

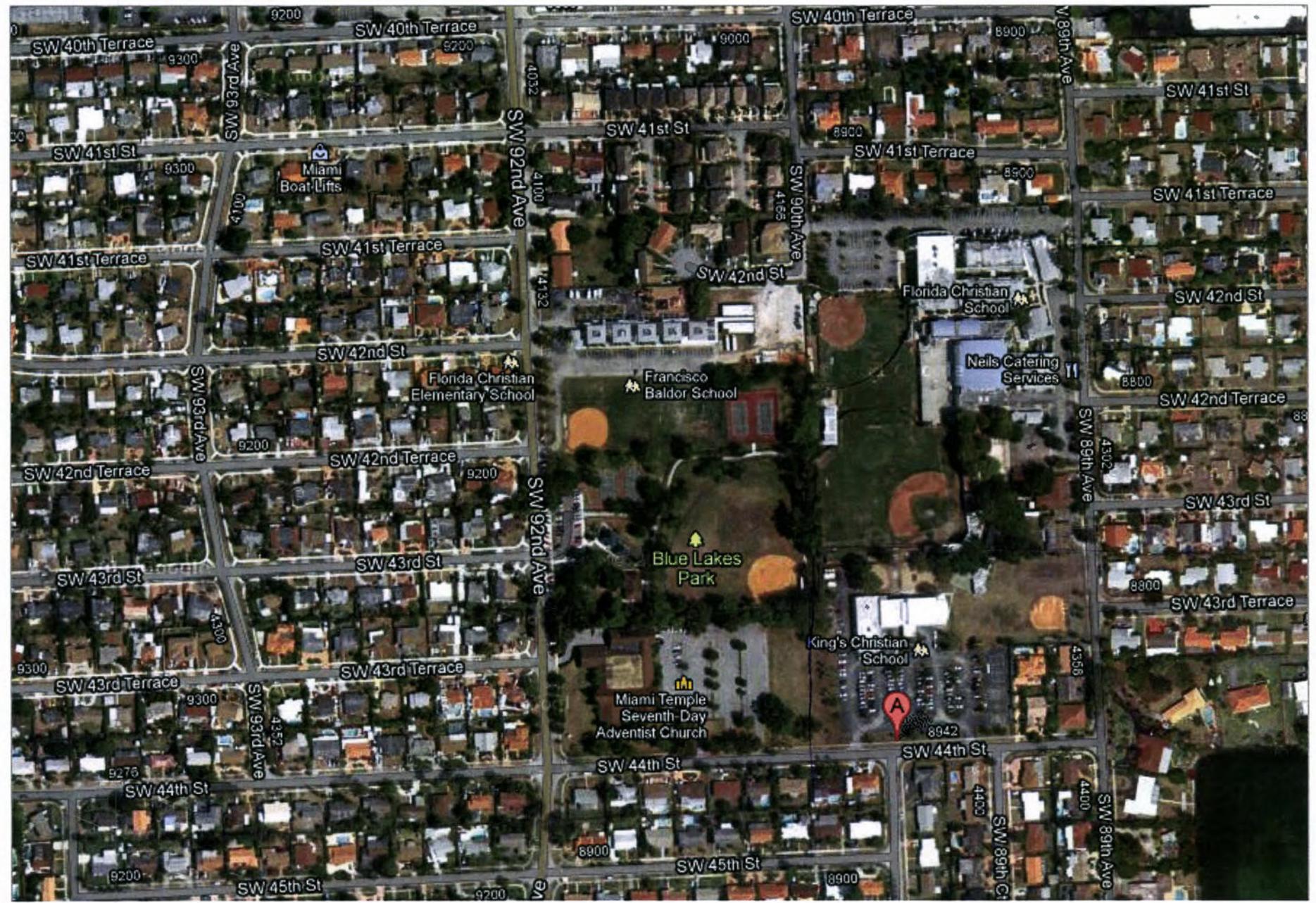
RECEIVED BY CLERK
Item # 11-064 8951 SW 44 Street, Miami Florida - Google Maps
CZAB # 10 Exhibit 1-2

JUL 15 2015

CLERK OF THE BOARD



To see all the details that are visible on the screen, use the "Print" link next to the map.



ATTENDANCE & SPEAKERS ROSTER

COMMUNITY ZONING APPEALS BOARD

(DATE) _____

(CZAB #) _____

AGENDA ITEM(S)	PRINT NAME	SIGN NAME
#2	ANA PEREZ.	<i>Ana Perez</i>
#1	Cody A. Wallace	<i>Cody A. Wallace</i>
	LINDA DUALAP ^{INTERPRETER}	<i>Linda Dualap</i>
	FRANCISCA LLADO	<i>Francisca Llado</i>
	Marcos A. Moran	<i>Marcos A. Moran</i>
	<i>MARCOS A MORAN</i>	<i>Marcos A Moran</i>
#1	Mercedes Rivere	<i>Mercedes Rivere</i>
#1	Mercedes Quedo	<i>Mercedes Quedo</i>
#1	Linda Love	<i>Linda Love</i>
#1	Margaret Wallace	<i>Margaret Wallace</i>
#1	RAFAEL VIGIL	<i>Rafael Vigil</i>
	ANA PONCE	<i>Ana Ponce</i>
#1	Elizabeth Mada	<i>Elizabeth Mada</i>
#1	Sandra Blanco	<i>Sandra Blanco</i>
#1	Kocio Rivera	<i>Kocio Rivera</i>
#1	Raggie Pineda	<i>Raggie Pineda</i>
#1	Danny Romero	<i>Danny Romero</i>
#1	GILMANS ESCOBAR	<i>Gilman Escobar</i>
#1	ENRIQUE ESUBAR	<i>Enrique Esubar</i>
#1	Susan E. Jones	<i>Susan E. Jones</i>

ATTENDANCE & SPEAKERS ROSTER

7/15/15
(DATE)

COMMUNITY ZONING APPEALS BOARD

(CZAB #)

AGENDA ITEM(S)	PRINT NAME	SIGN NAME
#1	Deborah Hew	Deborah Hew
#1	Bridget Wall	Bridget Wall
#1	Robin Dames	Robin Dames
#1	Michael Wall	Michael Wall
#1	Sindia Lizama	Sindia Lizama
#1	Humberto Torres	Humberto Torres
11	Marcelo G. Procin	Marcelo G. Procin
#1	MICHAEL HEW	Michael Hew
#1	MELVIN HEW	Melvin Hew
#1	Pam Bookins	Pam Bookins
#1	Alexis Meas	Alexis Meas
#1	Sindia Lizama	Sindia Lizama
#1	Manuel Sanchez	ms
1	Peggy Vaughn	Peggy Vaughn
1	Charles Felber	Charles Felber
#1	Krista Felber	Krista Felber
#1	Priscilla De Jesus	Priscilla De Jesus
#1	Dale Ovsheinsky	Dale Ovsheinsky
#1	Nelly Nunez	Nelly Nunez
#	Kelly Salguero	Kelly Salguero
#	Isabella Salguero	isa

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 10

Hearing Date: July 15, 2015

RESOLUTION #: CZAB10- 14-15

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
1	11-064	SOUTHWEST COMMUNITY CHURCH, INC	21-54-40

EX. #	EXHIBIT DESCRIPTION	IN FILE
1-1	Presentation Booklet (Photos, Resolution, and Site Plan)	X
1-2	Aerial Photograph	X
1-3		
1-4		
1-5		
1-6		
1-7		
1-8		
1-9		
1-10		
1-11		
1-12		
1-13		
1-14		
1-15		
1-16		
1-17		
1-18		

SOUTHWEST COMMUNITY CHURCH

ZONING HEARING

JULY 15, 2015

COMMUNITY ZAB 10

RECEIVED BY CLERK

Item # 11-064
CZAB # 10 Exhibit 1-1

JUL 15 2015

CLERK OF THE BOARD

1. Wall Signage - Pictures

2. Pictures of Adjacent Sign and Copy of Adjacent Sign Variance

*SOUTHWEST COMMUNITY CHURCH
KING'S CHRISTIAN SCHOOL*

8951



**SOUTHWEST
COMMUNITY
CHURCH**

**KING'S
CHRISTIAN
SCHOOL**



Who do you recognize?

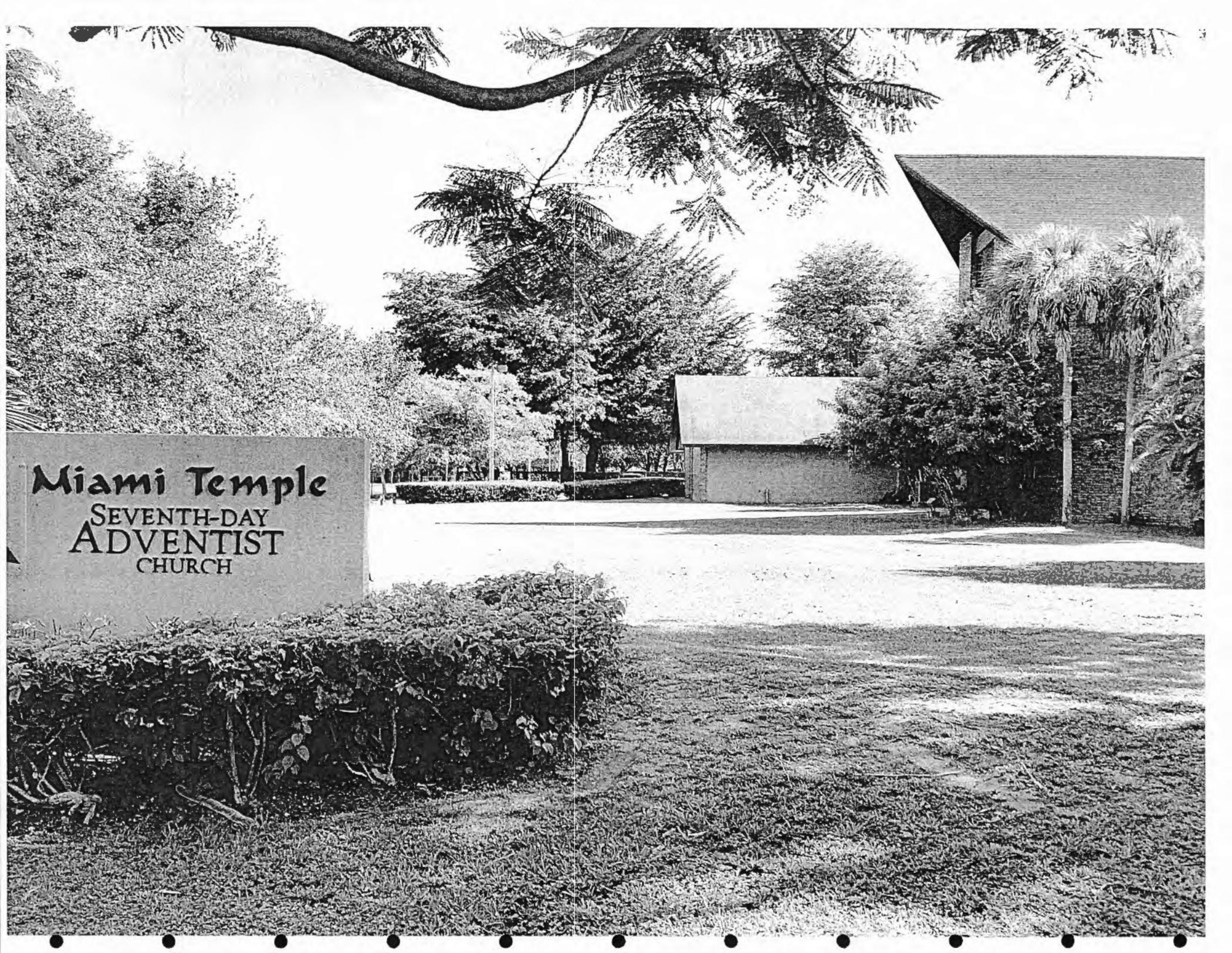
SOUTHWEST COMMUNITY CHURCH

895



Do you see Tom Stamatinos or Doug Hart?

Into the Church out into the Mission Field



Miami Temple
SEVENTH-DAY
ADVENTIST
CHURCH

RESOLUTION NO. 4-ZAB-202-90

The following resolution was offered by Thomas A. Conger seconded by Georgia A. Wright and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Scott Notowitz	aye
Mavel Cruz	aye	Dean Oddy	aye
Gussie Davis	aye	Georgia A. Wright	aye
Colleen Griffin	aye	Kenneth Welt	aye
Jose A. Losa	aye		

WHEREAS, FLORIDA CHRISTIAN SCHOOL OF DADE COUNTY, INC. had applied for the following:

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-454-73, passed and adopted by the Zoning Appeals Board on the 9th day of August, 1973, reading as follows:

FROM: "2. That the plans be substantially in compliance with that submitted for the hearing as prepared by Jackson and Nunn, Architects, entitled 'Florida Christian School,' and dated January 20, 1973."

TO: "2. That the plans be substantially in compliance with that submitted for the hearing as prepared by H.C.D.A. Architecture, Planning Interior Design entitled 'Florida Christian School,' and dated revised 5-9-90 on Sheet 1 and Sheets 2 & 3 dated 3-6-90."

The purpose of this request is to allow the applicant to submit new plans showing an expansion to an existing school.

- (2) SPECIAL EXCEPTION to permit the expansion of a previously approved private religious school; to wit: a gymnasium, additional classrooms and storage areas, cafeteria expansion.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS as applied to private school requirements to permit 990 children (549 children permitted).
- (4) NON-USE VARIANCE OF SIGN REGULATIONS to permit two 40 sq. ft. detached signs (one 24 sq. ft. sign permitted).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Commence at the Southeast corner of said Government Lot 2; thence due north along the east line said Government Lot 2 a distance of 443' to a point; thence N89°56'40"W departing said east line along a line that is 443' north of, as measured at right angles, and parallel to the south line of

said Government Lot 2 a distance of 209' to the Point of beginning; thence N89°56'40"W continuing with said parallel line a distance of 445.26' to a point on the west line east 1/2 said Government Lot 2; thence N0°6'17"E along said west line a distance of 671.75' to a point; thence S88°44'52"E departing said west line a distance of 25.01' to a point on the E/ly right-of-way of S.W. 90th Avenue; thence N0°6'17"E along said E/ly right-of-way and a line that is 25' east of, as measured at right angles, and parallel to the said west line east 1/2 said Government Lot 2 a distance of 165.04' to a point; thence S88°44'52"E departing S.W. 90th Avenue along a line that is 730' south of, as measured at right angles, and parallel to the north line said Government Lot 2 a distance of 602.80' to a point on the W/ly right-of-way of S.W. 89th Avenue; thence due south along the said W/ly right-of-way and a line that is 25' west of, as measured at right angles, and parallel to the aforementioned east line of Government Lot 2 a distance of 614.66' to a point; thence N89°56'40"W departing S.W. 89th Avenue parallel to the south line said Government Lot 2 for a distance of 184' to a point; thence due south parallel to said east line of Government Lot 2 a distance of 209.02' to the Point of beginning.

LOCATION: 4200 S.W. 89 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification, special exception, non-use variance of zoning regulations, on a modified basis to permit 845 children, and non-use variance of sign regulations would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size, to include substantial landscaping and hedge in addition to the wall along the southerly property line which abuts residentially zoned land, to be installed prior to the issuance of further building permits.
2. That the proposed drive cut to S.W. 90th Avenue be eliminated.
3. That the use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services (Child Care Licensing Unit).
4. That the school uses shall be restricted to a maximum number of 845 children.
5. That the hours of operation shall be between 7:30 A.M. and 6:00 P.M.
6. That the use may be conducted on the premises on week days only, Monday through Friday inclusive.
7. That the play area for the day care center shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.
8. That transportation to be furnished in connection with the use may consist of five vehicles and may be of a bus or van type; said vehicles may be stored on the premises.
9. That the Certificate of Use and Occupancy be automatically renewable with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
10. That the applicants comply with all conditions and requirements of the Department of Environmental Resources Management and the Public Works Department.

11. That the six temporary classroom structures shall be temporary in nature and be for a period not to exceed five (5) years and shall automatically terminate on the 11th, day of July, 1995, or sooner if the primary use on the property is discontinued.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 11th day of July, 1990.

Hearing No. 90-7-10
Typed 7/18/90 bn

SITE DATA:

NOTING: 30-1 with existing special exception to 19711 school.

Proposed: Amendment to existing resolution to permit a proposed expansion, kitchen expansion and classroom expansion.

AREA: Lot: 11.66 acres 478,148 SF

- Proposed Expansion Bldg. 22,720 SF
- Proposed Kitchen Addition 2,340 SF
- Proposed Classroom Addition 4,600 SF
- Proposed Temporary Classrooms 4,600 SF
- Future Classrooms (Phase II) 1,400 SF
- Total Classroom 11,000 SF
- Proposed Parking (See Appendix) 17,510 SF

KEY NOTES:

Proposed Expansion Classroom Bldg.	Req'd	Provided
R.O.S. 00 00 Ave.	137'-0"	95'-0"
R.O.S. 00 10 Ave.	137'-0"	275'-0"
Interior side north P1.	96'-0"	254'-0"
Interior side south	95'-0"	185'-0"

PARKING SET BACKS:

R.O.S. 00 00 Ave.	Req'd	Provided
R.O.S. 00 00 Ave.	137'-0"	23'-0"
R.O.S. 00 10 Ave.	137'-0"	140'-0"
Interior side north P1.	137'-0"	51'-0"
Interior side south P1.	96'-0"	00'

PARKING REQUIRED:

- 1 parking space per 100 SF Classroom space 17,510 SF/100 = 175 spaces
- 1 parking space per employee including teachers 13 people x 4 spaces
- TOTAL REQUIRED 175 spaces
- PROVIDED: 198 spaces

LANDSCAPE NOTES:

- irrigation system as per code.
- parking islands shall be 1'-0" wide minimum.
- grass trees per code.

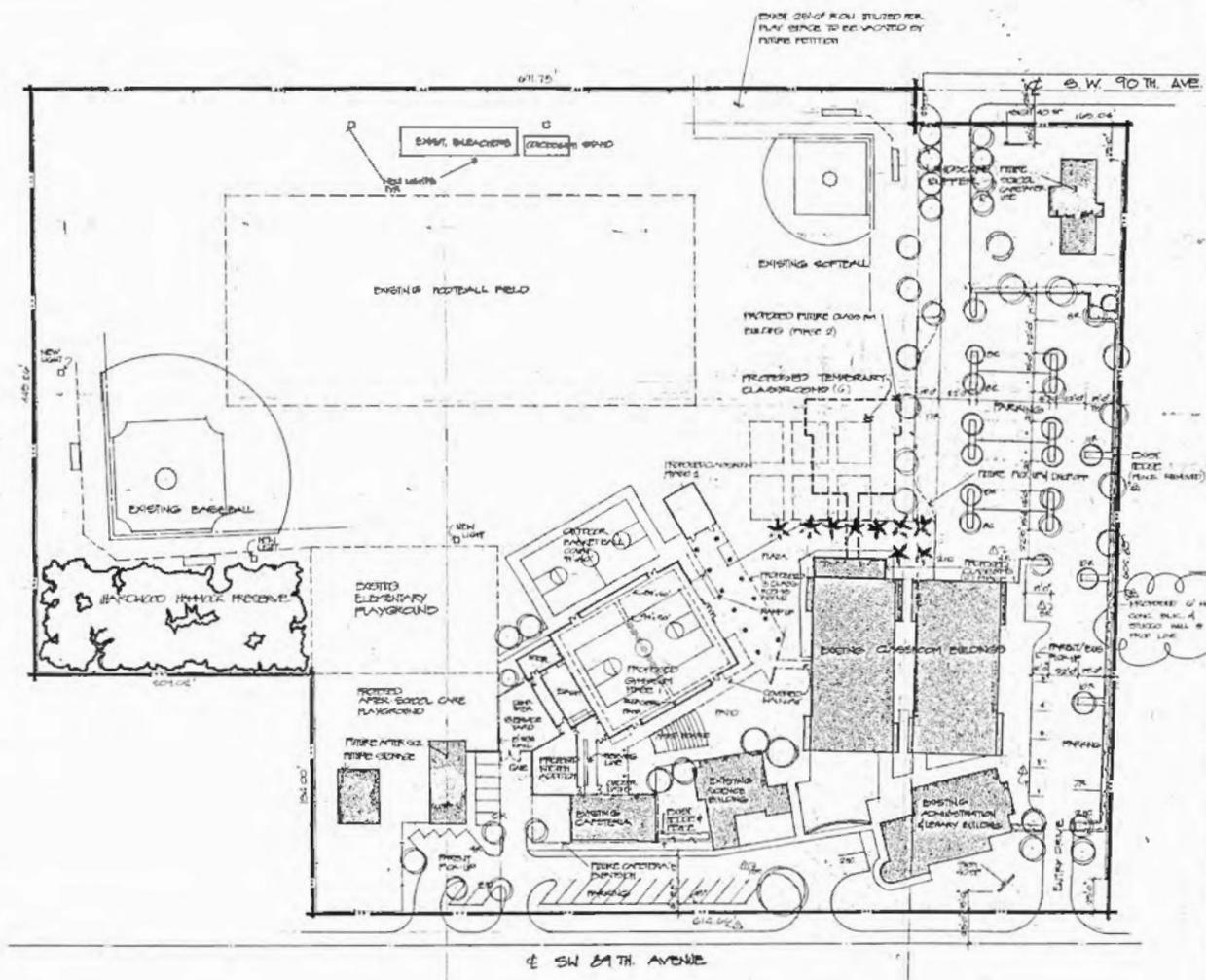
The requirements for parking are as follows:

- There is required to be 1,000 square feet of driveway area devoted to high school usage. This corresponds to the 200 student requirement. In addition, there is another 500 square feet for administration and library (the total area devoted to high school use is 1,500 square feet which would require 1500/100 = 15 spaces plus one (1) for the driveway itself.
- The Junior High School aged children represent number 200 which corresponds to 2 classes (of 25 each). The parking requirements that are eight (8) spaces plus one (1) for the associated staff mean 125 square spaces (11) spaces.
- The elementary school aged children represent number 600, which corresponds to 24 classes (of 25 each). The parking requirements that are 24 spaces plus one (1) for administrative staff and bus.
- The gymnasium is included in our application in classroom space and parking requirements are based on 200 net square feet per space (the code for the high school). There are 11,000 square feet which would require 55 spaces.

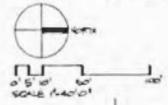
The sum of them is:

L	31
R	11
G	21
T	21

145 spaces required
198 spaces provided



FLORIDA CHRISTIAN SCHOOL MASTER PLAN



Revisions:

No.	Description	Date
1	REVISIONS TO BE MADE TO THE MASTER PLAN AS PER COMMENTS RECEIVED FROM THE BOARD OF DIRECTORS	10/10/90
2	REVISIONS TO BE MADE TO THE MASTER PLAN AS PER COMMENTS RECEIVED FROM THE BOARD OF DIRECTORS	10/10/90



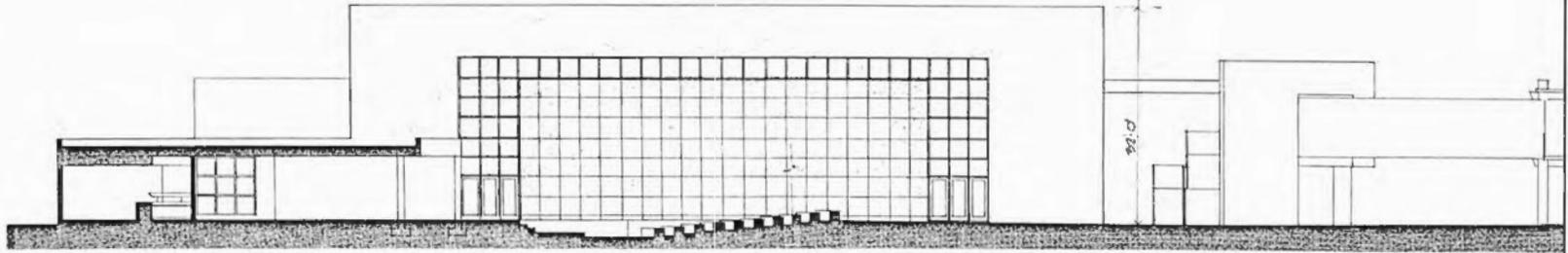
Date: 10/10/90
Sheet No: 1

HCTDA

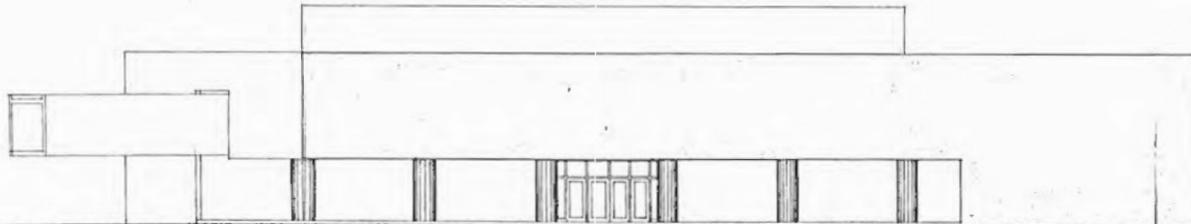
Architecture
Planning
Interior Design

H. Carlton Decker & Associates
311 Granada Avenue
Coral Gables, Florida 33146
305-444-8290

**FLORIDA
CHRISTIAN
SCHOOL**



EAST ELEVATION 1/8"



NORTH ELEVATION 1/8"

FLORIDA CHRISTIAN SCHOOL

Sheet Title:

ELEVATIONS

Revisions:

No.	Description	Date

Date:

3/5/90

Sheet No:

2

of:

© Copyright 1989, HCTDA, INC.