

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z17-361

November 15, 2018

Item No. E

Recommendation Summary	
Commission District	10
Applicant	Jack J. Tierney
Summary of Requests	The applicant is seeking to permit a charter school on the subject property for 1,450 students in grades K-12. Additionally, the applicant is requesting to permit driveways and parking within 25' of the right-of-way, and to permit a lot coverage more than permitted by code.
Location	5600 SW 118 Avenue, Miami-Dade County, Florida.
Property Size	9.11-Acres
Existing Zoning	GU, Interim District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Agriculture <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(F), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b) Non-Use Variances from other than airport regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This item was deferred from the May 31, 2018 meeting at the applicant's request in order to meet with the neighbors. Subsequently, this application was deferred from the September 27, 2018 BCC meeting at the request of the applicant. The item was deferred again from the October 3, 2018 BCC meeting for the applicant to meet with the neighbors.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit a Charter School, grades K-12.
- (2) NON-USE VARIANCE to permit a lot coverage of 19.58% (15% permitted).
- (3) NON-USE VARIANCE to permit a driveway within 25' of the right-of-way (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "True North Classical Academy" as prepared by Civica, dated stamped received 03/06/18 for a total of 16 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans depict the proposed Kindergarten through 12th grade charter school on the 9.11-acre L-shaped subject parcel abutting SW 56 Street to the north and SW 118 Avenue located to its immediate east. The submitted plans also depict the following: a proposed 2 (two) story 90,275 sq. ft. classroom building and gymnasium in Phase 1, and another proposed 2 (two) story 20,385 sq. ft. classroom building in Phase 2. Parking and driveways internal to the site are shown towards the north of the proposed buildings and a more substantial parking lot

located towards the western section of the campus and internal to the property, with ingress and egress areas from SW 56 Street, a major section-line arterial roadway, and SW 118 Avenue.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; vacant, single-family residence	Agriculture
North	AU; agriculture	Agriculture
South	GU; vacant land	Agriculture
East	GU; single-family residences	Agriculture
West	GU; church and school	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The 9.11-acre subject property is comprised of a vacant parcel and parcel with a single family residence located at SW 56 Street and SW 118 Avenue. The surrounding area is characterized by an existing church and school use to the west, single-family residences to the east, agriculture use to the north and a vacant parcel to the south.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community with educational services. Although said proposed charter school could result in additional traffic impacts on the surrounding roadways, staff notes that subject to the conditions outlined in the memorandum from the Department of Transportation and Public Works (DTPW), approval with conditions will not have a significant negative impact on said roadways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Agriculture** Use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), and located **within the Urban Development Boundary (UDB)**. The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, **schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-3A**. Additionally, the goals, objectives and policies under Institutions, Utilities and Communications text of the CDMP on page I-56 state that *public and private schools may be approved, where compatible, in all urban land use categories, including **Agriculture**, inside the UDB, in keeping with any conditions specified in the applicable category.* As such, staff opines that the proposed charter school comprised of grades K through 12 meets the criteria of **Educational Element Policy EDU-3A**, because the proposed school is located inside the UDB along a major section line roadway.

Staff's analysis of the traffic data (see attached Exhibit 'A') for the adjacent area roadways, provided in the Traffic Engineering Division (TED) of the DTPW memorandum, shows a potential traffic impact being created by the proposed charter school. The proposed 1,450 student charter school shows a projected 1,125 new AM peak hour vehicular trips. Specifically,

from the west on SW 56 Street there would be a 15% increase in volume of AM peak hour trips (394 more trips) and along SW 118 Avenue north of the proposed school an increase of 68% in the volume of trips (234 more trips). Additionally, SW 56 Street east of the proposed school will have an 11% increase in the volume of trips (309 more trips) and along SW 118 Avenue south of the proposed school a 55% increase in volume of AM peak hour trips (188 more trips). Although the attached traffic chart shows a substantial percentage increase in trips along SW 118 Avenue, the more minor, interior roadway of the two abutting the proposed charter school, staff notes that the impacts maintain the current Level of Service (LOS) of "C". Staff further opines that DTPW has determined that the proposed plans adequately address the traffic circulation and the proposed charter school will not have a significant unfavorable impact on traffic in the surrounding and immediate area, as indicated above. As such, staff opines that with these and other conditions that will be outlined in the zoning analysis, approval with conditions of the proposed charter school of 1,450 students for grades K-12 would be **compatible** with the surrounding area based on the **Land Use Element Policy LU-4A** compatibility criteria which states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff notes that to mitigate any potential traffic impact the school will be required to comply with the Traffic Operations Plan and have two (2) arrival and dismissal staggered times separated by at least thirty (30) minutes. Additionally, staff notes that the submitted plans for this application depict landscaping around the proposed school campus, along the rights-of-ways and perimeters that abut neighboring properties and residential areas. For these reasons, staff is of the opinion that the approval of the request for the proposed charter school use, combined with the ancillary requests for a driveway closer than 25' to an existing right-of-way, and for a lot coverage more than permitted by code, will be **consistent** with the CDMP LUP map Agriculture land use designation for the subject property, the CDMP Land Use Educational Element interpretative text goals, objectives and policies for Agricultural Communities and **compatible** with the surrounding area based on the Land Use Element **Policy LU-4A** compatibility criteria.

ZONING ANALYSIS:

When analyzing request #1, to permit a charter school on the subject property for 1,450 students in grades K-12, under Section 33-311(A)(3) **Special Exceptions**, Unusual Uses and New Uses, based on the foregoing analysis, staff is of the opinion that the approval of the request with conditions would be **compatible** with the surrounding area for the reasons stated above and below. As part of this application, the applicant has submitted a Traffic Operations Plan (TOP) which details how the arrival and dismissal times will function in accordance with a condition of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW). Staff opines that the proposed requests will not result in excessive traffic as evidenced by the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Said department has indicated in its memorandum dated February 6, 2018, that the application will generate 238 PM new Peak Hour trips based on the Institute of Traffic Engineering (ITE) standards, which will not exceed the Level of Service (LOS) on the surrounding roadways. Based on the queuing analysis and attached TOP, DTPW has determined that there is ample space to accommodate traffic queuing on site. Based on the aforementioned analysis, staff opines that approval with conditions of the application would not have a significant negative impact on traffic on the abutting roadways.

Further, staff opines that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of

Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or storm water management. Additionally, the memorandum submitted by the Departments of Park, Recreation and Open Spaces, Water and Sewer, Miami-Dade Fire Rescue Department and Transit indicate no objection to the application. Based on the aforementioned department memoranda, staff opines that the requests will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. **Therefore, staff recommends approval with conditions of request #1, under Section 33-311(F) Special Exceptions, Unusual and New Uses.**

The applicant also seeks approval of ancillary Non-Use Variance requests to permit the charter school for 1,450 students in grades K-12 on the subject property. These variances include a lot coverage of 19.58% for the proposed development, which is more than the 15% maximum allowed by code (request #2), and to allow a proposed driveway situated less than the 25' permitted from an existing right-of-way (request #3). When the aforementioned requests are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that both the requests are internal to the site and the right-of-way encroachment and increased lot coverage is not likely to have a major visual impact on the abutting properties. Staff further opines that both the requests are germane to request #1, which staff supports, and approval with conditions of said requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would not affect the stability and appearance of the community. Further, based on the analysis below, staff opines that approval of the aforementioned requests would be **compatible** with the surrounding area.

Staff opines that approval with conditions of request #2, to permit a lot coverage of 19.58% (15% maximum allowed) would not be detrimental to the neighborhood and would maintain the basic intent and purpose of the zoning and subdivision regulations. Staff notes that all of the proposed buildings are substantially setback from the property lines and rights-of-ways. Furthermore, staff opines that the proposed school campus will contain adequate landscaping and buffering all along the perimeter and any impact of this request would be adequately mitigated by the abundance of trees, shrubs and landscaping, and together with the aforementioned setbacks, will buffer any visual intrusion to the immediate neighborhood. Similarly, staff is supportive of request #3, where the applicant seeks to permit a proposed driveway setback a minimum of 16', less than the 25' required by code from the abutting SW 118 Avenue right-of-way, situated east of the subject parcel. When this request is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards, staff recommends approval of said request. Staff notes that the submitted plans indicate a continuous row of trees as well as shrubs along the property line abutting the driveway on SW 118 Avenue and any visual impact from the encroachment will be minimal and adequately mitigated. Staff therefore opines that the overall design and location of the proposed buildings internal to the site, provide for a cohesive campus whereby the proffered requests would not be detrimental to the surrounding area. **As such, staff recommends approval with conditions of requests #2 and #3, under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate two (2) ingress/egress drives for the proposed charter school, one along the northern property line abutting SW 56 Street, and another ingress and egress point along SW 118 Avenue. One bus ingress point is provided along SW 118 Avenue. The applicant has provided 44 more parking spaces than the required 157 parking spaces for the 1,450 students and staff of the proposed school.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

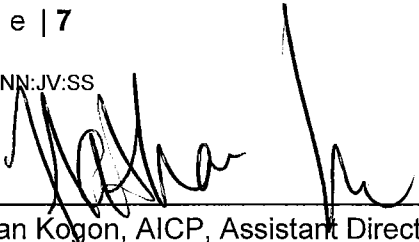
1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, 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 for the hearing entitled "True North Classical Academy" as prepared by Civica, dated stamped received 03/06/18 for a total of 16 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type, size of plant material, and compliance with DERM conditions prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Occupancy.
5. That the applicant shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as may be contained in its memorandum dated February 6, 2018.
6. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources as contained in its memorandum dated April 11, 2018.
7. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That the school gates be opened at least 45 minutes prior to the arrival and dismissal times.
9. That at the time of each annual Certificate of Use renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the principal of the

school detailing the number of students and the grade levels that are currently enrolled in said facility.

10. That the charter school use be limited to grades K – 12th and be limited to a maximum of 1,450 students.
11. That the owner shall have trained personnel on site to manage the traffic operations during the arrival and dismissal period.
12. That at the time of each annual Certificate of Use renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter or approved form from the Department of Transportation and Public Works showing that the school facility is in compliance with the traffic impact study and the TOP that was submitted as part of the hearing application.
13. That no outside speakers other than in connection with emergency systems 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 Charter School related night activities and/or special events shall be limited to twelve (12) events per year and shall end no later than 10:00 PM.
16. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.
17. That if the charter school fails after establishment, the owner, within thirty-six months of the charter school's 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.
 - 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 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.

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NK:JB:NN:JV:SS

A handwritten signature in black ink, appearing to read 'Nathan Kogon', written over a horizontal line.

Nathan Kogon, AICP, Assistant Director
Development Services Division
Miami-Dade County
Regulatory and Economic Resources Department

ZONING RECOMMENDATION ADDENDUM

Jack J. Tierney
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NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection*</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Fire Rescue	<i>No objection</i>
Department of Solid Waste Management (DSWM)	<i>No objection</i>
Building and Neighborhood Compliance	<i>No objection</i>
Parks, Recreation and Open Spaces	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Agriculture (Pg. I-62)</p>	<p>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sales and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-3A.</p> <p>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.</p>
<p>Institutions, Utilities and Communications (Pg. I-53)</p>	<p>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</p>

ZONING RECOMMENDATION ADDENDUM

Jack J. Tierney
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<p>Educational Element Policy EDU-3A (Pg. X-5)</p>	<p>It is the policy of Miami-Dade County that the Miami-Dade County Public Schools shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB, and; new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.</p>
<p>Land Use Element LU-4A (Pg. I-11)</p>	<p>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(F) Special Exception, Unusual and New Uses.</p>	<p>(F) Detriments or benefits shall not be denied consideration on the grounds that they are indirect, intangible or not readily quantifiable. In evaluating the application, among other factors related to the general welfare, whether, and the extent to which:</p> <p>(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</p> <p>(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</p> <p>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</p> <p>(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</p> <p>(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</p>
<p>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>

ZONING RECOMMENDATION ADDENDUM

Jack J. Tierney
PH: Z17-361

<p>33-154 Limitations on the siting of public charter school facilities</p>	<p>a) New kindergarten, elementary, middle and senior high charter school facilities as well as the expansion of existing charter school facilities shall be prohibited on sites located outside the Urban Development Boundary (UDB), as established in the Comprehensive Development Master Plan.</p> <p>(b) Except as provided in subsection (c) below, the following new charter school facilities and the expansion of such facilities shall be located inside the UDB and spaced from the UDB as follows:</p> <p style="padding-left: 40px;">(1) Kindergarten, Elementary school: at least ¼ mile inside the UDB (2) Middle school: at least ½ mile inside the UDB (3) Senior high school: at least one mile inside the UDB.</p> <p>(c) A proposed new kindergarten, elementary, middle, or senior high charter school facility, or the expansion of an existing charter school site, inside but closer to the UDB than indicated in (b) above, may be approved at public hearing, when it is demonstrated that within a one-half mile radius of the outer boundaries of the proposed new charter school or charter school expansion site:</p> <p style="padding-left: 40px;">(1) that the majority of the lots, parcels or tracts lying within the radius are developed or approved for development; and (2) there are no other lots, parcels or tracts within the radius that are available for development that meet the requirements of subsection (b) above and that meet all the requirements of this article.</p> <p>Approval of such a site shall require that the majority of the subject site and the proposed buildings' ground floor square footage be located in accordance with (b) above, and that the principal buildings and entrances be placed as far from the UDB as possible.</p> <p>(d) For purposes of establishing the distances provided by this section, the applicant shall furnish a certified survey from a registered surveyor, as well as a proposed site plan, which shall indicate that the distance requirements of this section have been met.</p>
<p>33-314(C)(11) Direct applications to the County Commission</p>	<p>(C) The County Commission shall have jurisdiction to directly hear other applications as follows:</p> <p>(11) 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 <u>Section 33-311(A)(3)</u> of this code.</p>
<p>33-314(C)(12) Direct applications to the County Commission</p>	<p>(C) The County Commission shall have jurisdiction to directly hear other applications as follows:</p> <p>(12) Applications for public charter school facilities and expansions or modifications to existing public charter school facilities.</p>
<p>33-303.1(D)(19) Developmental Impact Committee</p>	<p>Review and make recommendations to the Board of County Commissioners on all applications for public charter school facilities and all applications for expansions or modifications to existing public charter school facilities.</p>

EXHIBIT 'A'

True North Classical Academy						
1,125 AM Peak Hour Trips						
1,450 Proposed Students						
Will Operate with Four Buses						
7:45 – 8:45 AM						
1,450 Students	Projected New Trips					
AM Peak Hour	1,125					
Site Circulation						
School Campus	In/Out bound Trips	Stacking & Queuing & Parking Spaces Required	Stacking & Queuing & Parking Spaces Provided	Parking Spaces Required	Parking Spaces Provided	
11800 SW 56th Street, Miami, Florida	617/508	225	330	157	201	
Adjacent Roadway Impacts						
Adjacent Roadway	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 56th Street w/o Proposed School	394	2,649	3,043	15%	C	C
SW 56th Street e/o Proposed School	309	2,865	3,174	11%	C	C
SW 118 Avenue n/o Proposed School	234	342	576	68%	C	C
SW 118 Avenue s/o Proposed School	188	342	530	55%	C	C
Total	1,125					
Neighborhood Impacts						
Roadways Impacted	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 120th Avenue	0	-	-	0%	N/A	N/A
SW 64th Street	0	-	-	0%	N/A	N/A



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
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Lubby Navarro
Dr. Marta Pérez
Mari Tere Rojas

September 14, 2018

VIA ELECTRONIC MAIL

Jorge Vital, DIC Coordinator
Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1st Street, 11th Floor
Miami, Florida 33128
jvital@miamidade.gov

RE: **JACK J. TIERNEY 1450 K12 - Z17-361**
LOCATED AT 5600 SW 118 AVENUE – FOLIO No. 304925000040

Dear Mr. Vital:

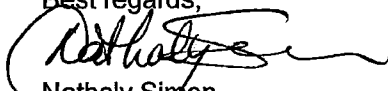
In response to your Department's request seeking information regarding traditional public schools with attendance boundaries within 3 miles of the above-referenced charter school application, please see the attached Public School Projected Capacity Analysis (Attachment A) and map (Attachment B).

As you will note under Attachment A, the public schools in the general area are:

- 1) Elementary School (K-5): Bent Tree, Calusa, Ethel Koger, Greenglade, Joe Hall, Kendale, Kendale Lakes, Olympia Heights, Royal Green, Snapper Creek, Sunset Park, Tropical, Village Green, Wesley Matthews, Zora Neale Hurston
- 2) K-8 Centers: Blue Lakes, Cypress, Winston Park
- 3) Middle School (6-8): Glades, Howard D. McMillan, Riviera, W.R. Thomas
- 4) Senior High School (9-12): Miami Sunset, Southwest Miami

The analysis depicts a surplus of student stations of **2,493** at the elementary school level, of **127** at the middle school level, and of **1,031** at the senior high level. 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.

Best regards,



Nathaly Simon
Supervisor

NS:ns
L-95
Attachment

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Miami-Dade County
School Concurrency Master File

Planning, Design & Sustainability

*Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 •
Miami, FL 33132*

305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

ATTACHMENT "A"

Public Schools with Attendance Boundaries within 3-mile radius Available Capacity Review

Local Government (LG): Miami-Dade
LG Application Number: Z17-361

Applicant's Name: Jack J. Tierney
Address/Location: 5600 SW 118 Avenue, Miami FL 33183
Master Folio Number: 30-4925-000-0040

PUBLIC SCHOOLS WITH ATTENDANCE BOUNDARIES WITHIN 3-MILE RADIUS OF APPLICATION						
MDCPS SCHOOL NO.	Facility Name and Address	Net Available Capacity				
	ELEMENTARY SCHOOL K-5					
0271	BENT TREE ELEMENTARY 4861 SW 140TH AVENUE	214				
0441	BLUE LAKES K-8 CENTER (ELEM COMP) 9250 SW 52ND TERRACE	86				
0671	CALUSA ELEMENTARY 9580 WEST CALUSA CLUB DRIVE	-59				
1281	CYPRESS K-8 CENTER (ELEM COMP) 5400 SW 112TH COURT	144				
0251	ETHEL KOGER ELEMENTARY 4702 SW 143RD COURT	-17				
2261	GREENGLADE ELEMENTARY 3060 SW 127TH AVENUE	7				
2341	JOE HALL ELEMENTARY 1901 SW 134TH AVENUE	127				
2641	KENDALE ELEMENTARY 10693 SW 93RD STREET	195				
2651	KENDALE LAKES ELEMENTARY 8000 SW 142ND AVENUE	86				
4091	OLYMPIA HEIGHTS ELEMENTARY 9797 SW 40TH STREET	135				
4741	ROYAL GREEN ELEMENTARY 13047 SW 47TH STREET	235				
4761	ROYAL PALM ELEMENTARY 4200 SW 112TH COURT	1				
5121	SNAPPER CREEK ELEMENTARY 10151 SW 64 STREET	227				
5421	SUNSET PARK ELEMENTARY 10235 SW 84TH STREET	45				
5521	TROPICAL ELEMENTARY 4545 SW 104 AVENUE	369				
5641	VILLAGE GREEN ELEMENTARY 12265 SW 34TH STREET	146				
3111	WESLEY MATTHEWS ELEMENTARY 12345 SW 18TH TERRACE	205				
5961	WINSTON PARK K-8 CENTER (ELEM COMP) 13200 SW 79TH STREET	-81				
2511	ZORA NEALE HURSTON ELEMENTARY 13137 SW 26TH STREET	428				
	TOTAL CAPACITY AVAILABLE K-5	2,493				

		MIDDLE SCHOOL 6-8			
0442	BLUE LAKES K-8 CENTER (MID COMP) 9250 SW 52ND TERRACE	10			
1282	CYPRESS K-8 CENTER (MID COMP) 5400 SW 112TH COURT	-18			
6211	GLADES MIDDLE 9451 SW 64TH STREET	-61			
6441	HOWARD D. MCMILLAN MIDDLE 13100 SW 59TH STREET	157			
6801	RIVIERA MIDDLE 10301 SW 48TH STREET	518			
6901	W. R. THOMAS MIDDLE 13001 SW 26 STREET	-284			
5962	WINSTON PARK K-8 CENTER (MID COMP) 13200 SW 79TH STREET	-195			
		TOTAL CAPACITY AVAILABLE 6-8	127		
		SENIOR HIGH SCHOOL 9-12			
7531	MIAMI SUNSET SENIOR HIGH 13125 SW 72ND STREET	800			
7741	SOUTHWEST MIAMI SENIOR HIGH 8855 SW 50TH TERRACE	231			
		TOTAL CAPACITY AVAILABLE 9-12	1,031		

As requested by Miami-Dade County, MDCPS has conducted a review of the public schools with attendance boundaries in the area near the proposed charter school to determine the net available capacity for each school level; please see results above.

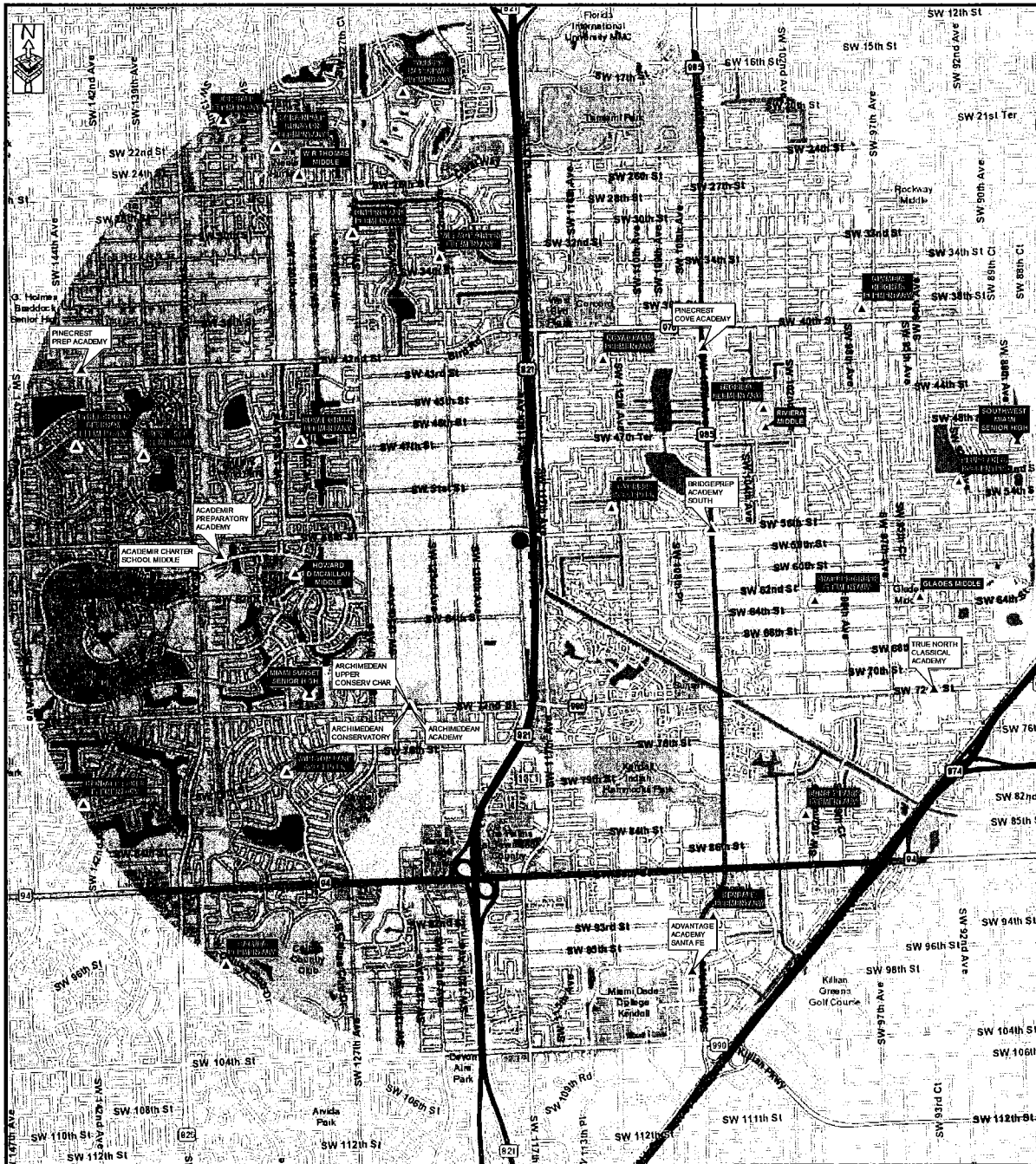


Exhibit "B"

Miami-Dade County Public Schools

Traditional Public Schools w/Attendance Boundaries & Charters Schools 3-Mile Radius from
 4746614-6600 SW 118 Ave (Jack Tierney)

Department of
 Planning,
 Design and
 Sustainability



Traditional Public Schools w/Attendance Boundaries

MDCPS	School Name	Enrollment	Capacity	% Utilization
027L	BENT TREE ELEMENTARY	427	641	67%
0441	BLUE LAKES K-8 CENTER	462	643	72%
067L	CALUSA ELEMENTARY	851	792	107%
1281	CYPRESS K-8 CENTER	369	495	75%
025L	ETHEL ROGER BECKHAM ELEMENTARY	766	748	102%
521L	CLADES MIDDLE	851	832	102%
276L	GREENLAKES ELEMENTARY	520	560	93%
644L	HOWARD D MCMILLAN MIDDLE	938	1,243	80%
234L	JOE HALL ELEMENTARY	473	653	72%
264L	KENDALE ELEMENTARY	532	724	73%
265L	KENDALE LAKES ELEMENTARY	750	882	90%
753L	MIAMI SUNSET SENIOR HIGH	1,415	2,393	59%
409L	OLYMPIA HEIGHTS ELEMENTARY	445	642	69%
680L	RIVIERA MIDDLE	517	1,035	50%
474L	ROYAL GREEN ELEMENTARY	487	722	67%
476L	ROYAL PALM ELEMENTARY	575	576	100%
512L	SNAPPER CREEK ELEMENTARY	655	686	68%
724L	SOUTHWEST MIAMI SENIOR HIGH	2,618	2,853	92%
542L	SUNSET PARK ELEMENTARY	529	704	85%
532L	TROPICAL ELEMENTARY	453	802	54%
564L	VILLAGE GREEN ELEMENTARY	814	460	68%
690L	W R THOMAS MIDDLE	1,181	919	129%
311L	WESLEY MATTHEWS ELEMENTARY	498	703	71%
595L	WINSTON PARK K-8 CENTER	1,423	1,147	124%
251L	ZORA NEALE HURSTON ELEMENTARY	600	1,039	58%

Charter Schools

MDCPS	School Name	Enrollment
6082	ACADEMIR CHARTER SCHOOL MIDDLE	359
2002	ACADEMIR PREPARATORY ACADEMY	441
3025	ADVANTAGE ACADEMY SANTA FE	197
0510	ARCHIMEDEAN ACADEMY	646
6006	ARCHIMEDEAN CONSERVATORY	330
7265	ARCHIMEDEAN UPPER CONSERV CHAR	330
2003	BRIDGEPREP ACADEMY SOUTH	591
5049	PINECREST COVE ACADEMY	938
0600	PINECREST PREP ACADEMY	604
1000	TRUE NORTH CLASSICAL ACADEMY	321

Legend

- 6600 SW 118 Ave
- Educational Facilities Type**
- ▲ Elementary School
- ▲ K-8 Center
- ▲ Middle School
- ▲ Senior High School
- ▲ Charter Schools
- 3-Mile Radius

Memorandum



Date: April 11, 2018

To: Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: Z2017000361-2nd Revision
Jack Tierney – True North Classical Academy
5600 SW 118th Avenue
Special Exception to Permit Charter School, Grades K-12. NUV of
Lot Coverage and Setbacks
(GU) (9.11 Acres)
25-54-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name in the "From:" field.

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). Accordingly, DERM provided the following comments:

Wellfield Protection

The subject property is located within the average and maximum Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

Pursuant to Section 24-43(5) of the Code, hazardous wastes are prohibited within the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. The application was previously denied because floor plans showed proposed laboratories which as potential sources of hazardous wastes would be in conflict with Section 24-43(5) of the Code. Sheet A04.0, signed on 02/27/18 by Rolando Llanes, AR 0013160, shows previously proposed laboratories removed from plans and replaced by proposed "resource classrooms".

Since the subject request involves a non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(d) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the

proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Tree Preservation

The submitted application proposes impacts to specimen trees (trees with a diameter at breast height 18 inches or greater), however the applicant has applied for but not received Tree Permit 8947. During the course of evaluating the tree permit a determination of specimen tree preservation requirements has been made and at this time no significant site plan changes are required. Should the applicant require impacts to additional specimen trees, substantive changes to the site plan pursuant to the specimen tree standards outlined in Section 24-49.2(II)(2) of the Code shall be made.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. A recommendation of approval is contingent on the applicant obtaining a tree permit. The applicant is required to comply with all requirements and conditions of the subject permit.

It is advised that pursuant to Policy Con-8I of the CDMP and Section 24-49.9 of the Code, should there be exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code present on the subject property, they shall be removed prior to development or redevelopment and developed property

shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included in any zoning approval.

Please contact Tree Permitting Program at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Fat Oil and Grease Control Program

Pursuant to Section 24-15 of the Code, any commercial establishment that prepares food is required to install a Fat Oil and Grease Control Device and provide a sampling point. The applicant is advised that Miami-Dade County Environmental Plan Review approval is required for the proposed Fat Oil and Grease Control Device prior to operating. The applicant shall provide construction details of the required grease trap/interceptor and sampling point. For further information regarding the Fat Oil and Grease Control Program please contact the DERM Pollution Regulation Division at (305)372-6600.

Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: February 6, 2018 .
To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department
From: Darlene M. Fernandez, P.E.
Assistant Director
Department of Transportation and Public Works
Subject: DIC 17-361
Name: Jack J. Tierney
Section 25 Township 54 South Range 39 East

I. PROJECT LOCATION:

The property is located at 5600 SW 118 Avenue.

II. APPLICATION REQUEST:

This application is requesting the approval for a special exemption to permit a charter school, grades K-12 for a maximum proposed student enrollment of 1,450 students.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 118 Avenue and from the east and the west by SW 56 Street.

IV. RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division (TED) is approved pending submittal of applicable Off-Site Infrastructure Plans that address school zone signals, signs, and pavement markings, in accordance with the current governing standards.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on the Institute of Transportation Engineers Trip Generation Manual, 9th Edition)

238 PM Peak Hour trips are generated by this application. This application meets the traffic concurrency criteria set for an Initial Development Order.

B. Cardinal Distribution

North	26 %	East	27 %
South	26 %	West	21 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9270 located on SW 56 Street west of HEFT/SR 821, has a maximum LOS "D" of **3280** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2693** vehicles and **16** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9270** with its PHP and assigned vehicles is at LOS "C". The **162** vehicle trips generated by this development when combined with the **2693** and those previously approved through Development Orders, **16**, equal **2871** and will cause this segment to remain at LOS "C" whose range is from 1371 to 2990.

Station 9659 located on SW 72 Street east of SW 127 Avenue, has a maximum LOS "EE" of **4260** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2097** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9659** with its PHP and assigned vehicles is at LOS "D". The **36** vehicle trips generated by this development when combined with the **2097** and those previously approved through Development Orders, **0**, equal **2133** and will cause this segment to remain at LOS "D" whose range is up from 1991 to 3380.

Station F-1070 located on SW 72 Street east of SW 116 Court, has a maximum LOS "EE" of **4296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2577** vehicles and **4** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1070** with its PHP and assigned vehicles is at LOS "C". The **40** vehicle trips generated by this development when combined with the **2577** and those previously approved through Development Orders, **4**, equal **2621** and will cause this segment to remain at LOS "C" whose range is up to 3420.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. TRAFFIC COMMENTS:

The applicant will be required to install school speed zones, as per the most recent governing standards and upon all required agency approvals, for any existing or future uncontrolled school crossings that provide direct access to the school's property; and for any remote school crossings serving the school site that has been warranted as per the most recent governing standards. Failure to provide school speed zones or other off-site infrastructure plans that meets with County approval will prohibit the school from obtaining a future Certificate of Use. Please contact TED for information relating to recent Florida Department of Transportation (FDOT) Speed Zoning updates as they relate to school zones."

VIII. SITE PLAN CRITIQUE:

1. This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

IX. STANDARD CONDITIONS:

1. A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
2. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian ramps that meet American with Disability Act (ADA) specifications where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
3. 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 feet 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 Right-of Way Aesthetics and Asset Management (R.A.A.M.) Division of the Parks Recreation and Open Spaces Department. Also, any relocation or removal of trees must be approved by RER. These approvals should be applied for, and received, prior to zoning approval of this project. A "Covenant for Maintenance" agreement, recorded in the public records, must be provided prior to permitting any of these types of installations within the public right-of-way.
4. Plans submitted for Permit shall conform to MUTCD, DTPW 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 zoning resolution 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.
5. 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.
6. A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable

portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

7. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian ramps that meet American with Disability Act (ADA) specifications where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
8. 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 feet 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. Also, any relocation or removal of trees must be approved by RER. 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 records, must be provided prior to permitting any of these types of installations within the public right-of-way.
9. Plans submitted for Permit shall conform to MUTCD, DTPW 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.
10. 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.


c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources

Memorandum



DATE: January 16, 2018

TO: Jorge Vital
DIC Coordinator
Department of Regulatory and Economic Resources (RER)

FROM: Matthew Vinke, AICP 
Transit Planner II
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of DIC Project No. Z2017000361
True North Classical Academy
DTPW Project No. OSP173
FSC No. 41.04

Project Description

The applicant, True North Classical Academy, has submitted a request for a property consisting of approximately 9.11 net acres located at 5600 SW 118th Avenue in unincorporated Miami-Dade County. This property is currently zoned as GU (Interim District). The applicant is requesting a special exception to permit a Charter School grades K-12, a non-use variance to permit a lot coverage of 19.58% (only 15% is permitted), and a non-use variance to permit a driveway to setback a minimum of 16' (25' required) from SW 118th Avenue.

Once completely built out, the proposed Charter School will accommodate a maximum of 1,450 students supported by typical administrative offices, classrooms, an indoor gymnasium and other extensive outdoor recreational amenities. The construction and student enrollment at the proposed Charter School will be incremental and will occur in three separate phases. The first phase will accommodate up to 300 students, the second phase will accommodate a total of 1,000 students, and the last phase will be able to accommodate up to 1,450 students.

Current Transit Service

The subject area is served by Metrobus Route 56, which provides east-west transit service along SW 56th Street. The nearest bus stop to the subject property is approximately 1,000 feet away. The service headways for Metrobus Route 56 are detailed in the table below.

Metrobus Route Service Summary DIC Project No. Z2017000361								
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		
56	60	60	n/a	n/a	n/a	n/a	0.2	L/F
Notes:							August 2017 Line Up	
L means Metrobus local route service								
F means Metrobus feeder service to Metrorail								

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Future Transportation/Transit Improvements

As described in the 2017 Transit Development Plan (TDP), the following service changes were implemented in 2017:

Route	Improvement/Adjustment
56	Peak frequency reduced from 40 to 60 minutes Span shortened to 6:00a.m. – 6:00p.m.

DTPW Comments/Recommendations

The subject property is served by Metrobus Route 56 which provides a 60-minute AM/PM peak hour transit service. Policy MT-1A of the Comprehensive Development Master Plan (CDMP) Mass Transit Sub-element provides that the minimum peak-hour mass transit level-of-service shall be that all areas within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) which have a combined resident and work force population of more than 10,000 persons per square mile shall be provided with public transit service having 30-minute headways and an average route spacing of one mile provided that:

- 1) The average combined population and employment density along the corridor between the existing transit network and the area of expansion exceeds 4,000 per square mile, and the corridor is 0.5 miles on either side of any necessary new routes or route extensions to the area of expansion;

The subject site is located in an agricultural enclave within Miami-Dade County known as "Horse Country". This area is characterized by agricultural uses, religious facilities, schools, and residential uses on large lots. Thus, the residential and employment densities of the area do not meet the combined resident and work force population of more than 10,000 persons per square mile, which would warrant provision of transit service with 30-minute or better headways. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by DTPW for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County. Therefore, DTPW has no objections to this application.

- c: Monica D. Cejas, P.E., Chief, System Planning and Development, DTPW
 Gerald Bryan, Section Chief, Service Planning and Scheduling, DTPW
 Eric Zahn, Transit Planning Section Supervisor, DTPW
 Nilia Cartaya, Principal Planner, DTPW

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Memorandum



Date: December 22, 2017

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water & Sewer Department (WASD)

Subject: Zoning Application Comments - True North Classical Academy
Application No. Z2017000361 - (Pre-App. No. Z17P-151)

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning Process. The applicant is advised to consult with their engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.

Application Name: True North Classical Academy

Location: The proposed project is located on approximately 9.11 Acres at 5600 SW 118th Avenue with Folios No. 30-4925-000-0040 and 30-4925-000-0050, in unincorporated Miami-Dade County.

Proposed Development: Proposed 110,660 square feet Charter School Grades K-12, with a maximum enrollment of 1,450 students and Non-Use Variance of lot coverage and to permit parking areas closer than 25 feet to rights-of-way.

The total estimated water demand for the proposed project will be 13,279 (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the County's Comprehensive Development Master Plan (CDMP).

There is an existing 12-inch water main partially abutting the northern boundary of the property to where the developer may connect and extend a new 16-inch water main easterly in SW 56th Street to SW 118th Avenue, interconnecting to an existing 16-inch water main at that location. If the Fire Department requires a new fire hydrant and/or fire lines and/or if service is required from SW 118th Avenue, connect to an existing 16-inch water main in SW 118th Avenue, south of SW 56th Street and extend the same southerly in SW 118th Avenue as required to provide service. Over-sizing credit from 8 to 16 inch applies for the proposed 16-inch water main extension in SW 118th Avenue if required and in SW 56th Street.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with (2) points of connection. Final points of connection and capacity approval to connect to the water system will be provided at the time of the applicant requests connection to the water infrastructure.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required

is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 8A-381 and 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

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

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

A private pump station will be required. The nearest point of connection is an existing 12-inch sewer force main located approximately 2,111 feet away on S.W. 120th Avenue, south of SW 56th Street, from where a new 8-inch sanitary sewer force main may be extended northerly in SW 120th Avenue to SW 56th Street, thence easterly in SW 56th Street as required to provide service. Final points of connection and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

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Below please find additional links to the WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: February 13, 2018

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Deputy Director, Waste Operations
Department of Solid Waste Management

Subject: True North Classical Academy (#Z17_361)

The Department of Solid Waste Management (DSWM) review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: *True North Classical Academy* is requesting the following zoning revisions that would permit construction of a new grade K-12 charter school on the subject property:

- Special Exception to permit a Charter School
- Non-use variance to permit a lot coverage of 19.58% where 15% is permitted
- Non-use variance to permit a driveway minimum setback of 16 feet where 25 feet are required

Size: The subject property is approximately 9.11 acres in size.

Location: The property is located at 5600 SW 118th Avenue

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 of Solid Waste Management (DSWM) 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 29, 2017, 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 Regulatory and Economic Resources Department (formerly 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

Should the request for a Special Exception be approved and the proposed additional building be constructed on the property, it would meet the definition of a "commercial establishment" as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County:

"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." The DSWM does not generally service commercial establishments located in the Department's waste collection service area. The landlord or property owner, therefore, is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling

The following language from **Section 15-2.3a** of the Code 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 |

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-514-6666.

Section 15-2.3 of the Code states that 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 plans associated with this project incorporate at least one of the following traffic circulation criteria 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. There should be no "dead-end" alleyways developed. 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 and recyclables collection.

Memorandum



Date: December 28, 2017

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Alejandro Zizold, PROS Master Plan Manager *AZ*
Planning & Design Excellence Division
Parks, Recreation and Open Spaces Department

Subject: Z2017000361: True North Classical Academy

Application Name: True North Classical Academy (Charter School).

Project Location: The site is located at 5600 SW 118th Avenue in unincorporated Miami-Dade County.

Proposed Development: The request is for approval of a special exception to permit a Charter School, grades K-12, with a planned enrolment of 1,450 students, and for a non-use variance for the lot coverage and to permit parking areas closer than 25' to rights-of-way.

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact Stephanie Cornejo at (305) 755-7957.

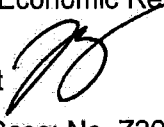
AZ: za sc

Memorandum



Date: January 18, 2018

To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Juan J. Perez, Director
Miami-Dade Police Department 

Subject: Review - Zoning Application - Case: No. Z2017000361
Jack J. Tierney

APPLICATION

The applicant, Jack J. Tierney, is requesting a zoning special exception to permit a new kindergarten through 12th grade public charter school, with up to 1,450 students, to be built in southwest Miami-Dade County. The property is located on 9.11 acres at 5600 SW 118 Avenue in Miami-Dade County, Florida.

CURRENT POLICE SERVICES

The school is located in unincorporated Miami-Dade County and serviced by our Kendall District, located at 7707 SW 117 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

APPLICATION REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's resources, and the impact that the location could have on the proposed zoning modification changes. A police check of crimes/calls for service of the area was completed and has been provided in the attached documents.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required.

While the Miami-Dade Police Department does not object to the proposed zoning modifications to complete this project at this time, we strongly recommend that a reduction in the total number of students be considered in order to alleviate the traffic impact the school will have on the surrounding area. This recommendation should be viewed with significant consideration of the nearby kindergarten through 12th grade Westwood Christian private school (approximately 1,000 students), which backs up to the applicant's projected charter school.

Should you require additional information, please contact Sergeant Keith Hedrick, of our Strategic Planning and Development Section, at 305-471-1990.

JJP/kh
Attachment



MIAMI DADE POLICE DEPARTMENT



57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2017000361 - Jack Tierney/True North Classical Academy

Complaint Date Range: Jan 1, 2017 - Nov 30, 2017

EMERGENCY

Grid Code	CAD Signal Code	YTD 2017	LYTD 2016	P. LYTD 2015
1628	41 SICK OR INJURED PERSON	5	5	4
TOTAL FOR GRID 1628		5	5	4
1629	17 TRAFFIC ACCIDENT	4	3	3
	29 ROBBERY	1	0	0
	32 ASSAULT	1	0	1
	41 SICK OR INJURED PERSON	35	29	40
	49 FIRE	1	1	0
TOTAL FOR GRID 1629		42	33	44
1666	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	2	8	6
	18 HIT AND RUN	0	2	0
	41 SICK OR INJURED PERSON	5	4	3
	44 ATTEMPTED SUICIDE	1	0	0
TOTAL FOR GRID 1666		9	14	9
1667	14 CONDUCT INVESTIGATION	0	0	1
	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	13	9	9
	32 ASSAULT	3	0	0
	41 SICK OR INJURED PERSON	24	34	24
	49 FIRE	1	2	0
TOTAL FOR GRID 1667		41	45	35
		Reported: 30	Reported: 29	Reported: 21
		Not Reported: 67	Not Reported: 68	Not Reported: 71
TOTAL EMERGENCY		97	97	92

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MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
 Z2017000361 - Jack Tierney/True North Classical Academy
 Complaint Date Range: Jan 1, 2017 - Nov 30, 2017



PRIORITY

Grid Code	CAD Signal Code	YTD 2017	LYTD 2016	P. LYTD 2015
1628	14 CONDUCT INVESTIGATION	2	2	2
	26 BURGLARY	1	0	0
	32 ASSAULT	2	1	0
	34 DISTURBANCE	1	1	2
TOTAL FOR GRID 1628		6	4	4
1629	14 CONDUCT INVESTIGATION	6	6	4
	26 BURGLARY	2	1	0
	32 ASSAULT	6	4	3
	34 DISTURBANCE	6	4	3
	44 ATTEMPTED SUICIDE	0	0	1
	47 BOMB OR EXPLOSIVE ALERT	0	1	1
	49 FIRE	0	1	0
TOTAL FOR GRID 1629		20	17	12
1666	14 CONDUCT INVESTIGATION	4	5	3
	17 TRAFFIC ACCIDENT	1	0	0
	18 HIT AND RUN	0	1	0
	32 ASSAULT	0	0	1
	34 DISTURBANCE	2	0	0
	49 FIRE	0	1	1
TOTAL FOR GRID 1666		7	7	5
1667	14 CONDUCT INVESTIGATION	13	4	4
	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	0	1	0
	18 HIT AND RUN	0	0	1
	26 BURGLARY	1	0	0
	32 ASSAULT	2	5	4
	34 DISTURBANCE	9	1	4
	44 ATTEMPTED SUICIDE	0	1	0
	47 BOMB OR EXPLOSIVE ALERT	0	1	0
	49 FIRE	2	0	2
TOTAL FOR GRID 1667		28	13	15
		Reported: 22	Reported: 13	Reported: 15
		Not Reported: 39	Not Reported: 28	Not Reported: 21
TOTAL PRIORITY		61	41	36

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MIAMI DADE POLICE DEPARTMENT



57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2017000361 - Jack Tierney/True North Classical Academy

Complaint Date Range: Jan 1, 2017 - Nov 30, 2017

ROUTINE

Grid Code	CAD Signal Code	YTD 2017	LYTD 2016	P_LYTD 2015
1628	13 SPECIAL INFORMATION/ASSIGNMENT	5	0	7
	14 CONDUCT INVESTIGATION	13	15	10
	15 MEET AN OFFICER	1	0	1
	17 TRAFFIC ACCIDENT	16	1	9
	18 HIT AND RUN	1	1	1
	19 TRAFFIC STOP	2	1	1
	20 TRAFFIC DETAIL	3	4	0
	21 LOST OR STOLEN TAG	0	0	1
	22 AUTO THEFT	1	1	0
	25 BURGLAR ALARM RINGING	19	20	15
	26 BURGLARY	1	3	3
	27 LARCENY	0	0	2
	32 ASSAULT	3	3	3
	33 SEX OFFENSE	0	0	1
	34 DISTURBANCE	16	4	6
	36 MISSING PERSON	0	0	3
	37 SUSPICIOUS VEHICLE	3	1	2
	38 SUSPICIOUS PERSON	1	0	0
	41 SICK OR INJURED PERSON	0	2	1
	43 BAKER ACT	0	3	2
44 ATTEMPTED SUICIDE	0	1	0	
45 DEAD ON ARRIVAL	1	0	1	
54 FRAUD	2	1	2	
TOTAL FOR GRID 1628		93	61	71
1629	13 SPECIAL INFORMATION/ASSIGNMENT	22	26	26
	14 CONDUCT INVESTIGATION	68	58	49
	15 MEET AN OFFICER	3	2	7
	16 D.U.I.	1	2	0
	17 TRAFFIC ACCIDENT	24	23	29
	18 HIT AND RUN	3	4	7
	19 TRAFFIC STOP	25	28	12
	20 TRAFFIC DETAIL	18	11	8
	21 LOST OR STOLEN TAG	6	4	1
	22 AUTO THEFT	5	4	6
	25 BURGLAR ALARM RINGING	51	30	41
	26 BURGLARY	20	12	16

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MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2017000361 - Jack Tierney/True North Classical Academy

Complaint Date Range: Jan 1, 2017 - Nov 30, 2017



Grid Code	CAD Signal Code	YTD 2017	LYTD 2016	P_LYTD 2015
1629	27 LARCENY	5	9	13
	28 VANDALISM	3	6	4
	29 ROBBERY	0	1	1
	32 ASSAULT	13	14	6
	33 SEX OFFENSE	2	0	0
	34 DISTURBANCE	86	104	84
	36 MISSING PERSON	8	1	6
	37 SUSPICIOUS VEHICLE	15	8	12
	38 SUSPICIOUS PERSON	7	4	2
	39 PRISONER	5	1	2
	41 SICK OR INJURED PERSON	2	1	4
	43 BAKER ACT	14	8	13
	45 DEAD ON ARRIVAL	6	3	3
	49 FIRE	1	1	0
	52 NARCOTICS INVESTIGATION	6	1	3
	54 FRAUD	4	15	6
	55 WEAPONS VIOLATION	0	1	0
TOTAL FOR GRID 1629		423	382	361
1666	13 SPECIAL INFORMATION/ASSIGNMENT	7	7	8
	14 CONDUCT INVESTIGATION	28	30	16
	15 MEET AN OFFICER	1	2	0
	16 D.U.I.	1	1	0
	17 TRAFFIC ACCIDENT	50	45	49
	18 HIT AND RUN	5	6	4
	19 TRAFFIC STOP	18	19	16
	20 TRAFFIC DETAIL	4	5	6
	21 LOST OR STOLEN TAG	2	2	0
	22 AUTO THEFT	3	1	1
	25 BURGLAR ALARM RINGING	8	7	6
	26 BURGLARY	0	1	8
	27 LARCENY	1	2	3
	28 VANDALISM	1	0	1
	32 ASSAULT	2	2	2
	33 SEX OFFENSE	0	0	1
	34 DISTURBANCE	12	10	13
36 MISSING PERSON	0	0	1	
37 SUSPICIOUS VEHICLE	2	2	6	

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MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2017000361 - Jack Tierney/True North Classical Academy

Complaint Date Range: Jan 1, 2017 - Nov 30, 2017



Grid Code	GAD Signal Code	YTD 2017	LYTD 2016	P_LYTD 2015
1666	38 SUSPICIOUS PERSON	0	0	3
	39 PRISONER	0	1	0
	41 SICK OR INJURED PERSON	0	0	2
	43 BAKER ACT	1	2	5
	44 ATTEMPTED SUICIDE	0	0	1
	45 DEAD ON ARRIVAL	1	0	0
	49 FIRE	1	1	0
	52 NARCOTICS INVESTIGATION	1	0	1
	54 FRAUD	2	3	0
	55 WEAPONS VIOLATION	0	1	0
TOTAL FOR GRID 1666		151	150	153
1667	13 SPECIAL INFORMATION/ASSIGNMENT	52	23	21
	14 CONDUCT INVESTIGATION	44	42	44
	15 MEET AN OFFICER	3	4	1
	16 D.U.I.	0	2	1
	17 TRAFFIC ACCIDENT	79	74	64
	18 HIT AND RUN	14	14	12
	19 TRAFFIC STOP	58	36	23
	20 TRAFFIC DETAIL	16	19	18
	21 LOST OR STOLEN TAG	0	2	4
	22 AUTO THEFT	2	4	1
	25 BURGLAR ALARM RINGING	58	44	49
	26 BURGLARY	10	8	19
	27 LARCENY	3	6	9
	28 VANDALISM	3	5	3
	29 ROBBERY	0	0	1
	32 ASSAULT	7	4	4
	33 SEX OFFENSE	1	0	2
	34 DISTURBANCE	37	48	49
	35 INTOXICATED PERSON - MYERS ACT	0	1	0
	36 MISSING PERSON	1	3	5
	37 SUSPICIOUS VEHICLE	6	5	8
	38 SUSPICIOUS PERSON	1	4	5
	39 PRISONER	1	2	1
41 SICK OR INJURED PERSON	4	5	3	
43 BAKER ACT	8	5	8	
45 DEAD ON ARRIVAL	1	1	2	

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MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2017000361 - Jack Tierney/True North Classical Academy

Complaint Date Range: Jan 1, 2017 - Nov 30, 2017



Grid Code	CAD Signal Code	YTD 2017	LYTD 2016	P_LYTD 2015
1667	48 EXPLOSION	0	0	1
	52 NARCOTICS INVESTIGATION	0	1	3
	54 FRAUD	4	9	5
TOTAL FOR GRID 1667		413	371	366
		Reported: 506	Reported: 459	Reported: 462
		Not Reported: 574	Not Reported: 505	Not Reported: 489
TOTAL ROUTINE		1080	964	951
GRAND TOTAL		1238	1102	1079

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MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Report Filters



Complaint Date Range: Jan 1, 2017 - Nov 30, 2017

Grid: 1628, 1629, 1666, 1667

Signal: 13 SPECIAL DETAIL CHRISTMAS, 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION

Agency:

District:

Call Type: ROUTINE, PRIORITY, EMERGENCY

Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exists


CDW Package

Memorandum



Date: February 6, 2018

To: Jack Osterholt, Director
Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department 

Subject: DIC 2017000361 – True North Classical Academy

According to the letter of intent dated December 11, 2017, the applicant is seeking a Special Exception along with accompanying non-use variances to permit a charter school at 5600 SW 118 Avenue, Miami-Dade County, Florida.

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately 64 fire and rescue alarms annually. Although the estimated number of alarms results in a moderate impact to existing fire and rescue service, current stations serving the area will be able to absorb the additional number of alarms. The project's proportionate share of impact fees will be assessed at time of building permit and fund primary and supportive facility and equipment needs generated by the project's impact.
- (B) Based on data retrieved during calendar year 2017, the average travel time to the vicinity of the property was **7:09** 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 property 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 four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
9	7777 SW 117 Avenue	Rescue, Engine	7
37	4200 SW 142 Avenue	Rescue, Engine	7
57	8501 SW 127 Avenue	Rescue, Battalion	4
13	6000 SW 87 Avenue	Aerial	4
56	16250 SW 72 Street	Rescue, Engine	7

SITE PLAN REVIEW

- (A) Fire Engineering & Water Supply Bureau reviewed and approved the site plan entitled "True North Classical Academy" as prepared Civica Architects, dated stamp received December 13, 2017 and uploaded to EnerGov on December 13, 2017.

- (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 Engineering & Water Supply Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JACK TIERNEY

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2017000361

DATE

HEARING NUMBER

FOLIO: 30-4925-000-0040/ 30-4925-000-0050

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

December 27, 2017

NEIGHBORHOOD REGULATIONS:

Folio No.: 30-4925-000-0040/30-4925-000-0050

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.: 30-4925-000-0040/30-4925-000-0050

There are no open/closed cases in BSS.

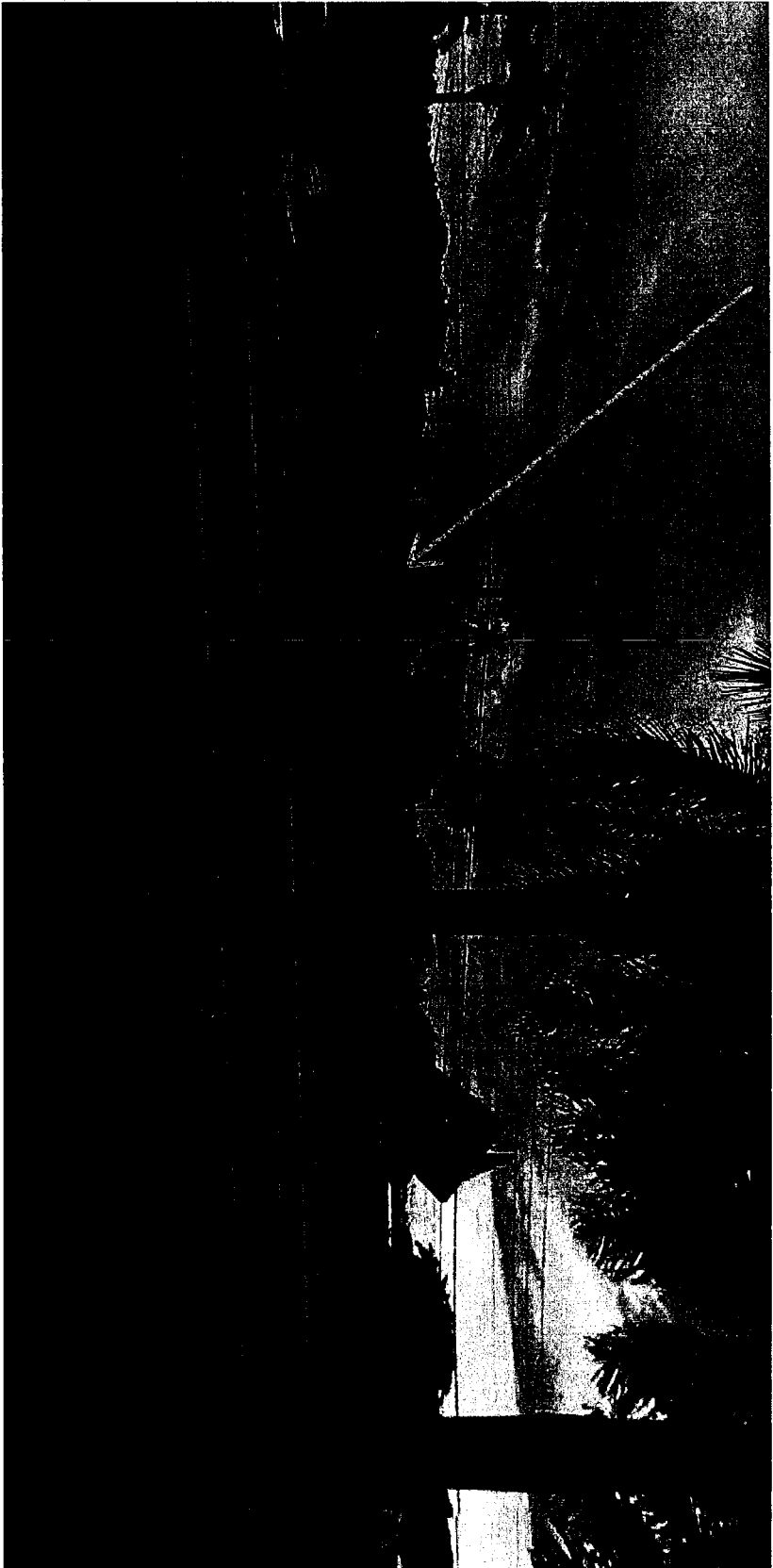
VIOLATOR:

Jack Tierney

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

5600 SW 118th Avenue / View from SW 56 Street



RECEIVED
217-3001
DEC 13 2017
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By _____



5600 SW 118th Avenue / View from SW 118th Avenue

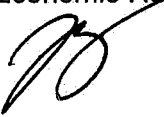
RECEIVED
 217-301
 DEC 13 2017
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By _____

Memorandum



Date: January 18, 2018

To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Juan J. Perez, Director
Miami-Dade Police Department 

Subject: Review - Zoning Application - Case: No. Z2017000361
Jack J. Tierney

APPLICATION

The applicant, Jack J. Tierney, is requesting a zoning special exception to permit a new kindergarten through 12th grade public charter school, with up to 1,450 students, to be built in southwest Miami-Dade County. The property is located on 9.11 acres at 5600 SW 118 Avenue in Miami-Dade County, Florida.

CURRENT POLICE SERVICES

The school is located in unincorporated Miami-Dade County and serviced by our Kendall District, located at 7707 SW 117 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

APPLICATION REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's resources, and the impact that the location could have on the proposed zoning modification changes. A police check of crimes/calls for service of the area was completed and has been provided in the attached documents.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required.

While the Miami-Dade Police Department does not object to the proposed zoning modifications to complete this project at this time, we strongly recommend that a reduction in the total number of students be considered in order to alleviate the traffic impact the school will have on the surrounding area. This recommendation should be viewed with significant consideration of the nearby kindergarten through 12th grade Westwood Christian private school (approximately 1,000 students), which backs up to the applicant's projected charter school.

Should you require additional information, please contact Sergeant Keith Hedrick, of our Strategic Planning and Development Section, at 305-471-1990.

JJP/kh
Attachment

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock
_____	_____
_____	_____
_____	_____

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: Building Hope Parkside Foundation, a District of Columbia nonprofit corporation.

NAME AND ADDRESS (if applicable)	Percentage of Interest
<u>See attached Exhibit.</u>	<u>N/A</u>
_____	_____

Date of contract: April 12th, 2017

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

NOTICE: For 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.

By: *Jack J. Tierney*
Print Name: JACK J. TIERNEY
Title: _____

Sworn to and subscribed before me this 3 day of November 2017. Affiant is personally known to me or has produced FDL as identification.

[Signature]
(Notary Public)
My commission expires 2/25/19



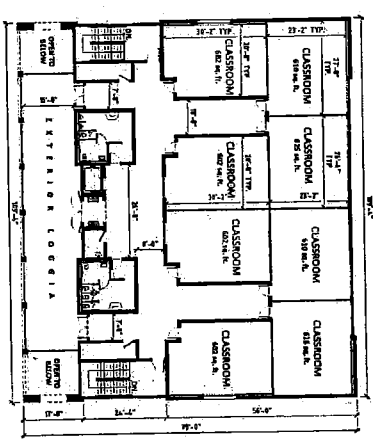
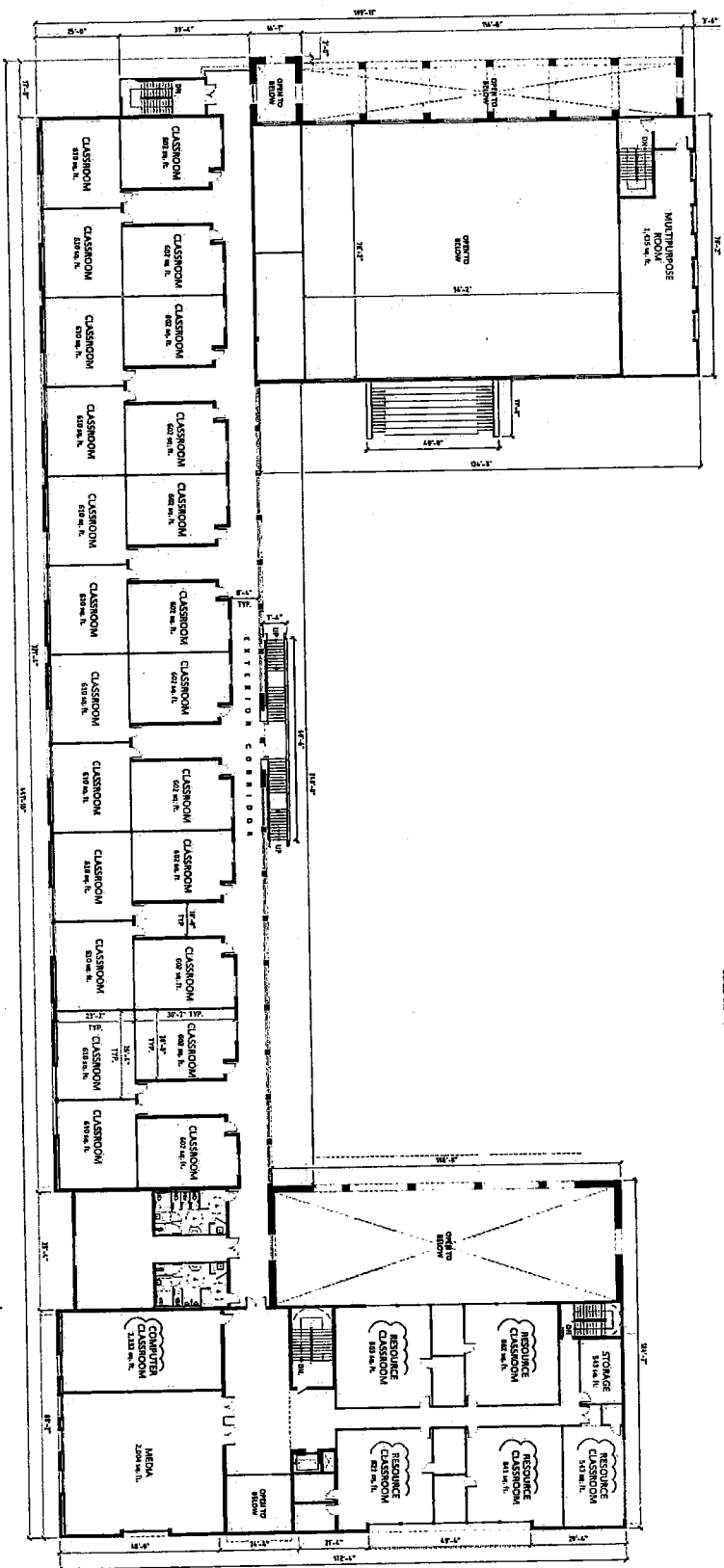
Monica Curbelo
COMMISSION # FF203736
EXPIRES: February 26, 2019
WWW.AARONNOTARY.COM

*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 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 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.

Disclosure of Interest (Contract Purchaser)

The sole member of Building Hope Parkside Foundation, a District of Columbia nonprofit corporation, is "Building Hope...A Charter School Facilities Fund."

Board Members: Marianne Keler, S. Joseph Bruno, and Thomas Porter.



1 PHASE 1 SECOND FLOOR PLAN

2 PHASE 2 SECOND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN
A04.0

DATE: 08/27/18
DRAWN BY: [Signature]
CHECKED BY: [Signature]

NO.	DATE	BY	REVISION

DATE: 08/27/18
DRAWN BY: [Signature]
CHECKED BY: [Signature]

D.L.C.



TRUE NORTH CLASSICAL ACADEMY
1800 N. 10th St., Suite 100
Denver, CO 80202
Tel: 303.585.8939
Fax: 303.585.8938
www.trueclassical.com

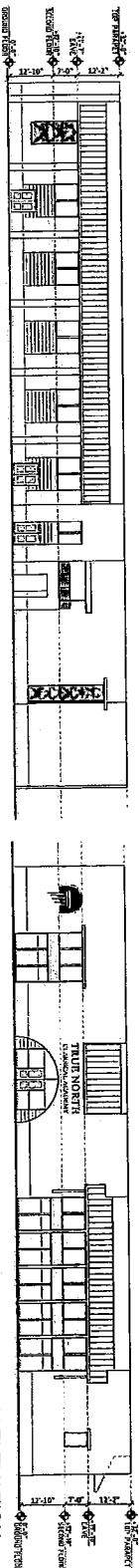
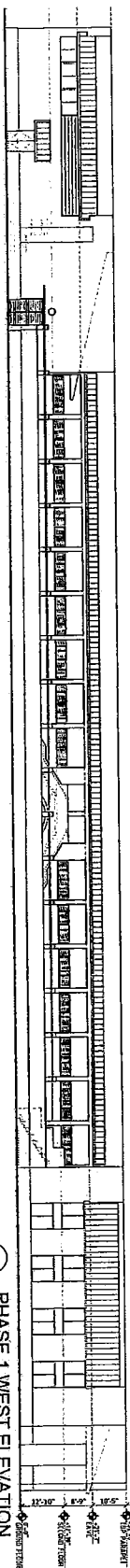
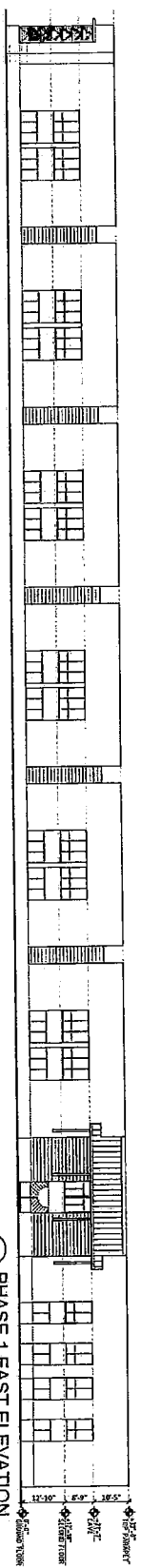
CIVICA
 ARCHITECTURE & PLANNING
 8823 NW 12th St, Suite 100
 Miami, FL 33150
 Phone: 305.553.8888
 Fax: 305.553.8889
 www.civica.com

PROJECT:
 TRUE NORTH
 CLASSICAL ACADEMY
 1800 N. 24th STREET
 MIAMI, FL 33137
 ARCHITECT:
 TRUE NORTH
 CLASSICAL ACADEMY



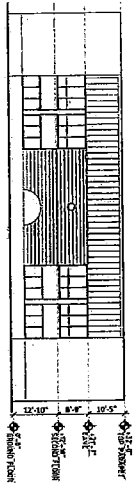
CIVICA PROJECT NO.
 172904
 SCHEDULED DATE

D.I.C.

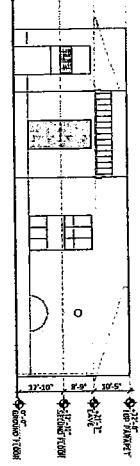


PHASE 1 SOUTH ELEVATION (GYM)
 SCALE: 1/8" = 1'-0"

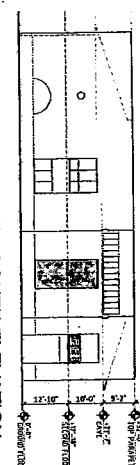
PHASE 1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



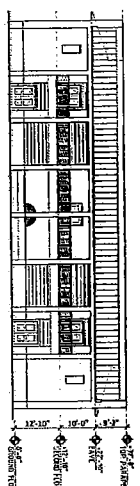
PHASE 2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



PHASE 2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



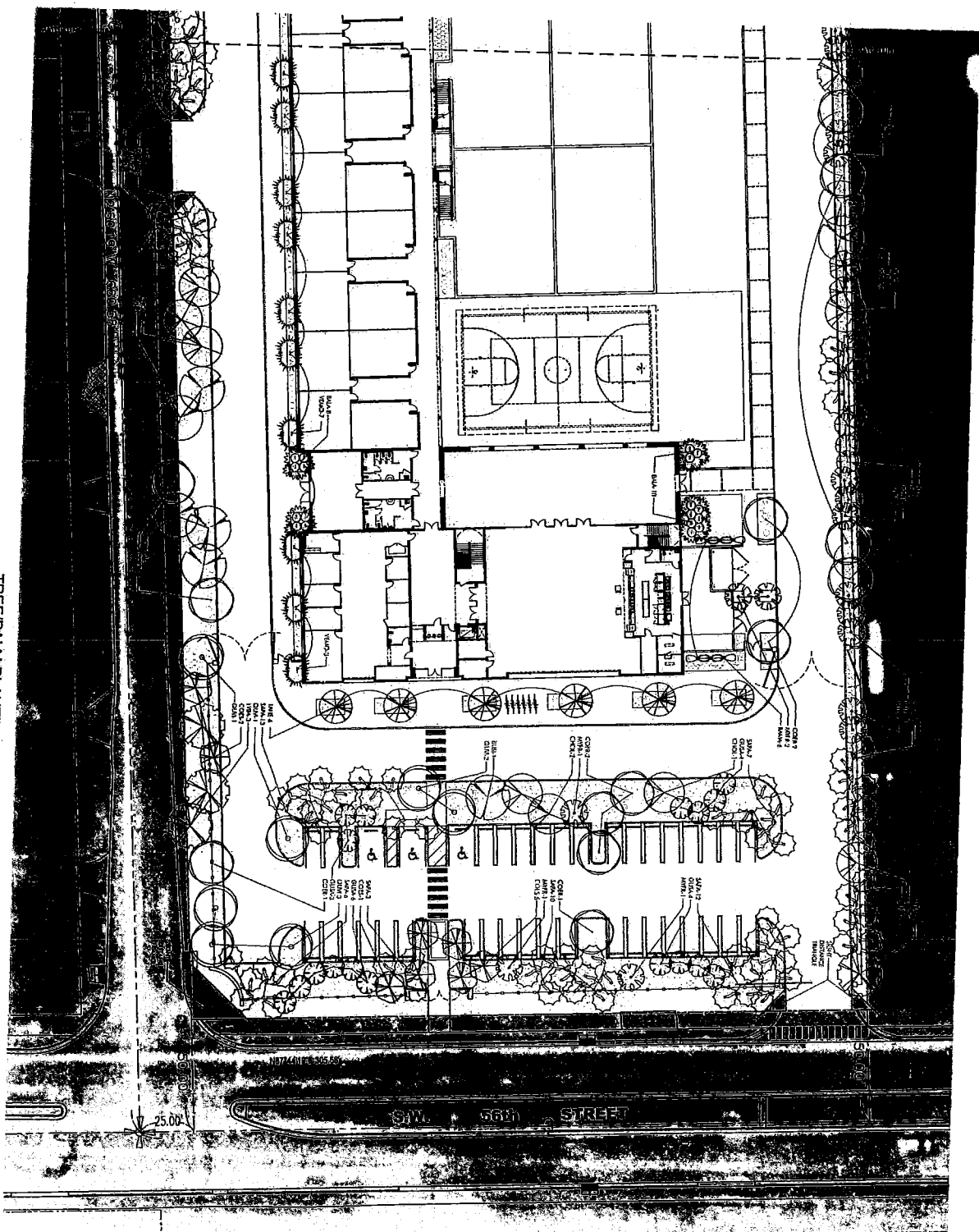
PHASE 2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



PHASE 2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED BUILDING ELEVATIONS
 SHEET NUMBER: A07.0



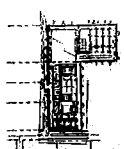
1
 UNIT 6
 SCALE 1/8" = 1'-0"
 TREE/PALM PLANTING PLAN
 2

REFER TO SHEET L1331 LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS REFER TO SHEET L1327 FOR PLANT LIST AND LANDSCAPE LEGEND

TREE/PALM PLANTING PLAN
 L131



Professional Seal of a Landscape Architect, State of Florida, License No. 12345



PROJECT: CLASSICAL ACADEMY
 ARCHITECT: [Firm Name]
 DATE: [Date]

SCALE: 1/8" = 1'-0"

DATE: 09/14/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT: CLASSICAL ACADEMY

ARCHITECT: [Firm Name]
 DATE: 09/14/2014

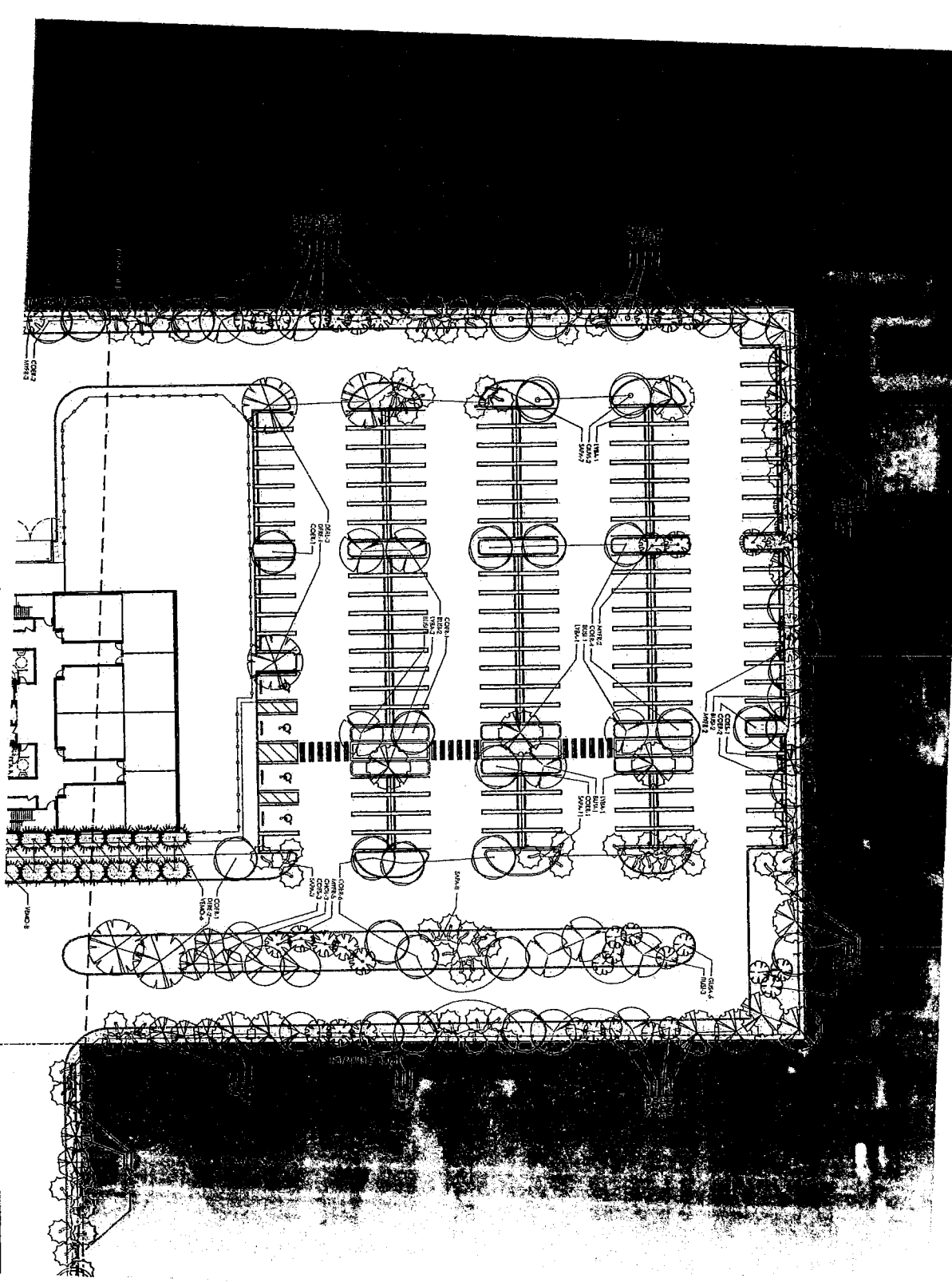
PROJECT: CLASSICAL ACADEMY
 ARCHITECT: [Firm Name]
 DATE: 09/14/2014

PROJECT: CLASSICAL ACADEMY
 ARCHITECT: [Firm Name]
 DATE: 09/14/2014

PROJECT: CLASSICAL ACADEMY
 ARCHITECT: [Firm Name]
 DATE: 09/14/2014

PROJECT: CLASSICAL ACADEMY
 ARCHITECT: [Firm Name]
 DATE: 09/14/2014

52



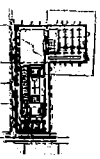
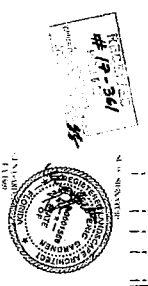
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SCALE 1" = 20'

TREE/PALM PLANTING PLAN

REFER TO SHEET L.A.21 LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS REFER TO SHEET L.A.22 FLOOR PLANT LIST AND LANDSCAPE LEGEND

TREE/PALM PLANTING PLAN
L.A.21
L.A.22

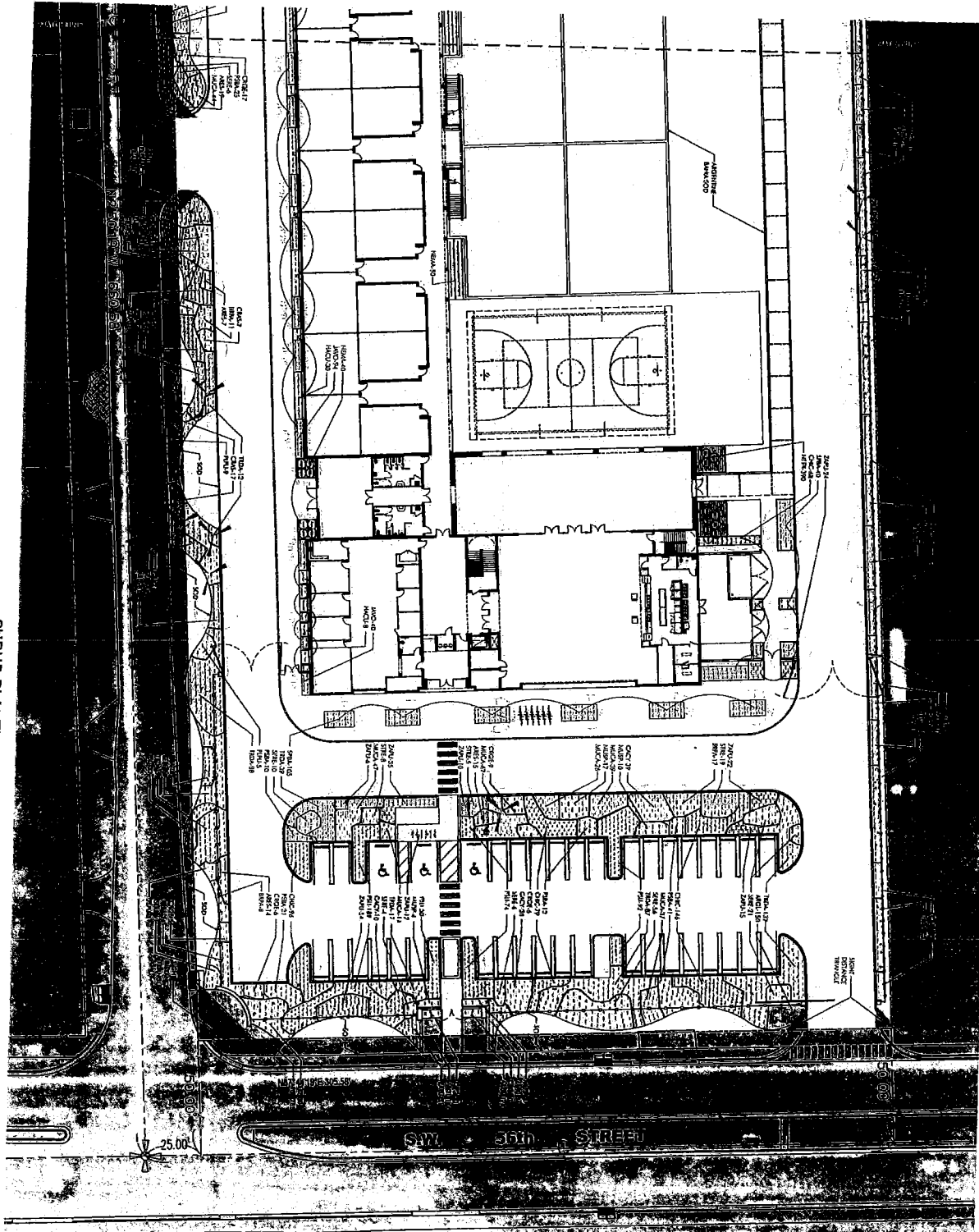


DATE: 10/15/10
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
PROJECT: TRUE NORTH CLASSICAL ACADEMY
SHEET: L.A.21

CIVICA
8323 NW 12th St. Suite 105
Orem, UT 84057
Phone: 801.225.8888
Fax: 801.225.8889
www.civica.com
PROJECT
TRUE NORTH CLASSICAL ACADEMY
SHEET: L.A.21

DESIGNED BY: CIVICA
DRAWN BY: CIVICA
CHECKED BY: CIVICA
DATE: 10/15/10

60



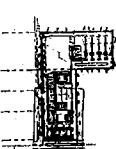
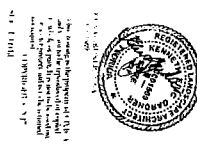
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SCALE: 1"=20'

SHRUB PLANTING PLAN

REFER TO SHEET L02.1 LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS REFER TO SHEET L02.2 FOR PLANT LIST AND LANDSCAPE LEGEND

SHRUB PLANTING PLAN
L02.1



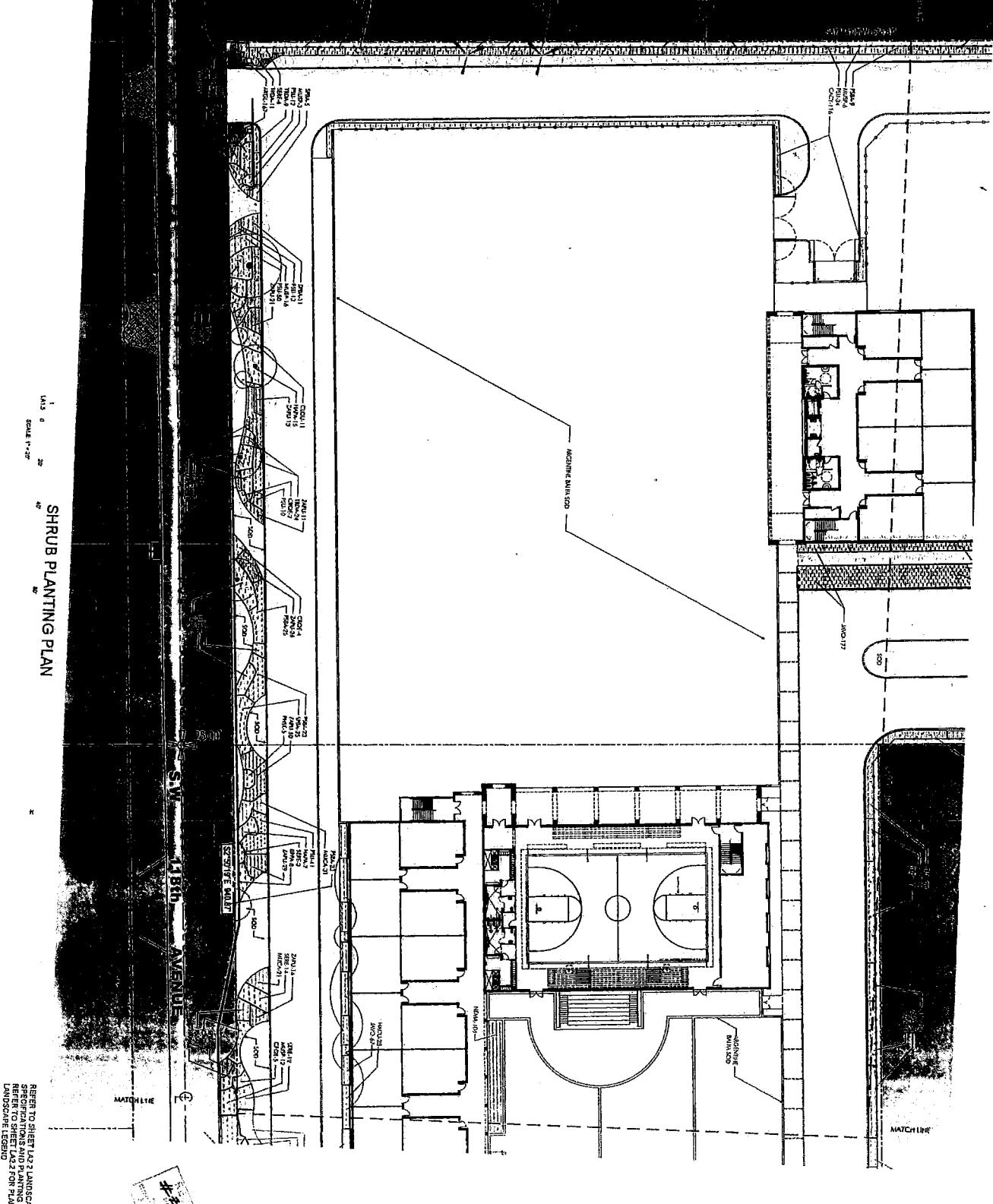
NO.	DESCRIPTION
1	CONCRETE
2	GRAVEL
3	ASPHALT
4	PAVING
5	LANDSCAPE

CIVICA BUILDING, INC.
179814
INSURANCE
D.L.C.
STATE OF FLORIDA

TRUENORTH
CLASSICAL ACADEMY
179814
INSURANCE
D.L.C.
STATE OF FLORIDA

CIVICA
8333 HWY 170, SUITE 106
DADE CITY, FL 34724
TEL: 352.563.5850
WWW.CIVICABUILDING.COM
PROJECT:
TRUENORTH
CLASSICAL ACADEMY
179814
INSURANCE
D.L.C.
STATE OF FLORIDA

62

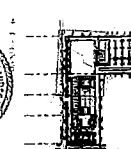


SHRUB PLANTING PLAN
SCALE 1/4" = 1'-0"

REFER TO SHEET L&S LANDSCAPE
PLANTING PLAN FOR PLANTING DETAILS
REFER TO SHEET L&S LANDSCAPE LEGEND

SHRUB
PLANTING PLAN
L&S

THESE PLANS WERE PREPARED BY THE ARCHITECT AND THE LANDSCAPE ARCHITECT UNDER THE CLOSE COOPERATION AND SUPERVISION OF THE ARCHITECT AND THE LANDSCAPE ARCHITECT.



DATE: 12/15/15
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"

CIVICA
3823 HWY 128N, ST. SUITE 105
DORAL, FL 33126
TEL: 305.593.8939
WWW.CIVICAFL.COM
ARCHITECT
PROJECT
TRUE NORTH
CLASSICAL ACADEMY
DORAL, FLORIDA
DATE: 12/15/15
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"

ADJACENT ROADWAY NEIGHBORHOOD IMPACT CHART

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, and not to exceed # of students and grade levels of the proposed application.

School Name: TRUE NORTH CLASSICAL ACADEMY
School Address: 11800 SW 56TH ST

Tax Folio # No. 30-4925-00-0040, No. 30-4925-00-0050

Total size of site: 9.11 ACRES.

Is this an expansion to an existing school? YES NO

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

 and the Resolution #

Number of students / children requested: 1450 Grade Levels: K-12th Grades Ages: 4-18 Yrs Old

Number of classrooms: 71 Total Classrooms

Total square footage of classroom area: 45,937 Sq.Ft.

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.): 64,723 Sq.Ft.

Total square footage of outdoor recreation/play area: 109,087 Sq.Ft.

Number of parking spaces provided for staff and transportation vehicles: 100 Spaces

Total parking spaces provided: 201 Spaces

Auto-stacking spaces provided: 129 vehicles

Days and hours of operation: Monday - Friday 7:00 AM - 4:00 PM

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

Signed, sealed, executed and acknowledge on this 7th day of Dec., 2017 at Miami-Dade County, Florida.

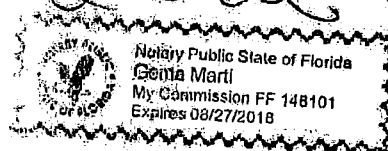
WITNESSES: _____

SIGNATURE: _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 7th day of Dec., 2017, before me personally appeared _____, 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.

My Commission Expires: 8/27/18



666



MIAMI-DADE COUNTY



HEARING MAP

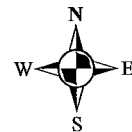
Process Number

Z2017000361

Section: 25 Township: 54 Range: 39
 Applicant: Jack J Tierney
 Zoning Board: Board of County Commissioners
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

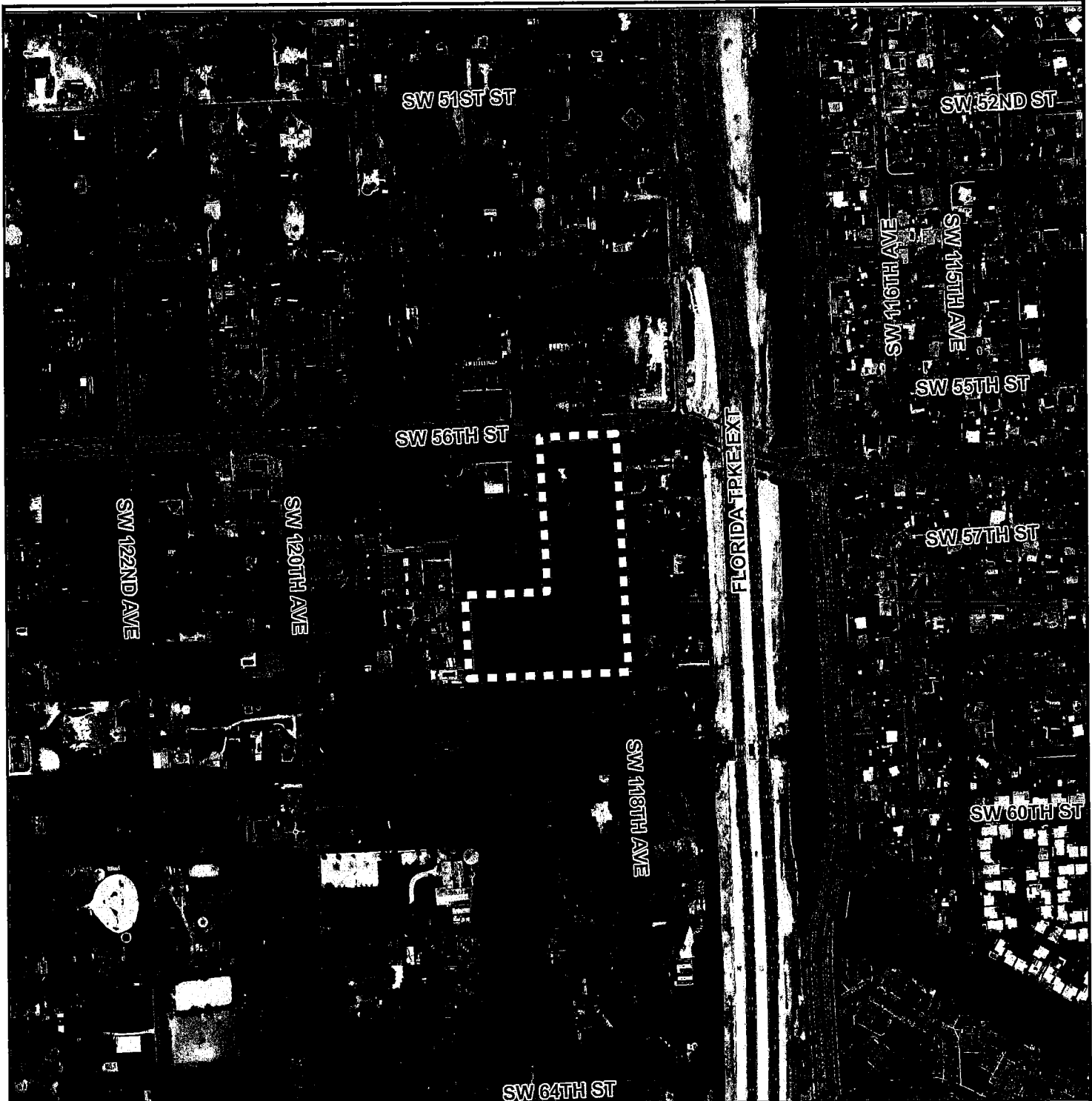
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, December 20, 2017

REVISION	DATE	BY
		<i>[Signature]</i>



MIAMI-DADE COUNTY

AERIAL YEAR 2015

Process Number

Z2017000361

Legend



Subject Property



Section: 25 Township: 54 Range: 39

Applicant: Jack J Tierney

Zoning Board: Board of County Commissioners

Commission District: 10

Drafter ID: EDUARDO CESPEDES

Scale: NTS



SKETCH CREATED ON: Wednesday, December 20, 2017

REVISION	DATE	BY
		62






**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2017000361
RADIUS: 2640

Section: 25 Township: 54 Range: 39
Applicant: Jack J Tierney
Zoning Board: Board of County Commissioners
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

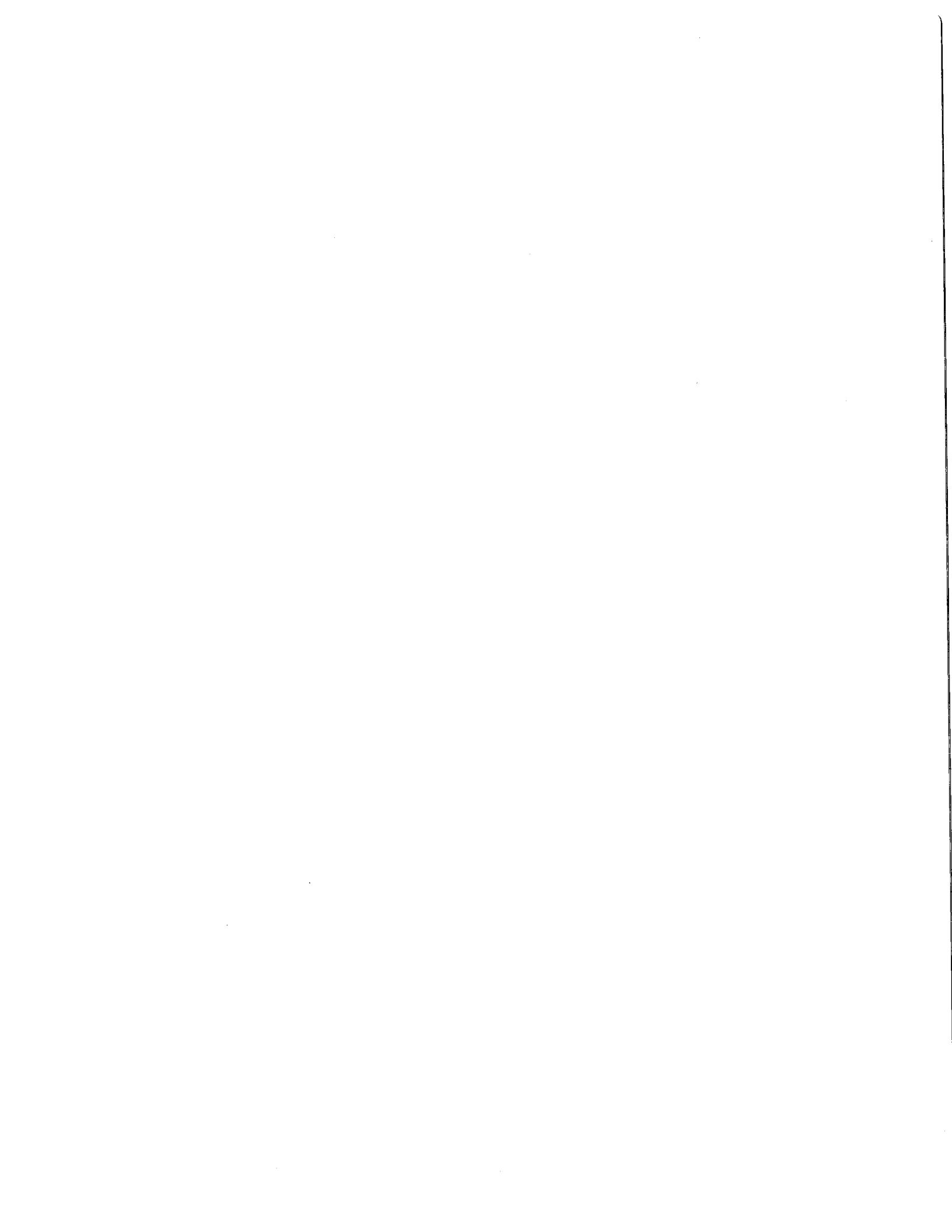
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, December 20, 2017

REVISION	DATE	BY
		69



SW 51ST ST

SW 52ND ST

AGRICULTURE

SW 56TH ST

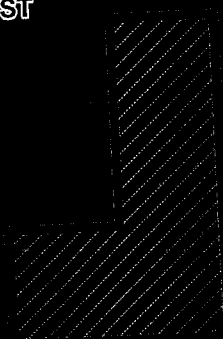
SW 55TH ST

LOW DENSITY
RESIDENTIAL
(LDR) 2.5-6 DU/AC

SW 122ND AVE

SW 120TH AVE

SW 57TH ST



SW 118TH AVE

FLORIDA TPKE EXT
TRANSPORTATION (ROW, RAIL, METRO RAIL, ETC.)

SW 60TH ST

WATER

WATER

BUSINESS AND OFFICE
SW 64TH ST

LOW-MEDIUM
DENSITY, RESIDENTIAL
(LMDR) 6-13-DU/AC

MIAMI-DADE COUNTY

Process Number

CDMP MAP

Z2017000361

Legend



Subject Property Case

Section: 25 Township: 54 Range: 39

Applicant: Jack J Tierney

Zoning Board: Board of County Commissioners

Commission District: 10

Drafter ID: EDUARDO CESPEDES

Scale: NTS



SKETCH CREATED ON: Wednesday, December 20, 2017

REVISION	DATE	BY