

RESOLUTION NO. 03- 171 Z

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, PROVIDING FOR SITE PLAN APPROVAL FOR A PRIVATE PRE-SCHOOL, MIDDLE SCHOOL, JUNIOR HIGH SCHOOL AND HIGH SCHOOL (PRE-SCHOOL THROUGH 12TH GRADE) (THE "SCHOOL"); MODIFYING CONDITIONS OF MIAMI-DADE COUNTY RESOLUTION NO. 2-ZAB-512-63 TO PERMIT THE SCHOOL AND TO PROVIDE FOR DEVELOPMENT IN ACCORDANCE WITH THE NEWLY APPROVED SITE PLAN, ALL FOR PROPERTY LOCATED AT 6250-6260 MIAMI LAKES DRIVE EAST (AND MORE SPECIFICALLY DESCRIBED ON EXHIBIT A ATTACHED HERETO); PROVIDING FINDINGS; PROVIDING FOR APPROVAL; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR APPEAL

WHEREAS, the Miami Lakes Baptist Church (the "Applicant") owns a 3.94 acre parcel of property located at 6250-6260 Miami Lakes Drive East, Miami Lakes, Florida (the "Property") as legally described in Exhibit "A" hereto and attached by this reference; and

WHEREAS, the Applicant has submitted an application for public hearing approval to permit: a private pre-school, middle school, and high school (the "School") on the Property; and

WHEREAS, the Property is subject to a prior special exception that granted approval for a church and Sunday school as set forth in Miami-Dade County Resolution No. 2-ZAB-512-63 ("Prior Special Exception"), a copy of which is attached as Exhibit "B" hereto and attached by reference; and

WHEREAS, the Applicant has requested a modification to Miami-Dade County Resolution No. 2-ZAB-512-63 to permit the School and to provide for development in accordance with the newly approved Site Plan; and

WHEREAS, the Property is zoned GU (Interim); and

WHEREAS, the School provides primary Pre-kindergarten through 12th grade education and has capacity for a maximum of 225 students; and

WHEREAS, Section 33-18 of the Town Code permits private schools in the GU zoning district after having received approval from the Town Council after a duly noticed public hearing; and

WHEREAS, Section 33-311(A)(7) of the Town Code authorizes the Town Council to modify conditions of prior zoning approvals; and

WHEREAS, in accordance with Section 33-310 of the Town Code, notice was provided and a public hearing was held on the Application, and all interested parties have had the opportunity to address their comments to the Town Council; and

WHEREAS, Town Staff, has reviewed the Application and recommends approval of the Application, as set forth in the Staff Report dated September 5, 2003, attached hereto as exhibit "C" and incorporated by reference (the "Staff Report"); and

WHEREAS, the Town Council has determined that the Application satisfies the Code's physical standards requirements for private schools as set forth in Section 33.151.18 of the Town Code; and

WHEREAS, the Town Council has determined that the Application satisfies the Review Standards as set forth in Section 33.151.19 of the Town Code; and

WHEREAS, the Town Council finds that the Application is consistent with the Town's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated into this resolution by this reference.

Section 2. Findings.

- (1) In accordance with Section 33-311 (A)(3) of the Town Code, the Town Council finds that the Application:
 - (a) would not have an unfavorable effect on the economy of the Town;
 - (b) 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); and
 - (c) would not 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 reasonableness of the proposed School in relation to the future development of the area concerned and the compatibility of the School with such area and its development.
- (2) The Town Council finds that the Application meets the Review Standards specified in Sections 33-151.19(a) through (m) of the Town Code.

Section 3. Approval. The Town Council subject to the conditions set forth in Section 4 below, approves the Application consisting of:

- (1) a School on the Property consisting of pre-kindergarten through 12th grade; and
- (2) the site plan submitted entitled *Plot Plan by Albert O. Gonzalez*, sheet A-1 (consisting of 1 sheet), dated August 18, 2003 (the "Site Plan"); and
- (3) Approval of a modification to Resolution No.2-ZAB 512-63 to provide that development of the site shall be in accordance with the plans entitled, "*Plot Plan by Albert O. Gonzalez*, sheet A-1 (consisting of 1 sheet), dated August 18, 2003," and that the Town Council shall set forth operating hour restrictions.

Section 4. Conditions of Approval. The Application is approved subject to the following conditions, which shall be binding up the Applicant, its successors, assigns and/or grantees:

- (1) That the Property shall be developed in substantial compliance with the Site Plan.

- (2) The Applicant shall comply with all Town Code requirements pertaining to lighting, noise, odors, and other nuisances found in Sections 21-28, 33-4, and 33-4.1 of the Town Code. The Applicant shall abide by these requirements in such a manner as to not adversely impact the surrounding residential neighborhood.
- (3) The Applicant shall continuously maintain all fencing and landscaping material on the site.
- (4) All landscaped areas shall be irrigated through the use of an automatic sprinkler system.
- (5) The hours of operation for the School shall be from 7:30 a.m. to 6:00 p.m. Monday through Friday. Any school activities and/or events held outside of these operational hours shall require a special event permit from the Town, except for those "after hours" events that are typical functions of schools, including parent-teacher (PTA) meetings, graduation ceremonies for all grade levels, school open houses, seasonal and holiday programs, academic fairs, banquets, general club meetings (year book staff, etc.), and returning from field trips (flexible hours). These "after-hours" functions will be permitted Monday through Sunday, from 7:30 a.m. until 10:00 p.m.
- (6) The Applicant shall meet all drainage (level of service) (LOS) standards prior to the issuance of any building permits for any future site improvements.
- (7) The basketball, volleyball, baseball, and softball areas shall only be used during daytime hours (7:30 A.M. until 6:00 P.M.). No artificial lighting shall be allowed in this area.
- (8) The east-west drive aisle adjacent to the north side of the dumpster shall be a minimum of 20 feet in width, as required by the Miami-Dade County Fire Department.
- (9) The Applicant shall provide a minimum of 2,000 gpm fire flow and two (2) fire hydrants at the time of occupancy, as required by the Miami-Dade County Fire Department.

Section 5. Violation of Conditions. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town Code and persons found violating the conditions shall be subject to the penalties prescribed by the Town Code, including but not limited to, the revocation of the approval granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town before they may commence construction or operation, and that the foregoing approvals in this Resolution may be revoked by the Town Council at any time upon a determination that the Applicant is in non-compliance with the Town Code.

Section 6. Effective Date. This resolution shall become effective immediately upon its adoption.

Section 7. Appeal. In accordance with Section 33-312 and 33-316 of the Town Code, the Applicant, or any aggrieved property owner in the area, may appeal the decision of the Town Council by filing a notice of appeal in accordance with the Florida Rules of Appellate Procedure.

PASSED AND ADOPTED this 11th day of September 2003.

Wayne Slaton
WAYNE SLATON, MAYOR

ATTEST:

Beatris M. Arguelles
BEATRIS M. ARGUELLES, CMC
TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

WEISS SEROTA HELFMAN PASTORIZA GUEDES
COLE & BONISKE, P.A.
TOWN ATTORNEY

Council voted <u>7-0</u> as follows:	
Mayor Wayne Slaton	<u>yes</u>
Vice Mayor Roberto Alonso	<u>yes</u>
Councilmember Mary Collins	<u>yes</u>
Councilmember Robert Meador	<u>yes</u>
Councilmember Michael Pizzi	<u>yes</u>
Councilmember Nancy Simon	<u>yes</u>
Councilmember Peter Thomson	<u>yes</u>

“EXHIBIT A”

LEGAL DESCRIPTION

TRACT “E” “MIAMI LAKES SECTION THREE” ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA a/k/a Folio No. 32-2024-008-1300 – 6250-6260 MIAMI LAKES DRIVE EAST.



**TOWN OF MIAMI LAKES
PUBLIC HEARING
NOTICE OF RESOLUTION APPROVING
A NON-PUBLIC SCHOOL**

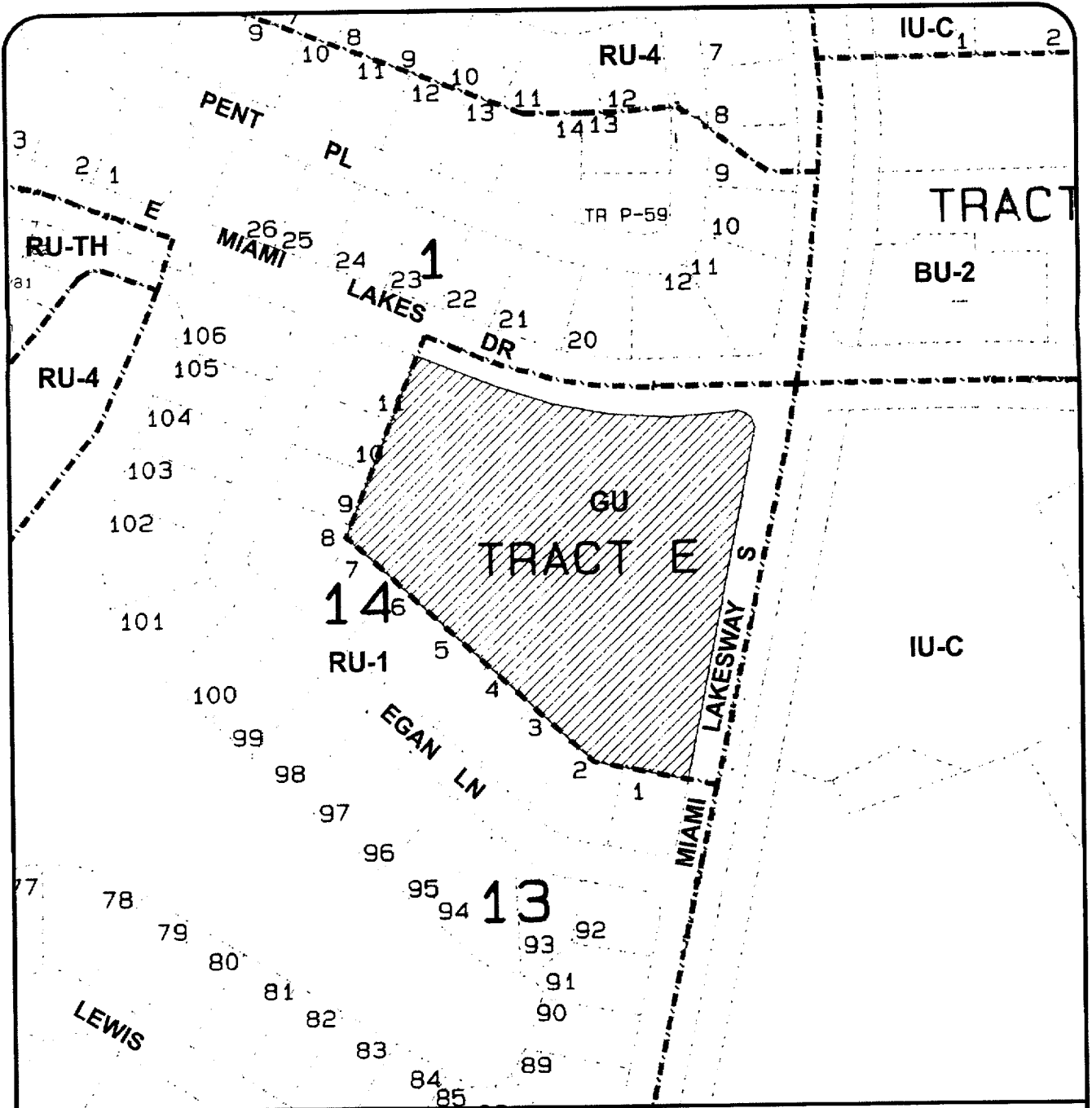
NOTICE IS HEREBY GIVEN that the Town Council of the Town of Miami Lakes, Florida, will hold a public hearing on a resolution to approve a site plan, and modify conditions of a prior Miami-Dade County zoning resolution to permit a private pre-school, middle school, junior high school, and high school (pre-school through 12th grade) (the "School"), and to provide for development in accordance with the site plan, for the School on the 3.94-acre Miami Lakes Baptist Church site, located at 6250 - 6260 Miami Lakes Drive East (folio #: 32-2024-008-1300). The public hearing will be held on September 11, 2003, at 7:00 p.m., or as soon thereafter as can be heard, at Miami Lakes Middle School located at 6425 Miami Lakeway North, Miami Lakes, Florida 33014. The purpose of the public hearing is to consider the adoption of the following resolution:

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, PROVIDING FOR SITE PLAN APPROVAL FOR A PRIVATE PRE-SCHOOL, MIDDLE SCHOOL, JUNIOR HIGH SCHOOL AND HIGH SCHOOL (PRE-SCHOOL THROUGH 12th GRADE) (THE "SCHOOL"); MODIFYING CONDITIONS OF MIAMI-DADE COUNTY RESOLUTION NO. 2-ZAB-512-63 TO PERMIT THE SCHOOL AND TO PROVIDE FOR DEVELOPMENT IN ACCORDANCE WITH THE NEWLY APPROVED SITE PLAN, ALL FOR PROPERTY LOCATED AT 6250 - 6260 MIAMI LAKES DRIVE EAST FOLIO # 32-2024-008-1300 (AND MORE SPECIFICALLY DESCRIBED ON EXHIBIT A ATTACHED HERETO); PROVIDING FINDINGS; PROVIDING FOR APPROVAL; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR APPEAL

A copy of the proposed resolution is available for public inspection at Town Hall, 6853 Main Street, Miami Lakes, Florida. Interested persons are invited to attend the public hearing or provide written comments on the proposed resolution to the Town Clerk.

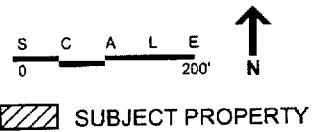
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Town Council, with respect to any matter considered at such hearing or meeting, the person will need a record of the proceedings and, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based. ADA Assistance: Anyone needing special assistance at the Town Council hearing due to a disability should contact the Town Clerk, Town of Miami Lakes (305) 558-8511 at least two days prior thereto.

Beatris M. Arguelles, CMC
Town Clerk



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 24 Township: 52 Range: 40
 Process Number: 03-126
 Applicant: MIAMI LAKES BAPTIST CHURCH
 District Number: 13
 Zoning Board: C00
 Drafter ID: ALFREDO
 Scale: 1:200'



“EXHIBIT C”

MIAMI LAKES TOWN COUNCIL Staff Report

Date Prepared: September 5, 2003
Meeting Date: September 11, 2003

Consideration for Approval of Petition: Z-03-01 Miami Lakes Baptist Church & School

EXECUTIVE SUMMARY

Applicant Request:

- 1.) Approval for a 225-student school, pre-kindergarten to 12th grade, within the existing church building.
- 2.) Site plan approval, including a fence and landscape buffer along the south and west boundaries.

Petition Facts:

- 3.94-acre site is located at 6250 - 6260 Miami Lakes Drive East on the southwest corner of Miami Lakes Drive East and Miami Lakeway South (location map next page).
- Current Land Use = Low Density (2.5 - 6 units/acre) Residential (LD).
- Current Zoning = Interim (GU).
- The applicant's request is consistent with the Comprehensive Plan & Future Land Use Map.
- Level of service standards for traffic, potable water, sanitary sewer, solid waste, and drainage are being met.

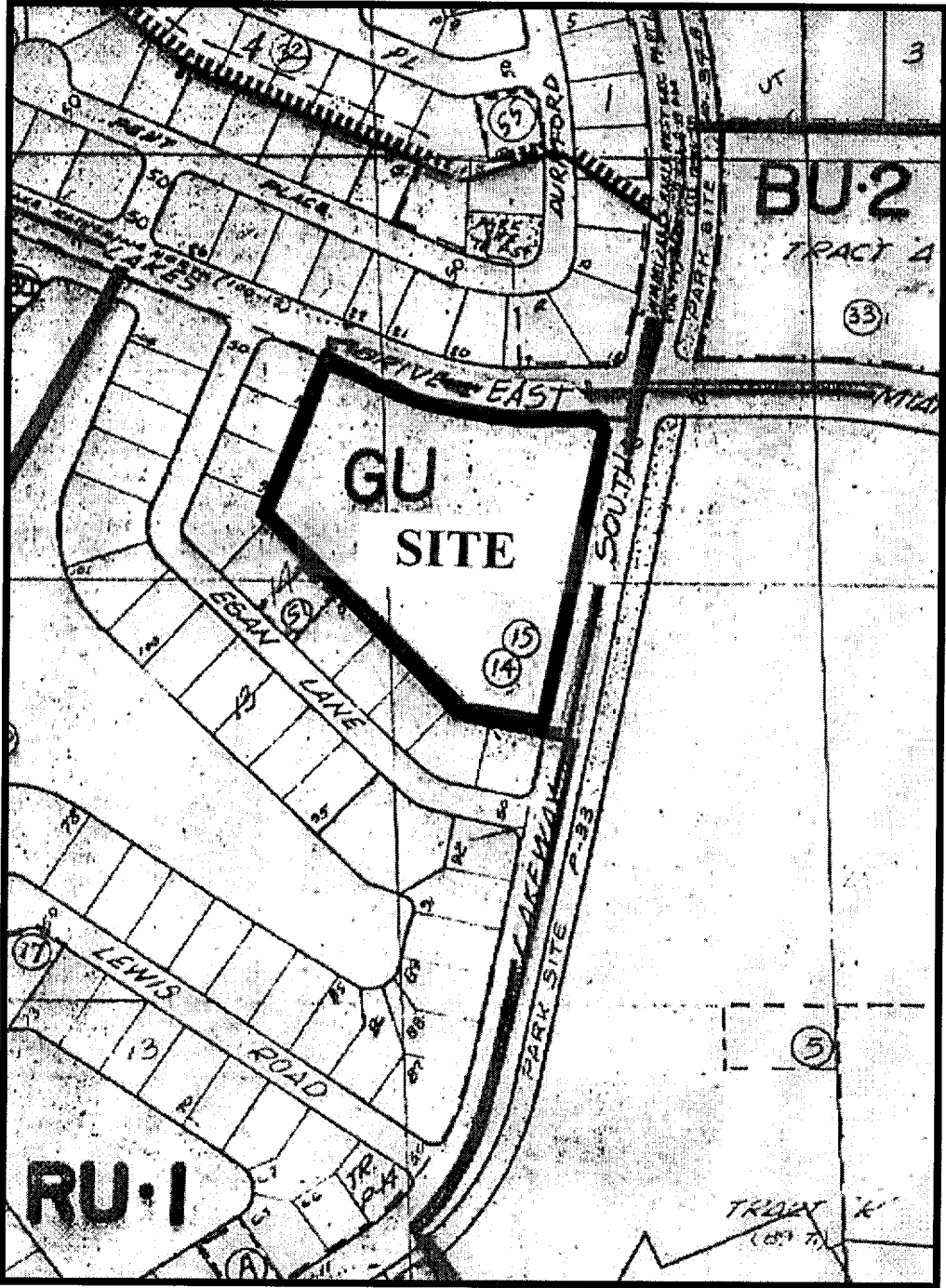
Site Plan (plans attached):

- Addition of wood fence and landscape buffer along south and west boundaries of site.
- Relocation and screening (with 6-foot high CBS wall and landscaping) of dumpsters.
- Designation of screened bus parking space.
- Designation of basketball/volleyball court, and area to be used for baseball and softball.

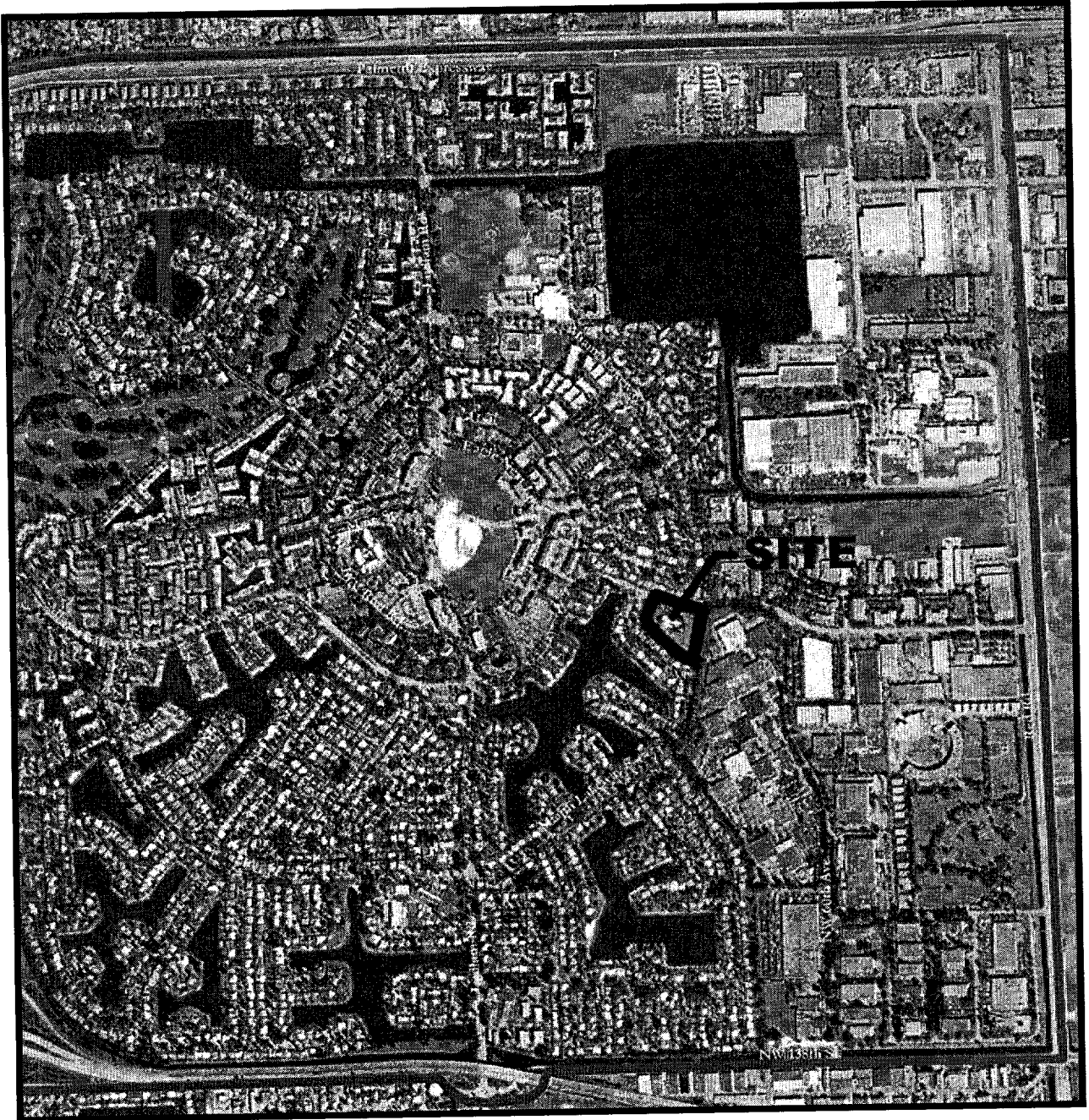
Staff Recommendation:

- 1.) Approval of the site for a 225-student school (pre-kindergarten – 12th grade).
Reason: Consistency with Comprehensive Plan and Zoning Code requirements.
- 2.) Finding of compliance with all review standards in Code section 33-151.19.
- 3.) Approval of site plan entitled *Plot Plan by Albert O. Gonzalez, sheet A-1 (1 sheet total) dated August 28, 2003.*

LOCATION MAP



AERIAL PHOTOGRAPH



SUBJECT/AGENDA ITEM

Petition: Z-03-01 Miami Lakes Baptist Church & School

Consideration for Approval: A request by Javier L. Vazquez, on behalf of the Miami Lakes Baptist Church, for approval of a non-public school and minor site plan amendments on a 3.94-acre parcel located at 6250 – 6260 Miami Lakes Drive East, on the southwest corner of Miami Lakes Drive East and Miami Lakeway South.

BACKGROUND

The site was originally approved for a church and Sunday school on October 28, 1963 with the adoption of Resolution 2-ZAB-512-63. In 1993, the Baptist Church opened a non-public school on site for students ranging from pre-kindergarten to 12th grade. However, the Baptist Church didn't not seek zoning approval for this school from Miami-Dade County, the regulating authority for the site at that time. The Baptist Church is now seeking approval for the existing school, and to have a potential student population of 225 students.

LAND USE & ZONING

The subject site has a future land-use designation of Low Density (2.5 - 6 units/acre) Residential (LD). The site is currently zoned Interim (GU). The applicant is requesting to maintain the current zoning, which is not inconsistent with the future land-use designation.

CONCURRENCY - LEVEL OF SERVICE (LOS) STANDARDS

Concurrency for solid waste and water & sewer for the site has already been established through the original approval for the church. Fire/Rescue concurrency has also been established; however, the Baptist School is currently working with the Miami-Dade County Fire Rescue Department to correct minor fire violations on site. These violations are outside the scope of the applicant's request for school approval, but it is expected that these violations will be corrected in October 2003. Traffic concurrency was also established with the original approval of the church; however, the applicant has submitted a traffic analysis from a certified traffic engineer, stating that there is adequate traffic concurrency capacity to support both the existing total number of students (162) and the proposed total number of students (225). Table 1 provides detail regarding the traffic generated by the proposed school, and the available trips. A note on the site plan will require the applicant to meet drainage LOS standards prior to any future site improvements.

Table 1: Traffic Concurrency

Station #	Roadway Segment	Date of Count	Existing LOS	Max. LOS	Available Peak Hour Trips	Peak Hour Trips Created by Petition	Remaining Trips
9226	NW 67 Avenue, from NW 136 th Street to NW 122 nd Street	March 2002	E	E	589	13	576
9228	NW 67 th Avenue, from SR 826 to NW 138 th Street	March 2002	E	E+20	85	13	72
9256	Miami Lakes Drive, from Red Road to NW 67 th Avenue	March 2002	C	E+20	1,687	13	1,674
9258	NW 154 th Street, from SR 826 to NW 67 th Avenue	March 2002	B	E	1,786	13	1,773

PROJECT DETAILS

General Details:

The only access point to the 3.94-acre site will be from Miami Lakes Drive East. The school had 162 total students, from pre-kindergarten to 12th grade, during the 2002-2003 school year. The applicant is seeking approval for a total of 225 students. The school has 15 teachers and 8 administrative and clerical personnel. The applicant is also proposing specific areas for recreational activities, including basketball, volleyball, baseball, and softball, which are shown on the site plan; these areas will not be lighted for nighttime play.

Landscaping, Screening & Buffers:

The applicant is proposing 24 Mahogany trees, 26 Live Oaks, seven (7) palm trees, and a Podocarpus hedge in several locations on the site. Of this landscaping, 17 Mahogany trees and nine (9) Live Oak trees are new proposed landscaping to the site, as is most of the Podocarpus hedge. This additional landscaping is being used to screen the relocated dumpster, the bus used by the school, and to buffer

the residents to the west and south of the site. As an additional buffering measure for the neighboring residents, the applicant is proposing a six (6)-foot high wooden fence along the western and southern boundaries of the site. The applicant has located the dumpster and the outdoor recreational activities in locations on site where they will reduce the current impact on the surrounding residents. It should also be noted that there are 10 large Mahogany trees along the eastern boundary of the site, adjacent to Miami Lakeway South, and there are eight (8) Oak trees along the northern boundary of the site, adjacent to Miami Lakes Drive East; these trees are located in the road right-of-way and add significantly to the landscape “look” of the site.

Site Plan Compliance with Physical Standards:

Per Section 33-151.18 of the Land Development Code, a non-public school must comply with certain physical standards/requirements, including outdoor recreation space provided and indoor classroom/instructional space provided. Table 2 details how the proposed school is compatible with the Town of Miami Lakes’ Code requirements for non-public schools. As can be seen from the table, the proposed school meets all physical standard code requirements.

The two primary requirements for non-public schools are outdoor recreation space and indoor classroom/instructional space. These space requirements are based on the number of students a non-public school has in three different school categories: 1) Day Nursery – Kindergarten, 2) 1st grade – 6th grade, and 3) 7th grade – 12th grade. Each one of these categories generates different requirements for outdoor recreation space and indoor classroom/instructional space. The proposed school has estimated that with 225 students, 50 of the students will be in the Day Nursery – Kindergarten category, 86 students will be in the 1st grade – 6th grade category, and 89 students will be in the 7th grade – 12th grade category. Based on this breakdown of students, the following details how the proposed school meets the requirements for outdoor recreation space and indoor classroom/instructional space.

Outdoor Recreation Space:

Day Nursery through Kindergarten:	$45 \text{ s.f.} \times 50/2$ (1/2 of children) =	1,125
Elementary school (grades 1–6):	$500 \text{ s.f.} \times 30$ (first 30 students) =	15,000
	$300 \text{ s.f.} \times 56$ (remaining students) =	16,800
Junior and senior high school (grades 7–12):	$800 \text{ s.f.} \times 30$ (first 30 students) =	24,000
	$300 \text{ s.f.} \times 59$ (next 300 students) =	17,700
	$150 \text{ s.f.} \times 0$ (remaining students) =	0

TOTAL REQUIRED: 74,625 square-feet
TOTAL PROVIDED: 95,800 square-feet

Indoor Classroom/Instructional Space:

Day Nursery through Kindergarten:	$35 \text{ s.f.} \times 50$ (number of children) =	1,750
Elementary (grades 1–6):	$30 \text{ s.f.} \times 86$ (number of children) =	2,580
Junior High and Senior High School (grades 7–12):	$25 \text{ s.f.} \times 89$ (number of children) =	2,225

TOTAL REQUIRED: 6,555 square-feet
TOTAL PROVIDED: 7,221 square-feet

Table 2: Code Compliance		
Code Requirement	Proposed Plan	Compliance
Maximum Building Height: 35 feet/2 stories	21 feet	Yes
Minimum Parking: 45 spaces for church 38 spaces for school	61 spaces	Yes
Number of Auto Stacking Spaces: 5	14	Yes
Required Landscaped Open Space: 69,290 square-feet	135,455 square-feet	Yes
Required Number of Trees: 35	57	Yes
Required Outdoor Recreation Area: 74,625 square-feet	95,800 square-feet	Yes
Required Indoor Classroom/Instructional Area: 6,555 square-feet	7,221 square-feet	Yes
Fence & Hedge: 6 feet maximum	6-foot wood fence with 6-foot hedge	Yes
Traffic: Vehicle trips must be available for proposed development	Sufficient trips are available	Yes

Review Standards:

Per Section 33-151.19 of the Land Development Code, the following review standards must be utilized by the Town and the Town Council when approving a non-public school:

- A. *“Study guide.* The study entitled “Physical Standards for Proposed Private Educational Facilities in Unincorporated Miami-Dade County,” date 1977, shall be used as a general guide in the review of proposed nonpublic educational facilities; provided, however, that in no case shall the educational philosophy of a school be considered in the evaluation of the application.”

The physical standards detailed in Section 33-151.18 were used to review the proposed non-public school, and the proposed school meets or exceeds all of these requirements.

- B. *“Planning and neighborhood studies.* Planning and neighborhood studies accepted or approved by the Board of County Commissioners that include recommendations relevant to the facility site shall be used in the review process.”

No planning or neighborhood studies relevant to the proposed site exist.

- C. *“Scale.* The scale of the proposed nonpublic educational facilities shall be compatible with surrounding proposed or existing uses and shall be made compatible by the use of buffering elements.”

The proposed school is one-story in height (21 feet maximum) and significantly setback from all property lines. Furthermore, the school site has large amounts of open green space. The scale of development on the site (height, setbacks, and open green space) meets or exceeds all requirements for the zoning district and the zoning district immediately adjacent to the site (RU-1).

- D. *“Compatibility.* The design of the nonpublic educational facilities shall be compatible with the design, kind and intensity of uses and scale of the surrounding area.”

The proposed school is adjacent to single-family residential land. Policy 9.2.2 of the Town’s new Comprehensive Plan encourages the location of schools near single-family residential neighborhoods. Furthermore, the applicant proposes to add a 6-foot wooden fence, numerous Mahogany and Live Oak trees, and a linear hedge along the property line adjacent to the single-family residential neighborhood to buffer the homeowners from the school. The applicant also proposes to locate the outdoor recreational activity away from the surrounding residential area.

- E. *“Buffers.* Buffering elements shall be utilized for visual screening and substantial reduction of noise levels at all property lines where necessary.”

As mentioned in the previous subsection, the applicant proposes a 6-foot wooden fence, Mahogany and Live Oak trees, and a linear hedge along the property line adjacent to the single-family residential neighborhood. This landscaping is in addition to several existing Mahogany and palm trees on site. The applicant also proposes to screen the dumpster with a 6-foot high concrete block and stucco structure, and screen the school bus with hedge material.

- F. *“Landscaping.* Landscape shall be preserved in its natural state insofar as is practicable by

minimizing the removal of trees or the alteration of favorable characteristics of the site. Landscaping and trees shall be provided in accordance with Chapter 18A of this Code.”

All of the existing trees on site will remain, and the proposed non-public school meets or exceeds all code requirements for landscaping.

- G. “*Circulation.* Pedestrian and auto circulation shall be separated insofar as is practicable, and all circulation systems shall adequately serve the needs of the facility and be compatible and functional with circulation systems outside the facility.”

Pedestrian walkways are completely removed from the drive aisles on site, except where these walkways cross the automotive ingress and egress points from the site.

- H. “*Noise.* Where noise from such sources as automobile traffic is a problem, effective measures shall be provided to reduce such noise to acceptable levels.”

The applicant proposes to minimize the spillover of noise by adding significantly to the buffer between the site and the residential community (wooden fence, trees, hedge), and locating recreational activity away from the neighboring residents.

- I. “*Service areas.* Whenever service areas are provided they shall be screened and so located as not to interfere with the livability of the adjacent residential properties.”

Because the building and the drive aisles already exist on the site, relocating services is difficult. However, the applicant has proposed to move the dumpster away from the western property line, and have it screened with a hedge and a 6-foot high concrete block and stucco wall. Trees have also been added to screen the dumpster. All deliveries are made as close to the school doors as possible, and away from the surrounding residential properties.

- J. “*Parking areas.* Parking areas shall be screened and so located as not to interfere with the livability of the adjacent residential properties.”

The parking area currently exists on the west side of the existing church and school building, adjacent to residential properties. To move the parking area to the south of the building would result in the loss of outdoor recreation area, and move the parking next to other residential homes; to move the parking area to the east of the building would result in the loss of recreational space, and make the site less aesthetically pleasing from Miami Lakeway South; to move the parking to the north of the building would make the front of the building along Miami Lakes Drive East less aesthetically pleasing. Locating the parking and the drop-off/pick-up area (including stacking of vehicles) on the west side of the building coordinates

with the entrance to the school, which is on the east side of the building.

- K. “*Operating time.* The operational hours of a nonpublic educational facility shall be such that the impact upon the immediate residential neighborhood is minimized.”

The proposed hours for the non-public school are 7:30 AM to 6:00 PM weekdays, which are the hours many people are at work or traveling to and from their employment site.

- L. “*Industrial and commercial.* Where schools are permitted in industrial or commercial areas it shall be clearly demonstrated in graphic form how the impact of the commercial or industrial area has been minimized through design techniques.”

The proposed school is not located in a commercial area, and it is separated from an industrial area by Miami Lakeway South; therefore, this standard is not applicable.

- M. “*Fences and walls.* Recreation and/or play areas shall be enclosed with fences and/or walls.”

The proposed recreational areas are enclosed or surrounded by chain link and wooden fences.

STAFF RECOMMENDATION

Staff recommends approval of Petition Z-03-01 with the following conditions:

1. That the Property shall be developed in substantial compliance with the Site Plan.
2. The Applicant shall comply with all Town Code requirements pertaining to lighting, noise, odors, and other nuisances found in Sections 21-28, 33-4, and 33-4.1 of the Town Code. The Applicant shall abide by these requirements in such a manner as to not adversely impact the surrounding residential neighborhood.
3. The Applicant shall continuously maintain all fencing and landscaping material on the site.
4. All landscaped areas shall be irrigated through the use of an automatic sprinkler system.
5. The hours of operation for the School shall be from ___ to ___ Monday through Friday. Any school activities and/or events held outside of these operational hours shall require a special event permit from the Town.

6. The Applicant shall meet all drainage (level of service) (LOS) standards prior to the issuance of any building permits for any future site improvements.
7. The basketball, volleyball, baseball, and softball areas shall only be used during daytime hours (7:30 A.M. until 6:00 P.M.). No artificial lighting shall be allowed in this area.
8. The east-west drive aisle adjacent to the north side of the dumpster shall be a minimum of 20 feet in width, as required by the Miami-Dade County Fire Department.
9. The Applicant shall provide a minimum of 2,000 gpm fire flow and two (2) fire hydrants at the time of occupancy, as required by the Miami-Dade County Fire Department.

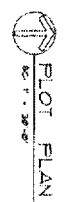
PROPOSED INTERIOR REMODELING FOR:
 MIAMI LAKES BAPTIST CHURCH AND SCHOOL
 6350 MIAMI LAKES DR. MIAMI LAKES, FL.

Albert O. Gonzalez
 A R C H I T E C T
 7777 NW 14th St., Miami Lakes, FL 33016 (305) 827-6535

DR. 4, 001563

DATE: 08/20/03
 SCALE: AS SHOWN
 SHEET: A-1

- ZONING INFORMATION:**
- 1) ZONING: RU-1 TO TOP OF BLOCK.
 - 2) TOTAL USE OF SITE: OTHER THAN CHURCH/SCHOOL.
 - 3) PLANNED NUMBER OF STUDENTS TO BE SERVED: 215
 - 4) NUMBER OF TEACHERS, ADMINISTRATIVE AND CLERICAL PERSONNEL: 23
 - 5) NUMBER OF CLASSROOMS/RECREATIONAL AREAS: 121; 6000
 - 6) TOTAL SQUARE FOOTAGE OF NON-CLASSROOM SPACE: 3304 SQ. FT.
 - 7) SPECIAL REQUIREMENTS, PLAY AREAS, SPECIALIZED SPACE: NONE
 - 8) NUMBER OF VEHICLES USED IN CONNECTION WITH FACILITY: 100
 - 9) NUMBER OF VEHICLES TO BE STORED ON SITE: 100
 - 10) TOTAL SQUARE FOOTAGE OF OFFICE SPACE: 1000 SQ. FT.
 - 11) TOTAL SQUARE FOOTAGE OF STORAGE SPACE: 1000 SQ. FT.
 - 12) TOTAL SQUARE FOOTAGE OF OTHER SPACE: 1000 SQ. FT.
 - 13) TOTAL SQUARE FOOTAGE OF TOTAL SPACE: 1000 SQ. FT.
 - 14) TOTAL SQUARE FOOTAGE OF TOTAL SPACE: 1000 SQ. FT.
 - 15) TOTAL SQUARE FOOTAGE OF TOTAL SPACE: 1000 SQ. FT.
 - 16) TOTAL SQUARE FOOTAGE OF TOTAL SPACE: 1000 SQ. FT.
 - 17) TOTAL SQUARE FOOTAGE OF TOTAL SPACE: 1000 SQ. FT.
 - 18) TOTAL SQUARE FOOTAGE OF TOTAL SPACE: 1000 SQ. FT.
 - 19) TOTAL SQUARE FOOTAGE OF TOTAL SPACE: 1000 SQ. FT.
 - 20) TOTAL SQUARE FOOTAGE OF TOTAL SPACE: 1000 SQ. FT.



PLLOT PLAN
 No. 1 - 28'

LEGAL DESCRIPTION:
 TRACT 27, MIAMI LAKES SECTION, HAVEN ACCORDING TO PLAT NO. 10,000 OF THE PUBLIC RECORDS OF DADE COUNTY, FL.

NOTE: DIMENSIONS OF SERVICE SHALL BE THE PRECEDENT TO ANY OTHER DIMENSIONS.

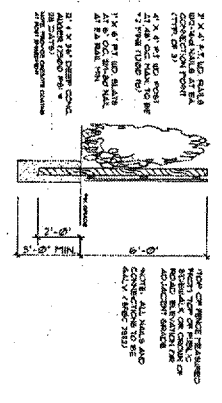
LANDSCAPE LEGEND:

- 1. 4" x 4" x 10' SUEWIA
- 2. 4" x 4" x 10' SUEWIA
- 3. 4" x 4" x 10' SUEWIA
- 4. 4" x 4" x 10' SUEWIA
- 5. 4" x 4" x 10' SUEWIA
- 6. 4" x 4" x 10' SUEWIA
- 7. 4" x 4" x 10' SUEWIA
- 8. 4" x 4" x 10' SUEWIA
- 9. 4" x 4" x 10' SUEWIA
- 10. 4" x 4" x 10' SUEWIA
- 11. 4" x 4" x 10' SUEWIA
- 12. 4" x 4" x 10' SUEWIA
- 13. 4" x 4" x 10' SUEWIA
- 14. 4" x 4" x 10' SUEWIA
- 15. 4" x 4" x 10' SUEWIA
- 16. 4" x 4" x 10' SUEWIA
- 17. 4" x 4" x 10' SUEWIA
- 18. 4" x 4" x 10' SUEWIA
- 19. 4" x 4" x 10' SUEWIA
- 20. 4" x 4" x 10' SUEWIA

ITEM NO.	PLANT NAME	DATE	HEIGHT	SPACING	QUANTITY
1	4" x 4" x 10' SUEWIA				
2	4" x 4" x 10' SUEWIA				
3	4" x 4" x 10' SUEWIA				
4	4" x 4" x 10' SUEWIA				
5	4" x 4" x 10' SUEWIA				
6	4" x 4" x 10' SUEWIA				
7	4" x 4" x 10' SUEWIA				
8	4" x 4" x 10' SUEWIA				
9	4" x 4" x 10' SUEWIA				
10	4" x 4" x 10' SUEWIA				
11	4" x 4" x 10' SUEWIA				
12	4" x 4" x 10' SUEWIA				
13	4" x 4" x 10' SUEWIA				
14	4" x 4" x 10' SUEWIA				
15	4" x 4" x 10' SUEWIA				
16	4" x 4" x 10' SUEWIA				
17	4" x 4" x 10' SUEWIA				
18	4" x 4" x 10' SUEWIA				
19	4" x 4" x 10' SUEWIA				
20	4" x 4" x 10' SUEWIA				

NOTE: ALL LANDSCAPE AREAS TO BE SHOWN RELY ON THE PROVISIONS IN ALL. ALL LANDSCAPE AREAS TO BE SHOWN RELY ON THE PROVISIONS IN ALL. ALL LANDSCAPE AREAS TO BE SHOWN RELY ON THE PROVISIONS IN ALL.

WOOD FENCE DETAIL No. 07 - 110'



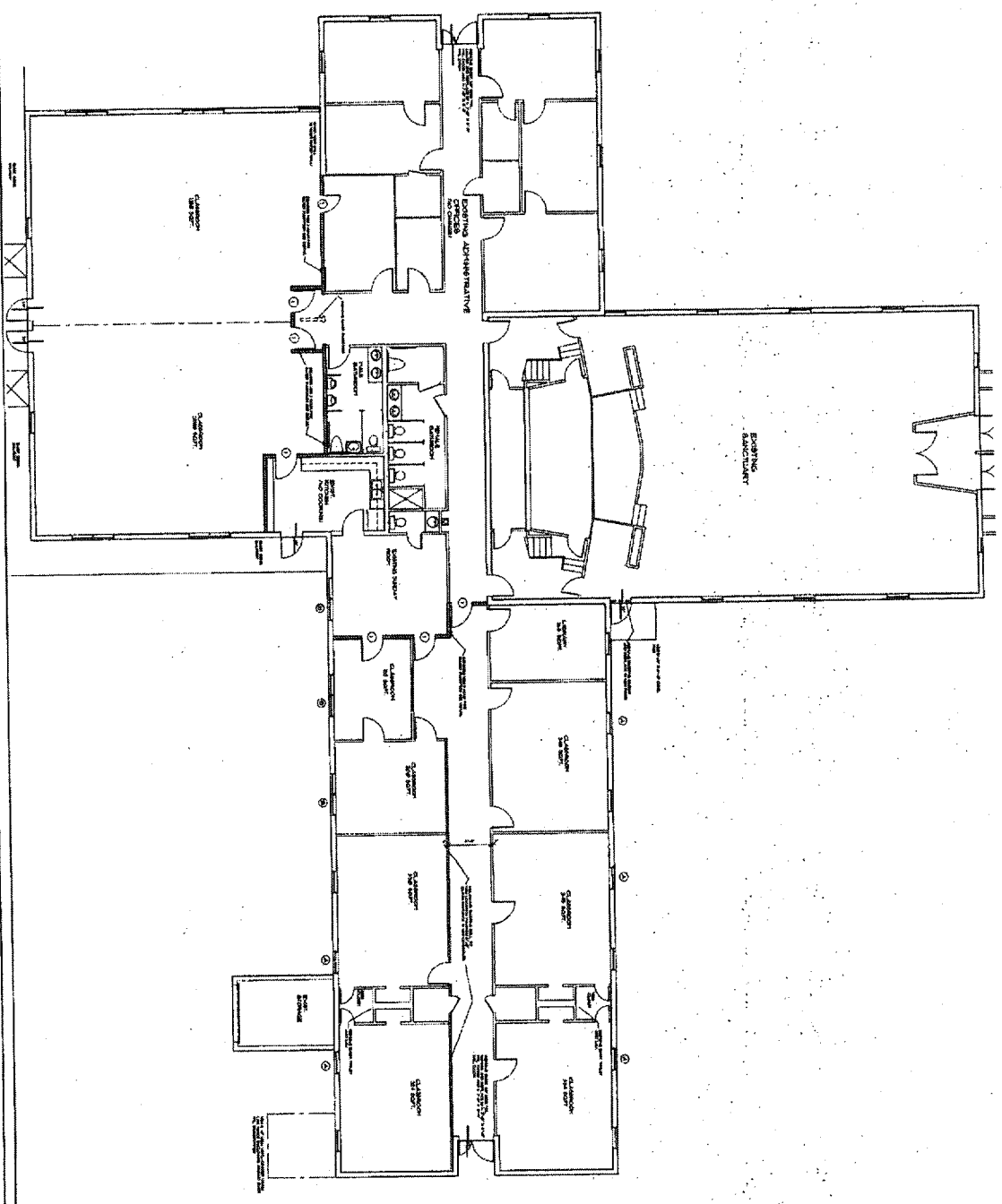
Checked by Eric

PROPOSED INTERIOR REMODELING FOR:
 MIAMI LAKES BAPTIST CHURCH AND SCHOOL
 6350 MIAMI LAKES DR. MIAMI LAKES, FL.

Albert O. Gonzalez
 ARCHITECT
 11111 NW 146th St., Miami Lakes, FL 33066 (305) 871-8833

APR 4 0015343

AV-2



APR 4 2003
 Albert O. Gonzalez
 ARCHITECT