

RESOLUTION NO. 4-ZAB-177-85

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

Thomas A. Conger	aye	Margaret Nelson	aye
Peter Goldring	absent	Mary Jean Risi	aye
Levi A. Johnson	aye	Murray Sisselman	absent
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	absent		

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

(1) MODIFICATION of Condition #2 of Resolution 4-ZAB-159-79, passed and adopted by the Zoning Appeals Board on the 12th day of April, 1979, as follows:

FROM: "2. That in the 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."

TO: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled, 'Palmer School Expansion, Miami, Florida', as prepared by John Albert Weller - Architect and Landscape Architect, and dated Feb. 1, 1985."

The purpose of the request is to permit the applicant to submit revised plans for the existing school showing a school classroom building expansion and an additional parking area.

(2) SPECIAL EXCEPTION to permit the expansion of a previously approved school.

The aforementioned plans are on file and may be examined in the Zoning Department.

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

LOCATION: 7900 S.W. 176 Street, 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 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 and special exception 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 requested Modification of Condition #2 of Resolution 4-ZAB-159-79 and Special Exception to permit the expansion of a previously approved school be and the same are hereby approved subject to the following condition:

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 the issuance of a certificate of use and occupancy.

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 15th day of MAY, 1985.

Heard 5/15/85
Hearing No. 85-5-18
5/20/85 aa

May 24, 1985

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

Re: Hearing No. 85-5-18; Section 34-55-40
Location: 7900 SW 176 St.

Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-177-85, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application.

Please note the condition under which said approval was granted, inasmuch as strict compliance therewith will be required.

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 can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits should be made with this Department. The deadline for an appeal by the applicant and/or an aggrieved party is Friday, May 31, 1985.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC:aa

Enclosure

RESOLUTION NO. 4-ZAB-179-88

The following resolution was offered by Mr. Kenneth Welt seconded by Ms. Georgia A. Wright and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Gonzalo (Guy) Sanchez	absent
Levi A. Johnson	absent	Murray Sisselman	aye
Joyce Masso	absent	Kenneth Welt	aye
Mary Jean Risi	aye	R. Jollivette Frazier	absent
Ms. Georgia A. Wright	aye		

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

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-159-79, passed and adopted by the Zoning Appeals Board on the 12th day of April, 1979, as further modified by Resolution 4-ZAB-177-85, passed and adopted by the Zoning Appeals Board on the 15th day of May, 1985, as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'Palmer School Expansion, Miami, Florida', as prepared by John Albert Weller - Architect and Landscape Architect, and dated Feb. 1, 1985."

TO: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'The Palmer School', as prepared by Tilden & Associates, Architects and dated 1-7-88."

The purpose of the request is to permit the applicant to submit a revised site plan for the existing private school allowing for the construction of a 2 story library/administration/classroom structure, a redistribution of classroom and parking areas with fewer parking spaces than previously shown, and to allow for an additional 200 students for a total of 600 students.

- (2) NON-USE VARIANCE OF PARKING REGULATIONS to permit a total of 152 parking spaces (174 spaces required).
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit the maintenance and continued use of a 19' wide 2-way drive (22' required).

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

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

LOCATION: 7900 S.W. 176 Street, 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 heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested Modification of Condition #2 of Resolution 4-ZAB-159-79, non-use variance of parking regulations and zoning regulations would be in harmony with the general purpose and intent of the regulations 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 requested Modification, non-use variance of parking regulations and zoning regulations be and the same are hereby approved, subject to the following condition:

That the applicants meet all the requirements of the Department of Environmental Resources Management.

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 27th day of APRIL, 1988.

Hearing No. 88-4-35
Typed 5/12/88 cj

METROPOLITAN DADE COUNTY, FLORIDA

METRO-DADE



METRO-DADE CENTER

MAY 24, 1988

PALMER SCHOOL, INC.
7900 S.W. 176th Street
Miami, Florida 33157

BUILDING & ZONING DEPARTMENT
SUITE 1010
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1974
(305) 375-2500

Re: Hearing No. 88-3-35

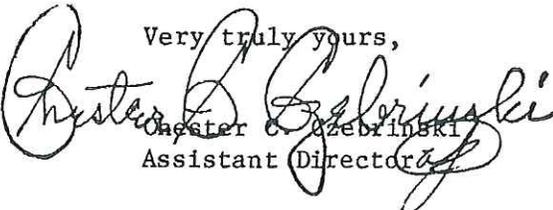
Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-179-88, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application. Please note the condition under which said approval was granted, inasmuch as strict compliance therewith will be required.

Failure to comply with any condition will result in the immediate issuances of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

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 can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits should be made with this Department.

Very truly yours,


Chester C. Zebinski
Assistant Director

CCC:cj

Enclosure

cc: Env. Res. Management

RESOLUTION NO. CZAB13-2-99

WHEREAS, PALMER TRINITY PRIVATE SCHOOL, INC. applied for the following:

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-177-85, passed and adopted by the Zoning Appeals Board on the 15th day of May, 1985, and further modified by Resolution 4-ZAB-179-88, passed and adopted by the Zoning Appeals Board on the 27th day of April, 1988, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'The Palmer School,' as prepared by Tilden & Associates, Architects and dated 1-7-88."

TO: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'Palmer Trinity School,' as prepared by Corrales Group Architects, consisting of 8 sheets, Sheet A-1 dated 5-28-98, Sheets A-2, A-3, A-5 & A-6, dated 3/17/98, Sheet A-4 dated 4-1-98; Sheets #7, 8 & 9 dated stamped received Feb. 4, 1999 and 'Existing Tree Survey,' as prepared by Hall & Bell, P.A., consisting of 13 sheets and dated June 21, 1998."

The purpose of the request is to allow the applicant to submit revised plans showing the addition of several new buildings and additions to existing buildings within the school and showing changes to the previously approved recreational areas on this site.

- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a two-way driveway with a width of 18.9' (20' minimum required).
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit a total of 205 parking spaces (363 minimum required).
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the existing basketball and tennis courts setback 18' (75' minimum required) from the south property line (S.W. 180th Street).

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

SUBJECT PROPERTY: The east ½ of the NW ¼ of the SE ¼ of Section 34, Township 55 South, Range 40 East.

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

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 13 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and it was noted that the applicant had previously submitted revised plans within the scope of the advertisement dated received February 9, 1999, and at which time the applicant requested permission to withdraw the non-use variance of zoning regulations (Item #2), 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 non-use variance of parking requirements (Item #3), non-use variance of setback requirements (Item #4) and the modification (Item #1), on a modified basis to delete the Fine Arts Building and to limit the height of the chapel including the steeple to 35', 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, and that the request to withdraw the non-use variance of zoning regulations (Item #2) should be approved, and

WHEREAS, a motion to permit the withdrawal of Item #2 and approve the balance of the application on a modified basis was offered by Robert Harrison III, seconded by Linda Robinson, and upon a poll of the members present, the vote was as follows:

Tom David	nay	Paula Palm	nay
Robert Harrison III	aye	John Pettit	aye
Susan M. Ludovici	aye	Linda Robinson	aye
	Marsha Matson	nay	