



Miami-Dade County
Department of Regulatory and Economic Resources

HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER

August 13, 2014

BRIAN ADLER
1450 BRICKELL AVENUE - 23FL
MIAMI FL, 33131

Zoning Hearings Section
111 NW 1 STREET, SUITE 1110
MIAMI, FLORIDA 33128
(305) 375-2640

Re: Zoning Hearing Application # Z2012000008 for NORTHWEST BAPTIST CHURCH, INC. . Date
filed: 18-JAN-12.

Dear BRIAN ADLER :

Below is the zoning hearing advertisement (ad), which contains all zoning requests submitted by the
applicant. Please review the request(s), property location, legal description of the subject property, etc.
and advise me of any changes or omissions within 10 calendar days. See my e-mail and mailing addresses
below. If you concur that the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation
Section for further processing and recommendation.

If you do not concur with the ad and wish to make changes to the request or to plans, or otherwise submit
additional documents, such changes and submittals shall be accepted during the next available filing period
when they will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you
for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning
Evaluation Section for further review and evaluation.

Once departmental comments & clearance have been obtained from DERM, Public Works, the School
Board and other pertinent departments, the Zoning Evaluation Section will prepare the Department's
recommendation and will send it to you for your review. Once again you will be given a 10-day period to
respond whether no further documents will be submitted or whether you intend to submit additional
documentation (for example: the submittal of a draft covenant).

Once you communicate to us that you wish the application to proceed or if you fail to respond within 10
calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for
hearing. If changes are requested by the Applicant, the changes and submittals shall be accepted during
the next available filing period and will be incorporated into the ad. All changes will be resent to you for your
review.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- I concur with the advertisement.
I find the following problem or omission:
I will be making changes to the application or Plans. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be
scheduled until all fees have been paid.

SEE ATTACHED ADVERTISEMENT

Please respond to **CASSANDRA HENDERSON** at [SDE@miamidade.gov](mailto:SDE@miamidade.gov), or mail to below address.

**Zoning Hearings Section**  
**111 NW 1 STREET, SUITE 1110**  
**MIAMI, FLORIDA 33128**  
**(305) 375-2640**

## Applicant's Draft

HEARING No. (12-008)

STR: 23-52-41

Council Area: C08

Commissioner Dist.: 01

APPLICANT: NORTHWEST BAPTIST CHURCH, INC.

- (1) S.E. to permit the expansion of an existing religious facility and private school onto additional properties to the east.
  
- (10) Non use variance to permit 65 street trees (81 trees required).
  
- (11) Non-use variance to waive the zoning regulations requiring section line rights of way to be 80' in width; to waive same to permit 35' of dedication along NW 135 street (40' required).
  
- (2) Modification of plans pursuant to Resolution No. 4-ZAB-347-72, last modified by Resolution 5-ZAB-169-96 both passed and adopted by the Zoning Appeals Board, reading as follows:  
  
FROM:  
"Overall Site Plan and Location Map' consisting of 3 pages, by unknown preparer and dated stamped received 11-6-95, and plans entitled 'Northwest Baptist Ministries.' by and unknown preparer and dated stamped received 2-16-96."  
  
TO:  
"That the plans be substantially in accordance with that submitted for hearing entitled "N.W. Christian Academy" as prepared by 3 Design Architecture, dated stamped received 02/11/13, consisting of 33 sheets and landscape plans as prepared by EGS2 Corp landscape architecture, dated stamped received 03/28/13 consisting of 4 sheets, for a total of 37 sheets.
  
- (3) Modification of conditions #1 & #2 of Resolution No. 4-ZAB-347-72, passed and adopted by the Zoning Appeals Board, reading as follows:  
  
FROM:  
"1. That the grades be limited to 1 through 6, inclusive."  
  
TO:  
"1. That the grades be limited to 1 through 12, inclusive."  
  
FROM:  
"2. That the number of children in the school shall not exceed 290."  
  
TO:  
"2. That the number of children in the school shall not exceed 620."
  
- (4) Non use variance to permit an existing religious facility with 3 stories (2 stories maximum permitted) and a building height of 44' (35' maximum permitted).
  
- (5) Non use variance to permit 211 parking spaces (177 previously approved, 347 required).

- (6) Non use variance to permit parking spaces with a minimum back out dimension of 17'6" (22' required).
- (7) Non use variance to permit a 2-way drive with a minimum width of 17'6" (20' required).
- (8) Non use variance to permit a chain fence with a height varying from 7' to 12' (6' maximum permitted).
- (9) Non use variance to permit an outdoor recreational space of 177,140 sq. ft. (187,575 sq. ft. required).

The aforementioned plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** (legal description)

SEE SCANNED LEGAL DESCRIPTION

**LOCATION:** 951 NW 136 ST, MIAMI-DADE COUNTY, FLORIDA.

**SIZE OF PROPERTY:** 9.83 ACRES

**PRESENT ZONING:** RU-1 Single Family Residential 7,500 sq. ft. net  
RU-3 Four Unit Apartment 7,500 sq. ft. net

**CONTACT PERSON:** BRIAN ADLER  
1450 BRICKELL AVENUE - 23FL  
MIAMI FL, 33131  
(305) 350-2351