

# ZONING HISTORY

PALMER TRINITY PRIVATE SCHOOL, INC.

VPB-14-001



RESOLUTION NO. 2173

The following resolution was offered by Commissioner \_\_\_\_\_

John B. McLeod

, seconded by Commissioner \_\_\_\_\_

Paris N. Cowart

, and upon poll of members present, the

vote was as follows:

Paris N. Cowart - Aye  
Charles F. Hall - Aye  
Walter L. Mason - Absent

John B. McLeod - Aye  
Ralph A. Fossey - Aye

WHEREAS, R. HARDY MATHESON has applied for a change of zone from EU-2 (5 Acre Estates) and AU (Agricultural) to RU-1 (One Family Residential) and EU-M (Estate Use Modified) to permit recording of plat and development for single family residential use on the following described property: Lots 93, 94, 95, 96 and 101 and 102, Richmond's Survey of Cutler (Plat Book B, Page 17); the SW $\frac{1}{4}$  NW $\frac{1}{4}$  in Section 35, Township 55 South, Range 40 East; the SW $\frac{1}{4}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  in Section 34, Township 55 South, Range 40 East; the W $\frac{1}{2}$  NE $\frac{1}{2}$  SE $\frac{1}{4}$  in Section 34, Township 55 South, Range 40 East; the E $\frac{1}{2}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  in Section 34, Township 55 South, Range 40 East; the E $\frac{1}{2}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$ , and the E $\frac{1}{2}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$ , and the W. 6-2/3 acres of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  in Section 34, Township 55 South, Range 40 East. Old Cutler Road to Southwest 80 Avenue from 660 feet South of Richmond Drive to 1300 feet North of Eureka Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law, and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the requested change of zone be denied, and should be approved for EU-1 zoning (One Acre Estates), with a minimum cubic content requirement of 22,500 cubic feet, in accordance with the master plan, and

WHEREAS, a public hearing of this Board was advertised and held, at which time the recommendations of the Zoning Commission were presented, and interested parties present and concerned in the same were heard, and after a personal inspection of the property in question, and upon due and proper consideration having been given to the matter, it appears to this Board that the application should be approved on a modified basis;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested change of zone be and the same is hereby zoned as follows:

1. That one (1) tier of two-acre lots be provided along Old Cutler Road and said property to be zoned accordingly.
2. That immediately to the rear of the two-acre lots a one (1) tier of one-acre lots be provided and the same be zoned accordingly.

3. That the balance of the property be zoned EU-M (Estate Use Modified).
4. That the minimum cubic content on the two-acre and one-acre sites be established at 20,000 cubic feet and on the EU-M property at 17,500 cubic feet.
5. That no new uses be permitted on the property until such time as a plat of the property has been recorded.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Zoning and Building Department.

PASSED AND ADOPTED this 25th day of September 1958.

HEARD: 8/20/58

No. 35.

js

BOARD OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA  
RALPH A. FOSSEY  
BY.....  
Chairman/Vice Chairman

E. B. LEATHERMAN, CLERK  
By EDWARD D. PHELAN  
Deputy Clerk





Resolution No. 2-2AB-95-61

The following resolution was offered by Mr. Frank P. Reynolds, Jr.,  
seconded by Mr. Kenneth Markham, and upon poll of members present,  
the vote was as follows:

William Aker	Absent	Kenneth Markham	Aye
Paul Brockman	Aye	Frank P. Reynolds, Jr.	Aye
Francis A. Calhoun, Jr.	Aye	Harold R. Ross, Jr.	Aye
Carl Gardner	Absent	Hilton Sirkin	Aye
Joseph H. Gardner	Aye	C.V.W. Trice, Jr.	Absent
Harry E. Harst	Aye	I. Tommy Thomas	Aye
Andrew Lee	Absent		

WHEREAS, R. Hardy Matheson has applied for a SPECIAL EXCEPTION to permit school use and facilities incidental thereto, including but not limited to classrooms, dormitories, library, cafeteria, chapel, gymnasium, athletic field, swimming pool, etc., ON the  $N\frac{1}{2}$   $W\frac{1}{2}$   $SE\frac{1}{4}$  of Section 34, Township 55 South, Range 40 East. W. side theo. SW 79 Ave. between SW 176 St. and SW 180 St., Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and 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 heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance, and should be approved under certain conditions;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception to permit school use be and the same is hereby approved, subject to the following conditions:

1. That in order to alleviate the congestion and traffic to be generated by the school use, such rights-of-way as may be deemed lacking, desirable and necessary, in the opinion of the Director of Public Works and Zoning Director, be dedicated before any permits are issued.

2. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited to type and location of bulletin board or sign, location of structure or structures, offstreet parking areas and driveways, walls, hedges, landscaping, drainage, and,
3. That the use be established and maintained in accordance with the approved plan.
4. That no temporary structures or temporary use of any type is to be permitted on the premises.
5. That no occupancy or use of the premises be permitted until the required parking facilities have been improved and installed in accordance with the zoning code requirements.

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

PASSED AND ADOPTED this 22nd day of November, 1961.

Held 11/23/61  
No. 61-11-61  
vd  
12/5/61





Resolution No. 4-ZAB-159-79

The following resolution was offered by Mrs. Betty S. Page, seconded by Mr. Jose A. Losa, and upon poll of members present the vote was as follows:

Thelma Danewood	aye	Peter Goldring	absent
Jose A. Losa	aye	Margaret C. Nelson	aye
Lillian Dickmon	aye	Betty S. Page	aye
R. Jollietta Frazier	aye	Murray Sisselman	absent
Edward G. Coll, Jr.	aye		

WHEREAS, PALMER SCHOOL, INC. has applied for the following:

- (1) Modification of previously approved plans, approved pursuant to Resolution 2-ZAB-85-61 passed and adopted by the Zoning Appeals Board on the 22nd day of November, 1961 entitled "Palmer Preparatory School" as prepared by Braden-Lyns De Bannaro, A.I.A. Inc. and dated July 18, 1974, said modified plans being entitled "Proposed Multi-Purpose Building for Palmer School" as prepared by A. & E. Design, Inc. and dated 1-5-79.

Purpose of the request is to submit a revised site plan to indicate the location of new multi-purpose school building.

- (2) SPECIAL EXCEPTION to permit the expansion of a previously approved school.
- (3) UNUSUAL USE to permit outdoor table dining area.

Plans of the proposed building are on file and may be examined in the Zoning Department entitled "Proposed Multi-Purpose Building for Palmer School" as prepared by A. & E. Design, Inc. and dated 1-5-79.

SUBJECT PROPERTY: The east 1/2 of the northwest 1/4 of the southeast 1/4 less the north 35 feet of Section 34, Township 55 South, Range 40 East.

LOCATION: 7900 S.W. 176 Street, Dade County, Florida.

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 heard, and;

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested Modification would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance; and that the requested Special Exception, and the requested Unusual Use would be compatible with the area and its development 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 entire application be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping.
2. That in approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled, "Proposed Multi-Purpose Building for Palmer School" as prepared by A. & E. Design, Inc. and dated revised 4/12/79.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to issuance of a certificate of occupancy.
4. That the use be established and maintained in accordance with the approved plan.

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 12th day of April, 1979

Heard 4/20/79  
Hearing No. 79-4-39  
4/20/79  
ns

bcc: Hearing File  
Tax Assessor

April 20, 1979

Palmer School, Inc.  
7900 S.W. 176 Street  
Miami, Florida 33157

Re: Hearing No. 79-4-39  
Request: MODIFICATION, SPECIAL EXCEPTION, AND UNUSUAL USE.

Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-159-79 adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning the above subject matter.

Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. The required plot use plan should be submitted to this office in triplicate for approval before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party (within 14 days) or by the Directors of the Dade County Building and Zoning Department and Planning Department (within 18 days) as is provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificate of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits and/or Certificate of Use and Occupancy should be made with this Department. The deadline for an appeal by the applicant and/or an aggrieved party is APRIL 30, 1979.

Very truly yours,

Chester C. Czebrinski  
Assistant Director

CCC:ms

Enclosure: Resolution No. 4-ZAB-159-79

cc: Enforcement Division



