



**MIAMI-DADE COUNTY
FINAL OFFICIAL MINUTES
Board of County Commissioners Zoning Board**

Board of County Commissioners

Stephen P. Clark Government Center
111 NW 1st Street
Miami, Florida 33128

December 8, 2011
As Advertised

Harvey Ruvlin, Clerk
Board of County Commissioners

Christopher Agrippa, Division Chief
Clerk of the Board Division

Karen Harrison, Commission Reporter
(305) 375-1296



**CLERK'S SUMMARY AND OFFICIAL MINUTES
BOARD OF COUNTY COMMISSIONERS ZONING HEARING
December 8, 2011**

The Board of County Commissioners met in regular session in the County Commission Chambers on the Second Floor of the Stephen P. Clark Government Center, 111 NW First Street, Miami, Florida at 9:30 a.m., on December 8, 2011 there being present upon roll call, Chairman Joe A. Martinez and Commissioners Lynda Bell, Audrey Edmonson, Barbara J. Jordan, Dennis Moss, Jean Monestime, Rebeca Sosa, Javier Souto, and Xavier Suarez. Commissioners Bruno A. Barreiro and Esteban Bovo were late. (Commissioners Sally Heyman and Jose "Pepe" Diaz were excused) Assistant County Attorney Craig Collier and Office of Community Planning Interim Assistant Director Eric Silva, Department of Planning & Zoning Director Marc LaFerrier, and Deputy Clerks Doris Dickens and Karen Harrison were also present.

Chairman Martinez called the meeting to order at 10:13 a.m. and asked that a moment of silence be observed followed by the Pledge of Allegiance.

Office of Community Planning Interim Assistant Director Eric Silva announced that in accordance with the Code of Miami-Dade County, all items on today's (12/8) zoning agenda were legally advertised, notices were mailed, and the properties were posted within the prescribed timeframe. He noted additional copies of the agenda were available in the Chambers.

ALL WITNESSES AND OFFICIAL INTERPRETER(S) WERE SWORN IN BY THE CLERK PRIOR TO PRESENTING TESTIMONIES BEFORE THE BOARD

1. SOLID OAKS, LLC (08-09-CZ8-1/05-336)

Interim Assistant Director Eric Silva, Office of Community Planning, read the foregoing application into the record, noting the applicant requested to rezone the subject property from RU-3, Four-Unit Apartment District, and BU-1, Neighborhood Business District, to RU-4M, Modified Apartment House District, and approval for a home for the aged and to permit a higher ratio of the floor.

Chairman Martinez opened the public hearing on the foregoing application, and there being no one wishing to speak, the public hearing was closed.

Mr. William Riley, Esq., counsel for the applicant, 1450 Brickell Avenue, Miami, Florida appeared before the Board and noted the application included a recommendation of denial. He noted following meeting with DP&Z staff, a revision of plans was submitted. He asked that the revised plans be remanded back to the Community Council.

It was moved by Commissioner Monestime to vacate the decision of the Community Zoning Appeals Board (CZAB) and remand this application back to the CZAB for further review with leave to amend. This motion was seconded by Commissioner Sosa, and upon being put to a vote, the vote passed 9-0 (Commissioners Barreiro, Bovo, Diaz, and Heyman were absent).

The foregoing resolution was adopted by the Board and set forth in the Record of Resolutions and assigned #Z-15-11.

2. VALENCIA SCHOOL DEVELOPMENT, LLC (11-12-CC-1/11-075)

Interim Assistant Director Eric Silva, Office of Community Planning read the foregoing application into the record, noting the applicant requested to modify previously approved resolutions and Declaration of Restrictions to reflect a sports court on the site, to increase the total number of students permitted, and to modify the arrival and dismissal times for students at the charter school. He advised that following a Development Impact Committee (DIC) hearing, a revised covenant had been provided at today's (12/8) meeting, and the correct number of students, totaled 120, rather than 100 students as listed on page 6.

Chairman Martinez opened the public hearing on the foregoing application, and the following persons spoke in opposition of the foregoing application:

1. Mr. Chuck Corson 18651 SW 134 Avenue, Miami, Florida
2. Ms. Alicia Pelletier, 18701 SW 134 Avenue, Miami, Florida

Chairman Martinez commented on the history of this application, noting the former Commissioner Sorenson, who had been this district's commissioner, did not support this application although it was approved by the other commissioners. He also noted the performance of the company handling this project was questionable because it had not kept promises made in several schools, including in his district.

Mr. Juan Mayol, 701 Brickell Avenue, Miami, Florida, representing the applicant appeared before the Board and noted Somerset Academy Charter School's traffic engineer, and the principal was present in today's meeting to respond to the comments made by the Chair. He stressed that the school's principal had spoken to Mr. Corson and was working to resolve the problems reported.

Mr. Mayol noted the process of researching to identify property in the area in order to expand the school and enroll children on the waiting list, which resulted in no decision and the need to reapply for expansion.

In response to Chairman Martinez comments on his past experience and the hundreds of complaints his office received, Mr. Mayol acknowledged that as a growing company they had a number of issues to resolve. However, he pointed out that over the years improvements had been made, and the various campuses were now operating well.

Mr. Mayol explained the process of coming to a decision to re-apply for approval to expand the school enrollment of a total of 800 students, and resubmitted the 2010 application. He noted the present request, with the following three intents, received a positive recommendation from the Executive Counsel of the Government's Developmental Impact Committee:

- Expand enrollment to 800 students from Kindergarten through 8th grade
- Add playground equipment; and
- Modify the drop-off and dismissal times of students to match the traffic analysis in connection with this application.

Mr. Mayol advised that the location of the school site was approved in 2003 in connection with the approval of a new residential area of Valencia Acres. He noted the approval was to provide mitigation for the anticipated school impact that this project would generate.

Mr. Mayol noted the original design and building capacity of the award winning charter school was to accommodate a total of 800 students, and would not have to be retrofitted; however 92 percent of the waiting list totaled 1,461 resident students in the area of the school. He noted minor improvements of adding a crosswalk for the students was created, but was recommended to be relocated to the North location of the school to lessen the impact on the flow of traffic.

Mr. Chris Hagan, consultant from Kimley-Horn & Associates 1920 McCiver Way, West Palm Beach, Florida appeared before the Board and noted that based on their analysis the ratio of cars versus students indicated there would be 60 vehicles for 100 additional students. Consequently, this was because not all students traveled in private vehicles, others traveled with siblings, or carpooled with neighbors. Therefore the subject property and adjacent roads could accommodate these vehicles, he noted.

Mr. Hagan explained that the recommendations in this proposal to add 100 students would change the scheduled student drop-off and dismissal shifts from four to three shifts within 30 minute intervals in order to balance the number of students for each shift. He also noted the plans included widening the road of Eureka Drive in order to improve the current traffic conditions.

Assistant County Attorney Craig Collier advised the Board there was a provision in Zoning Code Section 33-313.1 once a covenant had been submitted previously, a proposed increase in density or intensity of property use required a 2/3 vote by the members present to make modifications.

Ms. Suzette Ruiz, Principal, Somerset Academy Charter School, 10324 SW 84 Court, Miami, Florida appeared before the Board, noting the work efforts of her staff and willingness to work with the community to minimize traffic issues. She also noted the intent of this application was to allow neighborhood students who had siblings to enroll in the school, which would eventually minimize the traffic. There were currently two buses operating to transport approximately 60 students to and from school with different shifts, Ms. Ruiz noted. She noted incentives were provided to parents who carpooled and volunteered their services as well as those whose children were transported by bus. She also noted the school abided by the required class size, and 40 percent of the students attended early tutoring sessions and after-school programs, which contributed to minimizing the traffic of students even further. Ms. Ruiz also noted the benefits of adding 100 students included additional technology and educational resources to improve the quality of the school with higher education.

The following persons spoke in support of the foregoing application:

1. Ms. Yamila Santos, 18570 SW 133 Avenue, Miami, Florida 33177
2. Mr. Melvin Gonzalez, 1563 NW 79 Avenue, Miami, Florida 33126
3. Ms. Adriana Rayneri, 15947 SW 148 Terrace, Miami, FL 33196
4. Ms. Martha Faavedra, 13420 SW 183rd Lane, Miami, Florida 33177
5. Ms. Katia Pimentel, 13068 SW 189 Street, Miami, Florida 33177
6. Ms. Oreibis Geralde, 14812 SW 170 Terrace, Miami, Florida 33187
7. Ms. Alexis Rone, 14841 SW 157 Terrace, Miami, Florida 33187

8. Ms. Yirenia Rodriguez, 18067 SW 151 Avenue, Miami, Florida 33177
9. Ms. Elizabeth Cooper, 12275 SW 125 Terrace, Miami, Florida 33186
10. Ms. Tatiana G. Miranda Agurto, 15305 SW 156 Terrace, Miami, Florida 33187
11. Mr. Bill Riley, 19762 SW 129 Avenue, Miami, Florida 33177
12. Mr. Roberto Organero, 13004 SW 190th Lane, Miami, Florida 33177

There being no other persons wishing to speak, Chairman Martinez closed the public hearing.

It was moved by Commissioner Bell that the Board reopen the public hearing. This motion was seconded by Commissioner Bovo, and upon being put to a vote, the motion passed. Chairman Martinez reopened the public hearing.

13. Ms. Diliani Pacia, 12221 SW 185 Terrace, Miami, Florida spoke in favor of the foregoing application with the assistance of a translator.

14. Ms. Jacqueline Padron, 12221 SW 185 Street, Miami, Florida also spoke in favor of the foregoing application.

There being no other persons wishing to speak, Chairman Martinez closed the public hearing.

Commissioner Bell noted she was in support of the application but she did not want to overlook comments made by the two residents who spoke in opposition of the application because she believed their concerns could be addressed. She pointed out that public schools abided by different regulations from charter schools, but most people preferred charter schools. Commissioner Bell noted she agreed with the Developmental Impact Committee (DIC) approval; however, she disagreed with the opinion of the zoning staff that an additional hundred more students would have a negative visual and oral effect. She pointed out that Somerset Charter School was originally designed to serve 800 students, but was reduced to 600 students and was later increased to 700. She stressed that this neighborhood school had the highest learning gains in the State of Florida, and this county should within power to ensure that the parents of children in the community had the choice and was able the type of school of their choice.

It was moved by Commissioner Bell that the foregoing proposed application be approved. This motion was seconded by Commissioner Edmonson, and was opened for discussion.

Commissioner Suarez noted his wife who was a teacher at Sunset Elementary School, was assigned to supervise the traffic of students who were dropped off and picked up. He expressed concern that the school needed to have an individual who would be clearly responsible for this same task at Somerset Academy Charter School.

In response to Commissioner Suarez' inquiry, Mr. Mayol confirmed that there was an off-street lane that could be used to drop off and pick up students.

Commissioner Suarez concurred with Commissioner Bell's comment regarding people preferring charter schools. He noted the main reason was because charter schools were not required to abide by approximately 90 percent of the public school regulations. He noted the public school system should have extra curricular activities like the charter schools that kept children after school until parents came from work.

In response to Commissioner Suarez' comments, Assistant County Attorney Collier explained that denial of the application with prejudice meant the applicant could not come back for 12 months; but denial without prejudice allowed the applicant to come back within six months.

Commissioner Moss noted that Commissioner Suarez had addressed some of his concerns regarding the reasons for the different recommendations made by DIC and the zoning staff.

In response to Commissioner Moss' inquiry, Interim Assistant Director Silva confirmed that the difference in the recommendations was based on the school's commitment of busing students. Additionally, He noted that the discussion between the applicant and representatives from Public Works Department (PWD) at the DIC meeting provided a better understanding of the mitigation for the staff. He explained that because the application was advertised for denial prior to that DIC meeting, staff could not change the recommendation.

In response to Commissioner Moss' question regarding how the school could ensure there would be a busing program for students, Mr. Mayol noted the principal believed she could enforce this commitment by using a parent contract for new students and incentives for parents to commit to busing the students who already attend the school.

Following further discussion, Mr. Silva noted that in order to further monitor the school to ensure it was in compliance with the traffic operations plan from the PWD, he suggested adding a tracking system to monitor the number of vehicles dropping and picking up students, the number of students registered, and the number of students in the busing program. He noted these requirements would ensure more coordination between the senior staff of the school and PWD because the schools did not have a copy of the traffic operations plan.

Mr. Mayol explained that recommendations made by PWD required a transit operation plan, which the PWD Director reserved the discretion to make adjustments as needed and to provide a separate Declaration of Restrictions and determine whether evidence according the traffic analysis that was provided by Mr. Hagan was accurate.

Following a series of questions by Commissioner Moss, Mr. Mayol stated the school would not come back before this Board to request any further expansions other than the original 800 students.

In response to Commissioner Moss' comment regarding a covenant that the school would not come back to request more students, Assistant County Attorney Collier noted staff did not make that recommendation because that covenant would not be enforceable.

Commissioner Sosa expressed her concern regarding the language used in the recommendations made by staff. She noted she supported the application because it was the original design, but she would not support future requests to expand the school because adequate space was needed for the students. She agreed with Commissioner Suarez' opinion regarding the importance of having early morning and after school programs for public schools.

Commissioner Jordan noted she supported the application and she strongly believed in covenants; however, she had observed that commitments to the community were repeatedly broken. She noted that Crestview Elementary Public School, located near her residence assigned two teachers every morning and afternoon to monitor the school traffic, therefore her concerns were alleviated. She noted the same commitment was needed from Somerset Academy Charter School to ensure this would happen.

Commissioner Jordan noted she sponsored the 2/3 vote restrictions because she believed in keeping promises to the communities and if a commitment had to be broken, it would require a majority vote. She further noted if covenants continued to be broken, they should be removed.

Chairman Martinez pointed out that Mr. Mayol's company represented a number of charter schools that were guilty of not keeping their promises. Mr. Mayol noted once he contacted the schools, they reacted to correct the problems.

Chairman Martinez commented that the reason parents chose charter schools was because the number of students assigned to a class was similar to private schools, and provided other benefits that were not available in public schools.

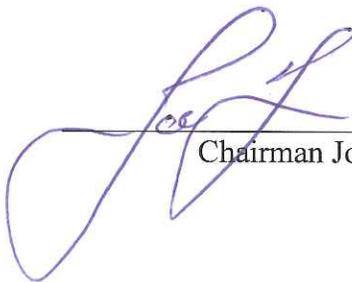
Mr. Eric Silva noted for clarification that the request to amend the language in Condition 16 of the foregoing application would read as follows "That the Charter School shall provide or cause to be provided transportation other than individual passenger or carpooling vehicles..."

In response to Commissioner Moss' inquiry regarding plans to work with residents, Mr. Mayol noted for the record, that the applicant would work with the residents in the community to address any concerns.

The foregoing resolution was adopted by the Board and set forth in the Record of Resolutions and assigned #Z-16-11.

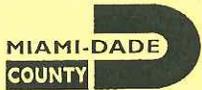
ADJOURNMENT

There being no further business to come before the Board of County Commissioners, the zoning hearing was adjourned at 11:32 a.m.


Chairman Joe Martinez

ATTEST: HARVEY RUVIN, Clerk

By: 
Christopher Agrippa, Deputy Clerk



FINAL AGENDA

BOARD OF COUNTY COMMISSIONERS ZONING HEARINGS THURSDAY, DECEMBER 8, 2011

PLACE OF MEETING: COUNTY COMMISSIONERS CHAMBERS
OF THE STEPHEN P. CLARK CENTER – 2ND FLOOR
111 NW 1 STREET, MIAMI

TIME OF MEETING 9:30 A.M.

APPEAL

		<u>HEARING #</u>	<u>DISTRICT</u>
1.	<u>SOLID OAKS, LLC</u>	05-336	2
Request(s):	The applicant is seeking to rezone the subject property from RU-3, Four-Unit Apartment District, and BU-1, Neighborhood Business District, to RU-4M, Modified Apartment House District. Additionally, the applicant seeks approval for a home for the aged and to permit a floor area ratio higher than permitted.		
Location:	14752 NE 6 Avenue, Miami-Dade County, Florida. Within the Urban Development Boundary (UDB)		

CURRENT

2.	<u>VALENCIA SCHOOL DEVELOPMENT, LLC</u>	11-075	8
Request(s):	The applicant is requesting modifications of previously approved resolutions and Declaration of Restrictions in order to show a sports court located in the recreational and sports area of the site, increase the total number of students permitted and to modify the arrival and dismissal times for the previously approved charter school.		
Location:	18491 SW 134 Avenue, Miami-Dade County, Florida. Within the Urban Development Boundary (UDB)		



Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, DECEMBER 8, 2011

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. SOLID OAKS, LLC (08-09-CZ8-1/05-336)

19/52/42
BCC/District 02

The applicant is appealing the decision of Community Zoning Appeals Board #8, which denied without prejudice the following:

- (1) RU-3 and BU-1 to RU-4M.
- (2) UNUSUAL USE to permit a home for the aged.
- (3) Applicant is requesting to permit a floor area ratio (F.A.R.) of 1.18 (.95 allowed).

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under Section 33-311(A)(15) (Alternative Site Development Option for Multiple-Family use) or under Section 33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Residences at Solid Assisted (sic) Living," as prepared by Arkidesign, Inc., sheet A-1 dated stamped received 1/22/08 and sheets L-1 & L-5 dated stamped received 5/8/08 and the remaining sheets dated stamped received 1/4/08, consisting of a total of 13 sheets. Plans may be modified at public hearing.

LOCATION: 14752 NE 6 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.89 Acres

Department of Permitting, Environment and
Regulatory Affairs Recommendation:

Denial without prejudice of the application and denial of the appeal; Approval of the remand to the Community Zoning Appeals Board 8 with leave to amend to consider the revised plans.

Protests: 0

Waivers: 0

DENIAL OF APPEAL (SUSTAIN C.Z.A.B.): _____

APPROVAL OF APPEAL (OVERRULE C.Z.A.B.): _____

DEFERRED: _____

2. VALENCIA SCHOOL DEVELOPMENT, LLC (11-12-CC-1/11-075)

2-56-39
BCC/District 08

- (1) MODIFICATION of Conditions #2, #10 and #12 of Resolution No. Z-30-06, and last modified by Z-26-07, both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: " 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Valencia School

Development L.L.C." as prepared by Civica, consisting of 8 sheets and dated stamped received 6/12/06."

TO: " 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Somerset Academy Charter School" as prepared by Civica, consisting of 8 sheets and dated stamped received 8/18/11."

FROM: "10. That the charter school use shall be limited to Grades K through 8th for a maximum of 700 students;

TO: "10. That the charter school use shall be limited to Grades K through 8th for a maximum of 800 students.

FROM: "12. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

K-Grade-1 7:30 AM - 1:30 PM (approx. 270 Students)
Grades 2-3 7:30 AM - 2:30 PM (approx. 190 Students)
Grades 4-5 8:00 AM - 3:00 PM (approx. 100 Students)
Grades 6-8 8:30 AM - 3:30 PM (approx. 140 Students)

TO: "12. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

Arrival 7:30 AM - 8:00 AM K-Grade 2 (approx. 268 Students)
Dismissal 1:30 PM - 2:00 PM K-Grade 2 (approx. 268 Students)

Arrival 8:00 AM - 8:30 AM Grades 3-5 (approx. 268 Students)
Dismissal 3:00 PM - 3:30 PM Grades 3-5 (approx. 268 Students)

Arrival 8:30 AM - 9:00 AM Grades 6-8 (approx. 264 Students)
Dismissal 3:30 PM - 4:00 PM Grades 6-8 (approx. 264 Students)

✓ (2) MODIFICATION of Paragraph #15, of a Declaration of Restrictions recorded in Official Record Book 24718, Pages 4115-4144 and last modified by a Second Modification of Declaration of Restrictions, recorded on Official Record Book 25884, Pages 3438-3449, reading as follows:

FROM: "15. The charter school shall be limited to grades K through 8. The maximum number of students at the charter school shall not exceed seven hundred (700)."

TO: "15. The charter school shall be limited to grades K through 8. The maximum number of students at the charter school shall not exceed eight hundred (800)."

✓ (3) MODIFICATION of Paragraphs #17 and #19 of an Amendment and Restatement of the Declaration of Restrictions recorded in Official Record Book 25488, Pages 231-243, last modified by a Second Modification of Declaration of Restrictions 25884, Pages 3438-3449, reading as follows:

FROM: "17.The charter school shall be limited to grades K through 8 and a maximum of seven hundred (700) students."

TO: "17.The charter school shall be limited to grades K - 8. The maximum number of students at the charter school shall not exceed eight hundred (800)."

FROM: "19.That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

7:30 AM – 1:30PM K -Grade 1: (approx. 270 Students)
7:30 AM – 2:30PM Grades 2-3: (approx. 190 Students)
8:00 AM – 3:00PM Grades 4-5: (approx. 100 Students)
8:30 AM – 3:30PM Grades 6-8: (approx. 140 Students)"

TO: "19.That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

7:30 AM – 1:30PM K -Grade 2: (approx. 268 Students)
8:00 AM – 3:00PM Grades 3-5: (approx. 268 Students)
8:30 AM – 3:30PM Grades 6-8: (approx. 264 Students)"

- (4) MODIFICATION of Paragraph #2 of an Amendment and Restatement of the Declaration of Restrictions Recorded at Official Records Books 24718, Pages 4115-4144, as recorded in Official Record Book 25488, Pages 231-243, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Valencia School Development L.L.C." as prepared by Civica, consisting of 8 sheets and dated stamped received 6/12/06."

TO: "2.That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Somerset Academy Charter School" as prepared by Civica, consisting of 8 sheets and dated stamped received 8/18/11."

The purpose of the above requests is to allow the applicant to submit a revised site plan showing a sports court located within the recreational and sports area of the site, increase the total number of students permitted in the previously approved charter school and to modify the arrival and dismissal times and student count for the previously approved charter school.

The afore-mentioned plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs. Plans may be modified at public hearing.

LOCATION: 18491 SW 134 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: 3 Acres

Developmental Impact Committee
Recommendation:

Approval, subject to the Board's acceptance
of the proffered covenant

Protests: 1

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Planning and Zoning within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Permitting Environment & Regulatory Affairs at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

Received by
Zoning Agenda Coordinator
DEC 05 2011

VALENCIA School Dev. LLC
11-075

ITEM #2

Revised Covenant

This instrument was prepared by:

Name: Juan J. Mayol, Jr.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, Florida 33131

(Space reserved for Clerk of Court)

**MODIFICATION AND RESTATEMENT OF DECLARATION OF RESTRICTIONS
RECORDED AT OFFICIAL RECORDS BOOK 24718, PAGES 4115 - 4144, AS
AMENDED AND RESTATED IN THE DECLARATION OF RESTRICTIONS
RECORDED IN OFFICIAL RECORDS BOOK 25488, PAGES 231-243, AND
MODIFIED IN THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL
RECORDS BOOK 25884, PAGES 3438 - 3449**

THIS DECLARATION OF RESTRICTIONS, is made this 28th day of November, 2011, by VALENCIA SCHOOL DEVELOPMENT, LLC a Florida limited liability company (the "Owner"), in favor of Miami-Dade County, a political subdivision of the State of Florida (the "County").

WITNESSETH:

WHEREAS, the Owner holds fee simple title to that certain property located at 18491 SW 134 Avenue, in unincorporated Miami-Dade County, and which is more particularly described as follows:

See attached Exhibit "A"
hereinafter referred to as the "Property;"

WHEREAS, the Property is developed with the Somerset Academy Charter School (the "Charter School");

WHEREAS, (i) a Declaration of Restrictions (hereinafter referred to as the "Original Declaration") in favor of Miami-Dade County, was recorded in the Public Records of Miami-Dade County in Official Records Book 24718, at Pages 4115-4144, (ii) an Amendment and Restatement of the Declaration of Restrictions (herein referred to as the "Amendment") in favor

of Miami-Dade County, was recorded in the Public Records of Miami-Dade County in Official Records Book 25488, at Pages 0231-243, and (iii) a Modification to that Declaration of Restrictions (hereinafter referred to as the "Modified Declaration") in favor of Miami-Dade County, was recorded in Official Records Book 25884, at Pages 3438-3449, which placed certain restrictions and conditions on the charter school use of the Property;

WHEREAS, Public Hearing No. 2011-075 was held before the Board of County Commissioners (the "Board") on _____, 2011, at which hearing the Board adopted Resolution No. _____ (the "Resolution"), a copy of which is attached as Exhibit "B;"

WHEREAS, the Resolution approved the modification of Paragraph 2 of the Amendment, as follows:

FROM:

"2. That in the approval of the plan, the same be substantially in accordance with that submitted to the hearing entitled "VALENCIA SCHOOL DEVELOPMENT L.L.C." as prepared by Civica, consisting of 8 sheets and dated stamped revised 6/12/06."

TO:

"2. That in the approval of the plan, the same be substantially in accordance with that submitted to the hearing entitled "SOMERSET ACADEMY CHARTER SCHOOL" as prepared by Civica, consisting of 8 sheets and dated stamped revised 8/18/11."

WHEREAS, the Resolution approved the modification of Paragraph 15 of the Original Declaration as follows:

Paragraph No. 15

FROM:

"15. The charter school shall be limited to elementary grades K thru 8. The maximum number of students at the charter school shall not exceed seven hundred (700) students."

TO:

"15. The charter school shall be limited to elementary grades K thru 8. The maximum number of students at the charter school shall not exceed eight hundred (800) students."

WHEREAS, the Resolution approved the modification of Paragraphs 17 and 19 of the Modified Declaration as follows:

Paragraph No. 17

FROM:

"17. The charter school use shall be limited to grades K through 8 and a maximum of seven hundred (700) students."

TO:

"17. The charter school use shall be limited to grades K through 8. The maximum number of students at the charter school shall not exceed eight hundred (800)."

Paragraph No. 19

FROM:

"19. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

7:30 AM - 1:30 PM	K - Grade 1	(approx. 270 Students)
7:30 AM - 2:30 PM	Grades 2 - 3	(approx. 190 Students)
8:00 AM - 3:00 PM	Grades 4 - 5	(approx. 100 Students)
8:30 AM - 3:30 PM	Grades 6 - 8	(approx. 140 Students)"

TO:

"19. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

Arrival	7:30 AM to 8:00 AM	K - Grade 2:	(approx 268 Students)
Dismissal	1:30 PM to 2:00 PM	K - Grade 2:	(approx 268 Students)
Arrival	8:00 AM to 8:30 AM	Grades 3 - 5:	(approx 268 Students)
Dismissal	3:00 PM to 3:30 PM	Grades 3 - 5:	(approx 268 Students)
Arrival	8:30 AM to 9:00 AM	Grades 6 - 8:	(approx 264 Students)
Dismissal	3:30 PM to 4:00 PM	Grades 6 - 8:	(approx 264 Students)"

WHEREAS, the Owner and the County desire that the covenants herein amend, restate and supersede those in the Original Declaration, Amendment and the Modified Declaration;

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. A site plan shall be submitted to Miami-Dade County and meet with the approval of the Department of Permitting, Environmental and Regulatory Affairs upon the submittal of an application for a building permit and/or Certificate of Use. Said plan to include among other things, but not limited to, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted to the hearing entitled "SOMERSET ACADEMY CHARTER SCHOOL" as prepared by Civica, consisting of 8 sheets and dated stamped revised 8/18/11."
3. That the use be established and maintained in accordance with the approved plan.
4. The Owner shall comply with Chapter 18A of the Miami-Dade County Code (landscape code), which requires, among other criteria, the installment of 28 lot trees per net acre of land, street trees planted at 35 feet on center average, the installment of shrubs and a maintenance plan for the preservation of the installed vegetation. All landscaping shall be of a species that is native and non-invasive to the local habitat.
5. The Owner shall comply with all applicable conditions and requirements of the of Environmental Resources Management (DERM) as contained in its memorandum pertaining to the Application.
6. All stormwater runoff shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for on-site retention of the stormwater runoff for a 5-year storm event. Pollution control devices shall be installed, as required, at all drainage inlet structures.

7. The Owner shall comply with all DERM requirements, including operating permit requirements, if applicable.
8. The charter school use shall be limited to grades K through 8. The maximum number of students at the charter school shall not exceed eight hundred (800).
9. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

Arrival	7:30 AM to 8:00 AM	K - Grade 2:	(approx 268 Students)
Dismissal	1:30 PM to 2:00 PM	K - Grade 2:	(approx 268 Students)
Arrival	8:00 AM to 8:30 AM	Grades 3 - 5:	(approx 268 Students)
Dismissal	3:00 PM to 3:30 PM	Grades 3 - 5:	(approx 268 Students)
Arrival	8:30 AM to 9:00 AM	Grades 6 - 8:	(approx 264 Students)
Dismissal	3:30 PM to 4:00 PM	Grades 6 - 8:	(approx 264 Students)

10. The Owner shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of the Developmental Impact Committee Executive Council meeting, which took place on October 19, 2011 for consideration of this application and incorporated herein as Exhibit ___ to this Declaration.
11. That the Owner obtain a Certificate of Use from and promptly renew the same annually with the Department of Permitting, Environmental and Regulatory Affairs , upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
12. That the Charter School submit a principal's letter certifying the number of students on an annual basis in order to process the Certificate of Use renewal.
13. That no outside speakers shall be permitted on the Property.
14. That the waste pick-up for the charter school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except during arrival and dismissal times.

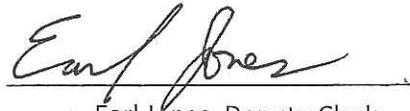
15. That the school gates shall be opened at least 30 to 45 minutes prior to the arrival and dismissal times.
16. That the Charter School shall provide or cause to be provided transportation other than individual passenger vehicles to and from the school for up to 120 students.
17. That the Charter School prohibit ingress to the school premises from the west bound lane.
18. If the Charter School is constructed but fails to begin operation and/or the Charter School fails after establishment, the Owner, within thirty-six (36) months of the Charter School's failure to begin operation or closure, shall:
 - (a) cause the Charter School to be in full compliance with all zoning regulations applicable to the Property allowing a use other than the charter school use, or
 - (b) transfer the operation of the Charter School to another charter school operator or to the Miami-Dade County School Board, after securing the necessary approvals from the Miami-Dade County School Board, or
 - (c) convert the Charter School to a permitted use within the zoning district applicable to the Property, provided said use has first been authorized through the issuance of the appropriate permits from the Department, or
 - (d) secure necessary public hearing approvals to convert the Charter School to a use not otherwise permitted within the zoning district applicable to the Property.
19. **Miscellaneous.**
 - (a) **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of

entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

- (b) **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.
- (c) **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.
- (d) **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.
- (e) **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
- (f) **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

- (g) **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.
- (h) **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.
- (i) **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion
- (j) **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Permitting, Environmental and Regulatory Affairs or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.
- (k) **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.
- (l) **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

The above modification of Declaration of Restrictions is effectuated and acknowledged.

A handwritten signature in cursive script, reading "Earl Jones", written in black ink. The signature is positioned above a horizontal line.

Earl Jones, Deputy Clerk
Miami, Dade County
Environment and Regulatory
Affairs

JOINDER BY MORTGAGEE CORPORATION

The undersigned, Regions Bank, an Alabama banking corporation, and Mortgagee under that certain Mortgage from Valencia School Development LLC., a Florida limited liability company, dated January 31, 2008, and recorded in Official Records Book 26193, Page 3937, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Declaration of Restrictions, does hereby acknowledge that the terms of the Declaration of Restrictions are and shall be binding on the undersigned and its successors in title. The undersigned further consents to the execution of this Declaration of Restrictive Covenants by Valencia School Development LLC., a Florida limited liability company, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Declaration of Restrictions shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 23 day of November, 2011.

WITNESSES:

Regions Bank, an Alabama banking corporation

[Signature]
Jaime Montalvan
Print or Type Name

[Signature]
Manrique Alonso
Print or Type Name

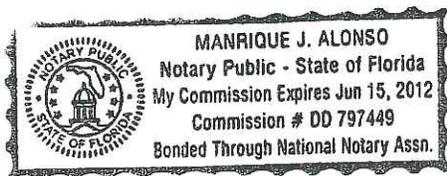
By: [Signature]
Title: SVP
Print name: Angie Liaca
Address: 2800 Ponce de Leon Blvd
Coral Gables, FL 33134

(Corporate Seal)

STATE OF FLORIDA)

COUNTY OF Miami Dade) SS

The foregoing instrument was acknowledged before me this 23 day of November, 2011, by Angie Liaca, in his or her capacity as SVP of Regions Bank, an Alabama banking corporation, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.



[Signature]
Notary Public State of Florida
Print Name Manrique Alonso
My Commission Expires: June 15, 2012

Exhibit "A"

**Tract "A" Valencia School, as recorded in Plat Book 162,
Page 69, of the Public Records of Miami-Dade County,
Florida.**

Memorandum



Date: December 8, 2011

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Valencia School Development LLC. (Z11-075)

SUMMARY OF REQUESTS:

The applicant, Valencia School Development, is seeking several modifications of Resolutions and Declarations of Restrictions to permit 800 students on a permanent basis.

LOCATION: 18491 SW 134 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the applicant is requesting modifications for a previously approved charter school. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

Charter schools are educational institutions which are authorized and maintained in accord with the provisions of Chapter 1002 and Chapter 1013.35, Florida Statutes, as same may be amended from time to time. All such public charter schools shall be additionally authorized locally by the Miami-Dade County School Board through a process established by that entity for the approval of the charter. Miami-Dade Land Use regulations relating to public charter school facilities are set forth in Sections 33-152 through 162 of the Code of Miami-Dade County which was established in 2004 pursuant to Ordinance 04-108. The purpose of this Section and relevant provisions of the CDMP are to provide standards for land use approval of public charter school facilities pursuant to said Ordinance. In addition, an Interlocal Agreement with the School Board of Miami-Dade County was also established pertaining to the siting of such facilities and is applicable in the unincorporated area.

The meeting of the DIC Executive Council was held on October 19, 2011 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with conditions and the acceptance of the proffered covenant, will not be contrary to the public interest, is in keeping with the spirit

of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that approval of this application will be **consistent** with the CDMP and **compatible** with the surrounding area.

In addition, as part of the motion, the Executive Council added the following standard conditions:

1. A site plan shall be submitted to Miami-Dade County and meet with the approval of the Department of Permitting, Environmental and Regulatory Affairs upon the submittal of an application for a building permit and/or Certificate of Use. Said plan to include among other things, but not limited to, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted to the hearing entitled "SOMERSET ACADEMY CHARTER SCHOOL" as prepared by Civica, consisting of 8 sheets and dated stamped revised 8/18/11."
3. That the use be established and maintained in accordance with the approved plan.
4. The Owner shall comply with Chapter 18A of the Miami-Dade County Code (landscape code), which requires, among other criteria, the installment of 28 lot trees per net acre of land, street trees planted at 35 feet on center average, the installment of shrubs and a maintenance plan for the preservation of the installed vegetation. All landscaping shall be of a species that is native and non-invasive to the local habitat.
5. The Owner shall comply with all applicable conditions and requirements of the of Environmental Resources Management (DERM) as contained in its memorandum pertaining to the Application.
6. All stormwater runoff shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for on-site retention of the stormwater runoff for a 5-year storm event. Pollution control devices shall be installed, as required, at all drainage inlet structures.
7. The Owner shall comply with all DERM requirements, including operating permit requirements, if applicable.
8. The charter school use shall be limited to grades K through 8. The maximum number of students at the charter school shall not exceed eight hundred (800).
9. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

Arrival	7:30 AM to 8:00 AM	K - Grade 2:	(approx	268
Students)				

Dismissal Students)	1:30 PM to 2:00 PM	K - Grade 2: (approx	268
Arrival Students)	8:00 AM to 8:30 AM	Grades 3 - 5: (approx	268
Dismissal Students)	3:00 PM to 3:30 PM	Grades 3 - 5: (approx	268
Arrival Students)	8:30 AM to 9:00 AM	Grades 6 - 8: (approx	264
Dismissal Students)	3:30 PM to 4:00 PM	Grades 6 - 8: (approx	264

10. The Owner shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of the Developmental Impact Committee Executive Council meeting, which took place on October 19, 2011 for consideration of this application.
11. That the Owner obtain a Certificate of Use from and promptly renew the same annually with the Department of Permitting, Environmental and Regulatory Affairs , upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
12. That the Charter School submit a principal's letter certifying the number of students on an annual basis in order to process the Certificate of Use renewal.
13. That no outside speakers shall be permitted on the Property.
14. That the waste pick-up for the charter school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except during arrival and dismissal times.
15. That the school gates shall be opened at least 30 to 45 minutes prior to the arrival and dismissal times.
16. That the Charter School shall provide or cause to be provided transportation other than individual passenger vehicles to and from the school for up to 120 students.
17. That the Charter School prohibit ingress to the school premises from the west bound lane.
18. If the Charter School is constructed but fails to begin operation and/or the Charter School fails after establishment, the Owner, within thirty-six (36) months of the Charter School's failure to begin operation or closure, shall:
 - (a) cause the Charter School to be in full compliance with all zoning regulations applicable to the Property allowing a use other than the charter school use, or

(b) transfer the operation of the Charter School to another charter school operator or to the Miami-Dade County School Board, after securing the necessary approvals from the Miami-Dade County School Board, or

(c) convert the Charter School to a permitted use within the zoning district applicable to the Property, provided said use has first been authorized through the issuance of the appropriate permits from the Department, or

(d) secure necessary public hearing approvals to convert the Charter School to a use not otherwise permitted within the zoning district applicable to the Property.

19. In order to address compliance with the fire flow level of service included in the CDMP, Policy WS-2A 1(b), the applicant shall extend an eight (8) inch water main from the North West corner of the property along SW 134th Avenue to connect to existing eight (8) inch water main just south of S.W. 184 street.

APPLICATION NO. Z11-75
VALENCIA SCHOOL DEV. LLC

Respectfully Submitted,

DIC Executive Council
October 19, 2011

Giovannie Ulloa, Fire Chief
Miami-Dade Fire Rescue Department



AYE

Irma San Roman, Interim Director
Metropolitan Planning Organization Secretariat

Absent

Grisel M. Rodriguez, Assistant Director for Zoning
Department of Planning and Zoning



AYE

Esther Calas, P.E., Director
Public Works Department

Absent

Jose Gonzalez, P.E., Assistant Director
Department of Environmental Resources Mgmt



AYE

Bertha M. Goldenberg, Assistant Director
Miami-Dade Water and Sewer Department



AYE

**Miami-Dade County Department of Permitting,
Environment and Regulatory Affairs
Staff Report to the Developmental Impact Committee (DIC)**

PH: Z11-075

DIC Date: October 19, 2011

Recommendation Summary	
Commission District	8
Applicant	Valencia School Development, LLC
Summary of Requests	The applicant is requesting modifications of previously approved resolutions and Declaration of Restrictions in order to show a sports court located in the recreational and sports area of the site, increase the total number of students permitted in the previously approved charter school and to modify the arrival and dismissal times and student count for the previously approved charter school.
Location	18491 S.W. 134 Avenue, Miami-Dade County, Florida.
Property Size	3 Acres
Existing Zoning	EU-M
Existing Land Use	Charter School
2015-2025 CDMP Land Use Designation	Estate Density (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Inconsistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-303.1 Developmental Impact Committee Section 33-311(A)(7) Generalized Modification Standards Section 33-153 Public hearing required in all districts Section 33-314 Direct applications and appeals to the County Commission (see attached Zoning Recommendation Addendum)
Recommendation	Denial without prejudice

REQUESTS:

- (1) MODIFICATION of Conditions #2, #10 and #12 of Resolution No. Z-30-06, and last modified by Z-26-07, both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Valencia School Development L.L.C." as prepared by Civica, consisting of 8 sheets and dated stamped received 6/12/06."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Somerset Academy Charter School" as prepared by Civica, consisting of 8 sheets and dated stamped received 8/18/11."

FROM: "10. That the charter school use shall be limited to Grades K through 8th for a maximum of 700 students:

TO: "10. That the charter school use shall be limited to Grades K through 8th for a maximum of 800 students.

FROM: "12. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

K – Grade 1:	7:30 AM – 1:30 PM (approx. 270 Students)
Grades 2-3:	7:30 AM – 2:30 PM (approx. 190 Students)
Grades 4-5:	8:00 AM – 3:00 PM (approx. 100 Students)
Grades 6-8:	8:30 AM – 3:30 PM (approx. 140 Students)"

TO: "12. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

Arrival	7:30 AM to 8:00 AM	K - Grade 2:	(approx 268 students)
Dismissal	1:30 PM to 2:00 PM	K - Grade 2:	(approx 268 students)
Arrival	8:00 AM to 8:30 AM	Grades 3 - 5:	(approx 268 students)
Dismissal	3:00 PM to 3:30 PM	Grades 3 - 5:	(approx 268 students)
Arrival	8:30 AM to 9:00 AM	Grades 6 - 8:	(approx 264 students)
Dismissal	3:30 PM to 4:00 PM	Grades 6 - 8:	(approx 264 students)"

(2) MODIFICATION of Paragraph #15, of a Declaration of Restrictions recorded in Official Record Book 24718, Pages 4115-4144 and last modified by a Second Modification of Declaration of Restrictions, recorded on Official Record Book 25884, Pages 3438-3449, reading as follows:

FROM: "15. The charter school shall be limited to grades K through 8. The maximum number of students at the charter school shall not exceed seven hundred (700)."

TO: "15.The charter school shall be limited to grades K through 8. The maximum number of students at the charter school shall not exceed eight hundred (800)."

(3) MODIFICATION of Paragraphs #17 and #19 of an Amendment and Restatement of the Declaration of Restrictions recorded in Official Record Book 25488, Pages 231-243, last modified by a Second Modification of Declaration of Restrictions 25884, Pages 3438-3449, reading as follows:

FROM: "17.The charter school shall be limited to grades K through 8 and a maximum of seven hundred (700) students."

TO: "17.The charter school shall be limited to grades K - 8. The maximum number of students at the charter school shall not exceed eight hundred (800)."

FROM: "19.That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

7:30 AM – 1:30PM K -Grade 1: (approx. 270 Students)
7:30 AM – 2:30PM Grades 2-3: (approx. 190 Students)
8:00 AM – 3:00M Grades 4-5: (approx. 100 Students)
8:30 AM – 3:30PM Grades 6-8: (approx. 140 Students)"

TO: "19.That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

Arrival	7:30 AM to 8:00 AM	K - Grade 2: (approx 268 students)
Dismissal	1:30 PM to 2:00 PM	K - Grade 2: (approx 268 students)
Arrival	8:00 AM to 8:30 AM	Grades 3 - 5: (approx 268 students)
Dismissal	3:00 PM to 3:30 PM	Grades 3 - 5: (approx 268 students)
Arrival	8:30 AM to 9:00 AM	Grades 6 - 8: (approx 264 students)
Dismissal	3:30 PM to 4:00 PM	Grades 6 - 8: (approx 264 students)"

(4) MODIFICATION of Paragraph #2 of an Amendment and Restatement of the Declaration of Restrictions Recorded at Official Records Books 24718, Pages 4115-4144, as recorded in Official Record Book 25488, Pages 231-243, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Valencia School Development L.L.C." as prepared by Civica, consisting of 8 sheets and dated stamped received 6/12/06."

TO: "2.That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Somerset Academy Charter School" as prepared by Civica, consisting of 8 sheets and dated stamped received 8/18/11."

The purpose of the above requests is to allow the applicant to submit a revised site plan showing a sports court located in the recreational and sports area of the site, increase the total number of students permitted in the previously approved charter school and to modify the arrival and dismissal times and student count for the previously approved charter school.

The afore-mentioned plans are on file and may be examined in the Zoning Division. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant has submitted plans depicting a two-story, 34' high charter school with 34 classrooms and a 34,400 sq. ft. recreation area with a sports court located at the northeastern portion of the site. The long L-shape building is fronted by streets on the west and south sides and surrounded by single-family residences to the east and vacant land to the north. A bus lane flanks the school on the west side of the property and vehicular stacking and teacher/staff parking is located on the south side. The school is surrounded by a network of sidewalks allowing pedestrian access into the site. School rooms are oriented away from the street, containing abundant fenestration and flanked with colonnades used for circulation.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-M; charter school	Estate Density Residential, 1 to 2.5 dua
North	AU; vacant property	Estate Density Residential, 1 to 2.5 dua
South	AU; grove/orchard, Vacant property	Estate Density Residential, 1 to 2.5 dua
East	EU-M; single-family residences And vacant property	Estate Density Residential, 1 to 2.5 dua
West	AU; single-family residence And vacant property	Estate Density Residential, 1 to 2.5 dua

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 18491 S.W. 134 Avenue. Vacant land and single-family residences characterize the surrounding area where the subject property lies.

SUMMARY OF THE IMPACTS:

This application would allow the applicant to expand a charter school on the subject property by providing additional student stations and a service to the community. However, the proposal could visually impact and bring additional noise and traffic to the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated *Estate Density* Use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). *The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The CDMP also indicates that other uses permitted in residential communities are neighborhood and community services including schools only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. Additionally, existing uses and zoning classifications are not specifically depicted on the LUP map; however, all existing lawful uses and zoning deemed to be consistent with the CDMP.* The proposed charter school expansion provides an additional solution to school overcrowding (Objective EDU-1) and implements an operational alternative which mitigates the impacts of overcrowding while maintaining the instructional integrity of the educational program (Policy EDU-1D). Notwithstanding, Policy LU-4C of the CDMP's interpretative text states that *residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.* Staff is of the opinion that due to the size of the site, the proposed permanent expansion to 800 students will have a negative visual and aural effect on the surrounding properties. In addition, staff opines that because the existing charter school is not located on a major roadway, the ingress/egress to the site is not as desirable because it creates more congestion in the surrounding area. As such, staff is of the opinion that the expansion of students from 700 to 800 for grades K-8 on a permanent basis will be **incompatible** with the area and **inconsistent** with the provisions of the CDMP.

ZONING ANALYSIS:

When requests #1- #4 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), in staff's opinion, the proposed modifications will generate excessive noise, traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and be **incompatible** with the area. The modifications of conditions #2, #10 and #12 of Resolution #Z-30-06, last modified by Resolution #Z-26-07 which restricted the number of students to 700 with a specific site plan and the modification of paragraphs #2, #15, #17, and #19 of Declaration of Restrictions which also limited the number of students to 700 to a specific site plan and delineated the arrival and dismissal times is not supported by staff. The Miami-Dade County Public Schools has indicated in their memorandum that there is an overall surplus of 1073 student stations at the elementary and middle school levels. Staff also notes that in the approval of Resolution #Z-26-07, the Board of County Commissioners (BCC) voted to modify the applicant's request for 706 students to 700 students. At that time, the BCC expressed concerns and staff had similar concerns that the size of the site created certain restrictions in accommodating an expansion of this type and that the permanent increase of students to 800 would generate excessive noise, traffic, and excessive overcrowding on the site. However, during the 2006-2007 school year staff noted that the applicant had made improvements to the site which alleviated some of the congestion to the surrounding areas. The improvements included newly constructed parking and stacking areas on the east side of the school. Additionally, staff notes that the applicant has provided a letter to the Department of Planning and Zoning, at the time of Certificate of Use renewal that verifies that there are currently 700 students at the charter school. Notwithstanding the improvements and the letter verifying the number of students, staff opines that the size of the site creates certain restrictions in accommodating an additional 100 students in an area bounded on two sides with residences. Staff opines that it would be intrusive, create congestion and have a negative aural effect on the surrounding community and, as such, staff recommends denial without prejudice of this application.

Staff is of the opinion that the subject property is too small to accommodate the proposed expansion to 800 students on a permanent basis. This expansion would be intrusive on the adjoining properties and, in staff's opinion, will have a negative visual and aural impact on surrounding properties. It should also be noted that in 2007, staff recommended denial of the previous application to increase the number of students to 706 students on a permanent basis. Based on all of the aforementioned, staff is of the opinion that approval of this application is **incompatible** with the surrounding area and is **inconsistent** with the objectives and specifically Policy LU-4C of the CDMP. **Accordingly, staff recommends denial without prejudice of requests #1- #4 under Section 33-311(A)(7).**

ACCESS, CIRCULATION AND PARKING:

Access to this site is provided through two egress/ingress access points located along SW 134 Avenue and SW 185 Lane. Parking spaces are located throughout the site concentrating mainly along the west, south and east property sides.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

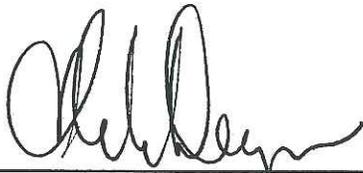
OTHER: Not applicable.

RECOMMENDATION:

Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

CD:GR:NN:JC:JV



Charles Danger, P.E., Interim Director
Department of Permitting, Environment
and Regulatory Affairs

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

*If applicable

ZONING RECOMMENDATION ADDENDUM

Applicant: Valencia School Development, LLC
PH: Z11-075

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memoranda.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Estate Density Pg. I-11	<p>The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The CDMP also indicates that other uses permitted in residential communities are neighborhood and community services including schools only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.</p>
Policy LU-4C Pg. I-31	<p>Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.</p>
Objective EDU-1 Pg. X-1	<p>Work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public School System while striving to attain an optimum level of service. Strive to provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools does not exceed 115% of current Florida Inventory of School Houses (FISH) capacity (both permanent and relocatables). Additionally, by 2010 Miami-Dade County Public Schools shall meet state requirements for class size. This numeric objective is adopted solely as a guideline for school facility planning and shall not be used as a Level of Service Standard or as a basis for denial of development orders.</p>
Objective EDU-1D Pg. X-1	<p>Cooperate with the Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of Miami-Dade County, which operate at optimum capacity, in so far as funding available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.</p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-314 Direct applications and appeals to the County Commission	<p>(C) The County Commission shall have jurisdiction to directly hear other applications as follows:</p> <p style="margin-left: 40px;">(12) Hear application for and, upon recommendation of the Developmental Impact Committee, grant or deny those special exceptions for public charter school facilities permitted by the regulations only upon approval after public hearing, provided the applied for special exception, in the opinion of the Board of County Commissioners, is found to be in compliance with the standards contained in Article XI and Section 33-311</p>
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ZONING RECOMMENDATION ADDENDUM

Applicant: *Valencia School Development, LLC*
PH: Z11-075

	<p>(A)(3) of this code.</p> <p>(13) Applications for public charter school facilities and expansions or modifications to existing public charter school facilities.</p>
<p>Section 33-153 Public hearing required in all districts.</p>	<p>The establishment, expansion or modification of a charter school facility is permitted in any zoning district after public hearing upon demonstration that the standards established in this article have been met. Any existing covenant or declaration of restrictions relating to an existing charter school facility shall be modified or deleted only in accordance with the provisions of Article XXXVI of this code.</p>
<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.</p>

2. VALENCIA SCHOOL DEV. LLC
(Applicant)

11-12-CC-1 (11-075)
BCC/District 08
Hearing Date: 12/08/11

Property Owner (if different from applicant) Same.

Is there an option to purchase / lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1955	Catherine Reed	- Special Exception Dog Kennel.	BCC	Approved
1955	Catherine Reed	- Special Exception Dog Kennel.	BCC	Approved
2003	H.D. Crosds Trust, ET, AT	- Zone change from AU to EU-M.	C14	Approved
2003	RL Homes L.L.C.	- Modification of a covenant.	C14	Approved with conditions.
2005	RL Homes L.L.C. & Valencia School	- Modification of a Resolution.	C14	Approved with conditions.
2006	Valencia School Development, LLC	- Special Exception on a modified basis to permit a temporary expansion to 706 students in grades K-8.	C14	Approved with conditions.
2007	Valencia School Development, LLC	- Modification of Resolution for additional students.	BCC	Approved with conditions.
2010	Valencia School Development, LLC	- Modification of Resolution for additional students.	BCC	Withdrawn

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: October 6, 2011
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: BCC #Z2011000075 -2nd Revision
Valencia School Development, LLC
18491 S.W. 134 Avenue
Modification of a Previous Resolution/Agreement to Permit Additional
Students at the School
(EU-M) (3 Acres)
02-56-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

The subject property is located within the Miami-Dade Water and Sewer Department (MDWASD) water franchised service area; the closest public water main is an abutting 8-inch main located along S.W. 185th Lane.

The source for this water supply is MDWASD's Alexander Orr Water Treatment Plant. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets Federal, State, and County drinking water standards.

The subject property is located within MDWASD sewer franchised service area; the closest public sanitary sewer is an 8-inch gravity main, which abuts the subject property along S.W. 185th Lane.

This gravity main discharges the flow into pump Station 30-1124, then the South District Wastewater Treatment Plant. Pump station 30-1124, and the South District Wastewater Treatment Plant are owned and operated by Miami Dade Water and Sewer Department. The aforesaid pump station is currently working within the mandated criteria set forth in the First and Second Partial Consent Decree. At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Stormwater Management

Be advised as per the Special Condition No. 15 on the previously approved Surface Water Management Standard General Permit (SWMSGP) No. 13-02244-P a sign and seal as-built drawings, a completed Form for Conversion from Construction Phase to Operation Phase and Transfer of Permit to the Operating entity (Form 0920), and a Construction Completion Certification (form 881A) should be submitted. For your convenience see attached forms.

Wetlands

The subject property does not contain wetlands as defined by Chapter 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Natural Forest Communities

The subject property is located near a county designated Natural Forest Community. Natural Forest Communities (NFC's) are upland natural areas (Pine Rockland and Hardwood Hammocks) that, meet one or more of the following criteria: the presence of endangered, threatened, rare or endemic species; low percentage of site covered by exotic plant species; high overall plant diversity; wildlife habitat values; and geological features. This NFC will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property lies within the potential smoke dispersion corridor. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit additional students and the sports court will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code. If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Jorge Vital, DIC Coordinator

Memorandum



Date: September 30, 2011

To: Jorge Vital
Educational Facilities Coordinator
Department of Planning and Zoning

From: Esther Calas, P.E., Director
Public Works Department

Subject: Recommendations for Somersset Academy/ Valencia School, Inc Process Number Z11-075

Miami Dade County Public Works Department Traffic Engineering Division (TED) has no objections to this application provided the comments and recommendations, as indicated below, are adequately addressed in the site plans and related documentation, and found acceptable to TED.

The Traffic Engineering Division has reviewed the Site Plans, dated 08/17/11, received by Planning and Zoning on 08/18/11; the Traffic Impact Study, dated revised 09/2011; and the Traffic Operations Plan (TOP), dated revised 09/26/11 for the proposed facility located at 18491 SW 134 Avenue and has the following recommendations and comments:

- Site Plan

The pedestrian connection to the facility must be rerouted by removing the existing crosswalk across drive aisles located near the northwest corner of the school site; and instead the existing pedestrian sidewalk running along the northern property edge needs to be extended so that it connects to the public sidewalk along SW 134 Avenue. A new pedestrian crosswalk must be proposed across the utility driveway that services the garbage dumpster to connect the above pedestrian sidewalk with the walkway along the west face of the school building.

- Traffic Operations Plan

The school bus operations shall be specified in the TOP. The bus size, schedule and access route must be specified; bus loading zones must be located where passengers have direct continuous pedestrian access to the facility's main entrance; and passengers must have access to the bus from curb side.

- Traffic Study

School buses observed at the surrogate school must be factored into the on-site accumulation and any bus operations of the proposed school. If the site is unable to accommodate the projected number of school buses and/or operates less than the required number of buses (as specified by the Accumulation Assessment), then an acceptable correlation between large school buses at the surrogate school and the equivalent number of parent vehicles at the subject school must be presented. The number of school buses observed at the surrogate school must then be factored into the parent vehicle onsite accumulation requirement.

- Project Requirements

1. All improvements shall be constructed prior to the school expansion.

2. The existing posted time intervals for the school speed zone are required to be modified by the applicant to reflect the new schedule, if applicable.
 3. A "Declaration of Restrictions" in favor of the Miami-Dade County Public Works Department must be recorded in the Official Records of Miami-Dade County, Florida prior to the date of the school opening or expansion. The "Declaration of Restrictions" shall include a TOP narrative and plan that has been found acceptable by TED.
- Standard Comment
 1. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
 2. Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 ft within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of this Department. Also, any relocation or removal of trees must be approved by DERM. These approvals should be applied for, and received, prior to DIC Executive Council approval of this project. A "Covenant for Maintenance" agreement, recorded in the public record, must be provided prior to permitting any of these types of installations within the public right-of-way.
 3. Plans submitted for Permit shall conform to MUTCD, MDPWD and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and Drainage submittal is required to review compliance with DIC conditions for approval and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
 4. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.
 5. The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please contact Mr. Jeff Cohen at (305) 375-2030.

cc: Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division
Robert Williams, P.E., Acting Chief, Traffic Signals and Signs Division
Raul A. Pino, P.L.S., Chief, Land Development Division
David Cardenas, Chief, Right of Way and Aesthetic Assets Management Division
Harvey L. Bernstein, Educational Facilities Administrator, Traffic Engineering Division

September 30, 2011

Page 3 of 3

Recommendations for Somerset Academy/ Valencia School, Inc Process Number Z11-075

Ricardo Gavilan, P.E., PTOE, Traffic Engineer, Traffic Engineering Division
Armando Hernandez, Concurrency Coordinator, Traffic Engineering Division
Vishnu Rajkumar, Signal Design Administrator, Traffic Engineering Division
Tiffanie A. Pauline, Executive Director, Charter School Operations, MDCPS
Mohammed Mansuri, P.E., Public Works Land Development
Leandro Rodriguez, Public Works Land Development

Memorandum



Date: August 29, 2011

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

From: William W. Bryson, Fire Chief
Miami-Dade Fire Rescue Department

Subject: DIC 2011000075 – Valencia School, LLC
18491 SW 134th Avenue, Miami-Dade County, FL (Revision No. 1)

According to the letter of intent dated June 22, 2011, the applicant is seeking to modify a previously approved Resolution along with two recorded Declaration of Restrictions. The purpose of the requests is to allow the school to increase the number of students previously approved (from 700 students to 800 students) and to modify the staggered shifts for arrival and dismissal of the students.

SERVICE IMPACT/DEMAND

- (A) Based on the increased number of students, this project is expected to generate approximately **69** fire and rescue calls annually. Although the estimated number of alarms results in a moderate impact to existing fire and rescue service, current stations serving this area will be able to handle the additional number of alarms.
- (B) Based on data retrieved during calendar year 2010, the average travel time to the vicinity of the proposed development was **6:26** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.
- (C) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
52	12105 Quail Roost Drive	Rescue, Tanker, Battalion	8
43	13390 SW 152 Street	Rescue, Aerial	7
5	13150 SW 238 Street	Rescue, Engine	7
34	10850 SW 211 Street	Rescue*, Aerial, Squad, Platform**	12

*Station No. 34 is currently equipped with two Rescue units; Rescue 34 & Rescue 70

**Platform tended

PLANNED SERVICES

STATION	ADDRESS	SERVICE
71	SW 184 St. & SW 147 Ave	Undetermined

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau has reviewed and approved the revised site plan entitled 'Somerset Academy Charter School' as prepared by Civica Architects, dated stamp received June 22, 2011.
- (B) This plan has been reviewed to assure compliance with the MDR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards, including all applicable conditions set forth during the DIC review process.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor at 786-331-4544.

WWB/ch

Memorandum



Date: July 28, 2011
To: Jorge Vital
DIC Coordinator
Department of Planning and Zoning
From: Nilia Cartaya
Principal Planner *Nilia Cartaya*
Miami-Dade Transit - Planning & Development Division
Subject: Review of DIC Project No. 11-75 (Valencia School Development, LLC)

Project Description

The applicant is requesting several modifications of Resolutions and Declarations of Restrictions to permit 800 students on a permanent basis. The size of the property is 3 acres and is located at 18491 SW 134 Avenue, Miami-Dade County, Florida.

Current Transit Service

There is direct transit service within the immediate vicinity of the application site. The closest transit service is provided by Metrobus Route 137 along SW 184 Street. The service headway for the above mentioned route (in minutes) is as follows:

Metrobus Route Service Summary
Valencia School Development, LLC

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
137	30	45	56	n/a	40	45	0.1	L

Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail
E means Express or Limited-Stop Metrobus service

Future Transportation/Transit Improvements

Currently, the 2012 Transportation Improvement Plan (TIP) shows under the Road Impact Fee section, a roadway widening project of 2 to 4 lanes on SW 184th Street from SW 147th Avenue to SW 137th Avenue. The 2035 Long Range Transportation Plan (LRTP) identifies the same roadway widening project as a Highway and Transit Priority I improvement.

The adopted 2011 ten-year Transit Development Plan (TDP) does not identify in its 2021 Recommended Service Plan any new improvements/adjustments on the existing route serving the vicinity of the project. No new transit service is proposed in the immediate vicinity of this project within the 2021 Recommended Service Plan.

MDT Comments/Recommendations

Miami-Dade Transit (MDT) Metrobus Route 137 currently provides local bus service within 0.1 mile of the subject property. Based on the information presented, MDT has no objections to this project.

Concurrency

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

Memorandum



Date: September 2, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *MN* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2011000075: Valencia School Development, LLC
Revised plans dated 8-17-2011

Application Name: Valencia School Development, LLC

Project Location: The site is located at 18491 SW 134 Avenue, Miami-Dade County.

Proposed Development: The applicant is requesting the modifications to allow the applicant to increase enrollment from 700 to 800 (K-8) and modify shifts for arrival and dismissal of students. Revised plans dated 8-17-2011 have been included as part of this review.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

Memorandum



Date: September 1, 2011

To: Jorge Vital, DIC Coordinator
Department of Planning and Zoning

From: Maria A. Valdes, Section Chief
Comprehensive Planning & Water Supply Certification

Subject: Valencia School Development LLC, DIC Application # - Z201100075
(Revision # 1)

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project.

Application Name: Valencia School Development LLC

Proposed Development: The applicant is requesting a special exception to permit the expansion of enrollment by one hundred (100) students. The school will have a total of eight hundred (800) students. The square footage of the school under air conditioning will remain the same at 33,470 square feet. The total water demand for the school is 4,016 gallons per day (gpd), based on new rates adopted by BCC in July 2011.

Project Location: The subject property is located at 18491 SW 134 Avenue in unincorporated Miami-Dade County.

Water: The subject project is located within MDWASD's service area. The existing facility is currently being serviced by MDWASD. It will be required that the applicant extend an eight (8) inch water main from the North West corner of the property along SW 134th Avenue to connect to existing eight (8) inch water main just south of S.W. 184 street. The source of water for this project is the Alexander Orr. Water Treatment Plant. Furthermore, the water comments provided herein are consistent with CDMP policies WS-1A, WS-1B and WS-2A.

Additionally, effective January 11, 2011, MDWASD implemented a Water Supply Certification Program to assure adequate water supply is available to all water users of the MDWASD as required by policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit. The certification letter is issued at the time an Agreement, Verification Form or Ordinance Letter is offered or during the Plat process prior to the final Development Order.

MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. The existing facility is currently being serviced by MDWASD. The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Water Conservation: All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>.

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Should you have any questions, please call me at (786) 552-8198.

Memorandum



Date: September 26, 2011

To: Franklin Gutierrez, Zoning Services Coordinator
Department of Planning and Zoning

From: James K. Loftus, Director
Miami-Dade Police Department

Subject: Revised Review - Zoning Application – Developmental Impact Committee
Case: No. Z2011000075 – Valencia School Development LLC.

APPLICATION

The Applicant, Valencia School Development LLC. is requesting a public hearing (zoning variances of Resolution and Declarations of Restrictions) to increase the allowable number of students at the Somerset Academy Charter school from 700 to 800. The school is located at 18491 SW 134 Avenue.

CURRENT POLICE SERVICES

The development is located in unincorporated Miami-Dade County and serviced by our Hammocks District, located at 10000 SW 142 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application, and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A ½ mile radius check of crimes/calls for service of the location which has been provided in the attached documents for the Department of Planning and Zoning.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (increase student population), it cannot be accurately predicted as to any projected increase in calls for service. Experience lends itself to anticipate that calls for police service may rise upon the approval of the request due to an increase in citizen and vehicle traffic in the area. Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service.

The MDPD does not object to any proposed zoning modifications to complete this project. The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

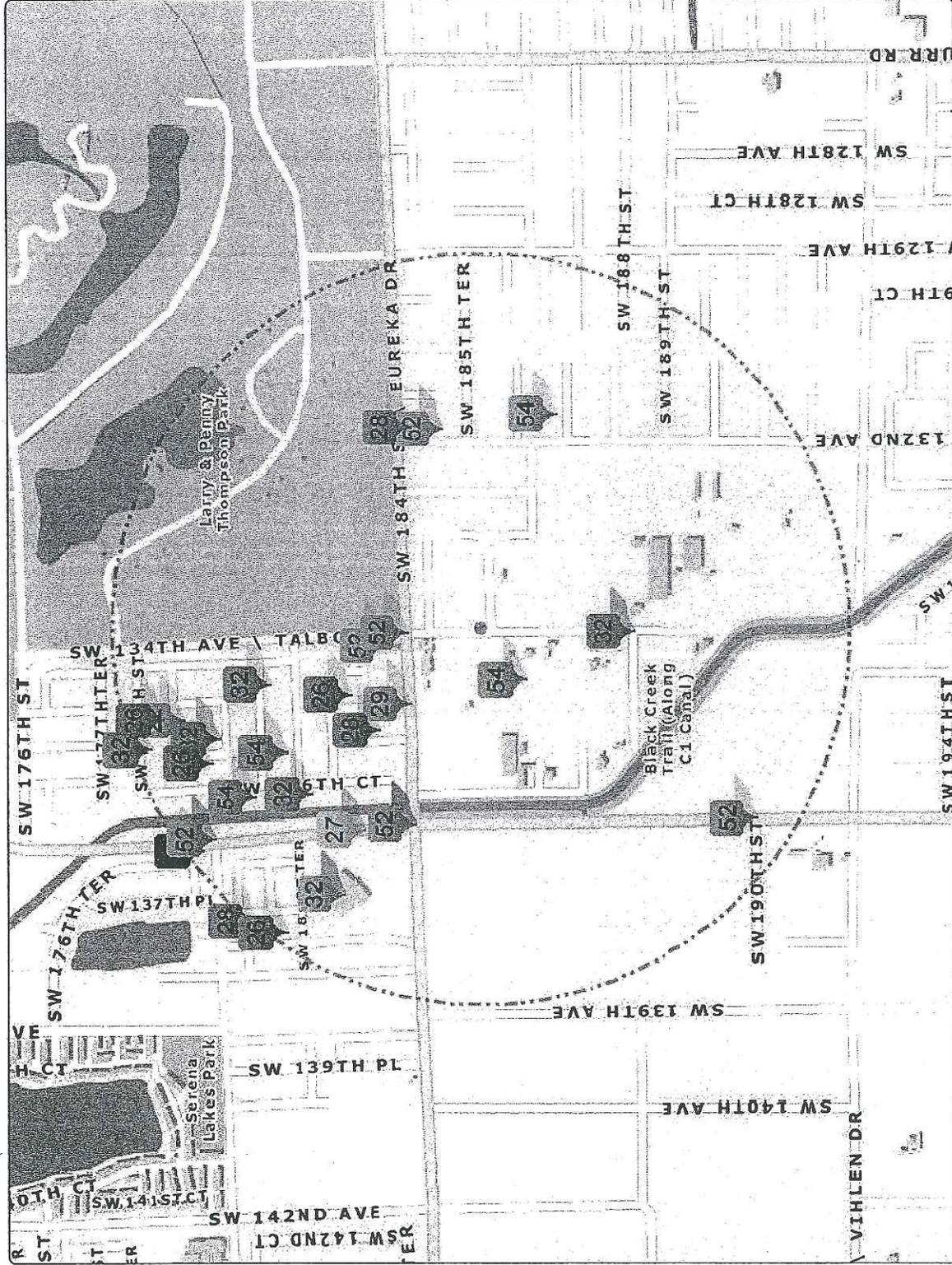
Should you have any questions or require additional information, Lieutenant William Gonzalez of the Public Information & Education Bureau may be contacted at (305) 471-1775.

JKL/kh
Attachment

Valencia School Dev. LLC 2011 Selected Crimes (Jan 1 - Jun 30) 0.5 mi: Z2011000075



Map Legend	
CDW Incidents (40)	
52 - Narcotics Investigation (11)	
54 - Fraud (6)	
32 - Assault (5)	
26R - Burglary Residential (4)	
28 - Vandalism (3)	
22S - Auto Theft Stolen (2)	
14 - Conduct Investigation (2)	
27U - Larceny Under (2)	
32A - Aggravated Assault (2)	
29 - Robbery (2)	
32B - Aggravated Battery (1)	



This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board

Dr. Solomon C. Stinson, Chair
Dr. Marta Pérez, Vice Chair
Agustín J. Barrera
Renier Diaz de la Portilla
Dr. Lawrence S. Feldman
Perla Tabares Hantman
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Ana Rivas Logan

November 23, 2009

Mr. Marc C. LaFerrier, Director
Department of Planning and Zoning
Miami-Dade County
111 NW 1 Street, 11th Floor, Suite 1110
Miami, FL 33128

RE: **09-106. Valencia School Development, Inc. (Grades K-8)**
18491 S.W. 134 Avenue

Dear Mr. LaFerrier:

In response to your Department's request seeking information regarding traditional public and charter schools in the general area of the above-referenced charter school application, please see the attached Public School Projected Capacity Analysis (Attachment A).

As you will note under Attachment A, the following elementary and middle schools are currently designated as the schools to serve the area of this application at the K through 8 grade levels: South Miami Heights Elementary, Miami Heights Elementary, Caribbean Elementary, Herbert A. Ammons Middle, Mays Middle and Jorge Mas Canosa Middle. The analysis provides capacity information for traditional public schools in the surrounding area, depicting an overall surplus of student stations at the elementary and middle school levels of 629 and 463 respectively.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Ivan M. Rodriguez, R.A.
Director II

IMR:ir
L167
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian G. Villaamil
Mr. Nick Nitti

ATTACHMENT "A"

PUBLIC SCHOOL PROJECTED ANALYSIS
November 23, 2009

APPLICATION: 09-106 – Valencia School Development, LLC.
18491 S.W. 134 Avenue

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY SCHOOL LEVEL: South Miami Heights Elementary – 12231 S.W. 190 Terrace
Miami Heights Elementary – 17661 S.W. 117 Avenue
Caribbean Elementary – 11990 S.W. 200 Street

MIDDLE SCHOOL LEVEL: Herbert A. Ammons Middle – 17990 S.W. 142 Avenue
Mays Middle – 11700 S.W. 216 Street
Jorge Mas Canosa Middle – 15735 S.W. 144 Street

Schools are located in Regional Centers IV and V.

The following student population and available facility capacity data is based on student enrollment as of October 2009:

Elementary Schools

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
South Miami Heights Elementary	653	714	91%	62	84%	123
Miami Heights Elementary	1,159	1,273	91%	152	81%	266
Caribbean Elementary	756	965	78%	22	77%	231

AVAILABLE STUDENT STATIONS **620**

Middle Schools

Herbert A. Ammons Middle	1,175	0	0%	990	119%	-185
Mays Middle	523	943	55%	99	50%	519
Jorge Mas Canosa Middle	1,910	2,029	94%	0	94%	119

AVAILABLE STUDENT STATIONS **453**

Nick

Memorandum



Date: August 11, 2011

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

From: José A. Ramos, R.A., Interim Director, Aviation Planning Division
Aviation Department

Subject: DIC Application #11-075
Valencia School Dev. LLC
DN-11-08-573

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #11-075, Valencia School Dev. LLC. The applicant is requesting a modification of a previous resolution to permit additional students at a charter school. The subject property is approximately 3 acres and is located at 18491 SW 134 Avenue, Miami-Dade County, Florida.

Based on the available information, MDAD has determined that the proposed request is compatible with operations from MDAD's system of airports.

JR/rb

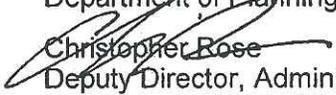
RECEIVED
AUG 16 2011
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING
201108256

Memorandum



Date: August 31, 2011

To: Jorge Vital
DIC Coordinator
Department of Planning and Zoning

From: 
Christopher Rose
Deputy Director, Administration
Department of Solid Waste Management

Subject: DIC # 11-075
Valencia School, LLC

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Division Director, Planning and Intergovernmental Affairs at 305-514-6661.

Attachment

DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW # 11-075

Director of the Department of Planning and Zoning

Application: *Valencia School, LLC* is requesting a series of modifications to include 1) Conditions #10 and #12 of Resolution No. Z-26-07; 2) Paragraph #15 of that certain Declaration of Restrictions recorded at ORB 24718, Pages 4115-4144; and 3) Paragraphs #17 and #19 of that certain Second Modification of Declaration of Restrictions recorded at ORB 25884, Pages 3438-3449.

The purpose of the modifications is to allow the Applicant to continue serving the community by accommodating a number of students on the school's waiting list.

Size: The subject property is approximately 3 acres.

Location: The subject property is located at 18491 SW 134th Avenue, Miami-Dade County, FL.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Department does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 30, 2010, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services (Commercial Development)

The project proposes a series of modifications to include Resolution no. Z-26-07, a Declaration of Restrictions, and a Second Modification of Declaration of Restrictions, to increase the student population upon school grounds. According to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, charter schools would fall under the classification of commercial developments located in unincorporated Miami-Dade County, and requires the following:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at DSWM facilities.

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Section 15-2.3 states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends").
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. Paved throughway of adequate width (minimum 15 feet).

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The DSWM has no objections to the proposed application.**

CIVICA
 8833 N.W. 25th St
 Suite No. 105
 Doral, FL 33126
 Tel: 305.556.8888
 Fax: 305.556.8888

SOHERSET ACADEMY
 CHARTER SCHOOL
 18491 S.W. 124th Ave
 Miami, FL 33177
 305.447.8777
 305.447.8778

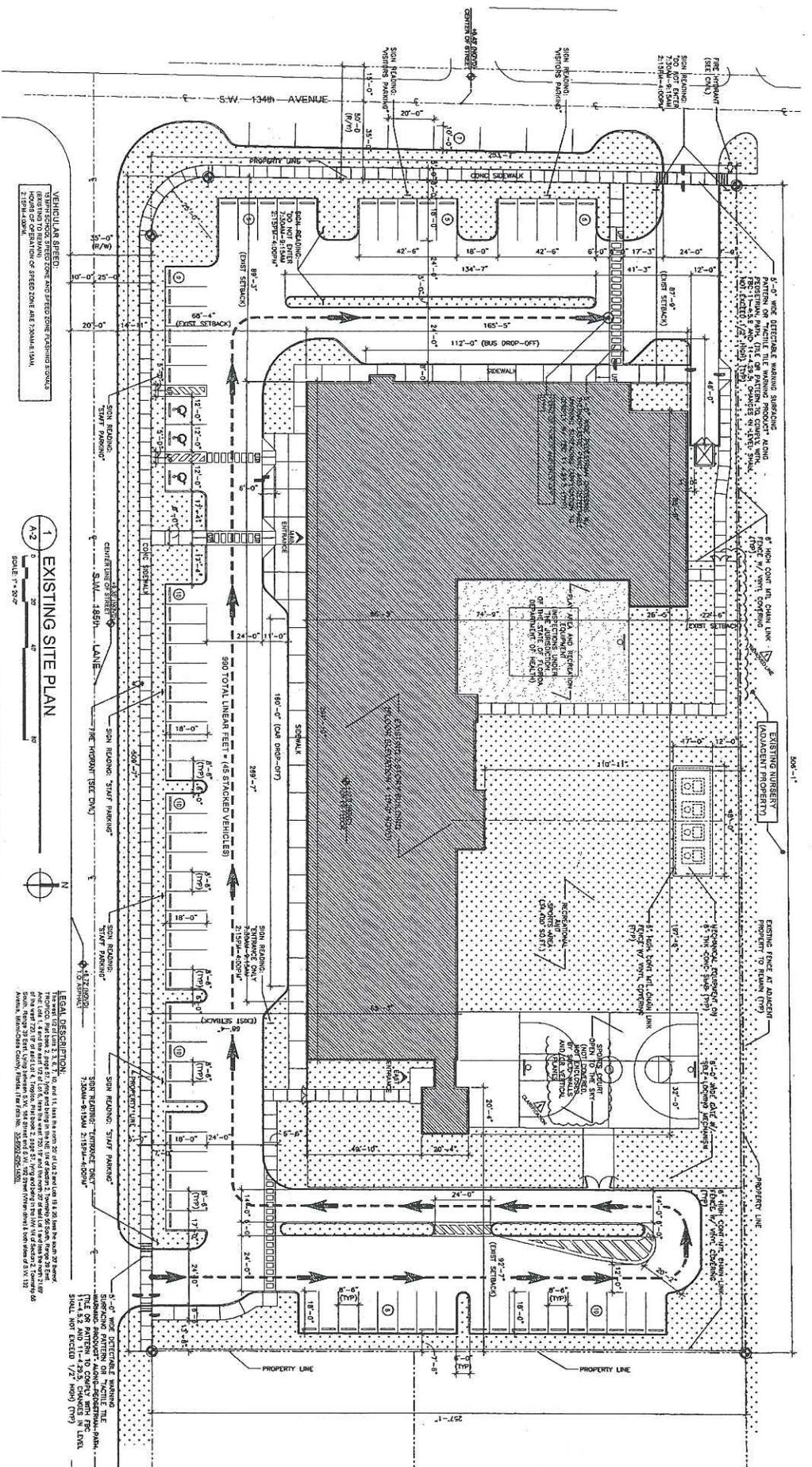
APPLICANT:
 SOHERSET
 ACADEMY, Inc
 5400 SW 12th Street
 Miami, FL 33175

CIVICA PROJECT No
 090124

ISSUED FOR:
 DDC COUNTY
 APPROVAL

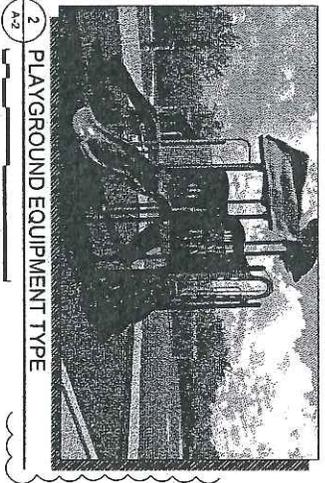
NO.	DATE	REVISION	BY
1	08/11/11	Issued for	DDC

DRAWN BY: APPROVED BY:
 DATE: SCALE:
 2011



VEHICULAR SPEED:
 15 MPH
 20 MPH
 25 MPH
 30 MPH
 35 MPH
 40 MPH
 45 MPH
 50 MPH
 55 MPH
 60 MPH
 65 MPH
 70 MPH
 75 MPH
 80 MPH
 85 MPH
 90 MPH
 95 MPH
 100 MPH

1 EXISTING SITE PLAN
 SCALE: 1" = 30'-0"



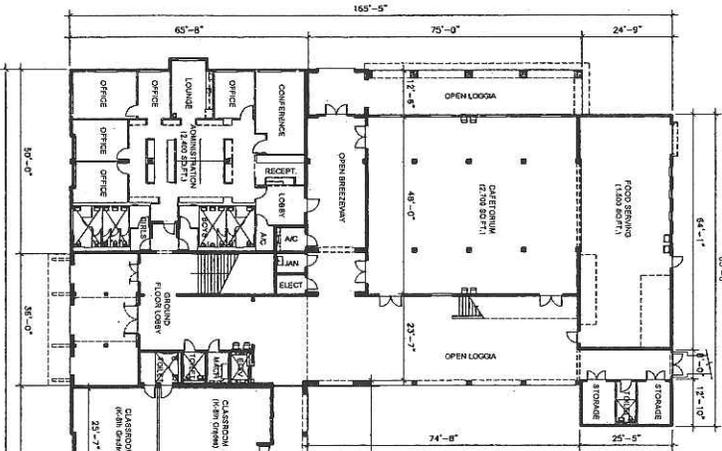
MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE

AUG 18 2011

RECEIVED

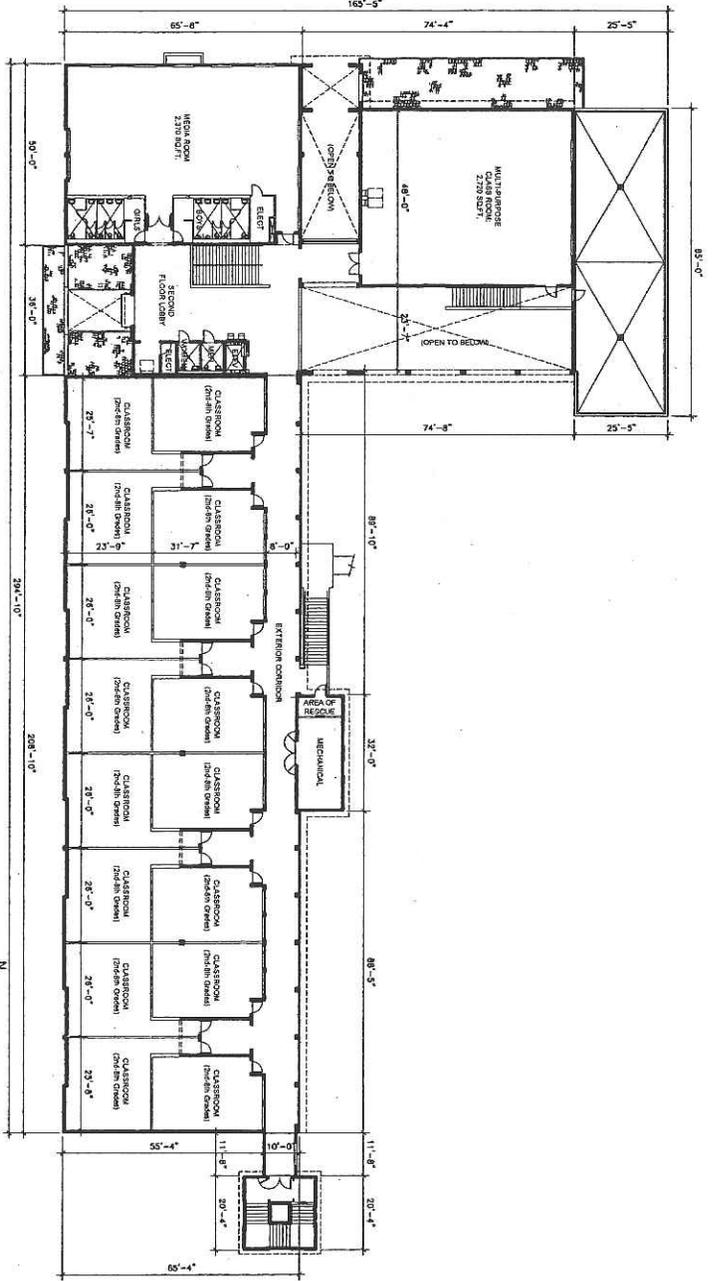
[Signature]
 08-17-2011

SHEET NUMBER
 A-2



2 EXISTING FIRST FLOOR PLAN

A-3 SCALE 1/8" = 1'-0"



1 EXISTING SECOND FLOOR PLAN

A-3 SCALE 1/8" = 1'-0"



RECEIVED

AUG 18 2011

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

Boyer

SHEET TITLE
EXISTING
1st & 2nd
FLOOR PLANS

SHEET NUMBER
A-3

DATE	SCALE	APPROVED BY
2011	1/8" = 1'-0"	

ISSUED FOR:
DIE COUNTY
APPROVAL

CIVICA PROJECT No:
090124

APPLICANT:
SOMERSET
ACADEMY, Inc.

18491 S.W. 134th Ave.
Miami, FL 33177

88323 NW 82nd Street
Suite No. 108
Doral, FL 33128
Tel: 305-855-8888
Fax: 305-855-8889

38

RECEIVED
Z11-075
JUN 22 2011

DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Valencia School Development, LLC, a Florida limited liability company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Ignacio G. Zulueta</u>	<u>50%</u>
<u>Fernando Zulueta</u>	<u>50%</u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief

Signature: *Rosanne Warrick*
(Applicant)

Sworn to and subscribed before me this 20 day of June, 2011 Affiant is personally know to me or has produced n/a as identification

Annelle McFarlane
(Notary Public)

My commission expires 3/8/15 Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

A signed charter contract from the Miami-Dade County School Board must accompany this application which matches the location, # of students and grade levels of the proposed application.

School Name: SOMERSET ACADEMY School Address: 18491 SW 134TH AVE

Tax Folio # 30 6902-026-1450 Total size of site: 3 acres

Is this an expansion to an existing school? Yes No

If yes, indicate the # of students and grade levels previously approved:

700 STUDENTS GRADES K - 8 and the Resolution # Z-30-06

Number of children/students requested: 800 Grade Levels: K-8 Ages: 4 TO 14

Number of classrooms: 34 Total square footage of classroom area: 23,980

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) 23,119

Total square footage of outdoor recreation/play area: 34,400 SF

Number of parking spaces provided for staff, visitors, and transportation vehicles: 51

Days and hours of operation: MONDAY - FRIDAY 7 AM TO 4 PM

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 3 day of October, at Miami-Dade County, Florida.

WITNESSES:

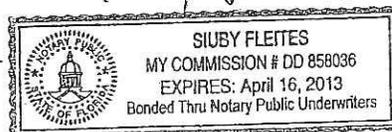
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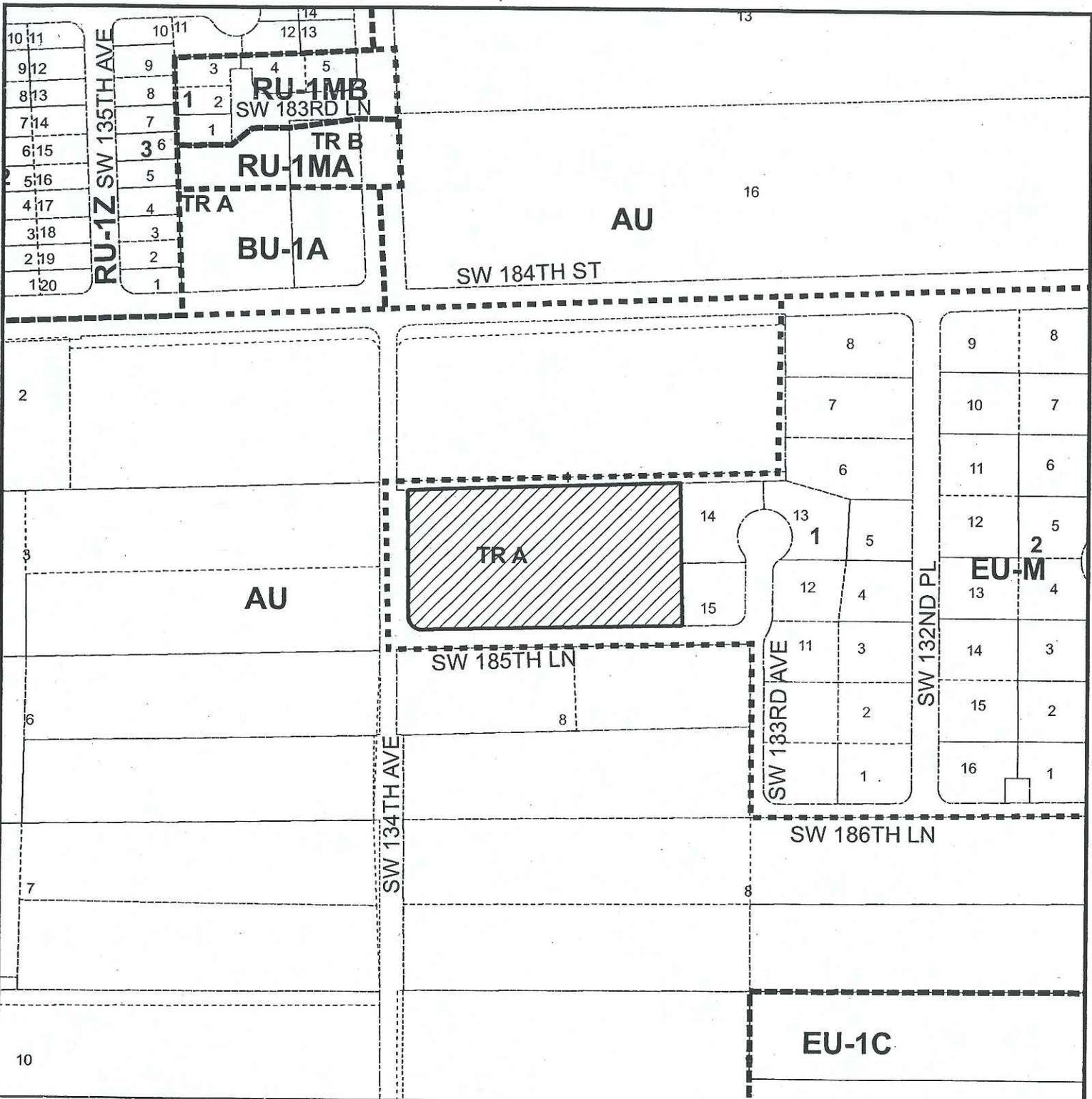
[Signature]

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 3 day of October, 2011, before me personally appeared Melissa A. Ferrero, to me known to be the person described in an who executed the foregoing instrument and he/she acknowledge to me the execution thereof to be his/her free act for the uses and purposes therein mentioned. [Signature]

My Commission Expires _____





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000075



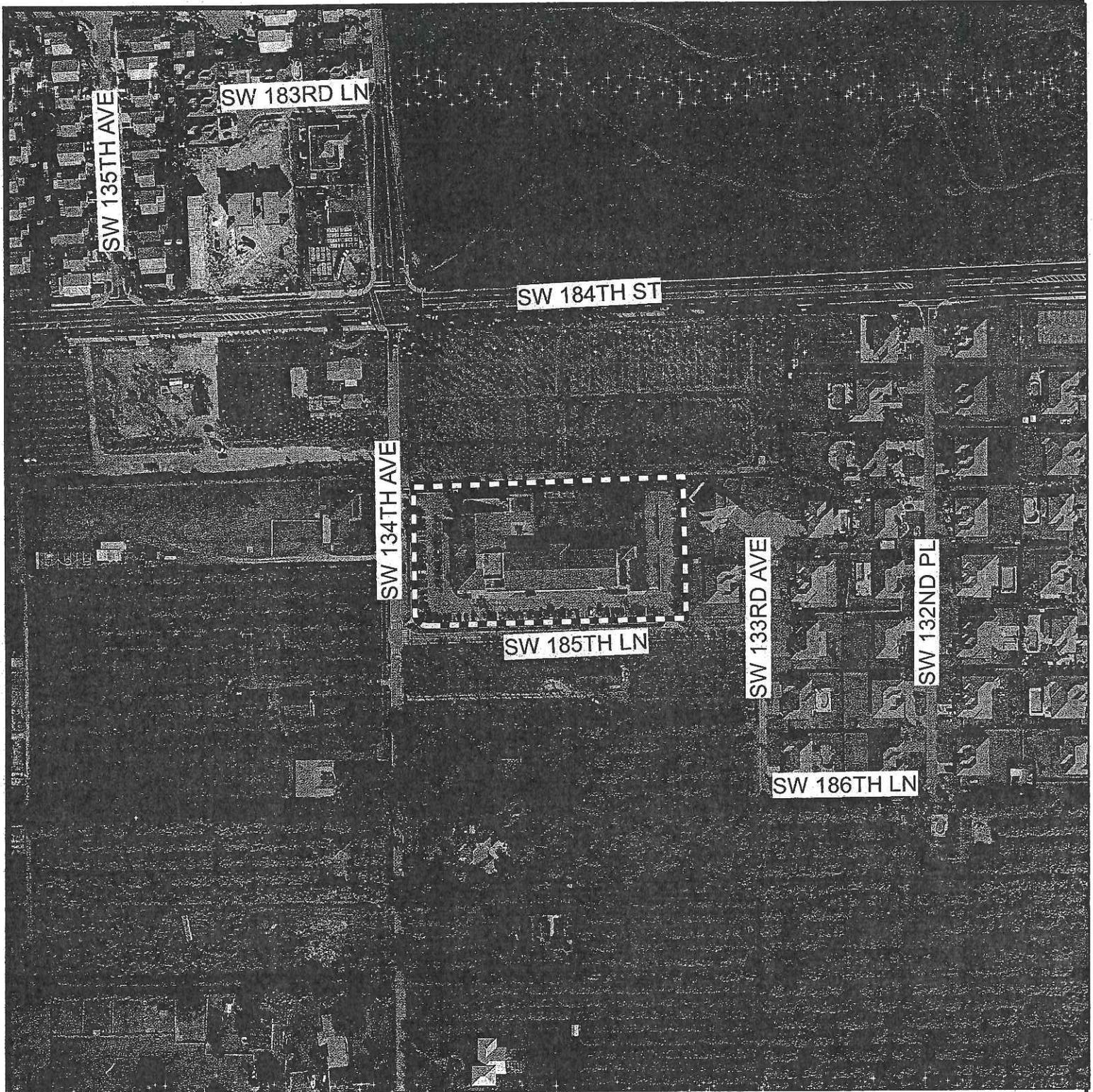
Section: 02 Township: 56 Range: 39
 Applicant: VALENCIA SCHOOL DEV. LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: KEELING STENNETT
 Scale: NTS

- Legend**
-  Subject Property Case
 -  Zoning



SKETCH CREATED ON: Tuesday, July 5, 2011

REVISION	DATE	BY
		47



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000075



Section: 02 Township: 56 Range: 39
 Applicant: VALENCIA SCHOOL DEV. LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: KEELING STENNETT
 Scale: NTS

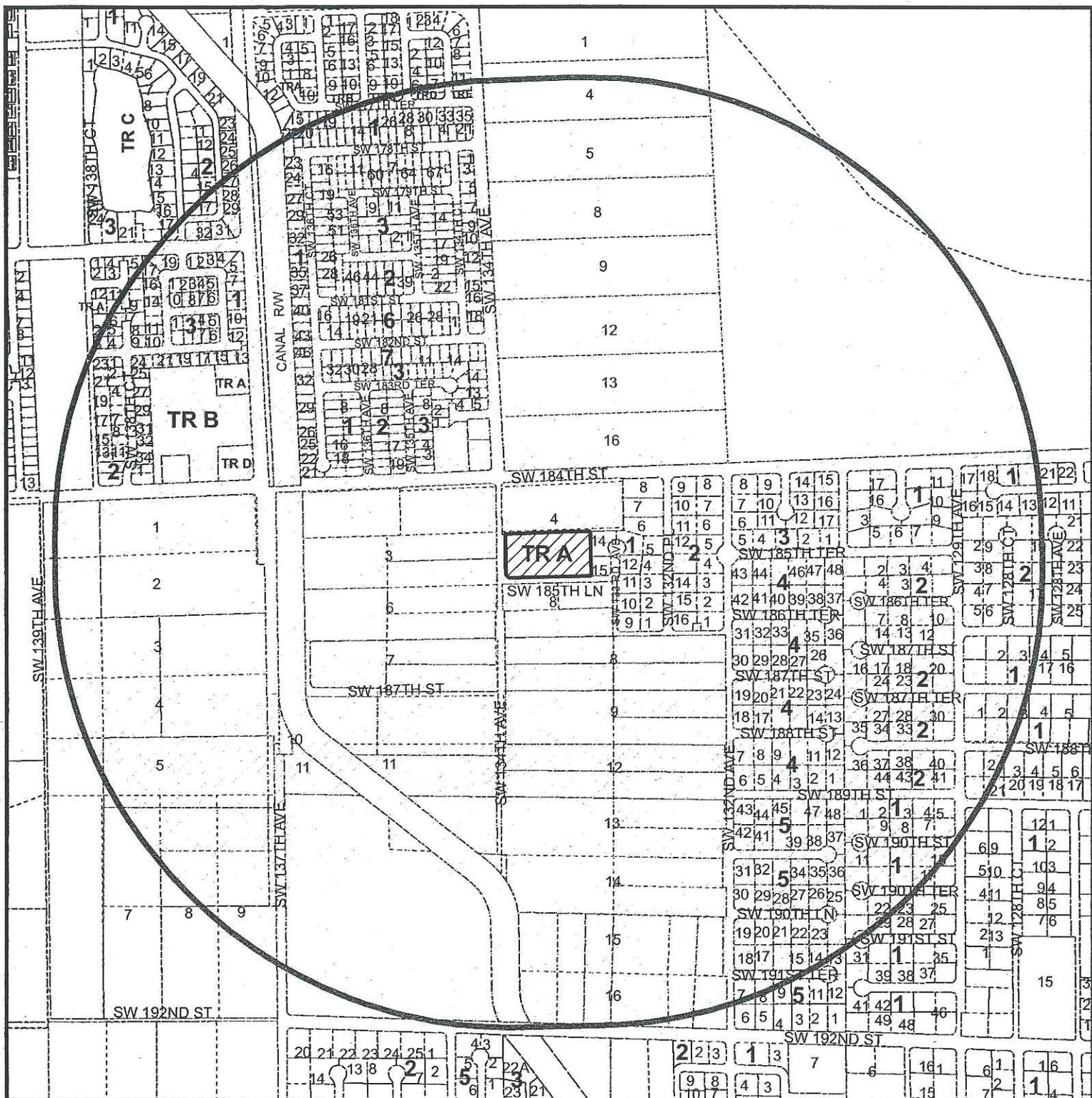
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, July 5, 2011

REVISION	DATE	BY
		48



**MIAMI-DADE COUNTY
RADIUS MAP**

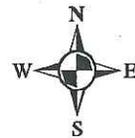
Process Number
Z2011000075

RADIUS: 2640

Section: 02 Township: 56 Range: 39
 Applicant: VALENCIA SCHOOL DEV. LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, July 1, 2011

REVISION	DATE	BY

November 30, 2011

Miami-Dade County
Board of County Commissioners
Stephen P. Clark Center
111 N.W. 1st Street
Miami, Florida 33128

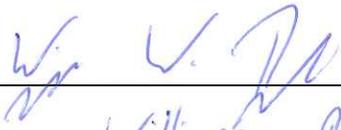
Re: Public Hearing Application Process No. Z2011000075
Property Location: 18491 SW 134 Avenue, Miami, Florida.

Dear Commissioners:

The purpose of this letter is to express my support for Public Hearing Application Process No. Z2011000075.

I understand that the Application proposes to increase the number of student stations for Grades K through 8th from 700 to 800 seats and that the school will operate Monday thru Friday with staggered arrival and dismissal hours according to the schedule made a part of the Application and on file with the Miami-Dade County Department of Planning and Zoning. The availability of these additional student stations in close proximity to various residential communities, including a number of residential communities developed within the last five (5) years, will afford additional area residents with convenient educational options at a proven facility. Therefore, I ask you to approve Public Hearing Application Process No. Z2011000075.

Sincerely,



Print: William Riley

Address: 19762 SW 129 Ave
Miami, FL 33177

November 30, 2011

Miami-Dade County
Board of County Commissioners
Stephen P. Clark Center
111 N.W. 1st Street
Miami, Florida 33128

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Sincerely,



Print: Aymara Bidez

Address: 19762 SW 129 Ave
Miami, FL 33177

November 30, 2011

Miami-Dade County
Board of County Commissioners
Stephen P. Clark Center
111 N.W. 1st Street
Miami, Florida 33128

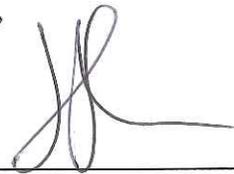
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Sincerely,



Print:

Liza Sawh

Address:

19665 SW 129 Ave
Miami Fl. 33177

November 30, 2011

Miami-Dade County
Board of County Commissioners
Stephen P. Clark Center
111 N.W. 1st Street
Miami, Florida 33128

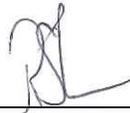
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Sincerely,



Print:

ROBIN SAWH

Address:

19665 SW 129 Ave MIAMI FL 33177

November 30, 2011

Miami-Dade County
Board of County Commissioners
Stephen P. Clark Center
111 N.W. 1st Street
Miami, Florida 33128

Re: Public Hearing Application Process No. Z2011000075
Property Location: 18491 SW 134 Avenue, Miami, Florida.

Dear Commissioners:

The purpose of this letter is to express my support for Public Hearing Application Process No. Z2011000075.

I understand that the Application proposes to increase the number of student stations for Grades K through 8th from 700 to 800 seats and that the school will operate Monday thru Friday with staggered arrival and dismissal hours according to the schedule made a part of the Application and on file with the Miami-Dade County Department of Planning and Zoning. The availability of these additional student stations in close proximity to various residential communities, including a number of residential communities developed within the last five (5) years, will afford additional area residents with convenient educational options at a proven facility. Therefore, I ask you to approve Public Hearing Application Process No. Z2011000075.

Sincerely,



Print: Omaidia Gonzalez

Address: 19125 SW 119 Ct

November 30, 2011

Miami-Dade County
Board of County Commissioners
Stephen P. Clark Center
111 N.W. 1st Street
Miami, Florida 33128

Re: Public Hearing Application Process No. Z2011000075
Property Location: 18491 SW 134 Avenue, Miami, Florida.

Dear Commissioners:

The purpose of this letter is to express my support for Public Hearing Application Process No. Z2011000075.

I understand that the Application proposes to increase the number of student stations for Grades K through 8th from 700 to 800 seats and that the school will operate Monday thru Friday with staggered arrival and dismissal hours according to the schedule made a part of the Application and on file with the Miami-Dade County Department of Planning and Zoning. The availability of these additional student stations in close proximity to various residential communities, including a number of residential communities developed within the last five (5) years, will afford additional area residents with convenient educational options at a proven facility. Therefore, I ask you to approve Public Hearing Application Process No. Z2011000075.

Sincerely,



Print:

JAVIER GONZALEZ

Address:

19635 SW 129 AVE.

November 30, 2011

Miami-Dade County
Board of County Commissioners
Stephen P. Clark Center
111 N.W. 1st Street
Miami, Florida 33128

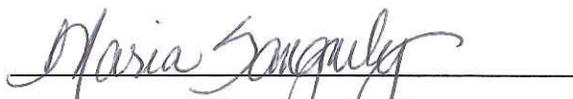
Re: Public Hearing Application Process No. Z2011000075
Property Location: 18491 SW 134 Avenue, Miami, Florida.

Dear Commissioners:

The purpose of this letter is to express my support for Public Hearing Application Process No. Z2011000075.

I understand that the Application proposes to increase the number of student stations for Grades K through 8th from 700 to 800 seats and that the school will operate Monday thru Friday with staggered arrival and dismissal hours according to the schedule made a part of the Application and on file with the Miami-Dade County Department of Planning and Zoning. The availability of these additional student stations in close proximity to various residential communities, including a number of residential communities developed within the last five (5) years, will afford additional area residents with convenient educational options at a proven facility. Therefore, I ask you to approve Public Hearing Application Process No. Z2011000075.

Sincerely,


Print: maria sanguly
Address: 12860 SW 196 St.

November 30, 2011

Miami-Dade County
Board of County Commissioners
Stephen P. Clark Center
111 N.W. 1st Street
Miami, Florida 33128

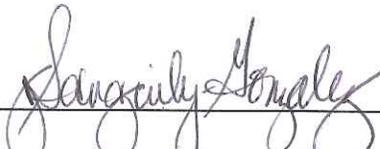
Re: Public Hearing Application Process No. Z2011000075
Property Location: 18491 SW 134 Avenue, Miami, Florida.

Dear Commissioners:

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Sincerely,



Print: Janet Sanguily-Gonzalez

Address: 19635 SW 129 Ave.

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: MAUREEN NICHOLSON

Signature: Maureen Nicholson

Date: 11/14/11

Address: 15920 SW 105 CT
MIAMI, FL 33157

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: C Fernandez

Signature: 

Date: 11/14/11

Address: 16054 SW 150 ST
MIAMI FL 33196.

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Jesus Gonzalez

Signature: Jesus Gonzalez

Date: 11-14-11

Address: 12271 SW 189 St
Miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Veronica Gonzalez

Signature: Veronica Gonzalez

Date: 11-14-11

Address: 12271 SW 189 St
Miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: George Ziere

Signature: [Handwritten Signature]

Date: 11/14/11

Address: 10356 NW 120 TERRACE
Hialeah Gardens,

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Ornaida Gonzalez

Signature: Ornaida Gonzalez

Date: 11-14-11

Address: 19125 SW 119 Ct
Miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Cynthia Price

Signature: Cynthia Price

Date: 11-14-11

Address: 14020 SW 83rd St
Miami FL 33183

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Wendy M Lopez-Losa

Signature: Wendy M Lopez-Losa

Date: 11/14/11

Address: 7503 SW 133 Place
Miami, FL 33183

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: _____

Yvonne Guillen

Signature: _____

Yvonne Guillen

Date: _____

11-14-11

Address: _____

8944 SW 152 Path

Miami, FL 33194

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Jacovelina Alonso
Signature: [Handwritten Signature]
Date: 11/14/11
Address: 6000 SW 158 Pass
Miami, FL 33193



PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: MARGRET RANNING.

Signature: 

Date: 11/14/11

Address: 5110 SW 133 AVE
Miami FL 33175

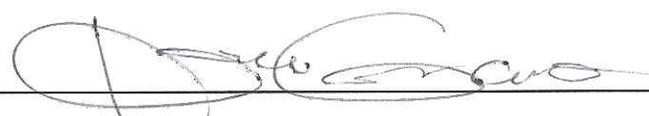
PETITION OF SUPPORT

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Name: Jose Garcia

Signature: 

Date: 11/14/11

Address: 11254 SW 229 TERR.
MIAMI, FL 33170

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Vanessa Garcia

Signature: Vanessa Garcia

Date: 11/14/11

Address: 11254 SW 229 TERR.
MIAMI FL 33170

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: *Jaqueline Perez*

Signature: *[Handwritten Signature]*

Date: *11/14/11*

Address: *3354 sw 156 ct*

 Miami, Fl 33185

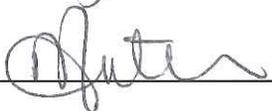
PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Angelique Antoine

Signature: 

Date: Nov. 14, 2011

Address: 800 NE 163rd
NMB, Fl. 33162

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Yasmin Incer

Signature: [Handwritten Signature]

Date: 11/14/11

Address: 8823 SW 113 Place Circle West

Miami FL 33176.

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: A. Mendenhall

Signature: 

Date: 11/14/11

Address: 19635 SW 99 CT
Miami, FL 33157

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Janet Heera

Signature: Janet Heera

Date: 11/14/11

Address: ~~8440~~ 8440 S. Dixie Highway Apt 301
Miami FL 33143

Handwritten text, possibly a signature or name, appearing upside down.

Handwritten text, possibly a date or address, appearing upside down.

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Vanessa King

Signature: Vanessa King

Date: 11-14-11

Address: 2650 S.E. 16 Terrace Apt. 204

Homestead, FL. 33035

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Regla Valenzuela

Signature: 

Date: 11/12/2011

Address: 19503 SW 130 AVE.
Miami, FL 33177.

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Aaron Albert

Signature: Aaron Albert

Date: 11/13/11

Address: 12797 SW 197 Ter
Miami, FL 33177

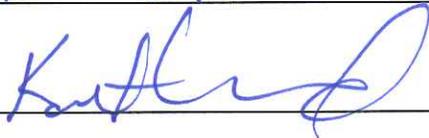
PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Kent Viklund

Signature: 

Date: 11-13-11

Address: 12797 SW 197 Terrace Miami, FL

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: BRENDA GRIFFIN

Signature: BRENDA GRIFFIN

Date: 11/13/11

Address: 19420 SW 128 ct.

MIAMI, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Maria Solis

Signature: Maria Solis

Date: 11/13/11

Address: 19400 SW 128 Ct
Miami FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Donna Miles Youse

Signature: Donna Miles Youse

Date: 11-13-11

Address: 19360 SW 128 Ct
Miami, Fl. 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Beatriz Yanes

Signature: 

Date: 11/13/2011

Address: 19320 SW 128 ct
Miami FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Belkis Carratala

Signature: 

Date: 11/13/11

Address: 19320 SW 128 Ct

Miami FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Michelle Garces

Signature: Mgarces

Date: 11/13/11

Address: 19220 SW 129th Ave

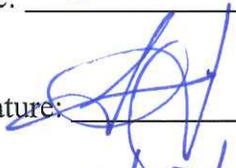
PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Ed Cervz

Signature: 

Date: 11/13/11

Address: 19420 S.W. 129 AV.
Miami FL, 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Stormy Smolony

Signature: Stormy Smolony

Date: 11/12/11

Address: 19500 SW 129 Ave
Miami, FL 33177

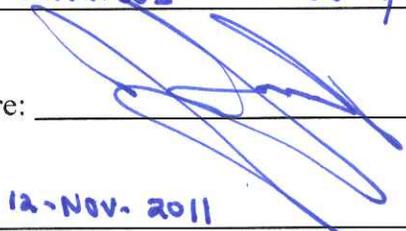
PETITION OF SUPPORT

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Name: CHARLES SMOLONY

Signature: 

Date: 12-NOV-2011

Address: 19500 S.W. 129TH AVE.

MIAMI, FL 33177

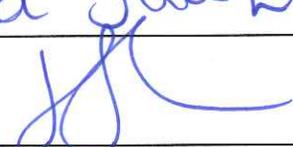
PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

We understand that the Application proposes to increase the number of student stations for Grades K through 8th from 700 to 800 seats and that the school will operate Monday thru Friday with staggered arrival and dismissal hours according to the schedule made a part of the Application and on file with the Miami-Dade County Department of Planning and Zoning.

Name: Liza Sawh

Signature: 

Date: 11/12/11

Address: 19665 SW 129 Ave.
Miami FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Sahana Tejera

Signature: 

Date: 11/12/11

Address: 19433 SW 130 Ave
Miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: _____

Derrick Rye

Signature: _____

[Handwritten Signature]

Date: _____

11/12/11

Address: _____

19762 SW 129 Ave

Miami FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Janet Sanguily

Signature: J. Sanguily

Date: 11-12-11

Address: 19635 SW 129 Ave
Miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Javier Gonzalez

Signature: 

Date: 11-12-11

Address: 191235 SW 129 Ave
Miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Maria Sanguily

Signature: Maria Sanguily

Date: 11-12-11

Address: 12860 SW 196 St
 Miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Raquel Guerra

Signature: Raquel Guerra

Date: 11-12-11

Address: 12860 SW 196 St
miami, FL 33177

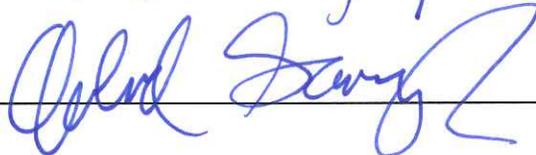
PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Alfredo Sanguily

Signature: 

Date: 11-12-11

Address: 12860 SW 196 ST

miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Gabriel Valdivia

Signature: 

Date: 11-12-11

Address: 12860 SW 196 St
miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Carmen Sanguily

Signature: C. Sanguily

Date: 11-12-11

Address: 12860 SW 196 St.
Miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Rosa Hernandez

Signature: 

Date: 11-13-10

Address: 19604 SW 12th
33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Darell Rodriguez

Signature: 

Date: 11-13-2011

Address: 19634 SW 128 CT

MIAMI, FL 33147

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Rina Rodriguez

Signature: Rina Rodriguez

Date: 11-13-11

Address: 19634 SW 128 CT.
Miami FL, 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Senia Severino

Signature: 

Date: Nov. 15th, 2011

Address: 19664 SW 128 Court
Miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: ROBERTO TORRES

Signature: [Handwritten Signature]

Date: 11/13/11

Address: 19700 SW 128 AVE
MIAMI, FL, 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Kathryn Viklund

Signature: Kathryn Viklund

Date: 11/13/11

Address: 12797 SW 197 Terr.
Miami, Florida 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Rebekah Albert

Signature: Rubert

Date: November 13, 2011

Address: 12797 SW 197 Terr
MIAMI FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: BELKIS DIEGUEZ

Signature: Belkis Dieguez

Date: 11-15-11

Address: 16827 SW 112th Ct

MIAMI FL 33157

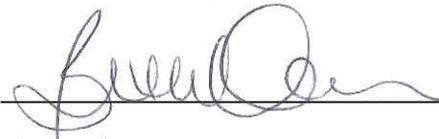
PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Beth Voss

Signature: 

Date: 11/14/11

Address: 19441 SW 320th St.
Miami, FL 33130

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Robert Voss

Signature: 

Date: 11/14/11

Address: 19441 SW 370th St.
Homestead, FL 33030

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

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Name: Sudhan Hendrickson

Signature: S Hendrickson

Date: 11/14/11

Address: 19827 SW 118 PL
Miami, FL 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Yiraida Santiago

Signature: 

Date: 11/14/11

Address: 20112 SW 103 Ave
Cutler Bay FL 33189

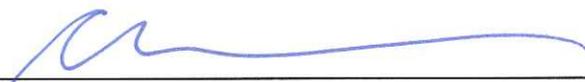
PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Alvaro Bololo

Signature: 

Date: 11/14/11

Address: 14819 SW 140th ct

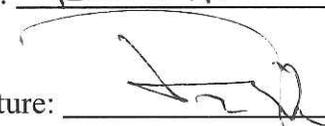
PETITION OF SUPPORT

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Name: Fernanda Pabon

Signature: 

Date: 11/14/11

Address: 4000 Ponce de Leon
Coral Gables FL 33146

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: PIERRE B. MALARY

Signature: 

Date: 14 NOV 2011

Address: 11910 SW 187th Ter.
MIAMI FL. 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Martha P Reyes

Signature: Martha P Reyes

Date: 11/14/2011

Address: 12514 SW 211 Terrace
Miami Fla 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Evelyn Secco

Signature: Evelyn Secco

Date: 11/14/11

Address: 17110 SW 153 CT
Miami FL 33187

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Aymara Biley

Signature: 

Date: 11/12/11

Address: 19762 SW 129 Avenue
Miami, FL - 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: William Biley

Signature: W. Biley

Date: 11/12/11

Address: 19762 SW 129 Avenue
Miami, FL 33179

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Juan Ferreira
Signature: [Handwritten Signature]
Date: 11/12/11
Address: 12901 SW 197 ST
Miami FC 33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Elizabeth Deuloffe

Signature: 

Date: 11/12/2011

Address: 19703 SW 129 ct Miami FL 33177.

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Osvaldo Pina

Signature: [Handwritten Signature]

Date: 11/12/11

Address: 19709 SW 129 Ct
33177

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Pedro Martinez

Signature: Pedro Martinez

Date: 11-12-11

Address: 19804 S.W. 129 ct

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Luis Chirino

Signature: 

Date: 11-12-11

Address: 13047 SW 197 ST

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name: Eddie Br. Ltr

Signature: Eddie Br. Ltr

Date: NOV 11, 2011

Address: 19666 SW 130 Ave Ed

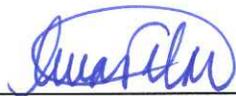
PETITION OF SUPPORT

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Name: ANNA VELA

Signature: 

Date: 11/12/11

Address: 13126 SW 196 Street
Miami FL 33177

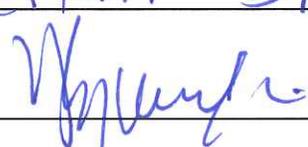
PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WE, THE UNDERSIGNED, by and through this community petition, hereby express our support for Public Hearing Application Process No. Z2011000075 requesting approval to modify conditions of Resolution No. Z-30-06, last modified by Z-26-07, to increase student enrollment at Somerset Academy Charter School located at 18491 SW 134 Avenue (hereinafter the "Application").

We understand that the Application proposes to increase the number of student stations for Grades K through 8th from 700 to 800 seats and that the school will operate Monday thru Friday with staggered arrival and dismissal hours according to the schedule made a part of the Application and on file with the Miami-Dade County Department of Planning and Zoning.

Name: Geilan Bravo

Signature: 

Date: 11/12/2011

Address: 13046 SW 196 st
Miami fl 33177.

PETITION OF SUPPORT

TO: MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

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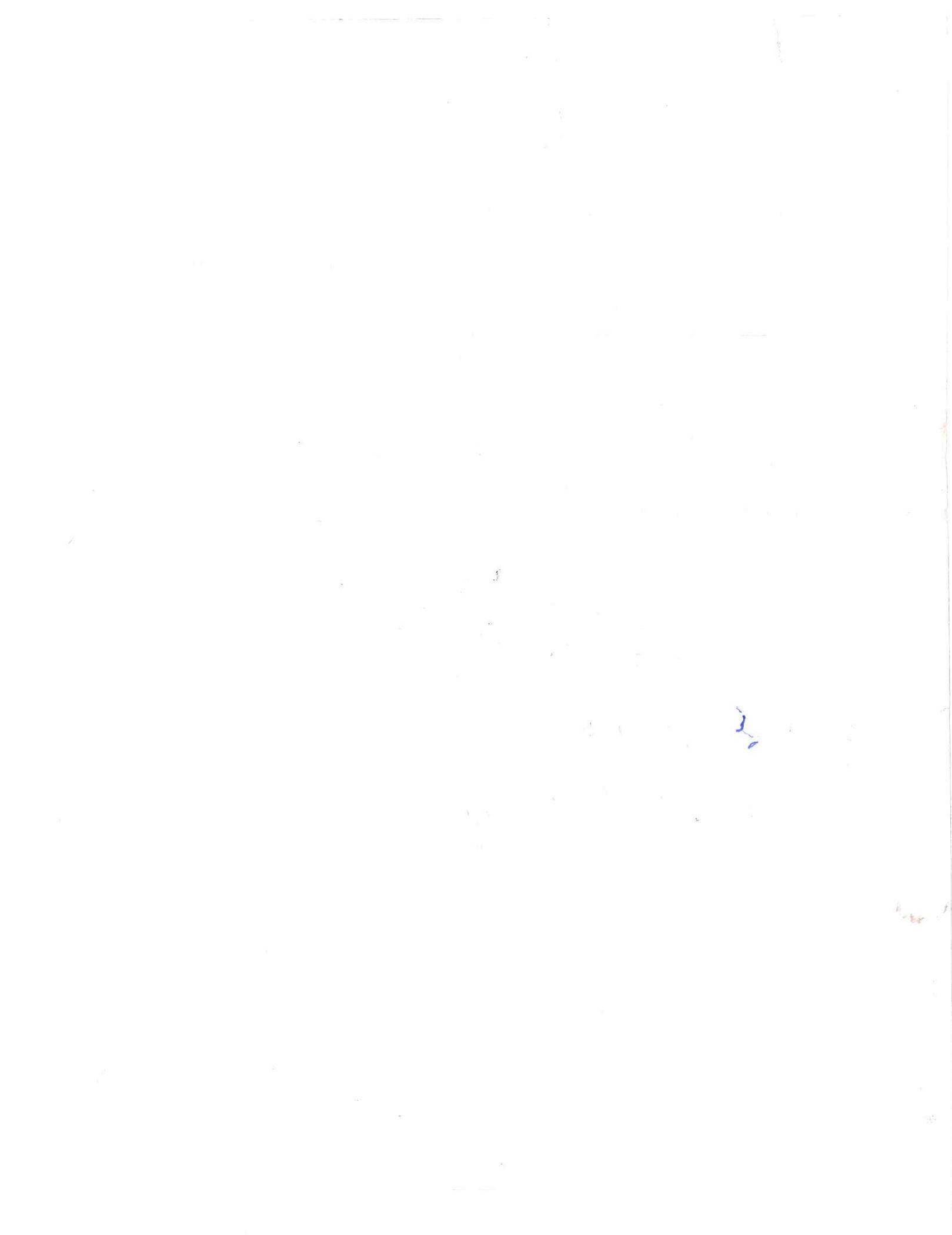
Name: *Miniam Hernandez*

Signature: *Miniam Hernandez*

Date: *11-14-11*

Address: *20841 SW 238 St*

 Miami, FL 33031



December 06, 2011

BOARD OF COUNTY COMMISSIONERS

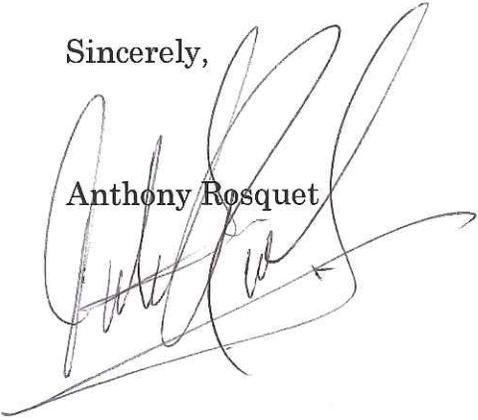
HEARING NUMBER: 11-075

APPLICANT NAME: VALENCIA SCHOOL DEVELOPMENT, L.L.C.

To Whom It May Concern:

I am writing this letter in support of the modifications Valencia School Development, L.L.C. is requesting. I live in the Valencia Acres Community and the school traffic has not affected our community in any negative way. The school's arrangement for arrive and dismissal of the children is organized and the school staff is great in providing traffic safety. If you have any questions please contact me at 786-286-0101

Sincerely,


Anthony Rosquet

December 06, 2011

BOARD OF COUNTY COMMISSIONERS

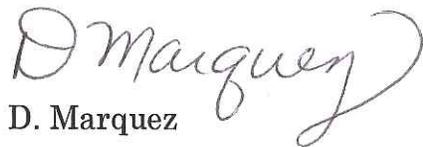
HEARING NUMBER: 11-075

APPLICANT NAME: VALENCIA SCHOOL DEVELOPMENT, L.L.C.

To Whom It May Concern:

My name is Dunia Marquez and I currently reside at 13109 SW 189th Street Miami, FL 33177 (Valencia Acres Community). I am writing this letter in support of the modifications Valencia School Development, L.L.C. is requesting. I have been living in the Valencia Acres Community since May 2007 and the school traffic has not affected our community in any negative way. The school's arrangement for arrive and dismissal of the children is organized and the school staff is great in providing traffic safety. If you have any questions please contact me at 786-266-8331.

Sincerely,

A handwritten signature in cursive script that reads "D. Marquez". The signature is written in dark ink and is positioned above the printed name.

D. Marquez

December 06, 2011

BOARD OF COUNTY COMMISSIONERS

HEARING NUMBER: 11-075

APPLICANT NAME: VALENCIA SCHOOL DEVELOPMENT, L.L.C.

To Whom It May Concern:

I currently reside at 13108 SW 189th Street Miami, FL 33177 (Valencia Acres Community). I am writing this letter in support of the modifications Valencia School Development, L.L.C. is requesting. I live in the Valencia Acres Community and the school traffic has not affected our community in any negative way.

Owner/Resident Name: ELIANA SERENO

Signature: 
(305) 951-7888

December 06, 2011

BOARD OF COUNTY COMMISSIONERS

HEARING NUMBER: 11-075

APPLICANT NAME: VALENCIA SCHOOL DEVELOPMENT, L.L.C.

To Whom It May Concern:

I currently reside at 13169 SW 189th Street Miami, FL 33177 (Valencia Acres Community). I am writing this letter in support of the modifications Valencia School Development, L.L.C. is requesting. I live in the Valencia Acres Community and the school traffic has not affected our community in any negative way.

Owner/Resident Name: Yesenia Bonet

Signature: Yesenia Bonet

December 06, 2011

BOARD OF COUNTY COMMISSIONERS

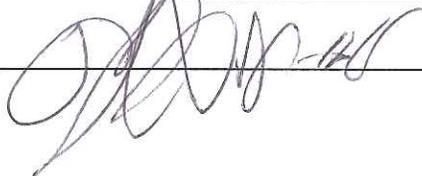
HEARING NUMBER: 11-075

APPLICANT NAME: VALENCIA SCHOOL DEVELOPMENT, L.L.C.

To Whom It May Concern:

I currently reside at 18768 SW 189th Street Miami, FL 33177 (Valencia Acres Community). I am writing this letter in support of the modifications Valencia School Development, L.L.C. is requesting. I live in the Valencia Acres Community and the school traffic has not affected our community in any negative way.

Owner/Resident Name: RICARDO VICIEDO

Signature: 

December 06, 2011

BOARD OF COUNTY COMMISSIONERS

HEARING NUMBER: 11-075

APPLICANT NAME: VALENCIA SCHOOL DEVELOPMENT, L.L.C.

To Whom It May Concern:

I currently reside at 13139 SW 189th Street Miami, FL 33177 (Valencia Acres Community). I am writing this letter in support of the modifications Valencia School Development, L.L.C. is requesting. I live in the Valencia Acres Community and the school traffic has not affected our community in any negative way.

Owner/Resident Name: Michael Batista

Signature: 

December 06, 2011

BOARD OF COUNTY COMMISSIONERS

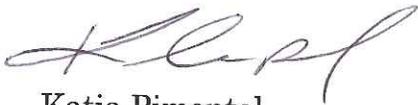
HEARING NUMBER: 11-075

APPLICANT NAME: VALENCIA SCHOOL DEVELOPMENT, L.L.C.

To Whom It May Concern:

My name is Katia Pimentel and I currently reside at 13068 SW 189th Street Miami, FL 33177 (Valencia Acres Community). I am writing this letter in support of the modifications Valencia School Development, L.L.C. is requesting. I live in the Valencia Acres Community and the school traffic has not affected our community in any negative way. The school's arrangement for arrive and dismissal of the children is organized and the school staff is great in providing traffic safety. If you have any questions please contact me at 305-986-5767.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Katia Pimentel', written in black ink.

Katia Pimentel

AGAINST Speaker's Card (For Appearance Before the Board of County Commission) JM

Today's Date: 12/8/2011 BCC Mtg. Date: _____ Agenda Item#: 11-075

Subject: Valconera School

Name: Chuck CORSON

Address: 18651 S.W 134 Ave

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter? No
 Necesita un intérprete? Spanish/Español Èske w bezwen yon Entèprèt? Creole/Kreyol

AGAINST Speaker's Card (For Appearance Before the Board of County Commission) JM

Today's Date: 12/8/11 BCC Mtg. Date: _____ Agenda Item#: 112CC1/11-075

Subject: Valencia School Development

Name: Alicia Pelletier

Address: 18701 SW 134 Ave Mia, FL 33177

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?
 Necesita un intérprete? Spanish/Español Èske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

VA

Today's Date: 12/8 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Somerset

Name: Katia Pimentel

Address: 13068 S.W. 189 ST

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?
¿Necesita un intérprete? Spanish/Español *NO* *NO NEED ONE*
Èske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

VA

Today's Date: 12/8 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Somerset

Name: ADRIANA Rayneri

Address: 15947 SW 148th Terr Miami FL 33196

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?
¿Necesita un intérprete? Spanish/Español *NO* *NO NEED ONE*
Èske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

(JM)

Today's Date: 12/5/11 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: _____

Name: Yamila Santos

Address: 18570 SW 133 Ave, Miami, FL 33177

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español Èske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

(JM)

Today's Date: 12/8 BCC Mtg. Date: _____ Agenda Item#: _____

commented for M. Rose

Subject: _____

Name: Melvin Gonzalez

Address: ~~_____~~ Miami, FL 33177

1563 NW 79 AVE MIAMI FL 33126

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español Èske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

15

Today's Date: 12/8/11 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Valencia school development.

Name: Roberto Organevo

Address: 1300 4 SW 190th Ln, Miami, FL, 33177

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

Necesita un intérprete? Spanish/Español Èske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

16

Today's Date: 12/8 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Symmet

Name: Martha Faavedra

Address: 13420 SW 183 LANE Miami, FL 33177

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

Necesita un intérprete? Spanish/Español Èske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

12/8

Today's Date: 12/8/11 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Somerset Valencia

Name: Oreibis Geralde

Address: 14812 SW 170 Ter. Miami, FL. 33187

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español Èske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

12/8

Today's Date: 12/8 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Somerset

Name: Alexis Bone

Address: 14841 SW 157 Terr Miami, FL 33187

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español Èske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

VM

Today's Date: 12-8-11 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: SummerSet Academy

Name: Yirenia Rodriguez

Address: 18067 SW 151 Ave

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español *Èske w bezwen yon Entèprèt?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

VM

Today's Date: 12/8 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: _____

Name: Elizabeth Cooper

Address: 12275 SW 125 Terr. Miami FL 33186

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español *Èske w bezwen yon Entèprèt?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

JA

Today's Date: 12/8 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Somerset

Name: Tatiana G. Miranda Aguirre

Address: 15305 SW 150 Terr Miami FL 33187

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?
 ¿Necesita un intérprete? Spanish/Español Èske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

JA

Today's Date: 12/8/11 BCC Mtg. Date: 12/8/11 Agenda Item#: 2

Subject: Valencia School

Name: Bill Riley

Address: 19762 SW 129 Ave

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?
 ¿Necesita un intérprete? Spanish/Español Èske w bezwen yon Entèprèt? Creole/Kreyol

COMMISSIONER JOSE "PEPE" DIAZ

DISTRICT 12



MEMORANDUM

Date: December 7, 2011
To: Chairman Joe A. Martinez
Board of County Commissioners
From: Commissioner Jose "Pepe" Diaz
Subject: Absence from Zoning

Please be advised that I will not be able to attend the Zoning meeting scheduled for tomorrow, **December 8, 2011.**

I apologize for any inconvenience this may cause.

C: Members, Board of County Commissioners
Clerk of the Board



MEMORANDUM
BOARD OF COUNTY COMMISSIONERS

TO: **Joe Martinez**
Chairman, Board of County Commissioners

DATE: December 5th, 2011

FROM: **Jean Monestime**
Commissioner, District 2

A handwritten signature in black ink, appearing to read "Jean Monestime", is written over the printed name.

SUBJECT: Absence from ZONING
Hearing, Dec. 8, 2011

Please be advised that, unfortunately, I will be unable to attend the December 8th Zoning Hearing as I will be hosting the IDB Reconstruction 2011 Forum.

I would request that the zoning item in my District to be deferred to the next available zoning hearing date.

Thank you for your consideration.

C: Members, Board of County Commissioners
Robert A. Cuevas, County Attorney
Christopher Agrippa, Clerk of the Board

Large, handwritten blue initials, possibly "V10", are written on the right side of the page, overlapping the bottom of the subject line and the distribution list.



MEMORANDUM

OFFICE OF COMMISSIONER LYNDA BELL MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS DISTRICT 8

Downtown Office 111 NW 1 st Street, Suite 220 Miami, FL 33128 Ph: (305) 375-5218 Fax (305) 372-6073	District Office 14707 S. Dixie Hwy, Suite 101 Palmetto Bay, FL 33176 Ph: (305) 378-6677 Fax (305) 253-7495
--	--

Date: December 2, 2011

To: The Honorable Joe A. Martinez, Chairman
and Members of the Board of County Commissioners

From: Lynda Bell, District 8 Commissioner *Lynda Bell*

Re: Zoning Meeting, December 8, 2011

Please be advised that I will not be able to attend the Zoning Meeting mentioned above. I will be traveling on County business.

Thank you.

cc: Alina T. Hudak, County Manager
Robert A. Cuevas, County Attorney
Charles Anderson, Commission Auditor
Eric Silva, PERA Interim Assistant Director
Christopher Agrippa, Transitional Division Chief