

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

PH: Z20-191

October 19, 2023

Item No. 3A

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	Miami Community Charter Schools, Inc.
<b>Summary of Requests</b>	The applicant seeks expansion of an existing charter school to include grades K-12. Additionally, the applicant seeks to modify conditions of a prior resolution and paragraphs of a previously recorded declaration of restrictions in order to submit a new site plan sheet showing an increase in the grade levels from 6-12 to K-12 for a previously approved charter school, including an increase in the total number of students.
<b>Location</b>	18720 SW 352 Street, Miami-Dade County, Florida.
<b>Property Size</b>	7.39 acres
<b>Existing Zoning</b>	EU-M, Estate Modified District
<b>Existing Land Use</b>	Charter School
<b>2030-2040 CDMP Land Use Designation</b>	Estate Density Residential, 1-2.5 dua (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions.</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."

**REQUESTS:**

- (1) SPECIAL EXCEPTION to permit the expansion of an existing charter school to include Grades K-12.
- (2) MODIFICATION of Conditions #2 and #9 of Resolution #Z-23-09, passed and adopted by the Board of County Commissioners, last modified by Resolution #Z-4-16, passed and adopted by the Board of County Commissioners reading as follows:

FROM: "#2 That in the approval of the plan, the same be substantially in accordance with the plans previously submitted to the Department entitled "New Middle School for: Miami Community Charter Middle-HS" as prepared by Schwebke-Shiskin & Associates, Inc., Sheets SP-1 & Sp-2 dated stamped received 12/11/15 and the remaining 4 sheets dated stamped received 8/13/15 and landscape plans entitled "Miami Community Charter Middle – HS" as prepared by Conceptual

Design Group, Inc., consisting of 2 sheets, dated stamped received 03/04/15, for a total of 8 sheets.”

TO: “#2 That in the approval of the plan, the same be substantially in accordance with the plans previously submitted to the Department entitled “Miami Community Charter School” as prepared by Cherokee Engineering, Inc., consisting of two (2) sheets dated stamped received 07/21/2023, and floor plans and elevation plans entitled “Miami Community Charter School” as prepared by Claren Architecture + Design, Inc., consisting of three (3) sheets dated stamped received 06/08/2023, and landscape plan entitled “Miami Community Charter School” as prepared by JFS Design, Inc., consisting of one (1) sheet dated stamped received 08/22/2023, consisting of six (6) sheets, for a total of twelve (12) sheets.”

FROM: “#9 That there be two staggered shifts at arrival and dismissal times for students at the charter school, separated by a minimum of 30 minutes. The arrival and dismissal times shall be as follows:

7:30-2:30 Grades 9-12 518 students  
9:00-3:40 Grades 6-8 390 students”

TO: “#9 That there be two staggered shifts at arrival and dismissal times for students at the charter school, separated by a minimum of 45 minutes. The arrival and dismissal times shall be as follows:

7:30-2:30 Grades K-5 540 students  
8:30-3:30 Grades 6-12 610 students”

(3) MODIFICATION of Paragraphs #1, #2 and #4 of Declaration of Restrictions recorded in Official Records Book 30244 at Pages 2341 – 2351, reading as follows:

FROM: “1. Development Plan. The Property shall be developed substantially in accordance with the plans previously submitted to the Department entitled “New Middle School for: Miami Community Charter Middle-HS” as prepared by Schwebke-Shiskin & Associates, Inc., Sheets SP-1 & Sp-2 dated stamped received 12/11/15 and the remaining 4 sheets dated stamped received 8/13/15 and landscape plans entitled “Miami Community Charter Middle – HS” as prepared by Conceptual Design Group, Inc., consisting of 2 sheets, dated stamped received 03/04/15, for a total of 8 sheets.

TO: “1 Development Plan. The Property shall be developed substantially in accordance with the plans previously submitted to the Department entitled “Miami Community Charter School” as prepared by Cherokee Engineering, Inc., consisting of two (2) sheets dated stamped received 07/21/2023, and the floor plans and elevation plans entitled “Miami Community Charter School” as prepared by Claren Architecture + Design, Inc., consisting of three (3) sheets dated stamped received 06/08/2023, and landscape plan entitled “Miami Community Charter School” as prepared by JFS Design, Inc., consisting of one (1) sheet dated stamped received 08/22/2023, consisting of six (6) sheets, for a total of twelve (12) sheets.”

12 ("Charter School"). A proposed change in use of the Property shall comply with enumerated Paragraph 3 of this Declaration."

TO: "2. "Use Restrictions. Use of the Property shall be limited to a public charter school with a maximum of 1,150 student stations serving children in grade levels K thru 12 ("Charter School"). A proposed change in the use of the Property shall comply with enumerated Paragraph 3 of this Declaration."

FROM: "4. "Student Arrival and Dismissal Periods. The Charter School shall have staggered arrival and dismissal times as follows:

7:30-2:30 Grades 9-12 518 students

9:00-3:40 Grades 6-8 390 students"

TO: "4. Student Arrival and Dismissal Periods. The Charter School shall have staggered arrival and dismissal times as follows:

7:30-2:30 Grades K-5 540 students

8:00-3:30 Grades 6-12 610 students"

The purpose of requests #2 and #3 is to allow the applicant to modify conditions of a prior resolution and Declaration of Restrictions in order to submit new site plans for the construction of classrooms for the additional students.

The afore-mentioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at Public Hearing.

#### **PROJECT HISTORY AND DESCRIPTION:**

The subject property has been the subject of several zoning approvals throughout the years pertaining to the establishment of the existing charter school on the subject site. In 2009 pursuant to Resolution #Z-23-09, the Board of County Commissioners (BCC) approved a charter school subject to acceptance of a proffered covenant (Original Covenant) recorded under ORB 27042 at PG 1961. The aforementioned was a senior high school located within one mile of the Urban Development Boundary, and the resolution also allowed ancillary variances permitting parking and landscaping. The Original Covenant limited, among other things, a maximum of 640 students at the school, arrival and dismissal times as well as tied the development of the site to the submitted plans. Subsequently in 2016, pursuant to Resolution #Z-4-16, the BCC approved the expansion of the previously approved charter school onto additional property as well as modifications to conditions of the prior approved resolution and the Original Covenant in order to increase the number of children permitted at the school. Additionally, the BCC approved a variance with allowed a taller building and for parking to be located closer to the rights-of-ways than permitted together with variances of the total required landscaping for the property.

The applicant now seeks a special exception to permit the expansion of the previously approved charter school to include grades K-12. Additionally, the applicant is seeking to modify conditions of the previously approved Resolution #Z-23-09 last modified by Resolution #Z-4-16 and paragraphs of the Original Covenant (as modified by the Declaration of Restrictions (Current Covenant) recorded under ORB 30244 Pg 2341. The applicant is proposing to modify the prior approved site plan and covenants in order to submit a new site plan showing the addition of a

new building to house the additional children from Grades K-5, increase the total number of children from 908 to 1,150 students and to modify the arrival and dismissal periods for the students. Currently the site is improved with a one (1) story high, 37,745 sq. ft. charter school with an approved 908 student capacity from grades 6-12 along the north of the property abutting SW 352 Street. The submitted plans remain largely unchanged from the plans which were approved pursuant to Resolution # Z-4-16 with the exception of the interior of the building. The prior approved plans provided for a two (2) story building to be located south of the existing facility with two (2) stories of classroom space and a gymnasium and ancillary facilities. The newly submitted plans provide for classrooms to occupy the entirety of the building by eliminating the gymnasium and ancillary facilities. Additionally, staff notes that the parking areas as well as the ingress and egress points of vehicular and pedestrian access remains unchanged from the 2016 approval

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	EU-M; Charter School Grades 6-12	Estate Density Residential, 1 – 2.5 dua
<b>North</b>	AU; mobile home park	Low Density Residential, 2.5 – 6 dua
<b>South</b>	EU-M; residence and vacant	Estate Density Residential, 1 – 2.5 dua
<b>East</b>	AU; crop fields	Low Density Residential, 2.5 – 6 dua
<b>West</b>	EU-M; residence and crop fields	Estate Density Residential, 1 – 2.5 dua

**NEIGHBORHOOD COMPATIBILITY:**

The 7.39-acre subject property, which contains an existing charter school of grades 6 through 12 is located at 18720 SW 352 Street. The surrounding area is characterized by a mobile home park to the north, agricultural uses to the east and west, together with residences along a portion of the south and west property lines.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to include additional grade levels to the existing charter school to benefit the surrounding community while increasing the previously approved student count. Based on memoranda from the departments reviewing this application, staff opines that approval of same will create no significant traffic or environmental impacts on the surrounding area. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates in its memorandum that the application will generate 41 additional PM daily peak hour trips and meets the acceptable Level of Service (LOS) in the area.

**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 7.39-acre subject site with a total of 18 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.* 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.**

Staff opines that approval with conditions of the applicant's requests will not result in any intensification of the development of the site beyond the scale of what is existing and previously approved on the parcel, and would not be out of character with the surrounding area. For the reasons expanded upon in the zoning analysis below, staff opines that the requested special exception as well as the requested modification of conditions of the prior resolution and declaration of restrictions in order to allow an increase in the grade to the existing school campus will not create any new significant impacts which will disrupt or degrade the safety and tranquility of the surrounding neighborhood. Staff further opines that approval with conditions of the requests will not change the existing charter school use on the subject property. Therefore, staff opines that approval of the application will be **consistent** with the CDMP Land Use Element interpretative text and the **Estate Density Residential** designation of the property on the Land Use Plan Map.

### **ZONING ANALYSIS:**

When analyzing the applicant's request to permit a special exception in order to permit the expansion of the existing charter school to include Grades K -12 (request #1), under Section 33-311(A)(3) **Special Exceptions**, Unusual Uses and New Uses, staff supports the requests and opines that the expansion of the existing and previously approved charter 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. Similarly, staff supports the requests to modify conditions #2 & #9 of the previously approved Resolution #Z-23-09 last modified by Resolution Z-4-16 (request #2), and to modify paragraphs #1, #2 & #4 of the last modified and amended Declaration of Restrictions ORB 30244 at Page 2341 (request #3), in order to submit a new site plan sheet showing a proposed addition to the school together with an increase in the grade levels from 6 – 12 to K-12 for the existing charter school, increase the school enrollment from 908 students to 1,150 students and to modify the arrival and dismissal schedule for the school. When the aforementioned requests are analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of requests would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area concerned.

As mentioned previously, the 7.39-acre subject property, which contains an existing charter school is located at 18720 SW 352 Street, and the applicant intends to increase the grade levels from 6 - 12 to K-12, including an increase in the enrollment from the previously approved 908 students to 1,150 students, together with modifications to the arrival and dismissal schedule. The submitted plans for the school remain largely unchanged from their 2016 approval. The updated plans depict the existing two (2) story 37,745 sq. ft. classroom building which currently houses grades 6 – 12 along the north of the property abutting SW 352 Street. The plan provides for the proposed/previously approved two-story building to be located to the south of the existing building along SW 187 Avenue. This building will contain a total of 33,823 sq. ft. and the applicant proposes to have the interior layout modified to eliminate the court and locker room facilities and to convert these spaces as additional classroom space for the K-5 grade levels. The proposed and existing classroom buildings do not exceed the maximum height within the code of 35', 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 existing parking areas are surface lots located along the north, west and south property lines with two large outdoor recreation areas to the west of each building. Additionally, the layout of the parking and 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 theoretical SW 353 Street and SW 188 Avenue, with two other access points provided from SW 352 Street and SW 187 Avenue with an additional means of egress along SW 354 Street.

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 1,150 students shows an additional projected 99 AM new Peak Hour vehicular trips. Although the attached traffic chart shows the majority of increase in trips along the adjoining SW 352 Street and SW 187 Avenues, which are main section line roadways 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 41 PM new Peak Hour trips.

Staff opines that an efficient and functional traffic circulation pattern is an essential component of a charter school use in order to avoid traffic conflicts within the site during arrival and dismissal times and traffic spilling onto the area roadways. As part of this application, the applicant has submitted a Traffic Operations Plan (TOP) for review which details how the arrival and dismissal times will function in accordance with a condition of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW). Staff notes that to mitigate any potential traffic impact the school will be required to comply with the Traffic Operations Plan and have two (2) 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 V, as specified in their memorandum, dated July 24, 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 December 7, 2020, that 41 additional 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 , 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 charter school with 1,150 students in grades K-12 would be **compatible** with the same based on the reasons stated above. **Based on the aforementioned, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, and approval with conditions of requests #2 and #3 under Section 33-311(A)(7) Generalized Modification Standards.**

**ACCESS, CIRCULATION AND PARKING:** Access to the site and internal driveways for the existing school campus remain unchanged, with one (1) ingress/egress point of direct vehicular and pedestrian access to the subject property located along Fontainebleau Boulevard. Parking, bus drop-off and driveways are located towards the east of the existing school. The existing

charter school facility with a proposed increase in grade levels, but no changes to the campus site layout nor any increase to the previously approved maximum number of 1,200 students, provides for 118 parking spaces, where 114 are required by code, therefore, the parking amounts comply with the code minimums.

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


**RECOMMENDATION:**

Approval with conditions.

**CONDITIONS FOR APPROVAL:**

1. That all other conditions of Resolutions # Z-23-09 las modified by Z-4-16 remain in full force and effect, except as herein modified.
2. That all other paragraphs of the Declaration of Restrictions, recorded in Official Record Book 28130, Pages 4087-4098, last modified by Modification of Declaration of Restrictive Covenants recorded in Official Record Book 30834, Pages 3133-3148, remain in full force and effect, except as herein modified.
3. 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 July 24, 2023.

NK:JB:SS:JR



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

## ZONING RECOMMENDATION ADDENDUM

Miami Community Charter Schools, LLC  
PH: Z20-191

<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>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>
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### PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</b>	<i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i>
<b>Section 33-311(A)(7) Generalized Modification Standards</b>	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>

# ZONING RECOMMENDATION ADDENDUM

Miami Community Charter School  
PH: Z21-059

## TRAFFIC IMPACT CHART


Miami Community Charter School - K-12						
99 Net New AM Peak Hour Trips						
1,150 Proposed Students (including 640 Existing Students)						
7:30-8:30 AM (With 2 Arrival/Dismissal Shifts)						
144 New Increase in Students from Existing Shift	Projected New Trips					
AM Peak Hour	99					
Site Circulation						
School Campus	In/Out bound Trips	Stacking & Queuing & Parking Spaces Required	Stacking & Queuing & Parking Spaces Provided	Parking Spaces Required	Parking Spaces Provided	
Southwest Corner of SW 352nd Street and SW 187th Avenue	56 / 43	184	200	139	155	
Adjacent Roadway Impacts						
Adjacent Roadway	Project New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volumes	Existing LOS	Future LOS
SW 352nd Street, West of SW 187th Avenue	54	363	417	15%	C	C
SW 187th Avenue South of SW 352nd Street	45	303	348	15%	C	C
<b>Total</b>	<b>99</b>					
Neighborhood Impacts						
Roadways Impacted	Projected New Trips	Existing Traffic	Future (New + Existing)	% Increase in Volumes	Existing LOS	Future LOS
SW 352nd Street, East of SW 187th Avenue	17	331	348	5%	C	C
SW 187th Avenue North of SW 352nd Street	76	424	500	18%	C	D

Note: 144 student (99 trip) increase is based on difference between 610 maximum number of students in a single shift and the 466 students who were in class on day of traffic counts.

# Memorandum

**Date:** October 10, 2023

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

**From:** Lisa M. Spadafina, RER Assistant Director   
Division of Environmental Resources Management

**Subject:** Z2020000191-2<sup>nd</sup> review  
Miami Community Charter Schools, Inc.  
South of SW 352<sup>nd</sup> Street, between SW 187<sup>th</sup> and 188<sup>th</sup> Avenues  
modify resolutions Z-4-16 and Z23-096 and related restrictive  
covenant to permit the relocation of the school  
(EU-M) (7.39Acres)  
24-52-41

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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 wellfield protection. Based on the information provided, this zoning application is approved pursuant to Sections 24-43.1 and 24-43.5 of the Code.

#### Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area of the Florida Keys Aqueduct Wellfield, specifically within the 210-day travel time contour of the 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 Florida Keys Aqueduct Wellfield. The requested use, a school, is not expected to use, generate, handle, discharge, dispose of or store hazardous materials.

The subject property has 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. The covenant is recorded in the Public Records of Miami-Dade County under Clerk File Number 2016R120333.

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

#### Potable Water Service and Wastewater Disposal

According to DERM records the existing school is connected to public water and sanitary sewers. Pursuant to the Code, and based on the proposed site plan showing new construction, the proposed development is within feasible distance to connect to the abutting public water main and abutting public sanitary sewer mains. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. 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.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Existing public water and 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 in 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: That the owner submit a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.**

#### 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 shall be retained on site utilizing properly 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.

### **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 DERM review and approval as it relates to environmental contamination issues.

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 Parks, Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (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.

The applicant is advised to contact DERM's Environmental Monitoring and Restoration Division at (305)372-6700 for additional information

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

#### Tree Preservation

An aerial review of the subject property indicates the presence of tree resources, however, the landscape plan entitled "Miami Community Charter School" prepared by James Socash R.L.A., and dated as received by Miami-Dade County on November 20, 2020, was submitted with the subject application and indicates that tree resources onsite will not be removed.

Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code.

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.

The applicant is advised to contact DERM's Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

**Conditions of Approval: None**

Enforcement History

The subject property has no open and closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

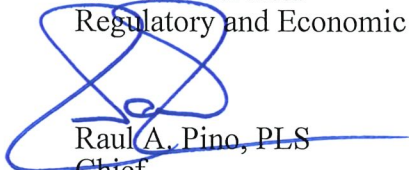
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** December 7, 2020  
**To:** Nathan Kogon  
Assistant Director  
Regulatory and Economic Resource Department  
**From:**  Raul A. Pino, PLS  
Chief  
Regulatory and Economic Resource Department  
**Subject:** DIC 20-191  
Name: Miami Community Charter Schools, Inc.  
Section 26 Township 57 South Range 38 East

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I. PROJECT LOCATION:

The property is located at 18720 SW 352 Street.

II. APPLICATION REQUEST:

This application is requesting an expansion of the charter school, allow elementary school students to attend the Main Campus, approve a new site plan, and add a staggered shift for arrival and dismissal times.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the east and west by SW 352 Street and from the north and south by SW 187 Avenue.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition) for the increase of **242** students

41 additional PM Peak Hour trips are generated by this application

B. Cardinal Distribution

North	76 %	East	19 %
South	3 %	West	8 %

## VI. IMPACT ON EXISTING ROADWAYS:

### A. CONCURRENCY

**Station 9886** located on SW 187 Avenue south of SW 280 Street, has a maximum LOS **"D"** of **1197** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **483** vehicles and **40** 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 **18** vehicle trips generated by this development when combined with the **483** and those previously approved through Development Orders, **40**, equal **523** and will cause this segment to remain at LOS **"C"** whose range is up to 594.

**Station 9957** located on SW 344 Street west of SW 182 Avenue, has a maximum LOS **"D"** of **1440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1391** vehicles and **14** 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 **"D"**. The **14** vehicle trips generated by this development when combined with the **1391** and those previously approved through Development Orders, **14**, equal **1419** and will cause this segment to remain at LOS **"D"** whose range is from 1360 to 1440.

**Station 9869** located on SW 182 Avenue south of SW 344 Street, has a maximum LOS **"D"** of **1197** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **392** vehicles and **6** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9869** with its PHP and assigned vehicles is at LOS **"C"**. The **7** vehicle trips generated by this development when combined with the **392** and those previously approved through Development Orders, **6**, equal **405** and will cause this segment to remain at LOS **"C"** whose range is up to 594.

**Station F 518** located on Krome Avenue northwest of US 1, has a maximum LOS **"D"** of **1330** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **349** vehicles and **1** vehicle have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 518** with its PHP and assigned vehicles is at LOS **"C"**. The **1** vehicle trips generated by this development when combined with the **349** and those previously approved through Development Orders, **1**, equal **351** and will cause this segment to remain at LOS **"C"** whose range up to 660.

**Station F 151** located on Ingraham Highway east of Everglades Park Entrance, has a maximum LOS **"D"** of **1600** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **150** vehicles and **1** vehicle have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 151** with its PHP and assigned vehicles is at LOS **"C"**. The **1** vehicle trips generated by this development when combined with the **150** and those previously approved through Development Orders, **1**, equal **152** and will cause this segment to remain at LOS **"C"** whose range up to 1510.

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

VII. SITE PLAN CRITIQUE:

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

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

# Memorandum



**Date:** March 9, 2021

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

**From:** Alejandro Zizold, PROS Master Plan Manager <sup>Alejandro Zizold</sup>  
Planning, Design and Construction Excellence Division  
Parks, Recreation and Open Spaces Department (PROS)

**Subject:** Z2020000191 – Miami Community Charter School, Inc.

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**Applicant Name:** Alejandro Uribe, Esq. on behalf of Miami Community Charter School, Inc.

**Project Location:** The proposed development is located on ±7.39 acres located at 18720 SW 352<sup>nd</sup> Street in unincorporated Miami-Dade County (Folios: 30-7826-007-0010, 30-7826-007-0730, 30-7826-007-0790, 30-7826-007-0800, 30-7826-007-0840, 30-7826-007-0850, 30-7826-007-0950, and 30-7826-007-0960).

**Proposed Development:** The applicant seeks a Development Impact Committee review for a special exception to modify Resolutions Z-23-09 and Z-4-16 to enable the applicant to consolidate its elementary school operation with the rest of its school at the subject site. Modifications to the Resolution and the associated Declaration of Restrictions include amendment of Section 1 to include a revised floor plan for the second building; amendment of Section 2 to permit a maximum of 1,150 students from grades K-12, where currently 908 students from grades 6-12 are permitted; and substitution of Section 4 to provide a revised arrival and dismissal schedule.

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

**Recommendation:** PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor does PROS perform a concurrency review. PROS recommends the applicant continue shade tree plantings along sidewalks parallel to SW 187<sup>th</sup> Avenue (Redland Road), and continue similar plantings along sidewalks adjacent to SW 352<sup>nd</sup> Street, SW 354<sup>th</sup> Street, SW 188<sup>th</sup> Avenue to provide a more shaded and walkable area per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP). This recommendation is based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP):

**Objective ROS-1**

Provide a comprehensive system of public and private sites for recreation, including but not limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population, through 2017.

Based on our findings described herein, **PROS has no objection to this application.**

Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, by email at [carlos.lopez6@miamidade.gov](mailto:carlos.lopez6@miamidade.gov) or by phone at (305) 755-7987.

AZ: cl






# Z2020-191\_Miami Community Charter School, Inc

Final Audit Report

2021-03-09

Created:	2021-03-09
By:	Carlos Lopez (carlos.lopez6@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3132U3OdS6WUOlU3znqx4RQYp9YZa7FH

## "Z2020-191\_Miami Community Charter School, Inc" History


-  Document created by Carlos Lopez (carlos.lopez6@miamidade.gov)  
2021-03-09 - 2:24:26 PM GMT - IP address: 73.204.167.164
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature  
2021-03-09 - 2:24:53 PM GMT
-  Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)  
2021-03-09 - 4:52:18 PM GMT - IP address: 66.229.171.161
-  Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)  
Signature Date: 2021-03-09 - 4:53:00 PM GMT - Time Source: server- IP address: 66.229.171.161
-  Agreement completed.  
2021-03-09 - 4:53:00 PM GMT

# Memorandum



**Date:** December 3, 2020

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

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

**Subject:** Zoning Application Comments - Miami Community Charter Schools, Inc.  
Application No. Z2020000191 - (Previously Zoning App. No. Z20-170)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process

Application Name: Miami Community Charter Schools, Inc.

Location: The proposed project is located at 18720 SW 352<sup>nd</sup> Street with Folios No. 30-7826-007-0010, 30-7826-007-0800, 30-7826-007-0790, 30-7826-007-0730, 30-7826-007-0850, 30-7826-007-0950 and 30-7826-007-0960, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking approval for the addition of a 33,823 sq.ft. two story school building to the existing charter school site.

The estimated total water demand for the proposed project will be 4,059 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 Water System. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

On October 8, 2020, WASD Agreement No. 22198 was offered for the subject development. Per approved points of connection (P.O.C.) dated May 26, 2020, the subject property is currently being served by WASD. If a new connection is necessary, there is an existing 8-inch water main along SW 187<sup>th</sup> Avenue abutting the eastern boundary of the property to where the developer shall connect to provide service to the proposed project.

Any public water main extension within the property shall be minimum 8-inch in diameter. If two (2) or more fire hydrants/fire lines are to be connected to a public water main extension, then the water system shall be looped with (2) points of connections.

A Water Supply Certification (WSC) letter from WASD was issued on October 8, 2020 through WASD Agreement No. 22198. 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 for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

Per P.O.C. dated May 26, 2020 with offered WASD Agreement No. 22198, the subject property is currently being served by WASD. If a new connection is necessary, there is an existing 8-inch sanitary gravity sewer system partially abutting the eastern boundary of the property in SW 187<sup>th</sup> Avenue, to where the developer shall connect to provide sewer service for the proposed project.

If Unity of Title does not apply, then any gravity sewer within the property shall be public and minimum 8-inch in diameter.

Also, as noted in the P.O.C., a Unity of Title may be required if this project proposes to connect to an existing private sewer system within the property (Folio No. 30-7826-007-0010) that is already connected to the County's existing 8-inch sanitary gravity sewer main located in SW 187<sup>th</sup> Avenue, abutting the eastern boundary of the property and as proposed back in 2015 per WASD approved plans WB 2015-056. Final determination shall be made by WASD's Contracts Section.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1031, PS No. 1072, PS No. 1073, and PS No. 692B. Said pump stations are currently in OK Moratorium Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for all of the above referenced pump stations.

P.S. 1031

Existing NAPOT: 0.90 hrs.  
Proposed Development: 4,059 gpd  
Proposed Projected NAPOT: 1.09 hrs.

P.S. 1072

Existing NAPOT: 1.30 hrs.  
Proposed Development: 4,059 gpd  
Proposed Projected NAPOT: 1.32 hrs.

P.S. 1073

Existing NAPOT: 2.23 hrs.  
Proposed Development: 4,059 gpd  
Proposed Projected NAPOT: 2.24 hrs.

P.S. 692B

Existing NAPOT: 0.92 hrs.  
Proposed Development: 4,059 gpd  
Proposed Projected NAPOT: 0.92 hrs.

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

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

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

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Delcy Munoz-Percy at (786) 552-8484 or [Delcy.Munoz-Percy@miamidade.gov](mailto:Delcy.Munoz-Percy@miamidade.gov).

# Memorandum



**Date:** Monday, July 24, 2023

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

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

**Subject:** DIC Z2020000191  
Name: Miami Community Charter Schools, Inc

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I. PROJECT LOCATION:

The property is located on the southwest corner of SW 187 Avenue and SW 352

II. APPLICATION REQUEST:

This application is requesting the approval of the expansion of a charter school from 640 students to 1,150 students in grades Kindergarten (K)-12.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from SW 187 Avenue, SW 188 Avenue, and SW 352 Street.

IV. RECOMMENDATION:

**Miami-Dade County Department of Transportation and Public Works (DTPW) does not object to this application subject to the conditions in Section V. If site plan modifications are needed it is the applicant's responsibility to do so under the corresponding RER process.**

V. CONDITIONS:

The developer of this site is required to perform the following improvements before obtaining the Temporary Certificate of Use (TCU) and/or Temporary Certificate of Occupancy (TCO):

- A westbound left turn lane will be installed by the applicant at the intersection of SW 352 Street and SW 188 Avenue.
- As requested through T-24489, a traffic signal contribution is required for the intersection of SW 187 Avenue and SW 352 Street.
- Driveway 4 must be permanently and physically closed.
- Driveway 5 must be channelized to physically prohibit left turns to and from SW 352 Street.

- Construct half of required right-of-way (25 feet) along SW 188 Avenue from SW 352 Street to SW 354 Street and along SW 354 Street from SW 188 Avenue to SW 187 Avenue.

Additionally, the following outstanding site plan comments must be addressed as part of the paving and drainage plan submittal.

- All driveways must be designed as per current FDOT standards.
- Driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic.
- Driveway 4 must be permanently and physically closed.
- Driveway 5 must be channelized to physically prohibit left turns to and from SW 352 Street.

Cc:

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

Yamilet A. Senespleda, P.E., Traffic Engineering Division Chief, Department of Transportation and Public Works

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

# Memorandum



**Date:** November 30, 2020

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

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

A large, stylized handwritten signature in black ink, appearing to read "Michael J. Fernandez".

**Subject:** Miami Community Charter School – Miami Campus (Z2020000191)

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

**Application:** The applicant is requesting a Special Exception to Modify Resolutions Z-23-09 and Z-4-16 (the "Resolutions") relating to the Miami Community Charter School, located at 18720 SW 352 Street (the "Property").

**Size:** The subject property exceeds 7 acres in size.

**Location:** The property is located at 18720 SW 352 Street in unincorporated Miami-Dade County, Florida.

## **Analysis:**

### 1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2020, which is valid until September 30, 2021, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. The subject property is not located within 2.5 miles of any DSWM facility.

### 2. Garbage and Trash Collection Services

According to Chapter 15 of the Code entitled Solid Waste Management, the development as described meets the definition of "commercial establishment". Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County: "Every commercial and multi-family residential establishment shall utilize the solid waste collection

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

### 3. Recycling

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

#### Recyclable Materials: Commercial Establishments

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

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

### 4. Recycling and Waste Storage/Setout Considerations

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

### 5. Site Circulation Considerations

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

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

c. Paved throughway of adequate width (minimum 15 feet)

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

# Memorandum



**Date:** November 24, 2020

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

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

**Subject:** Z2020000191

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The Miami-Dade Fire Rescue Department has **no objection** with the site plan uploaded in “Energov” on 11/20/20.

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 786-331-4545.

*Building and Neighborhood Compliance*

**ENFORCEMENT HISTORY**

MIAMI COMMUNITY CHARTER SCHOOL, 18720 SW 352 ST  
INC. MIAMI-DADE COUNTY, FLORIDA.

---

**APPLICANT**

**ADDRESS**

PENDING

Z2020000191

---

**DATE**

**HEARING NUMBER**

**FOLIO No: 30-7826-007-0010/30-7826-007-0960/30-7826-007-0950/30-7826-007-0790/ 30-7826-007-0850/30-7826-007-0730/30-7826-007-0800**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

May 16, 2023

**NEIGHBORHOOD REGULATIONS:**

**Folio No.s: 30-7826-007-0010/30-7826-007-0960/30-7826-007-0950/30-7826-007-0790/ 30-7826-007-0850/30-7826-007-0730/30-7826-007-0800**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Folio No.s: 30-7826-007-0010/30-7826-007-0960/30-7826-007-0950/30-7826-007-0790/ 30-7826-007-0850/30-7826-007-0730/30-7826-007-0800**

There are no open cases in BSS.

**VIOLATOR:**

MIAMI COMMUNITY CHARTER SCHOOL, INC.

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens and fines.

# Memorandum



**Date:** December 2, 2020

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

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

**Subject:** Review - Zoning Application - Case: No. Z2020000191  
Miami Community Charter Schools, Inc.

---

## **APPLICATION:**

The applicant, Miami Community Charter Schools, Inc., is requesting a zoning modification to a previously approved development plan to enable the applicant to consolidate its elementary school operation with the rest of the school at the Main Campus. The 7.39 acre property is located at 18720 SW 352 Street, in Miami-Dade County, Florida.

## **CURRENT POLICE SERVICES:**

The project is located in unincorporated Miami-Dade County and serviced by our South District, located at 10800 SW 211 Street, Miami, Florida.

## **APPLICATION REVIEW:**

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

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

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

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

AR/kh

# Memorandum



**DATE:** December 10<sup>th</sup>, 2020

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

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

**SUBJECT:** Review of DIC Project No. Z2020000191  
Miami Community Charter School, Inc.  
DTPW Project No. OSP173

---

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 Zoning Application Review of the subject property. Data and information were updated as of December 2019 and is current to the proposed start of fiscal year 2021-2030, as presented in the Draft 2020 Transit Development Plan Annual Progress Report (Draft TDP).

## **Project Description**

The applicant, Miami Community Charter School, Inc., seeks an Zoning Application Review on a property totaling +/- 7.27 acres located at 18720 SW 352 Street, Homestead, FL 33034 also known as the Main Campus. The subject property is currently zoned EU-M. The property is currently developed with a one-story building currently used by the Miami Community Charter School. This application seeks to modify Resolution Z-4-16 and the related restrictive covenants to permit the relocation of the Miami Community Charter School's Elementary School to the Main Campus. The applicant seeks the modification/expansion of the existing school. The applicant requests that the student count be allowed to increase from the previously approved 908 students to 1,150 students at the Main Campus. The subject property is in Miami-Dade County, Florida, and is located within the Urban Development Boundary.

## **Existing Service**

The subject property is served by Metrobus Route 344 at a bus stop that is located approximately 165 feet (a 1-minute walk) from the nearest bus stop along South Redland Road (SW 187th Avenue) at SW 352nd Street.

The table below details the service headways (in minutes) for these routes:

Metrobus Route Service Summary DIC Project No. Z2020000191							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
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. 2018 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 service changes planned for this route.

### Future Transportation/Transit Needs and Planned Improvements

The TDP identifies two unfunded operations projects. The South Miami-Dade Express (BERT) project will provide express bus services from SW 344th Street Park-and-Ride on the Transitway to Dadeland North Metrorail Station as well as SW 288th Street/HEFT to Dadeland North Metrorail Station.

The Florida's Turnpike Express (South) (BERT) of the SMART Plan. This Facility can be accessed approximately 1.8 miles from the property at the HEFT and SW 288th Street. The BERT South service will provide Express Bus service with access to SW 344th Street in Homestead along the HEFT to the Panther and Dolphin station.

The TDP identifies one funded capital project. 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 identifies one unfunded capital project. The South Dade Homestead Multimodal Transit Terminal is approximately 1.3 miles away from the site along the South Dade Transitway at SR-997 (Krome Ave.). The project will be a multimodal transit terminal with approximately 800 parking spaces to be shared with transit users.

## **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 residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. Therefore, **DTPW has no objections to this application. However, additional comments may be provided at the time that the application is formally submitted.**

1. The Applicant shall ensure that the sidewalk along SW 352nd Street and South Redland Road (SW187th Avenue), 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 along the along South Redland Road.
2. The applicant shall provide a covered, well-lit and secure space for bicycle parking near the entrance of the school.

c: Elia Nunez, P.E., Assistant Director, Planning, Design and Engineering, DTPW  
Jie Bian, Chief, Planning and System Development, DTPW  
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW  
Linda Morris, Chief of Service Planning, DTPW

*FAA*

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MIAMI-DADE COUNTY  
PROCESS NO: Z20-191  
DATE: NOV 20 2020  
BY: GONGOL

**DISCLOSURE OF INTEREST\***

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

CORPORATION NAME: Miami Community Charter Schools, Inc., a Florida not-for-profit corporation

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>ANA TORRES</u>	<u>101 SW Redland Road</u>
<u>HOWARD J MURPHY</u>	<u>Florida City, FL 33034</u>
<u>William Presswood</u>	↓
<u>Carmen Marinella</u>	↓
<u>SHAWN K HASRAV</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: \_\_\_\_\_~~

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

~~If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where 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: \_\_\_\_\_~~

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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MIAMI-DADE COUNTY  
PROCESS NO: 220-191  
DATE: NOV 20 2020  
BY: JONGOL

~~If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or single entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].~~

~~NAME OF PURCHASER: \_\_\_\_\_~~

<del>NAME, ADDRESS AND OFFICE (if applicable)</del>	<del>Percentage of Interest</del>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

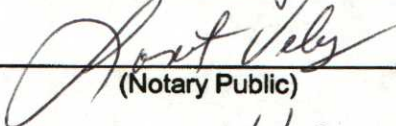
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

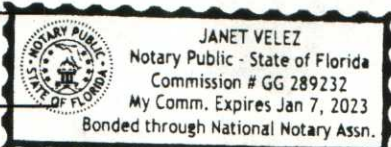
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:   
(Applicant)

Sworn to and subscribed before me this 10th day of September, 2020. Affiant is personally known to me or has produced personally known as identification.

  
(Notary Public)

My commission expires 1/7/23



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

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MIAMI-DADE COUNTY  
PROCESS NO: Z20-191  
DATE: NOV 20 2020  
BY: GONGOL

(Space reserved for Clerk)

**OWNERSHIP AFFIDAVIT FOR CORPORATION**

STATE OF Florida

Public Hearing No. \_\_\_\_\_


COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Jila Rezaie,  
hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of Miami Community Charter Schools, Inc., a Florida not-for-profit corporation with the following address: 101 S. Redland Road, Florida City, Florida 33034 (the "Corporation").
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as: See Exhibit "A".
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

**Witnesses:**

  
Signature  
Stephany Papili  
Print Name

  
Signature  
Ameldeen Gomez  
Print Name

  
Affiant's signature  
JILA REZAIIE  
Print Name

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MIAMI-DADE COUNTY  
PROCESS NO: Z20-191

DATE: NOV 20 2020  
(Space reserved for Clerk)  
BY: GONGOL

Sworn to and subscribed before me on the 10<sup>th</sup> day of September, 2020.

Affiant is personally known to me or has produced personally known as  
identification.

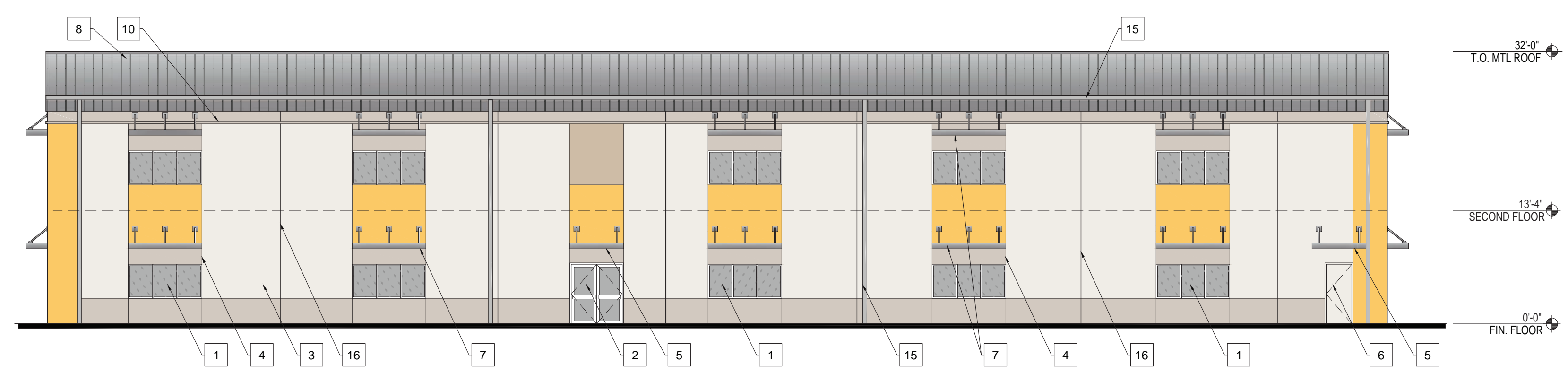
*Janet Velez*  
Notary Public Signature

Janet Velez  
Print Name

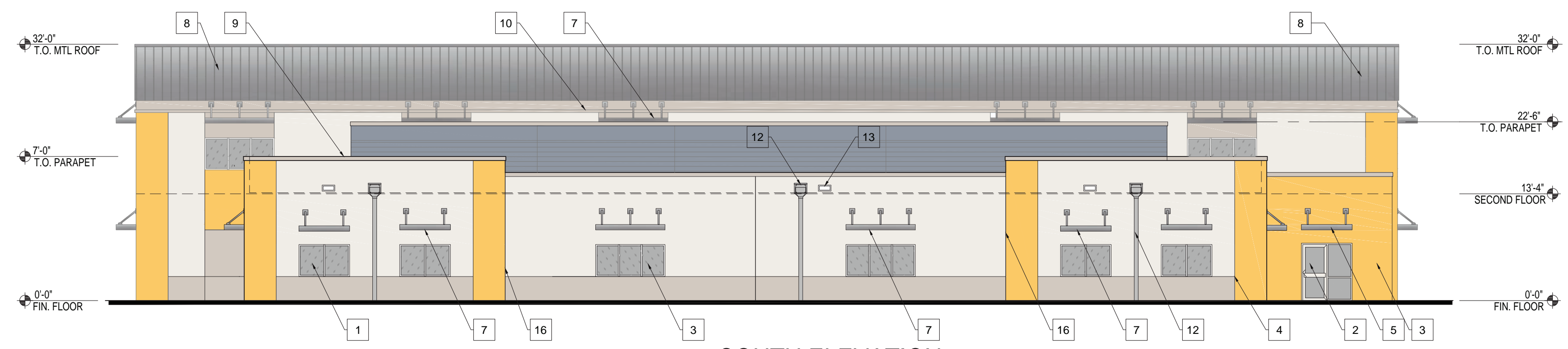
State of Florida

My Commission Expires: 1/7/23

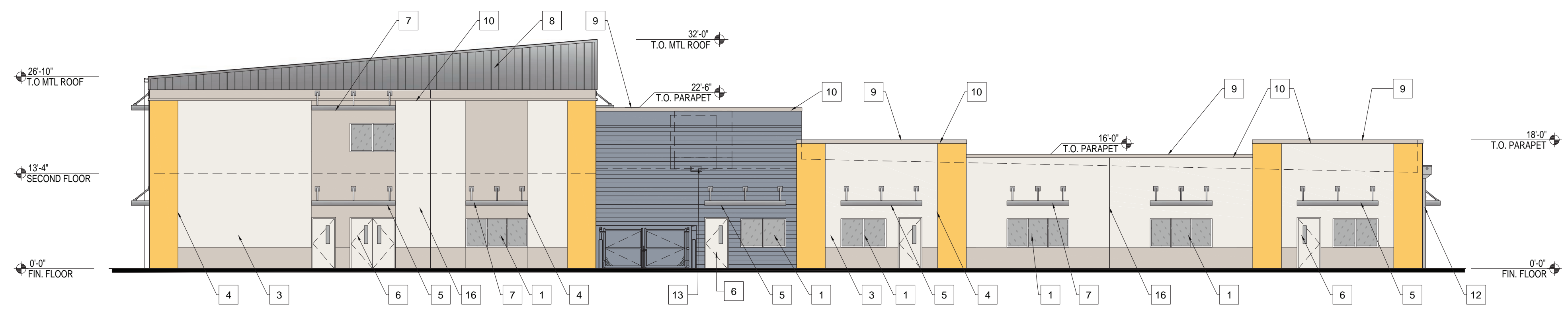




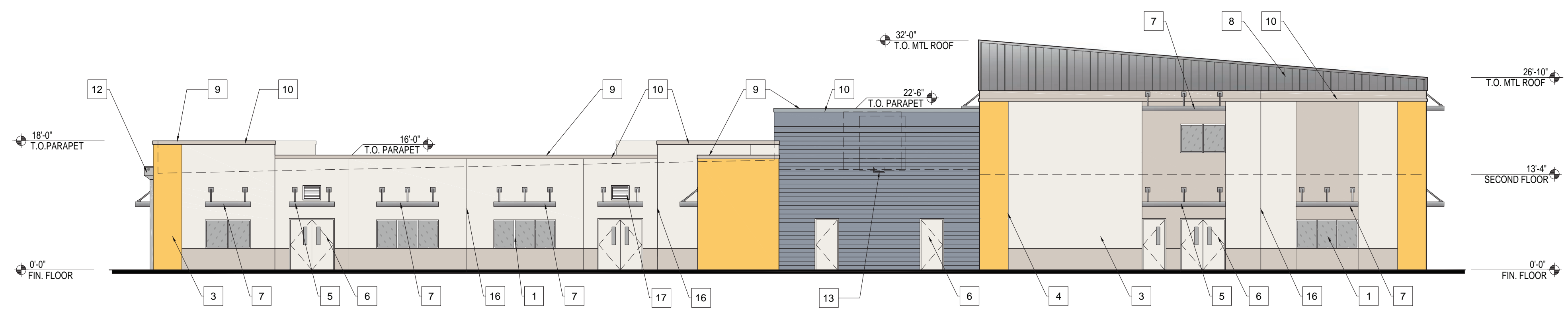
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 SCALE: 3/32" = 1'-0"



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

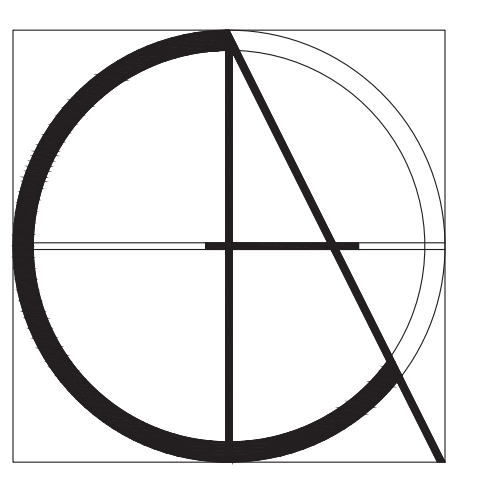


**03 WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"



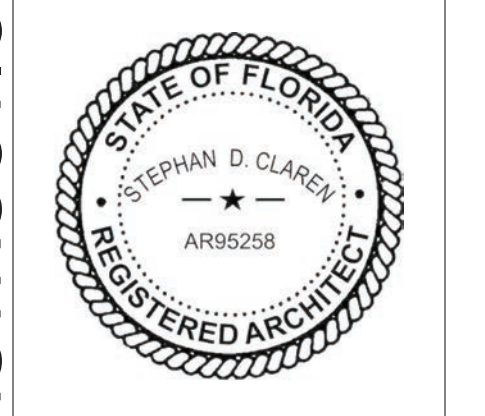
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 SCALE: 3/32" = 1'-0"

MATERIAL & COLOR LEGEND	
1 IMPACT RATED ALUMINUM STOREFRONT WINDOW (SILVER)	COLOR 1 (TO MATCH EXISTING)
2 IMPACT RATED ALUMINUM STOREFRONT DOOR (SILVER)	COLOR 2 (TO MATCH EXISTING)
3 CONCRETE TILT UP PANEL (SAND FINISH)	COLOR 3 (TO MATCH EXISTING)
4 3/4" V-GROOVE	COLOR 4 (TO MATCH EXISTING)
5 ALUMINUM CANOPY (SILVER)	
6 HOLLOW METAL DOOR	
7 SUNSHADE SYSTEM (SILVER)	
8 STANDING SEAM METAL ROOF SYSTEM (SILVER)	
9 ALUMINUM COPING CAP	
10 STUCCO TRIM	
11 RAISED STUCCO BAND	
12 ROOF SCUPPER & DOWNSPOUT	
13 OVERFLOW SCUPPER	
14 MECHANICAL EQUIPMENT	
15 GUTTER & DOWNSPOUT	
16 PANEL JOINT	
17 MECHANICAL LOUVER	



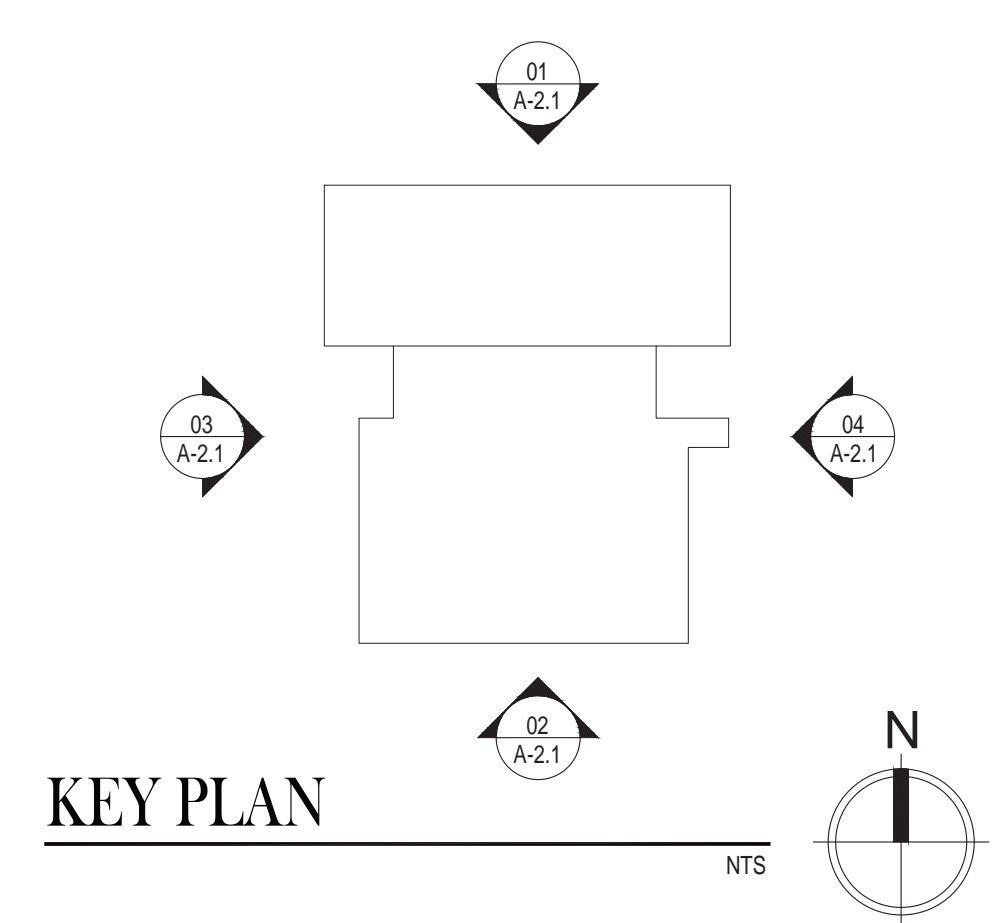
**Claren Architecture + Design, Inc.**  
 AA26002865  
 6400 CONGRESS AVE, SUITE 2150  
 BOCA RATON, FL 33487  
 561.961.4884  
 www.clarenarchitecture.com

New Building for:  
**Miami Community Charter School**  
 18720 SW 352nd Street  
 Florida City, FL 33034

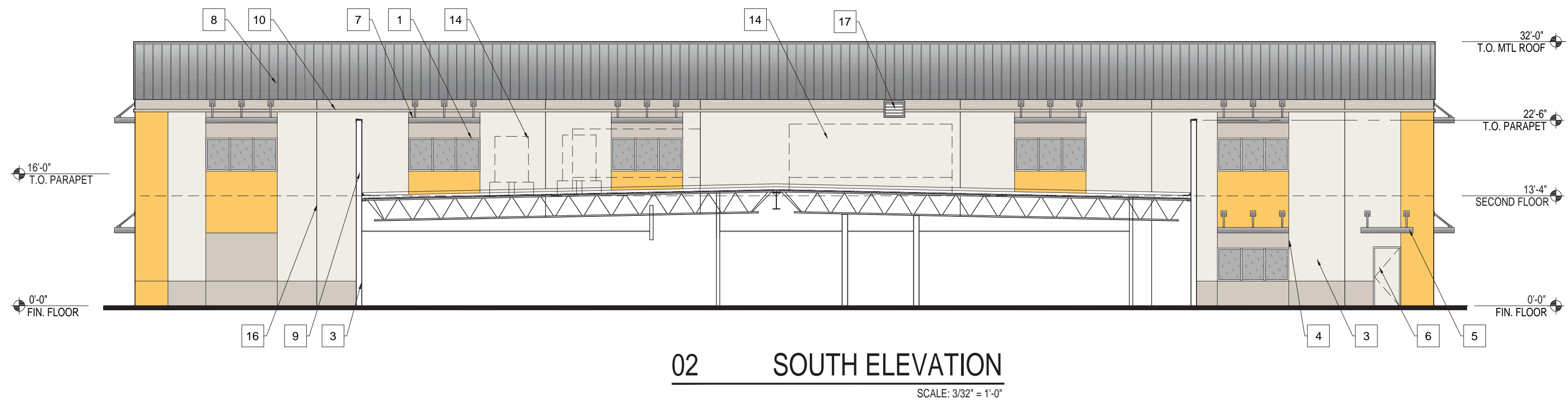
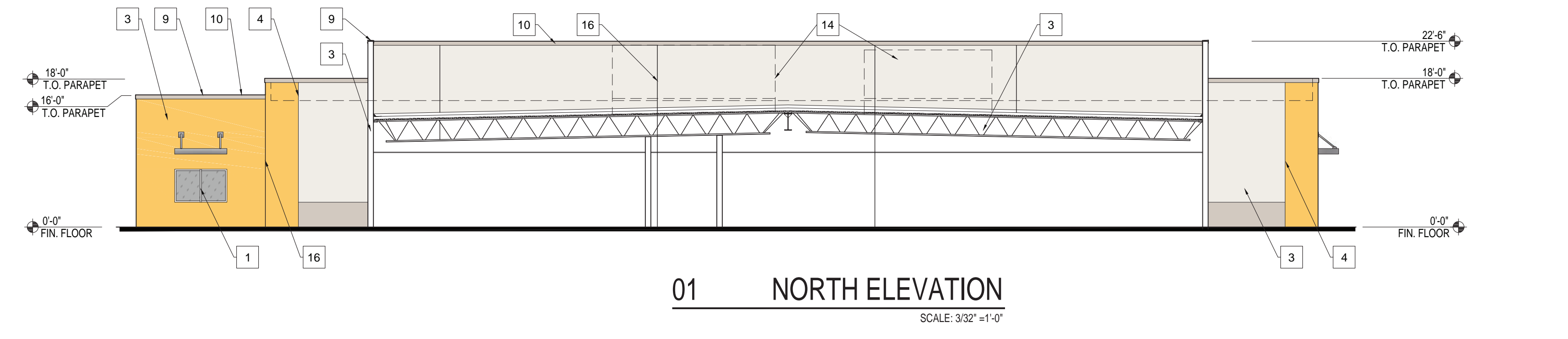


PROJECT #	18-078
DATE	9-22-2020
REV #	DATE
1	6-7-2023
2	
3	
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SHEET #	

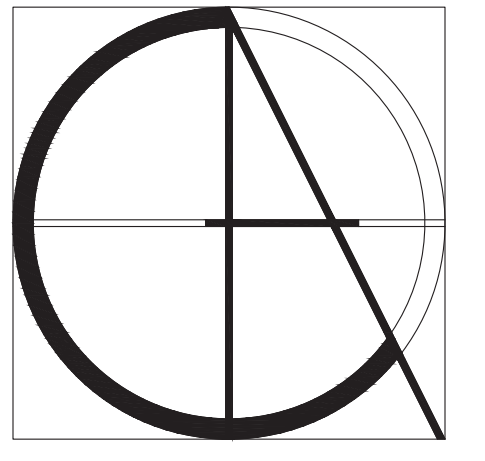
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 COPYRIGHT 2019



**PRELIMINARY - NOT FOR CONSTRUCTION**



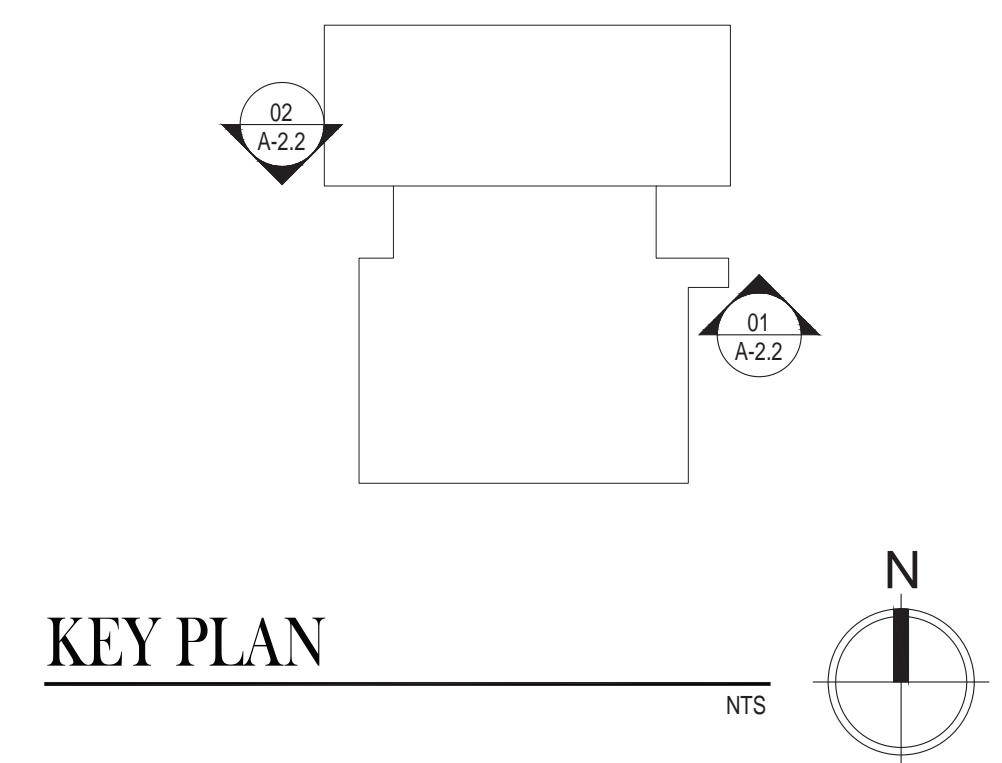
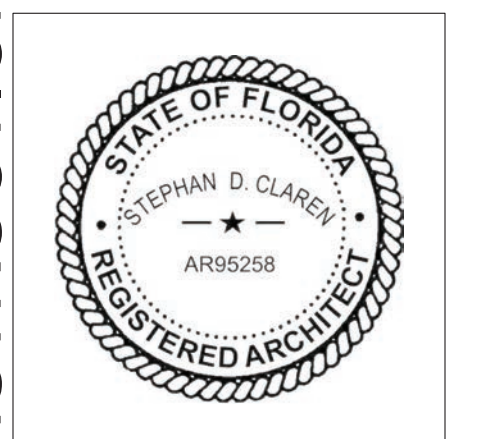
MATERIAL & COLOR LEGEND	
1 IMPACT RATED ALUMINUM STOREFRONT WINDOW (SILVER)	
2 IMPACT RATED ALUMINUM STOREFRONT DOOR (SILVER)	
3 CONCRETE TILT UP PANEL (SAND FINISH)	COLOR 1 (TO MATCH EXISTING)
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9 ALUMINUM COPING CAP	
10 STUCCO TRIM	COLOR 3 (TO MATCH EXISTING)
11 RAISED STUCCO BAND	
12 ROOF SCUPPER & DOWNSPOUT	
13 OVERFLOW SCUPPER	
14 MECHANICAL EQUIPMENT	
15 GUTTER & DOWNSPOUT	COLOR 4 (TO MATCH EXISTING)
16 PANEL JOINT	
17 MECHANICAL LOUVER	



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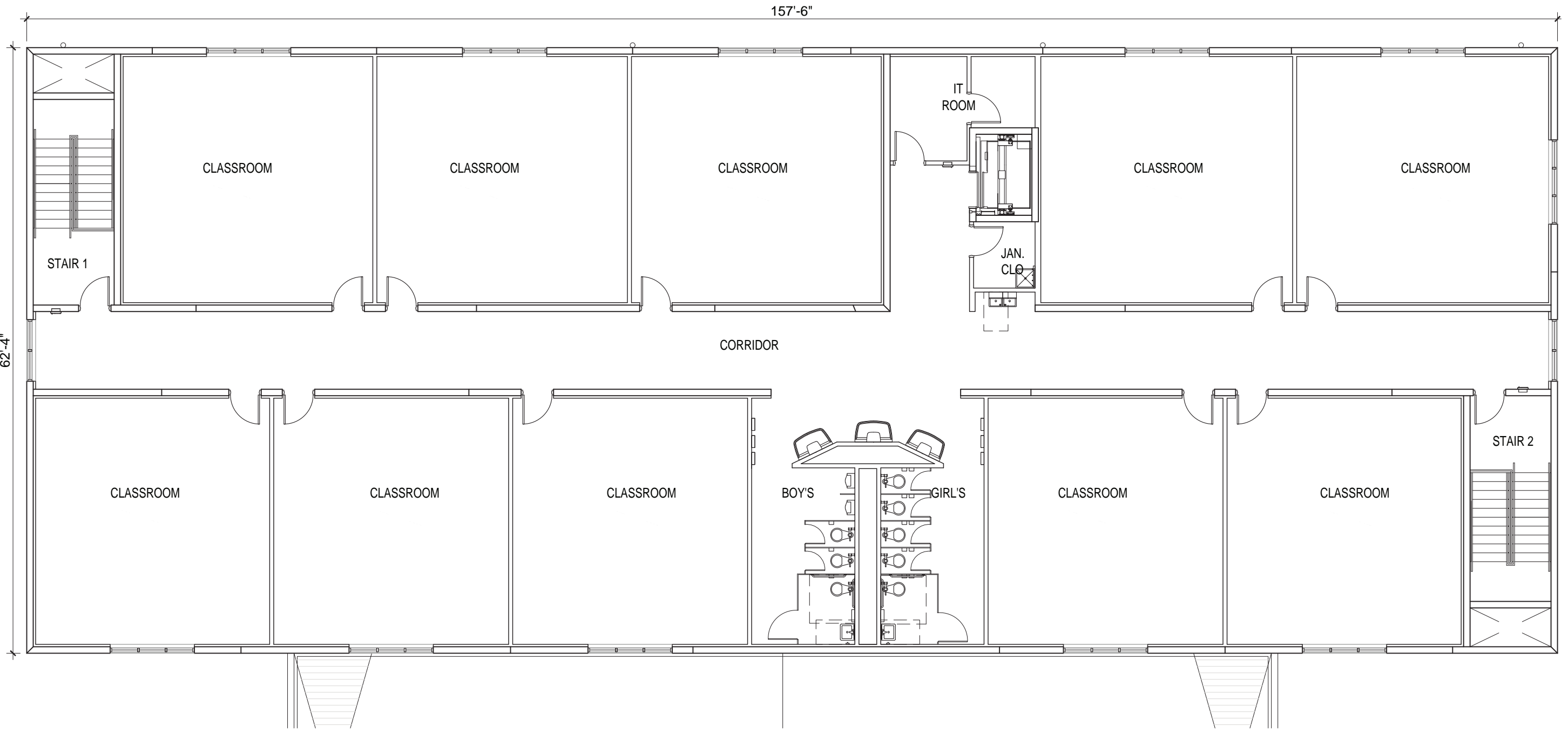
New Building for:  
**Miami Community Charter School**  
 18720 SW 352nd Street  
 Florida City, FL 33034

Stephan Claren  
 Digitally signed by Stephan Claren  
 Date: 2023.06.07 15:46:20 -04'00'

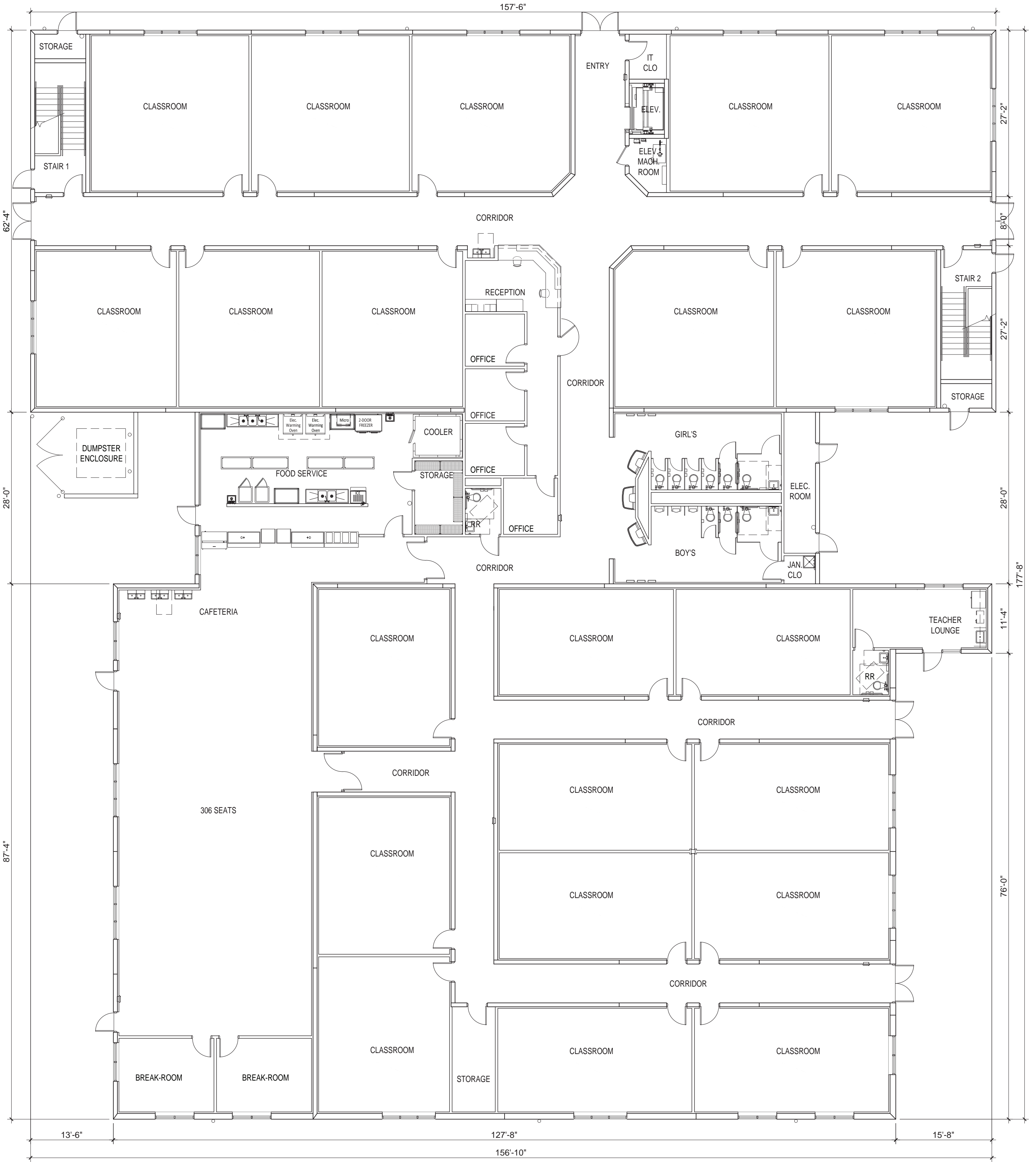


**PRELIMINARY - NOT FOR CONSTRUCTION**

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DATE	9-22-2020
REV #	DATE
1	6-7-2023
SHEET #	A-2.2
COPYRIGHT	2019

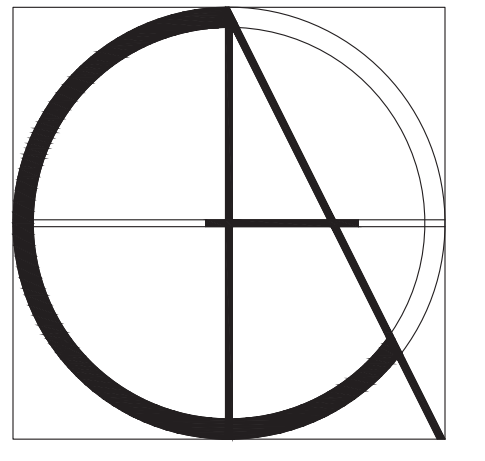


**02 SECOND FLOOR PLAN**  
 NEW BUILDING  
 SCALE: 3/32" = 1'-0"



**01 FIRST FLOOR PLAN**  
 NEW BUILDING  
 SCALE: 3/32" = 1'-0"

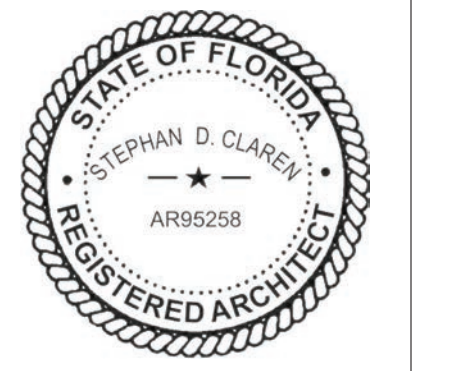
CLASSROOM COUNT  
 FIRST FLOOR : 21  
 SECOND FLOOR : 10  
 TOTAL: 31



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New Building for:  
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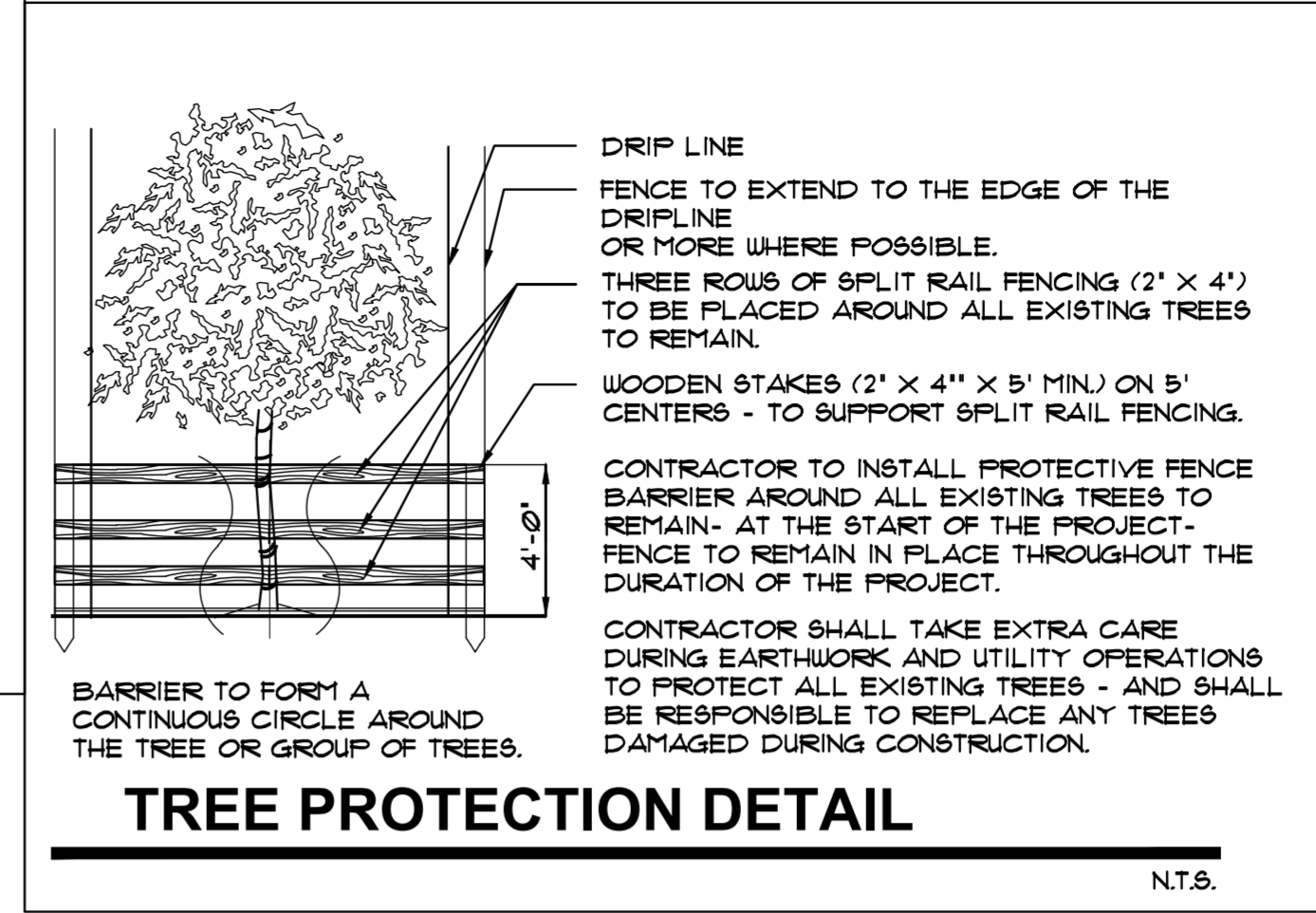
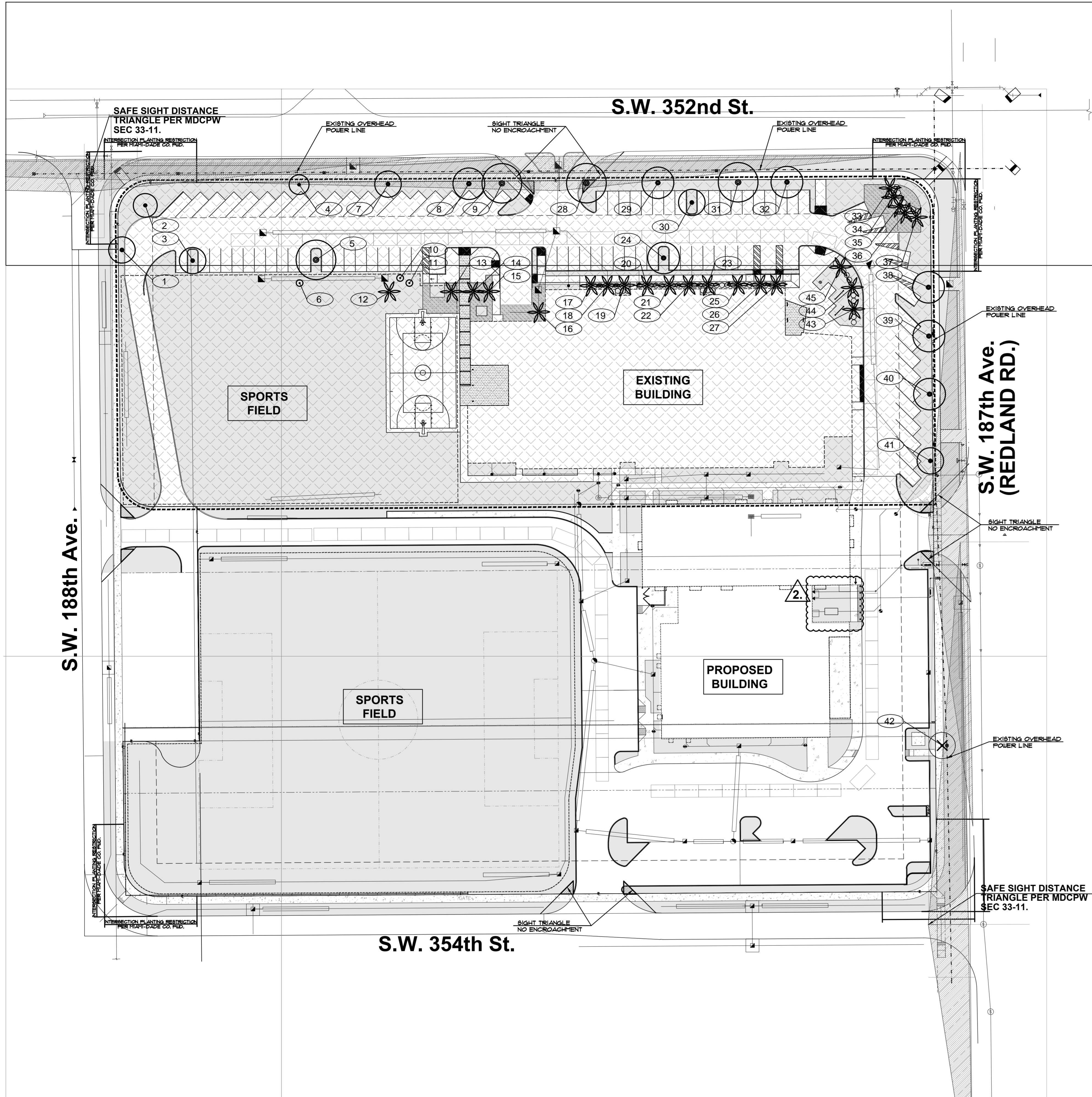
Stephan Claren  
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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT #	18-078
DATE	9-22-2020
REV #	DATE
1	6-7-2023
2	
3	
4	
5	
SHEET #	

**A-1.1**



**TREE DISPOSITION NOTES:**

1. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.
2. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.
3. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE COUNTY). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
4. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
5. ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

20-23- MIAMI COMMUNITY CHARTER SCHOOL, 101 S.W. REDLAND ROAD, HOMESTEAD, FL. 33034											
8/12/2020 FOLIO: 30-7826-007-0010											
TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREA	DBH	CONDIT	STATUS	CANOP	CANOP	REMARKS
				feet	feet	inches					
1	BS	GUMBO LIMBO	Bursera simaruba	18	20	16	GOOD	REMAIN	314		
2	BS	GUMBO LIMBO	Bursera simaruba	16	18	8	GOOD	REMAIN	254		
3	BS	GUMBO LIMBO	Bursera simaruba	18	20	12	GOOD	REMAIN	314		
4	LL	WILD TAMARIND	Lysiloma latisiliquum	12	15	4.4	GOOD	REMAIN	177		
5	BS	GUMBO LIMBO	Bursera simaruba	25	30	18	GOOD	REMAIN	707		
6	CS	ORANGE GEIGER	Cordia sebestena	10	3	3.3	GOOD	REMAIN	7		
7	LL	WILD TAMARIND	Lysiloma latisiliquum	18	20	10	GOOD	REMAIN	314		
8	LL	WILD TAMARIND	Lysiloma latisiliquum	18	24	10	GOOD	REMAIN	452		
9	DR	ROYAL POINCIANA	Delonix regia	18	30	18	GOOD	REMAIN	707		
10	CS	ORANGE GEIGER	Cordia sebestena	8	6	3	FAIR	REMAIN	26		
11	CS	ORANGE GEIGER	Cordia sebestena	8	5	3	FAIR	REMAIN	26		LEANING 30 DEGREES TO THE WEST
12	VM	MONTGOMERY PALM	Veitchia montgomeryana	20	12	6	GOOD	REMAIN	113		
13	VM	MONTGOMERY PALM	Veitchia montgomeryana	22	12	6	GOOD	REMAIN	113		
14	VM	MONTGOMERY PALM	Veitchia montgomeryana	25	12	9	GOOD	REMAIN	113		
15	VM	MONTGOMERY PALM	Veitchia montgomeryana	25	12	9	GOOD	REMAIN	113		
16	VM3	MONTGOMERY PALM	Veitchia montgomeryana	25	12	8.8.8	GOOD	REMAIN	113		
17	VM	MONTGOMERY PALM	Veitchia montgomeryana	30	15	8	GOOD	REMAIN	177		
18	VM	MONTGOMERY PALM	Veitchia montgomeryana	25	12	8	GOOD	REMAIN	113		
19	VM3	MONTGOMERY PALM	Veitchia montgomeryana	22	12	8.8.8	GOOD	REMAIN	113		
20	VM	MONTGOMERY PALM	Veitchia montgomeryana	22	12	8	GOOD	REMAIN	113		
21	VM	MONTGOMERY PALM	Veitchia montgomeryana	25	12	8	GOOD	REMAIN	113		
22	VM	MONTGOMERY PALM	Veitchia montgomeryana	22	12	8	GOOD	REMAIN	113		
23	VM3	MONTGOMERY PALM	Veitchia montgomeryana	22	12	8.8.8	GOOD	REMAIN	113		
24	BS	GUMBO LIMBO	Bursera simaruba	20	24	16	GOOD	REMAIN	452		
25	VM	MONTGOMERY PALM	Veitchia montgomeryana	20	12	6	GOOD	REMAIN	113		
26	VM	MONTGOMERY PALM	Veitchia montgomeryana	20	12	6	GOOD	REMAIN	113		
27	VM	MONTGOMERY PALM	Veitchia montgomeryana	20	12	6	GOOD	REMAIN	113		
28	DR	ROYAL POINCIANA	Delonix regia	18	30	12	GOOD	REMAIN	707		
29	LL	WILD TAMARIND	Lysiloma latisiliquum	20	24	12	GOOD	REMAIN	452		
30	BS	GUMBO LIMBO	Bursera simaruba	18	20	14	GOOD	REMAIN	314		
31	LL	WILD TAMARIND	Lysiloma latisiliquum	22	30	13	GOOD	REMAIN	707		
32	LL	WILD TAMARIND	Lysiloma latisiliquum	20	24	10	GOOD	REMAIN	452		
33	VM2	MONTGOMERY PALM	Veitchia montgomeryana	22	15	8.8	GOOD	REMAIN	177		
34	VM2	MONTGOMERY PALM	Veitchia montgomeryana	22	15	8.8	GOOD	REMAIN	177		
35	VM2	MONTGOMERY PALM	Veitchia montgomeryana	22	15	8.8	GOOD	REMAIN	177		
36	VM2	MONTGOMERY PALM	Veitchia montgomeryana	22	15	8.8	GOOD	REMAIN	177		
37	VM2	MONTGOMERY PALM	Veitchia montgomeryana	22	15	8.8	GOOD	REMAIN	177		
38	LL	WILD TAMARIND	Lysiloma latisiliquum	20	24	12	GOOD	REMAIN	452		
39	LL	WILD TAMARIND	Lysiloma latisiliquum	20	24	12	GOOD	REMAIN	452		
40	LL	WILD TAMARIND	Lysiloma latisiliquum	20	24	14	GOOD	REMAIN	452		
41	LL	WILD TAMARIND	Lysiloma latisiliquum	20	20	12	GOOD	REMAIN	314		
42	BISH	BISCHOFIA	Bischofia species	30	20	12	FAIR	REMOVE	314		PROHIBITED SPECIES; MUST REMOVE
43	VM	MONTGOMERY PALM	Veitchia montgomeryana	22	15	6	GOOD	REMAIN	177		
44	VM2	MONTGOMERY PALM	Veitchia montgomeryana	22	15	6.6	GOOD	REMAIN	177		
45	VM2	MONTGOMERY PALM	Veitchia montgomeryana	22	15	6.6	GOOD	REMAIN	177		
TOTALS									11,537	0	
FIELD INVENTORY CONDUCTED BY JFS DESIGN INC. ON MAY 29, 2020											

**TREE DISPOSITION PLAN**

NEW BACKGROUND

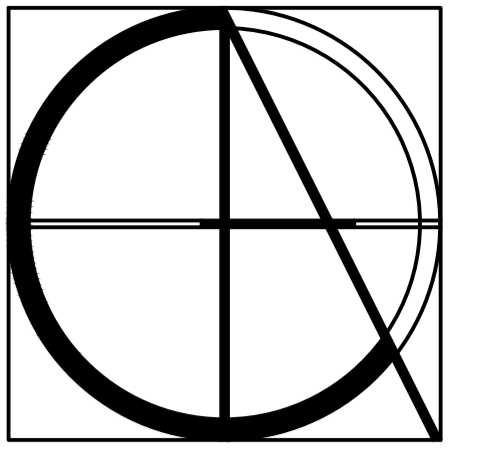
1. 03/21/23: New background from Project Civil Eng.

2. 06/07/23: Compliance w/ DTPU detail G5.1 shown.

3. 07/21/23: Revised background from Proj. Civil Eng.

4. 08/08/23: Revised background from Proj. Civil Eng.

JAMES F. SOGASH  
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SHEET #	TD-1
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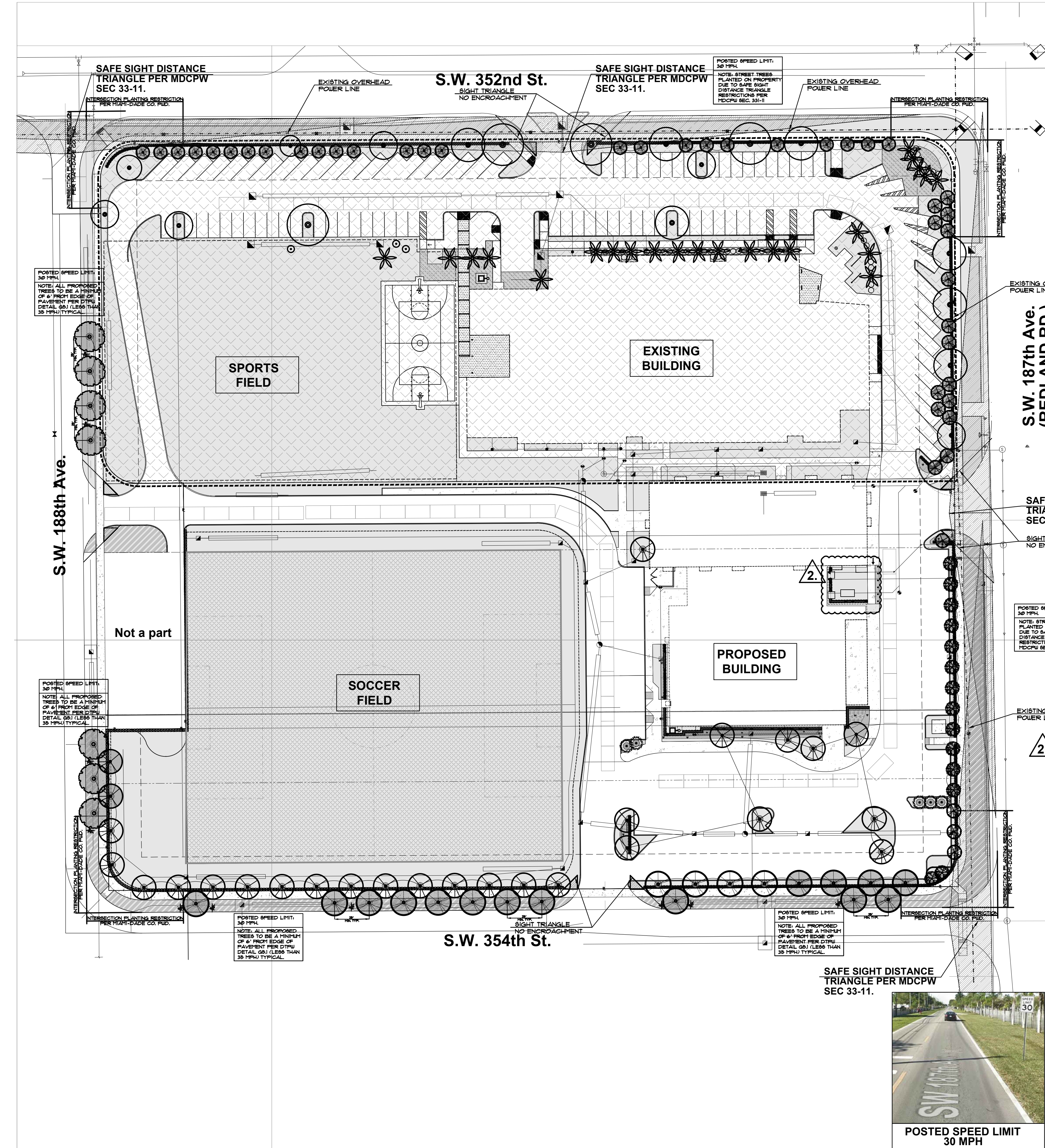
**JFS**  
JFS Design Inc.  
LANDSCAPE ARCHITECTURE  
LC 000393  
1833 NW 140th TERRACE  
P.E. BOCKE PINES, FL 33478  
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DEPT. PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPE PLANTINGS.

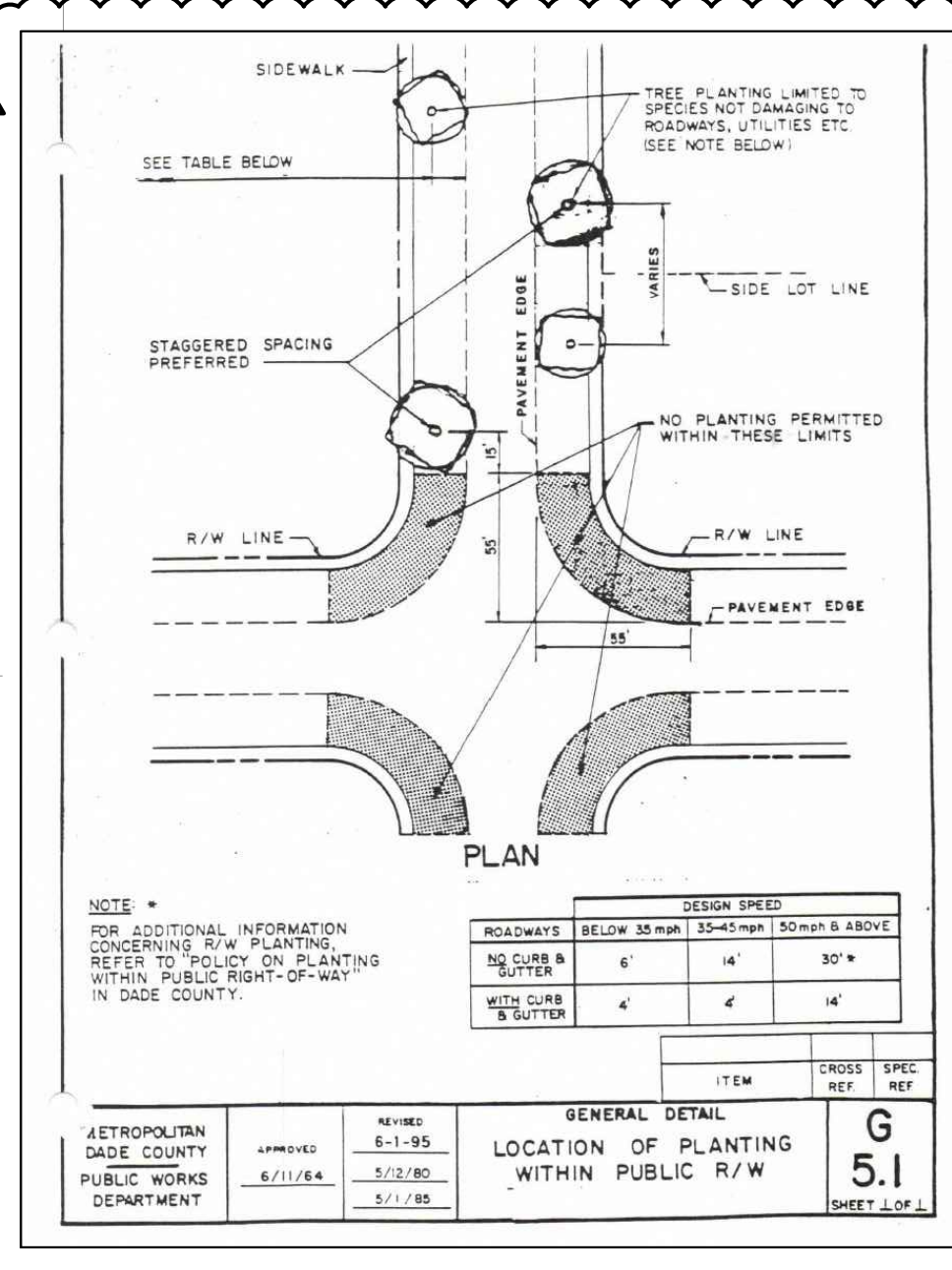
SCALE: 1" = 40'

north



### PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
* SINGLE ASTERISK = PROVIDE PHOTOS FOR OWNER APPROVAL PRIOR TO PURCHASE					
** "AT TIME OF PLANTING" FOR ALL PLANTINGS.					
RESOLUTION NO. Z-4-16					
** STREET TREES					
BS	YES	7	GUMBO LIMBO	Bursera simaruba	12' x 6' apr., 2 1/2' cal.
CG10	YES	16	SMALL LEAF CLUSIA	Clusia guttifera	10' O.A. x 5', 2' cal.
CD	YES	2	PIGEON PLUM	Coccoloba diversifolia	12' x 6' apr., 2 1/2' cal.
MF	YES	25	SIMPSON'S STOPPER	Myrcianthes fragrans	10' x 5' apr., 2' cal.
QV	YES	15	LIVE OAKS	Quercus virginiana	12' x 6' apr., 2' cal., 6' ct.
<b>65</b>					
** LOT TREES					
29 EXISTING TREES TO REMAIN 18 TREES + 11 PALMS (23/2)					
CG10	YES	3	SMALL LEAF CLUSIA	Clusia guttifera	10' O.A. x 5', 2' cal.
CD	YES	25	PIGEON PLUM	Coccoloba diversifolia	12' x 6' apr., 2 1/2' cal.
CS	YES	14	ORANGE GEIGER	Cordia sebestena	12' x 6' apr., 2' cal., 6' ct.
QV	YES	4	LIVE OAKS	Quercus virginiana	12' x 6' apr., 2' cal., 6' ct.
2 PROPOSED PALMS 2 PALMS (5/2)					
<b>77</b>					
** PALMS					
SP	YES	5	SABAL PALMS	Sabal palmetto	SMOOTH TRUNK, 16'-20' o.a.
** SHRUBS					
205 EXISTING SHRUBS ON-SITE PHASE I					
C13	YES	6/3	COCOPLUM	Chrysobalanus icaco	3 gal. 18' x 18', 24' o.c.
CC3	YES	120	JAMAICA CAFER	Capparis cynophallophora	3 gal. 18' x 18', 24' o.c.
CEH	YES	335	GREEN BUTTWOOD	Conocarpus erectus	3 gal. 18' x 18', 24' o.c.
FG3	YES	310	'GREEN ISLAND' FIGUS	Ficus 'Green Island'	3 gal. 18' x 18', 18' o.c., full
HPD	YES	15	DWARF FIREBUSH	Hamelia nodosa	3 gal. 18' x 18', 24' o.c.
IX1	YES	85	IXORA 'MAUI'	Ixora spp. 'Maui'	3 gal. 18' x 18', 18' o.c., full
<b>1,683</b>					
SOD					
lot	lot	25,598 s.f.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
swale	BAH	10,893 s.f.	'ARGENTINE' BAHIA SOD	Paspalum notatum	SOLID SOD, price per s.f.
soccer field	CEL	61,089 s.f.	'CELEBRATION'	Cynodon dactylon CULTIVAR	SOLID SOD, price per s.f.
TOPSOIL: TOPSOIL:SAND MIX 5:0:5:0 TOPSOIL:SAND MIX, SPREAD IN PLACE					
35 c.y. TREES, PALMS, SHRUBS AND GROUNDCOVERS					
520 c.y. AREA TO BE SODDED WITH A 2' DEPTH OF TOPSOIL SPREAD IN PLACE					
MULCHING: 130 c.y. RECYCLED DRK BROWN SAMPLE FOR APPROVAL PRIOR TO INSTALLATION					
TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL UPON FINAL INSPECTION AND APPROVAL.					
INSTALLATION WATERING: CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED, AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE OWNER.					
REPLACEMENT PLANTING NOTE: ANY PLANT MATERIAL THAT IS DEAD, DYING OR LESS THAN FLORIDA GRADE #1 WILL BE REPLACED BY THE OWNER WITH THE SAME OR SIMILAR SPECIES AND SIZED WITHIN 60 DAYS OF PROBLEM IDENTIFICATION.					



### LANDSCAPE LEGEND - CHAPTER 18A SITE DATA

#### LANDSCAPE REQUIREMENTS PER RESOLUTION No., Z-4-16

ORDINANCE 98-13

ZONING DISTRICT:	EU-M	NET LAND 1.39 ACRES	322,102 S.F.
SPORTS FIELD			-100,188 S.F.
NET AREA:	5.09 ACRES		221,914 S.F.
LAWN AREA CALCULATION			
A. Total s.f. landscaped open space required by chapter 33	221,914 S.F.	221,914 S.F.	
B. Maximum St. Augustine lawn area (sod) permitted = required by Chapter 18A, on site plan:	322,102 s.f. x 40% =	128,841	25,598
TREES: 28 per Acre			
A. No. trees required per net lot acre space	75	11	
Less existing no. of trees meeting min. required			
B. % Palms Allowed:	22	2	
No. of trees provided 30 x 30% =			
C. % Natives Required:	22	46	
D. Street Trees (maximum average spacing of 35' o.c. 1079.16 linear feet along street / 35 =			
	54	65	
STREET TREES PLANTED ON PROPERTY DUE TO SAFE SIGHT DISTANCE TRIANGLE RESTRICTIONS PER MDCPW SEC. 33-11			
TOTAL NUMBER OF TREES REQUIRED	129	142	
SHRUBS:			
A. No. trees required x 10% = No. of shrubs allowed	1319	1683	
B. No. shrubs allowed x 30% = No. of Native shrubs required	456	1,083 (64%)	

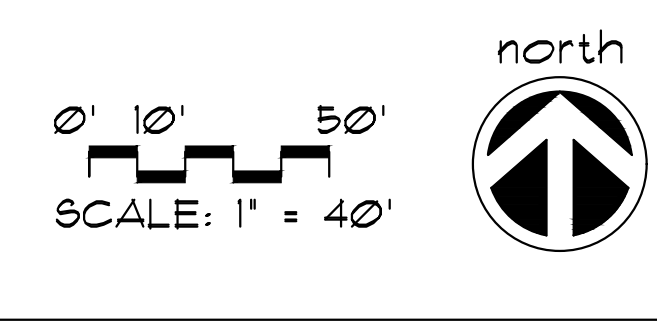


POSTED SPEED LIMIT 30 MPH



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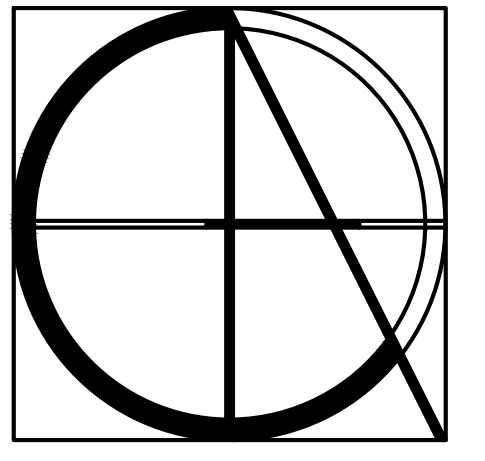
SEE SHEET L-2 FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.  
SEE SECTOR LANDSCAPE PLANS, SHEETS L-3, L-4, L-5 FOR PLANTING DESIGN, IRRIGATION PLANS FOR LAYOUT, DESIGN, SPECIFICATIONS, DETAILS, ETC.



## SITE LANDSCAPE PLAN

NEW BACKGROUND

JAMES F. SOCCASH  
R.L.A. # 0001152

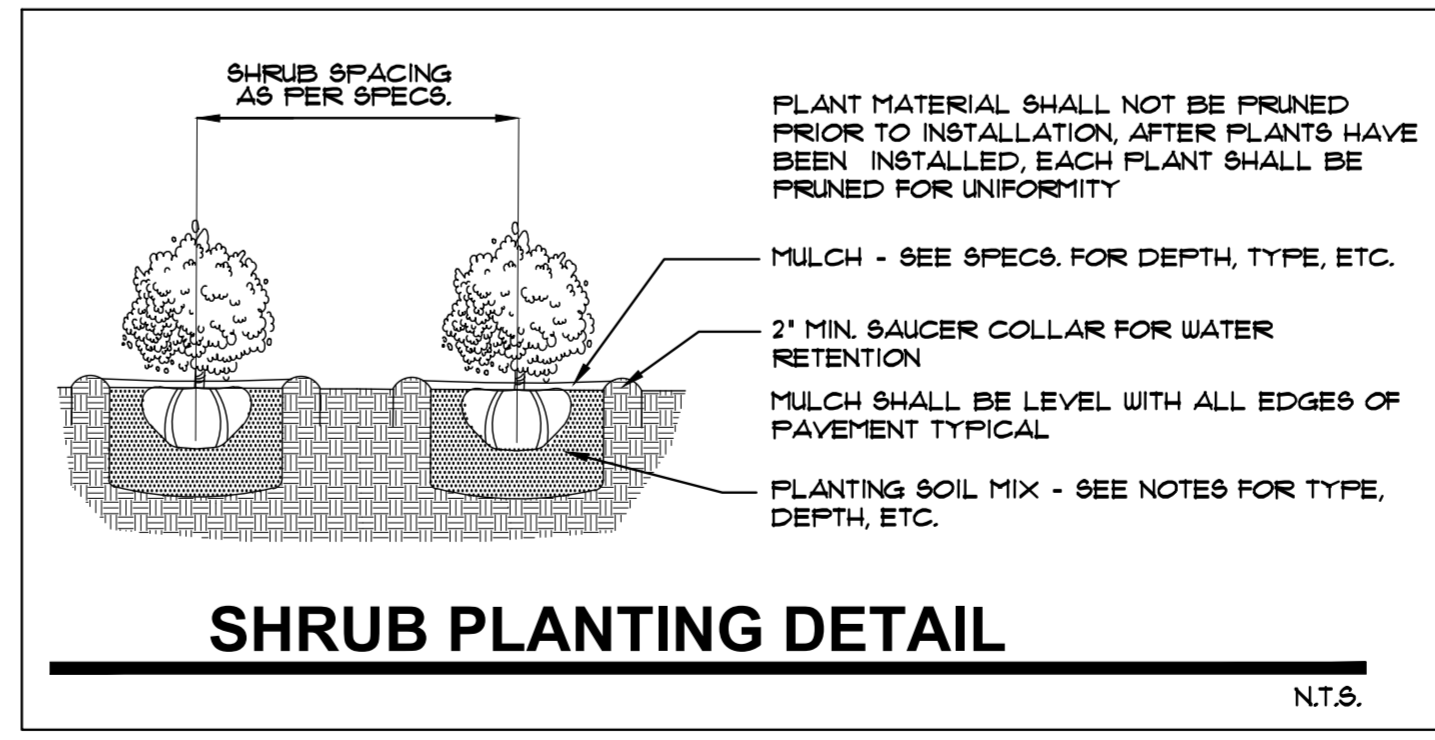
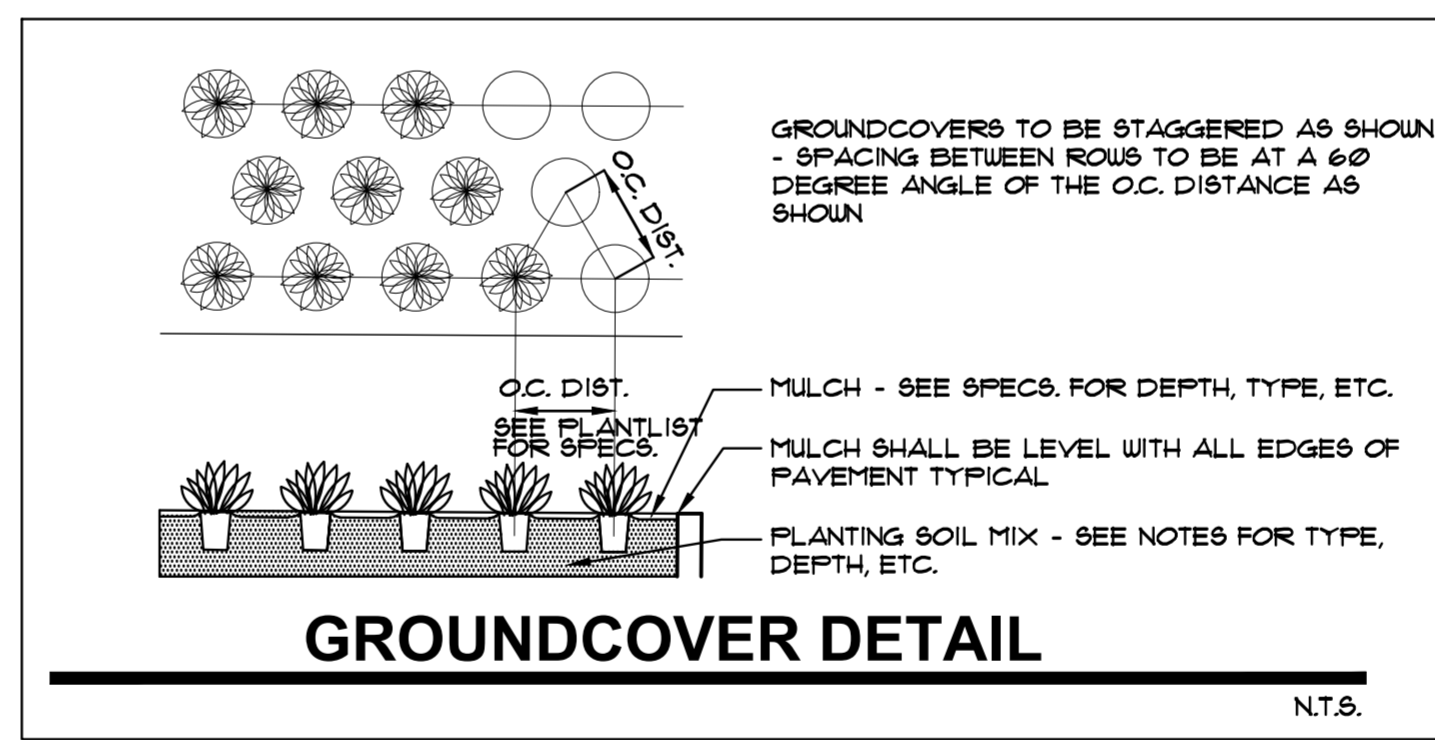
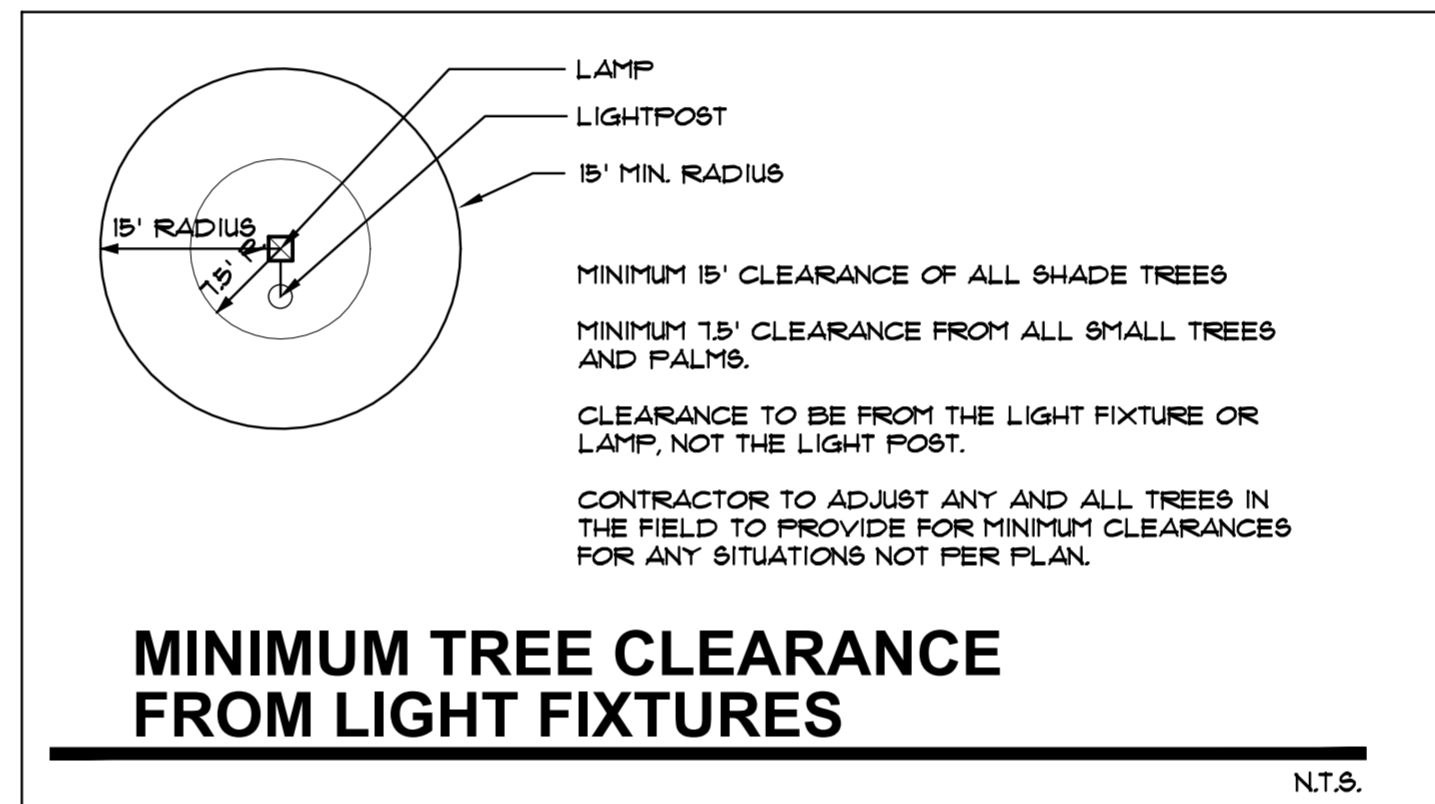
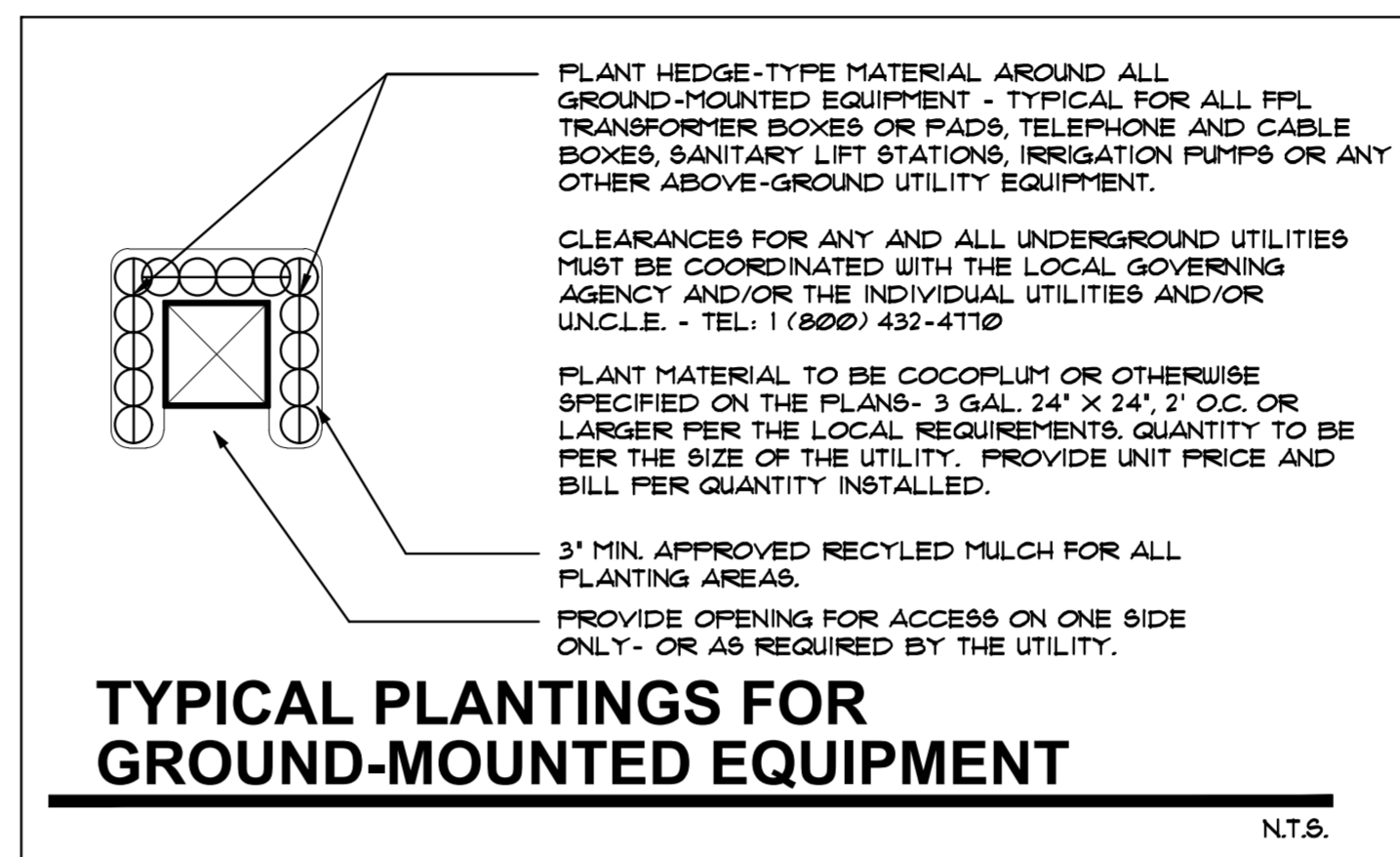
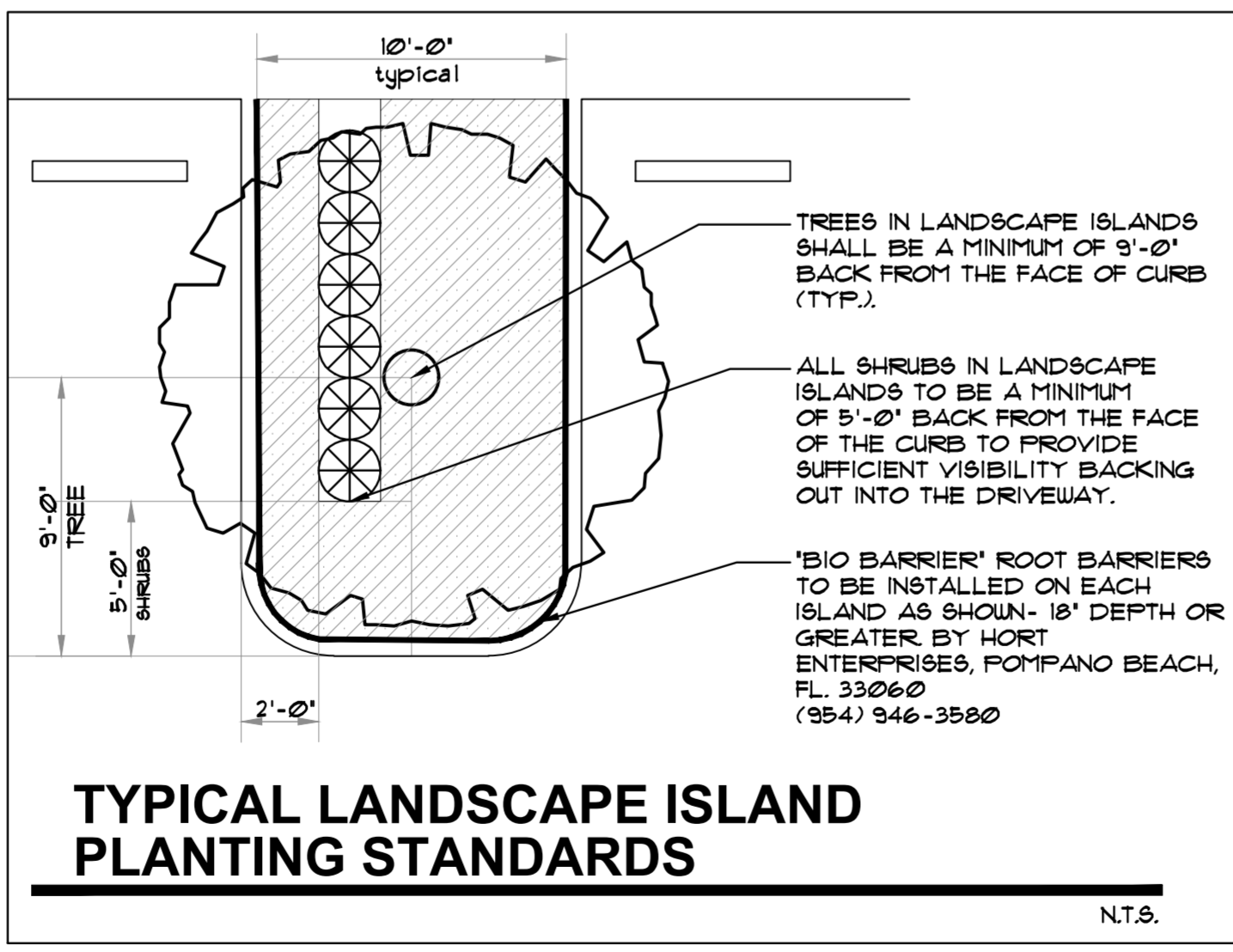
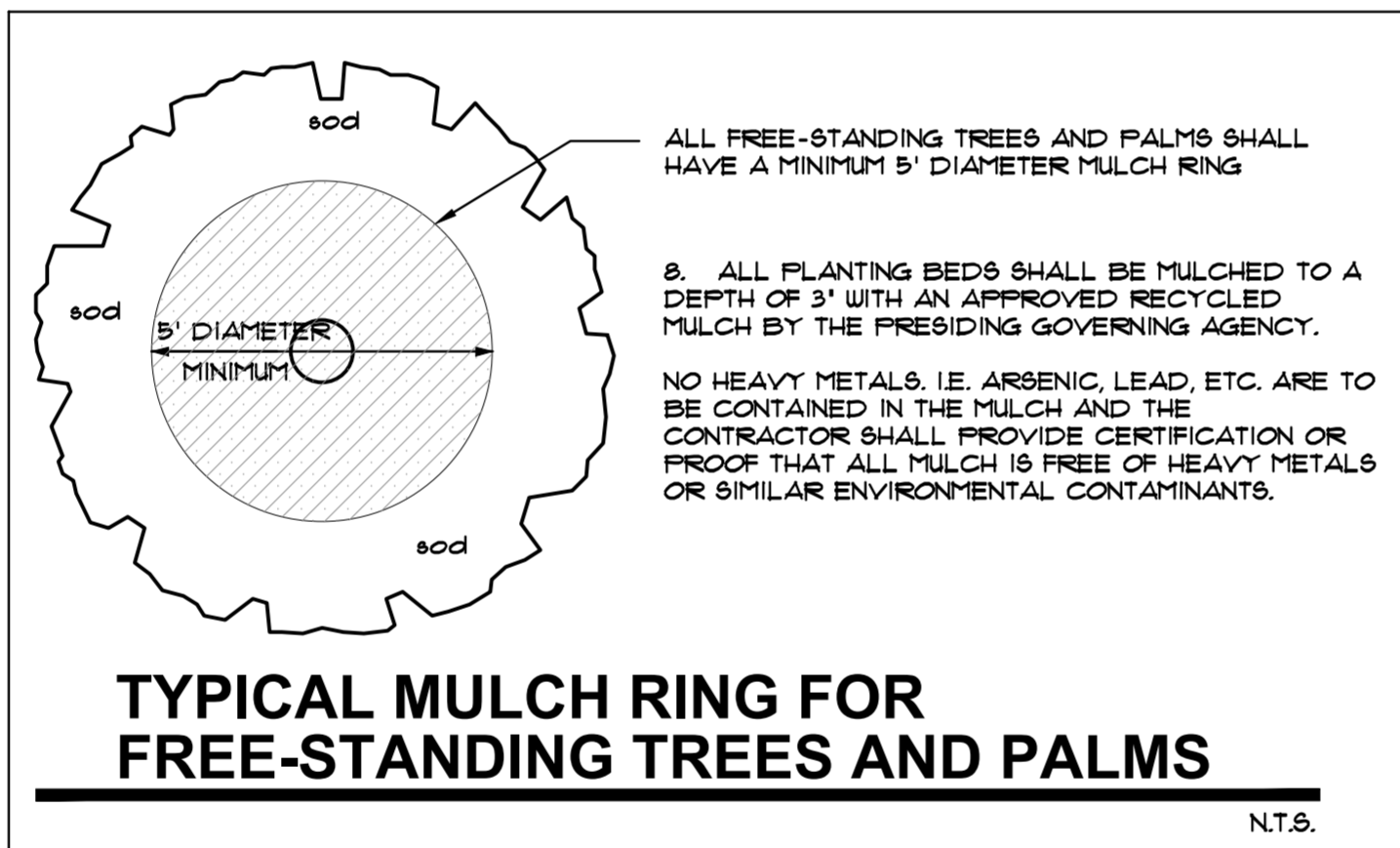
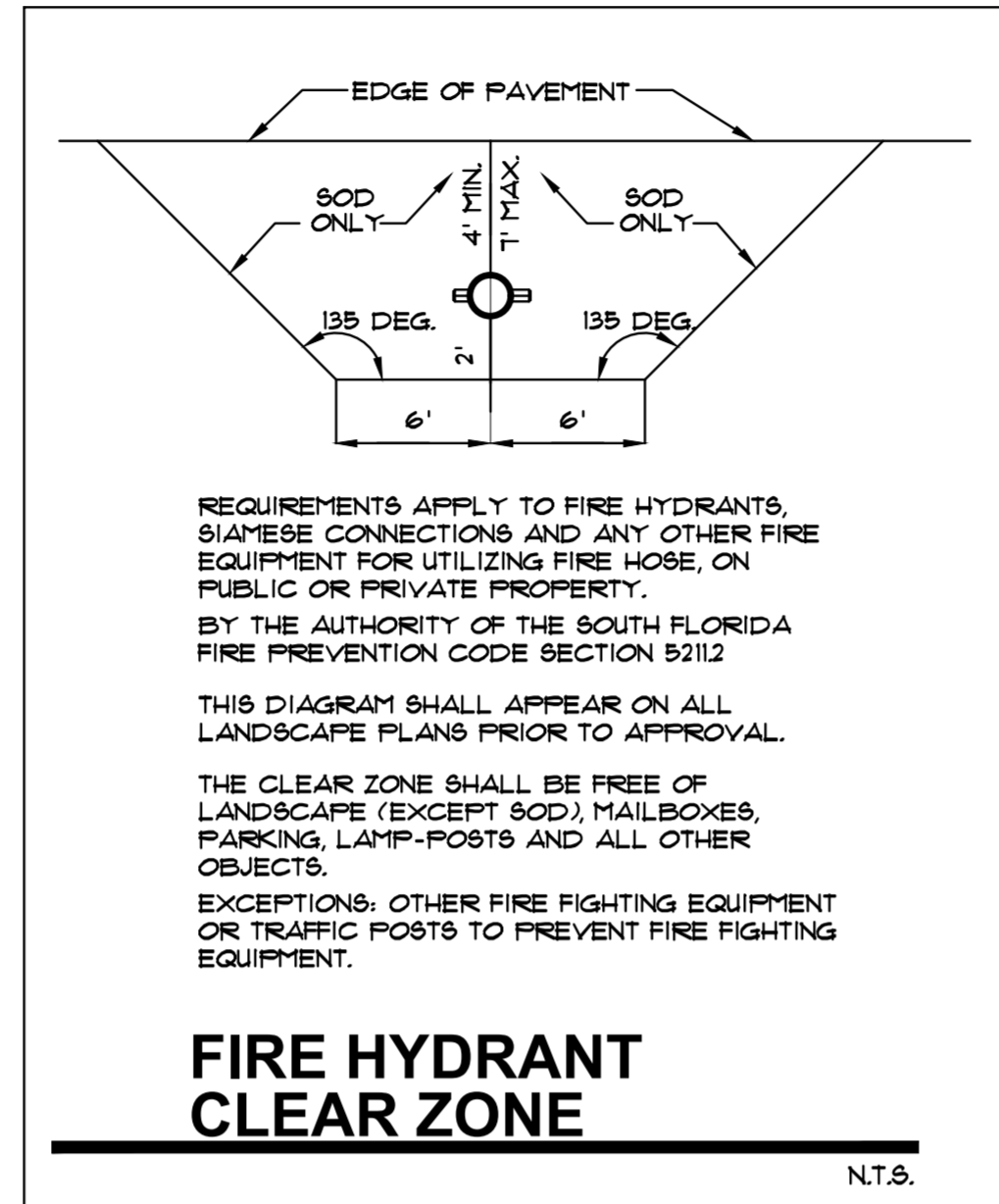
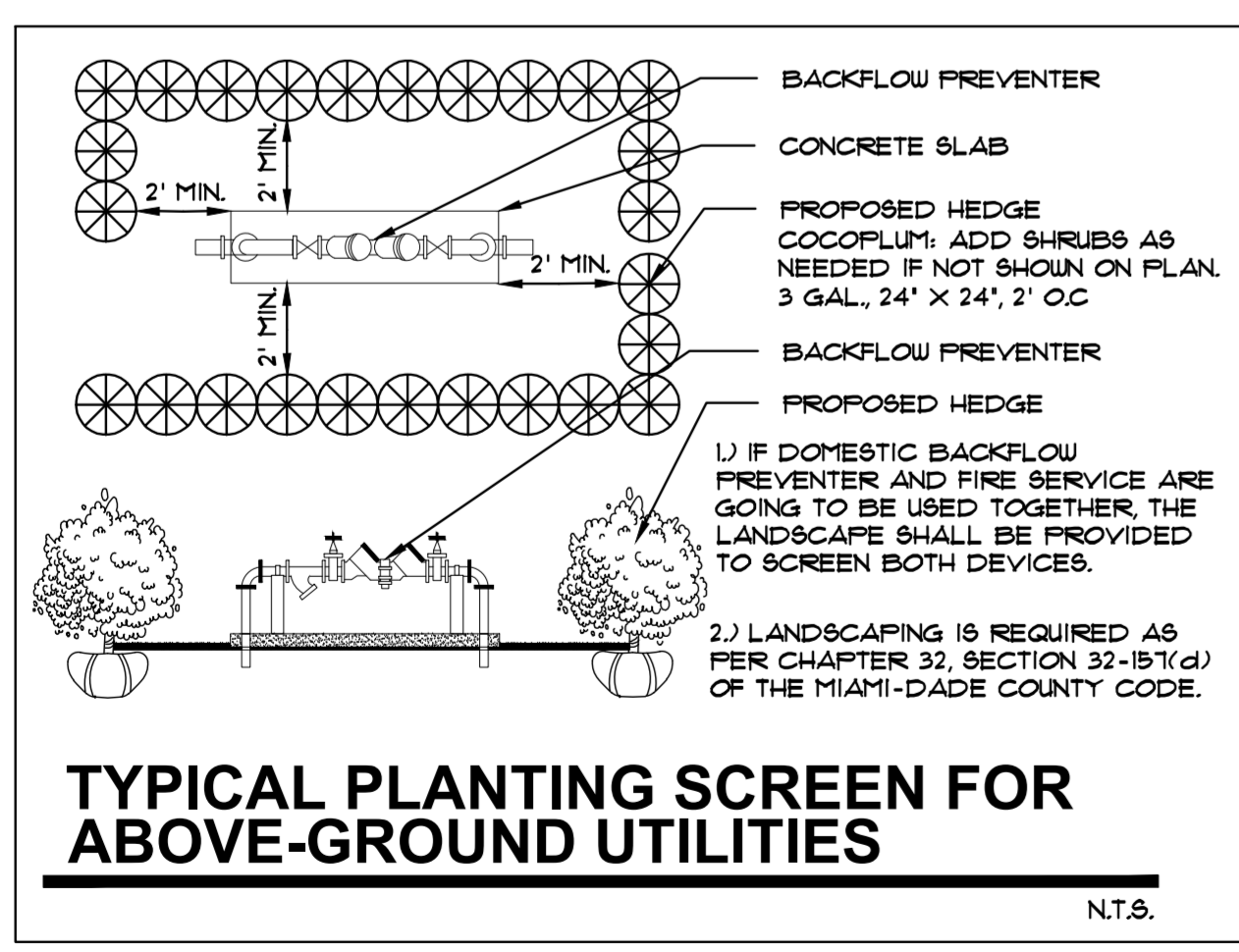
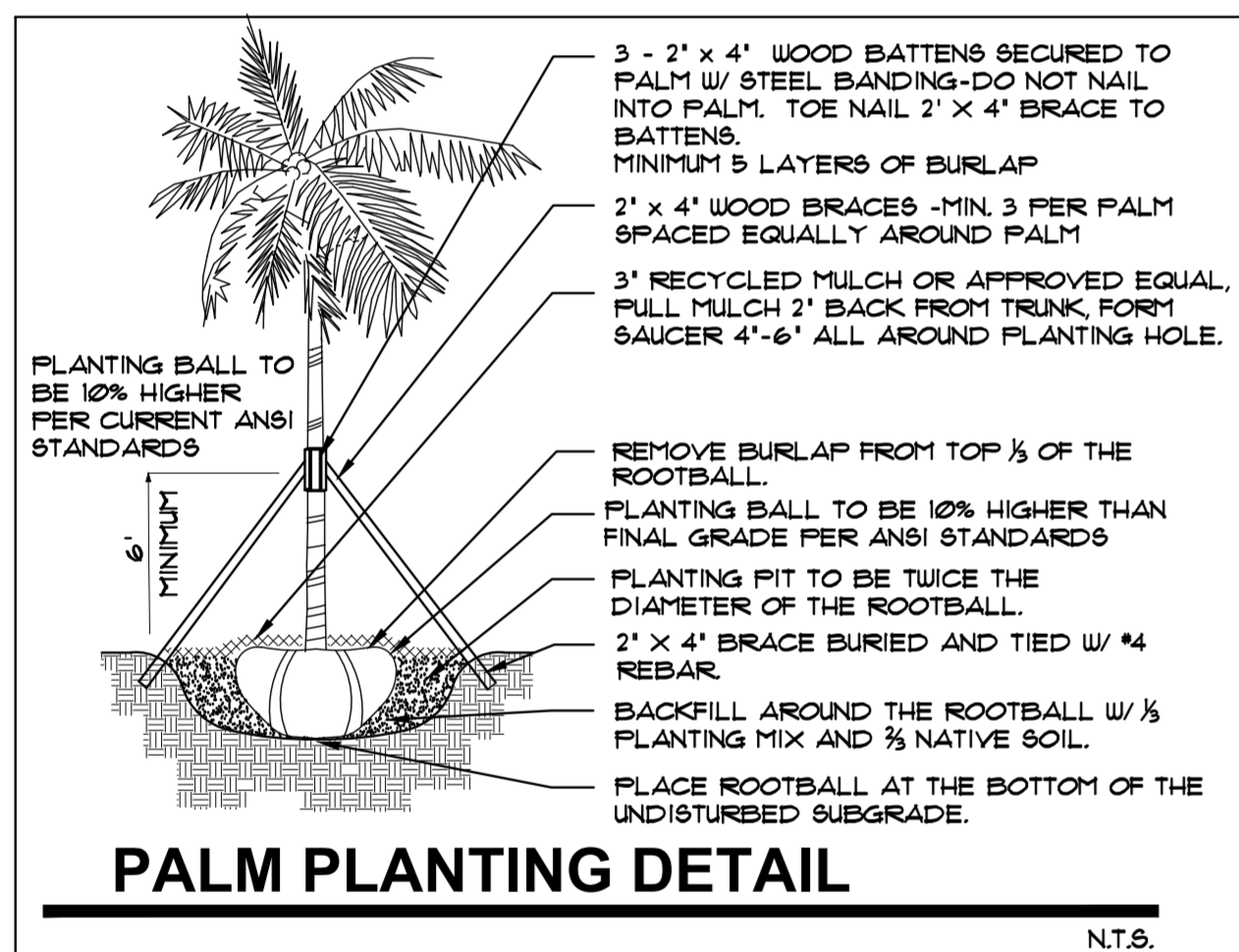
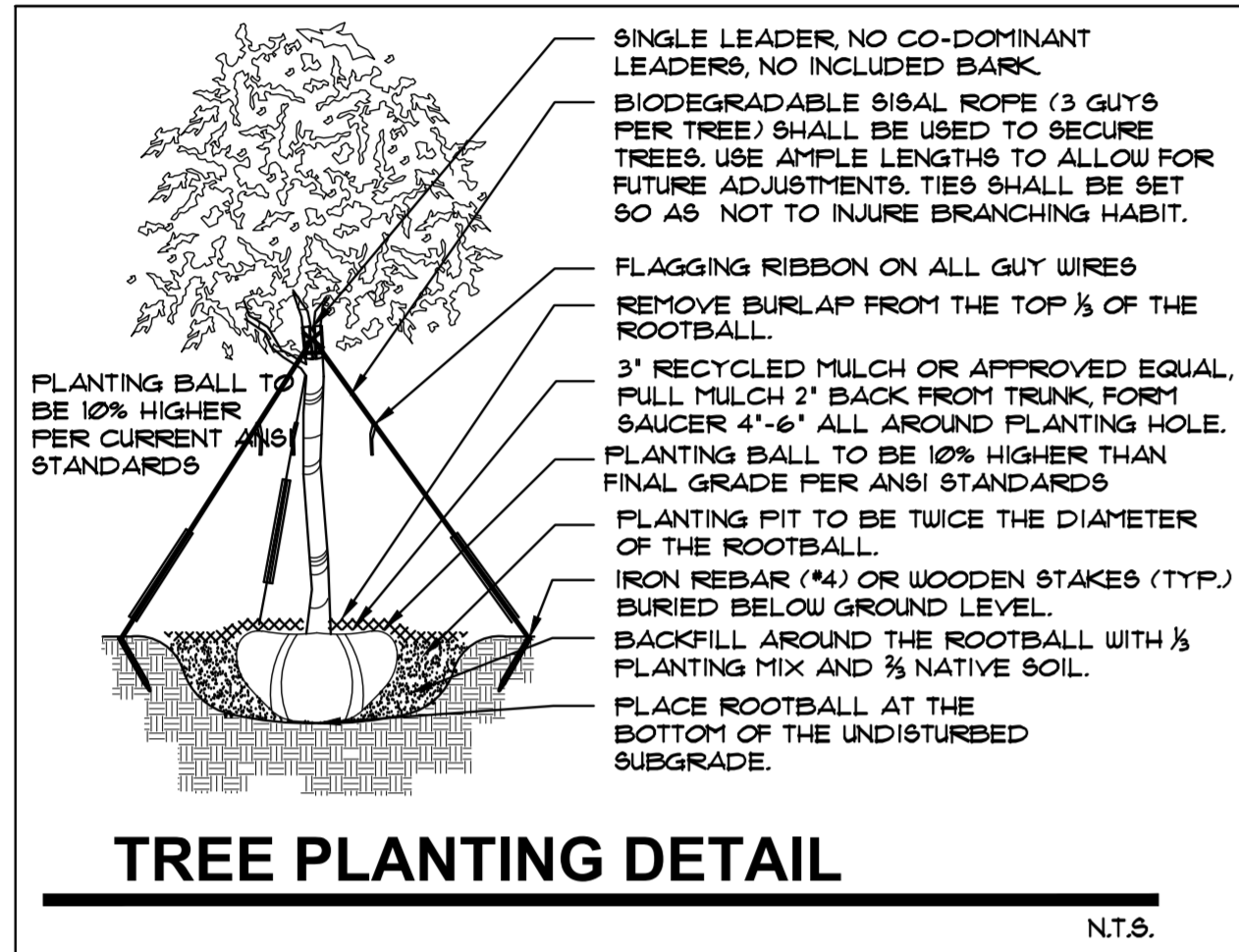
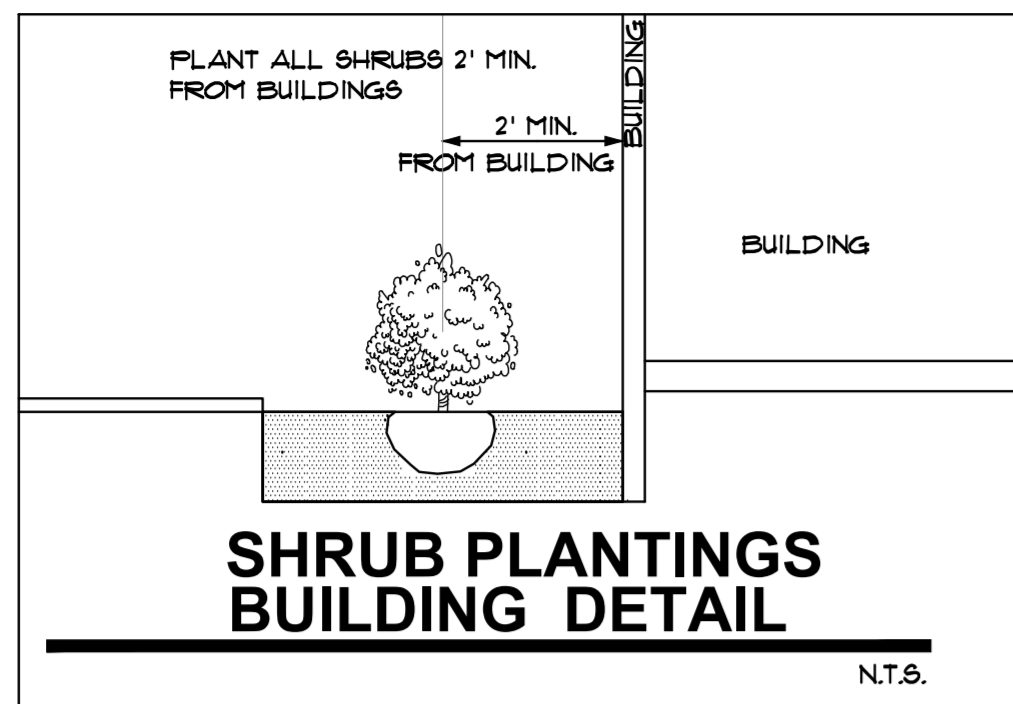


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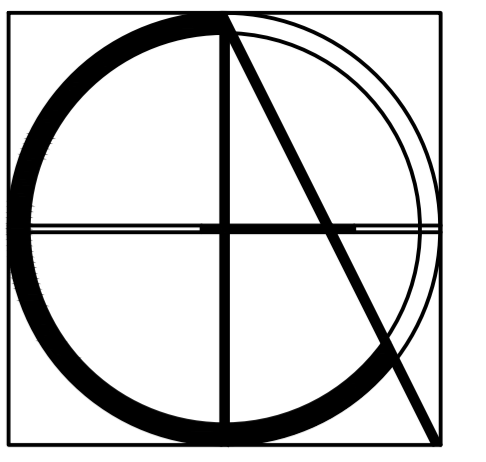
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PROJECT #	18-078
DATE	11-30-2020
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3.	07/27/23; Revised background from Proj. Civil Eng.
4.	08/18/23; Revised background from Proj. Civil Eng.

SHEET #	<b>L-1</b>
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- ### LANDSCAPE NOTES
- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER
  - CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
  - TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL-SAND MIX FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
    - SODDED-LAWN AREAS
    - 2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
    - GROUNDCOVER PLANTING BEDS:
    - 6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
    - SHRUB AND HEDGE PLANTING AREAS:
    - 12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
    - TREES, PALMS, SPECIMEN PLANT MATERIAL:
    - 24" DEPTH PLANTING SOIL SPREAD IN PLACE OR TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
    - LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
    - EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 18" AND BACKFILL W/ 50:50 TOPSOIL-SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.
  - THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL-SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
  - THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL-SAND APPLICATION AND SUBSEQUENT PAYMENT.
  - CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 "NO CUTS" AS REQUIRED BY LAW.
  - ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
  - SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
  - SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
  - ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
  - ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROUERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
  - THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
  - IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP. AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
  - EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
  - CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
  - ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRINKING OF THE TREES, PALMS AND PL. MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
  - EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
  - ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
  - REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
  - ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAY, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL O.C. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.
  - THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL GOVERNING AGENCY, GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND IRRIGATION CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- BAHIA SOD INSTALLATION:**
- BH-1 LIGHTLY RAKE SOD BASE (2") WITH STEEL RAKE TO ROUGH UP THE SURFACE AND INCREASE FRIABILITY.
  - BH-2 LAY SOD PIECES TIGHTLY WITH NO SPACES AND STAGGERED AS BEST AS POSSIBLE, TRIM EDGES AS NEEDED.
  - BH-3 WATER-IN THOROUGHLY TO FULLY SATURATE THE NEW SOD ROOT SYSTEM.
  - BH-4 THOROUGHLY ROLL THE SATURATED SOD WITH A LIGHT "LAWN ROLLER" TO INSURE CONTACT OF THE ROOTS WITH THE SOIL UNDERNEATH.
  - BH-5 WATER-IN AS NEEDED DURING THE FIRST TWO-THREE WEEKS, AND CHECK THE ROOTING PROGRESS OF THE SOD TO THE SOIL.
  - BH-6 ONCE SOD APPEARS TO BE WELL-ROOTED, MOW THE NEW SOD. REVIEW DURING MOWING AND CEASE IF THE SOD IS DAMAGED BY MOWING.



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	08/09/23
	Revised background from Proj. Civil Eng.

SHEET #

**L-2**

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**JFS**  
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 LANDSCAPE ARCHITECTURE  
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 jimmy@jfsdesignfl.com

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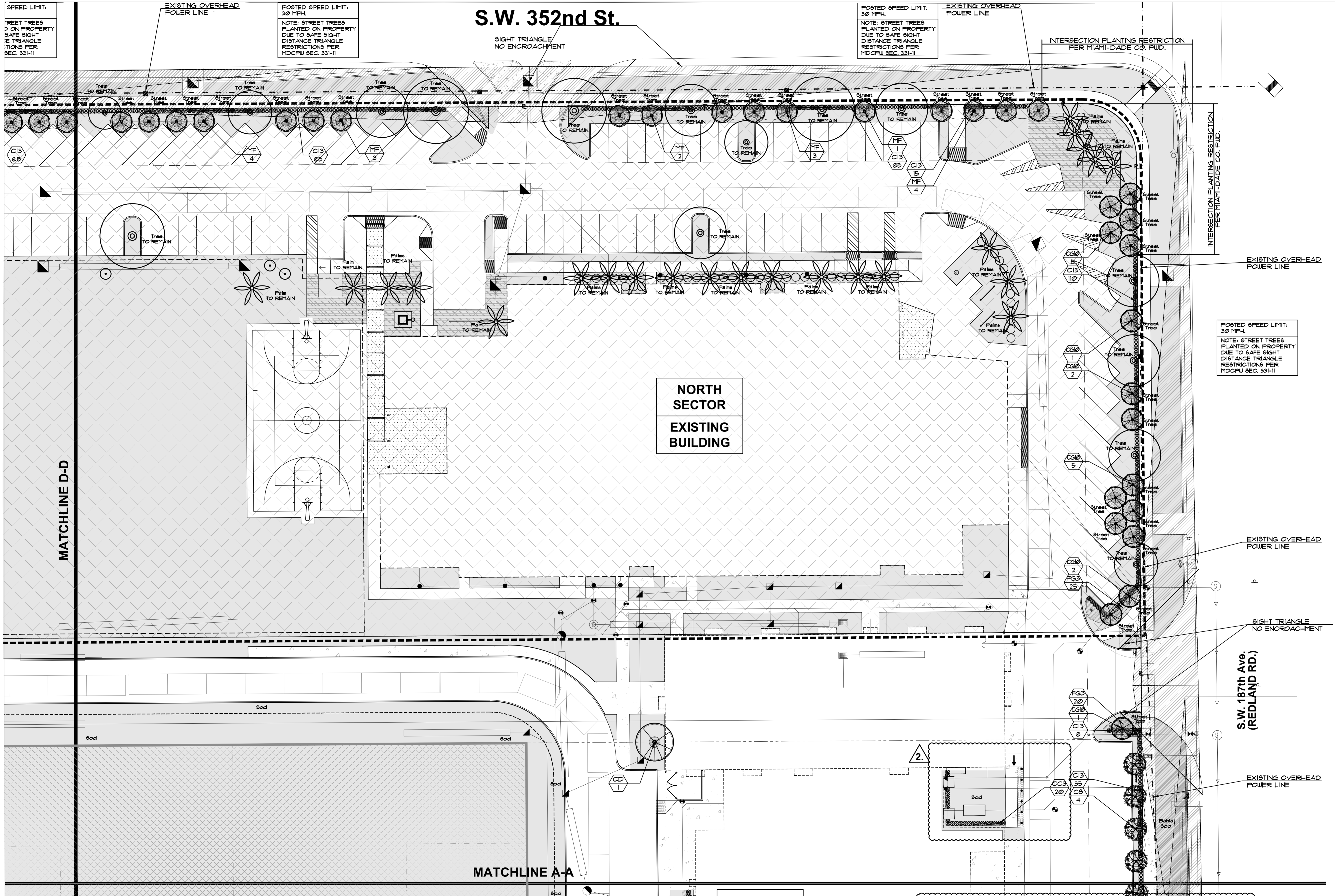
SEE SHEET L-2 FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE SECTOR LANDSCAPE PLANS, SHEETS L-3, L-4, L-5 FOR PLANTING DESIGN, INC.

SEE IRRIGATION PLANS FOR LAYOUT, DESIGN, SPECIFICATIONS, DETAILS, ETC.

**LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.**

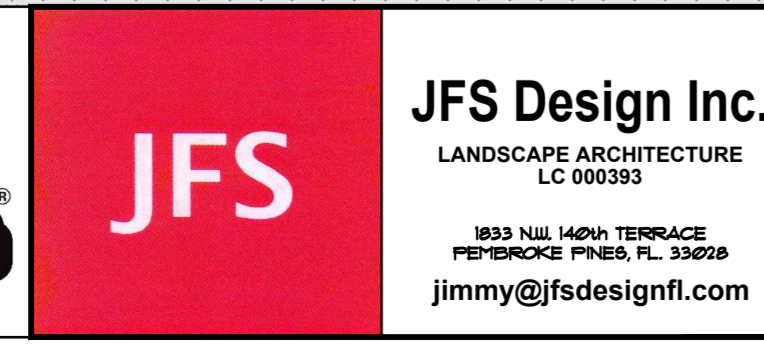
JAMES F. SOGASH  
 R.L.A. # 020132



**NORTH  
SECTOR  
EXISTING  
BUILDING**

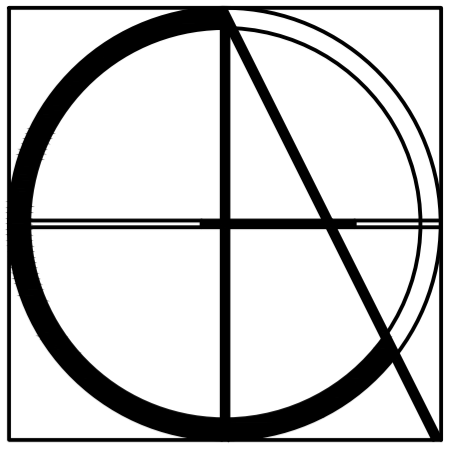
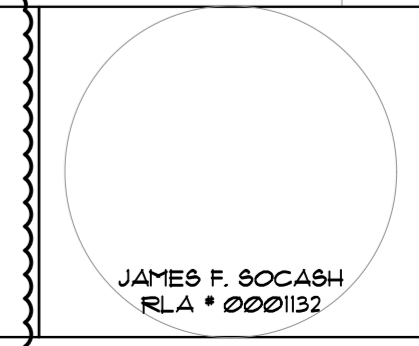
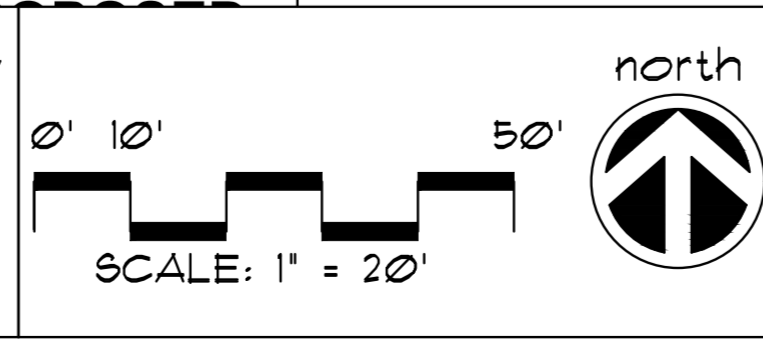
**NORTH SECTOR  
LANDSCAPE PLAN**

NEW BACKGROUND



A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DEPT. PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE SHEET L-2 FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.  
SEE SECTOR LANDSCAPE PLANS, SHEETS L-3, L-4, L-5 FOR PLANTING DESIGN, INC.  
SEE IRRIGATION PLANS FOR LAYOUT, DESIGN, SPECIFICATIONS, DETAILS, ETC.



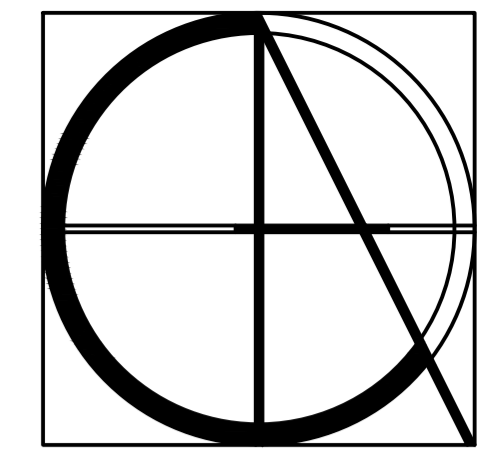
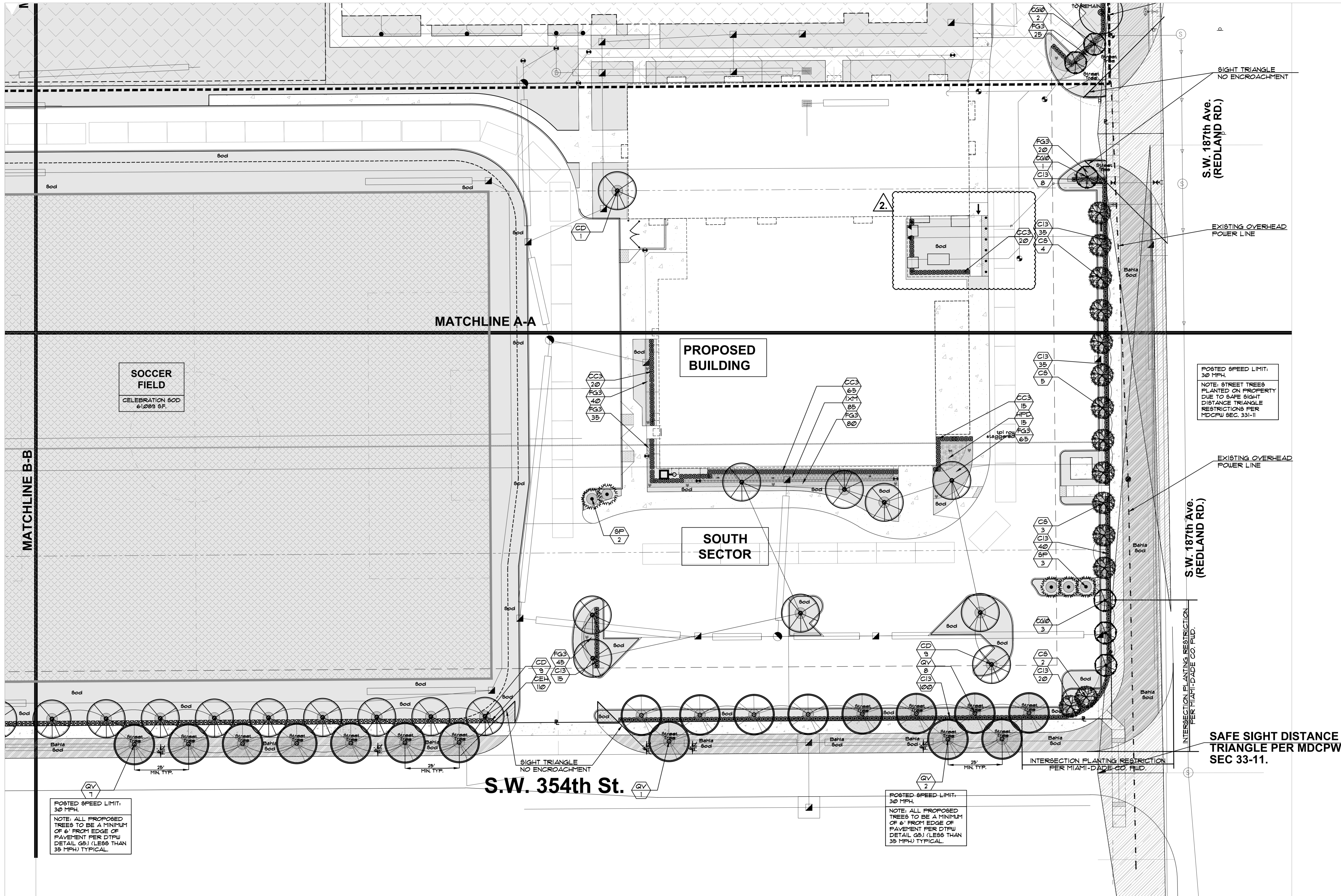
**Claren Architecture + Design, Inc.**  
AA26002865  
6400 CONGRESS AVE, SUITE 2150  
BOCA RATON, FL 33487  
561.961.4884  
www.clarenarchitecture.com

New Building for:  
**Miami Community  
Charter School**  
18720 SW 352nd Street  
Florida City, FL 33034

PROJECT #	18-078
DATE	11-30-2020
REV #	DATE

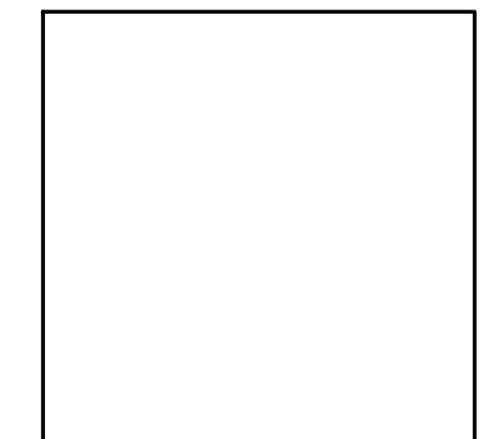
1.	03/21/23: New background from Project Civil Eng.
2.	06/07/23: Compliance w/ DTPU detail G5.1 shown.
3.	07/21/23: Revised background from Proj. Civil Eng.
4.	08/08/23: Revised background from Proj. Civil Eng.

SHEET #  
**L-3**  
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 561.961.4884  
 www.clarenarchitecture.com

New Building for:  
**Miami Community Charter School**  
 18720 SW 352nd Street  
 Florida City, FL 33034

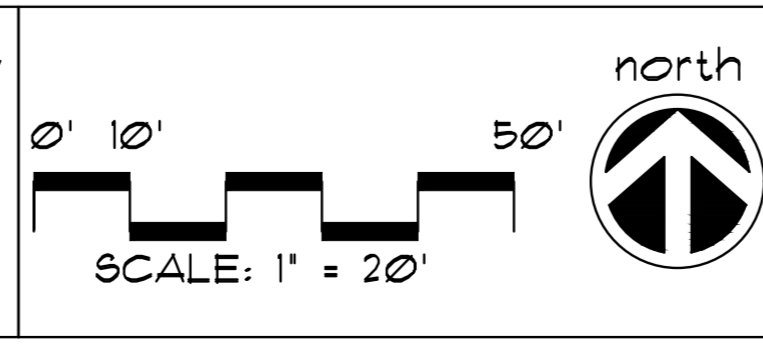


PROJECT #	18-078
DATE	11-30-2020
REV #	DATE
1.	03/21/23; New background from Project Civil Eng. 06/10/23; Compliance w/ DTPW detail G5.1 shown.
2.	07/21/23; Revised background from Proj. Civil Eng. 08/10/23; Revised background from Proj. Civil Eng.
3.	
4.	
SHEET #	L-4
COPYRIGHT	2019



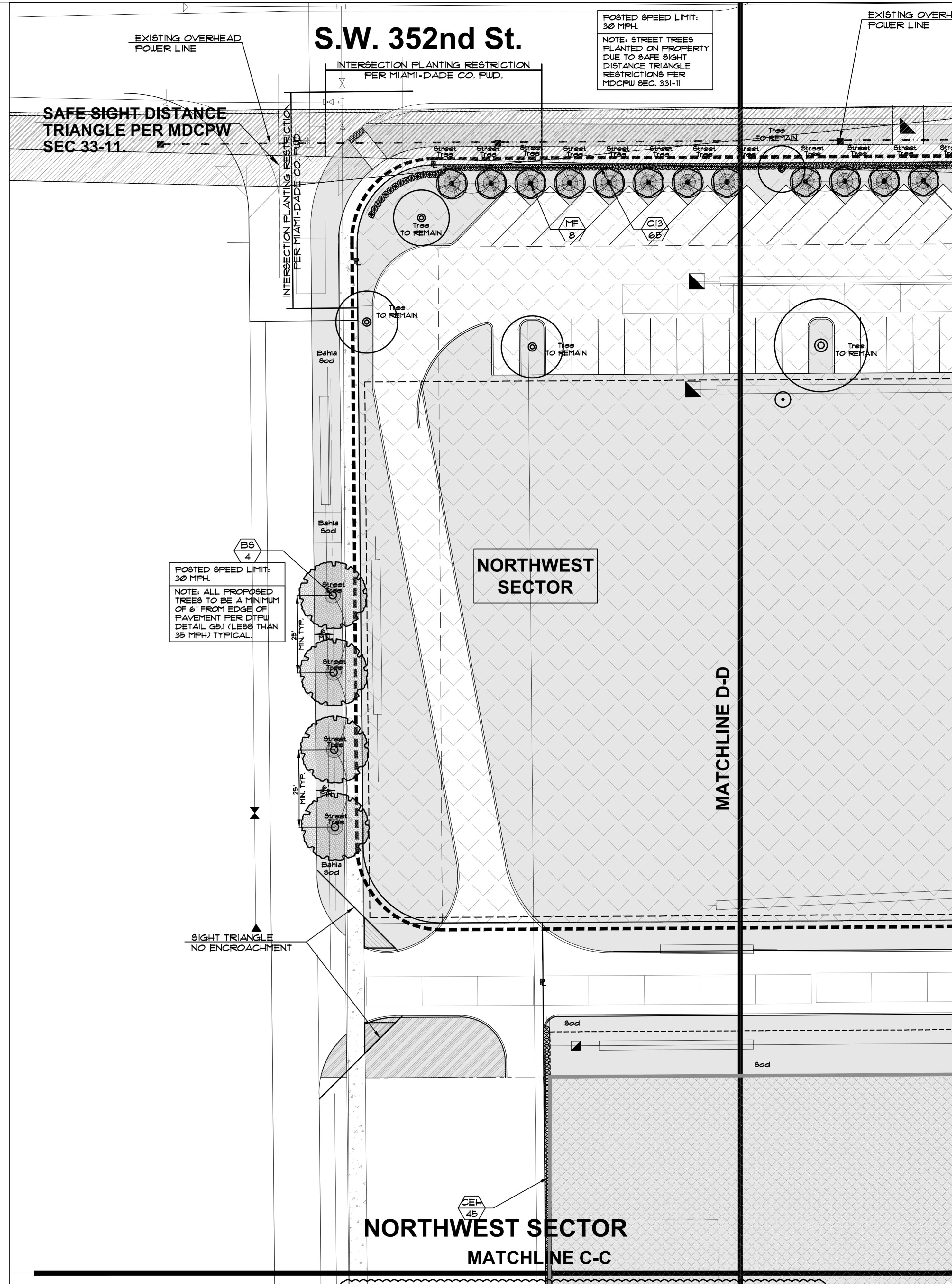
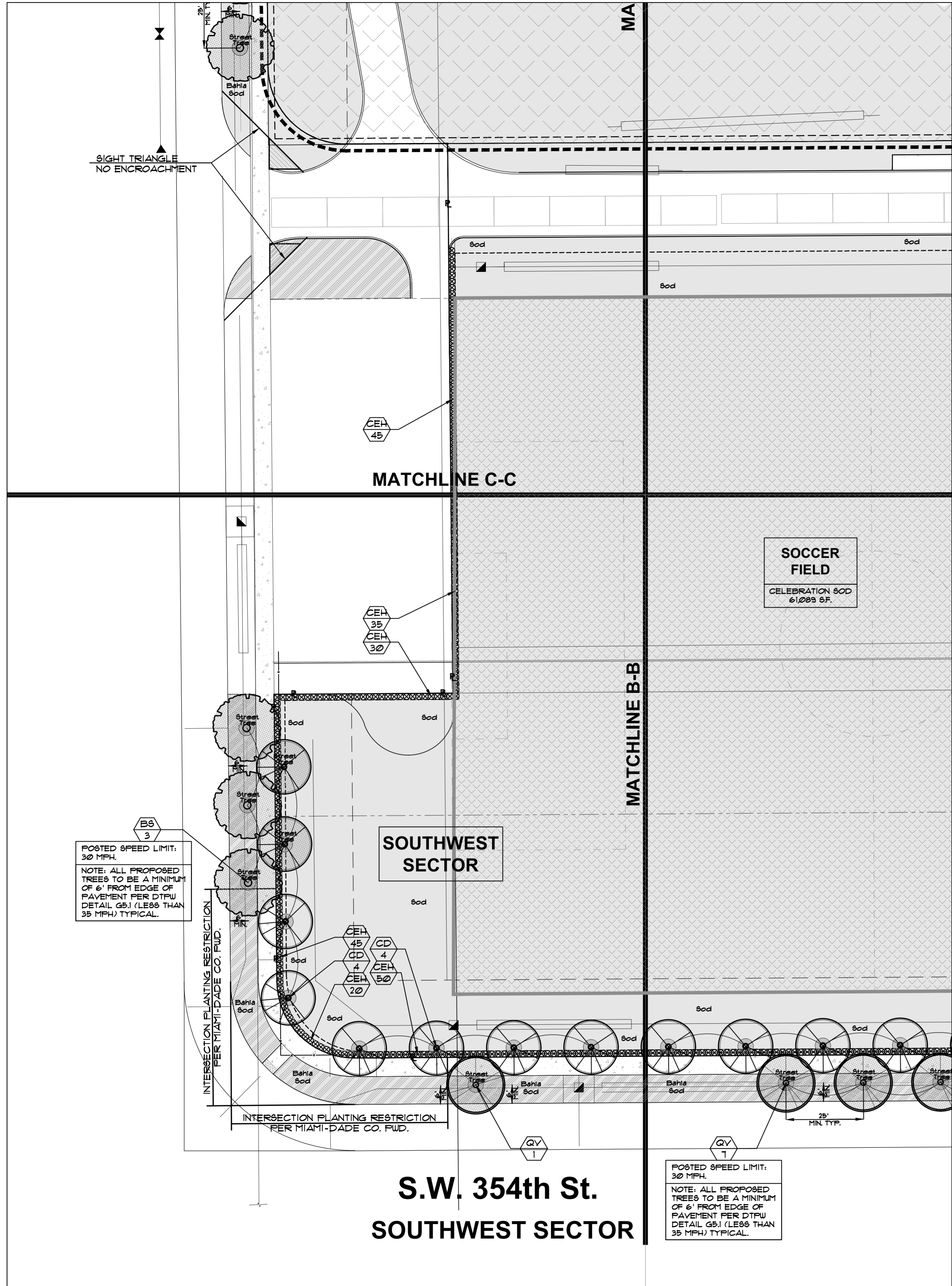
A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DEPT. PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE SHEET L-2 FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.  
 SEE SECTOR LANDSCAPE PLANS, SHEETS L-3, L-4, L-5 FOR PLANTING DESIGN, INC.  
 SEE IRRIGATION PLANS FOR LAYOUT, DESIGN, SPECIFICATIONS, DETAILS, ETC.



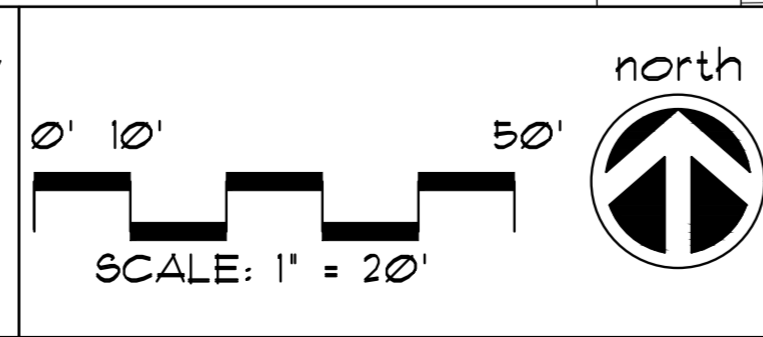
4. **SOUTH SECTOR LANDSCAPE PLAN**  
 NEW BACKGROUND

JAMES F. SOGASH  
 R.L.A. #000132

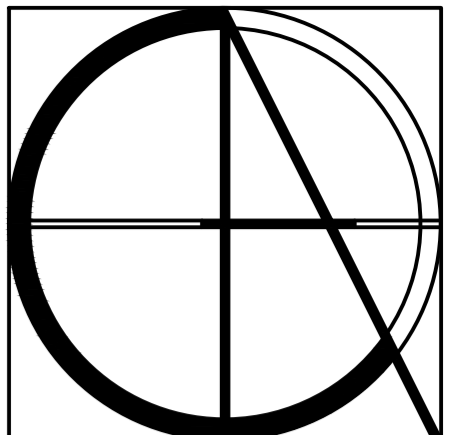
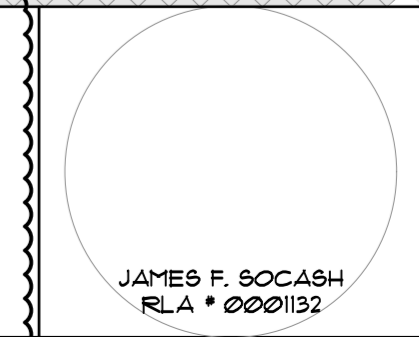


A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DER-1 PRIOR TO REMOVAL OF ANY REGULATED TREES OR PALMS FROM THE SITE.

SEE SHEET L-2 FOR LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.  
SEE SECTOR LANDSCAPE PLANS, SHEETS L-3, L-4, L-5 FOR PLANTING DESIGN, INC.  
SEE IRRIGATION PLANS FOR LAYOUT, DESIGN, SPECIFICATIONS, DETAILS, ETC.



**4. NORTHWEST & SOUTHWEST SECTORS LANDSCAPE PLAN**  
NEW BACKGROUND



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AA26002865  
6400 CONGRESS AVE, SUITE 2150  
BOCA RATON, FL 33487  
561.961.4884  
www.clarenarchitecture.com

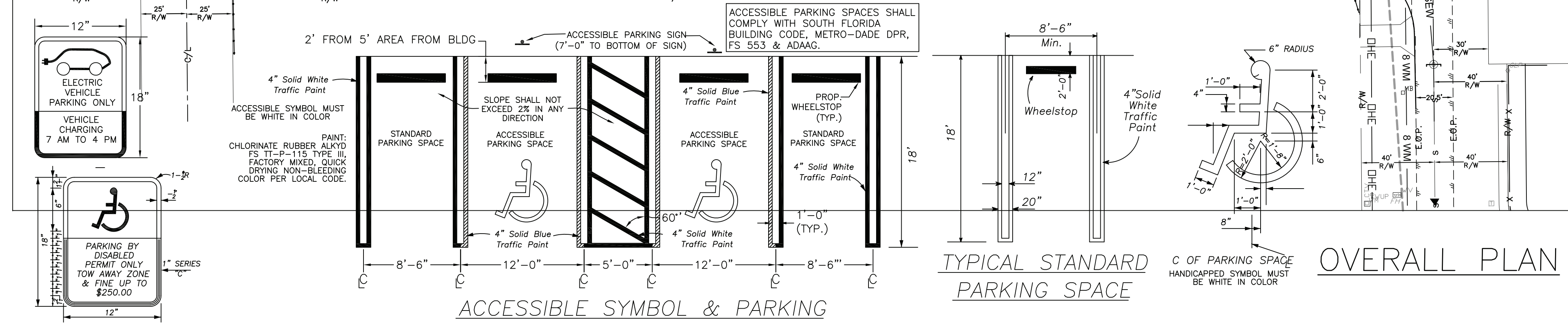
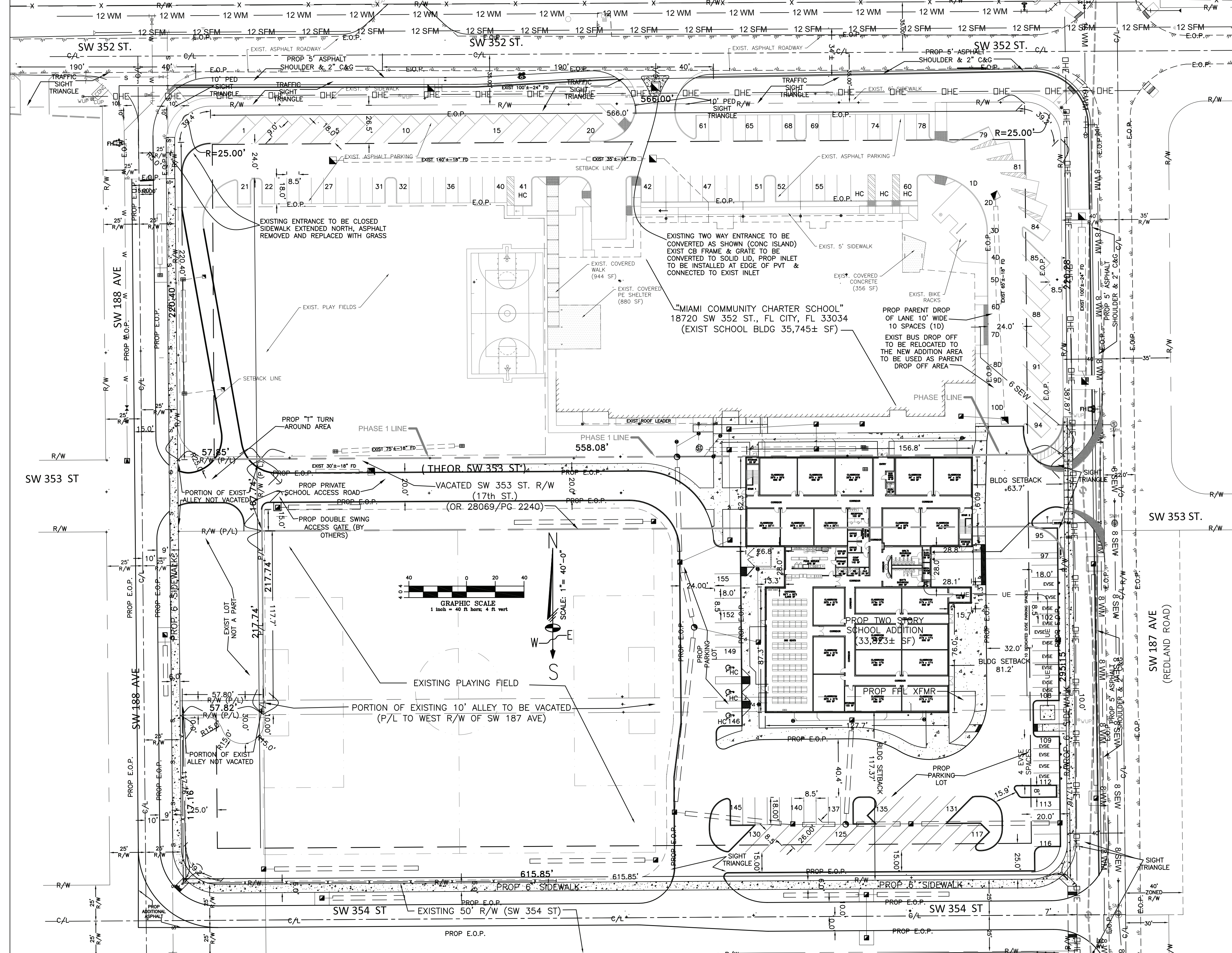
New Building for:  
**Miami Community Charter School**  
18720 SW 352nd Street  
Florida City, FL 33034



PROJECT #	18-078
DATE	11-30-2020
REV #	DATE
1.	03/21/23: New background from Project Civil Eng. 06/07/23: Compliance w/ DTPW detail G5.1 shown.
2.	07/21/23: Revised background from Proj. Civil Eng. 08/18/23: Revised background from Proj. Civil Eng.
3.	
4.	
SHEET #	<b>L-5</b>
COPYRIGHT	2019

SCHOOL ZONE WARNING FLASHERS WERE INSTALLED PER THE MIAMI DADE COUNTY PUBLIC WORKS STANDARDS UNDER THE PHASE ONE PORTION OF THIS APPROVED SITE PLAN ARE OPERATIONAL AND FUNCTIONING AT THIS TIME

THIS SITE PLAN NOW SHOWS THE FIRE TRUCK AND GARBAGE TRUCK PATHS THRU BOTH PHASES OF THE OVERALL SITE PLAN



LEGAL DESCRIPTION:

Lots 1 through 24 inclusive, in Block 1 and the 10 foot wide alley in said Block 1, all of FLORIDA CITY HIGHLANDS, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the Public Records of Miami-Dade County, Florida, Less  
Portions of Block 1, "FLA. CITY HIGHLANDS", as recorded in Plat Book 20, Page 36, of the Public Records of Miami-Dade County, Florida, described as follows:  
The area bounded by the North and East lines of said Block 1, and by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines, And Also Less  
The area bounded by the North and West lines of said Block 1, and by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines, And  
That portion of SW 353rd Street (formerly known as 17th Street), lying between Blocks 1 and 4 of FLORIDA CITY HIGHLANDS, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the Public Records of Miami-Dade County, Florida, less that portion of SW 353rd Street lying Westerly of the East line of Lot 12 in said Block 4, prolonged Northerly,  
And  
Lot 1 through 11 inclusive and Lots 13 through 24 inclusive, in Block 4, all of FLORIDA CITY HIGHLANDS, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the Public Records of Miami-Dade County, Florida.

PROPERTY INFORMATION:

18720 SW 352 STREET MAIN FOLIO # 30-7826-007-0010, # 30-7826-007-0730, # 30-7826-007-0790, # 30-7826-007-0800 # 30-7826-007-0840, # 30-7826-007-0850, # 30-7826-007-0950, # 30-7826-007-0960

ZONING ANALYSIS:

- 1. THIS SITE PLAN SUBMITTAL RELATES SOLELY TO THE SECOND PHASE OF MIAMI COMMUNITY CHARTER SCHOOL.
2. THE PHASE HAS BEEN COMPLETED PER THE ORIGINAL SITE PLAN APPROVAL
3. PUBLIC ASSEMBLY BUILDINGS NOTES
A. NO BUILDING FOR PUBLIC ASSEMBLY SHALL BE LOCATED CLOSER THAN TWENTY FIVE (25) FEET TO ANY PROPERTY LINE WHICH ABUTS ON A PUBLIC HIGHWAY OR ALLEY, OR CLOSER THAN FIFTY (50) FEET OF ANY PROPERTY LINE ABUTTING A LOT UNDER DIFFERENT OWNERSHIP THAT THAT ON WHICH THE STRUCTURE IS TO BE PLACED OR CLOSER THAN SEVENTY FIVE (75) FEET TO AN EXISTING RESIDENTIAL BUILDING
B. NO BUILDING FOR PUBLIC ASSEMBLY IN EU-M, EU-1 AND EU-2 DISTRICTS SHALL BE CLOSER THAN SEVENTY FIVE (75) FEET TO ANY PROPERTY LINE ABUTTING A LOT UNDER OWNERSHIP OTHER THAN THAT ON WHICH THE STRUCTURE IS TO BE PLACED
4. LOT COVERAGE INFORMATION
A. DISTRICT: EU-M
B. MINIMUM WIDTH 120 FT
C. MINIMUM LOT AREA 15,000 SF
D. MAXIMUM LOT COVERAGE 30%
E. MINIMUM BUILDING SIZE 12,500 CU FT
5. BUILDING HEIGHT INFORMATION
A. EXCEPT WHERE A GREATER HEIGHT MAY BE APPROVED AS A RESULT OF PUBLIC HEARING, THE MAXIMUM HEIGHT OF A BUILDING SHALL BE THIRTY FIVE (35), TWO (2) STORIES EXCEPT AS SPECIFIED IN EACH DISTRICT AND AS SPECIFIED ELSEWHERE IN THE CODE.
B. NO ACCESSORY BUILDING, GARAGE OR SERVANTS' QUARTERS IN RU AND RU AND EU-M DISTRICTS SHALL EXCEED ONE (1) STOREY IN HEIGHT UNLESS THE PRINCIPAL RESIDENCE ON THE LOT IS TWO (2) STORIES AND THE HEIGHT THERE ARE TWO (2) OR MORE TWO STORY RESIDENCES ON OTHER LOTS IN SAME LOT

SITE INFORMATION:

- A. SITE ZONING: EU-M TOTAL NET LAND AREA: 322,102± SF (7.394 AC) 100%
B. GROSS BUILDING LOT COVERAGE: 61,616 SF (19.12±%)
C. TOTAL LANDSCAPE AREA: 165,400± SF (51.35±%) ADDITIONAL LANDSCAPE AREA REQUIRED BY CHAPTER 23: 0 SF
D. TREES REQUIRED BY CHAPTER 18A: 17 TREES REQUIRED BY CHAPTER 33: 0
E. TOTAL PARKING & DRIVEWAY AREA: 79,773± SF (24.76±%)
F. TOTAL UNCOVERED WALKWAYS: 15,310± SF (4.74±%) TOTAL COVERED WALKWAYS: 3,145± SF (1.0±%)
G. TOTAL NUMBER OF BUILDINGS: ONE (1) EXISTING SCHOOL BUILDING AND ONE (1) PROPOSED SCHOOL BUILDING
H. TOTAL BUILDING HEIGHT: EXISTING BUILDING 32± FT PROPOSED BUILDING 32± FT
I. BUILDING AREA: EXISTING BUILDING - 2 STORY 32,000± SF PROPOSED BUILDING - 2 STORY 33,823± SF
K. PARKING REQUIREMENTS ARE PER FLORIDA BUILDING CODE SECTION 453 "STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES
1. ONE (1) SPACE PER EACH FACULTY AND STAFF MEMBER
2. ONE (1) SPACE PER 10 STUDENTS ABOVE GRADE 10
3. VISITORS SPACE ONE (1) PER 100 STUDENTS
ACCESSIBLE PARKING SPACES TO BE PER CHAPTER 11 FLORIDA BUILDING CODE 2007
4. TOTAL NUMBER OF STUDENTS BELOW GRADE 10 (A): EXISTING BLDG AND PROPOSED BLDG = 950
5. TOTAL NUMBER OF STUDENTS ABOVE GRADE 10 (B): EXISTING BLDG AND PROPOSED BLDG = 200
6. TOTAL NUMBER OF TEACHERS & STAFF (C): EXISTING BLDG AND PROPOSED BLDG = 90
7. SEE TABLE BELOW FOR PARKING SPACES SUMMARY

PARKING SPACE DATA TABULATION table with columns: DESCRIPTION, QUANTITY, FACTOR, REQUIRED, PROVIDED, PARKING SPACE BY LOCATION NUMBER.

\*\* VISITOR & DROP OFF/PICK UP SPACES TO BE SHARED. THE USE OF THESE SPACES BY VISITOR & DROP OFF/PICK UP VEHICLES WILL HAVE A TIME LIMIT OF PARKING IN THESE SPACES
\*\*\* TOTAL PHYSICAL SPACES MARKED AND NUMBERED ON SITE PLAN

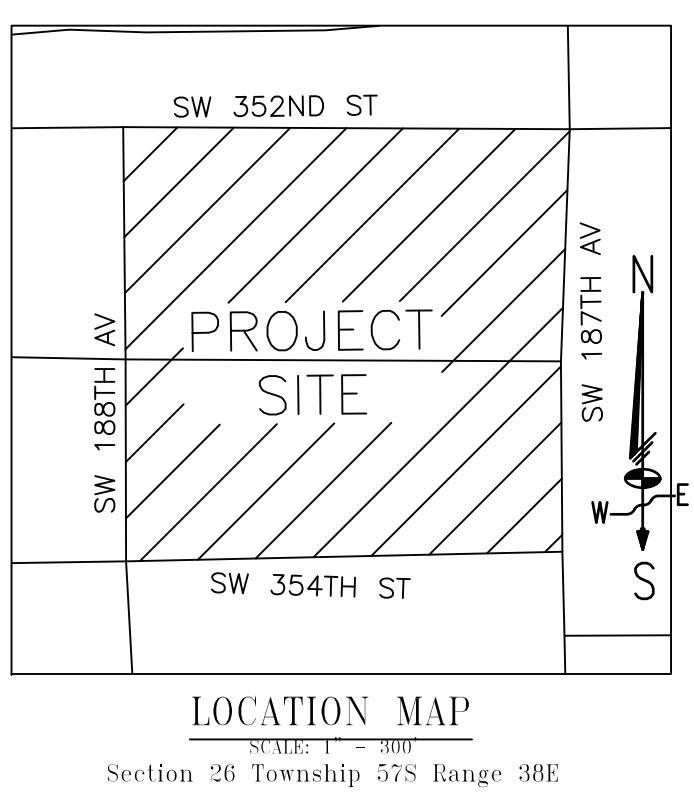
SITE DATA TABULATION

Table with columns: DESCRIPTION, EXISTING, PROPOSED, COMBINED, COMBINED %.

\*\* EXISTING BUILDING 32,000± SF - PROPOSED 33,823± SF
\*\*\* PLAYING FIELD AREA EXISTING 1.00 AC - PROPOSED 1.80 AC

LEGEND

- A/C = AIR CONDITIONER
ASPH = ASPHALT
C/S = CALCULATED
C&C = CURB AND GUTTER
CB = CATCH BASIN
P.C. = POINT OF CURVATURE
POB = POINT OF BEGINNING
PT = POINT OF TANGENCY
R = RADIUS
R/W = RIGHT-OF-WAY
S/C = SOUTHERN CURB
S/D = SEWER CLEANOUT
S/W = SEWER STUBOUT
C/S = CONCRETE BLOCK
CH = CHORD
C/L = CENTER LINE
CLF = CHALK LINE FENCE
C&C = CURB AND GUTTER
C/C = CLEARANCE
CON = CONCRETE
CER = CERAMIC TILE
CIR = CIRCULAR
D = DEED
P.L. = PROPERTY LINE
POB = POINT OF BEGINNING
PT = POINT OF TANGENCY
R = RADIUS
R/W = RIGHT-OF-WAY
S/C = SOUTHERN CURB
S/D = SEWER CLEANOUT
S/W = SEWER STUBOUT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENCR = ENCROACHMENT
E/L = ELEVATION POINT
C/L = CENTER LINE
FD = FOLDED
F/F = FINISH FLOOR
CON = CONCRETE
F/L = FIRE HYDRANT
F/L = FRACTIONAL LINE
NO = NO
O/H = OVERHEAD WIRE
O/S = OFFSET
WEP = WALK UP
EP = ELEVATION POINT
P/S = 3/4" IRON POLE SET
E/T = ELECTRIC TRANSFORMER PAD
FD = FOLDED
M = MEASURED
M/P = METAL LIGHT POLE
MON = MONUMENT
H/O = HO CAP
N/A = NAIL AND DISC
O/H = OVERHEAD WIRE
O/S = OFFSET
R/W = RIGHT OF WAY
P/L = PROPERTY LINE
C/L = CENTER LINE
E.O.P. = EXISTING EDGE OF PAVEMENT
P.P. = PROPOSED EDGE OF PAVEMENT
W/W = WATER WALKER
W/W = WATER METER
W/W = WOOD AND WIRE FENCE



CHEROKEE CONSULTING, INC
CIVIL ENGINEERS
5821 SW 51 TERRACE, MIAMI, FLORIDA 33155
Phone: 305.205.2361; E-Mail: kugroose@att.net
Certificate of Authorization 27419

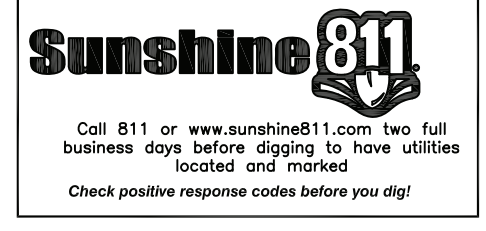
MIAMI COMMUNITY CHARTER SCHOOL
PAVING & DRAINAGE FACILITIES
OVERALL SITE PLAN EXISTING/PROPOSED
18720 SW 352 STREET
FLORIDA CITY, FLORIDA

REVISIONS table with columns: DATE, BY, DESCRIPTION.

KEN W. GROCE
Professional Engineer
No. 35944
STATE OF FLORIDA

Ken W Groce
Authorized by: Ken W. Groce P.E.
FL Reg. No. 35944
2023.07.19

Scale: As Shown In Views
Drawn By: KWG
Checked By: KWG
Date: 6.25.2020
Project No: 20-26
Sheet: SITE 3 OF 15



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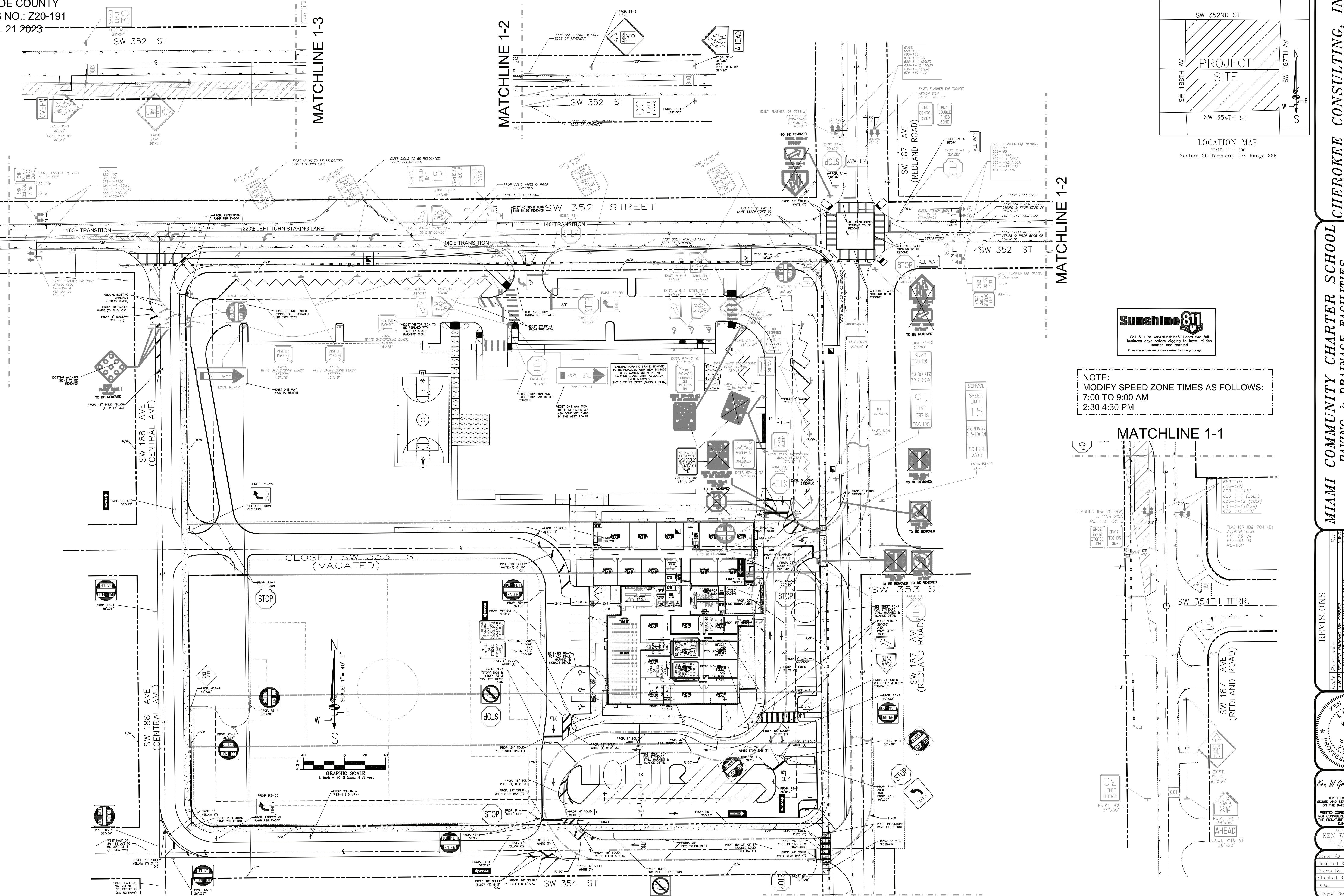
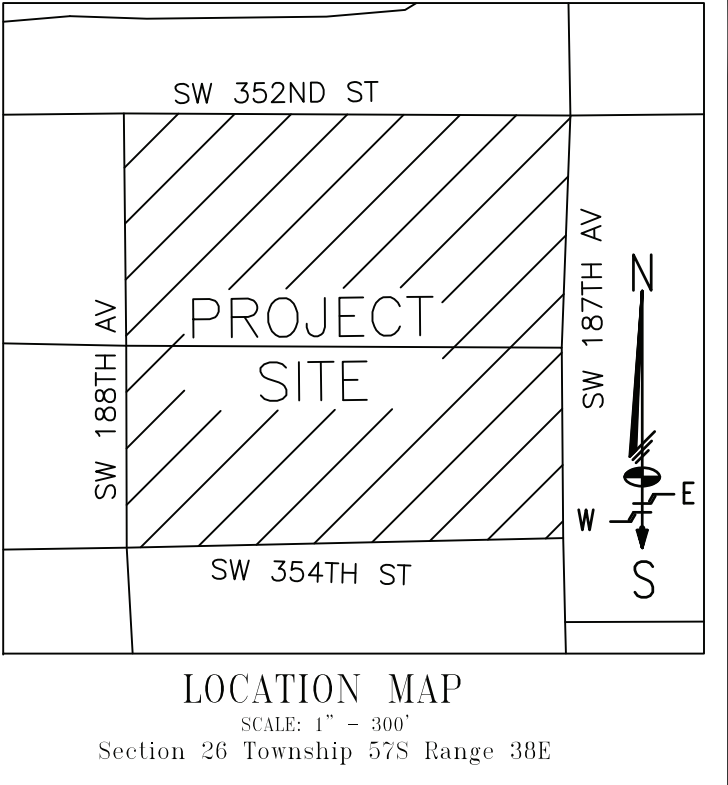
MIAMI-DADE COUNTY  
PROCESS NO.: Z20-191  
DATE: JUL 21 2023  
BY ISA

MATCHLINE 1-3

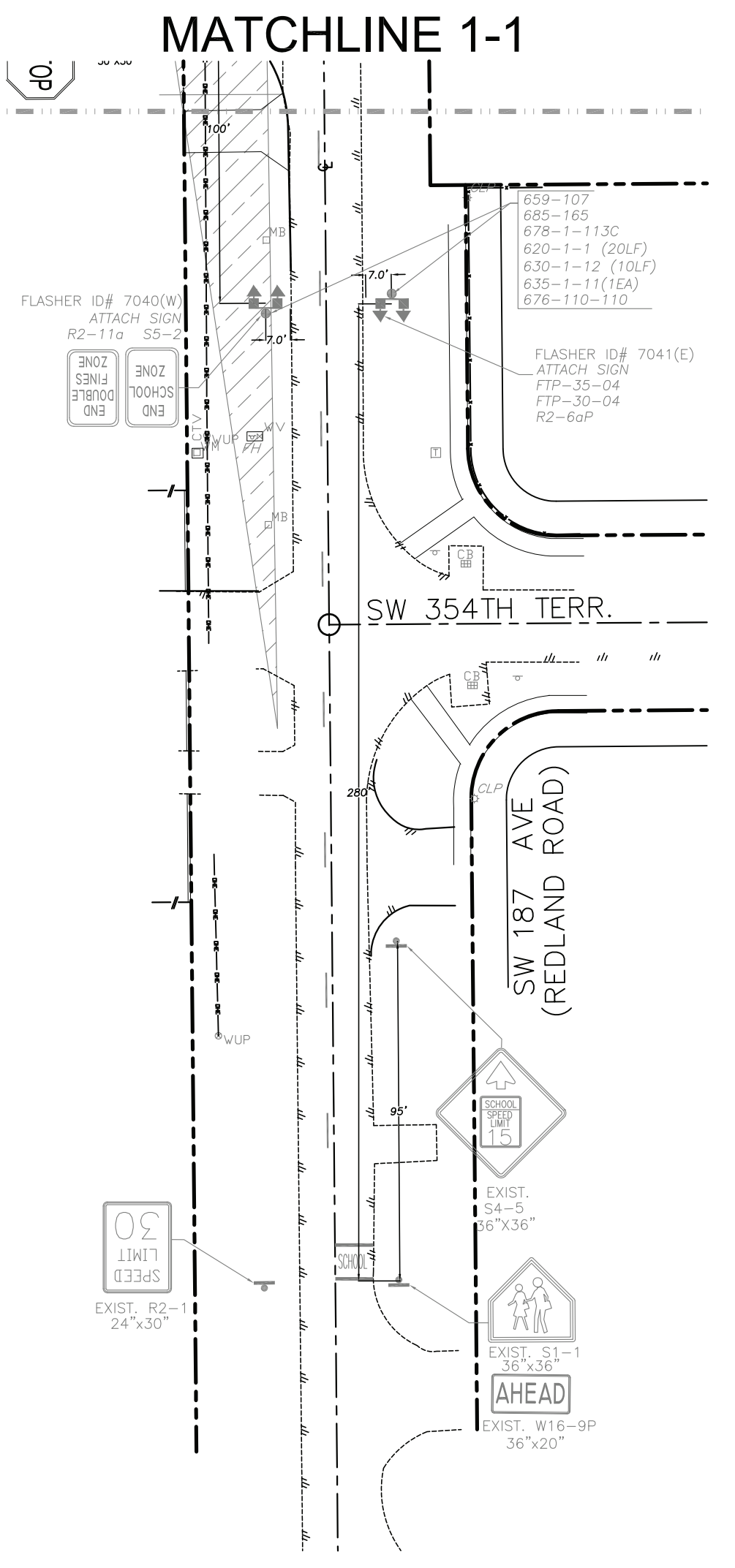
MATCHLINE 1-3

MATCHLINE 1-2

MATCHLINE 1-2



NOTE:  
MODIFY SPEED ZONE TIMES AS FOLLOWS:  
7:00 TO 9:00 AM  
2:30 TO 4:30 PM

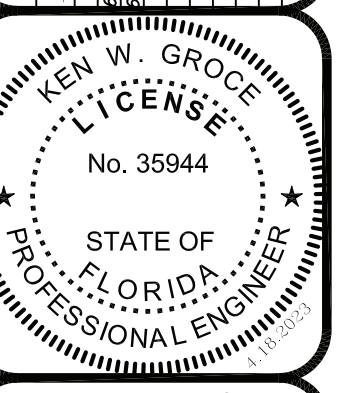


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5821 SW 51 TERRACE, MIAMI, FLORIDA 33155  
Phone: 305.205.2361; E-Mail: kugroose@att.net  
Certificate of Authorization 27419

**MIAMI COMMUNITY CHARTER SCHOOL**  
PAVING & DRAINAGE FACILITIES  
PAVEMENT MARKING PLAN #1  
18720 SW 352 STREET  
FLORIDA CITY, FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION
1	07/21/23	ISSUED FOR PERMITS
2	07/21/23	REVISED PER COMMENTS
3	07/21/23	REVISED PER COMMENTS
4	07/21/23	REVISED PER COMMENTS
5	07/21/23	REVISED PER COMMENTS

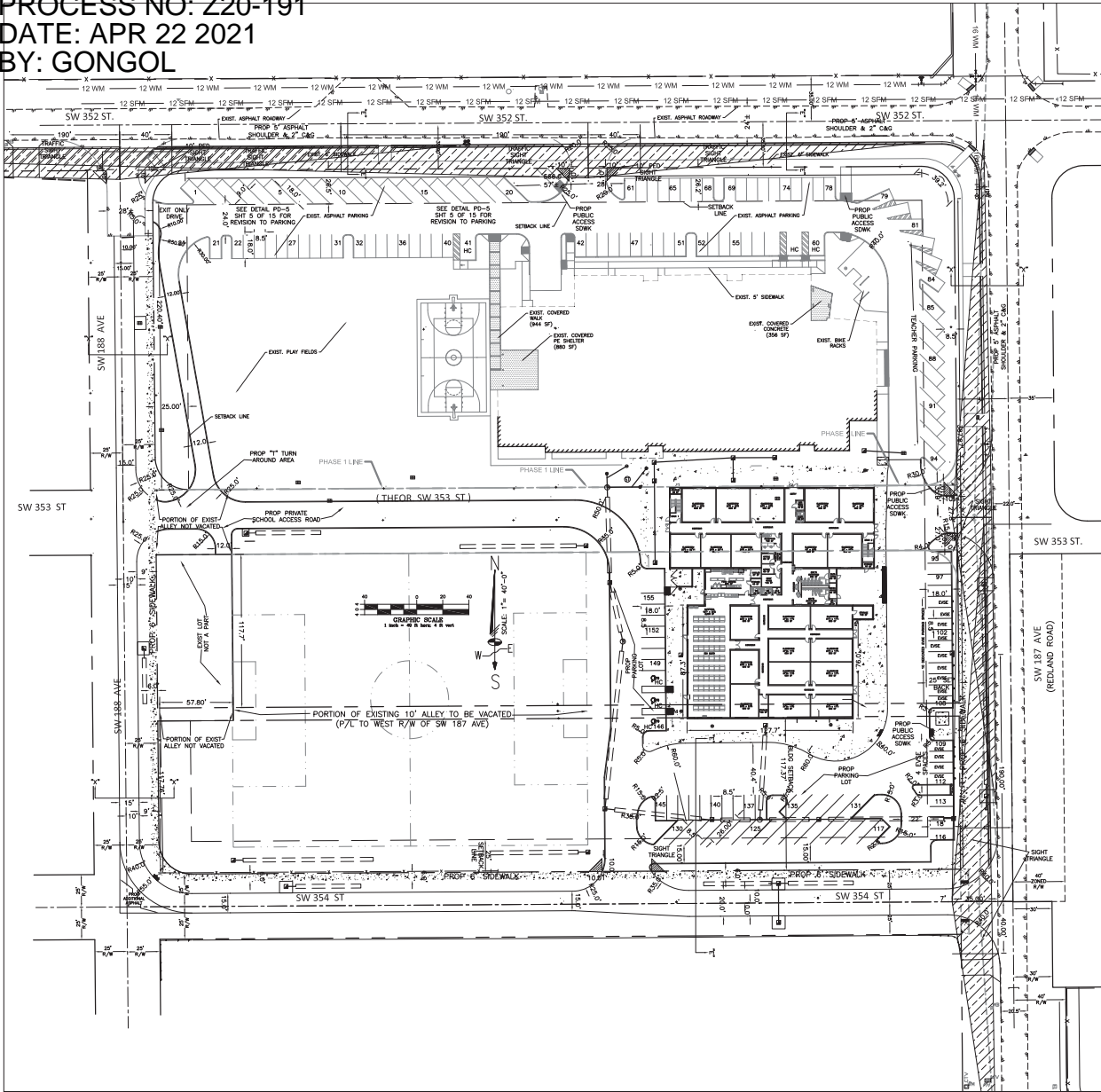


Digital Signature  
Authorized By  
Ken W. Groce P.E.  
FL #35944  
06/23/2023 15:00:00  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEN W. GROCE P.E. ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Scale: As Shown In Views  
Designed By: KWG  
Drawn By: CDS  
Checked By: KWG  
Date: 6/23/2023  
Project No: 20-26

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z20-191  
DATE: APR 22 2021  
BY: GONGOL



GEOMETRIC PLAN

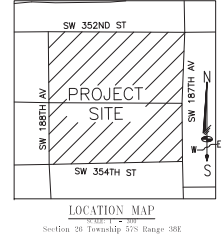
**LEGAL DESCRIPTION:**

Lots 1 through 24 inclusive, in Block 1 and the 10 foot wide alley in said Block 1, all of FLORIDA CITY HIGHLANDS, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the Public Records of Miami-Dade County, Florida, and Also Less

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**PROPERTY INFORMATION:**  
18720 SW 352 STREET MAIN FOLIO # 30-7826-007-0010, # 30-7826-007-0730, # 30-7826-007-0790, # 30-7826-007-0800  
# 30-7826-007-0840, # 30-7826-007-0850, # 30-7826-007-0950, # 30-7826-007-0960



**LEGEND**

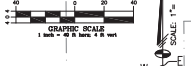
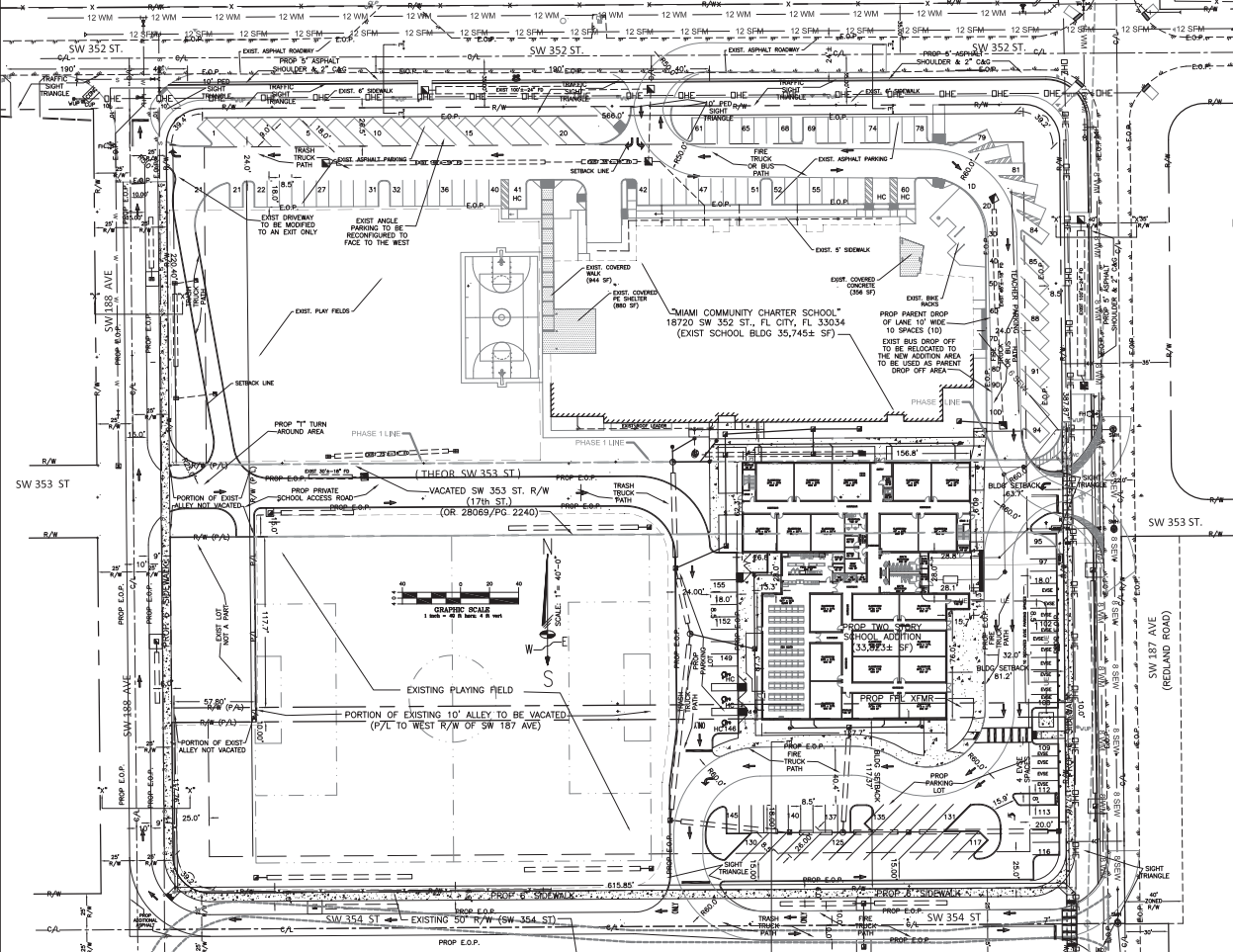
A = AIR CONDITIONER	OS = CONCRETE BLOCK	S/W = DRAINWAY	W/P = SEE UP
AS = ASPHALT	OH = OPENING	SW = SWIMMING POOL	W/S = 1/2" RIB PILE SET
CC = CONCRETE CURB	OR = ORANGE	SW/2 = SWIMMING POOL	W/S/2 = 1/2" RIB PILE SET
CD = CONCRETE DRIVE	OP = OPENING	SW/4 = SWIMMING POOL	W/S/4 = 1/4" RIB PILE SET
CE = CONCRETE EDGE	OS = CONCRETE BLOCK	SW/8 = SWIMMING POOL	W/S/8 = 1/8" RIB PILE SET
CF = CONCRETE FINISH	OT = OPENING	SW/16 = SWIMMING POOL	W/S/16 = 1/16" RIB PILE SET
CG = CONCRETE GRASS	OU = OPENING	SW/32 = SWIMMING POOL	W/S/32 = 1/32" RIB PILE SET
CH = CONCRETE HATCH	OV = OPENING	SW/64 = SWIMMING POOL	W/S/64 = 1/64" RIB PILE SET
CI = CONCRETE INTERIOR	OW = OPENING	SW/128 = SWIMMING POOL	W/S/128 = 1/128" RIB PILE SET
CL = CONCRETE LANDING	OX = OPENING	SW/256 = SWIMMING POOL	W/S/256 = 1/256" RIB PILE SET
CM = CONCRETE MASONRY	OY = OPENING	SW/512 = SWIMMING POOL	W/S/512 = 1/512" RIB PILE SET
CO = CONCRETE OVERTOP	OZ = OPENING	SW/1024 = SWIMMING POOL	W/S/1024 = 1/1024" RIB PILE SET
CP = CONCRETE PAVEMENT	OA = OPENING	SW/2048 = SWIMMING POOL	W/S/2048 = 1/2048" RIB PILE SET
CQ = CONCRETE QUARTZ	OB = OPENING	SW/4096 = SWIMMING POOL	W/S/4096 = 1/4096" RIB PILE SET
CR = CONCRETE REINFORCED	OC = OPENING	SW/8192 = SWIMMING POOL	W/S/8192 = 1/8192" RIB PILE SET
CS = CONCRETE SIDEWALK	OD = OPENING	SW/16384 = SWIMMING POOL	W/S/16384 = 1/16384" RIB PILE SET
CT = CONCRETE TYPING	OE = OPENING	SW/32768 = SWIMMING POOL	W/S/32768 = 1/32768" RIB PILE SET
CU = CONCRETE UNDERLAY	OF = OPENING	SW/65536 = SWIMMING POOL	W/S/65536 = 1/65536" RIB PILE SET
CV = CONCRETE VENT	OG = OPENING	SW/131072 = SWIMMING POOL	W/S/131072 = 1/131072" RIB PILE SET
CW = CONCRETE WALL	OH = OPENING	SW/262144 = SWIMMING POOL	W/S/262144 = 1/262144" RIB PILE SET
CX = CONCRETE X-CURB	OI = OPENING	SW/524288 = SWIMMING POOL	W/S/524288 = 1/524288" RIB PILE SET
CY = CONCRETE Y-CURB	OJ = OPENING	SW/1048576 = SWIMMING POOL	W/S/1048576 = 1/1048576" RIB PILE SET
CZ = CONCRETE Z-CURB	OK = OPENING	SW/2097152 = SWIMMING POOL	W/S/2097152 = 1/2097152" RIB PILE SET
DA = DRIVE	OL = OPENING	SW/4194304 = SWIMMING POOL	W/S/4194304 = 1/4194304" RIB PILE SET
DB = DRIVE BENCH	OM = OPENING	SW/8388608 = SWIMMING POOL	W/S/8388608 = 1/8388608" RIB PILE SET
DC = DRIVE CURB	ON = OPENING	SW/16777216 = SWIMMING POOL	W/S/16777216 = 1/16777216" RIB PILE SET
DD = DRIVE DRIVE	OO = OPENING	SW/33554432 = SWIMMING POOL	W/S/33554432 = 1/33554432" RIB PILE SET
DE = DRIVE DRIVE DRIVE	OP = OPENING	SW/67108864 = SWIMMING POOL	W/S/67108864 = 1/67108864" RIB PILE SET
DF = DRIVE DRIVE DRIVE DRIVE	OQ = OPENING	SW/134217728 = SWIMMING POOL	W/S/134217728 = 1/134217728" RIB PILE SET
DG = DRIVE DRIVE DRIVE DRIVE DRIVE	OR = OPENING	SW/268435456 = SWIMMING POOL	W/S/268435456 = 1/268435456" RIB PILE SET
DH = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OS = OPENING	SW/536870912 = SWIMMING POOL	W/S/536870912 = 1/536870912" RIB PILE SET
DI = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OT = OPENING	SW/1073741824 = SWIMMING POOL	W/S/1073741824 = 1/1073741824" RIB PILE SET
DJ = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OU = OPENING	SW/2147483648 = SWIMMING POOL	W/S/2147483648 = 1/2147483648" RIB PILE SET
DK = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OV = OPENING	SW/4294967296 = SWIMMING POOL	W/S/4294967296 = 1/4294967296" RIB PILE SET
DL = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OW = OPENING	SW/8589934592 = SWIMMING POOL	W/S/8589934592 = 1/8589934592" RIB PILE SET
DM = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OX = OPENING	SW/17179869184 = SWIMMING POOL	W/S/17179869184 = 1/17179869184" RIB PILE SET
DN = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OY = OPENING	SW/34359738368 = SWIMMING POOL	W/S/34359738368 = 1/34359738368" RIB PILE SET
DO = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OZ = OPENING	SW/68719476736 = SWIMMING POOL	W/S/68719476736 = 1/68719476736" RIB PILE SET
DP = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OA = OPENING	SW/137438953472 = SWIMMING POOL	W/S/137438953472 = 1/137438953472" RIB PILE SET
DQ = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OB = OPENING	SW/274877906944 = SWIMMING POOL	W/S/274877906944 = 1/274877906944" RIB PILE SET
DR = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OC = OPENING	SW/549755813888 = SWIMMING POOL	W/S/549755813888 = 1/549755813888" RIB PILE SET
DS = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OD = OPENING	SW/1099511627776 = SWIMMING POOL	W/S/1099511627776 = 1/1099511627776" RIB PILE SET
DT = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OE = OPENING	SW/2199023255552 = SWIMMING POOL	W/S/2199023255552 = 1/2199023255552" RIB PILE SET
DU = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OF = OPENING	SW/4398046511104 = SWIMMING POOL	W/S/4398046511104 = 1/4398046511104" RIB PILE SET
DV = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OG = OPENING	SW/8796093022208 = SWIMMING POOL	W/S/8796093022208 = 1/8796093022208" RIB PILE SET
DW = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OH = OPENING	SW/17592186444416 = SWIMMING POOL	W/S/17592186444416 = 1/17592186444416" RIB PILE SET
DX = DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE DRIVE	OI = OPENING	SW/35184372888832 = SWIMMING POOL	W/S/35184372888832 = 1/35184372888832" RIB PILE SET
DY = DRIVE	OJ = OPENING	SW/70368745777664 = SWIMMING POOL	W/S/70368745777664 = 1/70368745777664" RIB PILE SET
DZ = DRIVE	OK = OPENING	SW/140737491553280 = SWIMMING POOL	W/S/140737491553280 = 1/140737491553280" RIB PILE SET
EA = DRIVE	OL = OPENING	SW/281474983106560 = SWIMMING POOL	W/S/281474983106560 = 1/281474983106560" RIB PILE SET
EB = DRIVE	OM = OPENING	SW/562949966213120 = SWIMMING POOL	W/S/562949966213120 = 1/562949966213120" RIB PILE SET
EC = DRIVE	ON = OPENING	SW/1125899932266240 = SWIMMING POOL	W/S/1125899932266240 = 1/1125899932266240" RIB PILE SET
ED = DRIVE	OO = OPENING	SW/2251799864532480 = SWIMMING POOL	W/S/2251799864532480 = 1/2251799864532480" RIB PILE SET
EE = DRIVE	OP = OPENING	SW/4503599729064960 = SWIMMING POOL	W/S/4503599729064960 = 1/4503599729064960" RIB PILE SET
EF = DRIVE	OQ = OPENING	SW/9007199458129920 = SWIMMING POOL	W/S/9007199458129920 = 1/9007199458129920" RIB PILE SET
EG = DRIVE	OR = OPENING	SW/18014398916259840 = SWIMMING POOL	W/S/18014398916259840 = 1/18014398916259840" RIB PILE SET
EH = DRIVE	OS = OPENING	SW/36028797832519680 = SWIMMING POOL	W/S/36028797832519680 = 1/36028797832519680" RIB PILE SET
EI = DRIVE	OT = OPENING	SW/72057595665039360 = SWIMMING POOL	W/S/72057595665039360 = 1/72057595665039360" RIB PILE SET
EJ = DRIVE	OU = OPENING	SW/144115191300078720 = SWIMMING POOL	W/S/144115191300078720 = 1/144115191300078720" RIB PILE SET
EK = DRIVE	OV = OPENING	SW/288230382600157440 = SWIMMING POOL	W/S/288230382600157440 = 1/288230382600157440" RIB PILE SET
EL = DRIVE	OW = OPENING	SW/576460765200314880 = SWIMMING POOL	W/S/576460765200314880 = 1/576460765200314880" RIB PILE SET
EM = DRIVE	OX = OPENING	SW/1152921530400629760 = SWIMMING POOL	W/S/1152921530400629760 = 1/1152921530400629760" RIB PILE SET
EN = DRIVE	OY = OPENING	SW/2305843060801259520 = SWIMMING POOL	W/S/2305843060801259520 = 1/2305843060801259520" RIB PILE SET
EO = DRIVE	OZ = OPENING	SW/4611686121602519040 = SWIMMING POOL	W/S/4611686121602519040 = 1/4611686121602519040" RIB PILE SET
EP = DRIVE	OA = OPENING	SW/9223372243205038080 = SWIMMING POOL	W/S/9223372243205038080 = 1/9223372243205038080" RIB PILE SET
EQ = DRIVE	OB = OPENING	SW/18446744886410076160 = SWIMMING POOL	W/S/18446744886410076160 = 1/18446744886410076160" RIB PILE SET
ER = DRIVE	OC = OPENING	SW/36893489772820152320 = SWIMMING POOL	W/S/36893489772820152320 = 1/36893489772820152320" RIB PILE SET
ES = DRIVE	OD = OPENING	SW/73786979545640304640 = SWIMMING POOL	W/S/73786979545640304640 = 1/73786979545640304640" RIB PILE SET
ET = DRIVE	OE = OPENING	SW/147573951090806092960 = SWIMMING POOL	W/S/147573951090806092960 = 1/147573951090806092960" RIB PILE SET
EU = DRIVE	OF = OPENING	SW/295147902181612185920 = SWIMMING POOL	W/S/295147902181612185920 = 1/295147902181612185920" RIB PILE SET
EV = DRIVE	OG = OPENING	SW/590295804363224371840 = SWIMMING POOL	W/S/590295804363224371840 = 1/590295804363224371840" RIB PILE SET
EW = DRIVE	OH = OPENING	SW/1180591608726448743680 = SWIMMING POOL	W/S/1180591608726448743680 = 1/1180591608726448743680" RIB PILE SET
EX = DRIVE	OI = OPENING	SW/2361183217452897487360 = SWIMMING POOL	W/S/2361183217452897487360 = 1/2361183217452897487360" RIB PILE SET
EY = DRIVE	OJ = OPENING	SW/4722366434905794974720 = SWIMMING POOL	W/S/4722366434905794974720 = 1/4722366434905794974720" RIB PILE SET
EZ = DRIVE	OK = OPENING	SW/9444732869811589949440 = SWIMMING POOL	W/S/9444732869811589949440 = 1/9444732869811589949440" RIB PILE SET
FA = DRIVE	OL = OPENING	SW/18889465736323179898880 = SWIMMING POOL	W/S/18889465736323179898880 = 1/18889465736323179898880" RIB PILE SET
FB = DRIVE	OM = OPENING	SW/37778931472646359797760 = SWIMMING POOL	W/S/37778931472646359797760 = 1/37778931472646359797760" RIB PILE SET
FC = DRIVE	ON = OPENING	SW/75557862945292719595520 = SWIMMING POOL	W/S/75557862945292719595520 = 1/75557862945292719595520" RIB PILE SET
FD = DRIVE	OO = OPENING	SW/151115725890585431191040 = SWIMMING POOL	W/S/151115725890585431191040 = 1/151115725890585431191040" RIB PILE SET
FE = DRIVE	OP = OPENING	SW/302231451781170862382080 = SWIMMING POOL	W/S/302231451781170862382080 = 1/302231451781170862382080" RIB PILE SET
FF = DRIVE	OQ = OPENING	SW/604462903562341724764160 = SWIMMING POOL	W/S/604462903562341724764160 = 1/604462903562341724764160" RIB PILE SET
FG = DRIVE	OR = OPENING	SW/1208925807244683489528320 = SWIMMING POOL	W/S/1208925807244683489528320 = 1/1208925807244683489528320" RIB PILE SET
FG = DRIVE	OS = OPENING	SW/2417851614489366979056640 = SWIMMING POOL	W/S/2417851614489366979056640 = 1/2417851614489366979056640" RIB PILE SET
FH = DRIVE	OT = OPENING	SW/4835703228978733958113280 = SWIMMING POOL	W/S/4835703228978733958113280 = 1/4835703228978733958113280" RIB PILE SET
FI = DRIVE	OU = OPENING	SW/9671406457957467916226560 = SWIMMING POOL	W/S/9671406457957467916226560 = 1/9671406457957467916226560" RIB PILE SET
FJ = DRIVE	OV = OPENING	SW/19342812915914935832453120 = SWIMMING POOL	W/S/19342812915914935832453120 = 1/19342812915914935832453120" RIB PILE SET
FK = DRIVE	OW = OPENING	SW/38685625831829871664906240 = SWIMMING POOL	W/S/38685625831829871664906240 = 1/38685625831829871664906240" RIB PILE SET
FL = DRIVE	OX = OPENING	SW/77371251663659743329812480 = SWIMMING POOL	W/S/77371251663659743329812480 = 1/77371251663659743329812480" RIB PILE SET
FM = DRIVE	OY = OPENING	SW/15474250337331948659764960 = SWIMMING POOL	W/S/15474250337331948659764960 = 1/15474250337331948659764960" RIB PILE SET
FN = DRIVE	OZ = OPENING	SW/30948500674663897319529920 = SWIMMING POOL	W/S/30948500674663897319529920 = 1/30948500674663897319529920" RIB PILE SET
FO = DRIVE	OA = OPENING	SW/61897001349327794639059840 = SWIMMING POOL	W/S/61897001349327794639059840 = 1/61897001349327794639059840" RIB PILE SET
FP = DRIVE	OB = OPENING	SW/123794002698655592781119680 = SWIMMING POOL	W/S/123794002698655592781119680 = 1/123794002698655592781119680" RIB PILE SET
FQ = DRIVE	OC = OPENING	SW/247588005397311185562239360 = SWIMMING POOL</	

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z20-191  
DATE: APR 22 2021  
BY: GONGOL

SCHOOL ZONE WARNING FLASHERS WERE INSTALLED PER THE MIAMI DADE COUNTY PUBLIC WORKS STANDARDS UNDER THE PHASE ONE PORTION OF THIS APPROVED SITE PLAN ARE OPERATIONAL AND FUNCTIONING AT THIS TIME.

THIS SITE PLAN NOW SHOWS THE FIRE TRUCK AND GARBAGE TRUCK PATHS THRU BOTH PHASES OF THE OVERALL SITE PLAN.



**LEGAL DESCRIPTION:**  
Lots 1 through 24 inclusive, in Block 1 and the 10 foot wide alley in said Block 1, all of FLORIDA CITY HIGHLANDS, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the Public Records of Miami-Dade County, Florida,  
Less  
Portions of Block 1, "FLA. CITY HIGHLANDS", as described in Plat Book 20, Page 36, of the Public Records of Miami-Dade County, Florida, as recorded in Plat Book 20 at Page 36 of the Public Records of Miami-Dade County, Florida, as recorded in Plat Book 20 at Page 36 of the Public Records of Miami-Dade County, Florida, less that portion of SW 353rd Street lying West of the East line of Lot 12 in said Block 4, prolonged Northward,  
And  
That portion of SW 353rd Street (formerly known as 17th Street), lying between Blocks 1 and 4 of FLORIDA CITY HIGHLANDS, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the Public Records of Miami-Dade County, Florida, less that portion of SW 353rd Street lying West of the East line of Lot 12 in said Block 4, prolonged Northward,  
And  
Lot 1 through 11 inclusive and Lots 13 through 24 inclusive, in Block 4, all of FLORIDA CITY HIGHLANDS, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the Public Records of Miami-Dade County, Florida.

**PROPERTY INFORMATION:**  
18720 SW 352 STREET MAIN FOLD # 30-7826-007-0010, # 30-7826-007-0730, # 30-7826-007-0780, # 30-7826-007-0800  
# 30-7826-007-0840, # 30-7826-007-0850, # 30-7826-007-0850, # 30-7826-007-0890, # 30-7826-007-0960



**ZONING ANALYSIS:**

- THIS SITE PLAN SUBMITTAL RELATES SOLELY TO THE SECOND PHASE OF MIAMI COMMUNITY CHARTER SCHOOL.
- THE PHASE HAS BEEN COMPLETED PER THE ORIGINAL SITE PLAN APPROVAL.
- PUBLIC ASSEMBLY BUILDINGS NOTES  
A. NO BUILDING FOR PUBLIC ASSEMBLY SHALL BE LOCATED CLOSER THAN TWENTY FIVE (25) FEET TO ANY PROPERTY LINE WHICH ABUTS ON A PUBLIC HIGHWAY OR ALLEY, OR CLOSER THAN FIFTY (50) FEET OF ANY PROPERTY LINE ABUTTING A LOT UNDER DIFFERENT OWNERSHIP THAT THAT ON WHICH THE STRUCTURE IS TO BE PLACED OR CLOSER THAN SEVENTY FIVE (75) FEET TO AN EXISTING RESIDENTIAL BUILDING.  
B. NO BUILDING FOR PUBLIC ASSEMBLY IN EU-M, EU-1 AND EU-2 DISTRICTS SHALL BE CLOSER THAN SEVENTY FIVE (75) FEET TO ANY PROPERTY LINE ABUTTING A LOT UNDER OWNERSHIP OTHER THAN THAT ON WHICH THE STRUCTURE IS TO BE PLACED
- LOT COVERAGE INFORMATION  
A. DISTRICT: EU-M  
B. MINIMUM WIDTH 120 FT  
C. MINIMUM LOT AREA 15,000 SF  
D. MAXIMUM LOT COVERAGE 30%  
E. MINIMUM BUILDING SIZE 12,500 CU FT
- BUILDING HEIGHT INFORMATION  
A. EXCEPT WHERE A GREATER HEIGHT MAY BE APPROVED AS A RESULT OF PUBLIC HEARING, THE MAXIMUM HEIGHT OF A BUILDING SHALL BE THIRTY FIVE (35), TWO (2) STORES EXCEPT AS SPECIFIED IN EACH DISTRICT AND AS SPECIFIED ELSEWHERE IN THE CODE.  
B. NO ACCESSORY BUILDING, GARAGE OR SERVANTS' QUARTERS IN RU AND RU-1 AND EU-M DISTRICTS SHALL EXCEED ONE (1) STOREY IN HEIGHT UNLESS THE PRINCIPAL RESIDENCE ON THE LOT IS TWO (2) STORES AND THE HEIGHT THERE ARE TWO (2) OR MORE TWO STOREY RESIDENCES ON OTHER LOTS IN SAME LOT.

**SITE INFORMATION:**

- SITE ZONING: EU-M TOTAL NET LAND AREA: 322,102± SF (7.394 AC) 100%
- GROSS BUILDING LOT COVERAGE: 61,616 SF (19.12±%)
- TOTAL LANDSCAPE AREA: 165,400± SF (51.35±%) ADDITIONAL LANDSCAPE AREA REQUIRED BY CHAPTER 23: 0 SF
- TREES REQUIRED BY CHAPTER 184: 17 TREES REQUIRED BY CHAPTER 33: 0
- TOTAL PARKING & DRIVEWAY AREA: 79,773± SF (24.76±%)
- TOTAL UNCOVERED WALKWAYS: 15,310± SF (4.74±%) TOTAL COVERED WALKWAYS: 3,145± SF (1.04%)
- TOTAL NUMBER OF BUILDINGS: ONE (1) EXISTING SCHOOL BUILDING AND ONE (1) PROPOSED SCHOOL BUILDING
- TOTAL BUILDING HEIGHT: EXISTING BUILDING 32± FT PROPOSED BUILDING 32± FT
- BUILDING AREA: EXISTING BUILDING - 2 STORY 32,000± SF PROPOSED BUILDING - 2 STORY 33,823± SF
- PARKING REQUIREMENTS ARE PER FLORIDA BUILDING CODE SECTION 453 STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES  
1. ONE (1) SPACE PER EACH FACULTY AND STAFF MEMBER  
2. ONE (1) SPACE PER 10 STUDENTS ABOVE GRADE 10  
3. VISITORS SPACE ONE (1) PER 100 STUDENTS  
4. ACCESSIBLE PARKING SPACES TO BE PER CHAPTER 11 FLORIDA BUILDING CODE 2007  
5. TOTAL NUMBER OF STUDENTS BELOW GRADE 10 (A): EXISTING BLDG AND PROPOSED BLDG = 950  
6. TOTAL NUMBER OF STUDENTS ABOVE GRADE 10 (B): EXISTING BLDG AND PROPOSED BLDG = 200  
7. TOTAL NUMBER OF TEACHERS & STAFF (C): EXISTING BLDG AND PROPOSED BLDG = 90  
8. SEE TABLE BELOW FOR PARKING SPACES SUMMARY

DESCRIPTION	QUANTITY	FACTOR	REQUIRED	PROVIDED
FACULTY & STAFF (FS)	90	1.0/1 FS	90	99
STUDENTS ABOVE GRADE 10 (SAG)	200	0.1/1 SAG	20	22
VISITORS PER TOTAL STUDENTS (VS)	N/A	N/A	11	14
ACCESSIBLE (HC)	N/A	N/A	4	6
ELECTRIC VEHICLE PARKING	N/A	N/A	14	14
TOTALS	N/A	N/A	139	153

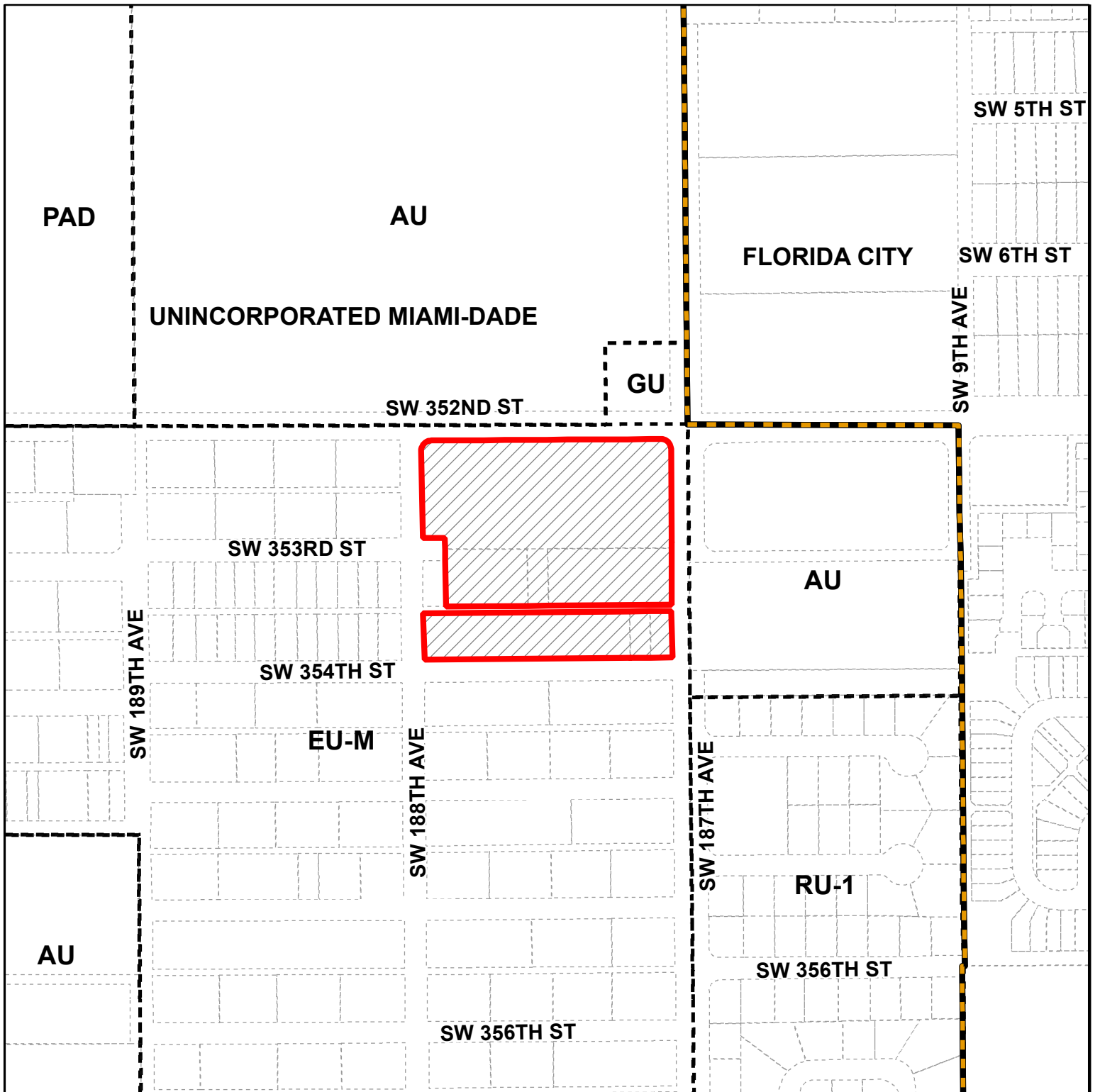
10 DROP-OFF PARKING SPACES SHOWN ON PLAN (NOT INCLUDED IN ABOVE ITEMS, BUT A

DESCRIPTION	EXISTING	PROPOSED	COMBINED	COMBINED %
BUILDINGS**	0.735 AC	0.776 AC	1.511 AC	20.43%
PAVED	1.166 AC	1.089 AC	2.255 AC	30.50%
LANDSCAPE ***	1.556 AC	2.072 AC	3.628 AC	49.07%
TOTAL	3.457 AC	3.937 AC	7.394 AC	100%

\*\* EXISTING BUILDING 32,000± SF - PROPOSED 33,823± SF  
\*\*\* PLAYING FIELD AREA EXISTING 1.00 AC - PROPOSED 1.80 AC

**LEGEND**

A = ASPHALT	OS = CONCRETE BLOCK	S/W = DRIVEWAY	WEP = SEE UP
AS = ASPHALT DRIVE	OP = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CA = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CD = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CH = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CI = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CL = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CM = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CO = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CP = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CQ = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CR = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CS = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CT = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CU = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CV = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CW = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CX = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CY = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CA = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CB = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CC = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CD = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CE = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CF = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CG = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CH = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CI = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CJ = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CK = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CL = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CM = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CN = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CO = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CP = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CQ = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CR = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CS = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CT = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CU = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
CV = CONC. DRIVE	OT = CONCRETE	SW = DRIVEWAY	WEP = SEE UP
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**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2020000191**



Section: 26 Township: 57 Range: 38  
 Applicant: Weiss Serota Helfman Cole & Bierman, PL  
 Zoning Board: Board of County Commissioners  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

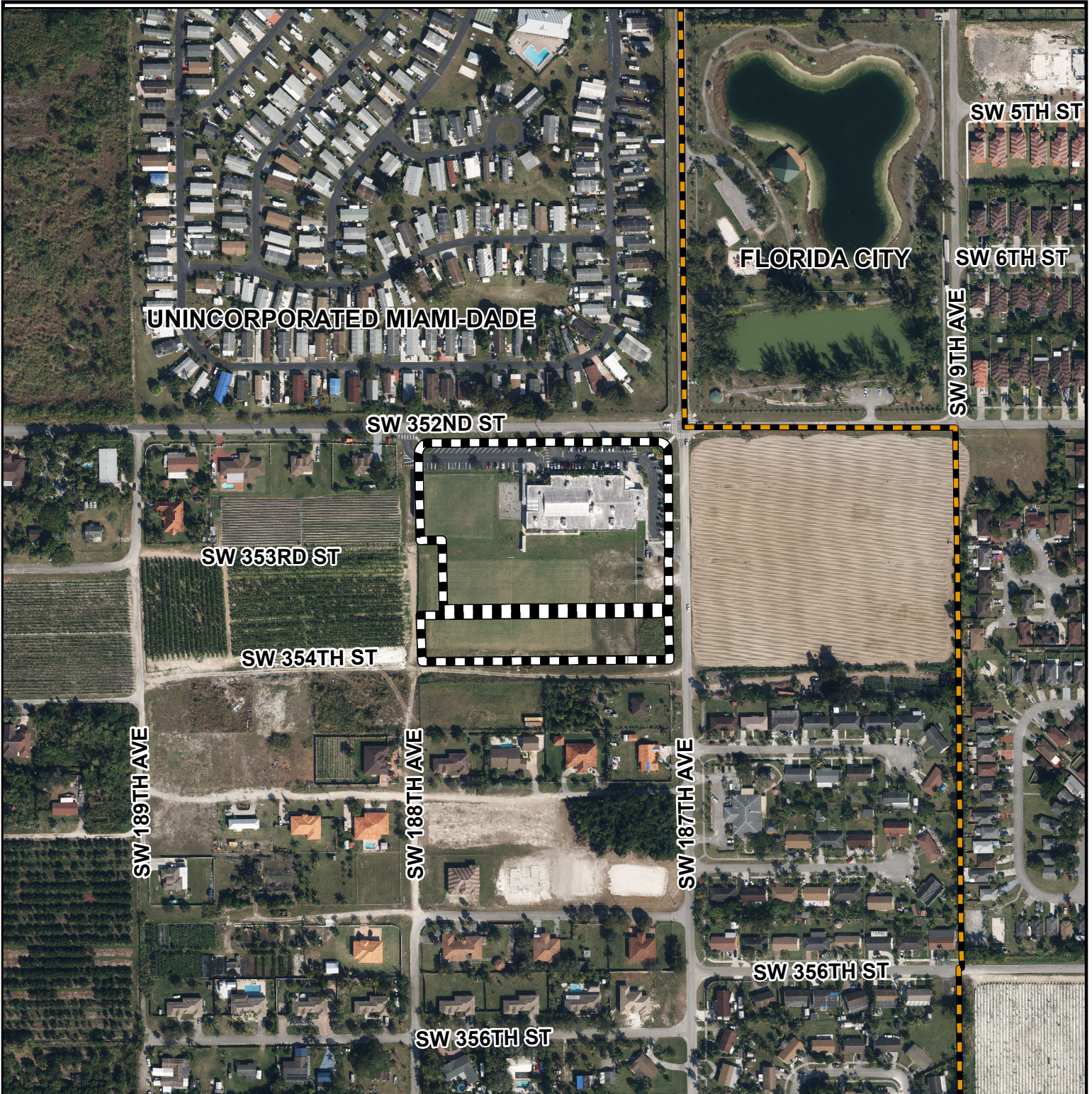
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, November 23, 2020

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2019**

**Process Number**  
**Z2020000191**

**Legend**  
 Subject Property  
 Municipalities



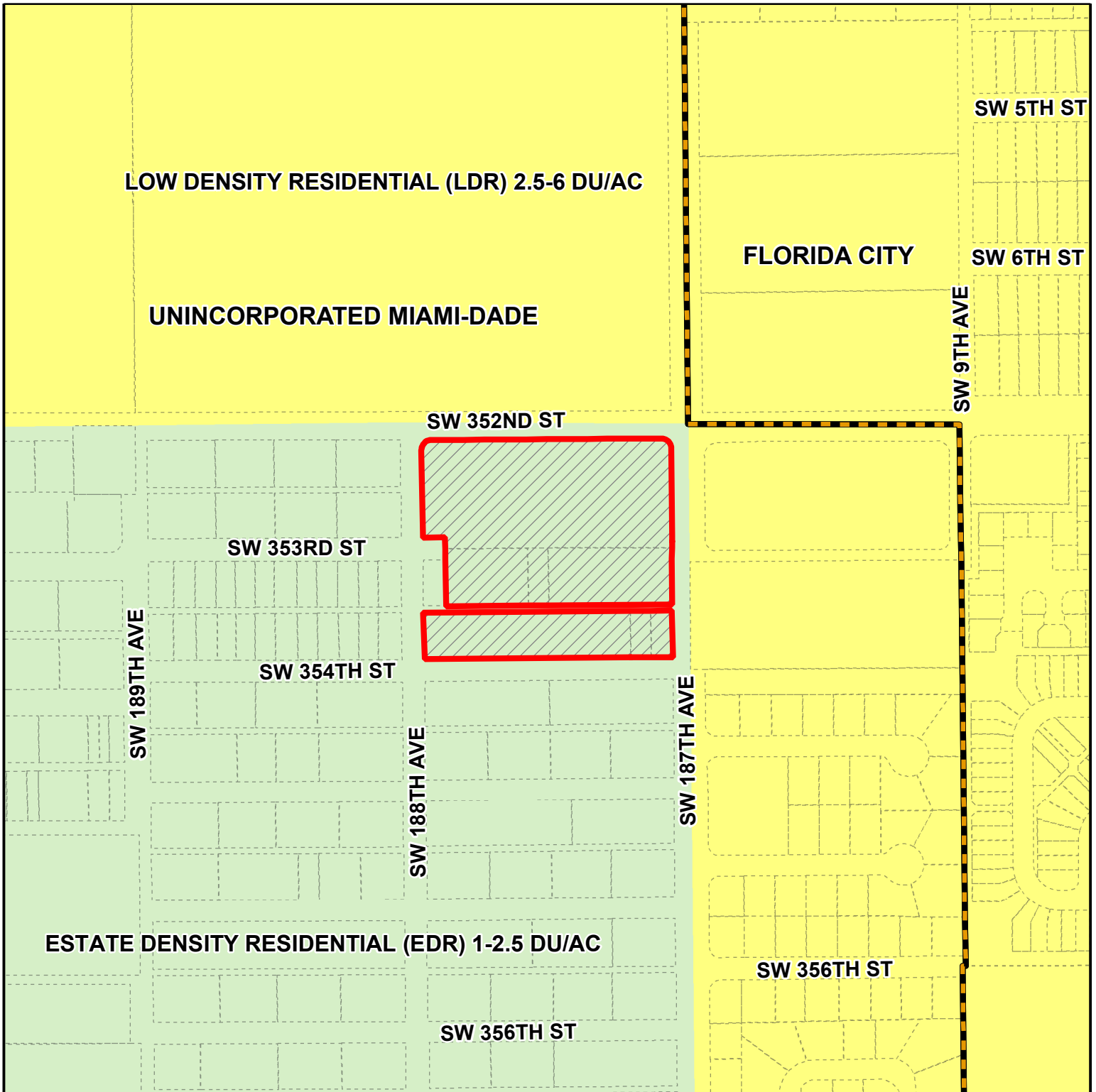
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**MIAMI-DADE COUNTY**  
**CDMP MAP**

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 Subject Property Case



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