 4196.5
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
4054.61
7. Amount of outdoor recreation/play area in square footage: 36,367 sq. ft.

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

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
NA
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 85 parking spaces required by §33-124(L) 45
10. Indicate the number of auto stacking spaces: 5 provided 5 required.
11. Proposed height for the structure(s): NA See §33-151.18(g).
12. Size of identification sign: NA x _____ = _____ sq. ft. See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: 5 days (Mon. - Fri) 11 1/2 hrs. (6:30 am - 6:00 pm)
14. Does the subject facility share the site with other facilities? Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans).

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

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

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

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

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CLASSROOM SPACE: Calculated by grade levels.

- a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x 14 (number of children) = 490 sq. ft. of classroom area required

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

- b. Elementary Grades 1-6

30 sq. ft. x 52 (number of children) = 1560 sq. ft. of classroom area required.

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

25 sq. ft. x 9 (number of children) = 225 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 2275 sq. ft.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 4196.5 sq. ft.

OUTDOOR RECREATION SPACE:

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

45 sq. ft. x 7 (1/2 of children) = 315

- b. Grades 1-6

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

300 sq. ft. x 22 (remaining children) = 6600

- c. Grades 7-12

800 sq. ft. x 9 (first 30 children) = 7200

300 sq. ft. x _____ (next 300 children) = _____

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

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BY JA

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 29115 sq. ft.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 36,367 sq. ft.

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

- a. 28 trees are required per net acre. Trees required: 66 Trees provided: 88

19 street trees total req. trees 85

- b. Ten shrubs are required for each tree required. Shrubs required 850 Shrubs provided 880

- c. Grass area for organized sports/play area in square feet: 36,367 sq. ft.

- d. Lawn area in square feet (exclusive of organized sports/play area): _____



Memorandum

Date: 23-FEB-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2008000119

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated July 24, 2008.

APPROVAL:

Fire Engineering and Water Supply Bureau has no objection to Site plan date stamped November 5, 2009. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand

Development for the above Z2008000119 located at LYING ON THE SOUTHWEST CORNER OF SW 173 AVE & SW 304 ST (aka 300 N.E. 15 STREET) in Police Grid 2573 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>5,892</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 3.98 alarms-annually.
 The estimated average travel time is: 7:15 minutes

Existing services

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

Station 16 - Homestead - 325 NW 2 Street
 Rescue, ALS Engine, ALS 60' Ladder

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 November 5, 2009. Substantial changes to the plan will require additional service impact analysis.

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

Traf Tech
ENGINEERING, INC

May 30, 2008

Christian Preparatory Academy of South Dade
300 NE 15th Street
Homestead, Florida 33030

Re: **Vehicle Accumulation Study**

Dear Candace:

Per your request, Traf Tech Engineering, Inc. conducted a vehicle accumulation study at the existing Christian Preparatory Academy of South Dade located on the southwest corner of NE 15th Street and NE 3rd Terrace in the City of Homestead, Florida. The vehicle accumulation study was conducted during the school's AM and PM peak hours.

The subject school has three access driveways (two ingress/egress driveways and one egress-only driveway). The two ingress/egress driveways are located on both NE 15th Street and NE 3rd Terrace. The exit-only driveway is located off of NE 15th Street. Parking is provided on the west and south sides of the school site.

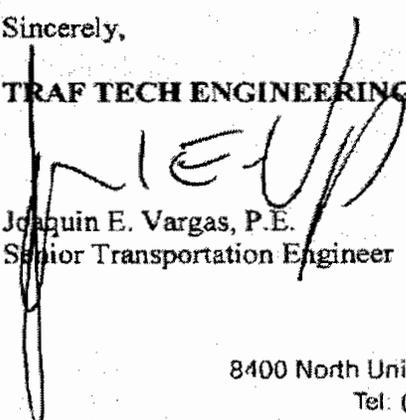
The dimensions of the parking aisles located on the west and south sides of the site are approximately 260 feet and 280 feet, respectively. Hence, the available dimension can theoretically store approximately 24 vehicles dropping off or picking up children plus approximately 24 parked vehicles (assuming 22 feet of effective vehicle length). Based on this, the existing school site can comfortably store approximately 48 vehicles without spilling onto the adjacent transportation system.

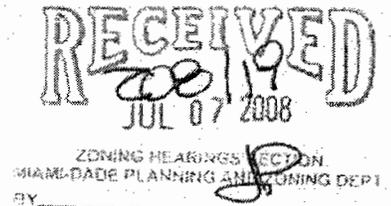
The results of the AM and PM peak hour vehicle accumulation count are attached. As indicated in the attached tables, the maximum vehicle accumulation occurred in the afternoon peak (30 vehicles consisting of 13 parked vehicles and 17 vehicles picking-up children). Based on the results of the vehicle accumulation study, the existing site has available capacity to accommodate additional student enrolment at the Christian Preparatory Academy of South Dade.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.


Joaquin E. Vargas, P.E.
Senior Transportation Engineer



8400 North University Drive, Suite 202, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

CHRISTIAN PREPARATORY SCHOOL
Vehicle Accumulation Counts
Wednesday, May 21, 2008

Time	PM PEAK 2:30 to 2:30 PM								Subtotal	Subtotal	TOTAL
	Parents Drop-off/Pick-up Lane Driveway at 3rd Avenue		Staff's Parked Vehicles Driveway at 3rd Avenue		Parents Drop-off/Pick-up Lane Driveway at 15th Street		Staff's Parked Vehicles Driveway at 15th Street				
	NE	NE	NE	NE	NE	NE	NE	NE			
2:30	1		13		1		0		1		15
2:35	1		13		0		0		0		14
2:40	0		13		0		0		0		28
2:45	0		13		1		0		1		14
2:50	8		13		2		0		2		23
2:55	15		13		2		0		2		30
3:00	7		13		0		0		0		20
3:05	2		12		0		0		0		14
3:10	0		12		0		0		0		12
3:15	1		12		0		0		0		13
3:20	0		11		0		0		0		11
3:25	1		11		0		0		0		12

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 2008 JUL 07 2008
 ZONING HEARING SECTION
 MIAMI-DADE PLANNING & ZONING DEPT
 BY: *[Signature]*

CHRISTIAN PREPARATORY SCHOOL
Vehicle Accumulation Counts
Wednesday, May 21, 2008

Time	AM PEAK 7:30 to 8:30 AM								Subtotal	Subtotal	TOTAL
	Parents Drop-off/Pick-up Lane Driveway at 3rd Avenue		Staff's Parked Vehicles Driveway at 3rd Avenue		Parents Drop-off/Pick-up Lane Driveway at 15th Street		Staff's Parked Vehicles Driveway at 15th Street				
	NE	NE	NE	NE	NE	NE	NE	NE			
7:30	1	7	7	0	0	0	0	0	0	6	
7:35	4	7	7	1	0	0	0	1	1	12	
7:40	6	9	9	0	0	0	0	0	0	15	
7:45	6	11	11	0	0	0	0	0	0	19	
7:50	7	11	11	1	0	0	0	1	1	19	
7:55	5	12	12	1	0	0	0	1	1	18	
8:00	7	12	12	0	0	0	0	0	0	19	
8:05	5	12	12	0	0	0	0	0	0	17	
8:10	4	12	12	0	0	0	0	0	0	16	
8:15	1	13	13	0	0	0	0	0	0	14	
8:20	0	13	13	0	0	0	0	0	0	13	
8:25	7	13	13	0	0	0	0	0	0	20	

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 JUL 07 2008

ZONING HEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT

DATE: 27-APR-10
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

CHRISTIAN PREPARATORY
ACADEMY OF SOUTH DADE INC.

LYING ON THE SOUTHWEST
CORNER OF SW 173 AVE & SW
304 ST (aka 300 N.E. 15 STREET)

APPLICANT

ADDRESS

Z2008000119

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:

No open cases, citations or liens with Neighborhood Compliance.
No open cases, citations or liens with Building Department.

Open Cases:

None

Closed Cases:

None

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

REPORTER NAME:

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.

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Signature: Kathryn Quirk
(Applicant)

PLANNING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

Sworn to and subscribed before me this 7th day of July, 2008. Affiant is personally known to me or has produced _____ as identification.

Candace Marie Utt
(Notary Public)

NOTARY PUBLIC-STATE OF FLORIDA
Candace Marie Utt
Commission # DD720979
Expires: NOV. 19, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

My commission expires: Nov. 19, 2011

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

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: HOMESTEAD CHURCH OF THE NAZARENS, INC. 501(K)(3) NOT FOR PROFIT CORPORATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Rev William L CHAMBERS, JR REGISTERED AGENT, INCORPORATOR</u>	<u>(NO STOCK)</u>
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME _____

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

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MAR 25 2009

If a PARTNERSHIP owns or leases the subject property, list the principals including ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. 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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MAR 25 2009

ZONING HEARINGS SECTION
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].

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: Sept. 16, 2009 rental agreement
originally June 4, 2007

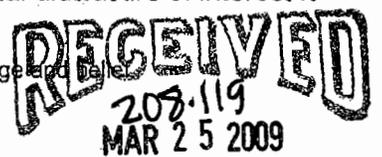
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

<u>Judith Blythe</u>	<u>Homestead Church of the Nazareen</u> <u>sec. treasurer</u>
<u>W. L. Chambers</u>	<u>pastor</u>
_____	_____
_____	_____
_____	_____

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.

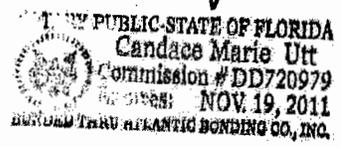
Signature: *W. L. Chambers*
(Applicant)



Sworn to and subscribed before me this 12 day of March, 2010. Affiant is personally known as identification.
produced personally known as identification.

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

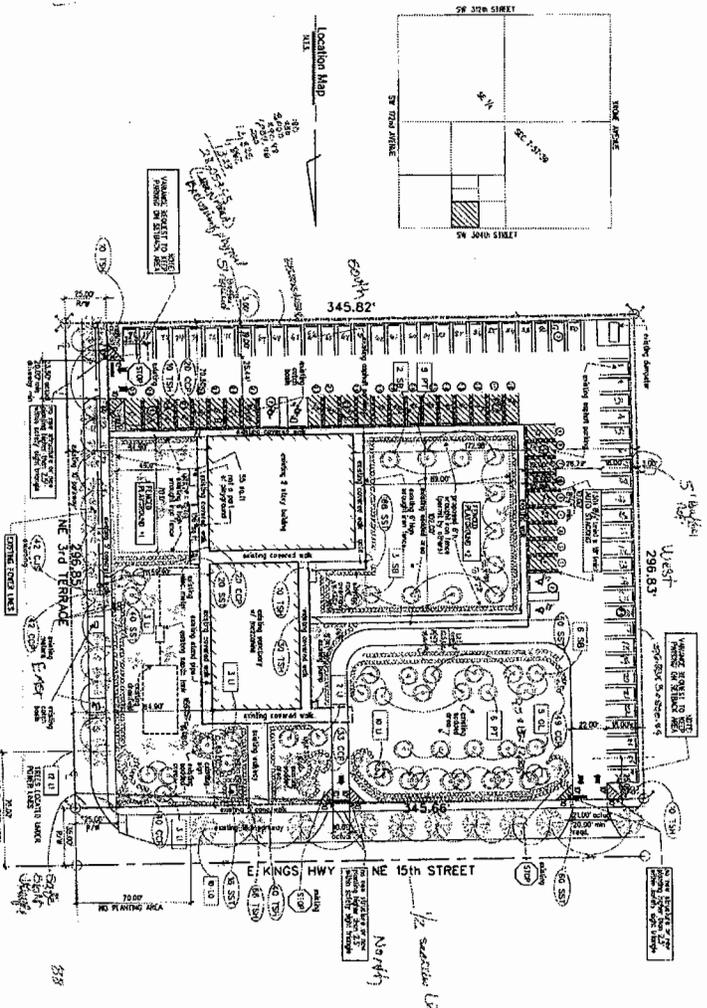
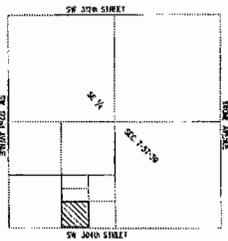
Candace Marie Utt Candace Marie Utt
(Notary Public)



My commission expires: 11/19/11

Seal

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



Site Plan & Landscaping Plan

DATE: 11-20-07
 LDC: 03-03-07
 LDC: 03-03-07
 LDC: 03-03-07

PLAYGROUND AREA
 PROJECT: 15th St. Prep
 PROJECT NO: 07-001
 PROJECT ADDRESS: 15th St. NE, Miami, FL 33137

ZONING LEGEND
 Single-Family Residential: R-1
 Medium-Density Residential: R-2
 High-Density Residential: R-3

CLIENTS: Christian Preparatory Academy of South Dade
DESIGNER: Ron Dorris Architects a.i.a. p.a.
DATE: 11/20/07

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 ZONING HEARINGS SECTION



ron dorris architects a.i.a. p.a.
 ARCHITECTURE PLANNING INTERIORS
 3100 NE 15th Street, Suite 100, Miami, FL 33137
 Phone: (305) 555-1111 Fax: (305) 555-1112

Christian Preparatory Academy of South Dade
 300 NE 15th Street - Homestead, Miami-Dade County, Florida

EXISTING CONDITIONS
 Christian Preparatory Academy of South Dade
 300 NE 15th Street - Homestead, Miami-Dade County, Florida

Christian Preparatory Academy of South Dade
 300 NE 15th Street - Homestead, Miami-Dade County, Florida

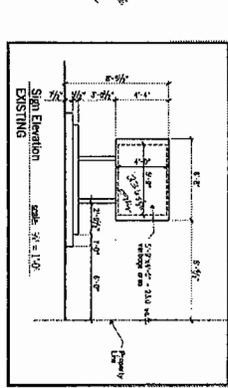
Christian Preparatory Academy of South Dade
 300 NE 15th Street - Homestead, Miami-Dade County, Florida

SPECIAL NOTES:
 1. The site is located in the R-1 zoning district. The proposed site plan is in compliance with the zoning ordinance.
 2. The site is located in the R-1 zoning district. The proposed site plan is in compliance with the zoning ordinance.
 3. The site is located in the R-1 zoning district. The proposed site plan is in compliance with the zoning ordinance.

NO.	DESCRIPTION	DATE	BY
1	Site Plan & Landscaping Plan	11/20/07	RDD
2	Site Plan & Landscaping Plan	11/20/07	RDD
3	Site Plan & Landscaping Plan	11/20/07	RDD
4	Site Plan & Landscaping Plan	11/20/07	RDD
5	Site Plan & Landscaping Plan	11/20/07	RDD
6	Site Plan & Landscaping Plan	11/20/07	RDD
7	Site Plan & Landscaping Plan	11/20/07	RDD
8	Site Plan & Landscaping Plan	11/20/07	RDD
9	Site Plan & Landscaping Plan	11/20/07	RDD
10	Site Plan & Landscaping Plan	11/20/07	RDD

REVISIONS:
 1. 11/20/07 - Initial Design
 2. 11/20/07 - Final Design
 3. 11/20/07 - Final Design

EXISTING PARKING	PROPOSED
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10





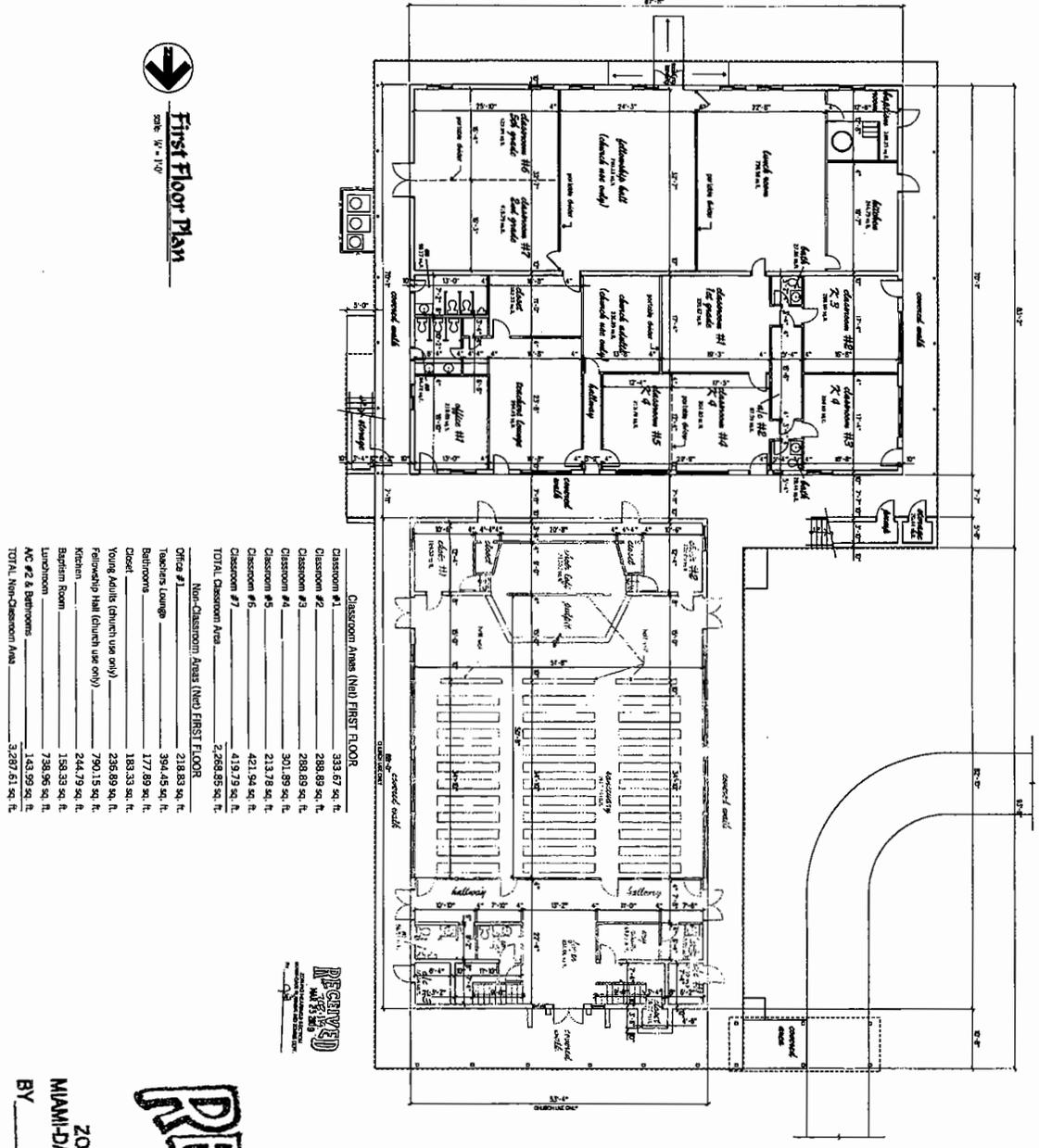
ron dorris architects a.i.a. P.A.
ARCHITECTURE PLANNING INTERIORS
 2500 N.W. 10th Street, Suite 201, Fort Lauderdale, FL 33309
 Phone: 561-440-1100 Fax: 561-440-1101
 Website: www.rondorris.com

Christian Preparatory Academy of South Dade
 300 N.E. 15th Street - Homestead, Miami-Dade County, Florida

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First Floor Plan
 scale: 1/4" = 1'-0"

Classroom Areas (Net) FIRST FLOOR	
Classroom #1	333.67 sq. ft.
Classroom #2	288.89 sq. ft.
Classroom #3	288.89 sq. ft.
Classroom #4	301.89 sq. ft.
Classroom #5	213.78 sq. ft.
Classroom #6	421.94 sq. ft.
Classroom #7	419.79 sq. ft.
TOTAL Classroom Area	2,268.85 sq. ft.

Non-Classroom Areas (Net) FIRST FLOOR	
Office #1	218.89 sq. ft.
Teachers Lounge	394.43 sq. ft.
Bathrooms	177.89 sq. ft.
Closet	183.33 sq. ft.
Young Adults (church use only)	236.89 sq. ft.
Followship Hall (church use only)	790.15 sq. ft.
Kitchen	244.79 sq. ft.
Reception Room	188.33 sq. ft.
Luncheon	738.96 sq. ft.
MC #2 & Bathrooms	143.99 sq. ft.
TOTAL Non-Classroom Area	3,297.61 sq. ft.

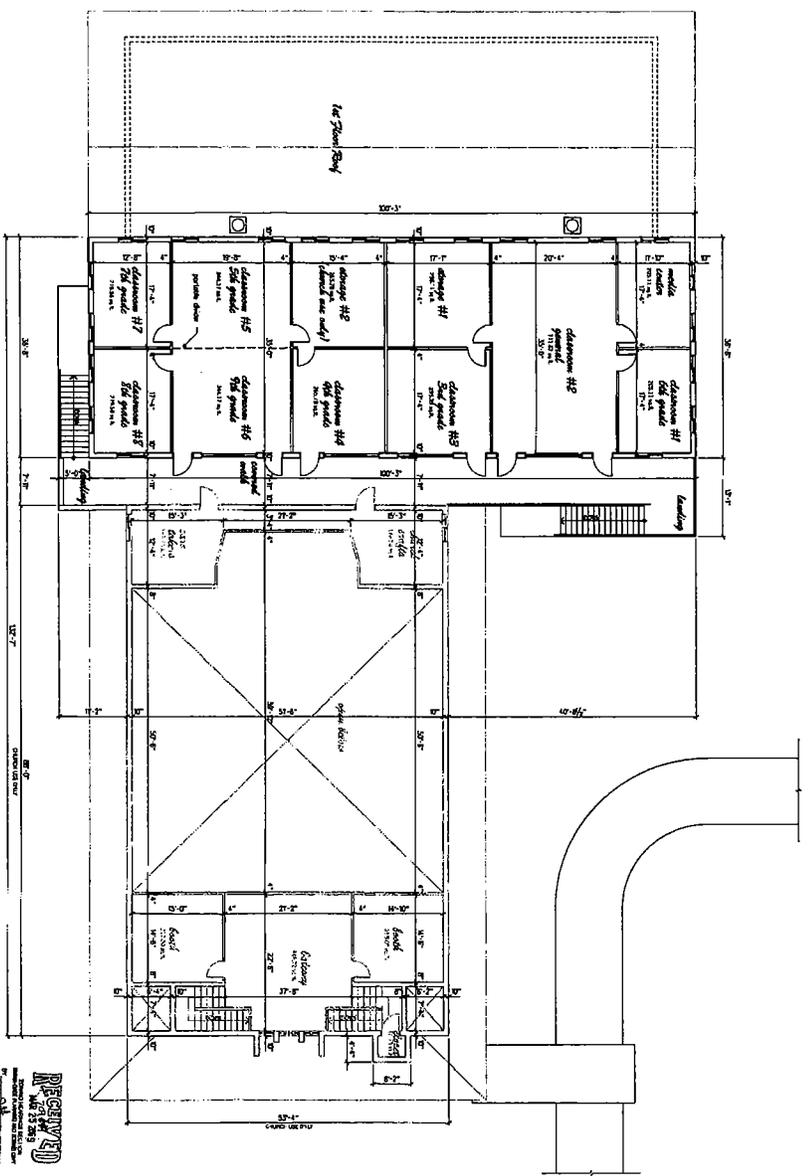
SQUARE FOOTAGE TABULATION

1st Floor Under Air	10,881.75 sq. ft.
1st Floor Covered Walkway	4,407.59 sq. ft.
2nd Floor Under Air	15,289.34 sq. ft.
2nd Floor Covered Walkway	5,149.48 sq. ft.
3rd Floor Under Air	792.44 sq. ft.
3rd Floor Covered Walkway	5,941.92 sq. ft.
TOTAL UNDER AIR	16,031.23 sq. ft.
TOTAL UNDER ROOF	21,231.26 sq. ft.

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 MAR 25 2009



Second Floor Plan
Scale: 1/4" = 1'-0"

Classroom Areas (Net) SECOND FLOOR	
Classroom #1	205.11 sq. ft.
Classroom #2	711.67 sq. ft.
Classroom #3	295.39 sq. ft.
Classroom #4	265.78 sq. ft.
Classroom #5	344.17 sq. ft.
Classroom #6	219.56 sq. ft.
Classroom #7	219.56 sq. ft.
Classroom #8	219.56 sq. ft.
TOTAL Classroom Area	2,695.41 sq. ft.

Non-Classroom Areas (Net) SECOND FLOOR	
Main Office	285.11 sq. ft.
Storage #1	256.11 sq. ft.
Storage #2 (Church use only)	265.78 sq. ft.
TOTAL Non-Classroom Area	767.00 sq. ft.

SQUARE FOOTAGE TABULATION

1st Floor Under Area	10,881.75 sq. ft.
1st Floor Covered Walkway	4,407.59 sq. ft.
1st Floor Under Roof	19,289.34 sq. ft.
2nd Floor Under Area	5,149.48 sq. ft.
2nd Floor Covered Walkway	792.44 sq. ft.
2nd Floor Under Roof	5,941.92 sq. ft.
TOTAL UNDER AIR	16,031.23 sq. ft.
TOTAL UNDER ROOF	21,231.26 sq. ft.

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



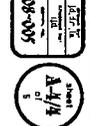
Ron Dorris Architects a.i.a. P.A.
ARCHITECTURE PLANNING INTERIORS
31 Wilshire Blvd Suite 2000 Los Angeles, CA 90010
Tel: 310.554.0000 Fax: 310.554.0001

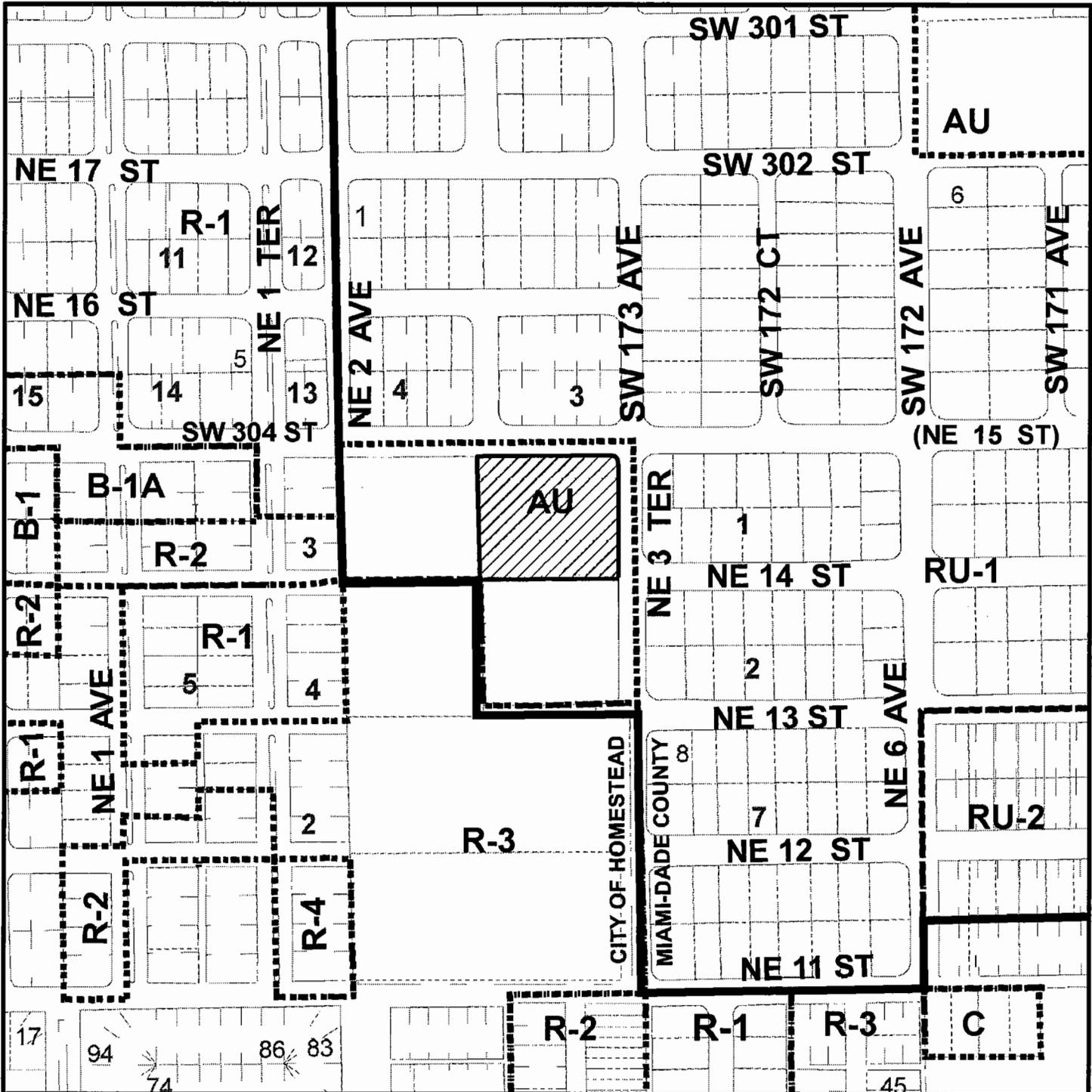
Professional Seal and Stamp for Ron Dorris, Architect, No. 12345, State of Florida.

Professional Seal and Stamp for Ron Dorris, Architect, No. 12345, State of Florida.

Christian Preparatory Academy of South Dade
800 N.E. 15th Street - Homestead, Miami-Dade County, Florida

DATE	REVISION



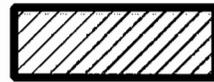


**MIAMI-DADE COUNTY
HEARING MAP**

Section: 07 Township: 57 Range:39
 Applicant: CHRISTIAN PREPARATORY ACADEMY OF S. DADE
 Zoning Board: C14
 Commission District: 08
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning

Process Number

08-119



SUBJECT PROPERTY



SKETCH CREATED ON: 08/12/08

REVISION	DATE	BY
Add Street name	07/01/09	KWS
Revised sketch	07/05/09	KWS

32



MIAMI-DADE COUNTY
AERIAL YEAR 2008

Process Number

08-119

Section: 07 Township: 57 Range:39
 Applicant: CHRISTIAN PREPARATORY ACADEMY OF S. DADE
 Zoning Board: C14
 Commission District: 08
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 08/12/08

REVISION	DATE	BY
Add street name	07/01/09	KWS
Revised sketch	07/05/09	KWS

2. SUNRISE COMMONS, LTD
(Applicant)

10-5-CZ14-2 (10-001)
Area 14/District 8
Hearing Date: 05/25/10

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>
2005	The Director of the Department of Planning and Zoning	- Zone change NCUCD.	BCC	Approved

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Sunrise Commons Ltd.

PH: Z10-001 (10-5-CZ14-2)

SECTION: 33/34-56-39

DATE: May 25, 2010

COMMISSION DISTRICT: 8

ITEM NO.: 2

A. INTRODUCTION

o **REQUEST:**

Applicant is requesting to permit an aluminum picket fence 4'6" high (3'6" permitted) for a multi-family residential development.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Sunrise Commons," as prepared by PMM Consulting Engineers, dated stamped received 1/13/10 and consisting of 1 sheet and a Boundary Survey entitled "Sunrise Commons," as prepared by Schwebke-Shiskin and Associates, Inc., dated stamped received 1/6/10 and consisting of 1 sheet. Plans may be modified at public hearing.

o **SUMMARY OF REQUEST:**

The applicant seeks to permit a fence that exceeds the height requirements of the Naranja Community Urban Center (NCUC) district regulations for a previously approved apartment complex.

o **LOCATION:** 26600 S.W. 146 Court, Miami-Dade County, Florida.

o **SIZE:** 2.2 acres

ZONING HEARINGS HISTORY:

In May 2005, the Board of County Commissioners approved, pursuant to Resolution #Z-13-05, a district boundary change application filed by the Department of Planning and Zoning resulting in a zone change from multiple zones to the NCUC (Naranja Community Urban Center) District for the Naranja Community Urban Center area. The subject property is included within the 688-acre, NCUC area. In June 2008, the subject property was approved through the Administrative Site Plan Review process, to allow a 106 unit apartment complex, pursuant to ASPR #07-038.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan Map designates the subject property as being within the Urban Development Boundary and within a designated **Community Urban Center**.

Urban Centers

Diversified Urban Centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the Downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and **Community Centers** which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of Urban Centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area-wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned Urban Centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, developed in accordance with the Community Center policies established below. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in this specific Urban Center shall conform with the guidelines provided in Section 33-284.68, NCUC District Requirements, of the Miami-Dade County Zoning Code.

Uses and Zoning Not Specifically Depicted on the LUP Map.

Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on

the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. All existing lawful uses and zoning are deemed to be consistent with this Plan.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
NCUC; apartment building	Community Urban Center
<u>Surrounding Properties:</u>	
NORTH: NCUC; vacant land	Community Urban Center
SOUTH: NCUC; warehouse	Community Urban Center
EAST: NCUC ; duplexes, vacant land	Community Urban Center
WEST: NCUC; row crops	Community Urban Center

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable*
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Urban Design:	Acceptable

* Subject to conditions

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

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

*Subject to the conditions indicated in their memorandum.

H. ANALYSIS:

The subject property is located at 26600 SW 146 Court, approximately **1 mile east of and within the Urban Development Boundary (UDB) Line**, in an area which is currently being developed as a compact, mixed-use community. The subject property, was a part of a section of land that was rezoned from multiple zones to NCUC (Naranja Community Urban Center) District.

The approval of this application will allow the applicant to permit the previously approved 106 unit apartment complex with a variance to the fence height regulations. The subject property lies within the **Naranja Community Urban Center (NCUC) District** as designated in the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). All of the parcels within the boundaries of the approved Naranja Community Urban Center District Ordinance, are regulated by plans and descriptive standards described in Ordinance #06-11. Among other things, said Ordinance requires fences along the front, corner side or interior side property lines be a maximum height of 3' 6". The majority of the 2.2 acre subject property lies within the Center Sub-District, and a 0.4 acre triangular southwestern portion of the parcel is located in the Edge Sub-District of the NCUC. The northern approximately 309' of the subject property along SW 146 Court, is designated Residential Modified (RM) under the NCUC's regulating plans, the majority of the remaining southern portion of the property is designated Mixed Use (MC), both of which permit multi-family residential development such as the previously approved 106 unit apartment complex. Additionally, the subject property, consisting of the existing apartment building, has been approved through the administrative site plan review process and is therefore a lawful use that is deemed to be **consistent** with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application. Their memorandum also indicates that this application will not generate any new additional daily peak hour vehicle trips. The Miami-Dade Fire Rescue Department (**MDFRD**) also **does not object** to this application and they indicate that the estimated response time is **6:24 minutes**.

When the request is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would be **compatible**

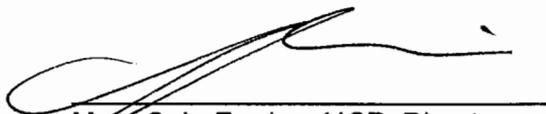
with the surrounding area and would not be detrimental to the neighborhood or negatively affect the appearance of the community. The submitted plans and survey depict the proposed ornamental fence and its location along the southeast corner property line of the subject property, at the intersection of SW 146 Court, Old Dixie Highway and SW 147 Avenue. Additionally, the applicant also submitted photographs of the existing five (5) story apartment building. Staff opines that although the proposed fence is 1' taller than allowed by the NCUC regulations, the ornamental design of the 4' 6" tall fence meets the 75% transparency requirement and approval will not have a negative visual impact on the surrounding properties. Although there were no similar approvals in the surrounding area, staff opines that because of the unique location of this development at the intersection of three (3) roadways, the proposed fence will provide a welcome visual transition between the expanded 8' wide sidewalk and the abutting landscaped area on the subject property. Further, staff notes that subject property abuts a Market District (MD) to the south which allows for outdoor markets which potentially could increase the volume of pedestrian and vehicular traffic in the immediate area. Therefore, staff opines that approval of the increased height for the proposed fence next to the five (5) story tall building, will act as a reasonable visual buffer to deter unwanted pedestrian or vehicular traffic from encroaching into the apartment complex. As such, staff opines that approval with conditions of the application will also not have a negative impact on the future development of the surrounding area within the NCUC District. Therefore, staff recommends that request #1 be approved with conditions under Section 33-311(A)(4)(b) (NUV).

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

J. **CONDITIONS**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion, said plan to include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing to the Department of Planning and Zoning entitled "Sunrise Commons," as prepared by PMM Consulting Engineers, dated stamped received 1/13/10 and consisting of 1 sheet and a Boundary Survey entitled "Sunrise Commons," as prepared by Schwebke-Shiskin and Associates, Inc., dated stamped received 1/6/10 and consisting of 1 sheet.
3. That the use be established and maintained in accordance with the approved plan

DATE TYPED: 03/29/10
DATE REVISED: 03/29/10
DATE FINALIZED: 04/26/10
MCL:GR:NN:CI:CH



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

*NBN
GR*

Memorandum



Date: January 20, 2010
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: BCC #Z2010000001
Sunrise Commons, Ltd.
26600 S.W. 146th Court
Request to Permit a Fence Higher than Permitted
(NCUC) (2.2 Acres)
34-56-39

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

Potable Water 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. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Wetlands

The subject properties do 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 permit a fence higher than permitted will not impact tree resources. Therefore, DERM has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

PH# Z2010000001
CZAB - BCC

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: SUNRISE COMMONS, LTD

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

10-FEB-10

Memorandum



Date: 29-JAN-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000001

Fire Prevention Unit:

No objection to proposed fence only. Other development must be submitted for Fire review.

Service Impact/Demand

Development for the above Z2010000001
 located at 26600 SW 146 CT, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 2485 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: 6:24 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 6 - Modello - 15890 SW 288 Street
 Rescue, BLS Tanker, Battalion

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: 07-APR-10
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

SUNRISE COMMONS, LTD

26600 SW 146 CT, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z201000001

HEARING NUMBER

HISTORY:

04/07/2010

No past or current open cases, liens or citations with Neighborhood Compliance or Building Department.

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

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

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: AK

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: SUNRISE COMMONS, LTD.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>FRANCISCO ROJO 1666 KENNEDY CSWY, SUITE 505</u>	<u>50% OWNER OF</u>
<u>NORTH BAY VILLAGE, FL 33141</u>	<u>SUNRISE COMMONS, LLC</u>
<u>ROBERT SALAND 1666 KENNEDY CSWY, SUITE 505</u>	<u>50% OWNER OF</u>
<u>NORTH BAY VILLAGE, FL 33141</u>	<u>SUNRISE COMMONS, LLC</u>

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

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: XB

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)

FRANCISCO ROSO, VICE PRESIDENT OF ITS GENERAL PARTNER

Sworn to and subscribed before me this 21st day of DECEMBER, 2009. Affiant is personally know to me or has produced _____ as identification.

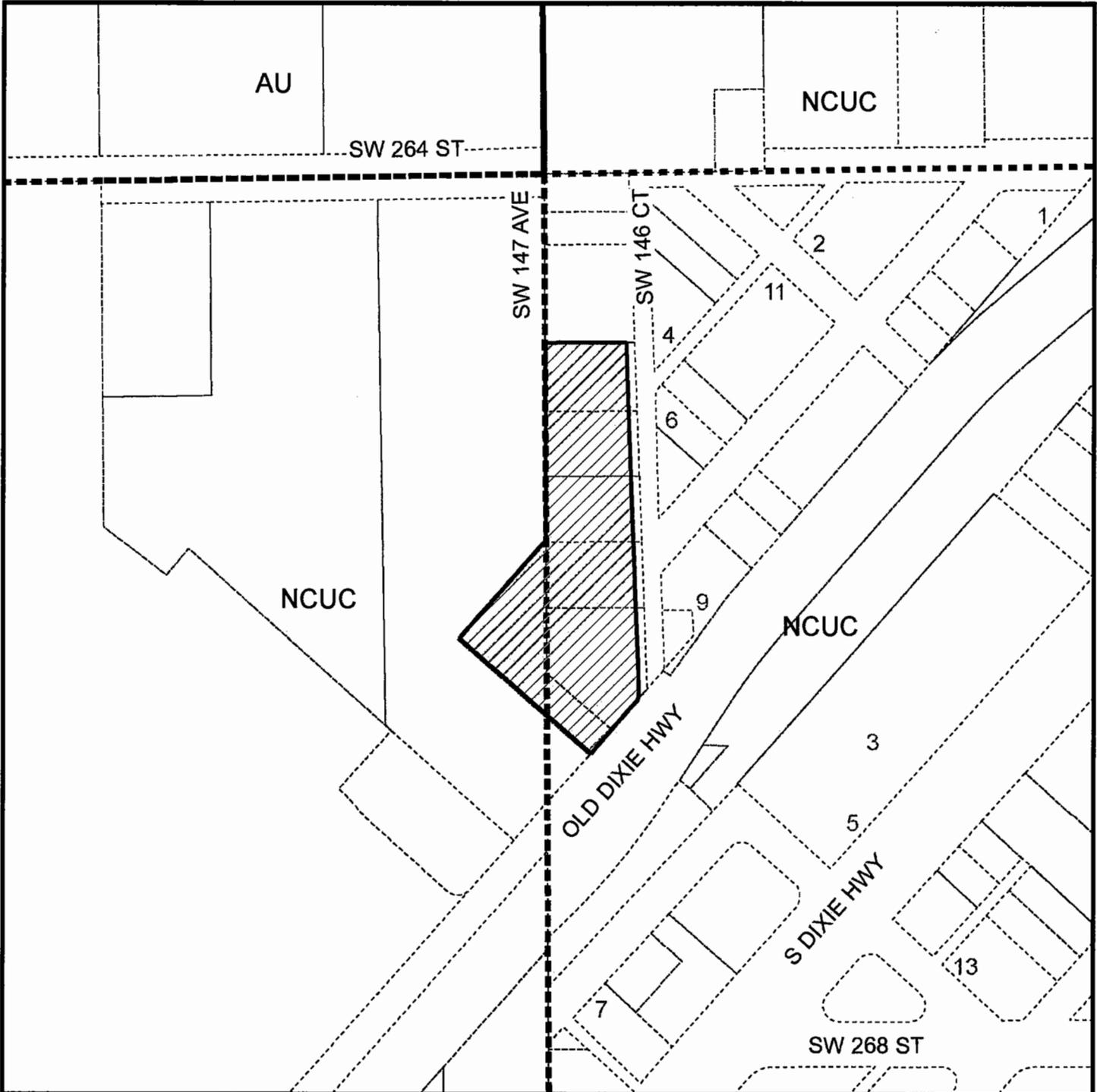
[Signature]

 (Notary Public)

NOTARY PUBLIC-STATE OF FLORIDA
 Alejandro J. Barros
 Commission # DD912574
 Expires: SEP. 19, 2013
 BONDED THRU ATLANTIC BONDING CO., INC.
 Seal

My commission expires: 9/19/03

*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.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
10-001

Section: 33/34 Township: 56 Range: 39
 Applicant: SUNRISE COMMONS, LTD
 Zoning Board: C14
 Commission District: 08
 Drafter ID: ALFREDO
 Scale: NTS

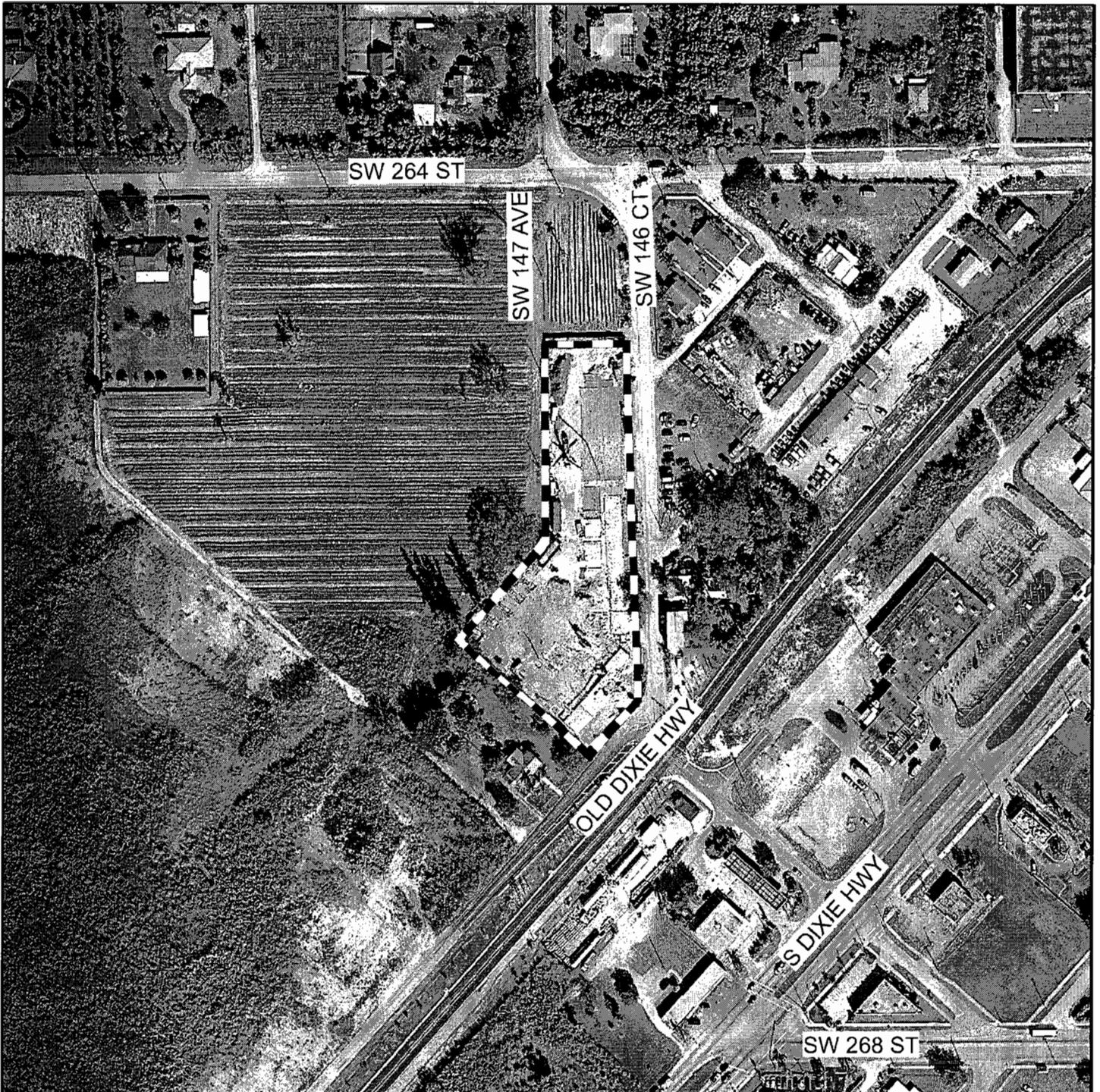
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, January 12, 2010

REVISION	DATE	BY
Board Change	3/17/10	AFT
		15



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
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