

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

PH: Z20-155

July 21, 2021

Item No. 3A

Recommendation Summary	
Commission District	10
Applicant	Florida High School for Accelerated Learning - Miami Campus, LLC
Summary of Requests	The applicant seeks to permit a proposed charter school within an existing building on the subject property for 600 students from grades 9-12, run in two (2)-separate 5-hour shifts of a maximum of 300 students on campus at any one time. Additionally, the applicant is also requesting approval of ancillary non-use variances to allow the existing building to setback less than required from the property lines, to have a 6' high chain link fence along the rear property line in place of a 5' high decorative masonry wall, and for existing structures to encroach into the right-of-way for SW 86 Street.
Location	8610 SW 107 Avenue, Miami-Dade County, Florida.
Property Size	1.30 acres
Existing Zoning	RU-5A, Semi-Professional Office District
Existing Land Use	Office Building
2020-2030 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, Section 28-19, Variances (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit a Charter School.
- (2) NON-USE VARIANCE to permit an existing building to setback a minimum of 20.2' (25' required) from the front (east) property line and setback 23.5' (25' required) from the side street (north) property line.
- (3) NON-USE VARIANCE requiring a 5' high decorative masonry wall along the rear (west) property line; to waive same to permit an existing 6' high chain link fence.
- (4) NON-USE VARIANCE of zoning and subdivision regulations requiring no structures encroach in the right-of-way; to waive same to permit existing walls, landscaping and utilities to encroach in the right-of-way for SW 86 Street.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Florida High School For Accelerated Learning - Miami Campus," as prepared by AREFCO International, Consulting Engineers, consisting of 6 sheets dated stamped received

3/23/21, floor plans and elevations prepared by Wolfe Architects, Inc., consisting of 3 sheets dated stamped received 10/5/20, and landscape plans prepared by Terrescape, Inc., consisting of 2 sheets dated stamped received 3/23/21, for a total of 11 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

On May 9, 1980, pursuant to Resolution #Z-102-80, the Board of County Commissioners approved a district boundary change from GU and RU-5A, to RU-5A on the subject property that consisted of an existing one (1)-story high office building.

The applicant now seeks to permit within the aforementioned office building, a charter school use for a total of 600 students from grades 9-12, and proposes that the student attendance at the school be served by two (2)-separate 5-hour shifts of a maximum of 300 students on the campus at any one time. Additionally, the applicant requests approval of ancillary non-use variances to allow the existing building to setback less than required from the front (east) and side street (north) property lines, to have a 6' high chain link fence in place of the required 5' high decorative masonry wall along the rear (west) property line where the proposed school use lot abuts a residential zoned district, and to allow existing structures such as walls, landscaping and utilities to encroach into the right-of-way for SW 86 Street. The submitted plans indicate the existing one (1)-story high, 16,382 sq. ft. structure is to be converted into the proposed charter school. The floor plans for the interiors of the existing structure show classroom spaces, hallways, restroom facilities, as well as the administrative areas, all provided within the single floor to comfortably accommodate only 300 students at any one time on site and within the proposed facility. Parking and driveways internal to the site are shown to the rear of the existing building, mainly towards the west and interior side (south) of the site. Access to the proposed school facility is by means of a one-way driveway loop, with one (1)-ingress point of direct vehicular and pedestrian access provided along SW 107 Avenue, and one (1)-egress point from the site located along SW 86 Street. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel, especially along the west property line that directly abuts the multi-family residential apartments, while street trees with shrubs have been provided all along SW 107 Avenue and SW 86 Street.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-5A; office building	Business and Office
North	RU-4M; multi-family apartments	Medium Density Residential (13 to 25 du)
South	RU-5A; utility/communication office building	Business and Office
East	RU-5A; multi-story office buildings	Business and Office
West	RU-4M; multi-family apartments	Medium Density Residential (13 to 25 du)

NEIGHBORHOOD COMPATIBILITY:

The 1.30-acre subject property is a corner lot located at 8610 SW 107 Avenue, and consists of an existing office building that is to be converted into a charter school. The area surrounding the subject property is characterized by a communications utility building to the immediate south and

multi-story office buildings located to the east across from SW 107 Avenue (SR 985), a major well-travelled north/south arterial roadway. Large multi-family residential apartment complexes are located to the north and west of the subject site.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to establish on the subject property a charter school which will provide educational services for families in the surrounding area. Based on memoranda from the departments reviewing this application, staff opines that approval of same will not create significant traffic or environmental impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application lies within a Community Development Block Grant (CDBG)-eligible area, where traffic concurrency does not apply, but that the application will generate an additional 22 PM peak hour vehicle trips. Although the use is proposed within an existing structure on the subject parcel and the ancillary non-use variances being sought are for existing conditions that do not create any new impacts for the adjacent neighborhood, however, staff notes that approval of a charter school facility on the subject site will bring additional traffic and noise into the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* The Business and Office land use category also allows for retail uses and schools. A section of the CDMP Land Use Element Interpretative text also indicates that *some existing lawful uses and zoning classifications are not specifically depicted on the LUP map*, however, all such existing lawful uses and zoning are deemed to be **consistent** with the Land Use Plan Map.

Furthermore, another section of the CDMP Land Use Element interpretative text for Institutions, Utilities and Communications indicates that *neighborhood or community-serving institutional uses, including **schools**, in particular, 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.* A section of the CDMP Land Use Element interpretative text for uses such as **schools** indicates that *Compatibility shall be determined in accordance to Policy LU-4A.* The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and 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.* Further, CDMP Land Use Element, **Policy LU-4D** states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.*

Staff opines that the submitted site plan, which depicts the existing and proposed conditions on the subject property, keeps within the existing character of the neighborhood and will not result in

an intensification of the development of the site beyond the scale of the surrounding area, and would not be out of character with same. Staff further opines that the proposed charter school with its direct access along SW 107 Avenue Road, a major well-travelled north/south arterial roadway, will act as a reasonable transition between the business uses located to its south and east, and the large multi-family residential developments located to the north and west of the subject parcel. Additionally, staff notes that the submitted plans for this application depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel, especially along the west property line that directly abuts the multi-family residential apartments, while street trees with shrubs have been provided all along SW 107 Avenue and SW 86 Street. Staff notes that the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW) has determined that based on their review of the submitted Traffic Impact Study and queuing analysis within the School Traffic Operations Plan (TOP), there is ample space to accommodate traffic queuing on site. DTPW has further 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 further indicated in the zoning analysis provided below. As such, staff opines that the approval of the charter school use on the subject property would be **consistent** with the CDMP Land Use interpretative text, goals, objectives and policies and criteria set within the CDMP that schools may be approved on sites within functional neighborhoods when compatible with the surrounding area based on the criteria set forth in **Policies LU-4A and LU-4D**.

Based on the foregoing, and for the reasons that will be further explained in the zoning analysis, staff opines that the proposed charter school will be adequately buffered, will not have a significant visual impact on the surrounding properties and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**. Staff further opines that approval with conditions of the application will be **consistent** with the Business and Office CDMP LUP map designation, the CDMP Land Use Element Interpretative text for Business and Office, and **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

When analyzing the request to permit a charter school on the subject property (request #1), under Section 33-311(A)(3) **Special Exceptions**, Unusual Uses and New Uses, staff supports the request and opines that the proposed school on the subject property is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map and based on the foregoing analysis and for reasons stated above and below, would be **compatible** with the surrounding area when considering the necessity and reasonableness of the request in relation to the present and future development of the area.

As noted earlier, the 1.30-acre subject property is a corner lot located at 8610 SW 107 Avenue, and consists of an existing one (1)-story high, 16,382 sq. ft. office building that is to be converted into the proposed charter school. The subject property fronts on SW 107 Avenue (SR 985) to the east, a well-traveled and well-developed main north/south arterial roadway. Staff notes that the approval of the request for the charter school will allow the applicant a student enrollment for a total of 600 students in grades 9-12, served by two (2)-separate 5-hour shifts with a maximum of 300 students on the campus at any one time. The submitted plans indicate that the proposed use will meet all other zoning regulations regarding open space, height of building, lot coverage and provides for adequate landscape buffers along its property lines. Staff further notes that the existing building on the site will continue to stay one story and does not exceed 35' in height, which is in keeping with the building height zoning standards that are applicable to the RU-5A

zoned properties. The submitted floor plans for the interiors of the existing structure indicate classroom spaces, hallways, restroom facilities, as well as the administrative areas, all provided within the single floor to accommodate the proposed facility. Staff opines that the overall design of the facility and location on the subject site provide for a compact and cohesive campus for the charter school. Additionally, the layout for the proposed parking on the subject parcel, provided towards the rear and side of the existing building, has been redesigned and improved to minimize traffic impacts by providing adequate means of ingress and egress, and the traffic circulation within the site works well for the school facility. Access to the site and to the parking for the school is by means of a one-way driveway loop, with one (1)-ingress point of direct vehicular and pedestrian access provided along SW 107 Avenue, and one (1)-egress point from the site located along SW 86 Street. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel, especially along the west property line that directly abuts the multi-family residential apartments, while street trees with shrubs have been provided all along SW 107 Avenue and SW 86 Street. Additionally, the plans indicate that a total of 42 parking spaces are provided, where 36 are required.

Staff analysis of the traffic data (see attached Exhibit 'A') for adjacent area roadways, provided in the Traffic Engineering Division (TED) of the DTPW memorandum, shows the potential traffic impacts being created by the proposed charter school. Staff's traffic area analysis for the proposed new total of 600 students, provided that a maximum of only 300 students be on campus at any one time, shows 67 projected net new vehicular trips. Specifically, SW 86 Street, will have a 37.1% increase in volume of AM peak hour trips (33 more trips to the existing 89 trips), and SW 107 Avenue, a major well-travelled north/south arterial roadway, will have a 2.2% increase in volume of AM peak hour trips (34 more trips to the existing 1,561 trips). Although the attached traffic chart shows an increase in trips along both SW 86 Street and SW 107 Avenue due to the proposed charter school, however, the impacts maintain the current Level of Service (LOS) of "C". Moreover, staff notes that based on the memorandum from Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), that the application will generate only an additional 22 PM new Peak Hour trips.

Staff opines that an efficient and functional traffic circulation pattern is an essential component of a charter school use in order to avoid traffic conflicts within the site during arrival and dismissal times and traffic spilling onto the area roadways. As part of this application, the applicant has submitted a Traffic Operations Plan (TOP) for review 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 notes that to mitigate any potential traffic impact the school will be required to comply with the Traffic Operations Plan and have two (2)-separate arrival and dismissal shifts with a maximum of 300 students on the campus at any one time. These two 5-hour shifts would be separated by a minimum of one (1)-hour in-between. 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 April 8, 2021, that though the subject site lies within a Community Development Block Grant (CDBG)-eligible area, where traffic concurrency does not apply, an additional 22 PM new Peak Hour trips are generated by this application 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. As such, based on the aforementioned analysis, staff opines that the proposed charter school will not result in excessive trips that could have a significant impact on the abutting roadways, would efficiently use the roads, streets and highways which

have been constructed, planned or budgeted for in this area, and would not result in excessive traffic.

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 environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated October 26, 2020, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Departments of Water and Sewer and Park, Recreation and Open Spaces (PROS) indicate no objections to the application as well. Based on the aforementioned department memoranda, staff opines that the application will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the expansion in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

In order to implement the proposed charter school use on the subject site, the applicant is requesting ancillary non-use variances to permit the existing structure to setback a minimum of 20.2' (25' required) from the front (east) property line and setback 23.5' (25' required) from the side street (north) property line (request #2), to permit an existing 6' high chain link fence along the rear (west) property line in lieu of a 5' high decorative masonry wall (request #3), and to allow existing structures such as walls, landscaping and utilities to encroach into the right-of-way for SW 86 Street (request #4). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b) and under Variances, Section 28-19, staff notes that the requests are inextricably intertwined with the proposed school use on the site, which staff supports, and opines that the approval of these requests with conditions would be **compatible** with the surrounding area and would not be detrimental to the public welfare or injurious to the other properties in the immediate area in which the subject parcel is situated.

Staff opines that the approval of said requests will allow the applicant to convert the existing structure into a school with a design and layout that preserves and incorporates many of the existing site conditions as well new improvements that would allow the proposed facility to operate as one unified campus on the subject parcel. Staff opines that the existing building's encroachments into the front and side street areas, the chain link fence along the rear property line which abuts the multi-family residential properties, as well as the walls, landscaping and utilities that encroach into the right-of-way for SW 86 Street, are all existing conditions that do not create any new visual or aural impact on the surrounding properties or on passersby along the abutting roadways. Further, any impact of these requests would be adequately mitigated by the proposed landscape buffers in the form of trees and shrubs that have been provided along the perimeter of the subject parcel, especially along the west property line that directly abuts the residential apartments, while continuous row of street trees as well as shrubs have been provided all along SW 107 Avenue and SW 86 Street, minimizing any intrusive impacts to said areas. Staff notes that the Department of Transportation and Public Works and Platting and Traffic Review Section of the Department of Regulatory and Economic Resources do not object to the aforementioned requests. Staff however, recommends as a condition for approval that any

encroachments within the right-of-way for SW 86 Street must be removed at the property owner's expense in the event that Miami-Dade County determines that the area where said encroachments are located, is needed for right-of-way improvements.

Staff, therefore, opines that approval with conditions of requests #2, #3 and #4 would maintain 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 variances will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. **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, and approval with conditions of request #4 under Section 28-19, Variances.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts a one-way driveway loop, with one (1)-ingress point of direct vehicular and pedestrian access provided along SW 107 Avenue, and one (1)-point of egress from the site located along SW 86 Street. Parking and driveways are located towards the rear and side of the existing building in the form of a surface parking lot. The proposed charter school facility for a maximum of 300 students on campus at any one time and staff, provides for 42 parking spaces, where 36 are required by code, therefore, the parking amounts comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

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 "Florida High School For Accelerated Learning - Miami Campus," as prepared by AREFCO International, Consulting Engineers, consisting of 6 sheets dated stamped received 3/23/21, floor plans and elevations prepared by Wolfe Architects, Inc., consisting of 3 sheets dated stamped received 10/5/20, and landscape plans prepared by Terrescape, Inc., consisting of 2 sheets dated stamped received 3/23/21, for a total of 11 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits 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 obtains 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.
6. That the school gates be opened at least 45 minutes prior to the arrival and dismissal times.
7. 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.
8. That the charter school use be limited to grades 9th – 12th.
9. That the student enrollment would be limited to a maximum total of 600 students, with a maximum of 300 students on campus at any one time.
10. That there will be two (2)-separate arrival and dismissal shifts, as follows:

Arrival Times/Departure Times

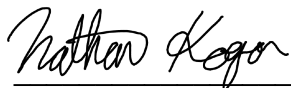
7:00 a.m. to 12:00 p.m. (300 students- AM 1st Shift)

1:00 p.m. to 6:00 p.m. (300 students- PM 2nd Shift)

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 any encroachments within the right-of-way for SW 86 Street must be removed at the property owner's expense in the event that Miami-Dade County determines that the area where said encroachments are located, is needed for right-of-way improvements
15. 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.
16. 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.
17. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.

18. 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.
19. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated April 8, 2021.
20. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the memorandum dated March 11, 2021.

NK:JB:NN:EJ:SS



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

ZONING RECOMMENDATION ADDENDUM

Florida High School for Accelerated Learning - Miami Campus, LLC
PH: Z20-155

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection*
Department of Transportation and Public Works (DTPW)	No objection*
Miami-Dade Fire Rescue (MDFR)	No objection
Water and Sewer Department (WASD)	No objection
Parks, Recreation and Open Spaces Department (PROS)	No objection
Miami-Dade Police Department	No objection
Building and Neighborhood Compliance (BNC)	No objection
*Subject to conditions in their memorandum.	

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

Business and Office (Page I-40)	<i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i>
Uses and Zoning Not Specifically Depicted (Pg. I-33)	<i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.</i>
Institutions, Utilities and Communications (Pg. I-53)	<i>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</i>

ZONING RECOMMENDATION ADDENDUM

Florida High School for Accelerated Learning - Miami Campus, LLC
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	<i>locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</i>
Policy LU-4A (Page. I-8)	<i>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.</i>
Policy LU-4D (Page. I-8)	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	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.
Section 28-19 Variances	(a) Authority of Community Zoning Appeals Board and Board of County Commissioners. The County's Community Zoning Appeals Board may authorize a variance from these regulations, except that applications for variances relating to property within an incorporated area shall be taken directly to the Board of County Commissioners in accordance with <u>Section 33-314</u> , governing direct applications to the County Commission. The applicable board may vary the regulations so that substantial justice may be done, provided that such variance will not have the effect of nullifying the intent and purpose of the overall community plan. In granting any variance, the applicable board shall prescribe any conditions that are deemed necessary to or desirable for the public interest. In making its findings, the applicable board shall take into account among other things the nature of the proposed use of the land and the exiting use of the land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the applicable board finds,

ZONING RECOMMENDATION ADDENDUM

Florida High School for Accelerated Learning - Miami Campus, LLC
PH: Z20-155

	<i>among other things, that all three of the following conditions exist in regard to the land concerned:</i> <i>(1) That there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land.</i> <i>(2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.</i> <i>(3) That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.</i> <i>(b) Large scale developer. The standards and requirements of these regulations may be modified by the applicable board in the case of a plan and program for a new town or a complete community which in the judgment of the applicable board provides adequate public spaces and improvements for the circulation, recreation, light, air, and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the plan.</i> <i>(c) Hearing and notice. All such variances shall be granted only after hearing and notice as prescribed in <u>Section 33-310</u>. The applicable board shall not act without considering the recommendations of the Planning Director and the Zoning Official.</i> <i>(d) Variance to specified sections. Where the use of a fire well or septic tank or both well and septic tank have been approved for use as provided in Sections 28-15(c)(2), 28-15(c)(3) and 28-15(d)(2), a variance to these sections need not be authorized by the applicable board.</i>
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Exhibit "A"

TRAFFIC IMPACT CHART

Florida High School for Accelerated Learning - Miami Campus, LLC
PH: Z20-155

KENDALL GREENS HIGH SCHOOL						
67 AM Peak Hour Net-New Trips						
600 Proposed Students						
7:00 AM to 12:00 PM Morning Session & 1:00 PM to 6:00 PM Afternoon Session						
Peak Hour	Projected Net New Trips					
AM Peak Hour	67					
Site Circulation						
School Campus	In/Out bound Trips	Stacking & Queuing & Parking Spaces Required	Stacking & Queuing & Parking Spaces Provided	Parking Spaces Required	Parking Spaces Provided	
8610 SW 107th Avenue, Miami, FL 33173	37/30	44	60	32	45	
Adjacent Roadway Impacts						
Adjacent Roadway	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 107th Avenue south of SW 86th Street	34	1,561	1,595	2.2%	C	C
SW 86th Street west of SW 107th Avenue	33	89	122	37.1%	C	C
Total	67					
Neighborhood Impacts						
Roadways Impacted	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 88th Street west of SW 107th Avenue	35	2,736	2,771	1.3%	C	C
SW 88th Street east of SW 107th Avenue	21	2,890	2,911	0.7%	C	C
SW 107th Avenue south of SW 88th Street	13	1,200	1,213	1.1%	C	C
SW 107th Avenue north of SW 86th Street	14	1,530	1,544	0.9%	C	C
SW 109th Avenue north of SW 88th Street	53	144	197	36.8%	C	C
SW 109th Avenue north of SW 86th Street	7	165	172	4.2%	C	C

Memorandum



Date: October 26, 2020

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

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

Subject: Z2020000155
Qualcon 2, LLC
SW 86th Street and SW 107th Avenue
Special Exception to allow a charter school.
NUV for setbacks, driveways, and structures in right-of way
(RU-5A) (1.30 Acres)
13-55-40

A handwritten signature in black ink, appearing to read "R. Istambouli".

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to Sections 24-43.1 and 24-43(5) of the Code.

Wellfield Protection

The subject property is located within the Average Day 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. Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials or wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Said Covenant is recorded in Miami-Dade County File Number 1990R452533.

Conditions of Approval: None

Potable Water Service and Wastewater Disposal

The property is currently connected to public water and sewer. Therefore, connection of the proposed development to public water and sewer systems is required pursuant to the Code. 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.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Conditions of Approval: None

Stormwater Management

According to the information found on this project, the proposed work will not affect the existing stormwater management system.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Florida High School for Accelerated Learning", prepared by Yvonne Hall, R.L.A., and dated as received by Miami-Dade County on October 5, 2020 was submitted in support of the subject application indicating the removal of these tree resources.

Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this zoning application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the trees on site. 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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with Section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact the Tree and Forest Resources staff at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

Conditions of Approval: Obtain DERM Tree Permit for impacts to non-specimen trees

Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than

prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition form must be filed with the Air Quality Management Division of DERM for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Enforcement History

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

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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: April 8, 2021
To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department
From:  Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department
Subject: DIC 20-155
Name: Florida High School for Accelerated Learning-Miami Campus, Inc.
Section 31 Township 54 South Range 40 East

I. PROJECT LOCATION:

The property is located on the southwest corner of SW 86 Street and SW 107 Avenue.

II. APPLICATION REQUEST:

This application is requesting a special exemption to permit a charter school, non-use variances for setbacks, non-use variance to permit a chain link fence not the required masonry wall, non-use variance to permit two-way drives with less than 20 feet in width and non-use variances to allow structures to be within the right-of-way along SW 86 Street.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 107 Avenue and from the east and the west by SW 86 Street.

IV. RECOMMENDATION:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 10th Edition)

An additional 22 PM Peak Hour trips are generated by this application.

This application meets the traffic concurrency criteria because it lies within a Community Development Block Grant (CDBG)-eligible area where traffic concurrency does not apply

B. North	31 %	East	29 %
South	20 %	West	20 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-0046 located on SW 107 Avenue south of SW 58 Street, has a maximum LOS "SUMA" of 3580 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1936 vehicles and 8 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0046** with its PHP and assigned vehicles is at LOS "C". The 6 vehicle trips generated by this development when combined with the 1936 and those previously approved through Development Orders, 8, equal 1950 and will cause this segment to remain at LOS "C" whose range is up to 3420.

Station F-0064 located on Kendall Drive east of SW 103 Avenue has a maximum LOS "EE" of 6468 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 4318 vehicles and 72 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0064** with its PHP and assigned vehicles is at LOS "C". The 7 vehicle trips generated by this development when combined with the 4318 and those previously approved through Development Orders, 72, equal 4397 and will cause this segment to remain LOS "C" whose range is up to 5250.

Station F-0592 located on Kendall Drive east of SW 110 Avenue, has a maximum LOS "EE" of 6468 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 5073 vehicles and 17 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0592** with its PHP and assigned vehicles is at LOS "C". The 4 vehicle trips generated by this development when combined with the 5073 and those previously approved through Development Orders, 17, equal 5094 and will cause this segment to remain at LOS "C" whose range is up to 5250.

Station 9726 located on SW 107 Avenue south of Kendall Drive, has a maximum LOS "SUMA" of 2736 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1745 vehicles and 9 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9726** with its PHP and assigned vehicles is at LOS "D". The 5 vehicle trips generated by this development when combined with the 1745 and those previously approved through Development Orders, 9, equal 1759 and will cause this segment to remain at LOS "D" whose range is from 1180 to 2628.

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. SITE PLAN CRITIQUE:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

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."

Memorandum



Date: Thursday, March 11, 2021

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 Z2020000155
Name: Florida High School for Accelerated Learning – Miami Campus, LLC

I. PROJECT LOCATION:

The property is located on the southwest corner of SW 86 Street and SW 107 Avenue.

II. APPLICATION REQUEST:

This application is requesting a special exception to permit a Charter School, a non-use variance to permit an existing building to setback 20.2 feet (25 feet required) from the front (east) property line, non-use variance requiring a decorative wall of masonry, reinforced concrete, precast concrete, or wood fence or other like material that will be compatible with the main structure, five (5) feet in height, along the rear (west) property line: to waive the same, to permit the continued use of a chain link fence, and a non-use variances of zoning and subdivision regulations to permit existing structures (i.e. walls, landscaping and utilities) depicted on the plans to remain in the right-of-way for SW 86th Street (not permitted). The charter school will serve 600 total students served by two (2) separate 5-hour sessions (shifts) with a maximum of 300 students on the campus at any one time.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 107 Avenue and from the east and west by SW 86 Street.

IV. RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) does not object to this application subject to the conditions in Section V.

V. CONDITIONS:

The developer of this site is required to perform the following improvements at the time of plat or before obtaining the Temporary Certificate of Use (TCU):

- The 30% multimodal reduction will be accepted conditionally to the school providing an annual report indicating the transit ridership percentages to ensure that the percent of students using public transportation remains the same as presented in the traffic study. This information needs to be presented through the Certificate of Use yearly renewal.
- Coordination needs to be done with MDC Transit Division for the relocation of the existing bus stop on the east side of SW 107 Avenue closer to the intersection of SW 88 Street and SW 107 Avenue.
- It is recommended to perform coordination with FDOT for the potential of providing a raised median on SW 107 Avenue.
- Given that SW 86 Street has a flush shoulder on the side of the school, a curbed driveway is acceptable. In the case that the typical section for SW 86 Street changes at the time of plat to provide curb and gutter then a flared design driveway would be required.
- Please note that there are obstructions at a height of 2.5' or more above pavement within the sight triangle. This must be removed from the site and landscape plans at the time of plat.
- An updated TOP with a note stating that the gates will open 30 minutes prior to arrival and dismissal times must be submitted at the time of plat.

Cc:

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

Claudia P. Diaz, P.E., Traffic Engineering Division Chief, Department of Transportation and Public Works

Nicholas Nitti, Zoning Evaluation Supervisor, Department of Regulatory and Economic Resources

James Byers, Chief, Regulatory and Economic Resources Zoning and Public Works Plan Review Division

Memorandum



Date: October 21, 2020

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 and Sewer Department (WASD) 

Subject: Zoning Application Comments - Florida High School for Accelerated Learning - Miami Campus, LLC
Application No. Z2020000155 - (Pre-App. No. Z20P-103)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this 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 WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Florida High School for Accelerated Learning - Miami Campus, LLC

Location: The proposed project is located at 8610 SW 107th Avenue with Folio No. 30-4031-000-0220, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking to rezone the property from RU-5A (Semi-Professional Office District) to Educational Institution for the proposed use of a 16,328 S.F. charter high school. The existing office building footprint (16,328 S.F.) will not be increasing.

The water demand associated with the existing office building use totals 816 gallons per day (gpd). The total water demand associated with a high school totals 1,960 gallons per day (gpd); therefore the proposed use results in an increase of 1,144 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply is being 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 CDMP.

The subject property is currently being served by WASD. If a new connection is necessary, there is an existing 12-inch water main along SW 107th Avenue to where the developer may connect to provide service to the proposed project. 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 is required 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 Water Supply Certification 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, 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/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development are 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.

The subject property is currently being served by WASD. If a new connection is necessary, there is an existing 8-inch gravity sewer system abutting the property along SW 86th Street to where the developer may connect to provide sewer service for the proposed project. 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.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 808, PS No. 536 or PS 559. Said Pump Stations are currently in OK Moratorium Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said Pump Stations.

P.S. 808

Existing NAPOT: 5.72 hrs.
Proposed Development: 1,144 gpd
Proposed Projected NAPOT: 5.74 hrs.

P.S. 536

Existing NAPOT: 5.53 hrs.
Proposed Development: 1,144 gpd
Proposed Projected NAPOT: 5.53 hrs.

OR

P.S. 559

Existing NAPOT: 4.97 hrs.
Proposed Development: 1,144 gpd
Proposed Projected NAPOT: 4.97 hrs.

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.

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 contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavaldd@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov or Benita Ramirez at (786) 552-8121 or Benita.Ramirez@miamidade.gov.

Memorandum



Date: October 15, 2020

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

From: Michael J. Fernandez, Director
Department of Solid Waste Management

A large, stylized handwritten signature in black ink, likely belonging to Michael J. Fernandez, the Director of the Department of Solid Waste Management.

Subject: Florida High School for Accelerated Learning – Miami Campus (Z2020000155)

The Department of Solid Waste Management's 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: The applicant, the Florida High School for Accelerated Learning – Miami Campus, Inc. is requesting approval of a Special Exception to permit a Charter School and a series of non-use variances to permit building setbacks at less than the minimum required, to permit the continued use of a chain link fence in place of a decorative masonry wall, to permit driveways with a slightly reduced width and to permit existing structures (i.e. walls, landscaping and utilities) depicted on the plans to remain in the right-of-way for SW 86th Street (not permitted).

Size: The subject property is approximately 1.30 +/- acres in size.

Location: The property is located at 8610 SW 107th Avenue in unincorporated Miami-Dade County, Florida.

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 28, 2020, which is valid until September 30, 2021, 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 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. The subject property is located 0.70 miles from the DSWM Sunset-Kendall Trash & Recycling Center.

2. Garbage and Trash Collection Services

According to Chapter 15 of the Code entitled Solid Waste Management, the development as described meets the definition of “commercial establishment”. 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 service by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services. While the DSWM can provide waste collection services, commercial establishments most typically work with a permitted private hauler to provide both (waste and recycling) in one contract.

3. Recycling

Per Sec.15-2.3, Recycling programs required for commercial establishments, requires that every commercial establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include a minimum of three (3) materials of its choice selected from the list provided in Section 15-2.3 below.

Recyclable Materials: Commercial Establishments

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

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs may be found on the website at <http://www.miamidade.gov/solidwaste/business-recycling.asp>.

4. Recycling and Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste and recycling be adequate before a building permit may be issued (residents / tenants must be provided with adequate space to store and set out their recycling carts or bins or, in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles). Site plans must address location, accessibility, number and adequacy of solid waste and recyclable materials collection and storage facilities and must be approved by the Director. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste and recyclable materials are shown in accordance with Section 15-4 of the Miami-Dade County Code". For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

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)

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

Memorandum



Date: October 30, 2020

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

From: Alfredo Ramirez III, Director
Miami-Dade Police Department

Subject: Review - Zoning Application - Case: No. Z2020000155
Florida High School for Accelerated Learning – Miami Campus, Inc.

APPLICATION:

The applicant, Florida High School for Accelerated Learning – Miami Campus, Inc., is requesting a zoning "Special Exemption" and various "Non-Use Variances" in order to develop a charter high school with 600 students and two separate 5 hour sessions. The 1.30 acre property is located at 8601 SW 107 Avenue, in Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project is located in unincorporated Miami-Dade County and serviced by our Kendall District, located at 7707 SW 117 Avenue, Miami, Florida.

APPLICATION REVIEW:

A review the application and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes.

Current data of police staffing and population 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.

The Miami-Dade Police Department does not have any further comments to the proposed zoning modifications to complete this project at this time.

Should you require any further assistance, please contact Executive Senior Bureau Commander Jorge Bello, of our Fiscal Administration Bureau, at 305-471-2520, or via e-mail at j.bello@mdpd.com.

AR/kh

Memorandum



Date: December 23, 2020

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2020000155

The Miami-Dade Fire Rescue Department has **no objection** with the site plan uploaded in “Energov” on 12/21/20.

For additional information, please contact acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

FLORIDA HIGH SCHOOL FOR ACCELERATED
LEARNING-MIAMI CAMPUS, INC/PEDRO
GASSANT, ESQ.

8610 SW 107 AVE
10701 SW 88 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2020000155

DATE

HEARING NUMBER

FOLIO: 30-4031-000-0220

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 28, 2021

NEIGHBORHOOD REGULATIONS:

Case No. 202006002484 was opened on 06/22/2020. Warning Notice No. W318254 was issued on 06/22/2020 for FAILURE TO REMOVE GRAFFITI FROM COMMERCIAL PROPERTY, TO WIT: GRAFFITI ON COMMERCIAL BUILDING WALL FACING SW 107 AVE. Since compliance was not met, Civil Violation Notice No. T087123 was issued on 07/06/2020 for FAILURE TO REMOVE GRAFFITI FROM COMMERCIAL PROPERTY, TO WIT: GRAFFITI ON COMMERCIAL PROPERTY. Citation was paid on 04/23/2021 and closed out. Case pending closure.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

Florida High School For Accelerated Learning-Miami Campus, Inc./Pedro Gassant, Esq

OUTSTANDING LIENS AND FINES:

There is no outstanding lien or fines.

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MIAMI-DADE COUNTY
PROCESS NO: Z20-155
DATE: OCT 5 2020
BY: GONGOL

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: Florida High School For Accelerated Learning-Miami Campus, Inc., a Florida not for profit corporation, 3555 NW 7th Street, Miami, Florida 33125

NAME AND ADDRESS	Percentage of Stock
Maria Regueiro, Dir./V. Chairperson, 4425 SW 20 Ave., Hialeah, Fl. 33012	Not-for-Profit
Paul Haralson, Director, 7001 Biscayne Blvd., Miami, Fl. 33138	Not-for-Profit
Elisa Robles, Chairperson, 1325 W. 49th St., Hialeah, Fl. 33012	Not-for-Profit
Dick Direnzo, Sec./Treasurer, 9127 NW 1 Ave, Miami Shores, Fl. 33150	Not-for-Profit

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,

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MIAMI-DADE COUNTY

PROCESS NO: Z20-155

DATE: OCT 5 2020

BY: GONGOL

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: _____

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

Date of contract: _____

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

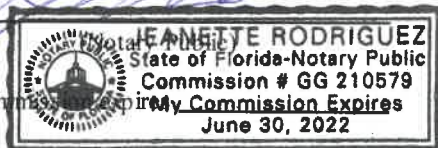
NOTICE:For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 30th day of July, 2020. Affiant is personally known to me or has produced _____ as identification.

My commission expires



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

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MIAMI-DADE COUNTY
PROCESS NO: Z20-155

DATE: OCT 5 2020

BY: GONGOL

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: Qualcon 2, LLC, 8200 NE 2nd Avenue, Ste. 5, Miami, Florida 33138

NAME AND ADDRESS	Percentage of Stock
<u>Andrew D. Stone, 152 W 57th Street, 59th Floor, Ny, NY 10019</u>	<u>35.5%</u>
<u>Emanuel Stern, 654 Madison Ave Suite 801, New York, NY 10065</u>	<u>34.5%</u>
<u>Various individuals with under 4% ownership</u>	

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: _____

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

Date of contract: _____

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MIAMI-DADE COUNTY
PROCESS NO: Z20-155

If any contingency clause or contract terms involve additional parties, list all individuals or offices of the corporation, partnership or trust: DATE: OCT 5 2020
BY: GONGOL

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of filing.

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

Signature: Thomas Conway
(Applicant)

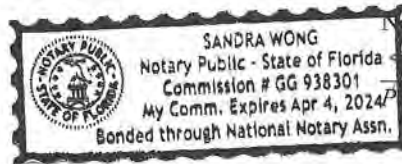
The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by Thomas Conway, the Manager of Qualcon 2, LLC, on behalf of the LLC.

He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 4th day of August, 2020, in the County _____ and State aforesaid.

Sandra Wong
Signature

My Commission Expires:



Notary Public-State of Florida

Sandra Wong
Print Name

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

8737321_v1

Department of Regulatory and Economic Resources
111 NW 1 Street, 11th Floor
Miami, Florida, 33128

MIAMI-DADE COUNTY
PROCESS NO: Z20-155
DATE: DEC 21 2020
BY: GONGOL

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

Rev. 6/23/16 ER

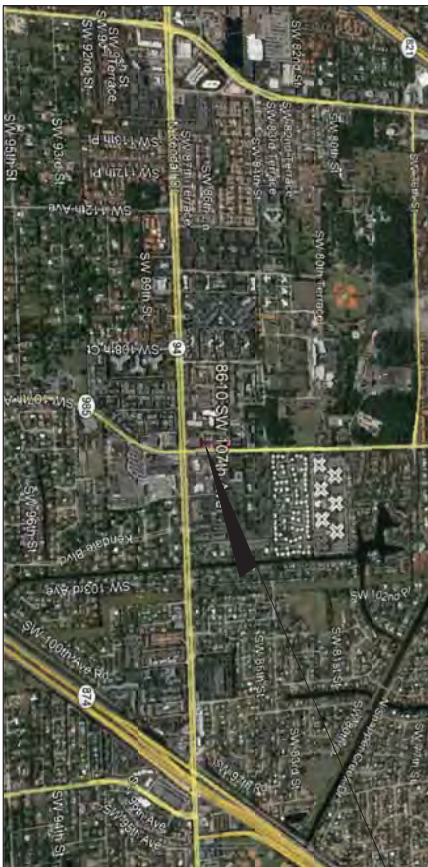
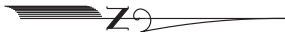
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MIAMI-DADE COUNTY
PROCESS NO: Z20-155
DATE: MAR 23 2021
BY: GONGOL

NOTE:
THE PROPOSED IMPROVEMENTS WILL BE ADDRESSED DURING PLATTING.

Sam
Shaheen
2021.03.22
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Florida Department of
Transportation's e-signature
system. A digital signature and date
stamp are visible on this document.
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are not valid for legal purposes.
The original document must be
verified on any electronic copies.



PROPOSED SITE

SITE DATA

PROPERTY ADDRESS: 8610 SOUTHWEST 107TH AVENUE
MIAMI, FLORIDA 33176-4444
PROPERTY OWNER: FLORIDA HIGH SCHOOL FOR ACCELERATED LEARNING
MIAMI CAMPUS, LLC.

PARCEL ID: PARCEL "A" 30-4031-000-0220
SECTION/TOWNSHIP/RANGE: 31/54S/40E
JURISDICTION: MIAMI-DADE COUNTY, FLORIDA
EXISTING ZONING: RU-5A SEMI-PROFESSIONAL OFFICE
EXISTING LANDUSE: OFFICE
PROPOSED LANDUSE: EDUCATIONAL INSTITUTION
TOTAL SITE AREA: 56,562.33 SF (1.30 AC)

THE PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AS PER FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL
NO. 130650453/120860461 SHEET "1." REVISED DATE:
09/07/2009 BASED FLOOD ELEVATIONS ON FLOOD INSURANCE RATE
MAP (FIRM) FOR MIAMI-DADE COUNTY ARE REFERENCED TO
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929)

LEGAL DESCRIPTION:
AS PROVIDED ON SHEET S1, PARCEL INFORMATION & SURVEYOR'S NOTES.

FLORIDA HIGH SCHOOL FOR ACCELERATED LEARNING -

MIAMI CAMPUS
KENDALL GREENS HIGH SCHOOL
8610 SW 107TH AVENUE
MIAMI, FLORIDA 33176
MIAMI-DADE COUNTY

PREPARED FOR:

FLORIDA HIGH SCHOOL FOR
ACCELERATED LEARNING -
MIAMI CAMPUS, LLC.

PREPARED BY:



13250 NORTH 56TH STREET
SUITE 202
TAMPA, FLORIDA 33617
TEL (813) 334-3278

INDEX OF PLANS

- C1. KEY SHEET
- C2. OVERALL SITE PLAN
- C3. PROPOSED SITE PLAN
- C3A. TRUCK MANEUVERING, WHEEL PATH
- C4. PROPOSED VEHICULAR FLOW & CIRCULATION
- C5. PROPOSED SITE DETAILS
- LA1. PROPOSED LANDSCAPE PLAN
- LA2. PROPOSED IRRIGATION PLAN
- S1. PARCEL INFORMATION & SURVEYOR'S NOTES
- S2. SURVEY

GOVERNING STANDARDS & SPECIFICATIONS

- 1. MIAMI-DADE COUNTY, FLORIDA CODE OF ORDINANCES, MARCH 29, 2019
 - 2. FLORIDA BUILDING CODES 2020 7TH EDITION
 - 3. FLORIDA DEPARTMENT OF TRANSPORTATION FY 2021-22 STANDARD PLANS
- THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM
SHAHEEN, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES
OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SAM SHAHEEN, PE
FLORIDA PE # 61841
DECEMBER 10, 2020
REVISED MARCH 16, 2021

SHEET
C1

MIAMI-DADE COUNTY
PROCESS NO: Z20-155
DATE: MAR 23 2021
BY: GONGOL

[illegible]

PARKING DATA		
REQUIRED PARKING SPACES FOR 300 STUDENTS GOING TO 11 PER SHIFT	REQUIRED	PROVIDED
TYPE	18	18
STAFF		
VISITORS	3	3
STUDENTS	15	15
DRIVERS	0	6
EMERGENCY VEHICLES PROVIDED	50	40

[illegible][illegible]

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

For more information, contact: 1-800-875-5247 / 1-800-875-5247 / 1-800-875-5247

Number of elements	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Number of elements	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Photoacoustic imaging requires generation of a light source, a modulated light source, a light detector, and a photoacoustic cell. The photoacoustic cell is the

Model	Model 1	Model 2
Model 1	Model 1	Model 1
Model 2	Model 2	Model 2

THE ASSOCIATION AGREEMENT IS COMPLETE AND IS SUBJECT TO THE REVIEW OF THE
ENGINEERING BOARD

[illegible]

1000

REVISED 08/17/2016
CITY OF DENVER

[illegible]

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My Customized Page(s)

(continued from page 6)

ADJACENT LANDUSE - MULTIFAMILY RESIDENTIAL
RU-5A



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'00'04-

This item has been electronically signed and sealed by Sam Shahne using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

STAFF PARKING
VISITORS PARKING
STUDENTS PARKING

TRAFFIC CIRCULATION
PROPOSED IMPROVEMENTS
EXISTING IMPROVEMENTS
PROPERTY LINE

THESE PLANS MAY NOT BE
MODIFIED WITHOUT WRITTEN
PERMISSION FROM THE ENGINEER

NOT VALID UNLESS
SIGNED & SEALED BY
A PROFESSIONAL ENGINEER

REVISIONS	DESCRIPTION
ORIGINAL	
REVISED PER M-D ZON	
REVISED PER M-D ZON	
REVISED PER M-D ZON	
REMOVED STRS & VEG	

CLIENT: ACCELERATE LEARNING SOLUTIONS, LLC

CERTIFICATE OF AUTHORIZATION: 28663

 **AREFCO INTERNATIONAL**
PLANNING • ENGINEERING • PERMITTING

SAM SHAHEEN, PE • 61841 •
13250 NORTH 56TH STREET
SUITE 202
TAMPA, FLORIDA 33617
TEL: 813.344.3278

TITLE:	OVERALL SITE PLAN
PROJECT:	HIGH SCHOOL FOR ACCELERATED LEARNING - MIAMI CAMPUS 8610 SW 107TH AVENUE MIAMI, FLORIDA 33156

ISSUED FOR:

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-155
DATE: MAR 23 2021
BY: GONGOL

ADJACENT LANDUSE - MULTIFAMILY RESIDENTIAL
RU-5A

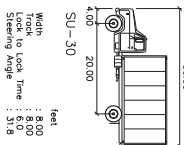
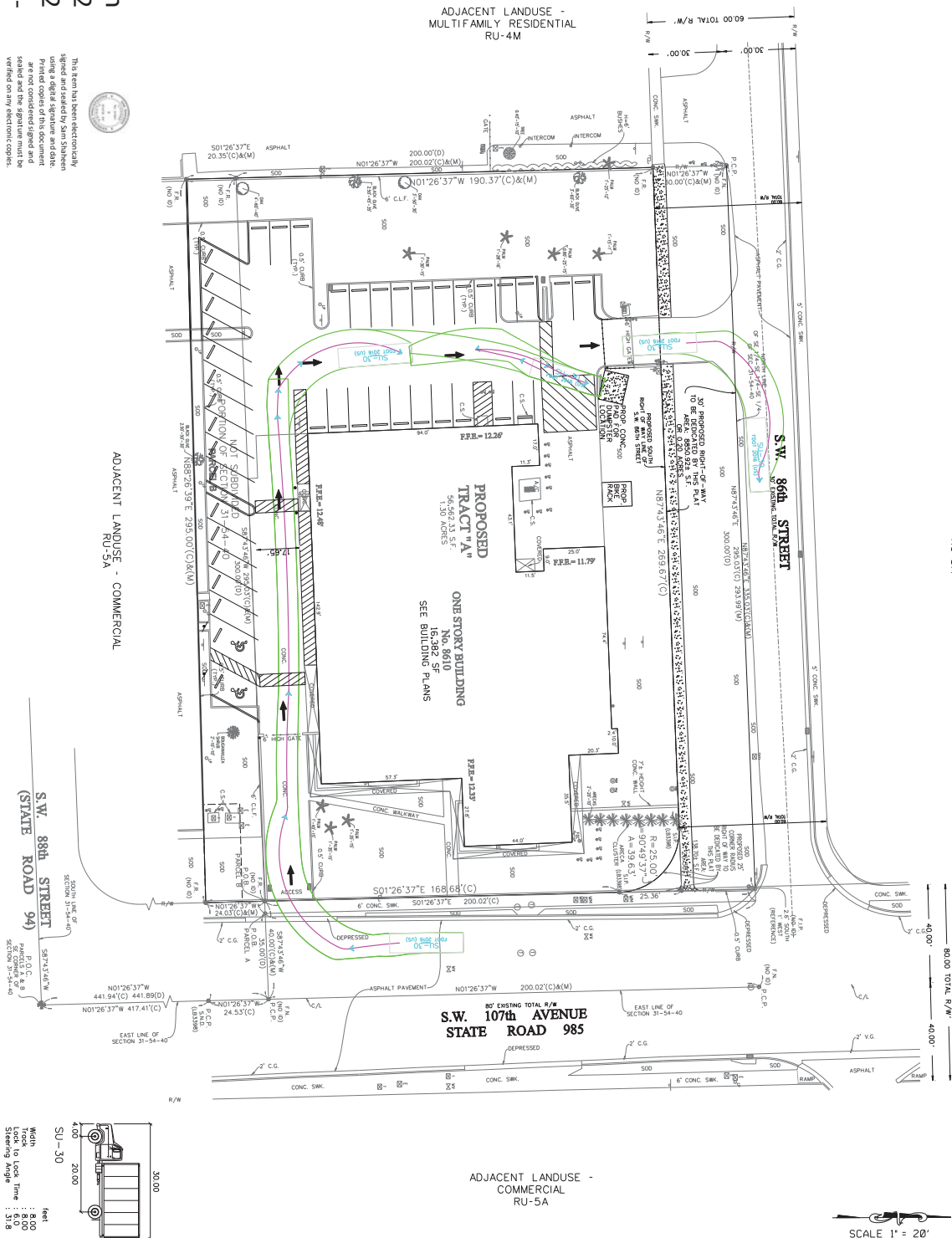
Sam Shaheen

2021.03.22
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ADJACENT LANDUSE - COMMERCIAL
RU-5A



SHEET	C3A	THESE PLANS MAY NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER	REVISIONS			CLIENT	TITLE	ISSUED FOR:
			DATE	BY	DESCRIPTION			
			6/11/20	SS	ORIGINAL	ACCELERATE LEARNING SOLUTIONS, LLC CERTIFICATE OF AUTHORIZATION: 28663  AREFCO INTERNATIONAL PLANNING, ENGINEERING, PERMITTING	TRUCK MANEUVERING WHEEL PATH	PROJECT: FLORIDA HIGH SCHOOL FOR ACCELERATED LEARNING - MIAMI CAMPUS 13250 NORTH 56TH STREET SUITE 202 TAMPA, FLORIDA 33617 TEL: 813.334.3278
			8/11/20	SS	REVISED PER M-D ZONING COMMENTS			
			12/10/20	SA	REVISED PER M-D ZONING COMMENTS			
			02/01/21	SA	REVISED PER M-D ZONING COMMENTS			
			03/12/21	SA	REMOVED STRS & VEG FROM THE '30' RW			
		NOT VALID UNLESS SIGNED & SEALED BY A PROFESSIONAL ENGINEER						

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MIAMI-DADE COUNTY
PROCESS NO: Z20-155
DATE: MAR 23 2021

BY: GONGOL

NOT TO BE OPEN AT LEAST 30 MINUTES PRIOR TO THE ARRIVAL OF STUDENTS AND STAFF AT THE SITE.
THE GATES WILL REMAIN OPEN DURING HOURS OF OPERATION.

STAFF MEMBERS MUST BE PRESENT AT CROSS-WALKS FOR STUDENTS TO SAFELY CROSS THE PARKING LOT.

NO STRUCTURE OR VEGETATION MAY EXCEED A HEIGHT OF 30' INSIDE THE SAFETY TRIANGLES.

ADJACENT LANDUSE - MULTIFAMILY RESIDENTIAL
RU-5A

SAFE SIGHT DISTANCE TRIANGLE (TYP)
PROP. 5' WIDE CONC. SIDEWALK
10' x 10' PEDESTRIAN SAFETY TRIANGLE (TYP)
STUDENTS DROP-OFF AREA

S.W. 88th STREET

SAFE SIGHT DISTANCE TRIANGLE (TYP)

SCALE 1" = 20'

ADJACENT LANDUSE - MULTIFAMILY RESIDENTIAL
RU-4M

Sam Shaheen
2021.03.22
11:26:16
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This form has been electronically signed and sealed by Sam Shaheen using a digital signature and date. The signature and date are not considered sealed and verified on any electronic copy.



ADJACENT LANDUSE - COMMERCIAL
RU-5A

S.W. 107th AVENUE
STATE ROAD 985

ADJACENT LANDUSE - COMMERCIAL
RU-5A

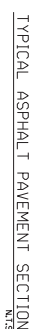
LINE LEGEND	
TRAFFIC FLOW	→
TRAFFIC CIRCULATION	→
SAFE SIGHT DISTANCE TRIANGLE	---
PROPOSED IMPROVEMENTS	---
EXISTING IMPROVEMENTS	---
PROPERTY LINE	---

PARKING LEGEND	
STAFF PARKING	T
VISITORS PARKING	V
STUDENTS PARKING	S

S.W. 88th STREET
(STATE ROAD 94)

SHEET C4	THESE PLANS MAY NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER	REVISIONS		CLIENT:	TITLE: VEHICULAR FLOW & CIRCULATION	ISSUED FOR:		
		DATE	BY	DESCRIPTION			ACCELERATE LEARNING SOLUTIONS, LLC	
		6/11/20	SS	ORIGINAL			CERTIFICATE OF AUTHORIZATION: 28663	
		8/11/20	SS	REVISED PER M-D ZONING COMMENTS			 AREFO INTERNATIONAL PLANNING • ENGINEERING • PROGRAMING	
		12/10/20	SS	REVISED PER M-D ZONING COMMENTS				SAM SHAHEEN, PE # 61841 13250 NORTH 56TH STREET SUITE 202 TAMPA, FLORIDA 33617
		02/01/21	SA	REVISED PER M-D ZONING COMMENTS				
		03/21/21	SA	REMOVED STRS & VEG FROM THE 30' RW				
		NOT VALID UNLESS SIGNED & SEALED BY A PROFESSIONAL ENGINEER						

MIAMI-DADE COUNTY
PROCESS NO: Z20-155
DATE: MAR 23 2021
BY: GONGOL
JLS: JRM/MS, 2-4-08

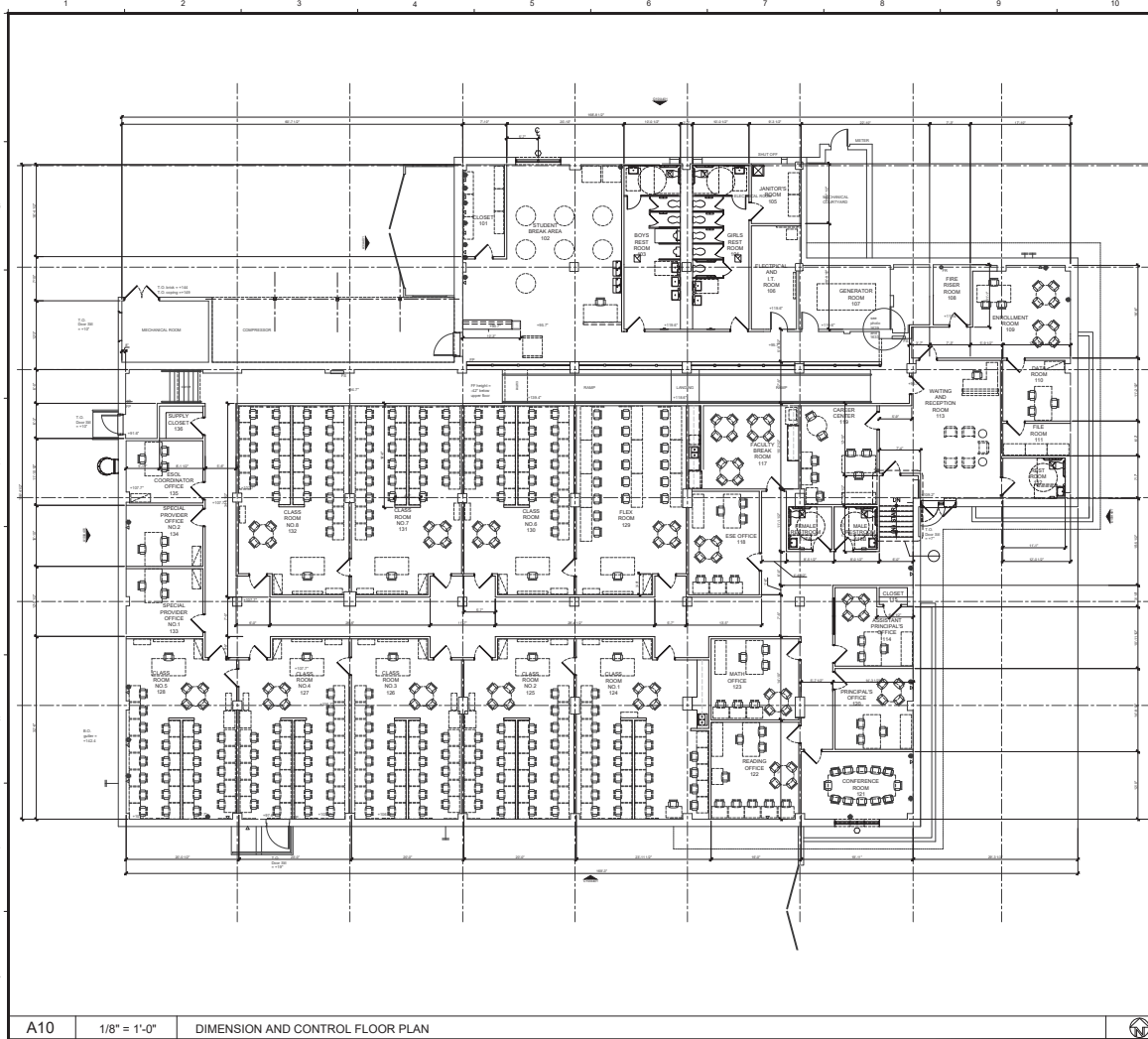


NOTES:
ALL STRIPING SHALL BE THERMOPLASTIC AND SHALL FOLLOW THE FDOT STANDARD SPECIFICATIONS SECTION 711.

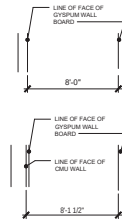
SHEET CS	THESE PLANS MAY NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER	<table><tr><th colspan="2">REVISIONS</th></tr><tr><th>DATE</th><th>BY DESCRIPTION</th></tr><tr><td>6/11/20</td><td>SS ORIGINAL</td></tr></table>		REVISIONS		DATE	BY DESCRIPTION	6/11/20	SS ORIGINAL	CLIENT: ACCELERATE LEARNING SOLUTIONS, LLC CERTIFICATE OF AUTHORIZATION: 28663	TITLE: PROPOSED SITE DETAILS	ISSUED FOR:
	REVISIONS											
	DATE	BY DESCRIPTION										
6/11/20	SS ORIGINAL											
NOT VALID UNLESS SIGNED & SEALED BY A PROFESSIONAL ENGINEER			 AREFCO INTERNATIONAL PLANNING ENGINEERING PERMITTING	PROJECT: FLORIDA HIGH SCHOOL FOR ACCELERATED LEARNING - MIAMI CAMPUS 8610 SW 107TH AVENUE MIAMI, FLORIDA 33156								
			 SAM SHAHEN, PE # 61841 13250 NORTH 56TH STREET SUITE 202 TAMPA, FLORIDA 33617 TEL 813.334.3278									

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MIAMI-DADE COUNTY
PROCESS NO: Z20-155
DATE: OCT 5 2020
BY: GONGOL



F12 GENERAL NOTES



F12 DIMENSION CRITERIA



wolfe architects, inc.

Architect:
Wolfe Architects, Inc.
13320 N. Dixie Hwy., Suite 2
Tampa, FL 33613
P: (813) 881-1440
FL License No. AR-2003247

Structural, Mechanical, Electrical
and Plumbing Engineering:
Fazio's MEP Design, Inc.
10015 SW 42 Street
Miami, FL 33176
P: (305) 877-1440

Project:
FLORIDA HIGH SCHOOL FOR
ACCELERATE LEARNING
MIAMI CAMPUS,
INC. at
8610 SW 107 TH AVENUE
MIAMI, FL



BRAND: WOLFE FL License No. AR-2003247

Sheet Title:
DIMENSION AND CONTROL
FLOOR PLAN

Revisions		Revised By	Revised Date	Revised Description
1	10/05/2020	WOLFE	10/05/2020	ISSUED FOR PERMIT
2	10/05/2020	WOLFE	10/05/2020	ISSUED FOR PERMIT
3	10/05/2020	WOLFE	10/05/2020	ISSUED FOR PERMIT
4	10/05/2020	WOLFE	10/05/2020	ISSUED FOR PERMIT

Sheet No.:
A301

12



1

Fiallo's MEP Design, Inc.
10010 SW 63 Street
Miami, FL 33173
P. (305) 677-1845

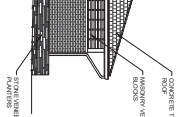
Seal:



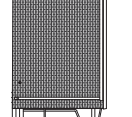
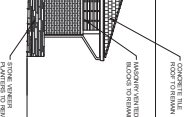
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**EXTERIOR
ELEVATIONS**

Sheet No. :

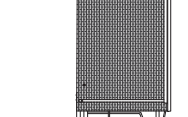
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MIAMI, FL

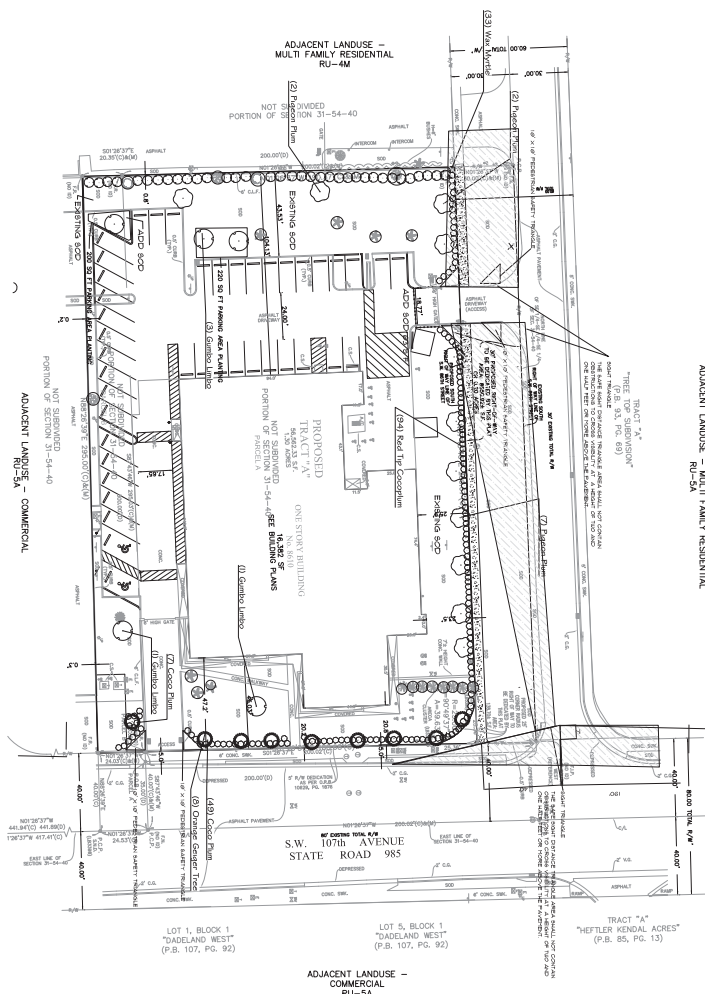


IONS

Dates issued:	
SHEET STATUS	
***** PRE-APPLICATION	

***** SUBMITTAL	

2



CAN. SCHEDULE		COMMON NAME		HEIGHT	DBH	CALIBER		
THREES	QTY	BOTANICAL NAME	COMMON NAME					
5		BURSERA SPINOSA	DA-RO LINDO	Ø'	4-Ø'	2" CAL.		NATIVE
		COCCOLoba DIVERSIFOLIA	PIÑON FLAM.	Ø'	4-Ø'	2" CAL.		NATIVE
11		COCOLoba DIVERSIFOLIA	PIÑON FLAM.	Ø'	4-Ø'	2" CAL.		NATIVE
	9	COCOLoba DIVERSIFOLIA	PIÑON FLAM.	Ø'	4-Ø'	2" CAL.		NATIVE
	9	COCOLoba DIVERSIFOLIA	PIÑON FLAM.	Ø'	4-Ø'	2" CAL.		NATIVE
BURNING	QTY	BOTANICAL NAME	COMMON NAME					
34		CARTHOXALANUS CALO	RED TIP	Ø'	4-Ø'	2" CAL.		NATIVE
	66	CARTHOXALANUS CALO	RED TIP	Ø'	4-Ø'	2" CAL.		NATIVE
	25	MYRTICA CENSURA	WAX MYRTLE	Ø'	4-Ø'	2" CAL.		NATIVE

	OPEN SPACE	NET LOT AREA IS CORES	%AGE SQUARE FEET	REQUIRED	PROVIDED
A. OPEN FEET OF OPEN SPACE REQUIRED BY CHAPTER 99 AS INDICATED ON SITE PLAN					
NET LOT AREA = 8640 SQUARE FEET X .1441 SQUARE FEET	1241		1241		
B. SQUARE FEET OF PARKING LOT SPACE REQUIRED BY CHAPTER 99 AS INDICATED ON SITE PLAN THE NUMBER OF PARKING SPACES 48 X 10 SQUARE FEET PER PARKING SPACE = 480 sq ft	480		480		
C. TOTAL SQUARE FEET OF LANDSCAPE OPEN SPACE REQUIRED BY CHAPTER 99 = A + B =	1721		1721		
D. MINIMUM LANDSCAPE CALCULATION					
A. TOTAL SQUARE FEET OF LANDSCAPE OPEN SPACE REQUIRED BY CHAPTER 99 =	1459		1459		
B. MINIMUM LAND AREA (BT AVAILABLE 800) PRESENTED 1252	max 4064		0		
TOTALS					
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE = 26 TREES X 15 NET LOT ACRES =	39		37		
B. LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS	14		14		
C. WAS PALM TREES ALLOWED (TWO PALMS = 1 TREE) PALMS PROVIDED	10		7		
D. PERCENTAGE OF NATIVE TREES REQUIRED = 91 TREES PROVIDED X 50% =	45		55		
E. WAS PALM TREES REQUIRED? LINEAR FEET ALONG STREET / 36' = 224 LIN FT / 36' = 7	N/A		16		
F. WERE PALMS REQUIRED? LINEAR FEET ALONG STREET / 25' =	N/A		16		
G. WERE TREES LOCATED PREZONALLY BEHIND POWER LINES? LINEAR FEET	N/A		16		
H. TOTAL NUMBER OF TREES PROVIDED =	16		16		
SERIALS					
A. STREET TREES REQUIRED(A) X 10' = NO GRASSES REQUIRED	NO		NO		
B. NO GRASSES REQUIRED X 50% = THE NUMBER OF NINE GRASSES REQUIRED	NO		NO NATIVE		

[illegible]

Always call 811 two full business days before you dig to
have underground utilities located and marked.

Sunshine811.com

TERRESCAPE INC.
YVONNE R. HALL
Landscape Architect
FL REG NO LC26000420 PH 941-952-9123
FL REG NO LA0001573 FAX 941-954-748
22156 Grove Street Sarasota, Florida 34239

FLORIDA HIGH SCHOOL FOR ACCELERATED LEARNING
MIAMI CAMPUS
8610 SW 107TH AVENUE
MIAMI - DADE COUNTY
MIAMI, FL 33176

LA-1

MIAMI-DADE COUNTY
PROCESS NO: Z20-155
DATE: MAR 23 2021
BY: GONGOL

"TREE TOP SUBDIVISION"
(P.B. 93, PG. 69)

REVISIONS	
08.14.20	
09.24.20	
02.10.2020	
03.22.2021	

NOT SUBDIVIDED
PORTION OF SECTION 31-54-40

ADJACENT LANDUSE -
COMMERCIAL
RU-5A

ADJACENT LANDUSE -
COMMERCIAL
RU-5A

Species	24°	20° HOT	10° STR
ORANGE	40 DBH 60 HOT 30 STR	40 DBH 60 HOT 30 STR	40 DBH 60 HOT 30 STR
GREEN PALM	17 DBH 35° HOT 15 STR	17 DBH 35° HOT 15 STR	17 DBH 35° HOT 15 STR
	17 DBH 40° HOT 15 STR	17 DBH 40° HOT 15 STR	17 DBH 40° HOT 15 STR
	17 DBH 50° HOT 15 STR	17 DBH 50° HOT 15 STR	17 DBH 50° HOT 15 STR
	17 DBH 20 HOT 16 STR	17 DBH 20 HOT 16 STR	17 DBH 20 HOT 16 STR
	17 DBH 15 HOT 15 STR	17 DBH 15 HOT 15 STR	17 DBH 15 HOT 15 STR
BLACK CLIVE	30° DBH 45 HOT 25 STR	30° DBH 45 HOT 25 STR	30° DBH 45 HOT 25 STR
	30 DBH 50 HOT 30 STR	30 DBH 50 HOT 30 STR	30 DBH 50 HOT 30 STR
ARECA PALM(S)	24°	20° HOT	10° STR

ADJACENT LANDUSE - COMMERCIAL
RU-5A

1. ALL REQUIRED LANDSCAPING AND BARRIERS SHALL BE DESIGNED BY AN AUTOMATIC IRRIGATION SYSTEM THAT MEETS OR EXCEEDS ALL REQUIREMENTS OF MANY-DIAGNOSTIC CODE INCLUDING WATER USE EFFICIENCY REQUIREMENTS.
2. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION.
3. ALL PERMANIZED MAIN LINES UNDER DRIVEWAYS OR ASPHALT SHALL BE IN SERVICE.
4. ALL WORK SHALL BE PERFORMED IN A WORK-CRANK MANNER WITH PROFESSIONAL COMPETITION WITH ANY OTHER TRADES.

IN ADDITION, ALL FUTURE DEVELOPMENT WILL BE REQUIRED TO COMPLY WITH WATER USE EFFICIENCY TECHNIQUES FOR INDOOR WATER USE AND UTH LANDSCAPE STANDARDS IN ACCORDANCE WITH SECTIONS 8-31, 37-84, 34-381 AND 18-A AND 18-B OF THE MAH-DADE COUNTY CODE AND CONSISTENT WITH POLICES U6-5E AND U6-5F OF THE CDRP, RESPECTIVELY.

QUESTIONS		ANSWERS
1	What is the purpose of the following test? 	To test for the presence of a precipitate.
2	What is the purpose of the following test? 	To test for the presence of a precipitate.
3	What is the purpose of the following test? 	To test for the presence of a precipitate.
4	What is the purpose of the following test? 	To test for the presence of a precipitate.
5	What is the purpose of the following test? 	To test for the presence of a precipitate.
6	What is the purpose of the following test? 	To test for the presence of a precipitate.
7	What is the purpose of the following test? 	To test for the presence of a precipitate.
8	What is the purpose of the following test? 	To test for the presence of a precipitate.
9	What is the purpose of the following test? 	To test for the presence of a precipitate.

12. PLANTED DETENTION AREAS AND UNOBTAINED NATURAL AREAS DO NOT REQUIRE IRRIGATION SYSTEMS, PROVIDED HOWEVER THAT THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING IRRIGATION FOR SUPPLEMENTAL PLANTS WITHIN NATURAL AREAS AND PLANTS.

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sunshine811.com

Of

FLORIDA HIGH SCHOOL FOR ACCELERATED LEARNING
MIAMI CAMPUS
8610 SW 107TH AVENUE
MIAMI - DADE COUNTY
MIAMI FL 33176

DN: CN = Yvonne R Hall
= US O = Unaffiliated OU
AO1410C00000175E0E4
8900004673
Date: 2021.03.22 14:19:
04'00'

TERRESCAPE INC.
YVONNE R. HALL
Landscape Architect
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2256 Grove Street Sarasota, Florida 34239

LA-2

OF 2

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z20-155
DATE: DEC 21 2020
BY: GONGOL

KENDALL GREENS HIGH SCHOOL

67 AM Peak Hour Net-New Trips

600 Proposed Students

7:00 AM to 12:00 PM Morning Session & 1:00 PM to 6:00 PM Afternoon Session

Peak Hour

Projected Net New Trips

AM Peak Hour

67

Site Circulation

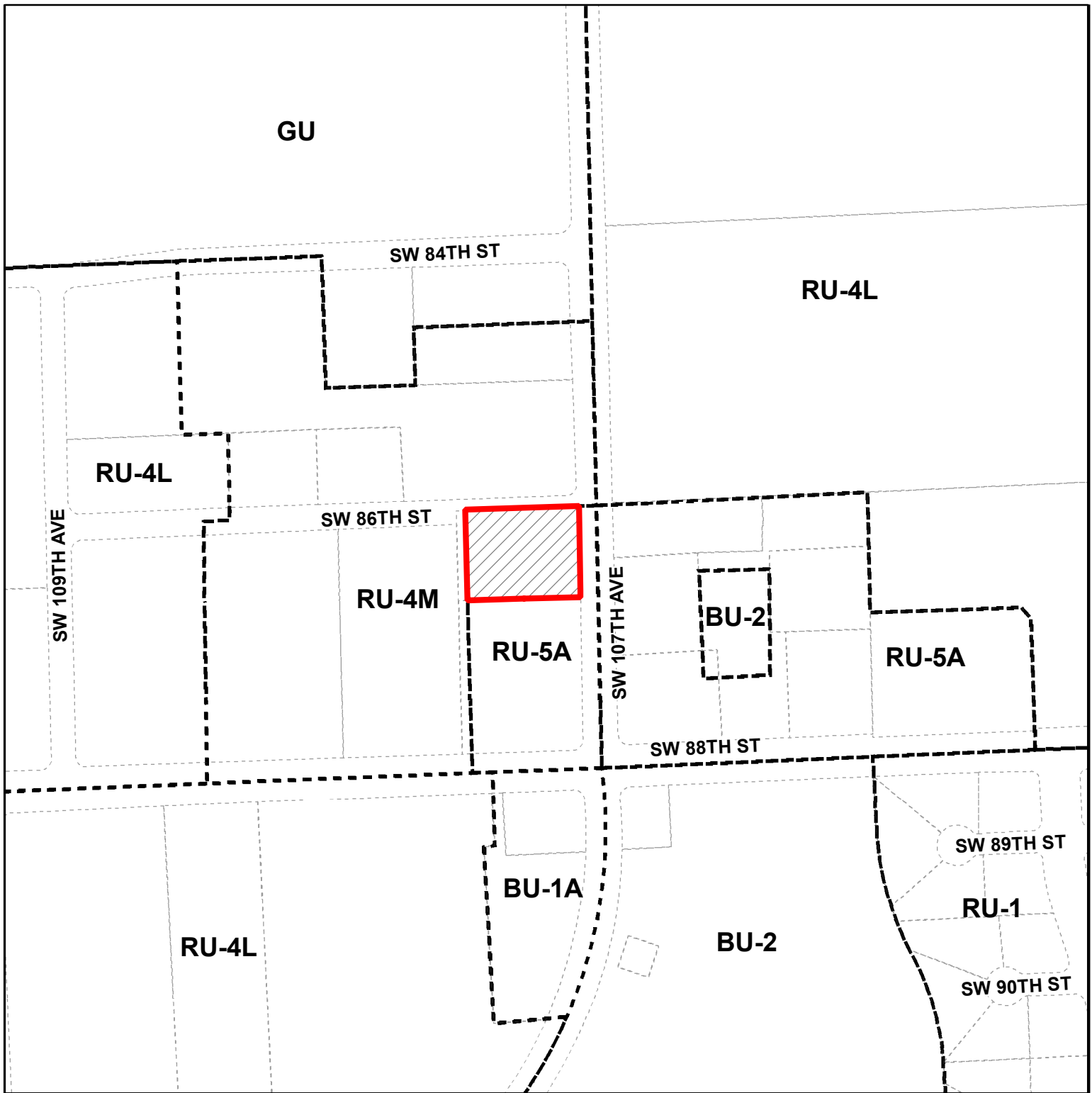
School Campus	In/Out bound Trips	Stacking & Queuing & Parking Spaces Required	Stacking & Queuing & Parking Spaces Provided	Parking Spaces Required	Parking Spaces Provided
8610 SW 107th Avenue, Miami, FL 33173	37/30	44	60	32	45

Adjacent Roadway Impacts

Adjacent Roadway	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 107th Avenue south of SW 86th Street	34	1,561	1,595	2.2%	C	C
SW 86th Street west of SW 107th Avenue	33	89	122	37.1%	C	C
Total	67					

Neighborhood Impacts

Roadways Impacted	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 88th Street west of SW 107th Avenue	35	2,736	2,771	1.3%	C	C
SW 88th Street east of SW 107th Avenue	21	2,890	2,911	0.7%	C	C
SW 107th Avenue south of SW 88th Street	13	1,200	1,213	1.1%	C	C
SW 107th Avenue north of SW 86th Street	14	1,530	1,544	0.9%	C	C
SW 109th Avenue north of SW 88th Street	53	144	197	36.8%	C	C
SW 109th Avenue north of SW 86th Street	7	165	172	4.2%	C	C



MIAMI-DADE COUNTY

HEARING MAP

Section: 31 Township: 54 Range: 40

**Applicant: Florida High School For Accelerated Learning
- Miami Campus, Inc.**

Zoning Board: Board of County Commissioners

Commission District: 10

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Process Number

Z2020000155



Legend



Subject Property Case

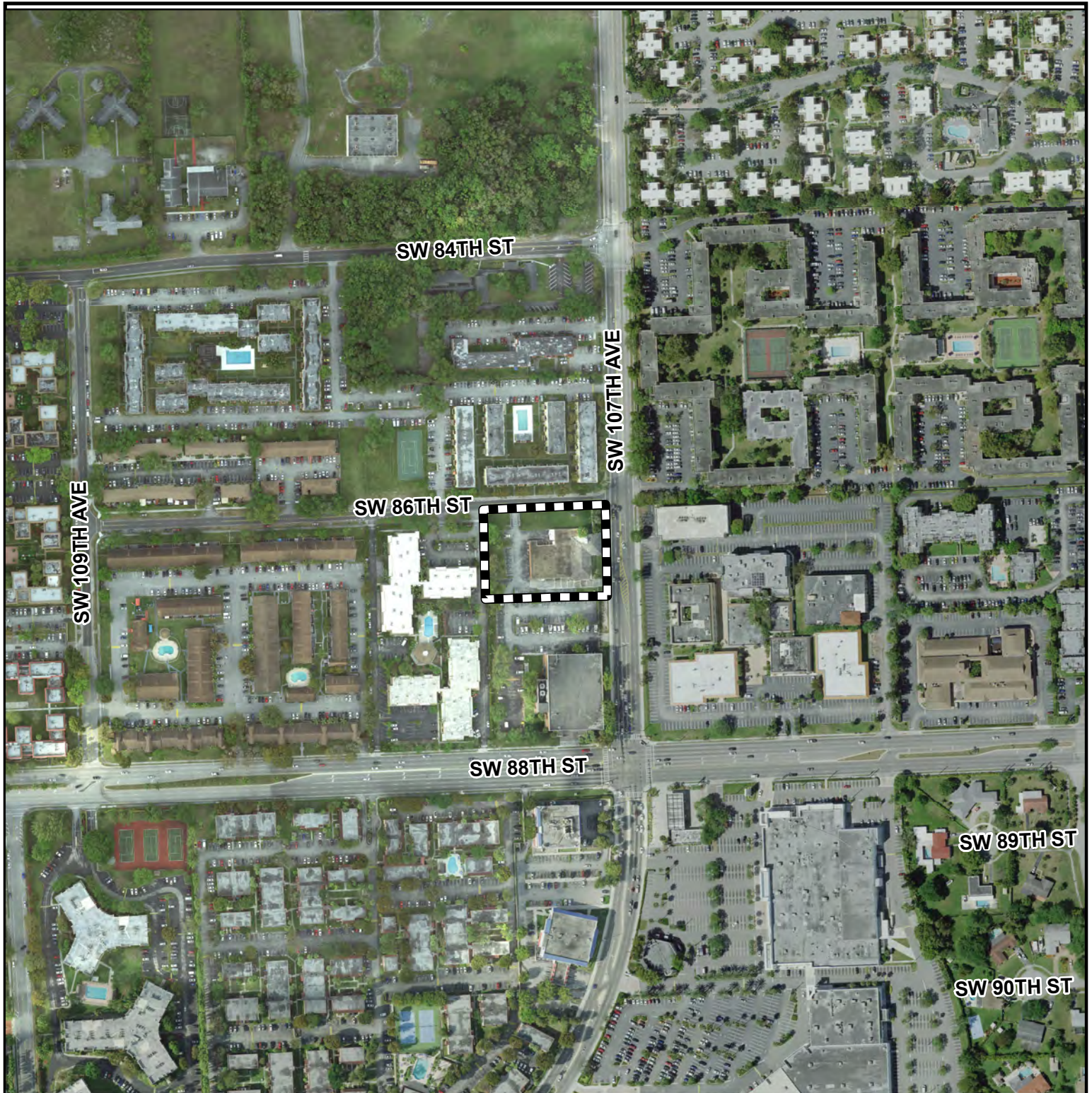


Zoning



SKETCH CREATED ON: Wednesday, April 28, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2020

Process Number
Z2020000155

Legend
 **Subject Property**

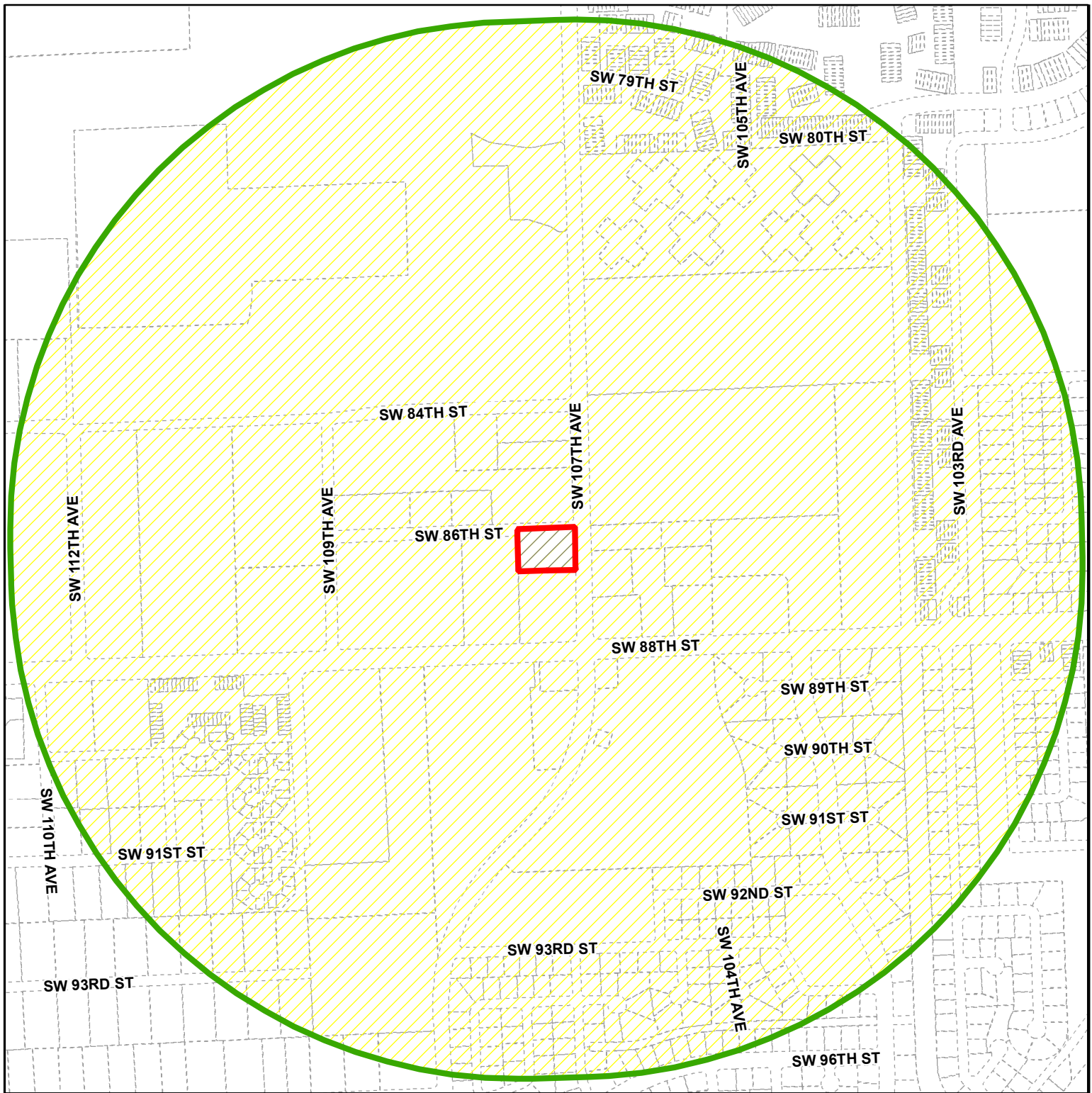


Section: 31 Township: 54 Range: 40
Applicant: Florida High School For Accelerated Learning - Miami Campus, Inc.
Zoning Board: Board of County Commissioners
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Wednesday, April 28, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 31 Township: 54 Range: 40
Applicant: Florida High School For Accelerated Learning
- Miami Campus, Inc.
Zoning Board: Board of County Commissioners
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2020000155
RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, April 28, 2021

REVISION	DATE	BY

INSTITUTIONS,
UTILITIES AND
COMMUNICATION

PARKS AND RECREATION

SW 84TH ST

MEDIUM DENSITY RESIDENTIAL (MDR) 13-25 DU/AC

SW 109TH AVE

SW 86TH ST

SW 107TH AVE

SW 88TH ST

BUSINESS AND OFFICE

SW 89TH ST

LOW DENSITY
RESIDENTIAL
(LDR) 2.5-6 DU/AC
SW 90TH ST

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2020000155

Section: 31 Township: 54 Range: 40
Applicant: Florida High School For Accelerated Learning
- Miami Campus, Inc.
Zoning Board: Board of County Commissioners
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, April 28, 2021

REVISION	DATE	BY