

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

**PH: Z22-173**

**October 19, 2023**

Item No. 1C

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	Palm Drive Orchard, LLC
<b>Summary of Requests</b>	The applicant seeks to permit a rezoning of the subject parcel from AU to EU-M. In the alternative, the applicant seeks to allow proposed structures to have more lot coverage than permitted by Code. With either of these two alternative requests, the applicant seeks to establish a proposed charter senior high school on the subject property for 2,000 students in grades K-12. Additionally, the applicant seeks to allow the proposed charter senior high school to be spaced less than required 1-mile from the Urban Development Boundary (UDB), and to allow parking and driveways to be within 25' of SW 344 Street, SW 193 Avenue and SW 13 Street roadways.
<b>Location</b>	19250 SW 344 Street, Miami-Dade County, Florida.
<b>Property Size</b>	±9.49-gross acres
<b>Existing Zoning</b>	AU, Agricultural District
<b>Existing Land Use</b>	Single-family residence, plant nurseries
<b>2030-2040 CDMP Land Use Designation</b>	Estate Density Residential, 1 - 2.5 dua <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311, District Boundary Change, 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 <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions of requests #2 through #6, denial without prejudice of request #1.</b>

**BOARD OF COUNTY COMMISSIONERS' JURISDICTION:**

This Board has jurisdiction over this application pursuant to Section 33-314(C)(10)(12) which states "Applications for public charter school facilities and expansions or modifications to existing public charter school facilities; and, hear applications for and, upon recommendation of the Developmental Impact Committee, grant or deny those special exceptions for public charter school facilities permitted by the regulations only upon approval after public hearing, provided the applied for special exception, in the opinion of the Board of County Commissioners, is found to be in compliance with the standards contained in Article XI and Section 33-311(A)(3) of this code."

**PROCEDURAL HISTORY:**

This item was deferred from the September 20, 2023 meeting of the Board of County Commissioners (BCC) in order to allow the applicant to meet with the neighbors. The public hearing on this item has not been held.

**REQUESTS:**

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to EU-M, Single-family Modified Estate District.

**OR IN THE ALTERNATIVE**

- (2) NON-USE VARIANCE to permit a lot coverage of 18.67% (15% permitted).

**AND WITH EITHER OF THE ABOVE ALTERNATIVE REQUESTS**

- (3) SPECIAL EXCEPTION to permit a charter school.
- (4) SPECIAL EXCEPTION to waive the spacing requirement for new charter school facilities from the Urban Development Boundary (UDB), to permit:
  - A senior high school within 1 mile of the UDB.
- (5) NON-USE VARIANCE to waive the requirement that the majority of the subject site and proposed buildings' ground floor square footage for a charter senior high school be placed as far from the Urban Development Boundary as possible; to permit the proposed charter high school be spaced less than required from the Urban Development Boundary.
- (6) NON-USE VARIANCE to permit driveways and parking areas within 25' of the official rights-of-way (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "My Academy: Palm Orchard Campus", as prepared by CIVICA, consisting of 12 sheets dated stamped received 4/18/23, and floor plans, building elevations, special survey maps consisting of 10 sheets dated stamped received 10/18/22, for a total of 22 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The applicant seeks to permit a rezoning of the subject parcel from AU (Agricultural, allows 1 residential unit for every 5 acres) to EU-M (minimum 15,000 square foot lots), which could allow the property to be developed with more residential units than currently allowed. In the alternative, the applicant seeks to allow proposed structures to have more lot coverage than permitted by Code. With either of these two alternative requests, the applicant seeks to establish a proposed charter senior high school on the subject property for 2,000 students in grades K-12. The applicant also seeks to allow the proposed charter senior high school to be spaced less than required 1-mile from the Urban Development Boundary (UDB) which is located approximately 0.63 miles west of the site. Additionally, the applicant is requesting approval of the ancillary non-use variance to allow parking and driveways to be within 25' of SW 344 Street, SW 193 Avenue and SW 13 Street rights-of-ways.

The submitted plans depict the proposed 2-story classroom buildings and a 2-story gymnasium building located towards the north of the property and fronting on SW 344 Street, a section line right-of-way located to the north of the subject site. The floor plan for the interior of the proposed structure show classroom spaces, cafeteria, hallways, restroom facilities, as well as the

administrative areas, provided within the two floors to comfortably accommodate 2,000 students within the proposed facility. Parking and driveways have been provided towards the rear of the site, close to SW 13 Street. During school arrival and dismissal periods, just one ingress/egress point of direct vehicular and pedestrian access to the campus has been provided from SW 344 Street, with an egress only and another ingress/egress point of access provided along SW 193 Avenue. Plans indicate adequate amount of on-site vehicular queuing space for on-site drop-off and pick-up of students. A designated outdoor recreational and playground area has been provided for the proposed charter school towards the southern portion of the subject site and is located between the parking area and the school buildings. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided all along the perimeter of the subject parcel, while street trees with shrubs have been provided all along SW 344 Street, SW 193 Avenue and SW 13 Street.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	AU; single-family residence, plant nurseries	Estate Density Residential (1 to 2.5 dua)
<b>North</b>	AU; single-family residence	Estate Density Residential (1 to 2.5 dua)
<b>South</b>	AU; Navy Wells Pineland Preserve	Environmentally Protected parks
<b>East</b>	BU-1, AU: sales/commercial, agricultural, mixed-use	Estate Density Residential (1 to 2.5 dua)
<b>West</b>	GU; single-family residences, vacant land, plant nurseries	Estate Density Residential (1 to 2.5 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The 9.49-gross acre subject parcel is located on the southeast corner of SW 344 Street and SW 193 Avenue, with its shorter frontage along the SW 344 Street, a section line roadway. The properties to the north and west of the subject site are characterized by large lots that consist of single-family residences and plant nurseries or vacant land, while agricultural sales and commercial uses are located on a large parcel to the east of the site. The large, environmentally protected Navy Wells Pineland Preserve is located immediately to the south of the subject site. Additionally, the subject property is located approximately 0.63 miles east, and inside of the Urban Development Boundary (UDB).

**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 up to 2,000 students from families in the surrounding area. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates approximately 340 PM peak hour vehicle trips. Although staff notes that since the site is currently consisting of plant nurseries and a single-family structure, approval of a charter school facility on the subject site will bring additional traffic into the area and could have

visual and aural impacts on the surrounding area, based on staff's analysis below, any such impacts will be adequately mitigated.

#### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is located within the Urban Development Boundary (UDB) and designated as **Estate Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.* This allows the applicant to develop the 9.49-acre subject site with a total of 23 residential units as the maximum density allowed under the CDMP Estate Density Residential threshold on the LUP map. The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including **schools**, daycare centers and houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* Additionally, 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.*** Said interpretative text under the Residential Communities also states that the *areas along **section line roads** between transition areas are also authorized for eligible higher residential densities, **public and semi-public uses.*** Staff opines that the overall design of the proposed facility and its location on the subject site provide for a compact and cohesive campus. Additionally, the layout of the parking and the on-site vehicular queuing space for drop-off and pick-up of students are designed to maximize traffic circulation within the proposed campus with adequate means of ingress and egress to prevent spillage of traffic on to the adjacent roadways. Landscape plans depict trees and shrubs provided all along the perimeter of the subject parcel acting as buffers for the proposed facility. As such, staff opines that the proposed charter school use would be **consistent** not only with the uses allowed under the Estate Density Residential Land use category text, but with the CDMP Land Use interpretative text, goals, objectives and policies for the **Residential Communities**, as well as with the criteria set within the CDMP that schools may be approved in residential communities when compatible with the surrounding neighborhood based on the criteria set forth in **Policies LU-4A and LU-4D.**

The applicant also seeks to permit a kindergarten through high school charter school closer than a mile from the Urban Development Boundary (UDB). The CDMP **Educational Element Policy**

**EDU-3A** states that new elementary schools should be located at least 1/4 mile inside the UDB; middle schools should be located at least 1/2 mile inside the UDB and that new *senior high schools should be located at least one (1) mile inside the UDB*. Further, said Policy states that in substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB.

The proposed charter high school comprised of grades K through 12 does not meet the criteria of **Educational Element Policy EDU-3A**, because the school will be located less than 1 mile from and inside the UDB that is to the west of the subject property. As is required by Section 33-154 of the Code, and expanded upon in the zoning analysis below, staff notes that the applicant has submitted documentation regarding the proximity of the charter school to the UDB, which depicts that the subject property is located approximately 0.63 miles east of the UDB. The submitted maps indicate that the majority of the parcels located within a half-mile radius of the outer boundaries of the subject site are developed or have been approved for development and that no other site located at least one (1) mile away from the UDB that would be suitable for the proposed charter school comprised of elementary, middle and high school use. The site plan submitted in conjunction with this application depicts the proposed two-story school building located in closer proximity towards the north and east corner of the subject parcel, with the main entrances to the school located on the east and north elevations away from the UDB. Based on the review of the plans, staff opines that the design of the building and location of the entrances away from the UDB is consistent with **Educational Element Policy EDU-3A** which states that *the principal school buildings and entrances should be placed as far as functionally possible from the UDB*.

Staff opines that the submitted site plan, which depicts the 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. Additionally, staff notes that the submitted plans for this application depict ample landscaping and buffering elements in the form of trees and shrubs provided all along the perimeter of the subject parcel to mitigate any visual or aural impact on the abutting residential properties to the west. 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.

However, staff notes that with the current application the applicant also seeks approval of a district boundary change from AU to EU-M on the subject property. The subject property is designated as Estate Density Residential which allows a maximum of 2.5 units per gross acre. This allows the 9.49-acre subject site to be developed with a total of 23 residential units as the maximum density allowed under the CDMP Estate Density Residential threshold on the LUP map. Whereas, staff notes that EU-M, Single-Family Modified Estate District, has a minimum lot size of 15,000 sq. ft. net, and that approval of a zone change on the subject site could allow the applicant to develop the 9.49-gross acre subject parcel with up to a maximum of 27 residential units which is more than what is currently permitted and would exceed the maximum density threshold allowed under the LUP map, and as such, would be **inconsistent** with the CDMP. Staff further notes that

there is no declaration of restrictions that has been proffered with this application in support of the requested rezoning to EU-M, which would limit the maximum number of dwelling units on the subject property, or, restrict the future use of the site to the proposed charter school use only, developed in substantial compliance with the submitted plans. Staff opines that other than the proposed lot coverage marginally surpassing what is allowed under the current AU zoning district standards, the request to rezone the subject site to EU-M is not required since the proposed charter school use allowed within all zoning districts, including AU, and the proposed school use on the property is being supported by staff under the special exception criteria as already indicated. As such, staff opines that the request to rezone the subject site from AU to EU-M, Single-family Modified Estate District, on a site that is not abutting any other EU-M zoned properties and is located within an area mostly characterized by large AU zoned lots, is unnecessary and would be **incompatible** with the existing neighborhood when considering the necessity and reasonableness of said request.

Based on the foregoing analysis, and for the reasons that will be further explained in the zoning analysis, staff opines that the approval with conditions of the requests which would allow the development of the charter school for 2,000 students for grades K-12, spaced less than required from the UDB 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 outlined in CDMP Land Use Element and **Policy LU-4A** and would be **consistent** with the CDMP **Educational Element Policy EDU-3A** and therefore **consistent** with the CDMP Land Use Plan (LUP) map **Estate Density Residential** designation for the subject property.

#### **ZONING ANALYSIS:**

When the request for a District Boundary Change from AU, Agricultural District, to EU-M, Single-family Modified Estate District (request #1) is analyzed under Section 33-311 of the Code, staff opines that the approval of this request would be **incompatible** with the surrounding area and should be denied. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Currently, the subject site is located within an area mainly characterized by large AU zoned lots that have existing single-family homes and plant nurseries. There are no other properties that abut the subject site that are zoned EU-M. Staff opines that based on the reasons explained in the Comprehensive Development Master Plan Analysis section, approval of a zone change to EU-M, Single-family Modified Estate District, is unnecessary and would be **inconsistent** with the CDMP Estate Density Residential designation of the parcel on the CDMP Land Use Plan map, and would be out of character with and **incompatible** with the surrounding neighborhood when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Staff notes that the proposed charter school is already allowed within the current AU zoning district, and the use is being supported by staff under the special exception criteria as indicated below. Staff further notes that the request for rezoning to EU-M is solely intended to allow for a proposed lot coverage that is more than permitted under the current AU zoning district standards. Notwithstanding, in order to implement the charter school on the subject property under the current zoning district, the applicant also requests the alternative non-use variance (request #2) to permit a lot coverage of 18.67% (maximum 15% permitted). When request #2 is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff supports the alternative request and opines that the approval of same with conditions would

be **compatible** with the neighborhood, and would not affect the appearance of the community. Staff opines that although the proposed lot coverage may not meet the current AU district standards, the increase is minimal in nature and is internal to the site, and notes that the overall massing and heights for the proposed school buildings meets all other allowable code requirements. Staff further notes that based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with ample landscaping, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the lot coverage request. As such, staff opines that the proposed structures would be adequately buffered and the slight increase in lot coverage would not negatively affect the stability and appearance of the community. **Therefore, staff recommends denial without prejudice of request #1, under Section 33-311, District Boundary Change, and recommends approval with conditions of the alternative request #2 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

When analyzing the requests to permit a charter senior high school for 2,000 students in grades K-12 charter school on the subject property (request #3), and to waive the spacing requirement for a new charter school facility from the Urban Development Boundary (UDB) in order to allow the proposed high school to be located less than one (1) mile inside the UDB (request #4), under Section 33-311(A)(3) **Special Exceptions**, Unusual Uses and New Uses, staff supports the requests and opines that the proposed charter high 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 9.49-acre subject parcel is located fronting on SW 344 Street, a section line right-of-way, that is located along its north property line. Staff notes that the approval of the request for the charter school will allow the applicant a student enrollment for a total of 2,000 students in grades K-12. The submitted plans indicate the proposed charter school campus would consist of 2-story classroom buildings and a 2-story gymnasium building located towards the northern portion of the property. The proposed structures do not exceed the maximum height of 35 feet, which is similar to and in keeping with the building height standards that are applicable to the surrounding properties. The submitted plans also indicate that the proposed use will meet all the zoning regulations regarding open space, building setbacks, lot coverage and provides for adequate landscape buffers along its property lines. 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. The floor plans for the interior of the proposed school building show classroom spaces, cafeteria, hallways, restroom facilities, as well as the administrative areas, provided within the two floors to comfortably accommodate 2,000 students within the proposed facility. A large surface parking lot and a designated outdoor recreational and playground area has been provided for the proposed charter school towards the southern portion of the subject site. Additionally, the layout of the parking and the on-site vehicular queuing space for drop-off and pick-up of students are designed to maximize traffic circulation within the proposed campus with adequate means of ingress and egress to prevent spillage of traffic on to the adjacent roadways. The main access to the site and to the parking for the school is by means of an ingress/egress driveway along SW 344 Street, with two other access points provided from SW 193 Avenue. Landscape plans depict trees and shrubs provided all along the perimeter of the subject parcel acting as buffers for the proposed facility.

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 total of 2,000 students shows a projected 907 AM new Peak Hour vehicular trips. Although the attached traffic chart shows a substantial percentage increase in trips along the adjoining SW 344 Street, which is the main section line roadway that the proposed charter school fronts along, staff notes that the overall impacts maintain the current Level of Service (LOS) of "C" on the adjoining roadways that would be impacted by the proposed charter school facility. 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 340 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 three (3) arrival and dismissal staggered times separated by at least thirty (30) minutes. Staff notes that Department of Transportation and Public Works (DTPW) has no objection to the application, subject to conditions set forth under Section IV, as specified in their memorandum, dated May 9, 2023. 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 August 15, 2022, that 340 PM 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. The memorandum further indicates that the applicant may enter into a Proportionate Share Agreement in order to mitigate for traffic concurrency. 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 November 10, 2022, 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. Therefore, when considering the necessity and reasonableness of the applied for use in relation to the present and future development of the area, as well as its compatibility with

the area concerned, staff opines that the proposed charter school for 2,000 students in grades K-12 would be **compatible** with the same based on the reasons stated above. **Therefore, staff recommends approval with conditions of request #3 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

The applicant's request to waive the spacing requirement for new charter school facilities from the Urban Development Boundary (UDB) in order to allow the proposed high school to be located less than one (1) mile inside the UDB (request #3) must also be analyzed under the Limitations on the Siting of Public Charter School Facilities, Section 33-154(c), of the Code. Said regulations require the applicant to demonstrate that within a half-mile radius of the outer boundaries of the proposed new school that: *(1) the majority of the lots lying within the radius are developed or are approved for development, and (2) there are no other lots within the radius that are available for development that meet the requirements of a minimum distance of one mile from the UDB.* Additionally, Section 33-154(c) requires that the majority of the site, the proposed buildings' ground floor square footage and the building and entrances into the buildings are required to be located as far as practicably possible from the UDB. Furthermore, the submitted plans depict the proposed two-story school building located in closer proximity towards the north and east corner of the subject parcel, with the main entrances to the school located on the east and north elevations away from the UDB. Staff opines that in addition to satisfying the CDMP Educational Policy requirement, the siting of the entrances to the school as far away as physically possible from the UDB also meets the requirement of Section 33-154(c) of the Code. Staff also notes that the applicant has submitted documentation regarding the proximity of the charter school to the UDB, which depicts that the subject property is located 3,300 feet, or approximately 0.63 miles east of the UDB. Furthermore, based on the submitted maps as well as staff's research of that area, staff acknowledges that the majority of the properties located within a half-mile radius of the outer boundaries of the subject site are either developed or have approvals for development, and opines that no other site located at least one (1) mile away from the UDB that would be suitable for the proposed charter high school use. **As such, staff opines that the request #4 to permit a charter high school within one-mile of the UDB, meets the requirements of Section 33-154(c) and recommends approval with conditions of request #4 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

Similarly, when the request to waive the requirements that the majority of the subject site and proposed buildings' ground floor square footage for the charter school be spaced less than required from the Urban Development Boundary (request #5), is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff opines that the request is inextricably intertwined with requests #3 and #4, to permit the charter high school on the subject site that is less than 1-mile distance from the UDB, both of which staff supports, and opines that for reasons that were explained in the aforementioned analysis, the approval of this request with conditions would be **compatible** with the surrounding area and would not affect the appearance of the community. Moreover, staff notes that the subject property, located at 0.63 miles distance east of the UDB line, fails to meet the 1-mile minimum spacing requirement by a small margin, and the submitted plans indicate that the proposed two-story school building is located closer towards the north-east corner of the subject parcel that is furthest away from the UDB. **Based on the foregoing, staff recommends approval with conditions of request #5 under Section 33-311(A)(4)(b), Non-Use Variances Standards From Other Than Airport Regulations.**

In order to establish a charter school for 2,000 students in grades K-12 on the 9.49-acre subject parcel, the applicant requests an ancillary non-use variance to permit driveways and parking areas to be within 25' of SW 344 Street, SW 193 Avenue and SW 13 Street rights-of-ways

(request #6). When this request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that it is inextricably intertwined with the development of the proposed charter school use on the site, which staff supports, and opines that the approval of the request with conditions would be **compatible** with the surrounding area. The submitted plans indicate parking spaces as well as driveways used for the drop-off and pick-up of students abutting SW 344 Street, SW 193 Avenue and SW 13 Street and setback less than 25' from said roadways which is not permitted. Nonetheless, based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with a continuous row of street trees with shrubs provided all along the property line that abuts said roadway. Staff opines that said landscaping would be sufficient to mitigate any visual or aural impacts generated by the request on the surrounding properties or on passersby along the abutting roadways. 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 this request. As such, staff opines that the design and location of the parking area and driveways provide for a cohesive campus that maximizes circulation, preventing spillage of traffic on to the adjacent roadways, and that the resulting encroachment closer than permitted to the rights-of-ways is not likely to have a major visual impact on the properties located across from said roadways. As a condition for approval, staff recommends that the aforementioned landscaping be installed prior to the final issuance of the Certificate of Use. Subject to this and other conditions, staff opines that approval of request #5 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 variance will be otherwise **compatible** with the surrounding land uses and would not be detrimental to the other properties in the immediate area in which the subject parcel is situated. **Therefore, staff recommends approval with conditions of request #6 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** For the school arrival and dismissal periods, the submitted site plan indicates one (1)-ingress/egress point of direct vehicular and pedestrian access to the campus from SW 344 Street, while an egress only and another ingress/egress point of access has been provided along SW 193 Avenue. Parking and driveways have been provided towards the rear portion of the site, close to SW 13 Street. The proposed charter school facility for the 2,000 students and staff, provides for the required 189 parking spaces on site, therefore, the parking amounts comply with the code minimums.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:** Approval with conditions of requests #2 through #6, denial without prejudice of request #1.

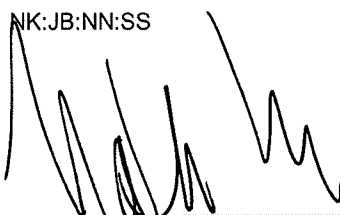
**CONDITIONS FOR APPROVAL:** For requests #2 through #6 only.

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 "My Academy: Palm Orchard Campus", as prepared by CIVICA, consisting of 12 sheets dated stamped received 4/18/23, and floor plans, building elevations, special survey maps consisting of 10 sheets dated stamped received 10/18/22, for a total of 22 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 prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
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 K – 12 and be restricted to a maximum of 2,000 students.
9. That the hours of operation, Monday through Friday, shall be from 7:00 A.M. to 4:00 P.M. except for the school related night activities and/or special events.
10. That the owner shall have trained personnel on site to manage the traffic operations during the arrival and dismissal period.
11. 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.
12. That no outside speakers other than in connection with emergency systems shall be permitted on the property.
13. 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.
14. 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.

15. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.
16. 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.
17. 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 August 15, 2022.
18. 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 May 9, 2023.

NK:JB:NN:SS



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

## ZONING RECOMMENDATION ADDENDUM

Palm Drive Orchard, LLC  
PH: Z22-173

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

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

<b>Estate Density Residential</b> (Pg. I-29)	<i>The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Estate Density Residential</b>. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.</i>
<b>Residential Communities</b> (Pg. I-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including <b>schools</b>, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.</i>
<b>Uses and Zoning Not Specifically Depicted</b> (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 <b>uses and zoning are deemed to be consistent</b> 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>
<b>Institutions, Utilities and Communications</b> (Pg. I-53)	<i>Neighborhood or community-serving institutional uses, cell towers and utilities including <b>schools</b>, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</i>
<b>Policy LU-4A</b> (Page. I-8)	<i>When evaluating <b>compatibility</b> among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking,</i>

## ZONING RECOMMENDATION ADDENDUM

Palm Drive Orchard, LLC  
PH: Z22-173

	<i>height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
<b>Policy LU-4D</b> <b>(Page. I-8)</b>	<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 <b>buffer</b> any potentially incompatible elements.</i>
<b>Educational Element</b> <b>Policy EDU-3A</b> <b>(Page. X-5)</b>	<i>It is the policy of Miami-Dade County that the Miami-Dade County Public Schools shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB, and; <b>new senior high schools should be located at least one mile inside the UDB.</b> In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.</i>

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311</b> <b>District Boundary Change</b>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) <b>Section 33-311</b> provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> <li>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></li> <li>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></li> <li>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></li> <li>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></li> </ol>
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## ZONING RECOMMENDATION ADDENDUM

Palm Drive Orchard, LLC

PH: Z22-173

	<p>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</p>
<p><b>Section 33-311(A)(3) Special Exception, Unusual and New Uses</b></p>	<p><b>Special exceptions</b> (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.</p>
<p><b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</p>
<p><b>33-153 Public hearing required in all districts</b></p>	<p>The establishment, expansion or modification of a charter school facility is permitted in any zoning district after public hearing upon demonstration that the standards established in this article have been met. Any existing covenant or declaration of restrictions relating to an existing charter school facility shall be modified or deleted only in accordance with the provisions of Article XXXVI of this code.</p>
<p><b>33-154 Limitations on the siting of public charter school facilities</b></p>	<p>a) New kindergarten, elementary, middle and senior high charter school facilities as well as the expansion of existing charter school facilities shall be prohibited on sites located outside the Urban Development Boundary (UDB), as established in the Comprehensive Development Master Plan.</p> <p>(b) Except as provided in subsection (c) below, the following new charter school facilities and the expansion of such facilities shall be located inside the UDB and spaced from the UDB as follows:</p> <ol style="list-style-type: none"> <li>(1) Kindergarten, Elementary school: at least ¼ mile inside the UDB</li> <li>(2) Middle school: at least ½ mile inside the UDB</li> <li>(3) Senior high school: at least one mile inside the UDB.</li> </ol> <p>(c) A proposed new kindergarten, elementary, middle, or senior high charter school facility, or the expansion of an existing charter school site, inside but closer to the UDB than indicated in (b) above, may be approved at public hearing, when it is demonstrated that within a one-half mile radius of the outer boundaries of the proposed new charter school or charter school expansion site:</p>

## ZONING RECOMMENDATION ADDENDUM

Palm Drive Orchard, LLC  
PH: Z22-173

	<p>(1) that the majority of the lots, parcels or tracts lying within the radius are developed or approved for development; and</p> <p>(2) there are no other lots, parcels or tracts within the radius that are available for development that meet the requirements of subsection (b) above and that meet all the requirements of this article.</p> <p>Approval of such a site shall require that the majority of the subject site and the proposed buildings' ground floor square footage be located in accordance with (b) above, and that the principal buildings and entrances be placed as far from the UDB as possible.</p> <p>(d) For purposes of establishing the distances provided by this section, the applicant shall furnish a certified survey from a registered surveyor, as well as a proposed site plan, which shall indicate that the distance requirements of this section have been met.</p>
<p><b>33-314(C)(10)</b> <b>Direct applications to the County Commission</b></p>	<p>(C) The County Commission shall have jurisdiction to directly hear other applications as follows:</p> <p>(10) Hear application for and, upon recommendation of the Developmental Impact Committee, grant or deny those special exceptions for public charter school facilities permitted by the regulations only upon approval after public hearing, provided the applied for special exception, in the opinion of the Board of County Commissioners, is found to be in compliance with the standards contained in Article XI and Section 33-311(A)(3) of this code.</p>
<p><b>33-314(C)(12)</b> <b>Direct applications to the County Commission</b></p>	<p>C) The County Commission shall have jurisdiction to directly hear other applications as follows:</p> <p>(12) Applications for public charter school facilities and expansions or modifications to existing public charter school facilities.</p>

# Exhibit "A"

## TRAFFIC IMPACT CHART

Palm Drive Orchard, LLC  
PH: 222-173

MY ACADEMY K-12 PALM ORCHARD CHARTER SCHOOL						
907 AM Peak Hour Trips						
2000 Proposed Students						
7:30 – 8:30 AM (With 3 Arrival/Dismissal Shifts)						
786 Students	Projected New Trips					
AM Peak Hour	907					
Site Circulation						
School Campus	In/Out bound Trips	Stacking & Queuing & Parking Spaces Required	Stacking & Queuing & Parking Spaces Provided	Parking Spaces Required	Parking Spaces Provided	
E/O SW 132 AV between SW 230th and SW 228th Streets	531/377	311	329	189	189	
Adjacent Roadway Impacts						
Adjacent Roadway	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 344 St e/o SW 193 Ave	898	503	1,401	179%	C	D
SW 344 St e/o SW 193 Ave	9	354	363	3%	C	C
<b>Total</b>	<b>907</b>					
Neighborhood Impacts						
Roadways Impacted	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volume	Existing LOS	Future LOS
SW 192nd Avenue n/o SW 344th Street	137	611	748	22%	C	C
SW 192nd Avenue s/o SW 344th Street	9	913	922	1%	C	C

**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES

# Memorandum



**Date:** August 17, 2022

**To:** Nathan Kogon, Assistant Director  
RER Development Services

**From:** Ammad Riaz, P.E.  
Chief of Aviation Planning *A.R.*  
Aviation Department

**Subject:** Z2022000173  
Palm Drive Orchard, LLC  
MDAD DN-22-08-3660

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As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of Zoning Hearing Application Z22-173, Palm Drive Orchard, LLC. The applicant is requesting approval of a Charter School, grades K – 12, with a maximum enrollment of 2,000 students. The subject property is approximately 9.4 gross acres and located at 19250 SW 344 St. (Palm Drive) in Miami-Dade County, Florida.

Based upon our review of the application information provided to us, it appears that the application at its referenced location is compatible with operations from Miami Homestead General Aviation Airport, provided there are no conflicts with applicable local, state and federal aviation regulations including the Code of Miami-Dade County, Chapter 33, Article XXXVII, Airport Zoning.


AR/rb

# Memorandum



**Date:** September 16, 2022

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

**From:**   
Jerry Bell, AICP, Assistant Director for Planning  
Department of Regulatory and Economic Resources

**Subject:** Z2022000173 – Palm Drive Orchard, LLC.

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The subject zoning application addresses a ±9.4 gross acres parcel with Folio No. 30-7826-002-0050 located at 19250 SW 344th Street (Palm Drive), in unincorporated Miami-Dade County, and is within the Florida Keys Aqueduct Authority Wellfield Protection Area. The zoning application is seeking the following: special exception to permit a Charter School, grades K – 12th grade; special exception to waive the spacing requirement for new charter school facilities from the Urban Development Boundary (UDB) to permit a senior high school within 1 mile of the UDB; non-use variance to waive the requirement that the majority of the subject site and proposed buildings' ground floor square footage for a proposed charter senior high school be placed as far from the UDB as possible; to permit the subject site and ground floor square footage spaced less than required from the Urban Development Boundary; non-use variance to permit a lot coverage of 19.49% (15% permitted); and non-use variance to permit parking areas within 25 feet of the public rights-of-way.

The Planning Division has reviewed the subject zoning application for consistency with the Comprehensive Development Master Plan (CDMP) and offers the following comments:

- The subject property is designated "Estate Density Residential" (1 to 2.5 dwelling units per gross acre) on the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map and is currently zoned AU (Agriculture). The CDMP provides that a school is community-serving use and may be approved where compatible in all urban land use categories, subject to the school distance from the UDB criteria of Policy EDU-3A of the CDMP Educational Element and other applicable policies of the CDMP.
- Compatibility shall be determined in accordance with Policy LU-4A of the CDMP Land Use Element.
- Policy EDU-3A distance from the UDB requirements: ... new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB, and new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB.
- The elementary and middle school components of the zoning application meet the Policy EDU-3A spacing criteria, however the high school component does not. Therefore, the zoning application is not consistent with the provisions of the CDMP, specifically regarding the high school proposed to be located closer to the UDB than allowed by Policy EDU-3A, without the required demonstration that suitable sites that are in full conformance with the Policy requirement are not available.

If you have any questions, please contact me or Garrett Rowe, Chief, in the Department's Metropolitan Planning Section at 305-375-2835.

JB:GAR:RD:jcp

# Memorandum



**Date:** November 10, 2022

**To:** Lourdes M. Gomez, AICP, Director  
Department of Regulatory and Economic Resources

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

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

**Subject:** Z2022000173-2<sup>nd</sup> Review  
Palm Drive Orchard LLC  
19250 SW 344<sup>th</sup> Street, Unincorporated Miami-Dade County

1. Special Exception to permit a Charter School, grades K – 12th grade;
2. Special exception to waive the spacing requirement for new charter school facilities from the Urban Development Boundary (UDB) to permit a senior high school within 1 mile of the UDB.
3. Non-use variance to waive the requirement that most of the subject site and proposed buildings' ground floor square footage for a proposed charter senior high school be placed as far from the UDB as possible; to permit the subject site and ground floor square footage spaced less than required from the Urban Development Boundary.
4. Non-use variance to permit lot coverage of 19.49% (15% permitted); and
5. Non-use variance to permit parking areas within 25 feet of the public rights-of-way.

(AU) (9.4 Acres)  
26-57-38

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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/or wellfield protection. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 and Section 24-43(5) of the Code.

## Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area of the Florida Keys Aqueduct Authority (FKKA) Wellfield. The site is situated within the 30-day, 100-day, and 210-day travel time contour of said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Pursuant to section 24-43(5)(b) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject property within the Basic Wellfield Protection Area of the FKAA Wellfield. These regulations also establish allowable stormwater drainage disposal methods intended to protect water quality within the Basic Wellfield Protection Area of wellfield protection areas.

Further, there are sewage loading restrictions for development that would be connected to public water and sanitary sewers within the 30-day travel-time contour. Sewage loading on that portion of the property shall not exceed 1,600 gallons per day acre. There are no sewage loading restrictions for nonresidential

uses in the 210-day and 100-day travel time contour of the FKAA Wellfield protection area if said property is served by public water and sanitary sewer. According to the site plan provided with this application, Sheet A-1, digitally signed by Rolando Llanes, AR0013160 on October 13, 2022, and stamped received by zoning on October 18, 2022, the portion of the lot within the 30-day travel-time contour of the FKAA wellfield will be developed with parking area only.

Pursuant to Section 24-43(5)(b) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject property within the Basic Wellfield Protection Area of the FKAA Wellfield. According to the plans provided with this application, the proposed school floor plan does not depict a proposed laboratory or a proposed generator, therefore the proposed school is not indicating hazardous materials to be used, generated, handled, discharged, disposed of, or stored within the FKAA.

Since the subject request would permit non-residential land uses, 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 shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

**Conditions of Approval: None**

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of this application, the proposed school is within feasible distance to connect to public water and public sanitary sewer. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. Please note, that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

The property owner has submitted an executed covenant running with the land in compliance with section 24-43.1(6)(c) of the Code confirming that the proposed development will be connected to the public water supply and sanitary sewer system prior to DERM approval of any building permit, certificate of use and occupancy or municipal license for any nonresidential land use.

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

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

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

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

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

The property is located within the Basic Wellfield Protection Area of the Florida Keys Aqueduct Authority Wellfield. Stormwater disposal methods for future development must comply with the requirements of section 24-43(5)(c) of the Code. Furthermore, no outfall is allowed, and no lake excavation is allowed within the 30-day travel time contour of said wellfield. Baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

**Conditions of Approval: None**

Pollution Remediation

DERM does not have records of current contamination issues on the subject site. However, based on the current/past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans

(inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Please note that this information relates to future reviews and assessments. For property that is classified as agricultural by the Miami Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case-by-case basis to ensure compliance with applicable state law.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. at [Thomas.kux@miamidade.gov](mailto:Thomas.kux@miamidade.gov) if you have any questions.

### **Conditions of Approval: None**

#### Natural Forest Communities

This application must comply with Miami-Dade County's CDMP and the Code. The subject property identified in this zoning application does not contain Natural Forest Community (NFC), however, the adjacent properties identified by folio numbers 30-7826-003-0030, 30-7826-003-0040, 30-7826-003-0060, 30-7826-003-0100, and 30-7826-003-0110 are designated NFC. The adjacent property identified by folio number 30-7826-000-0080 is also NFC and owned by Miami-Dade County.

The NFC properties are designated critical habitat by the United States Fish and Wildlife Service (USFWS) for Carter's sandflax (*Linum carteri* var. *carteri*), Florida Brickell bush (*Brickellia mosieri*), Bartram's scrub-hairstreak (*Strymon acis bartrami*), and Florida leafwing (*Anaea triglodyta floralis*). Consultation with the US Fish and Wildlife Service (USFWS) may be required prior to any development

or redevelopment of the subject property. The Vero Beach Office of the USFWS may be reached at 1-772-562-3909.

The development and use of the subject property must avoid adverse environmental impacts to the NFC and critical habitat. Therefore, during future development of the referenced property, DERM recommends a barrier be erected between any site improvement work and the NFC property and that the applicant avoid staging equipment or construction materials adjacent to private property or the county designated NFC.

Management of the adjacent NFC properties include the use of prescribed burns to assist in controlling exotic and invasive species. The applicant's property lies within the potential smoke dispersion corridor of the adjacent NFC properties. Consequently, the applicant's property may be affected by the periodic smoke events. An important component of prescribed burning is the strategic placement of fire breaks. DERM recommends a buffer along the southern boundary of the development properties that can function as a fire break. DERM also recommends that future site plan development supplement the buffer by placing roads or any open space, park, or landscaping requirements on this portion of the subject properties to separate future proposed uses from all NFC management activities, including prescribed burns.

The applicant is advised that per section 18A-12 of the Code, prohibited species shall not be planted on any site and controlled species shall not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants. The use of native pine rockland plants species for landscaping purposes is recommended to eliminate the potential of non-compatible plants invading and degrading the adjacent pine rockland. The applicant can contact Tim Joyner of the Tree and Forest Resources Section at (305)372-6574 or John.Joyner@miamidadegov for any questions regarding the NFC, barrier recommendations, and NFC permitting and preservation requirements.

**Conditions of Approval: None**

Environmentally Endangered Lands

The subject application is adjacent to Navy Wells Pineland Preserve (Preserve). The Preserve is located directly south of the application area and contains Natural Forest Community pine rockland, the second largest outside of Everglades National Park. This Preserve is public conservation land owned by the County and managed by the Miami-Dade County Environmentally Endangered Lands (EEL) Program to be maintained as a natural preserve into perpetuity in accordance with Section 24-50 of the Code. DERM has concerns regarding the requested change in use from Agricultural to the proposed use for a charter school, as this increases the density and development potential near a fire-dependent pineland.

The Preserve is a Federally designated Critical Habitat for two animal and two plant species: the Bartram's scrub hairstreak butterfly, Florida leafwing butterfly, Florida Brickell bush, and Carter's sandflax, which also depend on fire to thrive in this pineland. DERM recommends planting of appropriate native landscaping so as not to negatively impact the sensitive environmental resources of the Preserve. (Please see Natural Resources Communities comments).

The Landscape plan submitted in support of the subject zoning application, TREE/PALM LEGEND, LANDSCAPE LEGEND, AND PLANT LIST stamped Received by Zoning on October 18, 2022 indicates plant species that can be problematic adjacent to pine rockland plant communities. DERM has the following recommendations: Rainbow eucalyptus (*Eucalyptus deglupta*) is highly flammable and could be replaced by paradise tree (*Simarouba glauca*); Royal poinciana (*Delonix regia*) could be replaced with jacaranda (*Jacaranda mimosifolia*); solitaire palm (*Ptychosperma elegans*) could be replaced with Keys thatch palm (*Leucothrinax morrisii*.)

Be advised that the adjacent Preserve contains pine rockland plant community that requires land management techniques, which include periodic ecological prescribed burning and response to wildfires. Periodic burning, which is generally performed once every three years, is a management technique that reduces the threat of wildfires and is beneficial to wildlife and the rare and endangered plant species within the Preserve. The requested zoning change adjacent to the Preserve will allow increased development density that does not exist today. This increase in density may limit the ability to perform prescribed burns and reduce the ability to control wildfires if development is close to the Preserve. The proposed charter school could be within the potential smoke dispersion corridor and may be affected by periodic smoke events from prescribed burns or unexpected wildfires. Property owners and/or residents adjacent to fire-dependent Preserves are usually notified in writing of potential prescribed burns twice per year.

An appropriate firebreak is typically recommended between buildings and the fire-dependent Preserve. The submitted "Proposed Site Plan" prepared by CIVICA to support the application stamped received by Zoning on October 18, 2022, Sheet Number A-1.2, depicts a parking lot and athletic field proposed north of theoretical SW 13<sup>th</sup> Street (SW 348<sup>th</sup> Street) would serve as an appropriate firebreak between the Preserve and the potential development. DERM notes that the applicant has proffered no driveway connections to theoretical SW 13<sup>th</sup> Street, which consist of the north boundary of the Preserve. Please note that these portions of theoretical SW 13<sup>th</sup> Street may not be dedicated public road right-of-way and any improvements (sidewalks, drainage, curb, and gutter) are not permitted within those portions of the Preserve. Further, DERM encourages the containment of all construction-related activities within the applicants' property and further encourages efforts to not impact the Preserve.

For more information regarding the Navy Wells Pineland Preserve or the EEL Program, please contact the Director of the Environmentally Endangered Lands Program, Janet Gil, at [janet.gil@miamidade.gov](mailto:janet.gil@miamidade.gov) or (305)372-6687.

### Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "My Academy: Palm Orchard Campus", prepared by Taylor Semler, R.L.A., and dated as received by Miami-Dade County on October 18, 2022 was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen 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.

The proposed development lies within 500 feet of a County designated Natural Forest Community (NFC). According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of a native plant community (including NFCs). Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

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 Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

**Conditions of Approval: None**

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines 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 Ninfa Rincon at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** August 15, 2022  
**To:** Nathan Kogon  
Assistant Director  
Regulatory and Economic Resource Department  
**From:** Raul A. Pino, PLS  
Chief  
Regulatory and Economic Resource Department  
**Subject:** DIC 22-173  
Name: Palm Drive Orchard, LLC  
Section 26 Township 57 South Range 38 East

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I. PROJECT LOCATION:

The property is located at 19250 SW 344 Street.

II. APPLICATION REQUEST:

This application is requesting a special exemption to permit a charter school grades K-12<sup>th</sup>.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the east and west by SW 344 Street and from the north and south by SW 193 Avenue.

IV. RECOMMENDATION:

**The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections with the condition in Section IV.**

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> Edition)

340 PM Peak Hour trips are generated by this application

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

B. Cardinal Distribution

North	54 %	East	46 %
South	0 %	West	0 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

**Station 9888** located on SW 197 Avenue north of SW 288 Street, has a maximum LOS **“D”** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **249** vehicles and **66** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9888** with its PHP and assigned vehicles is at LOS **“C”**. The **63** vehicle trips generated by this development when combined with the **249** and those previously approved through Development Orders, **66**, equal **378** and will cause this segment to remain at LOS **“C”** whose range is up to 1,359.

**Station 9886** located on SW 187 Avenue south of SW 280 Street, has a maximum LOS **“D”** of **1,197** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **437** vehicles and **81** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9886** with its PHP and assigned vehicles is at LOS **“C”**. The **60** vehicle trips generated by this development when combined with the **437** and those previously approved through Development Orders, **81**, equal **578** and will cause this segment to remain at LOS **“C”** whose range is up to 594.

**Station 9954** located on SW 328 Street east of SW 182 Avenue, has a maximum LOS **“EE”** of **1,728** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **707** vehicles and **115** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9954** with its PHP and assigned vehicles is at LOS **“C”**. The **81** vehicle trips generated by this development when combined with the **707** and those previously approved through Development Orders, **115**, equal **903** and will cause this segment to remain at LOS **“C”** whose range is up to 1,359.

**Station 9957** located on SW 344 Street west of SW 182 Avenue, has a maximum LOS **“E”** of **1,410** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,305** vehicles and **86** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9957** with its PHP and assigned vehicles is at LOS **“E”**. The **136** vehicle trips generated by this development when combined with the **1,305** and those previously approved through Development Orders, **86**, equal **1,527** and will cause this segment to have an LOS **“F”** whose range is over 1,410.

Traffic Concurrency approval for the Initial Development Order of this application is pursuant to Section 33G-5(6)(a), Code of Miami-Dade County (Code). A widening project has been added to the 2045 Long Range Transportation Plan (LRPT) for the failing roadway. This allows the applicant to be approved for Initial Development Order. Please be advised, this application must comply with Section 33G-5(6), of the Code in order to receive Intermediate Development Order (Tentative Plat) and/or Final Development Order (Final Plat or Permits) approval. Applicant may enter into a Proportionate Share Agreement in order to mitigate for traffic concurrency.

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:** August 9, 2022

**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 - My Academy: Palm Orchard Campus  
Application No. Z2022000173 - (Pre-App. No. Z22P-067)

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The Water and Sewer Department has reviewed the proposed development for the subject Zoning Pre-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: My Academy: Palm Orchard Campus

Location: The proposed project is located on approximately 9.40 acres at 19250 SW 344<sup>th</sup> Street with Folio No. 30-7826-002-0050, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting the approval of a Special Exception in order to develop a 138,207 S.F. Charter School, grades K-12.

The estimated total water demand for the proposed project will be 16,585 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the South Dade System. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 16-inch water main located at the intersection of SW 192<sup>nd</sup> Avenue and SW 344<sup>th</sup> Street to where the developer may connect and extend a new 16-inch water main westerly along SW 344<sup>th</sup> Street (section line) to the northwest corner of the subject site.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connections. *Final points of connections 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 WASD Agreement is offered. 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 will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the WWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch sewer force main (ES-9397-5) located approximately 3,657 feet away from the subject project in SW 354<sup>th</sup> Street at SW 192<sup>nd</sup> Avenue to where the developer may connect and extend a sewer force main (size to be determined) northerly in SW 192<sup>nd</sup> Avenue, as required to provide service. A private sewage pump station will be required. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

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

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

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

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 [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Pedro P. Vera Carballes at (786) 552-8144 or [pedro.veracarballes@miamidade.gov](mailto:pedro.veracarballes@miamidade.gov)

# Memorandum



**Date:** Tuesday, May 9, 2023

**To:** Nathan Kogon  
Assistant Director  
Regulatory and Economic Resource Department

**From:** Miguel Soria, P.E. *Miguel Soria*  
Assistant Director Highway Engineering  
Department of Transportation and Public Works

**Subject:** DIC Z2022000173  
Name: Palm Drive Orchard, LLC

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I. PROJECT LOCATION:

The property is located at 19250 SW 344 Street

II. APPLICATION REQUEST:

The application is requesting a special exemption to permit a charter school grades K-12<sup>th</sup> with an enrollment of 2000 students.

III. RECOMMENDATION:

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

IV. CONDITIONS:

Development of this site requires that the following improvements are performed prior to issuance of the final Certificate of Use/Certificate of Occupancy, whichever applies.

1. Construct a westbound left-turn lane with a storage length of approximately 306 feet at the intersection of SW 193 Avenue and SW 344 Street.
2. Construct SW 193 Avenue as a two-way, north-south roadway from SW 344 to SW 348 streets. Additionally, construct SW 348 Street as a one-way eastbound roadway (25' right-of-way dedication).
3. Improve half of the right-of-way of SW 344 Street along the project site per the latest requirements from Miami-Dade County.
4. Construct exclusive eastbound and westbound left-turn lanes at the intersection of SW 192 Avenue and SW 344 Street.

5. Modify the future traffic signal at the intersection of SW 192 Avenue and SW 344 Street to provide protected/permitted phasing for the proposed eastbound and westbound left-turn lanes.
6. Optimize the signal timing at the intersection of SW 182 Avenue and SW 344 Street.
7. Install school zone speed-zone signs and pavement marking along SW 344 Street, SW 193 Avenue and SW 348 Street in accordance with FDOT design standards.

# Memorandum



**DATE:** August 1, 2022

**TO:** Amina Newsome  
Sr. Division Chief – Development Services Division  
Department of Regulatory and Economic Resources (RER)

**FROM:** Francisco Arbelaez, AICP *FAA*  
Principal Planner – Infrastructure Planning  
Department of Transportation and Public Works (DTPW)

**SUBJECT:** Review of DIC Project No. Z2022000173  
Palm Drive Orchard, LLC.  
DTPW Project No. OSP173

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This report analyzes the impact of the proposed development to the Level-of-Service as they apply to transit services. The following application is for a Zoning Hearing of the subject property. Data and information were updated as of December 2020 and is current to the proposed start of fiscal year 2022-2031, as presented in the 2021 Transit Development Plan Annual Progress Report (TDP).

## **Project Description**

The applicant, Palm Drive Orchard, LLC., seeks a non-use variance and a special exception to build a K-12 charter school on a property totaling +/- 9.4 acres located at 19250 SW 344<sup>th</sup> Street. The subject Property is currently undeveloped land, and the current zoning is “AU” Agriculture. The applicant proposes to build a charter school with a maximum enrolment of 2,000 students. The proposed school campus will include 2 story classroom buildings and a 2-story gymnasium building, paved off street parking and drop-off area. The subject property is in Miami-Dade County, Florida, and is located inside the Urban Development Boundary.

## **Existing Service**

The subject property is served by Metrobus Route 35 / 35A and 344 at bus stop located along 344<sup>th</sup> Street (W Palm Dr) at SW 187<sup>th</sup> Avenue (Redland Rd) approximately 0.75 miles away (5-minute walk) from the proposed development. The table below details the service headways (in minutes) for these routes:

Metrobus Route Service Summary DIC Project No. Z2022000173							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
35/35A	20	20	40	n/a	30	30	L/F
344	60	60	n/a	n/a	n/a	n/a	L
Note: L means Metrobus local route service. F means Metrobus feeder service to Metrorail. E means Express or Limited-Stop Metrobus route service							

*Source: Miami Dade Department of Transportation and Public Works, Dec. 2020 Line Up  
 While the service above is in place, the operation of the system at the time of the review is scaled back to meet the current demands, due to COVID-19 pandemic.*

### Recent Service Adjustments

According to the TDP, there are no recent service changes planned for this route. The Better Bus Project proposed headway for Route 35 will remain unchanged at 20 minutes. Also has been improved at 20 minutes frequency from Cutler Bay to Florida City. A public hearing was held for the Better Bus Project in October 2021 and the service change is estimated to be implemented in the Spring of 2023.

### Future Transportation/Transit Needs and Planned Improvements

According to the TDP there are two funded capital projects close to the property.

- The South Corridor BRT project is a fully funded project. The project seeks to implement Gold Standard BRT along the South Dade Transitway from SW 344th Street in Florida City to the Dadeland South Metrorail Station. The closest Gold Standard BRT station to the subject property is located approximately 1.4 miles away at SW 344th Street along the Transitway.
- The SW 344th St (SMART Terminal) Park-and-Ride expansion. The existing end-of-the-line transit terminal/park-and-ride facility at SW 344th St will be expanded meet future demand for parking along the South Miami-Dade Transitway. This project will increase the number of parking spaces by 96 to a total of 344. The necessary right-of-way acquisition for this project is funded, but the design and construction costs are being developed.

The TDP also identifies two unfunded operations projects.

- The South Miami-Dade Express (BERT) project will provide express bus services from SW 344th Street Park-and-Ride (PNR) along the Transitway to Dadeland North Metrorail Station as well as via the Homestead Extension of Florida's Turnpike (HEFT) at SW 288th Street to the Dadeland North Metrorail Station.
- The Florida's Turnpike Express (South) (BERT) of the SMART Plan. This Facility can be accessed approximately 1.4 miles from the property at the SW 344th Street PNR. The BERT South service will provide Express Bus service with access from the SW 344th Street PNR in Homestead along the HEFT to the Panther Station at Modesto Maidique Campus and to Dolphin Station.

Also, according to the TDP there is one 2031 and Beyond Transit Vision Plan project for the South Miami Dade Corridor/US-1 Transitway. This project would extend the Metrorail service from the Dadeland South Metrorail Station to SW 344th Street Park and Ride.

### **DTPW Comments/Recommendations**

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into the site design to enable safe pedestrian access to neighboring properties, nearby transit stops, and planned future rapid transit stations. While the proposed site plan includes connections to the sidewalk proposed within the public right-of-way, the internal bicycle and pedestrian paths are not clearly defined. Upon DTPW's review for mass transit concurrency, the area the application is in does not have a combined resident and workforce population of more than 10,000 persons per square mile. Therefore, it meets the Level-of-Service requirement with the adopted mass transit level-of-service standard as stated in CDMP Policy MT-1A. **DTPW has no objections to this application.**

1. The Applicant shall ensure that all sidewalks will be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impeded public access to the existing bus stops.
2. The applicant must provide safe connections to transit by including bicycle and pedestrian facilities within the site. Show on site plan how the site connects to the proposed bicycle and pedestrian network.
3. The applicant should provide a covered and secure space for bicycle parking near the entrance of the building(s).
4. The Applicant shall ensure that all sidewalks will be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impeded public access to the existing bus stops.
5. The applicant is encouraged to work closely with DTPW, FDOT, Safe Routes to School, and WalkSafe & BikeSafe organizations to provide traffic safety considerations at the

project site and neighborhood. These should include traffic calming measures that can include, but should not be limited to:

- a. The implementation of a reduced speed school zone
  - b. A traffic beacon at the crosswalk in front of the school.
  - c. Safety driveway mirrors at the entrance/exit of the school property.
  - d. Enhanced crosswalks to allow for a higher visibility of pedestrians.
- c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW  
Jie Bian, Chief, Infrastructure Planning, DTPW  
Linda Morris, AICP, Chief, Transit Service Planning, DTPW  
Eric Zahn, Transit Service Planning Section Supervisor, Transit Service Planning, DTPW

*FAA*

# Memorandum



**Date:** August 22, 2022

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

**From:** Alejandro Zizold, Chief of Planning and Research *Alejandro Zizold*  
Planning and Design Excellence Division  
Parks, Recreation and Open Spaces Department (PROS)

**Subject:** Z2022000173- My Academy: Palm Orchard Campus (Associated Application: Z2022P00067)

**Applicant Name:** Palm Drive Orchard, LLC

**Project Location:** The property consists of approximately 8.34 acres and is located at 19250 SW 344<sup>th</sup> Street, Folio 30-7826-002-0050 in unincorporated Miami-Dade County. The property is zoned Agricultural/Residential 5 Acres Gross (AU). The current land use classification is Plant Nurseries.

**Proposed Development:** The applicant seeks an Administrative Site Plan Review (ASPR) to develop a proposed charter school for grades K-12 with a maximum enrollment of 2,000 students.

**Current Park Benefit District Area Conditions:** Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

**Table A – County Parks (Local) Within a 3 Mile Radius of Application Area**

NAME	ADDRESS	CLASS	ACRE	TYPE
Cinco de Mayo Park	19351 SW 384TH ST	Community Park	9.54	Local
Plaza Licenciado Benito Juarez	19825 SW 376TH ST	Community Park	10.34	Local

**Impact and Demand:** This application does not have a residential development component and therefore the County's Level of Service Standards do not apply.

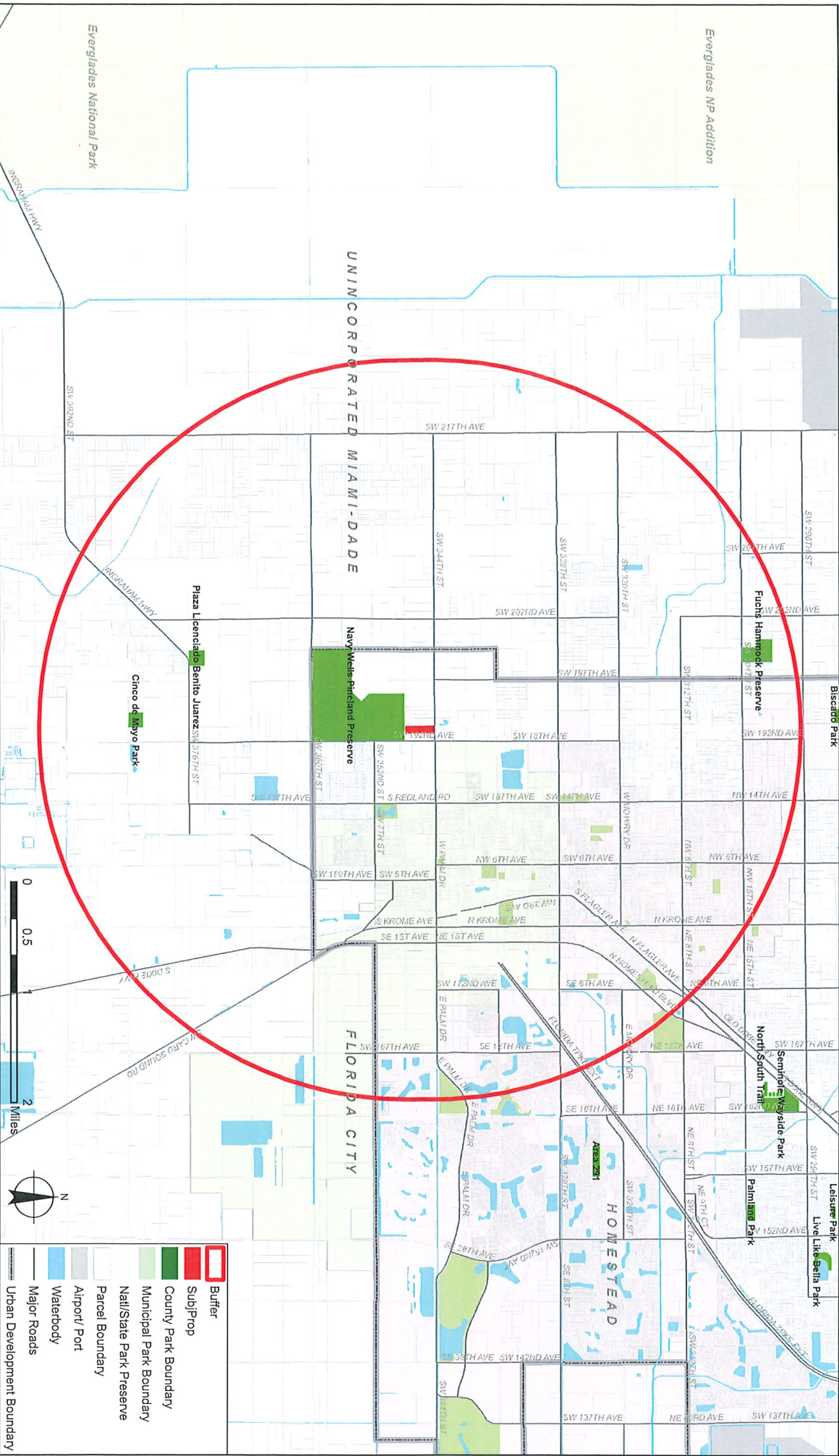
**Recommendations:** The proposed development is located adjacent to Navy Wells Pineland Preserve, a designated EEL site. No access to or from the preserve is proposed.

PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. Based on our findings described herein, **PROS has no objection to this application.**

If you need additional information or clarification on this matter, please contact Sol Kohen, Park Planner II, at [sol.kohen@miamidadegov](mailto:sol.kohen@miamidadegov) or 305-755-7821.

AZ: at sk *AT*

Attachment



- Buffer
- Sub-Prop
- County Park Boundary
- Municipal Park Boundary
- Nail/State Park Preserve
- Parcel Boundary
- Airport/Port
- Waterbody
- Major Roads
- Urban Development Boundary

Signature:   
Email: [alissa.turteltaub@miamidade.gov](mailto:alissa.turteltaub@miamidade.gov)









# Z2022-173 My Academy Palm Orchard Campus

Final Audit Report

2022-08-24

Created:	2022-08-23
By:	Sol Kohen (sol.kohen@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAr9avoEKO2-KOX0Wvvs92Nb8r3V7Qiy23

## "Z2022-173 My Academy Palm Orchard Campus" History


-  Document created by Sol Kohen (sol.kohen@miamidade.gov)  
2022-08-23 - 2:58:41 PM GMT
-  Document emailed to Alissa Turtleaub (alissa.turtleaub@miamidade.gov) for signature  
2022-08-23 - 2:59:18 PM GMT
-  Email viewed by Alissa Turtleaub (alissa.turtleaub@miamidade.gov)  
2022-08-23 - 2:59:59 PM GMT
-  Document e-signed by Alissa Turtleaub (alissa.turtleaub@miamidade.gov)  
Signature Date: 2022-08-23 - 3:40:20 PM GMT - Time Source: server
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature  
2022-08-23 - 3:40:25 PM GMT
-  Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)  
2022-08-24 - 2:10:46 PM GMT
-  Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)  
Signature Date: 2022-08-24 - 2:11:21 PM GMT - Time Source: server
-  Agreement completed.  
2022-08-24 - 2:11:21 PM GMT

# Memorandum



**Date:** Aug 1, 2022

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

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

**Subject:** Palm Drive Orchard, LLC, (Z2022000173)

---

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:** Palm Drive Orchard, LLC ("**Applicant**") is requesting the approval of a Charter School, grades K – 12, with a maximum enrollment along with two special exceptions involving the intended use and distance from the UDB, along with three non-use variances involving positioning of buildings on the property, lot coverage and location of parking areas.

**Size:** The subject property is approximately 9.4 acres in size.

**Location:** The property is located at 19250 SW 344th Street (Palm Drive) in Unincorporated Miami-Dade County.

## **Analysis:**

### 1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 29, 2021, which is valid for one full year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There are no solid waste disposal facilities within 2.5 miles of this property and no solid waste collection facilities within a half mile of the site.

### 2. Garbage and Trash Collection Services

Should the request be approved and built as proposed, the resulting development would meet the definition of a “commercial establishment”, as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services. While the DSWM can provide waste collection services, multi-family and commercial establishments most typically work with a permitted private hauler to provide both (waste and recycling) in one contract.

### 3. Recycling: Commercial Establishments

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

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

**Section 15-2.3b** of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable. Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for commercial properties may be found on the website at <https://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 recyclables and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of recycling and solid waste collection and storage facilities.

### 5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

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CHILD CARE CHECKLIST FOR CHARTER SCHOOLS

MIAMI-DADE COUNTY  
PROCESS NO: Z22-173  
DATE: JUL 25 2022  
BY: GONGOL

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

School Name: My Academy at Palm Orchard School Address: 19250 SW 344 ST,

Tax Folio # 30-7826-002-0050

Total size of site: (8.62 Acres Net)

Is this an expansion to an existing school? \_\_\_ YES X NO

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

and the Resolution # :

Number of children / students requested: 2,000 Grade Levels: (K-12 Grades) Ages: 4-17 Yrs Old

Number of classrooms: 88 Total square footage of classroom area: 80,577 SF

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) 12,555 SF

Amount of exterior recreation/play area in square footage: 88,961 SF

Number of parking spaces required for staff, visitors, and transportation vehicles: 189

Total parking spaces provided: 189

Auto-Stacking Spaces Provided: 142

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

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

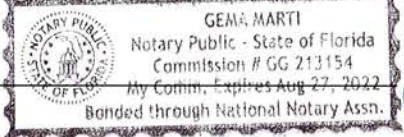
Signed, sealed, executed and acknowledge on this 21<sup>st</sup> day of JULY, 2022 at Miami-Dade County, Florida.

WITNESSES: Melodi Shumy  
Vanessa

Ivan Fajardo  
IVAN FAJARDO

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I hereby certify that on this 21<sup>st</sup> day of JULY, 2022, before me personally appeared IVAN FAJARDO to me known to be the person described in an who executed the foregoing instrument and he/she acknowledge to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

My Commission Expires:  [Signature]

# Memorandum



**Date:** April 27, 2023

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

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

**Subject:** Z2022000173

---

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 04/18/2023.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)  
Florida Administrative Code 69A  
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))  
Applicable adopted NFPA Standards  
County Code Chapter 14

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

***Building and Neighborhood Compliance***

**ENFORCEMENT HISTORY**

Palm Drive Orchard, LLC

19250 SW 344 ST  
MIAMI-DADE COUNTY, FLORIDA.

---

**APPLICANT**

**ADDRESS**

Pending

Z2022000173

---

**DATE**

**HEARING NUMBER**

**FOLIO: 30-7826-002-0050**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

August 9, 2022

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases

**VIOLATOR:**

Palm Drive Orchard, LLC

**OUTSTANDING LIENS AND FINES:**

There are no outstanding Liens, Fines, or Fees.

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MIAMI-DADE COUNTY  
PROCESS NO: Z22-173  
DATE: JUL 25 2022  
BY: GONGOL

Palm Drive Orchard, LLC / View from intersection of SW 193rd Avenue and SW 344th Street



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MIAMI-DADE COUNTY  
PROCESS NO: Z22-173  
DATE: JUL 25 2022  
BY: GONGOL

Palm Drive Orchard, LLC / View from the northeast corner of the property



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MIAMI-DADE COUNTY  
PROCESS NO: Z22-173  
DATE: JUL 25 2022  
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: Palm Drive Orchard LLC, a Florida limited liability company, 500 Alcazar Avenue, Coral Gables, FL 33134

NAME AND ADDRESS	Percentage of Stock
<u>Royd Lemus - 500 Alcazar Avenue, Coral Gables, FL 33134</u>	<u>100%</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: N/A

NAME AND ADDRESS	Percentage of Interest
<u>N/A</u>	_____
_____	_____

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: N/A

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

Date of contract: \_\_\_\_\_

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MIAMI-DADE COUNTY  
PROCESS NO: Z22-173  
DATE: JUL 25 2022  
BY: GONGOL

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

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

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

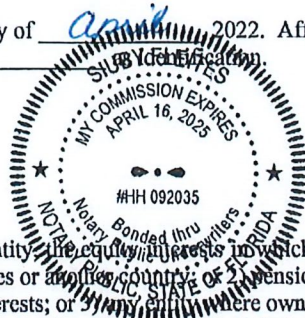
Signature: \_\_\_\_\_

Royd Lemus, Manager

Sworn to and subscribed before me this 20<sup>th</sup> day of April, 2022. Affiant is personally known to me or has produced \_\_\_\_\_

Silby Fleites  
\_\_\_\_\_  
(Notary Public)

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.

RECEIVED

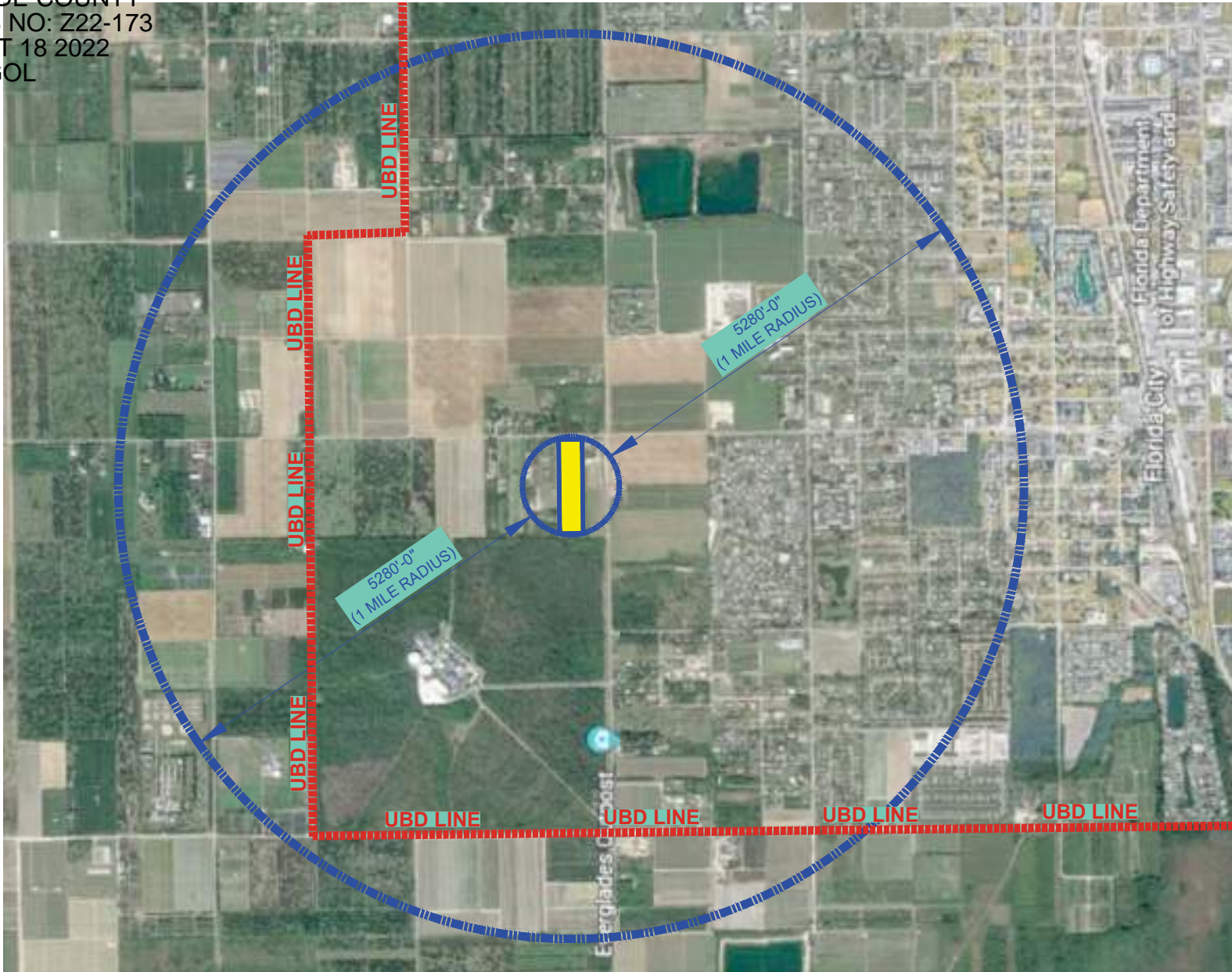
MIAMI-DADE COUNTY  
PROCESS NO: Z22-173  
DATE: JUL 25 2022  
BY: GONGOL

**EXHIBIT "A"**

Lot 11, less the North 40 feet and the South 25 feet of E.F. BROOKER'S SUBDIVISION, in Section 26, Township 57 South, Range 38 East, according to the Plat thereof, as recorded in Plat Book 1, Page 113, of the Public Records of Miami-Dade County, Florida.

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO: Z22-173  
 DATE: OCT 18 2022  
 BY: GONGOL



1 UBD LINE - CONTEXT SITE PLAN  
 A-1.3  
 SCALE: 1" = 600'



**CIVICA**

8323 NW 12th St, Suite 106  
 Doral, FL 33126  
 tel: 305.593.9959

PROJECT:

**My Academy:  
 Palm Orchard  
 Campus**

19250 SW 344 ST.  
 MIAMI, FL 33034  
 FOLIO#: 30-7826-002-0050

APPLICANT:  
 My Academy Charter

14850 SW 26th ST  
 MIAMI, FL 33185

PROJECT NUMBER:  
 229902

ISSUED FOR:  
 D.L.C. APPROVAL

No.	DATE	REVISION	BY
1	09.02.22	DIC COMMENTS	MS

DRAWN BY	APPROVED BY
R/L SC / V/O	RL
DATE	SCALE:
2021	AS SHOWN

KEYPLAN

PERMIT SUBMITTAL

SEAL / SIGNATURE



Digitally signed by  
 Rolando Llanes  
 Date: 2022.10.11  
 17:36:21 -04'00'

ROLANDO LLANES, AIA  
 AR - 0013160

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SHEET TITLE

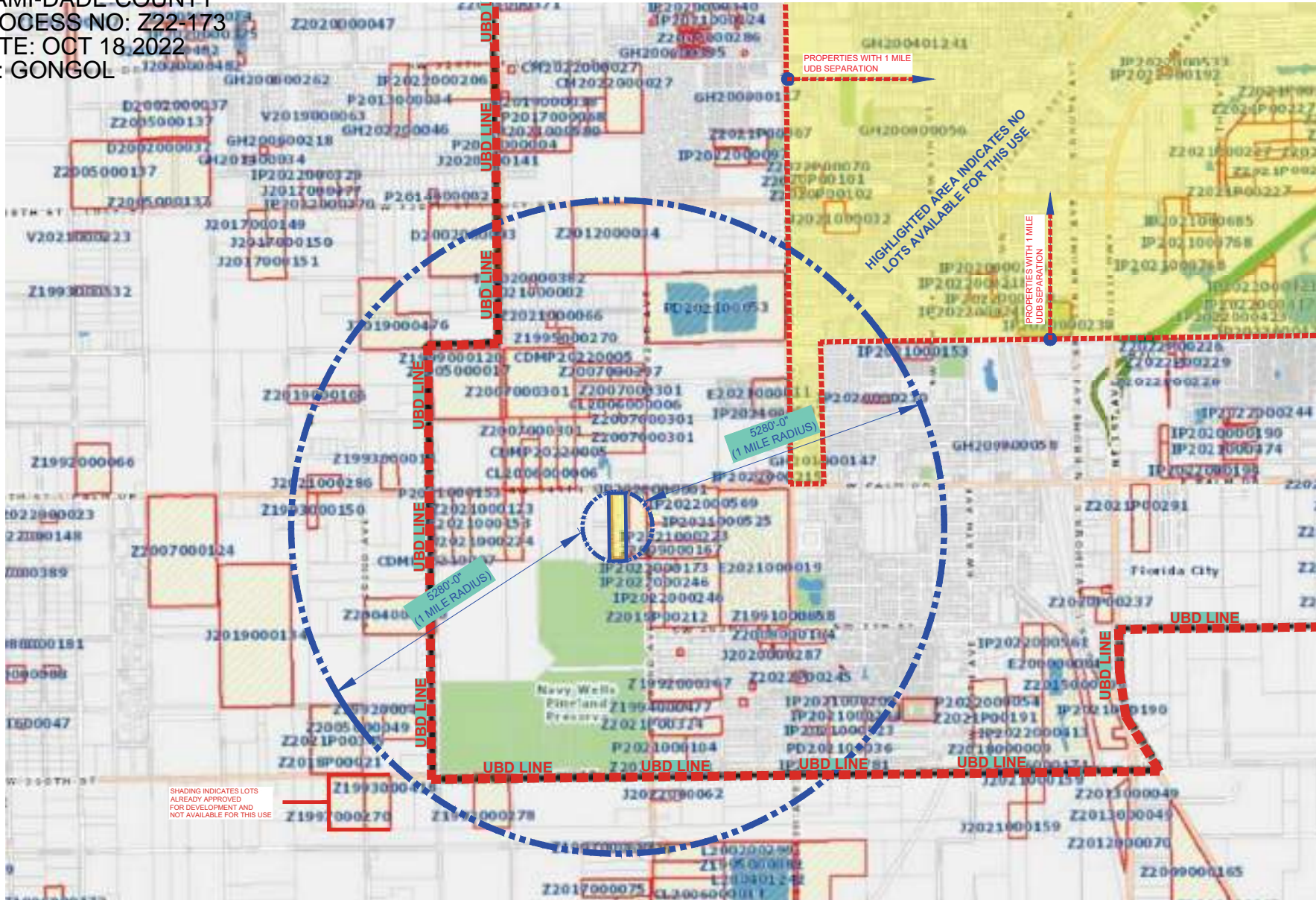
UBD LINE  
 CONTEXT  
 SITE PLAN

SHEET NUMBER

A-1.3

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z22-173  
DATE: OCT 18 2022  
BY: GONGOL



### MIAMI-DADE COUNTY CODE OF ORDINANCES - SEC. 33-154 (c), COMPLIANCE NOTE:

1. THIS CONTEXT DIAGRAM DEMONSTRATES THAT ALL LOTS WITHIN A ONE MILE RADIUS OF THE PROPOSED PROJECT'S BOUNDARY ARE DEVELOPED, OR ARE APPROVED FOR DEVELOPMENT. PLEASE SEE VARIOUS APPROVAL NUMBERS FOR ZONING PROCESSES AND PLATTING PROCESSES INCLUDED IN DIAGRAMS.
2. THIS CONTEXT DIAGRAM DEMONSTRATES THAT THERE ARE NO LOTS, PARCELS, OR TRACTS WITHIN A ONE MILE RADIUS OF THE PROPOSED PROJECT'S BOUNDARY AVAILABLE TO MEET THE REQUIREMENT FOR COMPLIANCE WITH THE UBD-LINE DISTANCE SEPARATION AS PER SECT-33.154 (c)

1  
A-1.4

UBD LINE SEPARATION - LOT AVAILABILITY DATA MAP

SCALE: NTS



CIVICA

8323 NW 12th St, Suite 106  
Doral, FL 33126  
tel: 305.593.9959

PROJECT:

My Academy:  
Palm Orchard  
Campus

19250 SW 344 ST.  
MIAMI, FL 33034  
FOLIO#: 30-7826-002-0050

APPLICANT:  
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PROJECT NUMBER:  
229902

ISSUED FOR:  
D.LC. APPROVAL

No.	DATE	REVISION	BY
1	09.02.22	DC COMMENTS	MS

DRAWN BY: R/SC/VO  
APPROVED BY: RL  
DATE: 2021  
SCALE: AS SHOWN  
KEYPLAN

PERMIT SUBMITTAL  
SEAL / SIGNATURE

Digitally signed  
by Rolando  
Llanes  
Date:  
2022.10.13  
11:06:50 -04'00'

ROLANDO LLANES, AIA  
AR - 0013160

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SHEET TITLE

LOT  
AVAILABILITY  
SEPARATION  
MAP

SHEET NUMBER

A-1.4

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO: Z22-173  
 ZONING DATA:  
 DATE: APR 18 2023

BY CONGO

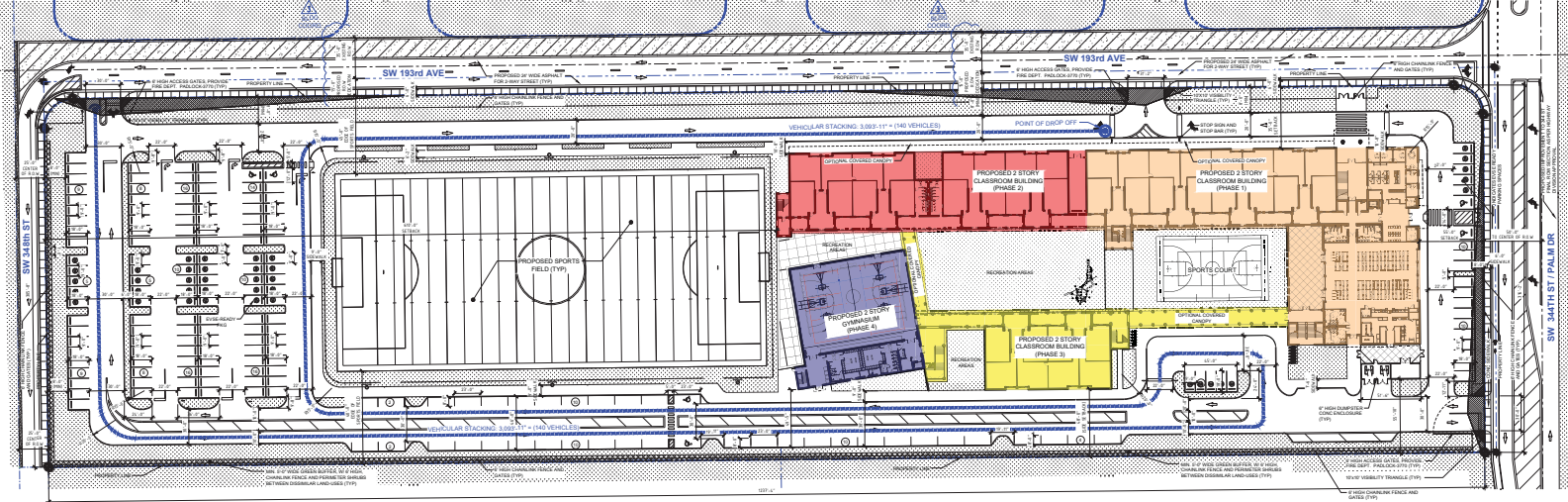
BUILDING SETBACKS :			NOTES:
	PROPOSED	ALLOWED	
NORTH SETBACK:	55'-0"	25'-0"	A MINIMUM OF 20% OF THE REQUIRED PARKING SPACES MUST BE EVSE-READY (38 SPACES REQUIRED)
EAST SETBACK:	48'-0"	25'-0"	
SOUTH SETBACK:	610'-0"	25'-0"	
WEST SETBACK:	35'-0"	25'-0"	
PROPOSED DEVELOPMENT:			5-FOOT WIDE MINIMUM DISSIMILAR LAND USE BUFFER WITH 6' HIGH DISSIMILAR USE WALL OR FENCE PROVIDED (TYP.)
BLDG. AREAS (GROSS)			FINAL FLOOR PLAN AREAS AND CLASSROOM LAYOUTS WILL VARY BASED ON FINAL BUILDING PERMITTING PROCESS.
PHASE 1: CLASSROOM BLDG	62,860 sq. ft.		GATES WILL BE OPENED 45 MINUTES BEFORE ARRIVAL AND DISMISSAL.
PHASE 2: CLASSROOM BLDG	35,990 sq. ft.		TRASH COLLECTION TRUCKS WILL NOT CIRCULATE DURING ARRIVAL AND DISMISSAL TIMES.
PHASE 3: CLASSROOM BLDG	17,909 sq. ft.		ALL DRIVEWAYS TO BE DESIGNED AS PER FDOT STANDARD 515.
PHASE 4: GYMNASIUM BUILDING	21,448 sq. ft.		
TOTAL BUILDING AREA: (EXCLUDES OPTIONAL CANOPIES)	138,207 sq. ft.		
PROPOSED BUILDING HEIGHT			
CLASSROOM BLDGS:	35'-0"		
GYMNASIUM:	35'-0"		
PARKING			
PROPOSED PARKING:	189 (MIN PKG REQUIRED)		



LOCATION MAP

LOT AREAS:		
TOTAL LOT AREA (GROSS):	413,995 SF (9.50 AC)	100%
TOTAL LOT AREA (NET):	391,808 SF (8.99 AC)	100%
LOT COVERAGE		
PROPOSED		ALLOWED
PROP. BLDGS	70,043 SF	
PROP. CANOPY	3,145 SF	
TOTAL LOT COVERAGE:	73,188 SF (18.68%)	117,542 SF (30.00% NET)

PARKING DATA (K-12th GRADES SCHOOL)					
Uses Proposed	No. of Students	Type	Code Requirement	Parking Required	Parking Required
K-12th GRADES	2000 Students	Staff	1 Pkg per c.a. Staff	134 Staff = 134 spaces	189 Spaces
Grand Total	2000 Students	Visitors	1 Per 100 Students	2000 Students / 100 = 20 Spaces	
		Students	1 Per 10 Students in 11th & 12th Grade	350 Students / 10 = 35 Spaces	
<b>Parking Calculation Note:</b> As per Florida Statutes Chapter 1002.33 (18) Facilities: • The local governing authority shall not adopt or impose any local building requirements or site-development restrictions, such as parking and site-size criteria, that are addressed by and more stringent than those found in the State Requirements for Educational Facilities of the Florida Building Code. • True North Classical Academy parking calculations are based on State Requirements for Educational Facilities 2014 FBC / Sec 453.10 2.3: <input type="checkbox"/> Faculty and staff - One space for each member. <input type="checkbox"/> Visitors - One space for every 100 students. <input type="checkbox"/> High Schools - One space for every 10 students in grades 11 and 12.				Total Parking Provided: 189 Spaces	Total Parking Required for K-12th Grade School: 134 + 20 + 35 = 189 Spaces Required
				*Total Handicapped Spaces Provided: 6 Spaces *Total EVSE-Ready Parking Provided: 38 Spaces (20% of total 189 Spaces) *On Site Parking Distribution: 134 Staff Spaces, 20 Visitor Spaces, 35 Student Spaces	



1 PROPOSED SITE PLAN  
 SCALE: 1" = 50'

CIVICA  
 19230 NW 12th St. Suite 106  
 Doral, FL 33126  
 tel: 305.593.9959

PROJECT:  
 My Academy:  
 Palm Orchard  
 Campus

19230 SW 344 ST.  
 MIAMI, FL 33034  
 FOLIO#: 30-7826-002-0050

APPLICANT:  
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 14850 SW 26th ST  
 MIAMI, FL 33185

PROJECT NUMBER:  
 229902

ISSUED FOR:  
 D.L.C. APPROVAL

No.	DATE	REVISION	BY
1	09.02.22	ISSUE COMMENTS	MS
2	03.23.23	BUILD CORRECT	MS/AF

DRAWN BY: F / SC / VO  
 APPROVED BY: RL  
 DATE: 2021  
 SCALE: AS SHOWN  
 KEYPLAN

PERMIT SUBMITTAL  
 SEAL / SIGNATURE: Digitally signed by Rolando Llanes  
 Date: 2023.03.23 16:42:54 -04'00'

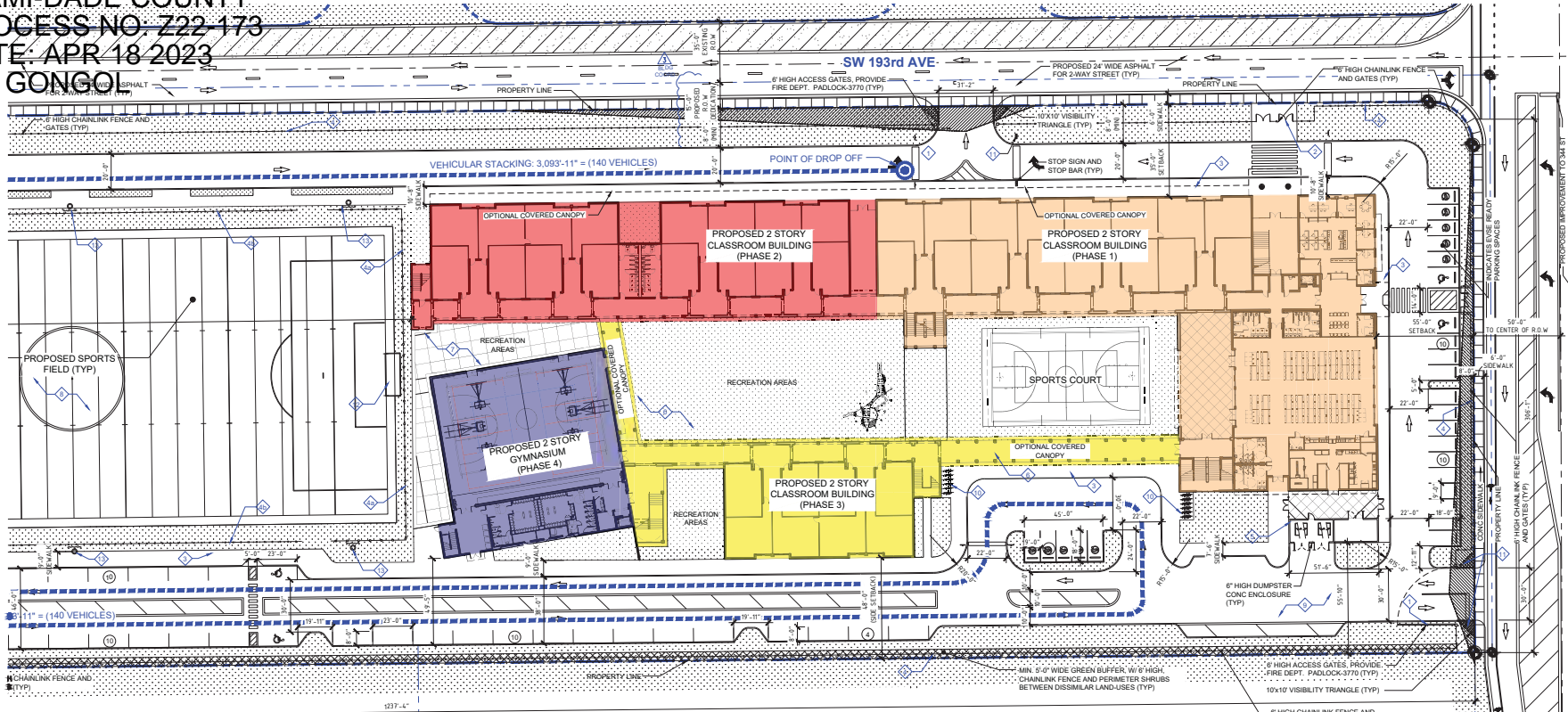
ROLANDO LLANES, AIA  
 AR - 0013160  
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PROPOSED SITE PLAN

SHEET NUMBER  
 A-1

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO. Z22-173  
 DATE: APR 18 2023  
 BY: GONGOI



### CHILD CARE CHECKLIST FOR CHARTER SCHOOLS

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

School Name: My Academy at Palm Orchard School Address: 19250 SW 344 ST.

Tax Folio # 30-7826-002-0050

Total size of site: 18.59 Acres (Net)

Is this an expansion to an existing school?  YES  NO

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

Number of children / students requested: 2,000 Grade Levels: (K-12 Grades) Ages: 4-17 Yrs Old

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Amount of exterior recreation/play area in square footage: 88,961 SF

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Total parking spaces provided: 189

Auto-Stacking Spaces Provided: 142

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

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

Signed, sealed, executed and acknowledge on this \_\_\_\_\_ day of \_\_\_\_\_ at Miami-Dade County, Florida.

WITNESSES: \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_ before me personally appeared \_\_\_\_\_ to me known to be the person described in an who executed the foregoing instrument and he/she acknowledge to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

My Commission Expires: \_\_\_\_\_

1 ENLARGED PARTIAL SITE PLAN  
 SCALE: 1" = 30'

SITE PLAN KEYNOTES	
1	20' MIN. VEHICULAR ACCESS GATE
2	PEDESTRIAN ACCESS GATE
3	CONCRETE WALKWAY
4a	6' HIGH CHAINLINK FENCE
4b	60' HIGH, SPORTS NETTING / FENCING SYSTEM
4c	35' HIGH INTERIOR FENCE AND SPORTS NETTING
5	DUMPSTER ENCLOSURE
6	OPTIONAL METAL CANOPY
7	PAVED RECREATIONAL AREA
8	TURF/LANDSCAPED RECREATIONAL AREA
9	ASPHALT DRIVEWAY
10	BICYCLE RACKS (12 BIKE CAPACITY)
11	10' x 10' VISIBILITY TRIANGLE
12	FIELDS ASSOCIATED GOAL POSTS AND GOALIES
13	65' HIGH SPORTS LIGHTING

CIVICA

8323 NW 12th St. Suite 106  
 Doral, FL 33126  
 tel: 305.593.9959

PROJECT:  
**My Academy:  
 Palm Orchard  
 Campus**

19250 SW 344 ST.  
 MIAMI, FL 33034  
 FOLIO#: 30-7826-002-0050

APPLICANT:  
 My Academy Charter

14850 SW 26th ST  
 MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

ISSUED FOR:  
 DLC APPROVAL

No.	DATE	REVISION	BY
1	09.02.22	ISSUE FOR PERMIT	MS
2	03.23.23	BLDG CORRECT	MS/AF

DRAWN BY: F/SC/VO APPROVED BY: RL  
 DATE: 2021 SCALE: AS SHOWN  
 KEYPLAN

PERMIT SUBMITTAL  
 SEAL / SIGNATURE

Digitally signed  
 by Rolando  
 Llanes  
 Date: 2023.03.23  
 16:43:36 -0400'

ROLANDO LLANES, AIA  
 AR - 0013160

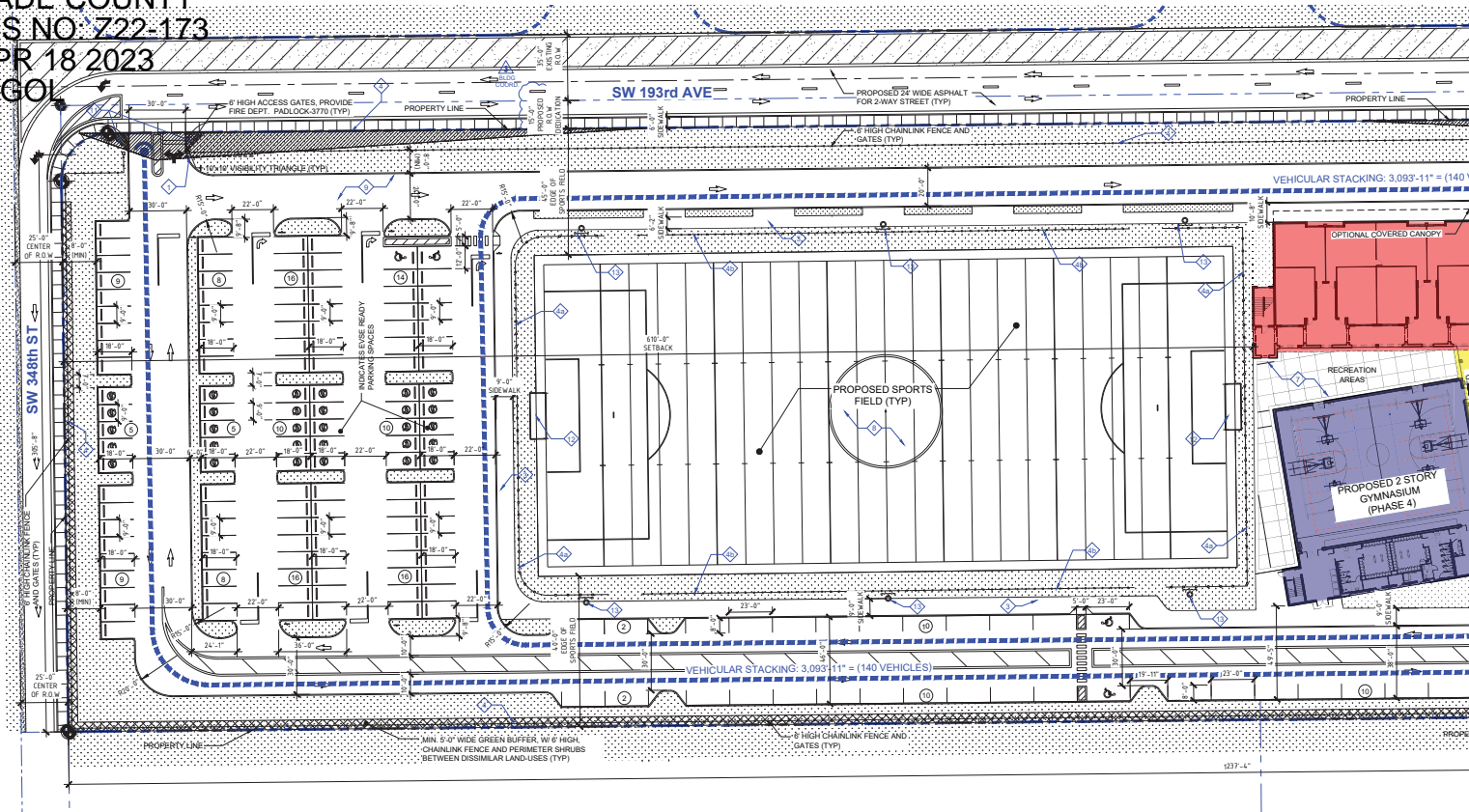
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PROPOSED ENLARGED SITE PLAN

SHEET NUMBER  
 A-1.1

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO. 722-173  
 DATE: APR 18 2023  
 BY: GONGOI



**1 ENLARGED PARTIAL SITE PLAN**  
 SCALE: 1" = 30'

SITE PLAN KEYNOTES	
1	20' MIN. VEHICULAR ACCESS GATE
2	PEDESTRIAN ACCESS GATE
3	CONCRETE WALKWAY
4	6' HIGH CHAINLINK FENCE
4a	60' HIGH, SPORTS NETTING / FENCING SYSTEM
4b	35' HIGH INTERIOR FENCE AND SPORTS NETTING
5	DUMPSTER ENCLOSURE
6	OPTIONAL METAL CANOPY
7	PAVED RECREATIONAL AREA
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13	65' HIGH SPORTS LIGHTING

**CIVICA**

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 Doral, FL 33126  
 tel: 305.593.9959

PROJECT:  
**My Academy:  
 Palm Orchard  
 Campus**

19250 SW 344 ST.  
 MIAMI, FL 33034  
 FOLIO#: 30-7826-002-0050

APPLICANT:  
 My Academy Charter  
 14850 SW 26th ST  
 MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

ISSUED FOR:  
 D.L.C. APPROVAL

No.	DATE	REVISION	BY
1	09.02.22	SIC CONSULTING	MS
2	03.23.23	BLOSS CONSULTING	MS/AF

DRAWN BY: F / SC / VO  
 DATE: 2021  
 APPROVED BY: RL  
 SCALE: AS SHOWN  
 KEYPLAN

PERMIT SUBMITTAL

SEAL / SIGNATURE

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 Date: 2023.03.23 16:44:05 -04'00'

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 AR - 0013160

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SHEET TITLE

**PROPOSED ENLARGED SITE PLAN**

SHEET NUMBER  
**A-1.2**

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO: Z22-173  
 DATE: APR 18 2023  
 BY: GONGOL

**CIVICA**

8323 NW 12th St. Suite 106  
 Doral, FL 33126  
 tel: 305.593.9959

PROJECT:

**My Academy:  
 Palm Orchard  
 Campus**

19250 SW 344 ST.  
 MIAMI, FL 33034  
 FOLIO#: 30-7826-002-0050

APPLICANT:  
 My Academy Charter

14850 SW 26th ST  
 MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

ISSUED FOR:  
 DLC APPROVAL

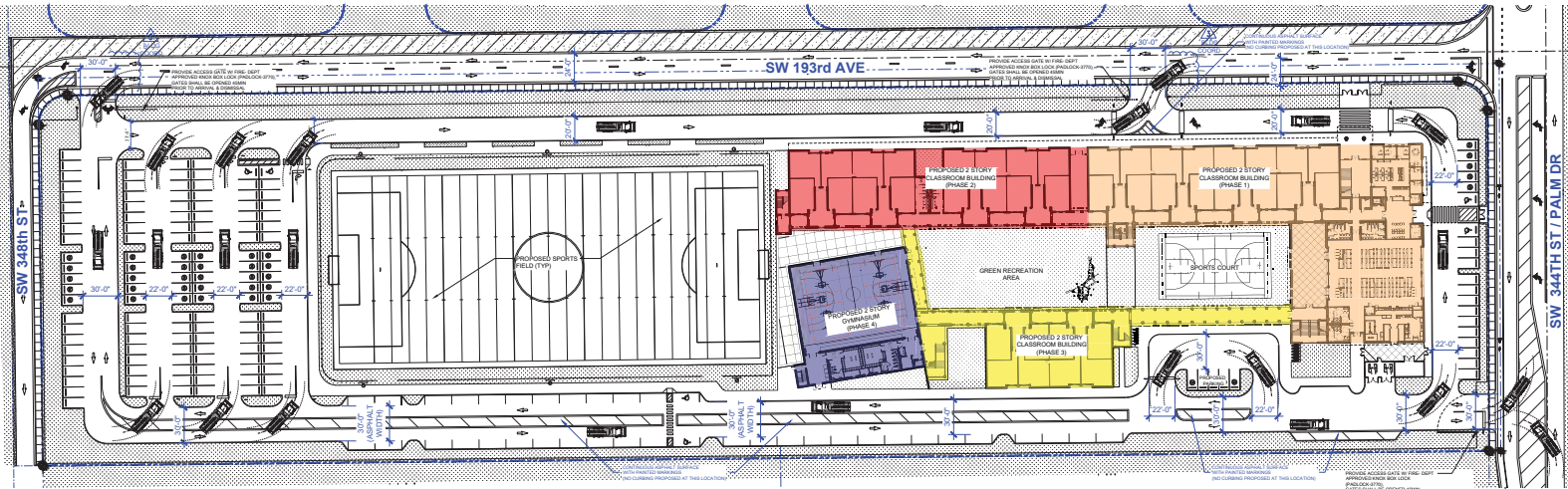
No.	DATE	REVISION	BY
1	09.02.22	FOR COMMENTS	MSHAF
2	10.20.22	FOR COMMENTS	MSHAF
3	03.23.23	BUILDING	MSHAF

DRAWN BY: F / SC / VO  
 DATE: 2021  
 KEYPLAN

APPROVED BY: RL  
 SCALE: AS SHOWN

**SITE PLAN FIRE NOTES:**

1. ALL PARTS OF THIS EXTERIOR LAYOUT SHALL COMPLY WITH THE LATEST EDITIONS OF NFPA & IFPC.
2. ALL DESIGN ACCESS ROADS DEPICTED IN THIS LAYOUT SHALL PROVIDE ADEQUATE ACCESS TO SITE FOR FIRE DEPT. APPARATUS IN COMPLIANCE WITH NFPA-1 (18.2.2.1)
3. ALL BUILDING STRUCTURES SHALL HAVE FIRE DEPARTMENT APPARATUS ACCESS WITHIN 50'-0" OF BLDG ENTRANCES. SURFACES PROVIDED SHALL BE PAVED AND/OR PERVIOUS SURFACES COMPACTED TO 95% IN ACCORDANCE TO NFPA-1 (18.2.2.2)
4. ALL PORTIONS OF BUILDINGS' PERIMETERS SHALL BE LOCATED WITHIN 150'-0" FROM FIRE DEPARTMENT ACCESS ROADS AND/OR SURFACES IN COMPLIANCE WITH NFPA-1 (18.2.3.1.1) \*BUILDING IS SPRINKLERED+450\*
5. ACCESS TO PROPOSED BUILDINGS AND SITE SHALL BE PROVIDED VIA AN ENTRANCES FROM SW 184th STREET AND SW 176th STREET, IN COMPLIANCE WITH NFPA-1 (18.2.2.4)
6. ALL ROAD ACCESS AND MINIMUM BUILDING APPROACH AREAS SHALL HAVE 16'-0" MIN WIDTH AND COMPLETE VERTICAL CLEARANCES IN COMPLIANCE W/ NFPA-1 (18.2.2.5.1, & 18.2.2.5.1.1)
7. ALL PAVED AND MARKED AREAS OF APPROACH FOR FIRE ENGINE APPARATUS SHALL RESIST ALL LIVE LOADS GENERATED VIA 95% MIN SOIL COMPRESSION AND 3000psi CONC AS PER NFPA-1 (18.2.2.5.2)
8. AREAS FOR FIRE-ENGINE-APPARATUS TURNING MOVEMENTS ARE IN THE ROW AND ADJACENT PARKING LOT IN COMPLIANCE WITH NFPA-1 AND MIAMI-DADE COUNTY FIRE DEPARTMENT REQUIREMENTS FOR FIRE ENGINE MANEUVERING.
9. THERE ARE NO DEAD-END CONDITIONS CREATED UNDER PROPOSED SITE LAYOUT
10. TWO HYDRANTS WITHIN 300'-0" FROM PROPOSED BLDG ARE EXISTING.



**1** PROPOSED FIRE-ENGINE ACCESS SITE PLAN  
 A-5.0  
 SCALE: 1" = 50'

**KNOX PADLOCK MODEL 3753 -**

EXTERIOR ALL CONDITIONS 3/8 IN. DIAMETER STAINLESS STEEL SHACKLE WITH 2-7/8 IN. CLEARANCE. PADLOCK DESIGNED TO SECURE EXTERIOR PERIMETER AND FIRE ACCESS GATES. HEAVY-DUTY BRASS BODY PROTECTED BY EPDM BOOT WITH SHACKLE SEAL. MEDICAL LOCK CYLINDER HAS UL-437 RATING.

PERMIT SUBMITTAL

SEAL / SIGNATURE  
 Digitally signed by Rolando Llanes  
 Date: 2023.03.23 16:44:55 -0400

ROLANDO LLANES, AIA  
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SHEET TITLE  
**FIRE ENGINE ACCESS SITE PLAN**

SHEET NUMBER  
**A-5.0**

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MIAMI-DADE COUNTY  
 PROCESS NO: Z22-173  
 DATE: APR 18 2023  
 BY: GONGOL

**CIVICA**

8323 NW 12th St, Suite 106  
 Doral, FL 33126  
 tel: 305.593.9959

PROJECT:

**My Academy:  
 Palm Orchard  
 Campus**

19230 SW 344 ST.  
 MIAMI, FL 33034  
 FOLIO#: 30-7826-002-0050

APPLICANT:  
 My Academy Charter

14850 SW 26th ST  
 MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

ISSUED FOR:  
 D.L.C. APPROVAL

No.	DATE	REVISION	BY
1	09.02.22	ISSUE COMMENTS	MS
2	03.23.23	BUILD CORRECT	MS/AF

DRAWN BY: IF / SC / VO  
 DATE: 2021  
 KEYPLAN

APPROVED BY: RL  
 SCALE: AS SHOWN

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 by Rolando  
 Llanes  
 Date: 2023.03.23  
 16:45:33 -04'00'

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 AR - 0013160

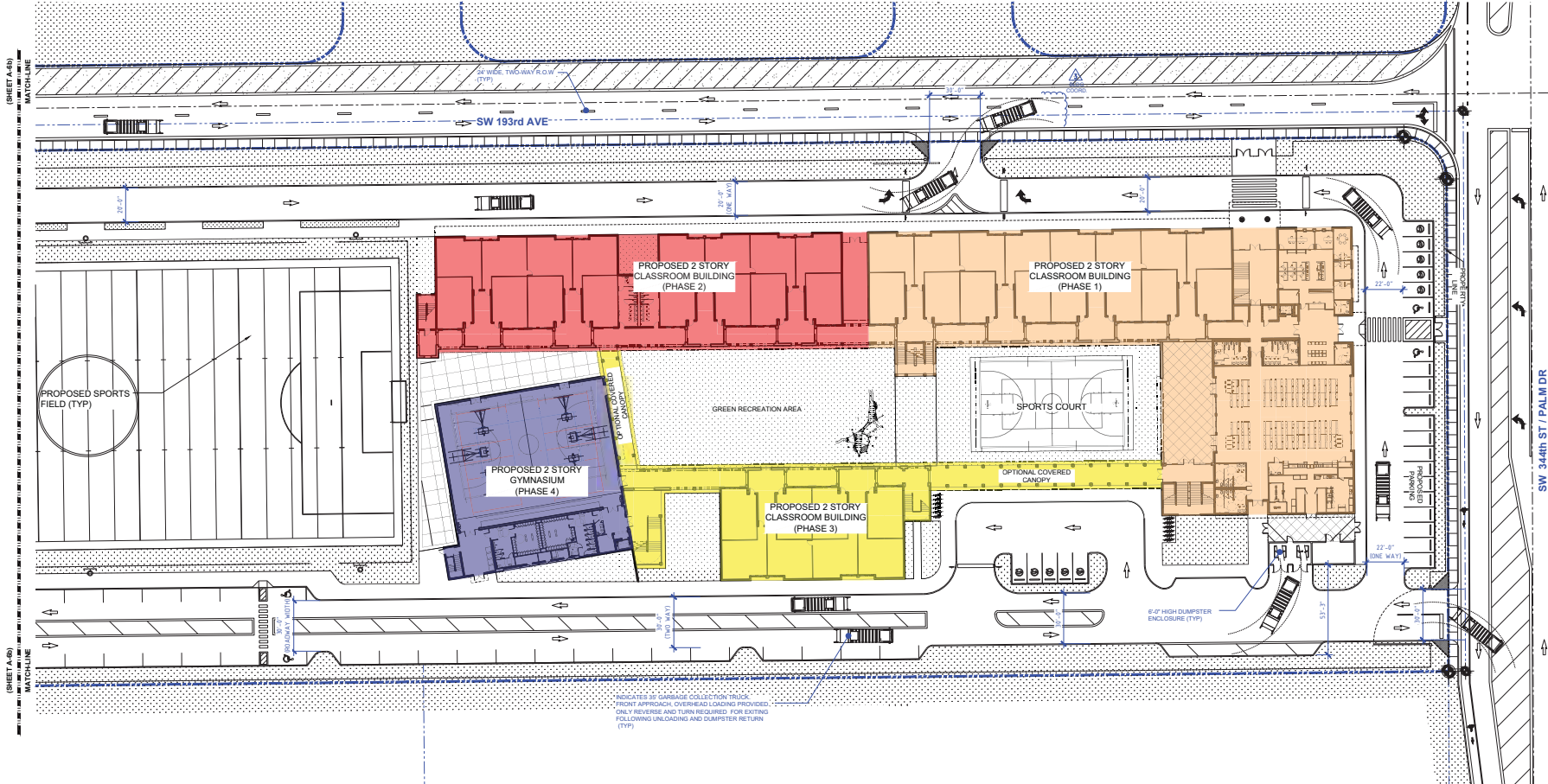
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SHEET TITLE

TRASH  
 COLLECTION  
 PARTIAL SITE  
 ACCESS PLAN

SHEET NUMBER

A-6a



**1 TRASH COLLECTION - SITE CIRCULATION DIAGRAM**

A6a

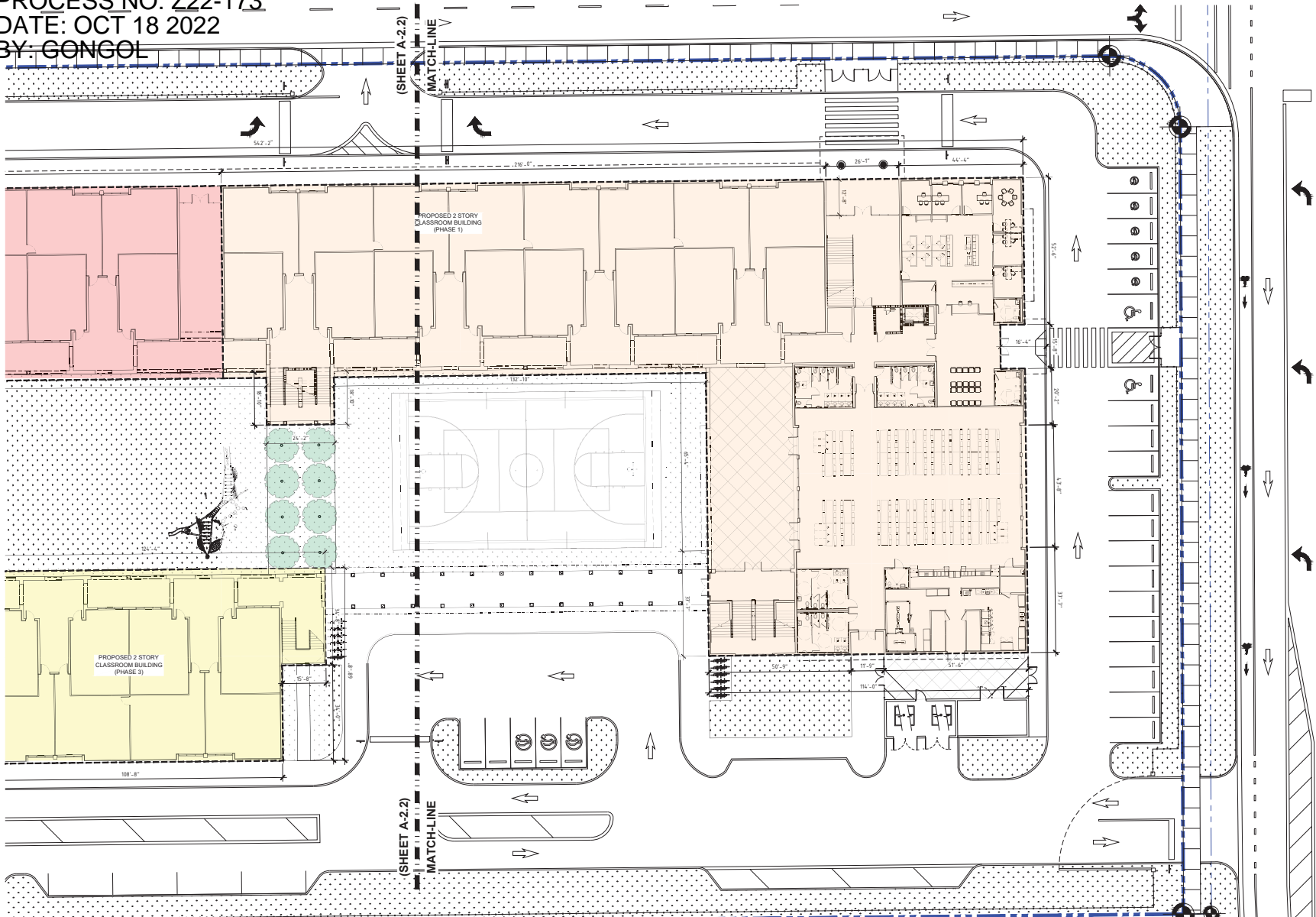
SCALE: 1" = 30'





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1  
 A-2.1  
 SCALE: 1/16" = 1'-0"

**CIVICA**

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 Doral, FL 33126  
 tel: 305.593.9959

PROJECT:

**My Academy:  
 Palm Orchard  
 Campus**

19250 SW 344 ST.  
 MIAMI, FL 33034  
 FOLIO#: 30-7826-002-0050

APPLICANT:  
 My Academy Charter

14850 SW 26th ST  
 MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

ISSUED FOR:  
 D.L.C. APPROVAL

No.	DATE	REVISION	BY

DRAWN BY: R / SC / V/D  
 APPROVED BY: RL  
 DATE: 2021  
 SCALE: AS SHOWN  
 KEYPLAN:

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SEAL / SIGNATURE

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 Date: 2022.10.13  
 11:03:33 -04'00'

ROLANDO LLANES, AIA  
 AR - 0013160

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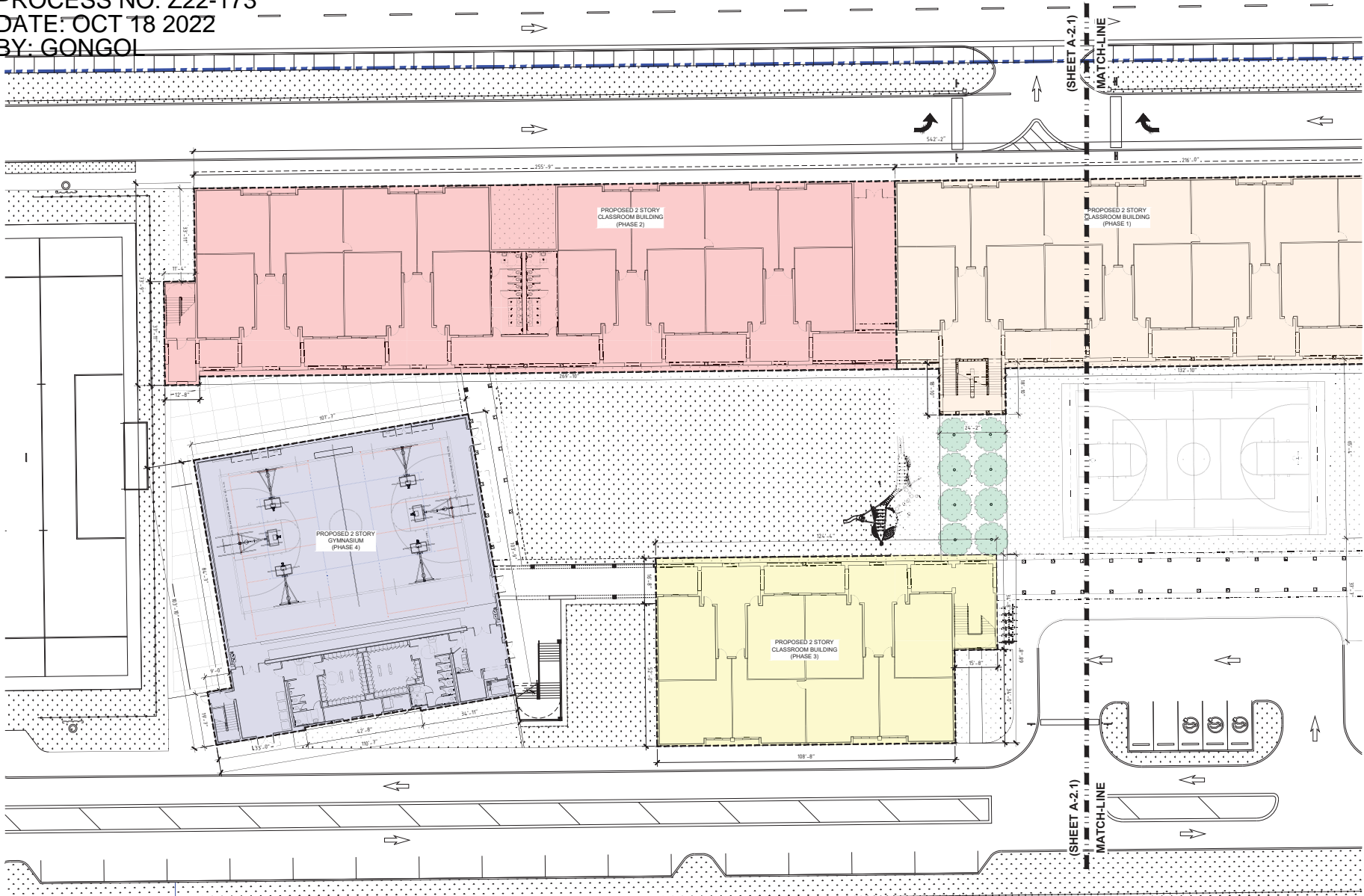
SHEET TITLE

PROPOSED  
 ENLARGED  
 FIRST FLOOR PLAN

SHEET NUMBER  
**A-2.1**

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z22-173  
DATE: OCT 18 2022  
BY: GONGOI



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PROJECT:

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APPLICANT:  
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14850 SW 26th ST  
MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

ISSUED FOR:  
D.L.C. APPROVAL

No.	DATE	REVISION	BY

DRAWN BY: R/S/J/V/D      APPROVED BY: RL  
DATE: 2021      SCALE: AS SHOWN  
KEYPLAN

PERMIT SUBMITTAL  
SEAL / SIGNATURE

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Llanes  
Date:  
2022.10.13  
11:04:12 -04'00'

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SHEET TITLE

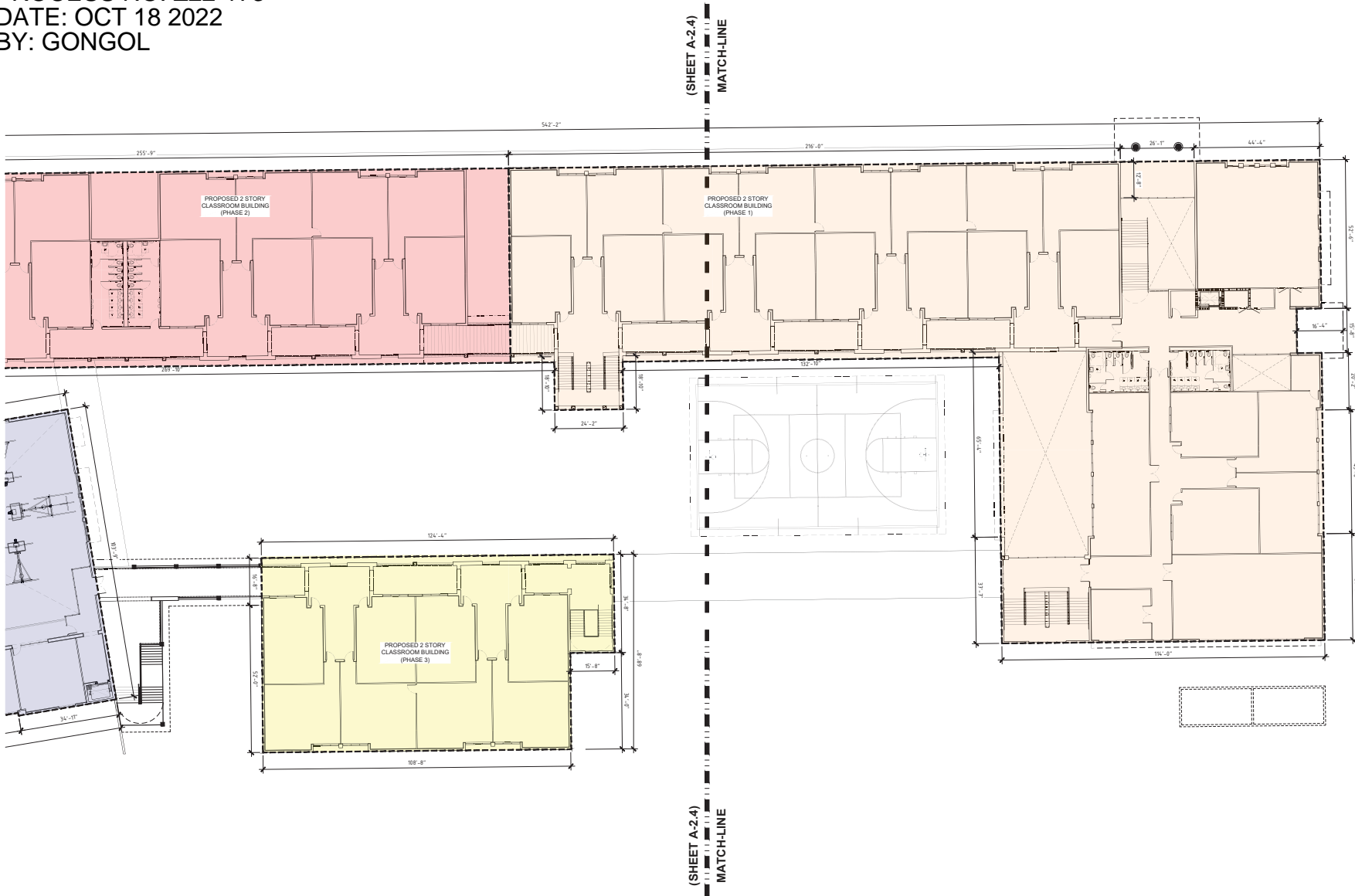
**PROPOSED  
ENLARGED  
FIRST FLOOR PLAN**

SHEET NUMBER  
**A-2.2**

**PROPOSED ENLARGED FIRST FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z22-173  
DATE: OCT 18 2022  
BY: GONGOL



1 A-2.3  
SCALE: 1/16" = 1'-0"  
PROPOSED ENLARGED SECOND FLOOR PLAN

**CIVICA**

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Doral, FL 33126  
tel: 305.593.9959

PROJECT:

**My Academy:  
Palm Orchard  
Campus**

19250 SW 344 ST.  
MIAMI, FL 33034  
FOLIO#: 30-7826-002-0050

APPLICANT:  
My Academy Charter

14850 SW 26th ST  
MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

ISSUED FOR:  
D.L.C. APPROVAL

No.	DATE	REVISION	BY

DRAWN BY: R/S  
APPROVED BY: RL  
DATE: 2021  
SCALE: AS SHOWN  
KEYPLAN

PERMIT SUBMITTAL  
SEAL / SIGNATURE

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by Rolando Llanes  
Date: 2022.10.13  
11:04:51 -04'00'

ROLANDO LLANES, AIA  
AR - 0013160

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SHEET TITLE

PROPOSED ENLARGED SECOND FLOOR PLAN

SHEET NUMBER  
**A-2.3**

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MIAMI-DADE COUNTY  
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APPLICANT:  
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14850 SW 26th ST  
 MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

ISSUED FOR:  
 D.L.C. APPROVAL

No.	DATE	REVISION	BY

DRAWN BY: RFL / SC / VO  
 APPROVED BY: RL  
 DATE: 2021  
 SCALE: AS SHOWN  
 KEYPLAN

PERMIT SUBMITTAL

SEAL / SIGNATURE

Digitally signed  
 by Rolando  
 Llanes  
 Date: 2022.10.13  
 11:05:28 -04'00'

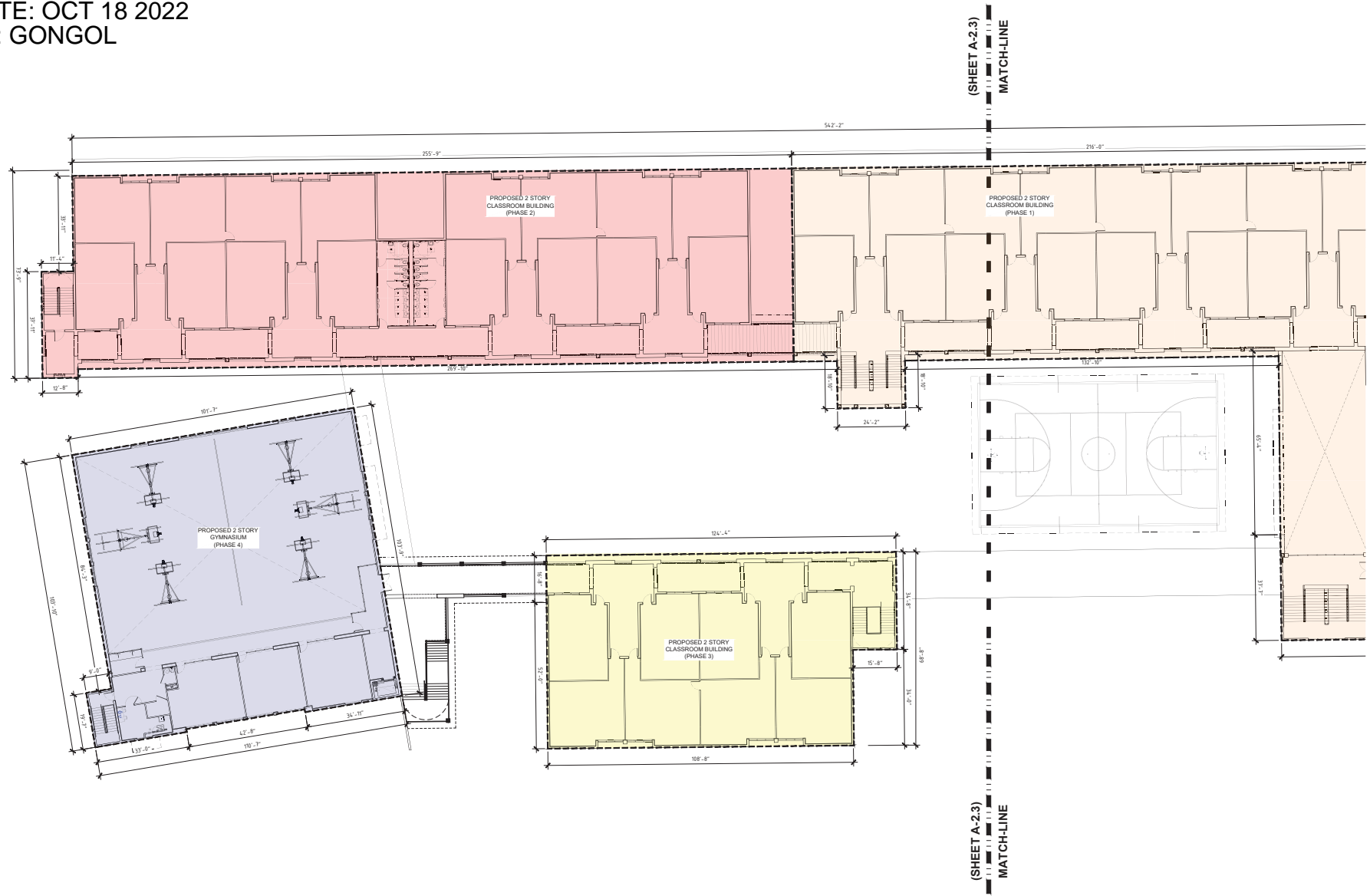
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 AR - 0013160  
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 CIV-000001-0001

SHEET TITLE

**PROPOSED  
 ENLARGED  
 SECOND  
 FLOOR PLAN**

SHEET NUMBER

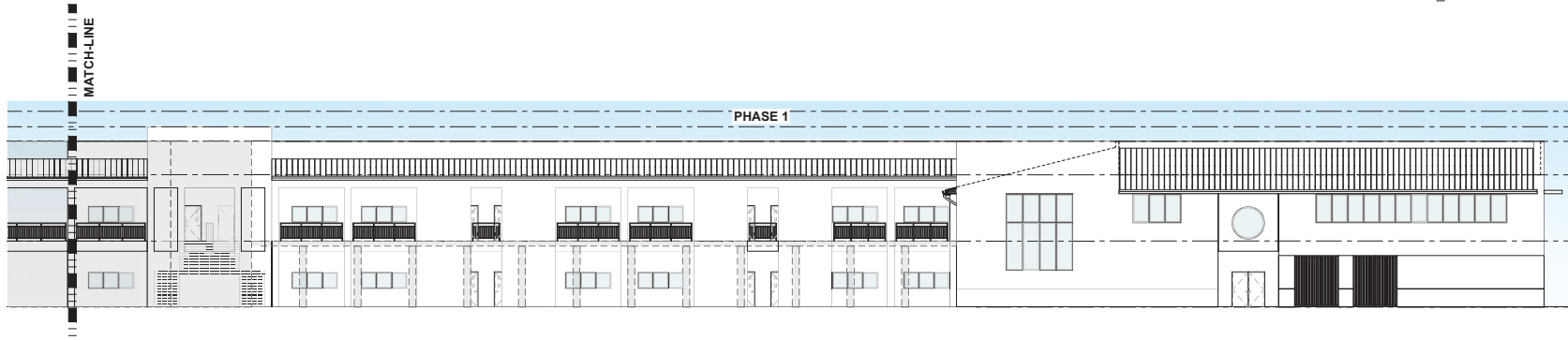
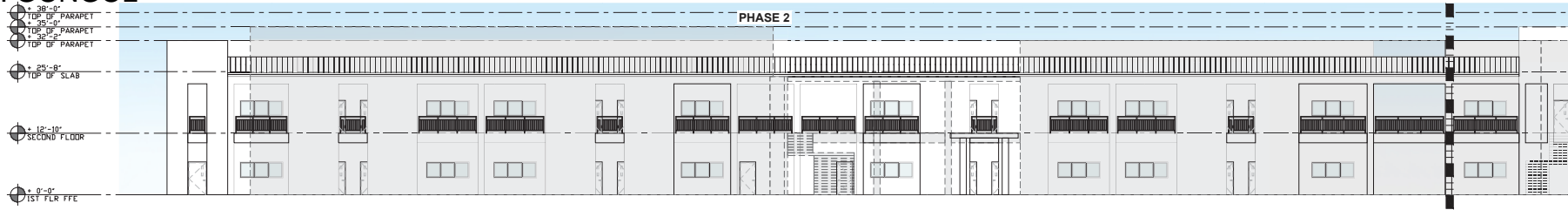
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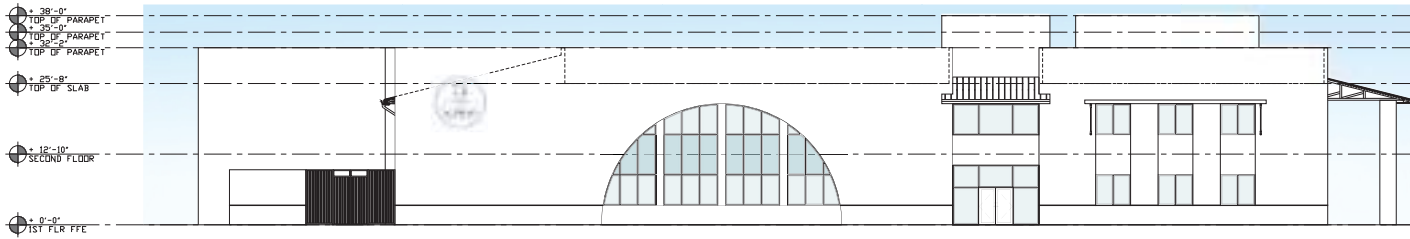
**PROPOSED ENLARGED SECOND FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"  
 NORTH ARROW

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO: Z22-173  
 DATE: OCT 18 2022  
 BY: GONGOL



1 EAST ELEVATION  
 SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION  
 SCALE: 3/32" = 1'-0"

**CIVICA**

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APPLICANT:  
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PROJECT NUMBER:  
 229902

ISSUED FOR:  
 D.L.C. APPROVAL

No.	DATE	REVISION	BY

DRAWN BY: APPROVED BY:  
 R/L SC / V/O RL  
 DATE: 2021 SCALE:  
 AS SHOWN  
 KEYPLAN

PERMIT SUBMITTAL

SEAL / SIGNATURE

Digitally signed  
 by Rolando  
 Llanes  
 Date:  
 2022.10.13  
 11:01:00 -04'00'

ROLANDO LLANES, AIA  
 AR - 0013160

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SHEET TITLE

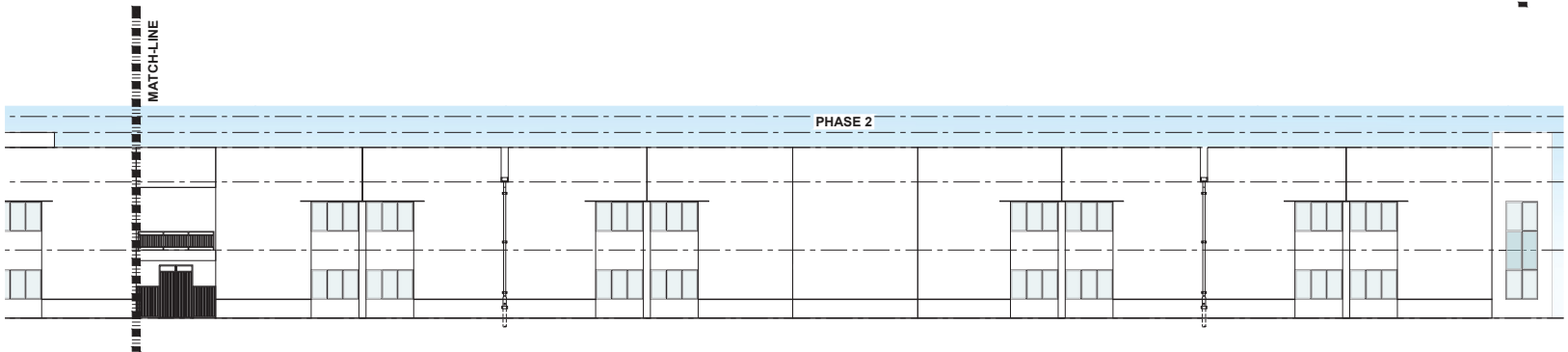
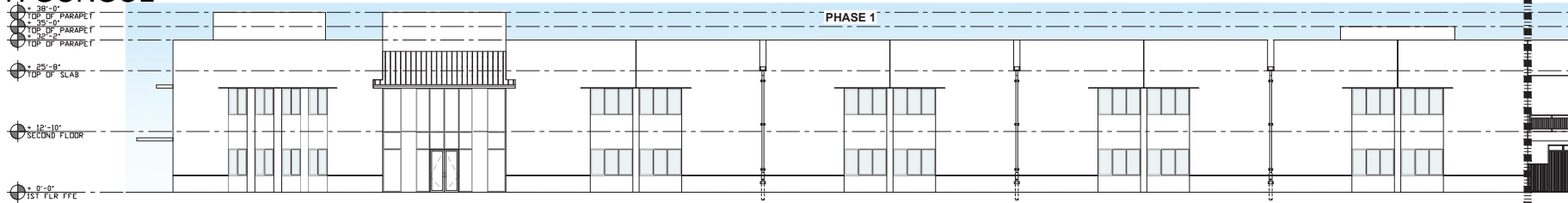
PROPOSED  
 PHASE 1 & 2  
 EAST & NORTH  
 ELEVATIONS

SHEET NUMBER

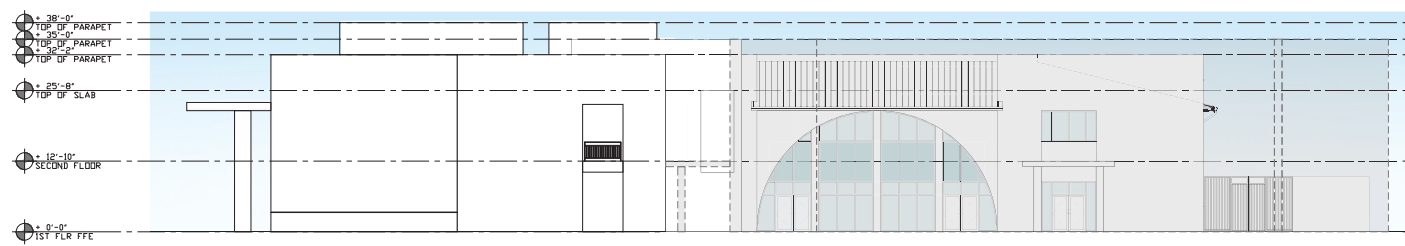
A-3.0

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO: Z22-173  
 DATE: OCT 18 2022  
 BY: GONGOL



1 WEST ELEVATION  
 SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION  
 SCALE: 3/32" = 1'-0"

**CIVICA**

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PROJECT:  
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PROJECT NUMBER:  
**229902**

ISSUED FOR:  
 D.L.C. APPROVAL

No.	DATE	REVISION	BY

DRAWN BY: # / SC / VO APPROVED BY: RL  
 DATE: 2021 SCALE: AS SHOWN  
 KEYPLAN

PERMIT SUBMITTAL  
 SEAL / SIGNATURE  
 Digitally signed  
 by Rolando  
 Llanes  
 Date: 2022.10.13  
 10:59:21 -0400

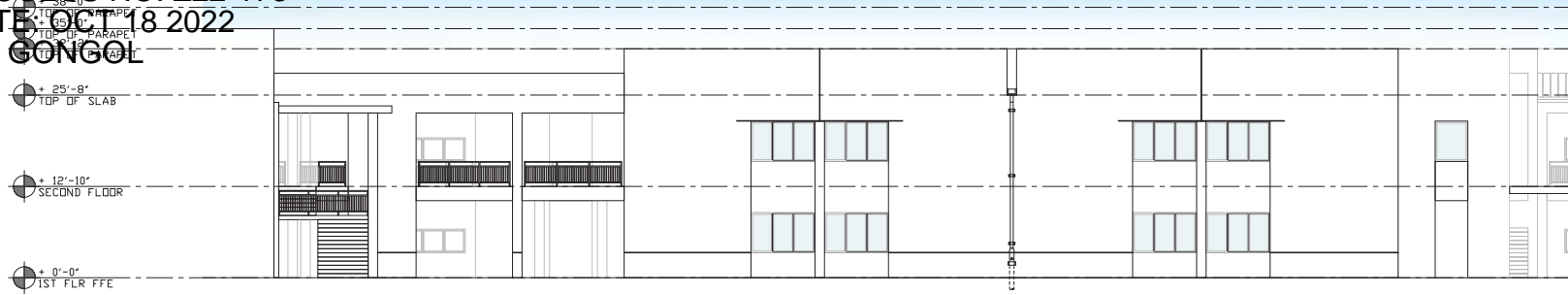
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SHEET TITLE  
**PROPOSED  
 PHASE 1 & 2  
 WEST & SOUTH  
 ELEVATIONS**

SHEET NUMBER  
**A-3.1**

# RECEIVED

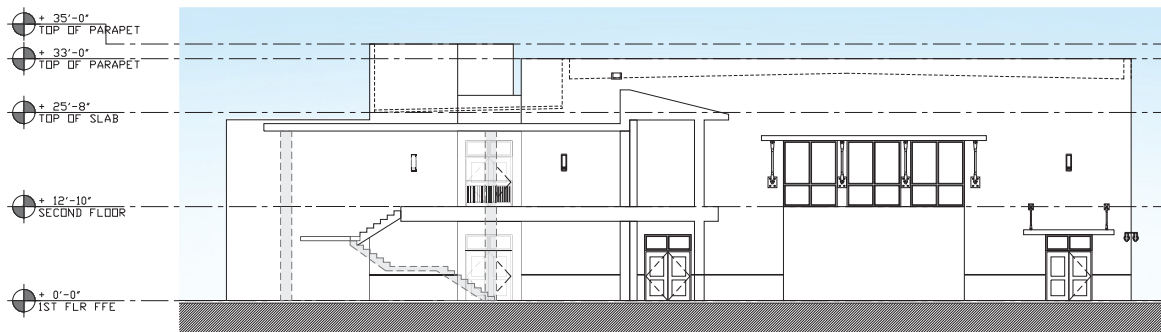
MIAMI-DADE COUNTY  
 PROCESS NO: Z22-173  
 DATE: OCT 18 2022  
 BY: GONGOL



1 PHASE-3 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



2 PHASE-3 WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



3 PHASE-4 NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

CIVICA

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PROJECT:

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 FOLIO#: 30-7826-002-0050

APPLICANT:  
 My Academy Charter

14850 SW 26th ST  
 MIAMI, FL 33185

PROJECT NUMBER:  
 229902

ISSUED FOR:  
 D.L.C. APPROVAL

No.	DATE	REVISION	BY

DRAWN BY: # / SC / VO APPROVED BY: RL

DATE: 2021 SCALE: AS SHOWN

KEYPLAN

PERMIT SUBMITTAL

SEAL / SIGNATURE

Digitally signed by Rolando Llanes  
 Date: 2022.10.13 10:58:12 -04'00'

ROLANDO LLANES, AIA  
 AR - 0013160

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SHEET TITLE

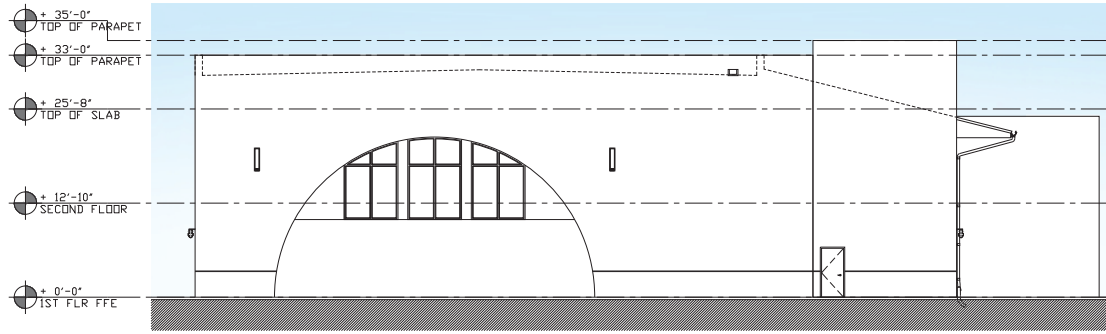
PROPOSED  
 PHASE 3 & 4  
 ELEVATIONS

SHEET NUMBER

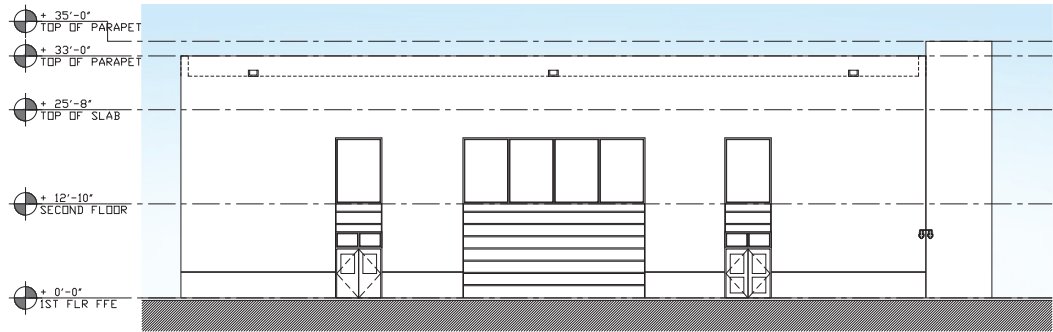
A-3.2

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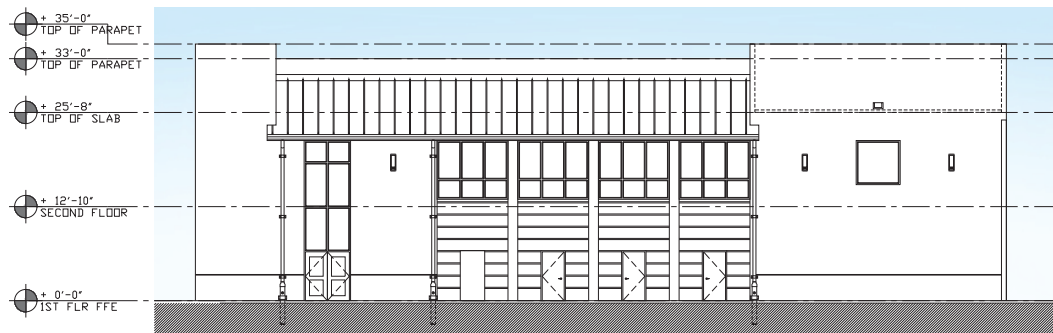
MIAMI-DADE COUNTY  
 PROCESS NO: Z22-173  
 DATE: OCT 18 2022  
 BY: GONGOL



1  
 A-3.3  
 PHASE-4 SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



2  
 A-3.3  
 PHASE-4 WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



3  
 A-3.3  
 PHASE-4 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

**CIVICA**

8323 NW 12th St, Suite 106  
 Doral, FL 33126  
 tel: 305.593.9959

PROJECT:

**My Academy:  
 Palm Orchard  
 Campus**

19250 SW 344 ST.  
 MIAMI, FL 33034  
 FOLIO#: 30-7826-002-0050

APPLICANT:  
 My Academy Charter

14850 SW 26th ST  
 MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

ISSUED FOR:  
 D.I.C. APPROVAL

No.	DATE	REVISION	BY

DRAWN BY: # / SC / VO APPROVED BY: RL  
 DATE: 2021 SCALE: AS SHOWN

KEYPLAN

PERMIT SUBMITTAL

SEAL / SIGNATURE



Digitally signed by  
 Rolando Llanes  
 Date: 2022.10.13  
 11:00:12 -04'00'

ROLANDO LLANES, AIA  
 AR - 0013160

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SHEET TITLE

**PROPOSED  
 PHASE 4  
 ELEVATIONS**

SHEET NUMBER

**A-3.3**

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO: Z22-173  
 DATE: APR 18 2023  
 BY: GONGOL

**CIVICA**

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APPLICANT:  
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14850 SW 26th ST  
 MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

ISSUED FOR:  
 D.L.C. APPROVAL



No.	DATE	REVISION	BY



LOCATION MAP

VIEW SOUTH INTO ORCHARD FROM SW 344TH STREET



NOTE: THE SITE IS CURRENTLY A COMMERCIAL FRUIT (MANGO) ORCHARD. THESE TREES ARE EXEMPT FROM MITIGATION BY ORDINANCE. THERE ARE NO ADDITIONAL TREES OF ANY OTHER SPECIES ON SITE REQUIRING MITIGATION.



EXISTING TREE DISPOSITION PLAN



DRAWN BY: TKS / CG  
 APPROVED BY: KEG  
 DATE: 2022  
 SCALE: AS SHOWN  
 KEYPLAN

PERMIT SUBMITTAL  
 SEAL / SIGNATURE



TAYLOR KIEHL, SEMLER, ASLA  
 PL. A - FL 6667205

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SHEET TITLE

EXISTING TREE DISPOSITION PLAN

SHEET NUMBER  
 LA1.01

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z22-173

DATE: APR 18 2023

BY: GONGOL

TREE/PALM LEGEND

SPECIES	QTY.	SYM.	SPECIES
SIGL - <i>Simarouba glauca</i> ...Paradise Tree	5		EUDE - <i>Eucalyptus deglupta</i> ...Rainbow Eucalyptus
BUSI - <i>Bursera simaruba</i> ...Gumbo Limbo	28		COER - <i>Conocarpus erectus</i> ...Green Buttonwood
KRFE - <i>Krugiodendron ferreum</i> ...Ironwood	26		DERE - <i>Delonix regia</i> ...Royal Poinciana
CAGR - <i>Caesalpinia granadillo</i> ...Bridalveil	9		ELDE - <i>Elaeocarpus decipiens</i> ...Japanese Blueberry
CODI - <i>Coccoloba diversifolia</i> ...Pigeon Plum	25		COSE - <i>Cordia sebestina</i> ...Orange Geiger
OUVI - <i>Quercus virginiana</i> ...Live Oak	13		COES - <i>Conocarpus erectus</i> var. <i>Sericusus</i> ...Silver Buttonwood
CESP - <i>Ceiba speciosa</i> ...Silk Floss Tree	2		SAPA - Sabal palmetto ...Sabal Palm (character trunks)
BUAR - <i>Bulnesia arborea</i> ...Verawood	12		PTEL - <i>Ptychosperma elegans</i> ...Solitare Palm
			BINO - <i>Bismarckia nobilis</i> ...Bismarck Palm
			SAPA(B) - Sabal palmetto ...Sabal Palm
			PHDA - <i>Phoenix dactylifera</i> ...Medjool Date Palm
	3,000		Shrubs and Groundcovers ...Species Varies (T.B.D.)

**LANDSCAPE LEGEND** (This information is to be permanently affixed to the plan.)

zoning District: **1-10** Plot Lot Area: **8,392** (square) **201,458** (square feet)

CONTOUR SPACE REQUIREMENTS	REQUIRED	PROVIDED
A. Minimum feet of open space required by Chapter 22, as indicated on the plan. Net lot area = 201,458 square feet = 100% open lot		100.00%
B. Maximum feet of parking lot open space required by Chapter 22A, as indicated on the plan. This number of parking spaces = 100% of 72 spaces, lot per parking space = 1	1,800	1,800
C. Total square feet of landscaped open space required by Chapter 22 or A+B.	1,800	17,547

PAVING AREA CALCULATIONS	REQUIRED	PROVIDED
A. Total square feet of landscape area =	147,347	
B. Maximum lot area (24' x 120' x 24') permitted = 7,200 square feet =	36,000	11,307

TREES	REQUIRED	PROVIDED
A. Minimum number of trees required per acre of lot =		
B. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
C. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
D. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
E. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
F. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
G. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
H. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
I. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
J. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
K. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
L. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
M. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
N. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
O. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
P. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
Q. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
R. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
S. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
T. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
U. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
V. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
W. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
X. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
Y. 10' trees (at least 40% of trees) must be 1.4' in caliper =		
Z. 10' trees (at least 40% of trees) must be 1.4' in caliper =		

**PLANT LIST**

QTY.	PLANT NAME	HT.	BT.	SPAC.
11	Bursera simaruba ...Gumbo Limbo	15'	10"	12' x 12' spaced, 2' DBH min.
18	Bursera simaruba ...Gumbo Limbo	15'	10"	12' x 12' spaced, 2' DBH min.
7	Caesalpinia granadillo ...Bridalveil	15'	10"	12' x 12' spaced, 2' DBH min.
2	Ceiba speciosa ...Silk Floss Tree	25'	10"	14' x 14' spaced, 2' DBH min.
25	Calliandra pinacata ...Pigeon Plum	15'	10"	12' x 12' spaced, 2' DBH min.
18	Conocarpus erectus ...Green Buttonwood	15'	10"	12' x 12' spaced, 2' DBH min.
18	Conocarpus erectus ...Green Buttonwood	15'	10"	12' x 12' spaced, 2' DBH min.
21	Cordia sebestina ...Orange Geiger	15'	10"	12' x 12' spaced, 2' DBH min.
2	Delonix regia ...Royal Poinciana	25'	10"	14' x 14' spaced, 2' DBH min.
15	Elaeocarpus decipiens ...Japanese Blueberry	15'	10"	12' x 12' spaced, 2' DBH min.
3	Eucalyptus deglupta ...Rainbow Eucalyptus	15'	10"	12' x 12' spaced, 2' DBH min.
28	Excoecaria agallocha ...Ironwood	15'	10"	12' x 12' spaced, 2' DBH min.
5	Flourensia coccinea ...Screw Bean	15'	10"	12' x 12' spaced, 2' DBH min.
5	Ipomoea pes-caprae ...Climbing Quince	15'	10"	12' x 12' spaced, 2' DBH min.
18	Quercus virginiana ...Live Oak	15'	10"	12' x 12' spaced, 2' DBH min.

QTY.	PLANT NAME	HT.	BT.	SPAC.
1	Bursera simaruba ...Gumbo Limbo	15'	10"	12' x 12' spaced, 2' DBH min.
3	Flourensia coccinea ...Screw Bean	15'	10"	12' x 12' spaced, 2' DBH min.
7	Ptychosperma elegans ...Solitare Palm	15'	10"	12' x 12' spaced, 2' DBH min.
21	Sabal palmetto ...Sabal Palm	15'	10"	12' x 12' spaced, 2' DBH min.
18	Sabal palmetto ...Sabal Palm	15'	10"	12' x 12' spaced, 2' DBH min.

**SHRUBS AND GROUNDCOVERS CHECKED**

QTY.	PLANT NAME	HT.	BT.	SPAC.
1	... (Symbol)	15'	10"	12' x 12' spaced, 2' DBH min.

**MISCELLANEOUS**

QTY.	PLANT NAME	HT.	BT.	SPAC.
1	... (Symbol)	15'	10"	12' x 12' spaced, 2' DBH min.

**CIVICA**

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PROJECT:

**My Academy:  
Palm Orchard  
Campus**

19250 SW 344 ST.  
MIAMI, FL 33034  
FOLIO#: 30-7826-002-0050

APPLICANT:  
My Academy Charter

14850 SW 26th ST  
MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

ISSUED FOR:  
D.L.C. APPROVAL



NO.	DATE	REVISION	BY
1	01/22/23	DC-17703	TKS
2	03/23/23	ADD COORD	TKS

DRAWN BY: TKS / CG APPROVED BY: KEG

DATE: 2022 SCALE: AS SHOWN

KEYPLAN

PERMIT SUBMITTAL

SEAL / SIGNATURE

TAYLOR KIEHL SEMLER, ASLA  
FLA - FL 6867205

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SHEET TITLE

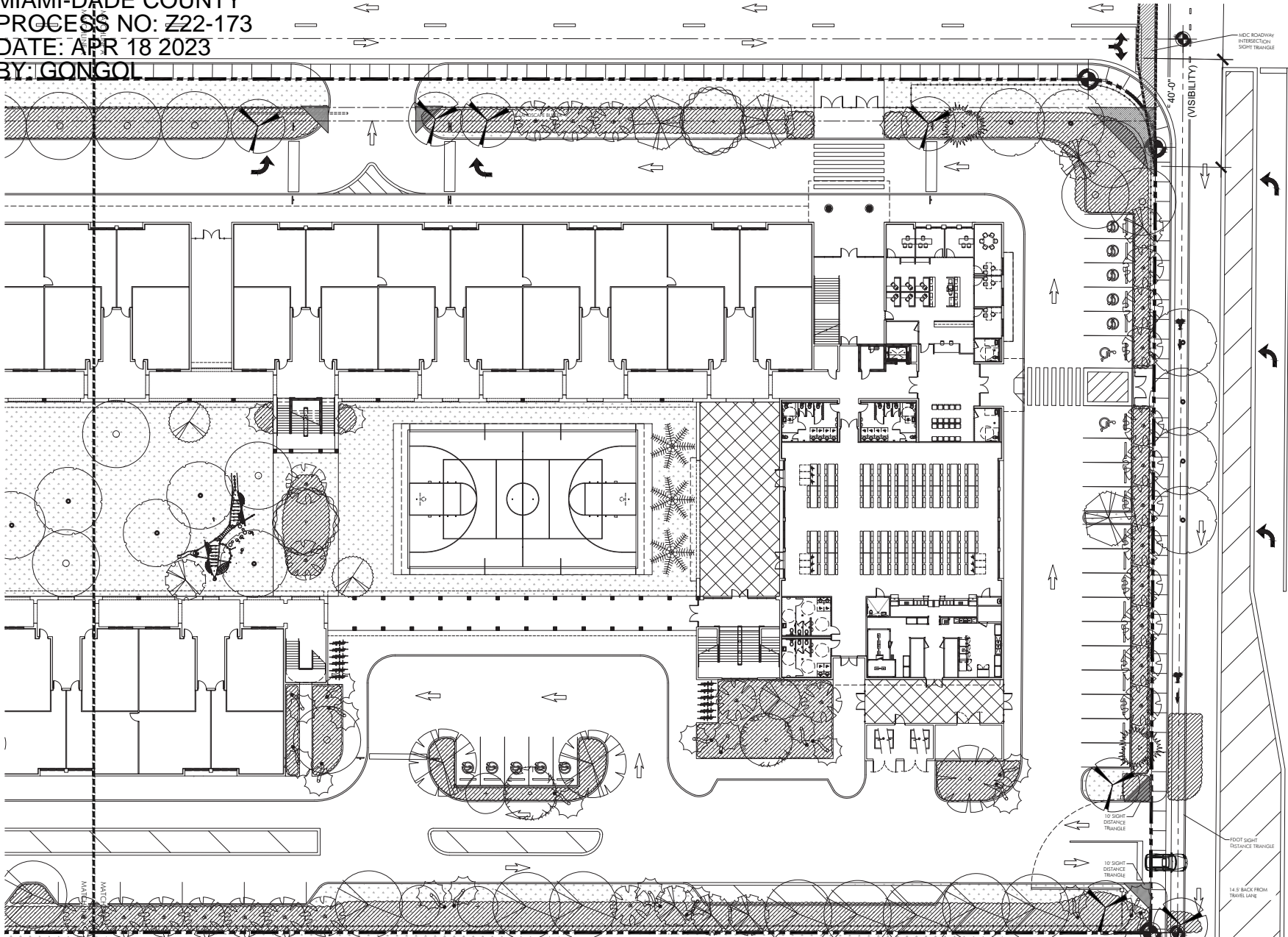
TREE/PALM LEGEND,  
LANDSCAPE LEGEND,  
AND PLANT LIST

SHEET NUMBER

LA2.00

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MIAMI-DADE COUNTY  
PROCESS NO: Z22-173  
DATE: APR 18 2023  
BY: GONGOI



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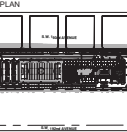
PROJECT NUMBER:  
**229902**

ISSUED FOR:  
D.L.C. APPROVAL



NO.	DATE	REVISION	BY
1	01/20/23	D.L.C. PERMIT	TKS
2	03/23/23	ADD COORD.	TKS

DRAWN BY: TKS / CG  
APPROVED BY: KEG  
DATE: 2022  
SCALE: AS SHOWN



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TAYLOR KIEHL, SEMLER, ASLA  
PLA - FL 6867205

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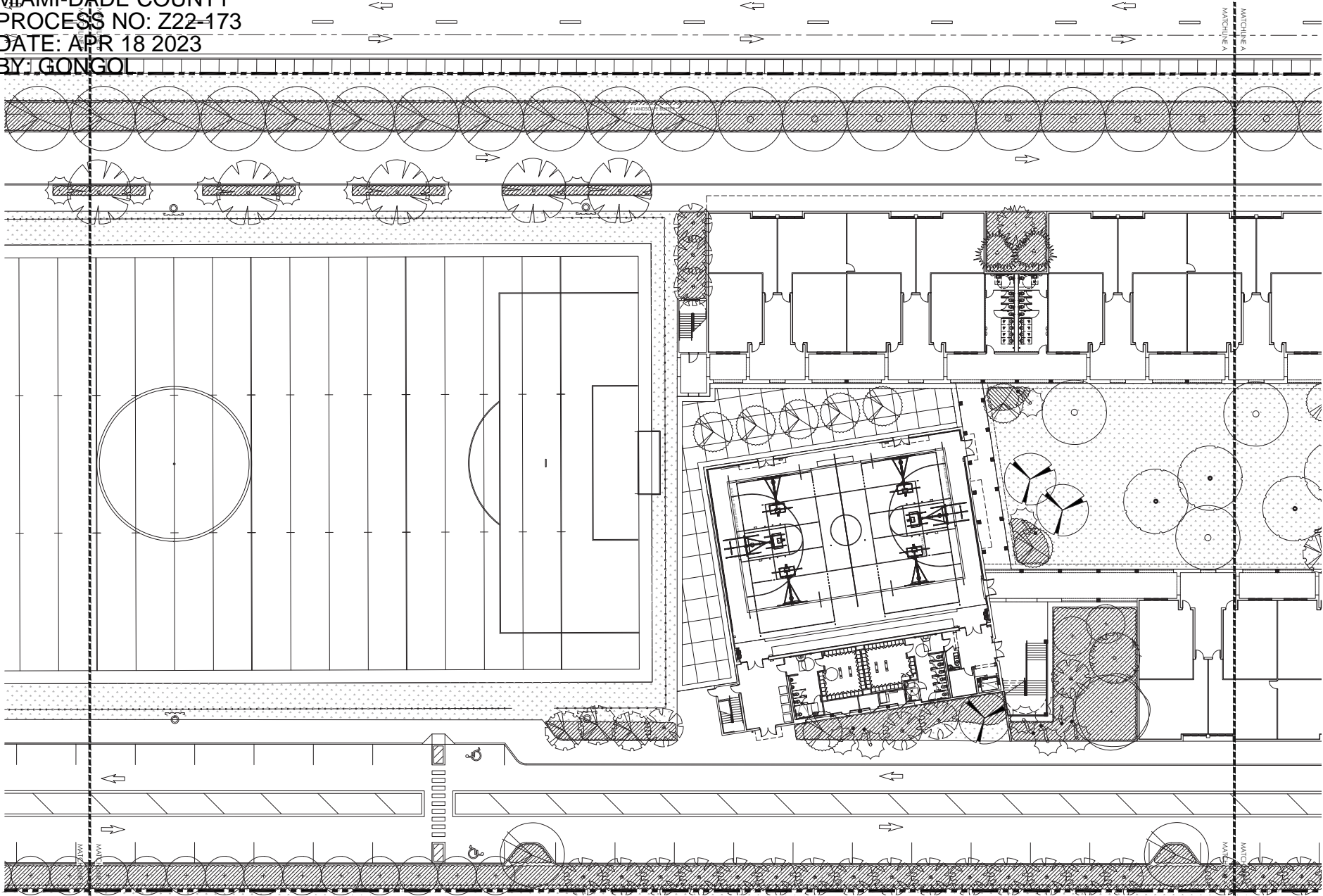
PLANTING PLAN

SHEET NUMBER  
LA2.01



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APPLICANT:  
My Academy Charter

14850 SW 26th ST  
MIAMI, FL 33185

PROJECT NUMBER:  
**229902**

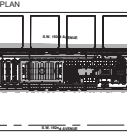
ISSUED FOR:  
D.L.C. APPROVAL



NO.	DATE	REVISION	BY
1	01/02/23	D.C. S. P. 101	TKS
2	03/23/23	ADD COORD	TKS

DRAWN BY: TKS / CG  
DATE: 2022

APPROVED BY: KEG  
SCALE: AS SHOWN



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TAYLOR KIEHL, SEMLER, ASIA  
P.L.A. - FL 6867205

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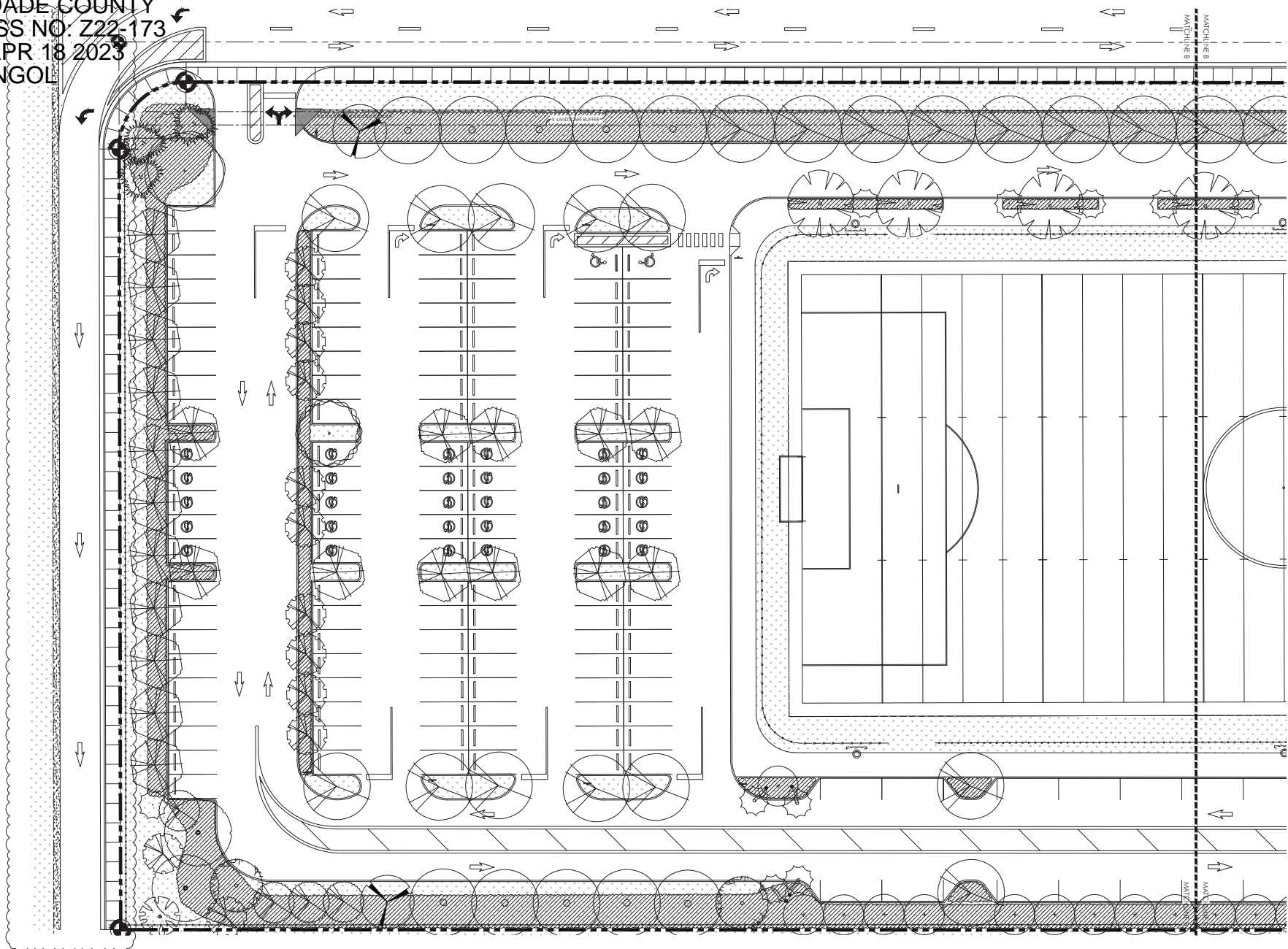
PLANTING PLAN



SHEET NUMBER  
LA2.02

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MIAMI-DADE COUNTY  
PROCESS NO: Z22-173  
DATE: APR 18 2023  
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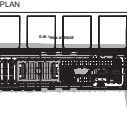
PROJECT NUMBER:  
**229902**

ISSUED FOR:  
D.L.C. APPROVAL



No.	DATE	REVISION	BY
1	01/02/23	D.C. FIRST COPY	TKS
2	03/23/23	ADD COORD	TKS

DRAWN BY: TKS / CG  
APPROVED BY: KEG  
DATE: 2022  
SCALE: AS SHOWN



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TAYLOR KIEHL SEMLER, ASLA  
PLA - FL 6867205

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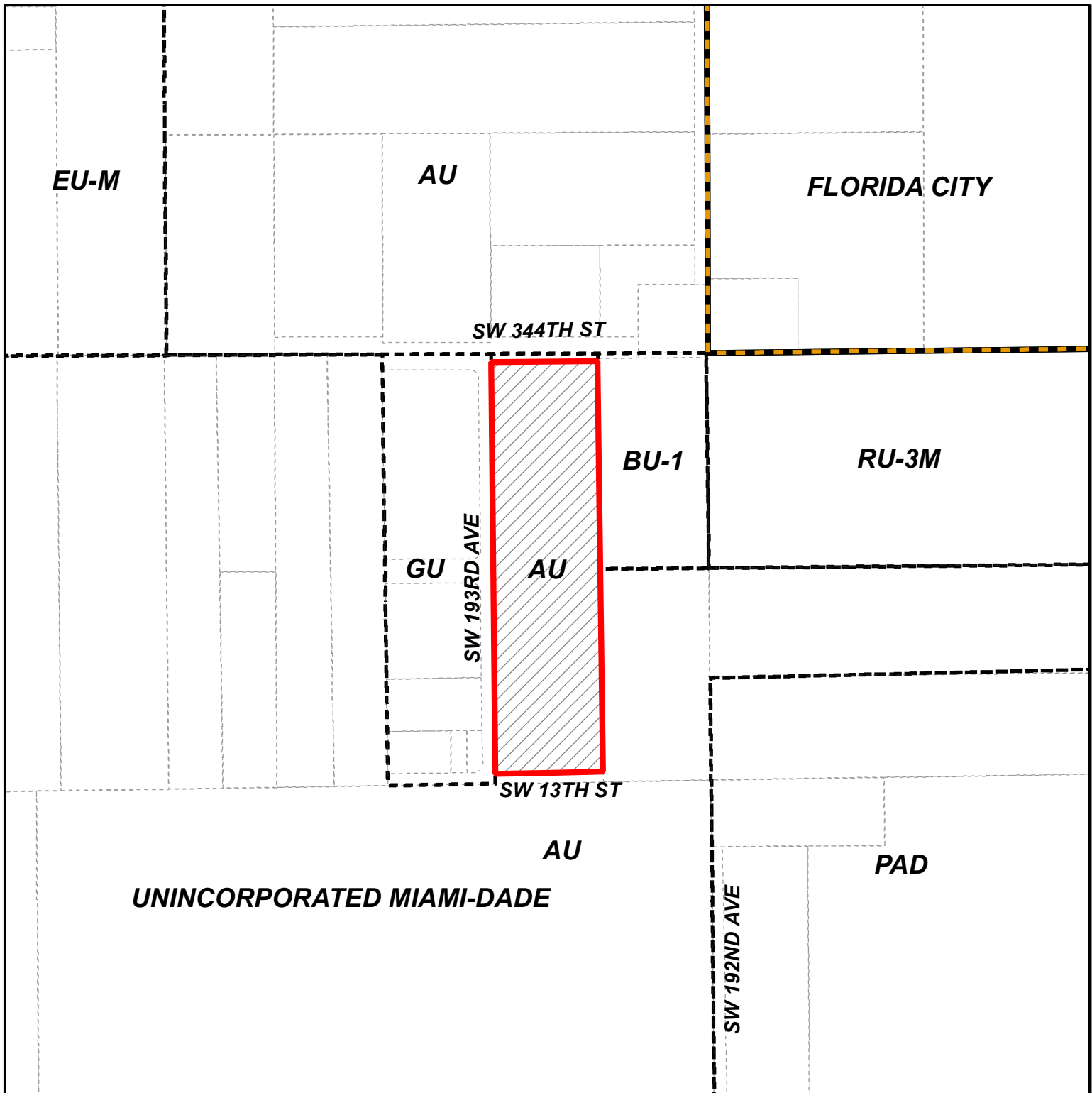
SHEET TITLE

PLANTING PLAN



SHEET NUMBER  
LA2.03





**MIAMI-DADE COUNTY**

**HEARING MAP**



Process Number

**Z2022000173**

Section: 26 Township: 57 Range: 38  
 Applicant: Palm Drive Orchard LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

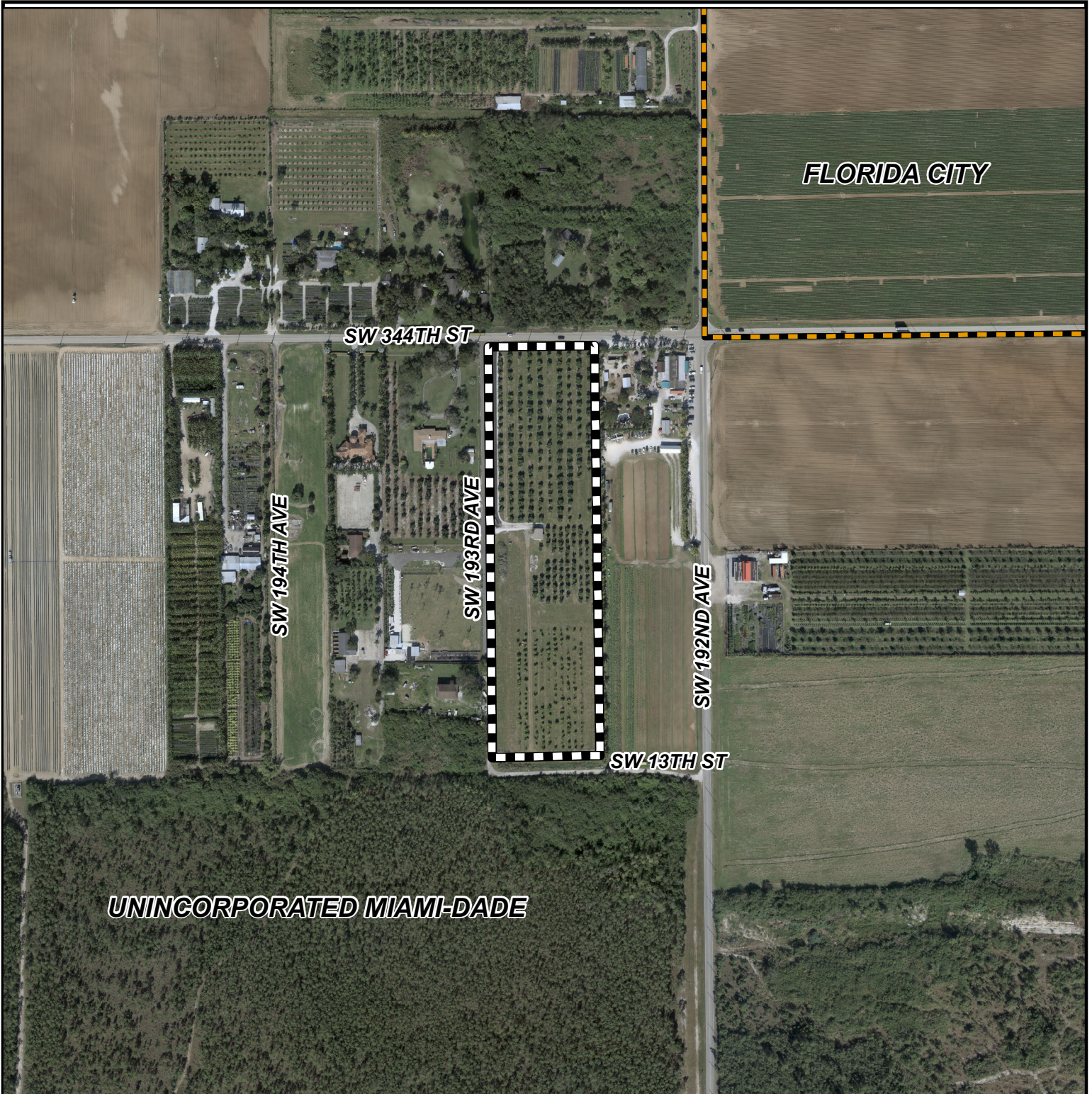


**Legend**

-  Subject Property Case
-  Zoning



REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2021**

Process Number  
**Z2022000173**

**Legend**  
 Subject Property  
 Municipalities

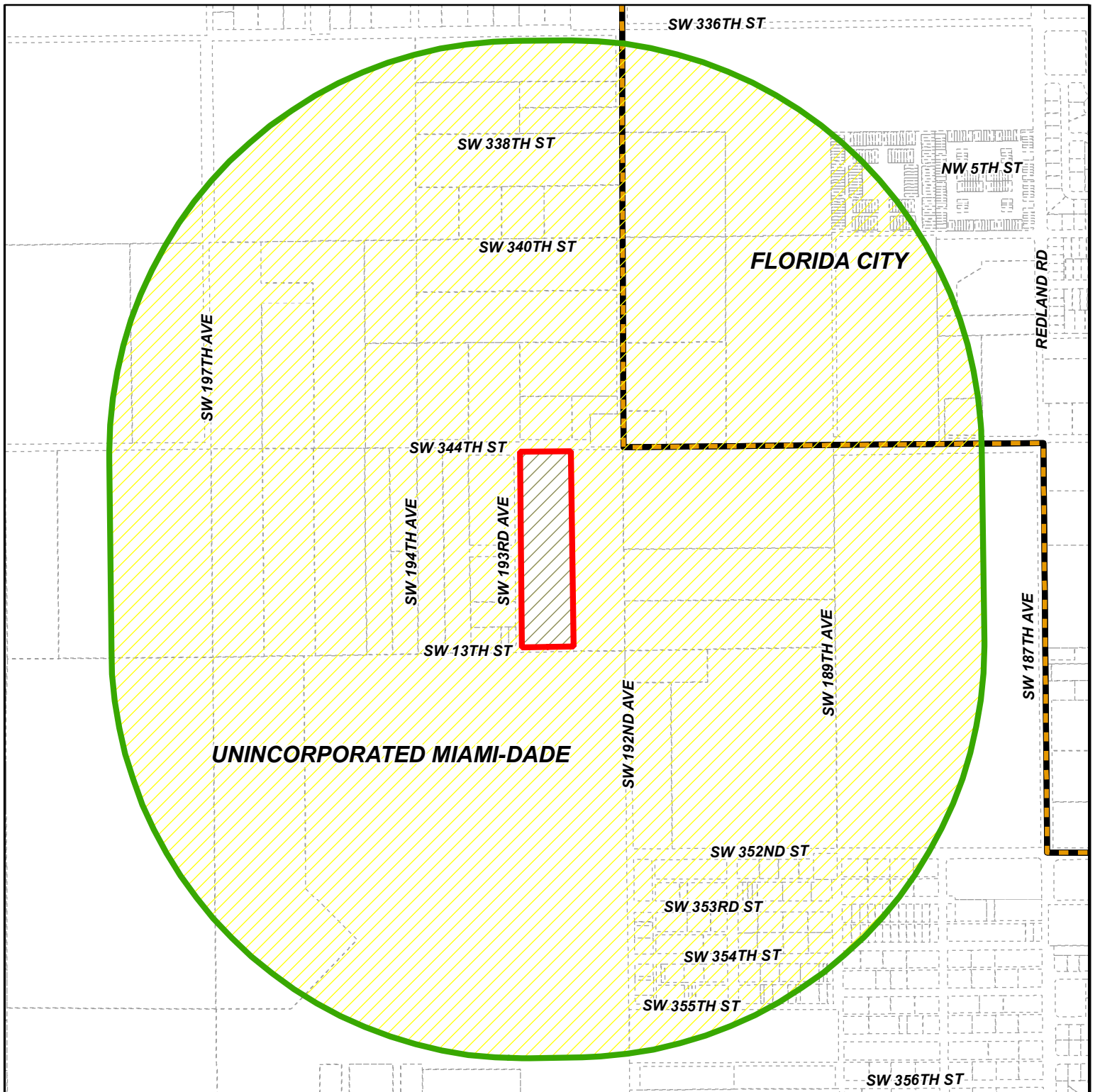


Section: 26 Township: 57 Range: 38  
 Applicant: Palm Drive Orchard LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, July 26, 2022

REVISION	DATE	BY







**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 26 Township: 57 Range: 38  
 Applicant: Palm Drive Orchard LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2022000173**  
 RADIUS: 2640

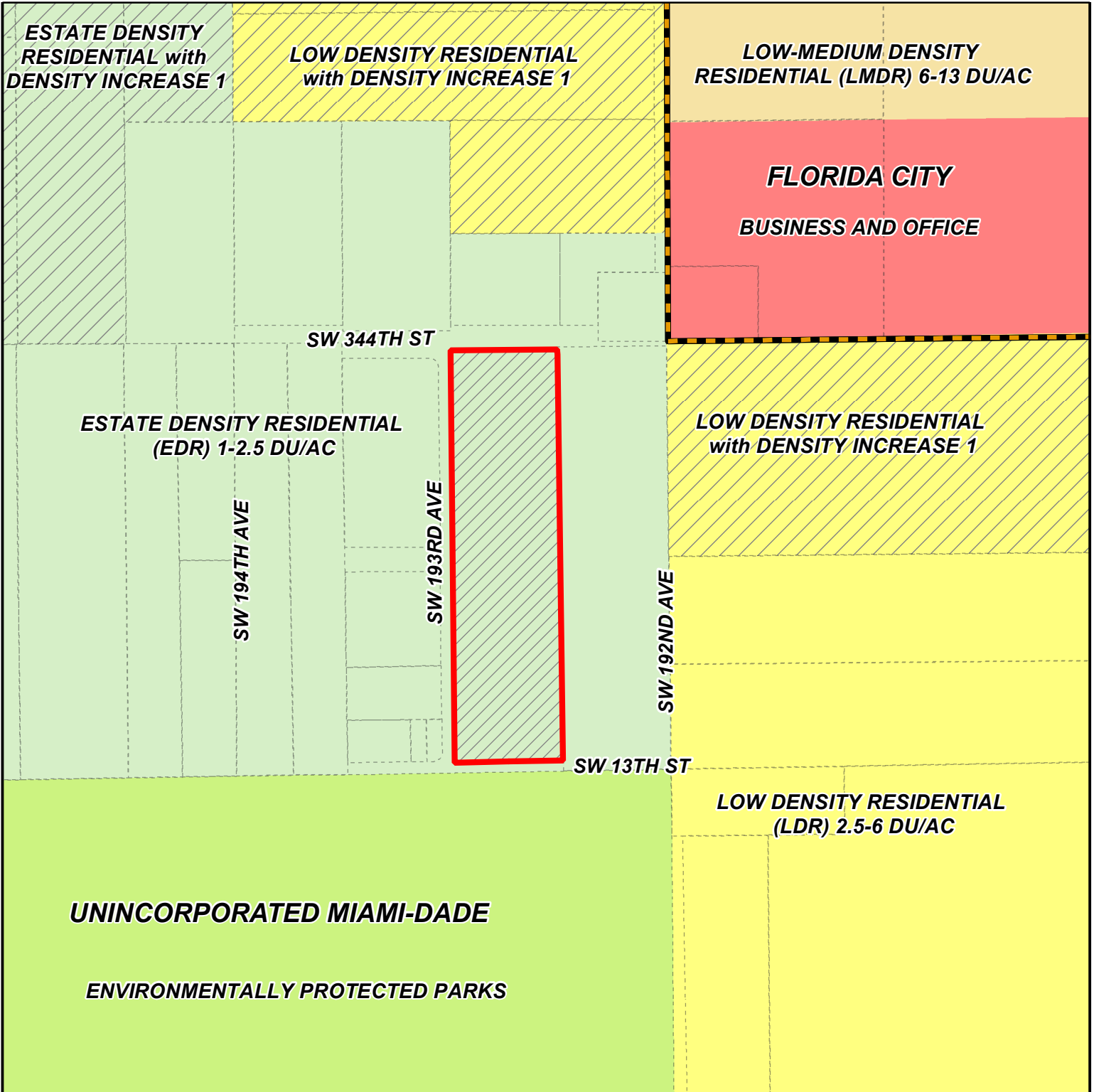
**Legend**

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Tuesday, July 26, 2022

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2022000173**

Section: 26 Township: 57 Range: 38  
 Applicant: Palm Drive Orchard LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Tuesday, July 26, 2022

REVISION	DATE	BY