



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

DATE JULY 23, 2015
TIME OF MEETING 9:30 AM

CURRENT:

HEARING # DISTRICT(S)

1.	<u>CORAL REEF MONTESSORI ACADEMY CHARTER SCHOOL, INC.</u>	14-100	09
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Request(s): - The applicant seeks approval to modify a previously approved charter school in order to increase the number of students from 500 to 872 and add new buildings. Additionally, the applicant seeks to permit a gazebo spaced less than required between structures and to permit a fence with more height than permitted.

Location: - 10853 SW 216 Street, Miami-Dade County, Florida.
Within the Urban Development Boundary (UDB)



Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, JULY 23 , 2015

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESS

**1. CORAL REEF MONTESSORI ACADEMY 15-7-CC-1 (14-100)
CHARTER SCHOOL, INC.**

**07-56-40
BCC/District 09**

- (1) MODIFICATION of Conditions #2, #5 and #6 of Resolution CZAB 15-9-02, passed and adopted by the Community Zoning Appeals Board #15, reading as follow

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Coral Reef Montessori Academy-Phase 1 Plan A-2 Temporary Trailers Site Plan" and "Phase 11 Plan A-1 Coral Reef Montessori Academy" as prepared by Escobar Design Associates. Dated 2/1/02 and consisting of 4 sheets, except as modified herein to provide the required fence around the perimeter of the recreational playground area."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed New Site Plan Layout for Coral Reef Montessori Academy" as prepared by Victor E. Dekonschin, dated stamped received 3/30/15, with sheet A1.01 last handwritten revision dated 6/17/15, consisting of 5 sheets, sheet C1.01 dated stamped received 6/15/15 and landscape plans as prepared by John C. Shields Landscape Architect, with sheet L1.02 dated stamped received 4/30/15."

FROM: "5. That the private charter school use for grades 1 through 8 be restricted to a maximum of 448 students."

TO: "5. That the charter school use grades K through 8 be restricted to a maximum of 722 students."

FROM: "6. That the pre-kindergarten and kindergarten use be limited to a maximum of 52 students."

TO: "6. That the day nursery be limited to a maximum of 150 students."

The purpose of Request #1 is to allow the applicant to submit a revised site plan showing additional classrooms, increase the student counts and show a day nursery on site for a previously approved charter school.

- (2) NON-USE VARIANCE to permit existing gazebos spaced 15' (20' required) between structures.
- (3) NON-USE VARIANCE to permit a chain link fence with a height of 6' within 10' of the edge of driveway leading to a right-of-way (2.5' maximum height permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 10853 SW 216 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 8.57 Acres

Department of Regulatory and
Economic Resources

Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

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

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

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

PH: Z14-100 (15-7-CC-1)

July 23, 2015

Item No. 1

Recommendation Summary	
Commission District	09
Applicant	Coral Reef Montessori Academy Charter School, Inc.
Summary of Requests	The applicant seeks approval to modify a previously approved charter school in order to increase the number of students from 500 to 872 and add new buildings. Additionally, the applicant seeks to permit a gazebo spaced less than required between structures and to permit a fence with more height than permitted.
Location	10853 SW 216 Street, Miami-Dade County, Florida.
Property Size	8.57 acres
Existing Zoning	IU-1, Light Industrial District
Existing Land Use	Educational facility
2020-2030 CDMP Land Use Designation	Medium Density Residential, 13-25 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7), Generalized Modification Standards, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) MODIFICATION of Conditions #2, #5 and #6 of Resolution #CZAB15-9-02, passed and adopted by the Community Zoning Appeals Board #15, reading as follow,

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Coral Reef Montessori Academy-Phase 1 Plan A-2 Temporary Trailers Site Plan" and "Phase 11 Plan A-1 Coral Reef Montessori Academy" as prepared by Escobar Design Associates. Dated stamped receive 2/1/02 and consisting of 4 sheets, except as modified herein to provide the required fence around the perimeter of the recreational playground area."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed New Site Plan Layout for Coral Reef Montessori Academy" as prepared by Victor E. Dekonschin, dated stamped received 3/30/15, consisting of 4 sheets and landscape plans as prepared by John C. Shields Landscape Architect, with sheet L1.02 dated stamped received 4/30/15 and sheet L1.01 dated stamped received 3/30/15, consisting of 2 sheets, for a total of 6 sheets."

FROM: "5. That the private charter school use for grades 1 through 8 be restricted to a maximum of 448 students."

TO: "5. That the charter school use grades 1 through 8 be restricted to a maximum of 572 students."

FROM: "6. That the pre-kindergarten and kindergarten use be limited to a maximum of 52 students."

TO: "6. That the pre-kindergarten and kindergarten use be limited to a maximum of 300 students."

The purpose of Request #1 is to allow the applicant to submit a revised site plan showing additional classrooms and to increase the student counts for a previously approved charter school.

- (2) NON-USE VARIANCE to permit existing gazebos spaced a minimum of 15' (20' required) from other structures.
- (3) NON-USE VARIANCE to permit a chain link fence with a height of 6' within 10' of the edge of driveway leading to a right-of-way (2.5' maximum height permitted).

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:

Between 1969 and 1971, the subject property was part of a larger tract of land that was the subject of several rezonings by the Board of County Commissioners (BCC). In 1977, the BCC rezoned a portion of the subject property from RU-4L to IU-1, Light Industrial District and in 1981 rezoned the remaining portion from RU-4L to IU-1. In 2002, pursuant to Resolution #CZAB15-9-02, the subject property was approved to permit a charter school for kindergarten and grades 1st through 8th and along with waiving the requirement to have a fence around the recreational playground area.

The applicant now seeks to modify the plans and conditions approved pursuant to the prior resolution for the existing charter school in order to increase the number of students and add new buildings. With the aforementioned, the applicant also seeks non-use variances to permit a gazebo spaced less than required between structures and to permit a fence with more height than permitted. The submitted plans depict the existing educational facility consisting of a 1-story building located centrally on the approximately 8.57-acre site. In addition, the plans also indicate proposed 1-story classroom buildings located along the west and northwest portions of the subject site. A large existing parking area is shown towards the southeast portion of the site, along with proposed parking areas illustrated on the southwest and west portions of the subject property. Adequate landscaping will provided along the perimeter of the site.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-1; educational facility	Medium Density Residential 13 dua to 25 dua
North	AU; canal and South Dade Government Center	Water and Institutions, Utilities and Communication
South	RU-1; residential	Low Density Residential 2.5 dua to 6 dua
East	IU-1; offices and warehouses	Medium Density Residential 13 dua to 25 dua
West	RU-4L; apartments	Medium Density Residential 13 dua to 25 dua

NEIGHBORHOOD COMPATIBILITY:

The subject parcel is located between an older apartment complex to the west and an older industrial park to the east. The site is located on the north side of SW 216 Street, just west of the Florida Turnpike. A canal and the South Dade Government Center lie north of the site.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community with additional education services for up to 362 students. Although the increase in the number of students could result in additional traffic impacts on the surrounding roadways, subject to the conditions outlined in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, approval with conditions will not have a negative impact on said roadways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Medium Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Staff notes that the applicant is requesting approval of modifications to a charter school with ancillary non-use variances. Staff opines that approval with conditions of the applicant's requests to modify the plans and the prior conditions pertaining to the number of students, along with ancillary non-use variances for the existing educational facility will not result in an intensification of the development of the site beyond the scale of the surrounding area including institutional uses, and therefore, would not be out of character with same. Therefore, for the reasons that will be further explained below in the zoning analysis, staff opines that approval with conditions of the requests would satisfy the criteria for compatibility set forth in the CDMP Land Use Element, **Policy LU-4A**. As such, staff opines that this application is **consistent** with the Master Plan and notes that the existing IU-1 zoning, which is consistent with the CDMP, permits similar uses such as schools for technical trades, aviation, physical training and the like. Additionally, staff opines that the existing charter school use is also consistent with the CDMP.

Based on the foregoing analysis, staff opines that the approval of the application is **consistent** with the uses allowed under the CDMP Land Use Element interpretative text for the **Residential Communities** and the CDMP Land Use Plan map **Medium Density Residential** designation for the subject property.

ZONING ANALYSIS:

The applicant seeks to modify the plans approved pursuant to a prior resolution for the existing educational facility, as well as to modify conditions of said resolution that pertain to the number of students on the subject property (request #1). Staff opines that approval with conditions of the aforementioned request under the Generalized Modification Standards, Section 33-311(A)(7), would be **compatible** with the surrounding area. As part of this application, the applicant submitted a Traffic Impact Study, Site plans and a School Traffic Operations Plan (TOP) to the Traffic Engineering Division (TED) of the Public Works and Waste Management (PWWM) to review. The PWWM has indicated in its memorandum dated June 5, 2015, that the application will generate 163 PM Peak Hour trips based on the Institute of Traffic Engineering (ITE) standards, which will not exceed the Level of Service (LOS) on the surrounding roadways. Additionally, the AM peak hour was also analyzed and will generate a total of 439 trips. Based on the queuing analysis and attached TOP, PWWM has determined that the application meets the Traffic Concurrency criteria. As such, staff opines that there is ample space to accommodate traffic queuing on site. Based on the aforementioned analysis, staff opines that approval with conditions of the application would not have a negative impact on traffic on the abutting roadways and would be **compatible** with the surrounding area.

Further, staff opines that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, will not 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. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or storm water management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that this request will have a negative impact on fire rescue services in the area.

Staff notes that approval of the requested modifications will allow the applicant to expand the existing charter school. Staff opines that the additional 1-story school buildings are similar in height and scale to the existing school building on the site. Further, the submitted plans indicate that the new 1-story buildings will be connected to the existing 1-story building by covered walkways and oriented to the west, abutting a proposed parking area. As such, staff opines that the building will not have a negative visual impact on the neighboring residential uses to the west and south. As such, staff opines that approval of request #1 will maintain the character of the existing charter school and therefore, will be **compatible** with the surrounding residential and industrial uses in this area given that: the bulk and scale of the proposed structures are similar to the existing charter school building and lower in height than the 2-story abutting apartment development to the west; the proposed school campus provides access to the property, and exceeds the minimum parking requirements, which the applicant has provided 83 more parking spaces than the required 106 parking spaces for the proposed development. **Based on the foregoing analysis, staff recommends approval with conditions of request #1 under the Generalized Modification Standards, Section 33-311(A)(7).**

When requests #2 and #3 are analyzed under the Non-Use Variance (NUV) From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of same would be **compatible** with the surrounding area and would not be detrimental to the

neighborhood. Staff supports request #2, to permit existing gazebos spaced a minimum of 15' (20' required) from other structures. Staff notes that said gazebos are located internal and in the middle of the site behind the existing and proposed school buildings. Additionally, staff opines that the spacing reduction is minor and would not create any visual impact on the surrounding properties. Further, staff opines that any visual impact would be further mitigated by the proposed landscaping and the overall design of the proposed buildings internal to the site. Additionally, staff opines that request #3, to permit a chain link fence with a height of 6' within 10' of the edge of driveway leading to a right-of-way (2.5' maximum height permitted), is minor and would not create any impact on the vehicles entering or leaving the property or vehicular traffic along this section of SW 216 Street, and also adds curb appeal to the subject property. Additionally, staff notes that the Platting and Traffic Review Section of RER does not object to this request.

Staff further opines that the overall design of the proposed buildings and location provide for a cohesive campus for the proposed expansion of the charter school because the façade and scale are designed to match that of the existing surrounding residential communities to the west and south, as well as the 1-story warehouses and offices to the east. **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate three (3) ingress/egress drives along the southern property line abutting SW 216 Street. The applicant has provided 83 more parking spaces than the required 106 parking spaces for the 872 students and staff of the proposed and existing charter school.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all other conditions of Resolution #CZAB15-9-02 remain in full force and effect, except as herein modified.
2. That the applicant shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as may be contained in its memorandum dated June 5, 2015.
3. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources as contained in its memorandum dated May 19, 2015.
4. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That the school gates be opened at least 45 minutes prior to the arrival and dismissal times.
6. That at the time of Certificate of Use renewal and each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.
7. That the Pre-K use be limited to 108 students.
8. That the charter school use be limited to grades K – 8th, be limited to a maximum of 192 students in grade K and be limited to a maximum of 572 students in grades 1st – 8th.
9. That the owner shall have trained personnel on site to manage the traffic operations during the arrival and dismissal period.
10. That at the time of Certificate of Use renewal and with each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter or approved form from the Public Works and Waste Management Department showing that the school facility is in compliance with the traffic impact study and the TOP that was submitted as part of the hearing application.
11. That no outside speakers other than in connection with emergency systems shall be permitted on the property.
12. That the waste pick-up for the charter school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except during arrival and dismissal times.
13. That night activities and/or special events shall be limited to twelve (12) events per year and shall end no later than 10:00 PM.
14. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.
15. That if the charter school fails after establishment, the owner, within thirty-six months of the charter school's closure shall:
 - a) Cause the charter school to be in full compliance with all zoning regulations applicable to the Property allowing a use other than the charter school.
 - b) Transfer the operation of the charter school to another charter school operator or to the Miami-Dade County School Board after securing the necessary approvals from the Miami-Dade School Board; or
 - c) Convert the charter school to a permitted use within the zoning district applicable to the property, provided said use has first been authorized through the issuance of the appropriate permits from the Department; or

- d) Secure necessary public hearing approvals to convert the charter school to a use not otherwise permitted within the zoning district applicable to the property.

NK:MW:NN:CH:JV



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

ZONING RECOMMENDATION ADDENDUM

Coral Reef Montessori Academy Charter School, Inc.
PH: Z14-100

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No objection
Schools	No objection

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

Medium Density Residential (Page I-30)	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
Residential Communities (Pg. I-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.</i>
Land Use Element LU-4A (Pg. I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
Section 33-311(A)(7) Generalized Modification Standards.	<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</i>

ZONING RECOMMENDATION ADDENDUM

Coral Reef Montessori Academy Charter School, Inc.
PH: Z14-100

	<p><i>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></p>
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**1. CORAL REEF MONTESSORI
ACADEMY CHARTER SCHOOL, INC.**
(Applicant)

15-7-CC-1 (14-100)
BCC/District 09
Hearing Date: 07/23/15

Property Owner (if different from applicant) Same.

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1968	Director	- Unusual Use to permit hospital and out patient clinic.	ZAB	Approved with Condition(s)
1969	Director Dade-County Building & Zoning Dept.	- Zone change from GU, RU-1, RU-2, RU-3, BU-1 and IU-1 to BU-3.	BCC	Approved with Condition(s)
1970	Director	- Zone change from RU-4 to RU-4L.	BCC	Approved
1970	Director	- Zone change from RU-4 to GU, BU-1 and RU-1.	ZAB	Recommended for Approval
1981	Joseph Gittleman	- Zone change from RU-4L to IU-1.	BCC	Approved
2002	Robert Gittleman & Ideal Home Builders, Inc.	- Special Exception to permit a private charter school. - Non-Use Variance of Zoning Regulations.	C15	Approved with Condition(s)

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

Memorandum



Date: May 19, 2015

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

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: C-15 #Z2014000100-2nd Revision
Coral Reef Montessori Academy Charter School, Inc.
10853 SW 216th Street, Miami, FL
Modification of a previous Resolution to modify the student counts by grade levels; Non-Use Variance to permit an existing storage building setback less than required from property lines; None-Use Variance to permit a lesser width for a greenbelt abutting the right-of-way.
(IU-1) (8.57 Acres)
07-56-40

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

The subject area is located within the Miami-Dade Water and Sewer Department (MDWASD) water franchise service area. The property is connected to a 12-inch water main. There are a 48-inch transmission main and a 12-inch distribution main abutting the property along SW 216th Street.

The source for this water supply is the MDWASD's Rex Water Treatment Plant. These plants have sufficient capacity to provide current water demand. The plants are presently producing water that meet federal, state, and county drinking water standards.

Wastewater Disposal

The subject property is located within MDWASD sanitary sewer franchise service area. The property is connected to 8-inch force main and has a private pump station permitted under PSO 99-1011.

The sewer flow from this property goes through private pumps station 99-1011, which is currently working under OK status with a proposed NAPOT of 2.98 hours; then the flow goes to the 8-inch force main and then to the South District Wastewater Treatment Plant.

The South District Wastewater Treatment Plant is owned and operated by MDWASD, and at this moment, it has sufficient capacity to treat current flows.

The South District Wastewater Treatment Plant and the private pump station 99-1011 currently comply within the mandated criteria set forth in the New Consent Decree Case: N0. 1:12-cv-24400-FAM, effective Dec 6, 2013.

Stormwater Management

The proposed project was approved under the Surface Water Management General Permit No. 13-01884-P (Application No. 020605-1), which expired on June 06, 2007. A new 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.

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.

The applicant is advised to contact the DERM Water Control Section at (305)-375 6681 for further information regarding permitting procedures and requirements.

Tree Preservation

The subject property contains tree resources. Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. 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. Based on the information submitted with this application, it does not appear that specimen-sized trees (trunk diameter 18 inches or greater) would be impacted by the proposed project. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, 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. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition form must be filed with the Air Quality Management Division of DERM for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Enforcement History

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

Concurrency Review Summary

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

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

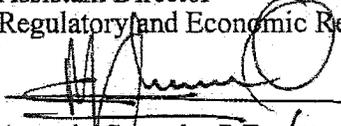
This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: 06-05-2015
To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: Antonio Cotarelo, P.E. *for*
Deputy Director/County Engineer
Public Works and Waste Management Department
Subject: DIC 14-100
Name: Coral Reef Montessori Academy Charter School, Inc.
Section 07 Township 56 South Range 40 East

I. PROJECT LOCATION:

10853 SW 216 Street

II. APPLICATION REQUEST:

This application requests an increase in the student enrollment from a total of 500 students to a maximum of 872 and an approval of the revised set of plans for the existing kindergarten and Charter School.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the east and west from SW 216 Street and from the north and south from South Dixie Highway, SW 112 Avenue, Florida's Turnpike and SW 107 Avenue.

IV. RECOMMENDATION:

This project is located within the jurisdiction of Miami-Dade County. This project is subject to the payment of Road Impact Fees. Additional improvements may be required at time of permitting/platting. Miami-Dade County Public Works and Waste Management Department (PWWM) recommends approval of this application provided the project conditions, as indicated below, are adequately adhered to, addressed in the related documentation, and implemented in the field. Failure to abide by and implement the project conditions will result in a withdrawal of the project approval and be substituted by a recommendation of denial. Additionally, failure to abide by the project conditions may result in enforcement action by governing authorities.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

163 PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	65%	East	14%
South	8%	West	13%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-2256 located on Florida's Turnpike south of SW 186 Street, has a maximum LOS "D" of 6700 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3779 vehicles and 217 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2256** with its PHP and assigned vehicles is at LOS "B". The 33 vehicle trips generated by this development when combined with the 3779 and those previously approved through Development Orders, 217, equal 4029 and will cause this segment to remain at LOS "B" whose range up to 4120.

Station F-50 located on SW 112 Avenue north of SR 821, has a maximum LOS "SUMA" of 3580 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1348 vehicles and 1096 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-50** with its PHP and assigned vehicles is at LOS "C". The 13 vehicle trips generated by this development when combined with the 1348 and those previously approved through Development Orders, 1096, equal 2457 and will cause this segment to remain at LOS "C" whose range is up to 3420.

Station F-1095 located on SW 112 Avenue north of SW 216 Street, has a maximum LOS "SUMA" of 3580 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2035 vehicles and 1521 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1095** with its PHP and assigned vehicles is at LOS "D". The 4 vehicle trips generated by this development when combined with the 2035 and those previously approved through Development Orders, 1521, equal 3560 and will cause this segment to remain at LOS "D" whose range is 3421 to 3580.

Station 9970 located on US1 south of SW 200 Street, has a maximum LOS "EE" of 7272 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3675 vehicles and 131 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9970** with its PHP and assigned vehicles is at LOS "C". The 60 vehicle trips generated by this development when combined with the 3675 and those previously approved through Development Orders, 131, equal 3866 and will cause this segment to remain at LOS "C" whose range is 291 to 4050.

Station 9914 located on SW 248 Street east of SW 127 Avenue, has a maximum LOS "D" of 1670 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 844 vehicles and 215 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9914** with its PHP and assigned vehicles is at LOS "B". The 12 vehicle trips generated by this development

when combined with the 844 and those previously approved through Development Orders, 215, equal 1071 and will cause this segment to remain at LOS "B" whose range is up to 3330.

Station 9896 located on SW 216 Street east of SW 112 Avenue, has a maximum LOS "D" of 4310 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2367 vehicles and 376 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9896** with its PHP and assigned vehicles is at LOS "C". The 24 vehicle trips generated by this development when combined with the 2367 and those previously approved through Development Orders, 376, equal 2767 and will cause this segment to remain at LOS "C" whose range is 1371 to 3970.

Station 9904 located on SW 220 Street east of US1, has a maximum LOS "D" of 1670 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 271 vehicles and 126 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9904** with its PHP and assigned vehicles is at LOS "C". The 13 vehicle trips generated by this development when combined with the 271 and those previously approved through Development Orders, 126, equal 410 and will cause this segment to remain at LOS "C" whose range is 391 to 570.

Station 9898 located on SW 216 Street west of US1, has a maximum LOS "D" of 1730 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 652 vehicles and 180 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9898** with its PHP and assigned vehicles is at LOS "B". The 4 vehicle trips generated by this development when combined with the 652 and those previously approved through Development Orders, 180, equal 836 and will cause this segment to remain at LOS "B" whose range is up to 1450.

VII. TRAFFIC STUDY COMMENTS:

An intersection analysis of the East Drive with SW 216 Street indicates an exclusive westbound right turn lane into the site is warranted for Phase I (700 students) and Phase II (872 students) because the inbound AM peak hour right turn vehicle volumes of 439 and 359, respectively, is greater than the hourly threshold of 100 right turn vehicles.

Therefore, it is recommended that a typical exclusive right turn lane into the East Drive be built. The right turn lane will also assist the projected 104 vehicular U-turn movements at SW 216 Street median opening east of the school.

VIII. ONSITE COMMENTS:

1. The proposed "skewed" East Driveway, shown in the plans, will not qualify as an exclusive right turn lane due to its inadequate geometry for driver decision making, and will require revisions to show a "typical" exclusive right turn lane geometry with a 90 degree driveway intersection to SW 216 Street within the Paving and Drainage plans. The right-of-way for a typical exclusive right turn lane with curb and gutter and 6 foot sidewalk must be dedicated.
2. The existing western most one-way egress driveway should either a) add a right turn lane to the currently proposed two-way driveway to serves any ingress vehicles; or b) remain as a one-way egress at all times to reinforce the school's

traffic operation plan and the use of the required eastern exclusive right turn deceleration lane.

IX. SCHOOL TRAFFIC OPERATION PLAN (TOP) COMMENTS:

Phase I

1. Table 7.0-2 Onsite Temporary Traffic Control Devices should eliminate the proposed cones at station C1 because they would block visitor access to the "parking stacking" spaces.
2. Table 8.0-2 School Speed Zone Posted Times should be revised to end the Arrival Period at 8:45 AM.
3. Page 18 of the TOP should be signed by the school operator.

Phase II

1. Table 7.0-2 Onsite Temporary Traffic Control Devices should eliminate the proposed cones at station C1 because they would block visitor access to the "parking stacking" spaces.
2. Page 18 of the TOP should be signed by the school operator.

X. PROJECT CONDITIONS:

Site Condition:

1. A "typical" exclusive right turn lane geometry with a 90 degree driveway intersection to SW 216 Street must be constructed for the East Driveway. The right-of-way for the improvements must be dedicated. The dedication must be sufficient to include a typical exclusive right turn lane with curb and gutter and 6 foot sidewalk. The design details regarding the exclusive right turn lane and driveway geometry will be determined at Paving and Drainage by PWWM.
2. The western most driveway must be reconstructed to meet one of the following design options.
 - a. Reconstruct the driveway as a two-way driveway with an exclusive right turn lane. The right turn lane must be designed and dedicated as per the specifications stated in Site Condition comment one above.
 - b. Reconstruct the driveway as a one-way egress only driveway with a maximum width of 14 feet that complies with any applicable fire codes. The design details regarding the site driveway will be determined at Paving and Drainage by PWWM.

Operational Condition:

The school shall operate as per the Traffic Operation Plans for Phase I and Phase II. The school must maintain a 450 student maximum limit per dismissal shift with a two dismissal shifts for Phase I. In Phase II, the school must maintain a 322 student maximum limit per dismissal shift with a three dismissal shifts.

Offsite Infrastructure Condition:

The existing school speed zone is required to be improved along the school's frontage roads (SW 216 Street). The school speed zone must be composed of signs (fluorescent

yellow-green material must be used where applicable), pavement markings, and flashing beacons as per the governing standard. The existing posted time intervals for the school speed zone are required to be modified for the new schedule, if applicable.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A of Plat Book 159, Page 93.

XI. STANDARD CONDITIONS:

- Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian ramps that meet American with Disability Act (ADA) specifications where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
- Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 feet within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of the Parks Recreation and Open Spaces Department. Also, any relocation or removal of trees must be approved by RER. These approvals should be applied for, and received, prior to DIC Executive Council approval of this project. A "Covenant for Maintenance" agreement, recorded in the public records, must be provided prior to permitting any of these types of installations within the public right-of-way.
- Plans submitted for Permit shall conform to MUTCD, PWWM and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and Drainage submittal is required to review compliance with DIC conditions for approval and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
- All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.
- 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."

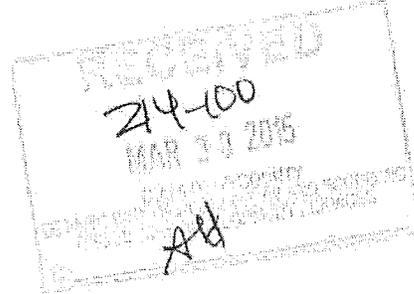
c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources
Joan Shen, Ph. D., P.E., PTOE, Chief, Traffic Engineering Division, PWWM
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWWM

School Traffic Operation Plan (TOP) Form

This form has been created by Miami-Dade County Public Works and Waste Management (PWWM) to document a school's traffic operations and commitments. The school is required to complete the written portions of this form and develop all the necessary illustrations for attachment.

Contents

- 1.0 Definitions
- 2.0 School Location
- 3.0 Educational Program and Enrollment
- 4.0 School Schedule
 - 4.1 School Schedule Commitment
 - 4.2 School Schedule Example
- 5.0 Vehicle Operations
 - 5.1 Vehicle Routes
 - 5.2 Vehicle Stacking and Staging Spaces
 - 5.3 Automobile Passenger Loading Zone
 - 5.4 School Bus Passenger Loading Zone
 - 5.4a School Bus Commitment
 - 5.5 Parking Stall Operations
 - 5.6 Service Vehicle Operations
- 6.0 Pedestrian and Bicycle Facilities
- 7.0 Onsite Traffic Personnel and Devices
- 8.0 School Speed Zone
- 9.0 Offsite Traffic Control Officers
 - 9.1 State Crossing Guards
- 10.0 Special Event Provisions
- 11.0 Parent Traffic Handbook
- 12.0 Attachments
- 13.0 Endorsement



1.0 Definitions

For the purpose of this document, the following definitions for terms used herein shall apply to all sections unless the context clearly indicates otherwise:

- (1) *Educational program*: A planned curriculum with specific instructional beginning, progression and ending for the enrolled students.
- (2) *Schedule Shift*: A period of time when students are anticipated to be at the school facility to engage in programed activities
 - (2.1) *Instructional Shift*: A period of time when students enrolled in a particular educational program must be in attendance. The beginning of this shift is often referred to as the "first bell" and the ending of this shift is often referred to as a "last bell."
 - (2.2) *Early Arrival Shift*: A period of time when students are allowed into the facility prior to the start of an instructional shift. This period may include other types of programs (e.g. breakfast, before care, etc.).

School Traffic Operations Plan (TOP) Form

- (2.3) *After School Shift:* A period of time when students are allowed to remain at the facility after the end of all instructional shifts. This period may include other types of programs (e.g. after care, extra-curricular, sports, etc.)
- (2.4) *Study Hall:* A scheduled period of time, which begins with the school's first instructional shift (arrival time) and ends at the school's last instructional shift (dismissal time), where car-pooling students that arrive prior to their instructional shift and/or are dismissed earlier than their pick-up time (due to co-passenger students) are provided free of charge care.
- (2.5) *Arrival Period:* A time or period of time when students come to school to participate in an educational program. The time or period of time is set by the beginning of one or more instructional shifts.
- (2.6) *Dismissal Period:* A time or period of time when students leave school due to the end of an educational program. The time or period of time is set by the end of one or more instructional shifts.
- (3) *Vehicle Route:* A maneuverable continuous vehicle path that provides access to the stacking and staging spaces.
- (4) *Vehicle Stacking Space:* A space in which pickup and delivery of children can take place.
- (5) *Vehicle Queuing Space:* A space where a vehicle can idle while waiting to enter into a stacking space.
- (6) *Vehicle Staging Space:* A space where a service vehicle may remain idle while providing their service.
- (7) *Parked Stacking Space:* A parking space designated for student drop-off and pick-up use during the arrival and dismissal operations.
- (8) *By-Pass Lane:* A minimum 10 foot wide vehicle travel lane adjacent to stacking and queuing spaces whose direction of travel is in the same direction as the stacking and queuing vehicles.
- (9) *Open Parking Space:* A parking space that has no assigned use during the arrival and dismissal operations.
- (10) *Staff Parking Space:* A parking space designated for staff use during the school's hours of operation.
- (12) *Student Parking:* A parking space designated for student use during the school's hours of operation.
- (13) *Pedestrian Route:* A continuous exclusive walking path that provides access from the public right-of-way to a school building entrance.
- (14) *Bicycle Route:* A continuous biking path that provides access from the public right-of-way to the school's bicycle storage.
- (15) *Bicycle Storage:* A designated area where bicycles may be secured and remain in place for the school day.
- (16) *School Traffic Personnel:* A school employee who reinforces the onsite traffic operations by guiding vehicles and pedestrians along designated routes within the school property.
- (17) *Traffic Control Officer:* An individual who has been authorized by a police department to direct traffic or operate a traffic control device as per section 316.640 of Florida Statute.
- (18) *School Special Event:* An organized event at a school facility that generates a peak vehicle trip count or a vehicle accumulation demand greater than the traffic parameters established by the school traffic operation plan.

School Traffic Operations Plan (TOP) Form

2.0 School Location

Specify the school's name, site address, folio and hours of operation within the **Table 2.0-1**.

Table 2.0-1 School Location

Name	Coral Reef Montessori Academy (Phase 2)
Address	10853 SW 216 th Street, Miami, FL 33170
Folio Number(s)	30-6007-029-0010
Hours of Operations	7:00 AM – 6:00 PM

3.0 Educational Program and Enrollment

A school provides instructions to students through its *educational programs* (Elementary, Middle, High, ect). Specify the school's educational programs and maximum enrollment by completing **Table 3.0-1**. Indicate the school's programs by entering the student enrollment associated with each program and/or enter "None" for student enrollment if a particular program does not operate at the school.

Table 3.0-1 Educational Program and Enrollment

Educational Program	Grades	Average Maximum Enrollment per Grade	Maximum Enrollment
Pre-K and Kindergarten	PreK&K	150	300
Younger Elementary	1-3	100	322
Elementary / Middle	4-8	91	250
Total Facility Enrollment			872

School may offer educational programs that vary substantially from programs typically offered in schools. Provide a description of the school's educational programs in **Table 3.0-2**.

Table 3.0-2 Educational Program Descriptions

Educational Program	Description
Montessori Academy	Pre-K and Kindergarten through 8 th Hands on Learning Program

4.0 School Schedule

A school schedule is composed of *schedule shifts*. A schedule shift may be classified as either a non-instructional shift (Breakfast Program, After School Care, or Extra Curricular Activity) or an *instructional shift*. The educational programs are scheduled by *instructional shifts*. Therefore, every schedule will include at least one instructional shift. A school's *arrival period*, as well as *dismissal period*, should not exceed 1.5 hours because of its effect on school speed zone hours. The different educational programs may be scheduled independently or concurrently, but an educational program may not be divided by multiple instructional shifts. Instructional shifts must be scheduled a minimum of 30 minutes apart to have their vehicle accumulation events be considered as independent events. The schedule may also include an *early arrival shift* and an *after school shift*. A school that proposes to operate with multiple instructional shifts must enact the multiple shifts from inauguration, regardless of student enrollment. For example, a K-8 school, which has two educational programs (K-5 and 6-8), may operate with one or two instructional shifts, but may not operate with three instructional shifts.

A school's schedule may often be influenced by the site's vehicle accumulation capacity and other off-site traffic operational factors. A site's vehicle accumulation capacity and other factors are typically defined within a traffic study conducted by the school.

Schools that operate with multiple instructional shifts are required to operate a "study hall" period. The study hall period begins with the school's first arrival time and ends at the school's last dismissal time. This period must be provided free of charge for car-pooling students that arrive prior to their instructional shift and/or are dismissed earlier than their pick-up time due to co-passenger students.

4.1 School Schedule Commitment

The school schedule will maintain the maximum number of students allowed per instructional shift and operate with the number of instructional shifts stated in **Table 4.1-1**, with a minimum 30 minute separation between any two instructional shifts.

The school will operate a "study hall" period when its schedule has more than one instructional shift.

Table 4.1-1 School Schedule Commitment

Period	Maximum Number of Students Allowed within a Schedule Shift	Number of Instructional Shifts
Arrival	Phase II: 322	Phase II: 3
Dismissal	Phase II: 322	Phase II: 3

School Traffic Operations Plan (TOP) Form

4.2 School Schedule Example

The school is required to maintain the schedule commitment at all times. This commitment will define the school staggered shift schedule format, but actual start and end times may differ. Provide an example of the school schedule at full capacity in **Table 4.2-1**.

Table 4.2-1 School Schedule Example at Full Capacity

Schedule Shift	Grades	Days [M, Tu, W, Th, F]	Begin Time	End Time	No. of Students
Before School Care	PK – 8	M – F	7:00 AM	8:00 AM	100
Pre-K & K	PK & K	M – F	8:00 AM	2:00 PM	300
Grades 1 – 3	1 – 3	M – F	8:30 AM	3:00 PM	322
Grades 4 – 8	4 – 8	M – F	8:50 AM	3:20 PM	250
After School Care	PK – 8	M – F	2:00 PM	6:00 PM	275

School may offer educational programs that vary substantially from programs typically offered in schools. Provide a description of the school’s schedule shifts in **Table 4.2.2**.

Table 4.2-2 School Schedule Shift Descriptions

Schedule Shift	Description (Instructional, Extra Curricular)
Before School Care	PK – 8: Breakfast, Snacks, Games, Reading
PK – 8	Instructional
After School Care	PK – 8: Breakfast, Snacks, Games, Reading

5.0 Vehicle Operations

A school has various vehicle types that access the site regularly. These vehicle types may include automobiles, school buses, and service vehicles such as food delivery trucks and trash collecting trucks. The various vehicles require clear traffic patterns to maintain the site’s safety and maneuverability when accessing the site. These patterns are termed *vehicle routes*. Once vehicles are on site, they accumulate as parking, *stacking*, *queuing*, or *staging*. The following section will formally define these vehicle routes and spaces within the TOP.

5.1 Vehicle Routes

Vehicle routes consist of an entry, a pathway, and an exit. All routes must provide the appropriate geometry (e.g. lane width, effective radii) to accommodate the intended vehicles.

School Traffic Operations Plan (TOP) Form

The route should minimize the number of conflict throughout its pathway. Each portion of the route must be identified using the following formats stated below.

Vehicle Route Naming Format: Each route must be assigned a name that indicates its intended "purpose" and "service". Use the abbreviations contained in **Table 5.1-1** to appropriately name the routes. For example, a curbside automobile passenger loading zone that is to be used by parents dropping-off elementary school students would be named "A(K-5)".

Table 5.1-1 Route Name Key

"Purpose"		"Service"	
A	Automobile Loading Zone	K-12	Student Passengers –specify grade range
B	Bus Loading Zone	Food	Food Delivery
P	Parking	Trash	Garbage Pick-up
S	Service Vehicle	Delivery	General Delivery
PED	Pedestrian Pathway		
BIK	Bicycle Pathway		

Route Entry and Exit Label Format: Each route's entry and exit location must be assigned a label. Each location label will be composed of an abbreviated location type and a number. Use **Table 5.1-2** to provide the correct abbreviated location type and number. **Route names, entries, and exits must be illustrated in a plan view and attached to this document.**

Table 5.1-2 Route Entry and Exit Location - Labeling Key

Location Type		Number
DW	Driveway accessing the site	Number all the locations sequentially for each "location type" set. Start with the number 1. Begin numbering from the NE corner of the plan and increase the numbers sequentially in a clock-wise direction until all locations are labeled.
P	Point located within a plan	
E	Pedestrian and Bicycle Entrance and/or Exit	

Example: The entry and exit locations for a site that has two driveways (DW-1, DW-2) connecting to the public right-of-way, an internal drive aisle (P-1) connecting to the adjacent property, and a sidewalk connecting the main entrance (E-1) to the public right-of-way (E-2); will have three vehicle locations labeled as DW-1, DW-2, and P-1 and two pedestrian locations labeled E1 and E2.

Entry and exit points along the vehicle route may have operational restrictions. The restrictions may be in place permanently or only during the times when the TOP is in effect. Use **Table 5.1-3** to better understand the restriction notes to be used throughout this form.

School Traffic Operations Plan (TOP) Form

Table 5.1-3 Route Restrictions Note Key

Restriction Note	Description
Right In Only	Vehicles may only enter into this location via a right turn movement.
One Way Only	All traffic is moving solely in one direction at this location.
Right Out Only	Vehicles may only exit out of this location via a right turn movement.

5.2 Vehicle Stacking and Staging Spaces

All stacking and staging spaces must be accessed through a vehicle route. The stacking, queuing, and staging spaces along a vehicle route may not impede the operations of any other concurrently operating vehicle route or space operation. For example, a stacked or queued vehicle may not be located within the maneuvering "back-out" area of a parking space designated as a *parked stacking space*.

Vehicle stacking spaces within passenger loading zones must have a passenger landing area for entering and exiting the vehicle. A 10 foot minimum *by-pass lane* must be provided for passenger loading zones whose combined stacking and queuing spaces are longer than 3 consecutive vehicle spaces. Parking spaces may be designated as stacking spaces. Access to the vehicle stacking spaces must be opened 30 minutes before the first scheduled time of use.

5.3 Automobile Passenger Loading Zone Operations

An automobile passenger loading zone is a designated area for stacking automobiles and vans to load and unload passengers to and from a prescribed landing area. The pedestrian landing area for automobile loading zones must be located on the right side of the vehicle and should have a minimum size of 5 feet by 5 feet. Typically these landing areas are considered curbside passenger loading areas because the vehicles stack adjacent to a curbed sidewalk. Automobile passenger loading zones that have a by-pass lane should taper the head of the zone (the front space of the stacking line) towards the by-pass lane to merge the exiting stacked vehicles into the by-pass lane.

Specify if the school operates one or more automobile passenger loading zones by providing information of the vehicle route that provides access to the zone within the **Table 5.3-1**, or indicate no zone by entering "None" for the route name. **The vehicle route must be illustrated in a plan view and attached to this document.**

Table 5.3-1 Automobile Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction	Description
PK-8	A	<input checked="" type="checkbox"/>	Right In Only	B	<input checked="" type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way Only		<input type="checkbox"/>	One Way Only	
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way Only		<input type="checkbox"/>	One Way Only	
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way Only		<input type="checkbox"/>	One Way Only	

School Traffic Operations Plan (TOP) Form

The use of automobile passenger loading zones are limited to automobiles and vans only. Each vehicle space is measured at 22 feet long and 8 feet wide. If the school operates with an automobile passenger loading zone, indicate its capacity in **Table 5.3-2**. Enter zero (0) for the total capacity if the school does not have an automobile passenger loading zone.

Table 5.3-2 Automobile Loading Zone Vehicle Capacity Summary (Automobiles and Vans)

Route Name	Stacking Space Capacity	Queuing Spaces Capacity	Total Capacity
PK-3	5	43	48
4-8	5	59	64

5.4 School Bus Passenger Loading Zone Operations

A school bus passenger loading zone is a designated zone for stacking school buses to load and unload passengers to and from a prescribed landing area. The pedestrian landing area for school bus passenger loading zones must be located on the right side of the vehicle and should have a minimum size of 8 feet by 8 feet.

Specify if the school operates one or more school bus passenger loading zones by providing information of the vehicle route that provides access to the zone within the **Table 5.4-1**, or indicate no zone by entering "None" for the route name. **The vehicle route must be illustrated in a plan view and attached to this document.**

Table 5.4-1 School Bus Passenger Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction
N/A	N/A	<input type="checkbox"/>	Right In Only	N/A	<input type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out

The use of school bus passenger loading zones are limited to only school buses during arrival and dismissal operations. Each bus vehicle space measures 50 feet long and 10 feet wide unless otherwise stated in **Table 5.4a-2**. If the school operates with a school bus passenger loading zone, indicate its capacity in **Table 5.4-2**. Enter zero (0) for the total capacity if the school does not have a school bus passenger loading zone.

School Traffic Operations Plan (TOP) Form

Table 5.4-2 Bus Loading Zone Vehicle Accumulation Capacity Summary

Route Name	Stacking Spaces Capacity	Queuing Spaces Capacity	Bus Capacity
N/A	N/A	N/A	N/A

The school's bus operations may be voluntary, recommended in a traffic study, and/or mandated by zoning resolution. Complete the section 5.4a to specify the minimum number of school buses required to operate at the school.

5.4a School Bus Commitment

Specify the school's busing commitment by completing **Table 5.4a-1** and **Table 5.4a-2**. Report zero (0) number of buses if the school has no busing commitment. Standard bus types have been provided in **Table 5.4a-2** for convenience.

Table 5.4a-1 Bussing Commitment

Minimum Number of Inbound Buses Required During the Arrival Period	Minimum Number of Outbound Buses Required During the Dismissal Period
N/A	N/A

Table 5.4a-2 Bus Type and Capacity

Quantity	Bus Type	Length	Width	Capacity	Student Total by Type
N/A	S-BUS-11 [S-BUS-36]	45	10	65	N/A
N/A	S-BUS-12 [S-BUS-40]	50	10	84	N/A
Students Grand Total					N/A

The school is required to provide a school bus program that maintains the required minimum bus ridership participation reported in **Table 5.4a-1** and **Table 5.4a-2**; and manage the program to ensure that bus accumulations are contained within the designated bus stacking and queuing spaces.

5.5 Parking Stall Operations

All parking spaces used during the school's operation must be identified. The parking spaces must meet all governing parking stall codes.

Parked stacking spaces must have an unobstructed vehicle route to access these spaces during arrival and dismissal shifts. Parking spaces that have no assigned use during arrival and dismissal operations due to vehicle route obstructions will be termed *open parking spaces*. A cross parking agreement is required for all off-site privately managed parking spaces.

School Traffic Operations Plan (TOP) Form

Specify the school's parking space usage and quantities by completing **Table 5.5-1**. The parking spaces must be illustrated in a plan view and attached to this document.

Table 5.5-1 Proposed Parking Use Summary

Parking Space Use	Onsite		Offsite
	Provided	Required	Provided
Staff	85	#	0
Student	0	#	0
Parked Stacking	104	#	0
Open	0	#	0
Total	189	#	0

If the school has parked stacking spaces or *student parking spaces*, specify the route information that provides access to those spaces within **Table 5.5-2**, or indicate no routes by entering "None" for the route name. The vehicle route must be illustrated in a plan view and attached to this document.

Table 5.5-2 Parked Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction
PK-B	A	<input checked="" type="checkbox"/>	Right In Only	B	<input checked="" type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out

5.6 Service Vehicle Operations

Schools often require service vehicles to enter and maneuver within the site to provide facility services. Specify the school's service vehicle routes by providing the vehicle route information within **Table 5.6-1**, or indicate no routes by entering "None" for the route name. The vehicle route must be illustrated in a plan view and attached to this document.

Table 5.6-1 Service Vehicle Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction	Operation Period (times)
Service	A	<input checked="" type="checkbox"/>	Right In Only	B	<input checked="" type="checkbox"/>	Right Out Only	7 AM – 6 PM
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out	
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out	
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out	

6.0 Pedestrian and Bicycle Facilities

A *pedestrian route* originating from the public right-of-way must be provided to all school building entrances. The route should be a minimum of 5 feet wide and have all the required elements when crossing a motorized vehicle travel lane (crosswalk, pedestrian ramp, etc.). All student entrances to the school site and buildings must be labeled by using **Table 5.1-2**. Only the main entrance is required to be labeled when multiple buildings are interconnected with pedestrian pathways.

Bicycle routes that are combined with pedestrian traffic must have an eight (8) foot minimum width.

For sites that have a bicycle storage area and that only provide standard pedestrian path widths are required to instate the following policy: *"All bicyclists must dismount their bicycles and walk their bicycles to the designated bicycle storage when entering or exiting to the school site."*

Specify the pedestrian routes by providing the route information within the **Table 6.0-1**. **The pedestrian route must be illustrated in a plan view and attached to this document.**

Table 6.0-1 Pedestrian Route Description

Route Name	Off-Site Entrance Point	Building Entrance Point	Operation Period (0:00-0:00)
PED (PK-8)	C	C	7:00 AM – 6:00 PM

Specify the bicycle routes by providing the route information within the **Table 6.0-2**, or indicate no routes by entering "None" for the route name. **The bicycle route must be illustrated in a plan view and attached to this document.**

Table 6.0-2 Bicycle Route Description

Route Name	Entrance Point	Exit Point	Operation Period (0:00 – 0:00)
BIK (PK-8)	C	C	7:00 AM – 6:00 PM

Identify the *bicycle storage* locations throughout the site by labeling each location according to the following instructions: Each location must be label with the letters BS followed by a number (e.g. BS1). Begin with number 1. Do not repeat any location labels. List the storage locations and its capacity in **Table 6.0-3**. Enter "none" for the location to indicate no bicycle storage. **The bicycle storage location must be illustrated in a plan view and attached to this document.**

School Traffic Operations Plan (TOP) Form

Table 6.0-3 Bicycle Storage Description

Bicycle Storage Location	Bicycle Capacity
D	10+

7.0 Onsite Traffic Personnel & Devices

A functioning school TOP requires adherence to the prescribed routes and operations. Often *school traffic personnel* is required to guide pedestrians within passenger loading zones, assist with traffic flow at route conflict points, and encourage adherence to prescribed routes in areas not defined by the infrastructure's geometry.

School traffic personnel should be stationed and assigned the following duties at the corresponding locations; assist students entering and exiting vehicles at loading zones (loading); guide traffic at points where active route pathways intersect (conflict); and encourage adherence at pathway decision points along the route (diverting). School traffic personnel school be on duty at least 30 minutes prior to scheduled shifts

Identify the school traffic personnel stations throughout the site by labeling each station according to the following instructions: Each station must be label with the letter S followed by a number (e.g. S1). Begin with number 1. Do not repeat any station labels. List the station locations and personnel duties in **Table 7.0-1**. Enter "none" for the location to indicate no school traffic personnel stations. **The school traffic personnel stations must be illustrated in a plan view and attached to this document.**

Table 7.0-1 Onsite School Traffic Personnel

Station Label	Personnel Duties (Loading, Conflict, Diverting)	Arrival Duty Period		Dismissal Duty Period	
		From	To	From	To
S1	Loading / Diverting	7:30	9:00	1:30	3:30
S2	Loading / Diverting	7:30	9:00	1:30	3:30
S3	Loading / Diverting	7:30	8:30	1:30	3:00
S4	Loading	7:30	8:30	2:00	3:00
S5	Conflict	8:30	9:00	3:00	3:30
S6	Loading	8:30	9:00	3:00	3:30

Temporary traffic control devices (e.g. parking cones) may be useful at points within the routes that are not defined by the infrastructure's geometry and where school traffic personnel are not stationed. These temporary traffic devices may not be used in the public right-of-way unless managed by a traffic control officer.

School Traffic Operations Plan (TOP) Form

Identify the temporary traffic control devices located throughout the site by labeling each location according to the following instructions: Each location must be label with the letter C followed by a number (e.g. C1). Begin with number 1. Do not repeat any station labels. List the device location and description in **Table 7.0-2**. Enter "none" for the location to indicate that no devices will be used. **The device locations must be illustrated in a plan view and attached to this document.**

Table 7.0-2 Onsite Temporary Traffic Control Devices

Location Label	Device Description (Number of Cones, Barricades, or Gates)	Arrival Duty Period		Dismissal Duty Period	
		From	To	From	To
C1	Cones	7:30	9:30	1:30	3:30
C2	Cones	7:30	9:30	1:30	3:30

7.1 School Personnel Commitment

The school is required to provide the school traffic personnel and temporary traffic control devices stated in **Table 7.0-1** and **Table 7.0-2**. School traffic personnel must direct the school's traffic into onsite by-pass lanes or any available vehicle staging spaces during peak traffic generation periods to create additional onsite accumulation capacity when school related vehicle are queuing within non-designated areas of the right-of-way and/or through travel lanes.

8.0 School Speed Zone

School speed zones should be provided for elementary and middle schools students who walk or bike to the school unattended by parental supervision. Unattended students who walk from vehicles or walk to vehicles outside of the school site will be considered as unattended students walking to/from school. A school speed zone is composed of signs, pavement markings, and flashing beacons. The zone is required to be installed along the school's frontage roads when applicable.

Privately operated schools may be allowed to implement a school policy explicitly stating that all students walking to the school must be accompanied by an adult. This requirement must be stated as a provision within the Parent Traffic-Handbook Contract attached to this document.

Indicate the existing and/or proposed school speed zones serving the school site within **Table 8.0-1**. Enter "none" for the road name to indicate that no speed zone exists or is proposed for

School Traffic Operations Plan (TOP) Form

this school. Any proposed school speed zone or modification must be submitted to PWWM for approval.

Table 8.0-1 School Speed Zone Description

Road Name	Existing [x]	Proposed [x]	Signs [x]	Pavement Markings [x]	Flashing Beacons [x]
SW 216 th Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A school speed zone should not have a continuous duration longer than two hours and fifteen minutes. If this school is served by a school speed zone, then specify the zone's posted hours in **Table 8.0-2**. Enter "none" for the period to indicate no posted hours. Use PWWM School Speed Zone Policy to determine appropriate time periods. Note that if the school is located in close proximity to an existing school speed zone, the zone and time period may be merged to cover both schools.

Table 8.0-2 School Speed Zone Posted Times

Days of the Week	Arrival Period AM		Dismissal Period PM	
	From	To	From	To
Monday	7:30	9:00	1:45	3:45
Tuesday	7:30	9:00	1:45	3:45
Wednesday	7:30	9:00	1:45	3:45
Thursday	7:30	9:00	1:45	3:45
Friday	7:30	9:00	1:45	3:45

9.0 Offsite Traffic Control Officers

Enforcement of the TOP routes and operations within the public right-of-way may only be performed by *traffic control officers* as per section 316.640 of the Florida Statute. Traffic control officers should be present during the start of each semester to reinforce the traffic patterns established by the TOP. Specify the number, location, and duration of traffic control officers required to adequately enforce the TOP within **Table 9.0-1**.

Table 9.0-1 Traffic Control Officer Enforcement Plan

No. of Officers	Intersection or Segment with Boundaries	Arrival AM Time Period		Dismissal PM Time Period	
		0:00	0:00	0:00	0:00
N/A	Intersection or Segment	0:00	0:00	0:00	0:00

School Traffic Operations Plan (TOP) Form

The school's endorsement of the traffic control officer enforcement plan must be stated within **Table 9.0-2**.

Table 9.0-2 Traffic Control Officer Reinforcement Commitment

Check Box [x]	Reinforcement Commitment
<input type="checkbox"/>	By marking this check box, the school agrees to provide all necessary resources to ensure traffic control officers will be present, as per Table 9.0-1 , throughout the second week of each school semester for the enforcement of the TOP.

A traffic control officer may be stationed at an intersection to improve vehicle delays and operations during a peak traffic demand period. Schools may be required to provide the officer, or may do so voluntarily. Specify the commitment, location, and duration of the traffic control officer stations required for LOS management within **Table 9.0-3**. Enter "none" for the intersection to indicate that no officer management is voluntarily offered or required.

Table 9.0-3 Traffic Control Officer Stations for LOS Management Plan

Intersection	Required (R) Voluntarily (V)	Arrival Time Period		Dismissal Time Period	
		From	To	From	To
Intersection	R/V	0:00	0:00	0:00	0:00

9.1 State Crossing Guards

A school may implement a crossing guard program to assist young (K-8) students traversing school crossings when walking to and from school. A crossing guard is not traffic control officer, unless the guard is trained as a traffic control officer and employed subject to the conditions described in section 316.640, F.S. Specify the crossing guard stations and duration within **Table 9.1-1**. Enter "none" for the station to indicate that no crossing guards are stationed to serve the school.

Table 9.1-1 Crossing Guard Stations

No. of Guards	School Crossing Station (Intersection)	Arrival AM Time Period		Dismissal PM Time Period	
		From	To	From	To
N/A	Intersection	0:00	0:00	0:00	0:00

10.0 School Special Events

Planned school events, such as sporting events, school assemblies, and ceremonies may often generate larger peak traffic volumes and vehicle accumulations than a typical school day. The school will be required to manage the traffic impacts produced by a *school special event* within its neighborhood. Specify the special event types and provisions selected to mitigate its traffic impacts within **Table 10.0-1**. Enter "none" for event type to indicate that no school special events will planned at the school site.

Table 10.0-1 School Special Event Provisions

Event Type	Provision Descriptions
N/A	Provisions

11.0 Parent Traffic Handbook

The Parent Traffic Handbook specifies a parent's child safety responsibilities and commitment to achieve an efficient traffic flow during the arrival and dismissal times. Parents of new students must be issued a Parent Traffic Handbook containing this TOP and are required to sign a contract with the school, which includes adherence to pick-up and drop-off procedures. Additionally, parents must be reissued the Parent Traffic Handbook and contract each new school year. The handbook and contract is to be reviewed and signed during Parent Orientation prior to the start of school. **A sample of the Parent Traffic Handbook and contract must be attached to this document.**

12.0 Attachments

The following documents are required to be attached to the TOP.

1. A plan sheet showing all required illustrations stated within this TOP form. (It is suggested that TOP operations that vary by instructional shifts be shown in independent plan sheets.)
2. A Parent Traffic Handbook and contract sample.
3. A Cross-parking agreement (if utilized).

School Traffic Operations Plan (TOP) Form

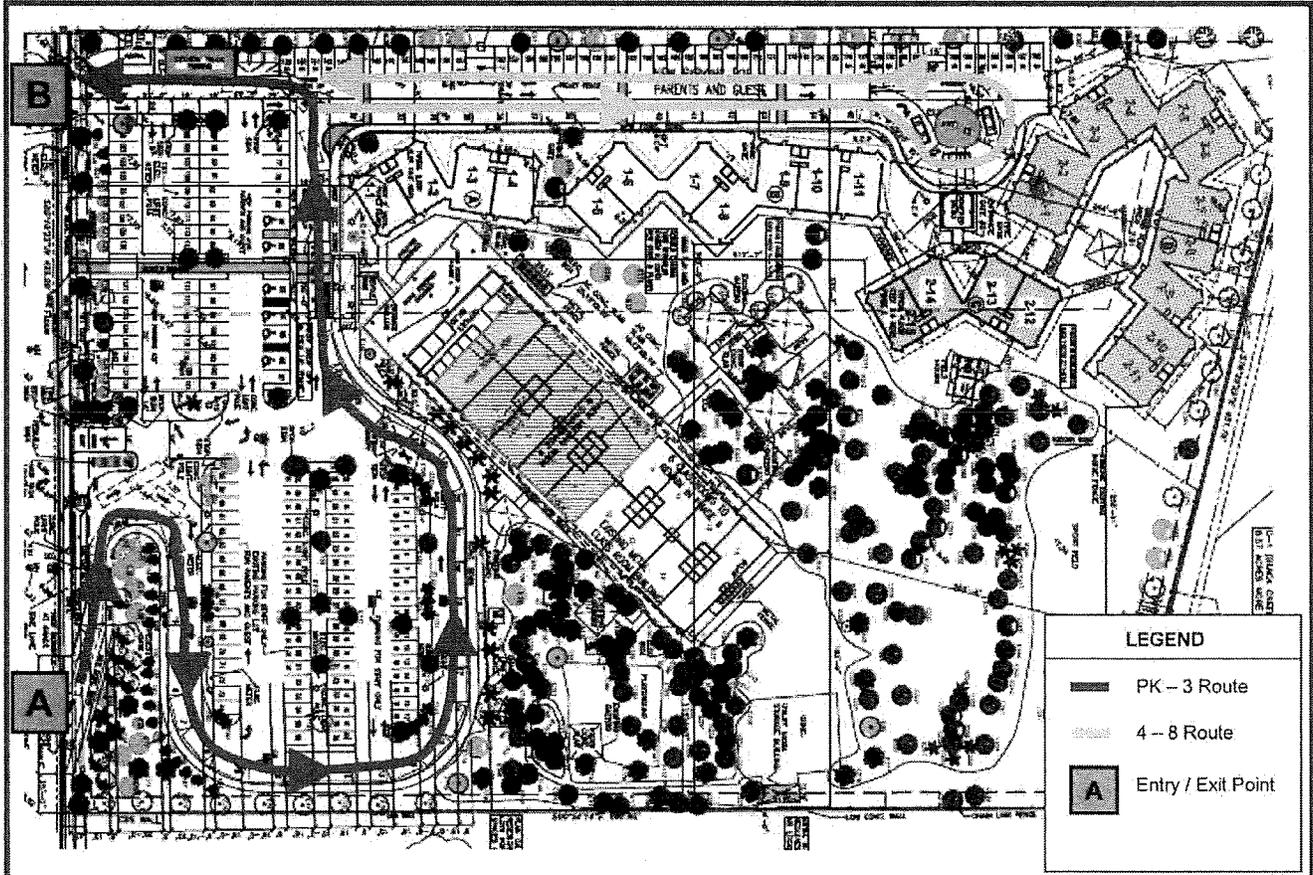
13.0 Endorsement

By signing below, the school owner agrees to operate the school as prescribed within this document and will uphold all commitments specified herein.

Signature

Date

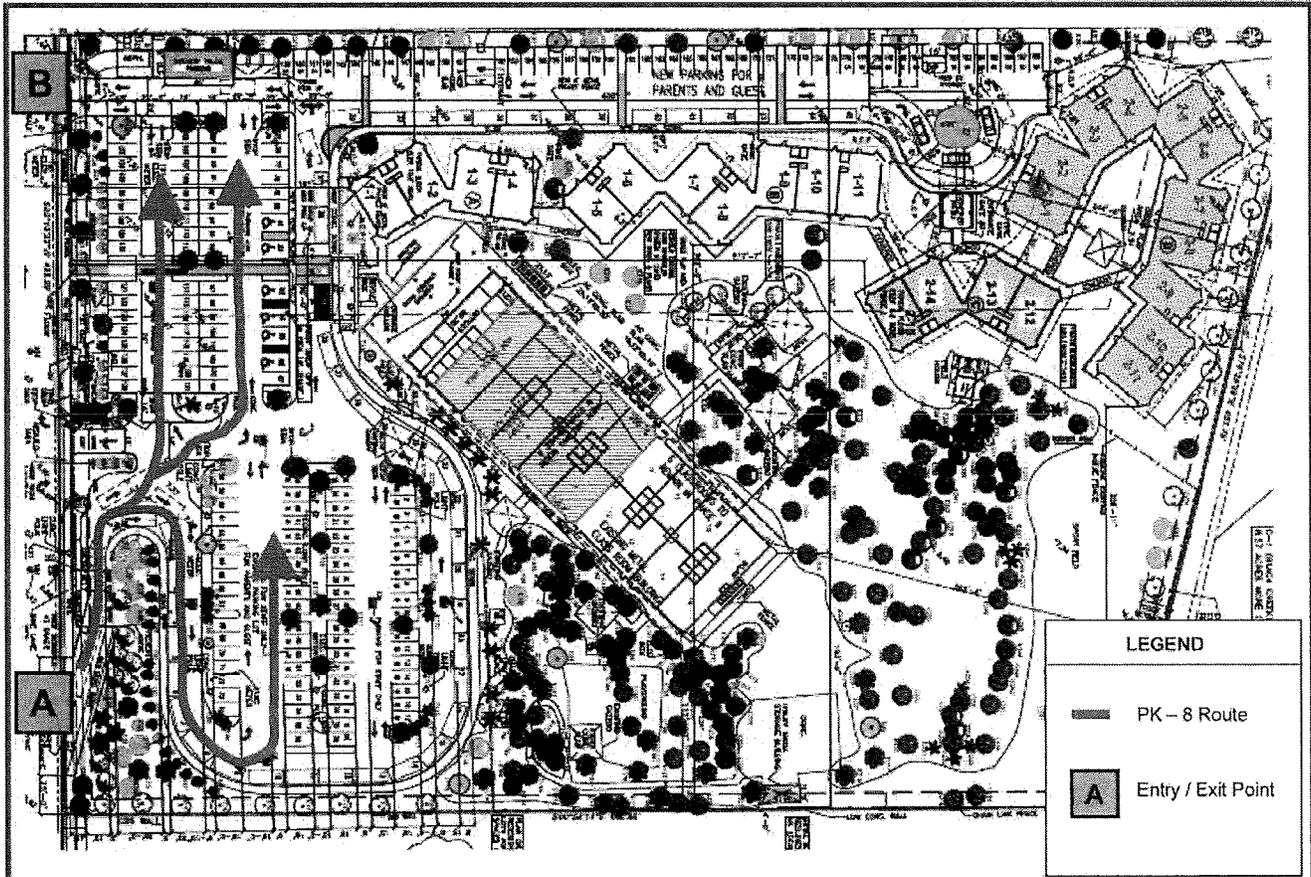
Print Owner Name



KBP
CONSULTING, INC.

Phase 2
Automobile Loading Zone Route

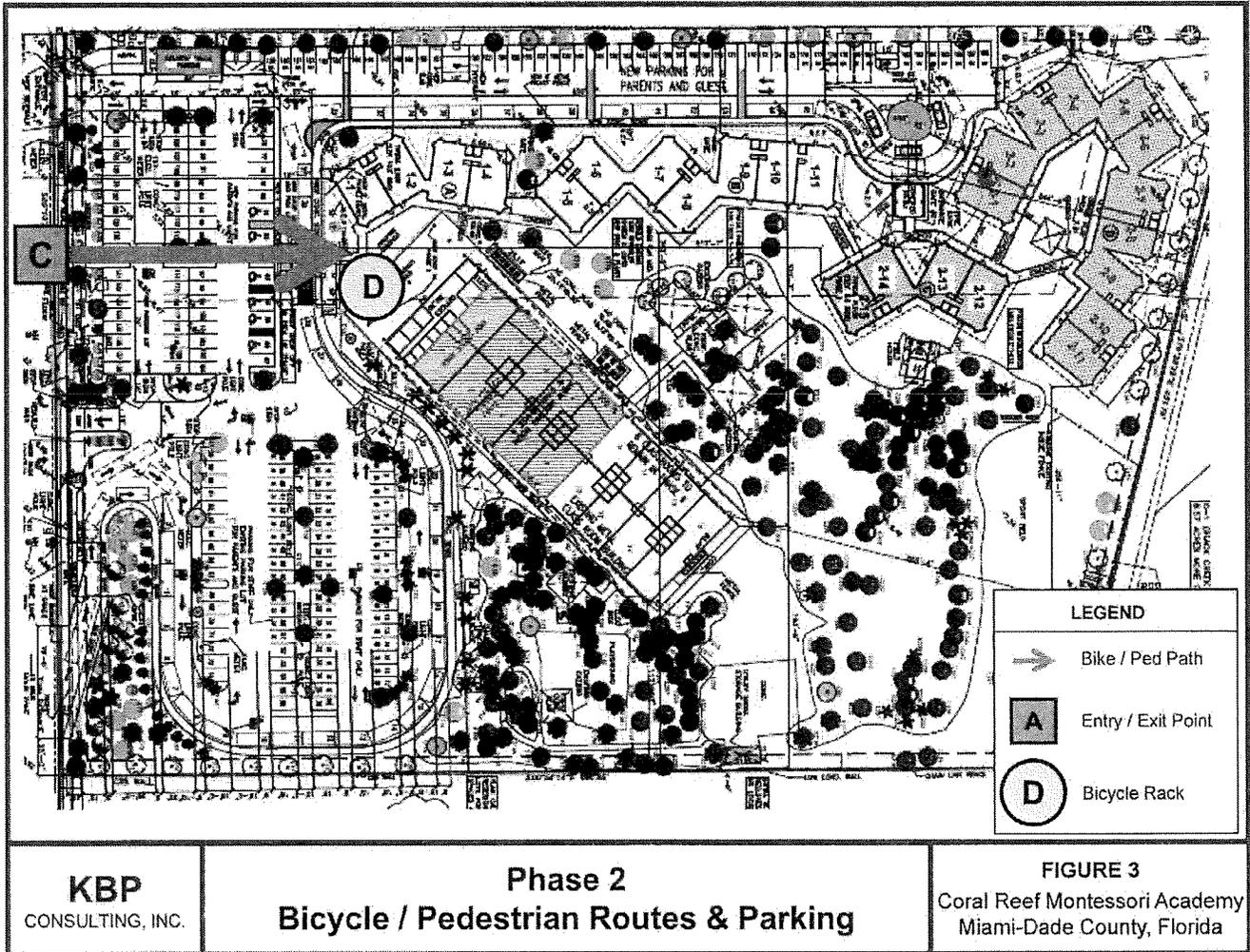
FIGURE 1
Coral Reef Montessori Academy
Miami-Dade County, Florida

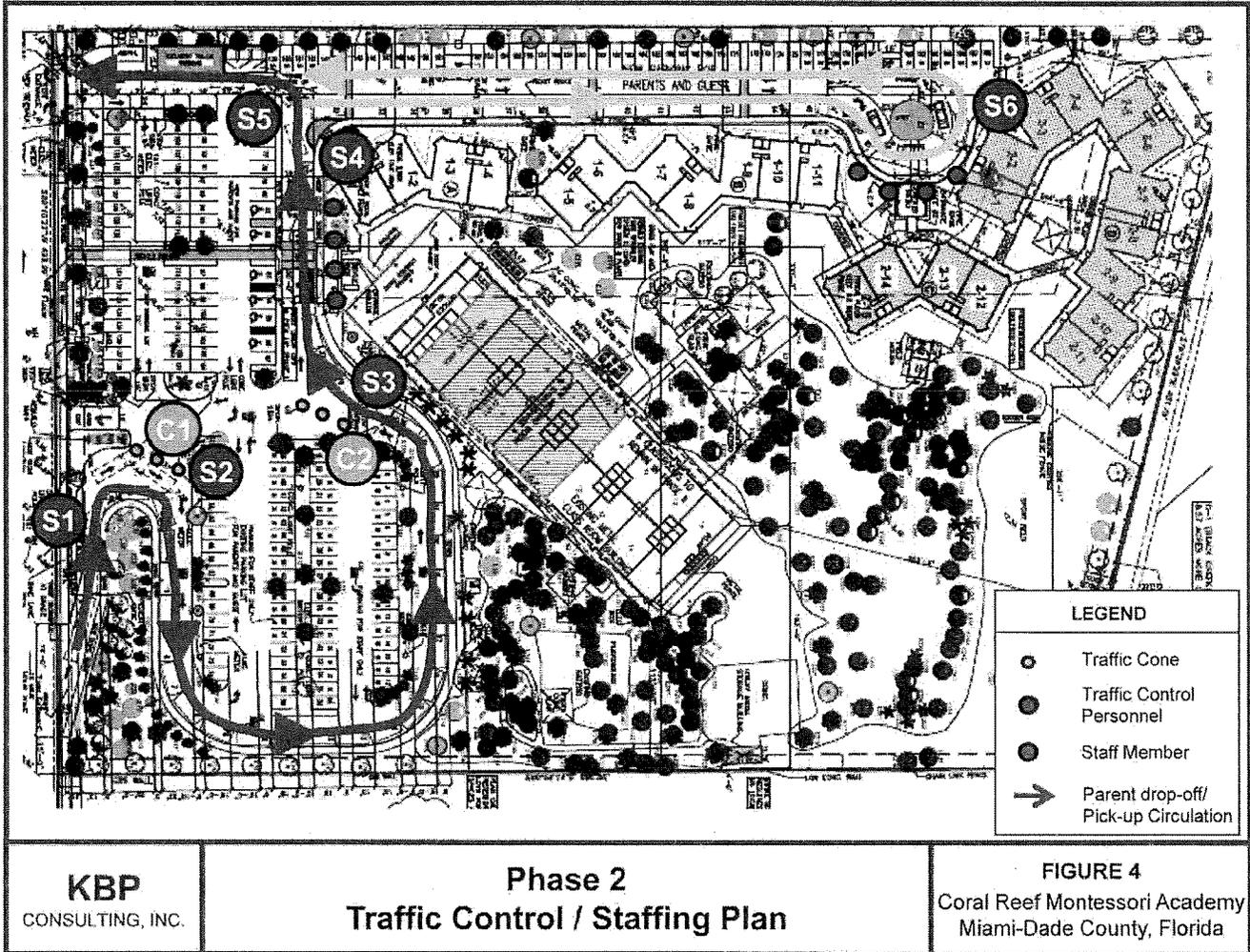


KBP
CONSULTING, INC.

Phase 2
Parked Loading Zone Route

FIGURE 2
Coral Reef Montessori Academy
Miami-Dade County, Florida





KBP
CONSULTING, INC.

Phase 2
Traffic Control / Staffing Plan

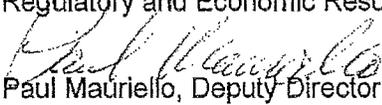
FIGURE 4
Coral Reef Montessori Academy
Miami-Dade County, Florida

Memorandum



Date: April 29, 2015

To: Eric Silva, Development Coordinator
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: Update: Coral Reef Montessori Academy Charter School, Inc. (DIC #14_100)

The Department's review of the above-referenced item is provided below. This memo updates a previous response, dated September 19, 2014. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *Coral Reef Montessori Academy Charter School* requests a non-use variance of zoning regulations, and Modification of Resolution No. CZAB15-9-02 to increase the student enrollment from 500 students to a maximum of 872, which is an increase from a maximum of 772 indicated in previous site plans. Revised site plans, for an existing kindergarten and Charter School grades 1-8, were also submitted to coincide with the increase in student enrollment. The expansion of the existing school would include adequate classroom and out-door recreation space, along with on-site vehicular stacking and off-street parking.

Size: The subject property is approximately 8.58 acres.

Location: The subject property is located at 10853 SW 216 Street, in 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 Public Works and Waste Management Department (PWWM) 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 18, 2014, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, expansion of the school on the property meets the County Code definition of a 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 services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development 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:

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved

(between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: April 23, 2015

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, Chief, CSM, LEED[®] Green Associate
Comprehensive Planning & Water Supply Certification Section

Subject: DIC # 14-100 Coral Reef Montessori Academy Charter School, Inc.
(REVISION # 2)

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

Recommendation: Approval based on conditions noted below.

Application Name: Coral Reef Montessori Academy Charter School, Inc.

Proposed Development: The applicant is requesting to modify the conditions of Resolution No. CZAB15-9-02, as amended by Administrative Modification No. M2004000001 and additionally, increase the number of students from a total of 500 to 872 maximum. Said increment in student enrollment will require the construction of new buildings.

The increase in water demand for the existing school in gallons per day (gpd) is described below:

Water Demand				
Proposed Uses	Unit	Total	Flow Rate (GPD)	Total GPD
Phase I	sq. ft.	12,177	12gpd/100 sq.ft.	1,462
Phase II	sq. ft.	16,605	12gpd/100 sq.ft.	1,993
Free Standing Restroom Buildings	sq.ft.	744	12gpd/100 sq.ft.	90
TOTAL	sq.ft.	29,526		3,545

Project Location: The subject property is located at 10853 SW 216th Street, in unincorporated Miami-Dade County.

Water: The subject project is located within MDWASD's service area. There is an existing 12-inch water main along SW 216th street to where the developer may connect and extend a new 8-inch water main to the new facilities. Any public water main extensions within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension within the property, then the water main system shall be looped with two (2) points of connection.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for the proposed development. Said Certification will be issued at the time connection

to the water infrastructure is requested. The Certification is required to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

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

The source of water for this project is the Alexander Orr. Water Treatment Plant. MDWASD will be the utility providing water services subject to the following conditions:

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

Sewer: The subject project is located within MDWASD's service area. The existing school is currently being serviced by MDWASD. Any gravity sewer lines within the property shall be 8-inch minimum diameter.

The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. 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.

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

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

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

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

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

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

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

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

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

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

Memorandum



Date: April 21, 2015
To: Jack Osterholt, Director
Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: DIC 2014000100 – Coral Reef Montessori Academy Charter School, Inc. (Revision 1)

According to the revised letter of intent dated March 30, 2015, the applicant is seeking to modify a resolution in order to submit revised plans and increase the number of students. The applicant is also seeking non-use variances to allow an existing shed to be spaced less than required from the interior side (east) property and to waive a required greenbelt along certain portions of the property.

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately **45** fire and rescue calls annually. Although the estimated number of alarms results in a moderate impact to existing fire and rescue service, current stations serving the area will be able to absorb the additional number of alarms.
- (B) Based on data retrieved during calendar year 2014, the average travel time to the vicinity of the proposed rezoning was **5:53** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.
- (C) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
34	10850 SW 211 Street	Rescue (2), Aerial	10
52	12105 Quail Roost Drive	Rescue, Tanker, Battalion	8
55	21520 SW 87 Avenue	Engine	4
50	9788 Hibiscus Street	Rescue, Engine	7

SITE PLAN REVIEW

- (A) Fire Engineering & Water Supply Bureau reviewed and approved the revised site plan entitled "Proposed Site Master Plan Phase I & II Coral Reef Montessori Academy Charter School" as prepared by Victor D. Dekonshin, dated stamp received March 30, 2015.

- (B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Engineering & Water Supply Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

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

Memorandum



Date: April 2, 2015

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

From: Maria I. Nardi, Chief *M.I.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2014000100: CORAL REEF MONTESSORI ACADEMY CHARTER SCHOOL, INC
Revised Plans Submitted Dated Stamped Received 3/30/2015

Application Name: CORAL REEF MONTESSORI ACADEMY CHARTER SCHOOL, INC

Project Location: The site is located at 10853 SW 216 ST, Miami-Dade County.

Proposed Development: The request is approval of a modification of a resolution to add students to a charter school.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards.

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

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

MN:jb

Cc: John M. Bowers, Park Planning Section Supervisor

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

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

School Name: Coral Reef Academy Charter School. School Address: 10853 S.W 216 Street, Miami Florida 33170

Tax Folio # 30-6007-029-0010. Total size of site: 373,330 S.F. Acres 8.58

Is this an expansion to an existing school? Yes No

If yes, indicate the # of students and grade levels previously approved:
500 students, Grades Pre-K through 8 and the Resolution # CZAB15-9-02

Number of children/students requested: 722 Grade Levels: K - 8, Ages: 5-15

Number of classrooms: 26 (Phase I -- 11 Classrooms / Phase II -- 15 Classrooms)

Total square footage of classroom area: New classrooms area 25,766 S.F

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) 3,016 S.F

Total square footage of outdoor recreation/play area: 173,669 S.F

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

Days and hours of operation: 7:00 am to 6:00 pm

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

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

WITNESSES:

Robert J. ...

Siuby Fleites

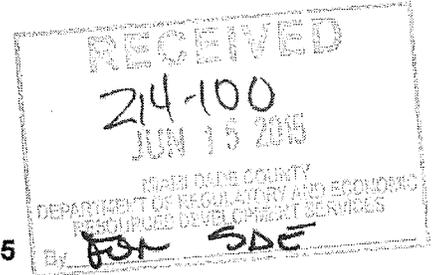
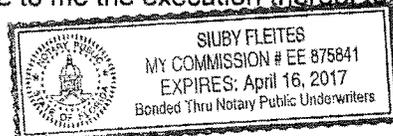
Leila Batties

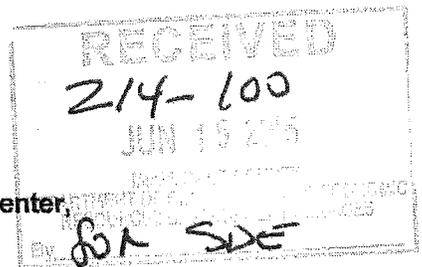
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 3rd day of June, 2015, before me personally appeared Leila Batties, to me known to be the person described in an who executed the foregoing instrument and he/she acknowledge to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

My Commission Expires 4/1/08

#35785409_v1





Child Care Check List for Day Nursery, Day Care Center,
Kindergarten and Private School

School Name: Coral Reef Montessori Academy

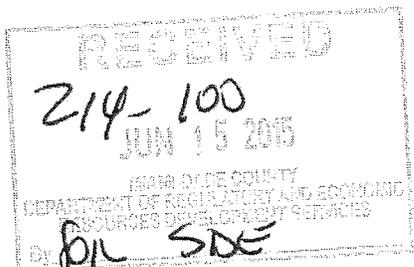
School Address: 10853 SW 216th Street, Miami, Florida 33170 Tax Folio # 30-6007-029-0010

Is this an expansion to an existing school Yes No If yes, indicated the number of students:
 and age and grade ranges originally approved:

- 1. Total size of site: x = 373,330 sq. ft. + 43,560 sq. ft. = 8.58 acres.
- 2. Number of children or students requested: 150 Ages: Infants through 6
- 4. Number of teachers: 11 Number of administrative & clerical personnel: 11
- 5. Number of classrooms: 6 Total square footage of classroom area: 5,590 sq. ft.
- 6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 3,016 sq. ft.
- 7. Amount of outdoor recreation/play area in square footage: 173,669 sq. ft.

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151 -18(j)

- 8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
N/A
- 9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 189 parking spaces required by §33-124(L) 22.
- 10. Indicate the number of auto stacking spaces: 5 provided 5 required.
- 11. Proposed height for the structure(s): 1 stories, 22 feet. See §33-151.18(g).
- 12. Size of identification sign: 6 x 4 = 24 sq. ft. See §33-151.18(c).
Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
- 13. Days and hours of operation: Monday through Friday, 6:00 a.m. - 7:00 p.m.
- 14. Does the subject facility share the site with other facilities? Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
- 15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans).



PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

- a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x 150 (number of children) = 5,250 sq. ft. of classroom area required.

- b. Elementary Grades 1-6

30 sq. ft. x ___ (number of children) = ___ sq. ft. of classroom area required.

- c. Junior High and Senior High Schools (Grades 7-12)

25 sq. ft. x ___ (number of children) = ___ sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 5,250

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 5,850

OUTDOOR RECREATION SPACE:

- a. Day nursery/kindergarten, preschool and after school care

45 sq.ft. x 75 (1/2 of children) = 3,375

- b. Grades 1-6 500 sq.ft. x ___ (first 30 children) = ___

300 sq. ft. x ___ (remaining children) = ___

- c. Grades 7-12 800 sq.ft. x ___ (first 30 children) = ___

300 sq. ft. x ___ (remaining children) = ___

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 3,375

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 173,669

TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.

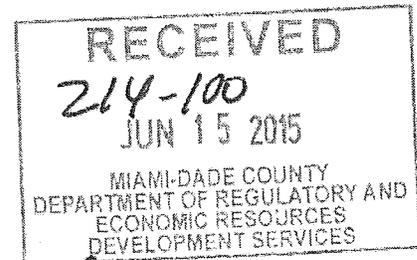
- a. 15 trees are required per net acre. Trees required: 129 Trees provided: 129.

- b. Ten shrubs are required for each tree required. Shrubs required 1,440

Shrubs provided 1456.

- c. Grass area for organized sports/play area in square feet: 12,637 sq. ft.

- d. Lawn area in square feet (exclusive of organized sports/play area): 11,199.9 sq. ft.



School Address: 10853 SW 216th Street, Miami, Florida 33170, Miami, Florida Zip Code: 33155

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

Signed, sealed, executed and acknowledged on this 3rd day of June, 2015 at Miami-Dade County, Florida.

Leila Batties

Signature

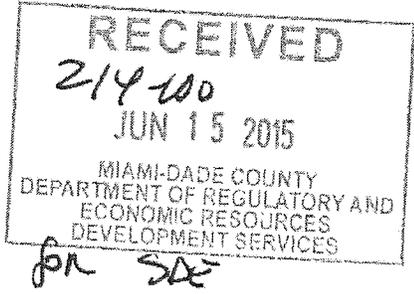
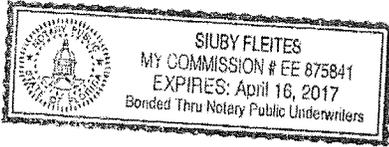
WITNESSES:
Rahaf Farooq

Siuby Fleites

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 3rd day of June, 2014, before me personally appeared Leila Batties, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: Siuby Fleites



Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CORAL REEF MONTESSORI ACADEMY CHARTER SCHOOL, INC

10853 SW 216 ST
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JULY 23, 2015

Z2014000100

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 23, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

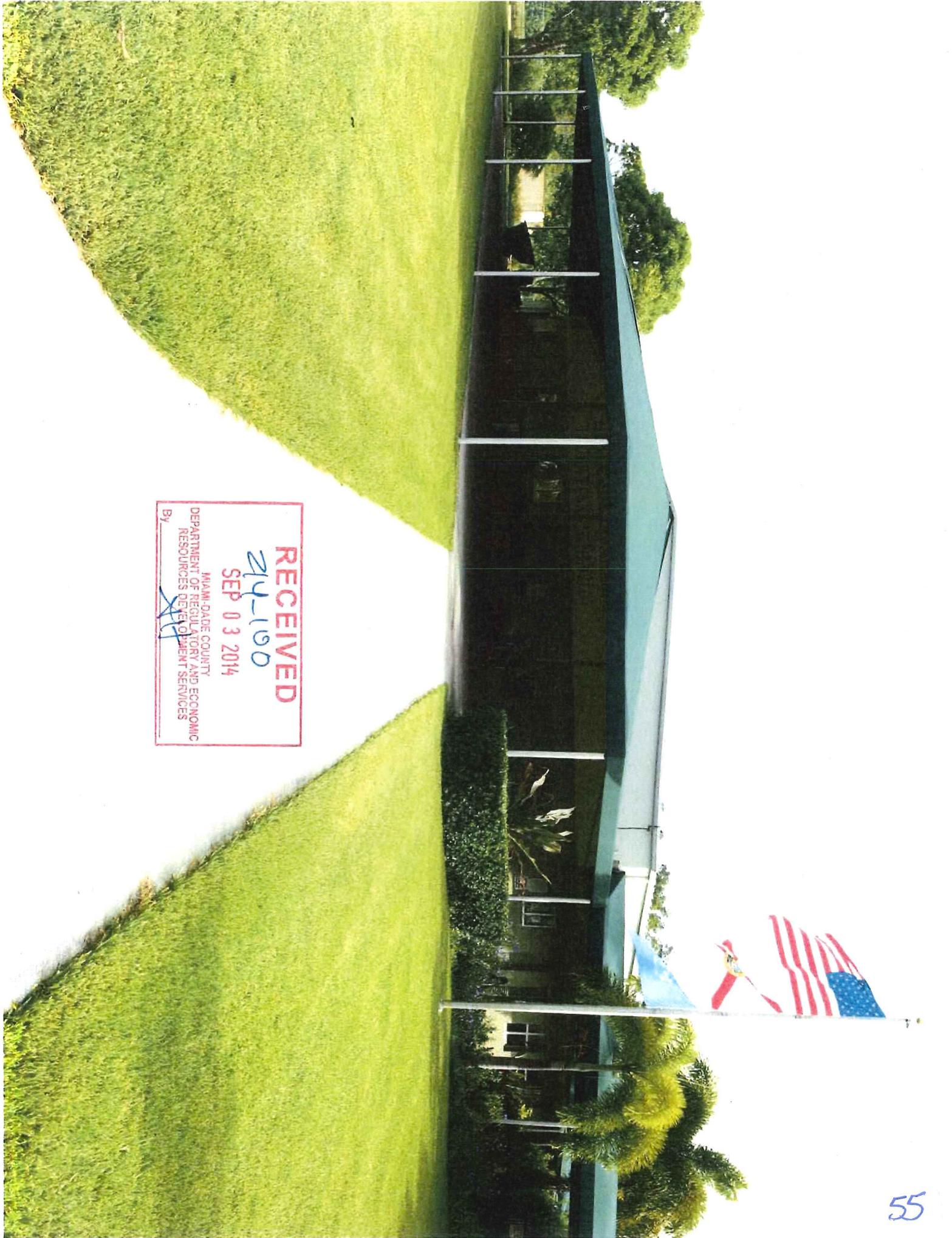
THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

CORAL REEF MONTESSORI ACADEMY CHARTER SCHOOL, INC

OUTSTANDING LIENS AND FINES:

As of June 23, 2015, There are no Outstanding Liens, Fines, or Fees



RECEIVED
 24-190
 SEP 03 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By *[Signature]*

RECEIVED
2/4 100
SEP 03 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AK





RECEIVED

24-100

SEP 03 2014

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

58



Memorandum



Date: December 19, 2014

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: *J.D. Patterson*
J.D. Patterson, Director
Miami-Dade Police Department

Subject: Review – Developmental Impact Committee - Zoning Application
Case: No. Z2014000100 – Coral Reef Montessori Academy Charter School, Inc.

APPLICATION

The applicant, Coral Reef Montessori Academy Charter School, Inc., is requesting a public hearing to modify the conditions of Resolution CZAB15-9-02 as amended by Administrative Modification M2004000001 to increase student enrollment at their charter school from 500 to 772 students. The school campus is located at 10853 SW 216 Street.

CURRENT POLICE SERVICES

The school would be located in unincorporated Miami-Dade County and serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

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

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (school), it cannot be predicted as to any projected increase in calls for service. Experience lends itself to anticipate that when additional citizens are present, traffic increases, and calls for police service will rise. Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service. Additionally, it is recommended that Coral Reef Montessori Academy Charter School, Inc. work closely with the local police district command staff in considering security options for the site, especially during high volume times, to include but not limited to, school start/dismissal times and special events.

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

Should you have any questions or require additional information, Sergeant Keith Hedrick, of the Strategic Planning and Development Section, may be contacted at (305) 471-1990.

JDP/kh
Attachment



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000100 - Coral Reef Montessori Academy
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2323	15 MEET AN OFFICER	1	5	3
	17 TRAFFIC ACCIDENT	15	13	14
	18 HIT AND RUN	0	3	1
	29 ROBBERY	2	1	0
	30 SHOOTING	1	4	1
	32 ASSAULT	9	9	9
	41 SICK OR INJURED PERSON	42	61	70
	44 ATTEMPTED SUICIDE	0	1	1
	49 FIRE	1	3	4
TOTAL FOR GRID 2323		71	100	103
2326	14 CONDUCT INVESTIGATION	0	1	0
	15 MEET AN OFFICER	4	2	1
	17 TRAFFIC ACCIDENT	11	20	13
	18 HIT AND RUN	0	1	1
	30 SHOOTING	0	0	1
	32 ASSAULT	2	4	5
	41 SICK OR INJURED PERSON	56	96	88
	43 BAKER ACT	0	0	1
	44 ATTEMPTED SUICIDE	3	3	3
49 FIRE	1	4	3	
TOTAL FOR GRID 2326		77	131	116
3295	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	0	2	0
	18 HIT AND RUN	0	0	1
	29 ROBBERY	0	1	0
	32 ASSAULT	2	0	1
	41 SICK OR INJURED PERSON	15	23	32
	49 FIRE	1	1	1
TOTAL FOR GRID 3295		19	27	35
4294	29 ROBBERY	0	0	1
	30 SHOOTING	0	1	1
	41 SICK OR INJURED PERSON	8	11	15
	49 FIRE	0	0	1
TOTAL FOR GRID 4294		8	12	18
5294	17 TRAFFIC ACCIDENT	1	7	0
	29 ROBBERY	0	0	1
	30 SHOOTING	1	1	0
	32 ASSAULT	5	1	4
		13	25	16

60



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000100 - Coral Reef Montessori Academy
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
5294	49 FIRE	1	2	1
TOTAL FOR GRID 5294		21	36	22
		Reported: 40	Reported: 59	Reported: 46
		Not Reported: 156	Not Reported: 247	Not Reported: 248
TOTAL EMERGENCY		196	306	294

61



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000100 - Coral Reef Montessori Academy
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2323	14 CONDUCT INVESTIGATION	22	34	13
	15 MEET AN OFFICER	0	1	0
	17 TRAFFIC ACCIDENT	0	0	1
	18 HIT AND RUN	0	1	0
	26 BURGLARY	5	1	8
	27 LARCENY	2	3	2
	29 ROBBERY	0	1	0
	32 ASSAULT	22	42	39
	34 DISTURBANCE	24	38	44
	44 ATTEMPTED SUICIDE	1	1	1
	47 BOMB OR EXPLOSIVE ALERT	1	2	0
	49 FIRE	1	3	1
	53 ABDUCTION	1	0	0
TOTAL FOR GRID 2323		79	127	109
2326	14 CONDUCT INVESTIGATION	13	15	18
	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	0	0	1
	26 BURGLARY	3	2	0
	29 ROBBERY	1	0	0
	32 ASSAULT	8	18	20
	34 DISTURBANCE	20	31	37
	44 ATTEMPTED SUICIDE	1	0	1
	47 BOMB OR EXPLOSIVE ALERT	1	1	0
49 FIRE	2	0	1	
TOTAL FOR GRID 2326		49	67	79
3295	14 CONDUCT INVESTIGATION	3	4	8
	26 BURGLARY	2	1	2
	32 ASSAULT	5	4	4
	34 DISTURBANCE	3	7	7
	44 ATTEMPTED SUICIDE	1	0	0
	49 FIRE	0	0	2
TOTAL FOR GRID 3295		19	16	23
4294	14 CONDUCT INVESTIGATION	0	1	0
	34 DISTURBANCE	0	1	1
TOTAL FOR GRID 4294		0	2	1
5294	14 CONDUCT INVESTIGATION	11	16	20
	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	0	1	0
	26 BURGLARY	4	4	2

62



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000100 - Coral Reef Montessori Academy
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
5294	29 ROBBERY	0	1	1
	32 ASSAULT	35	27	44
	34 DISTURBANCE	20	24	33
	47 BOMB OR EXPLOSIVE ALERT	2	1	0
	49 FIRE	1	0	0
TOTAL FOR GRID 5294		73	74	101
		Reported: 68	Reported: 75	Reported: 98
		Not Reported: 152	Not Reported: 211	Not Reported: 215
TOTAL PRIORITY		220	286	313

63



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000100 - Coral Reef Montessori Academy
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2323	13 SPECIAL INFORMATION/ASSIGNMENT	55	73	112
	14 CONDUCT INVESTIGATION	146	190	211
	15 MEET AN OFFICER	12	16	11
	16 D.U.I.	0	5	2
	17 TRAFFIC ACCIDENT	45	49	49
	18 HIT AND RUN	11	12	14
	19 TRAFFIC STOP	92	112	166
	20 TRAFFIC DETAIL	12	8	11
	21 LOST OR STOLEN TAG	5	8	14
	22 AUTO THEFT	12	7	11
	25 BURGLAR ALARM RINGING	44	41	47
	26 BURGLARY	33	50	38
	27 LARCENY	26	52	38
	28 VANDALISM	8	10	20
	29 ROBBERY	11	7	8
	30 SHOOTING	1	0	0
	32 ASSAULT	37	56	52
	33 SEX OFFENSE	1	3	3
	34 DISTURBANCE	172	336	284
	36 MISSING PERSON	19	19	13
	37 SUSPICIOUS VEHICLE	3	10	9
	38 SUSPICIOUS PERSON	12	14	13
	39 PRISONER	18	36	26
	41 SICK OR INJURED PERSON	7	6	8
	43 BAKER ACT	23	32	33
	44 ATTEMPTED SUICIDE	0	3	2
45 DEAD ON ARRIVAL	1	1	2	
48 EXPLOSION	0	0	1	
49 FIRE	2	4	0	
52 NARCOTICS INVESTIGATION	19	24	49	
54 FRAUD	9	21	5	
55 WEAPONS VIOLATION	3	2	3	
TOTAL FOR GRID 2323		839	1207	1255
2326	13 SPECIAL INFORMATION/ASSIGNMENT	62	91	111
	14 CONDUCT INVESTIGATION	118	198	212
	15 MEET AN OFFICER	4	13	11
	16 D.U.I.	0	0	2
	17 TRAFFIC ACCIDENT	44	58	78
18 HIT AND RUN	7	21	12	

64



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000100 - Coral Reef Montessori Academy
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2326	19 TRAFFIC STOP	75	80	89
	20 TRAFFIC DETAIL	5	11	18
	21 LOST OR STOLEN TAG	9	6	10
	22 AUTO THEFT	19	21	19
	25 BURGLAR ALARM RINGING	45	49	63
	26 BURGLARY	29	48	29
	27 LARCENY	15	22	27
	28 VANDALISM	17	35	17
	29 ROBBERY	3	2	3
	32 ASSAULT	30	39	49
	33 SEX OFFENSE	2	4	7
	34 DISTURBANCE	118	193	206
	36 MISSING PERSON	12	21	25
	37 SUSPICIOUS VEHICLE	10	18	17
	38 SUSPICIOUS PERSON	18	29	19
	39 PRISONER	5	8	16
	41 SICK OR INJURED PERSON	12	20	9
	43 BAKER ACT	26	40	38
	44 ATTEMPTED SUICIDE	2	2	2
	45 DEAD ON ARRIVAL	2	3	2
49 FIRE	1	4	1	
52 NARCOTICS INVESTIGATION	2	13	11	
53 ABDUCTION	0	0	1	
54 FRAUD	18	12	14	
TOTAL FOR GRID 2326		710	1061	1118
3295	13 SPECIAL INFORMATION/ASSIGNMENT	14	24	35
	14 CONDUCT INVESTIGATION	33	46	52
	15 MEET AN OFFICER	2	2	2
	17 TRAFFIC ACCIDENT	9	11	9
	18 HIT AND RUN	0	4	4
	19 TRAFFIC STOP	6	8	8
	21 LOST OR STOLEN TAG	6	9	7
	22 AUTO THEFT	12	14	5
	25 BURGLAR ALARM RINGING	12	9	5
	26 BURGLARY	12	38	28
	27 LARCENY	6	15	8
	28 VANDALISM	4	4	5
	29 ROBBERY	4	2	6
32 ASSAULT	13	20	25	
33 SEX OFFENSE	0	1	2	



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000100 - Coral Reef Montessori Academy
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
3295	34 DISTURBANCE	80	94	152
	36 MISSING PERSON	3	7	8
	37 SUSPICIOUS VEHICLE	4	6	4
	38 SUSPICIOUS PERSON	2	17	9
	39 PRISONER	1	1	0
	41 SICK OR INJURED PERSON	2	3	0
	43 BAKER ACT	3	12	10
	45 DEAD ON ARRIVAL	3	2	1
	49 FIRE	0	1	0
	52 NARCOTICS INVESTIGATION	4	2	5
	54 FRAUD	3	6	7
TOTAL FOR GRID 3295		243	358	397
4294	13 SPECIAL INFORMATION/ASSIGNMENT	93	101	214
	14 CONDUCT INVESTIGATION	66	120	75
	15 MEET AN OFFICER	9	6	7
	16 D.U.I.	0	1	2
	17 TRAFFIC ACCIDENT	4	5	5
	18 HIT AND RUN	1	2	3
	19 TRAFFIC STOP	0	9	2
	21 LOST OR STOLEN TAG	0	4	4
	22 AUTO THEFT	4	4	3
	26 BURGLARY	1	2	5
	27 LARCENY	1	7	3
	28 VANDALISM	0	1	0
	29 ROBBERY	0	2	1
	30 SHOOTING	0	1	0
	32 ASSAULT	3	11	9
	33 SEX OFFENSE	1	2	2
	34 DISTURBANCE	24	30	34
	36 MISSING PERSON	14	9	19
	39 PRISONER	1,127	1,711	1,875
	41 SICK OR INJURED PERSON	13	11	16
43 BAKER ACT	13	13	13	
52 NARCOTICS INVESTIGATION	3	5	0	
53 ABDUCTION	0	1	0	
54 FRAUD	8	11	18	
TOTAL FOR GRID 4294		1385	2069	2310
5294	13 SPECIAL INFORMATION/ASSIGNMENT	51	29	42
	14 CONDUCT INVESTIGATION	103	115	117
	15 MEET AN OFFICER	3	2	6

66



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000100 - Coral Reef Montessori Academy
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
5294	17 TRAFFIC ACCIDENT	8	25	14
	18 HIT AND RUN	1	4	5
	19 TRAFFIC STOP	17	25	16
	20 TRAFFIC DETAIL	2	3	14
	21 LOST OR STOLEN TAG	3	9	12
	22 AUTO THEFT	3	9	12
	25 BURGLAR ALARM RINGING	16	19	18
	26 BURGLARY	12	14	25
	27 LARCENY	23	17	16
	28 VANDALISM	7	10	14
	29 ROBBERY	7	9	5
	32 ASSAULT	21	40	47
	33 SEX OFFENSE	1	2	4
	34 DISTURBANCE	126	159	276
	36 MISSING PERSON	5	3	3
	37 SUSPICIOUS VEHICLE	4	3	2
	38 SUSPICIOUS PERSON	5	4	8
	39 PRISONER	9	13	8
	41 SICK OR INJURED PERSON	3	2	2
	43 BAKER ACT	8	4	6
	44 ATTEMPTED SUICIDE	0	0	1
	45 DEAD ON ARRIVAL	1	1	0
	47 BOMB OR EXPLOSIVE ALERT	0	1	2
	49 FIRE	1	3	2
	52 NARCOTICS INVESTIGATION	10	19	10
	53 ABDUCTION	0	1	0
	54 FRAUD	6	4	7
	55 WEAPONS VIOLATION	0	2	1
TOTAL FOR GRID 5294		456	551	695
		Reported: 1112	Reported: 1514	Reported: 1561
		Not Reported: 2521	Not Reported: 3732	Not Reported: 4214
TOTAL ROUTINE		3633	5246	5775
GRAND TOTAL		4049	5838	6382



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



Complaint Date Range: Jan 1, 2014 - Dec 31, 2014

Grid: 5294, 3295, 4294, 2323, 2326

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

Agency: MIAMI-DADE

District:

Call Type: PRIORITY, ROUTINE, EMERGENCY

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

CDW Package

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].

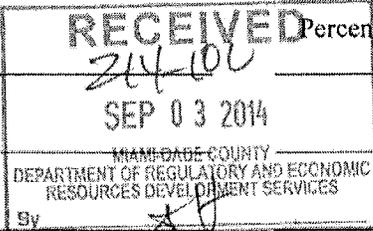
CORPORATION NAME: Coral Reef Montessori Academy Charter School, Inc., a Florida non-profit corporation

NAME AND ADDRESS:	Percentage of Stock
Wendall Carr, President, 17900 SW 160 Avenue, Miami, Florida 33187	N/A
Evelyn Quinones, Director, 20401 SW 79 Avenue, Miami, Florida 33189	"
Nestor Torres, Director, 10853 SW 216 Street, Miami, Florida 33170	"
Rosemary Hoel, Director, 9084 SW 215 Terrace, Miami, Florida 33189	"
Lucy Golden, CEO, 14802 SW 139 Place, Miami, Florida 33186	"
Juliet King, COO, 14651 SW 99 Court, Miami, Florida 33176	"

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

TRUST/ESTATE NAME: _____

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



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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)

Percentage of Interest

Date of contract: _____

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: _____

Wendall Carr, President

Sworn to and subscribed before me this 28 day of August, 2014. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)



K. HENIZE

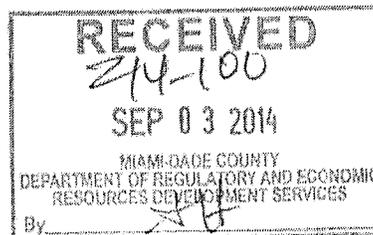
Notary Public, State of Florida

Commission #EE151195

My Commission Expires Dec. 06, 2015

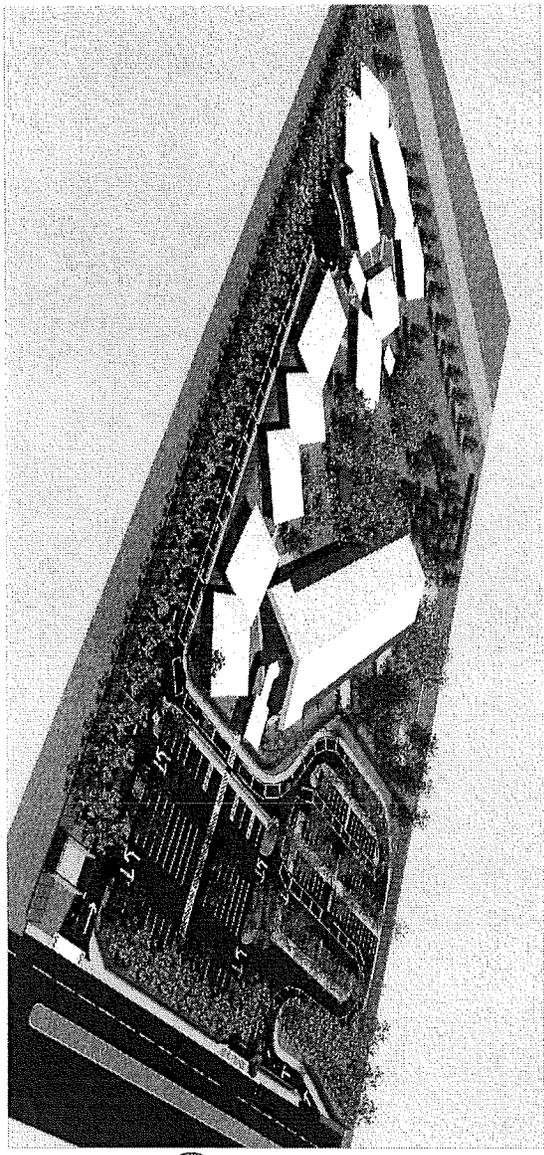
My commission expires 12-06-2015

*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.



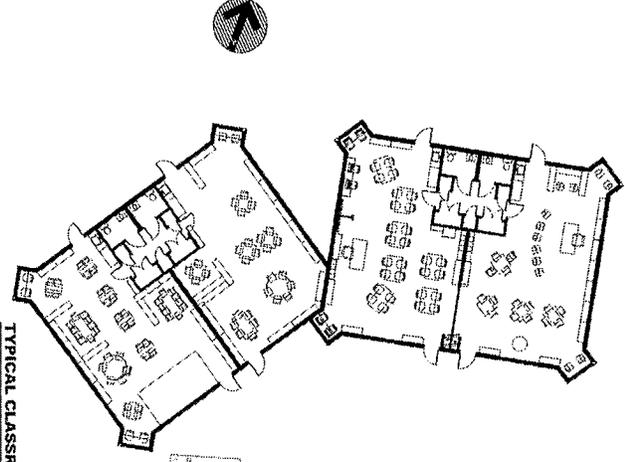
PROPOSED NEW CLASSROOM BUILDINGS FOR CORAL REEF MONTESSORI ACADEMY SCHOOL

PHASE I & II
 PROPOSED VILLAGE MASTER SITE PLAN FOR
 CORAL REEF MONTESSORI ACADEMY CHARTER SCHOOL
 SCHOOL ADDRESS: 10853 S.W. 216 ST
 MIAMI, FLORIDA 33170



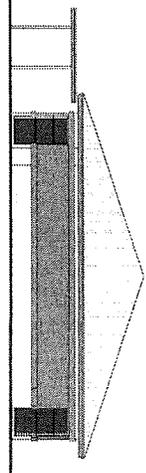
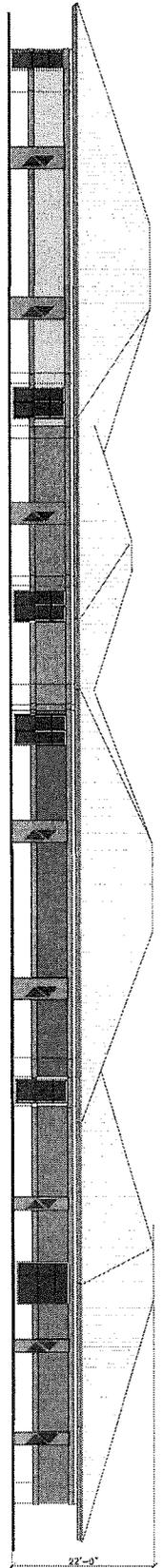
RENDERING OF SITE AND NEW BUILDINGS

DRAWING LEGEND	
1.	C1.01 COVER SHEET
2.	SU1.01 SURVEY
3.	A1.01 EXISTING SITE PLAN & EXISTING BUILDING FLOOR PLAN AND ELEVATIONS WITH ZONING DATA
4.	A1.02 PROPOSED MASTER PLAN WITH PHASE I & PHASE II AND FIRE ACCESS ROAD PLAN
5.	A2.01 PROPOSED NEW BUILDING PLANS AND ELEVATIONS
6.	L1.01 EXISTING LANDSCAPE PLAN WITH TREE SCHEDULE
7.	L1.02 PROPOSED LANDSCAPE PLAN WITH NEW TREE SCHEDULE



TYPICAL CLASSROOM LAYOUT

RECEIVED
 JUN 23 2009
 10853 SW 216 ST
 MIAMI, FL 33157

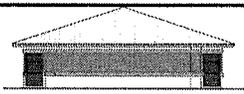


SHEET NO.
C1.01
 OF
8

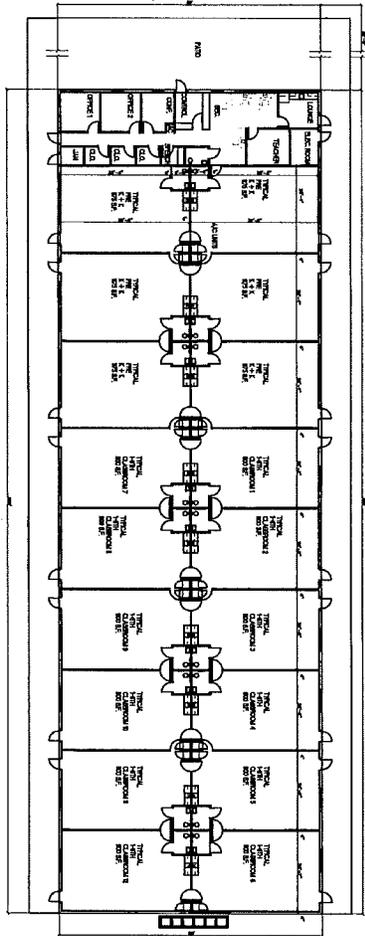
DATE: 08-23-04

VICTOR E. DEKONSCHUN
 architect aia
 8745 S.W. 106 STREET
 MIAMI, FLORIDA 33156
 FLA. REG. NO. AR0000191
 CELL PHONE: (786) 492-5605
 email: vdekonarch@bellsouth.net

PROPOSED NEW SITE PLAN LAYOUT FOR
CORAL REEF MONTESSORI ACADEMY
 10853 S.W. 216 Street
 Miami Florida 33157

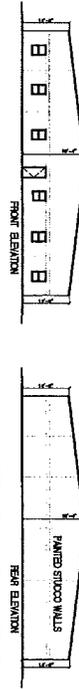


EXISTING BUILDING LAYOUT
SCALE 1/16"=1'-0"

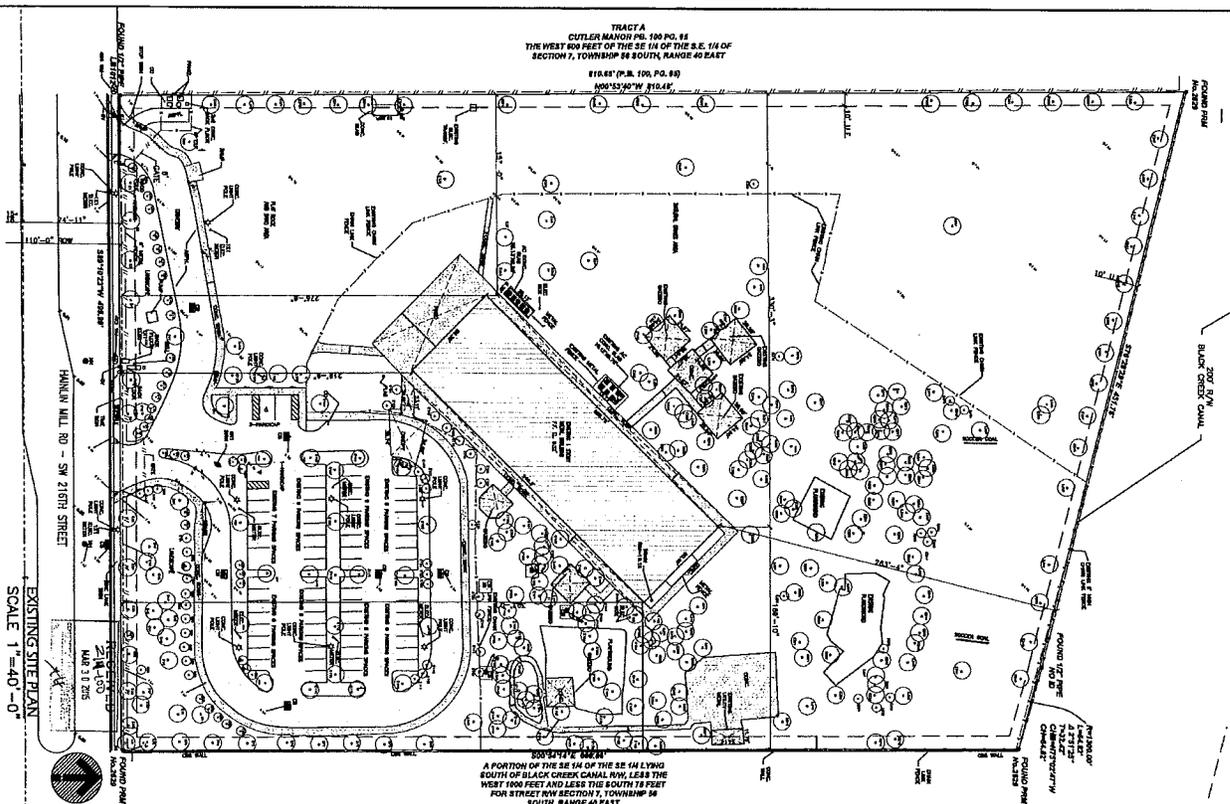
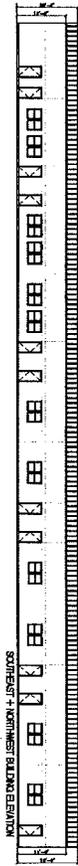


METAL BUILDING FLOOR PLAN
SCALE 1/16"=1'-0"

METAL BUILDING ELEVATIONS
SCALE 1/16"=1'-0"



METAL BUILDING ELEVATIONS
SCALE 1/16"=1'-0"



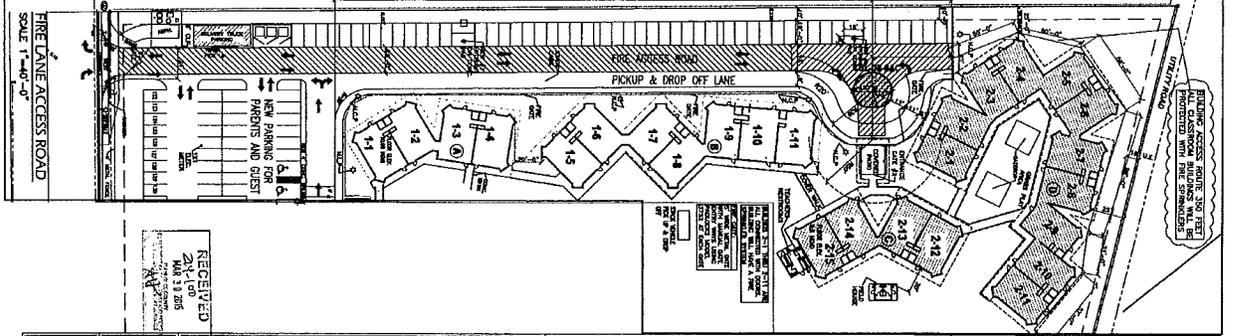
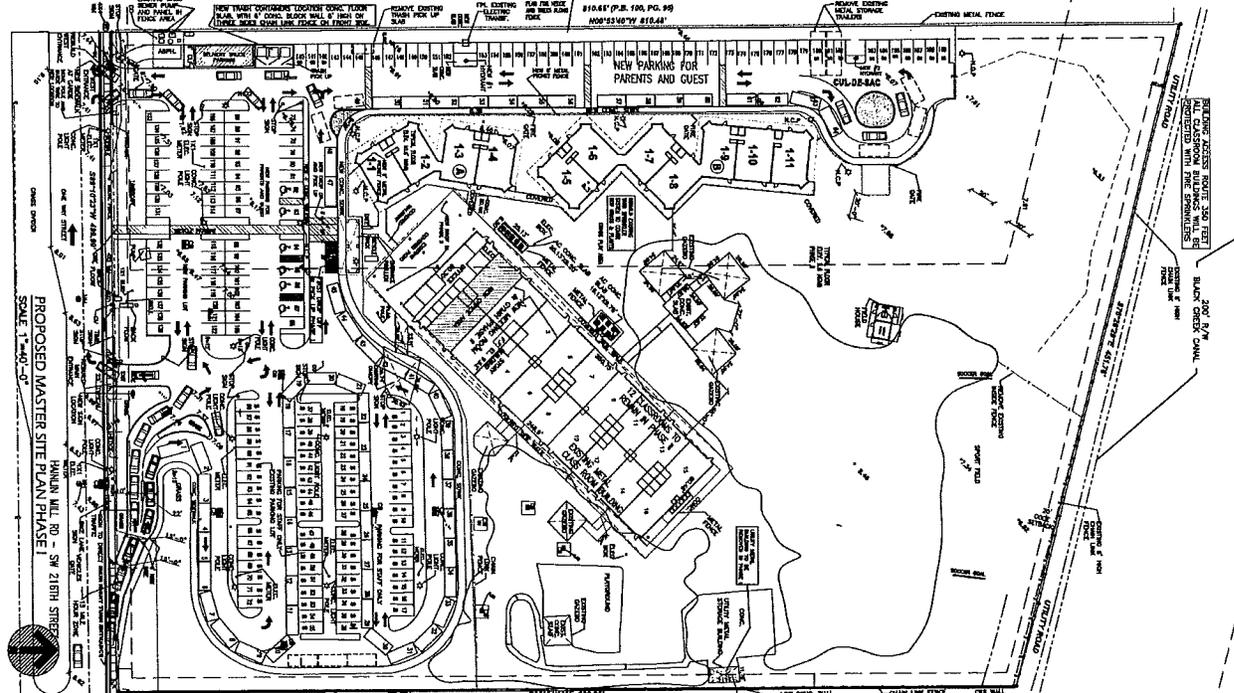
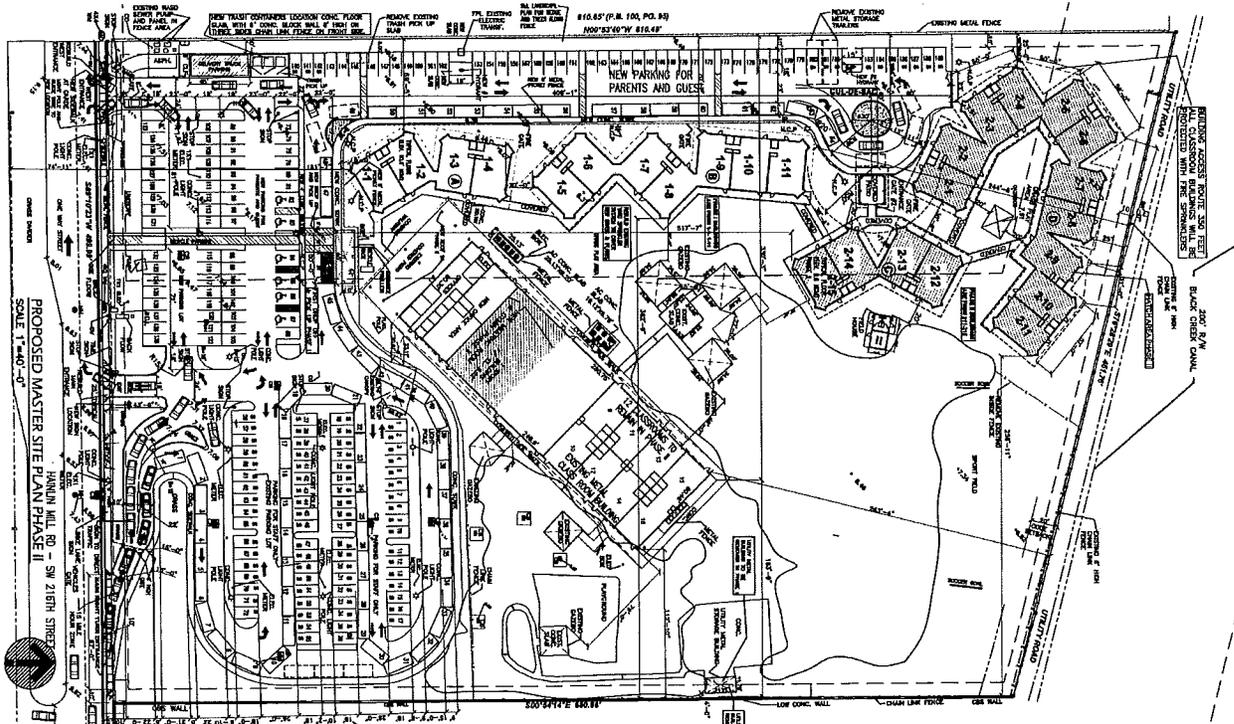
EXISTING SITE PLAN
SCALE 1"=40'-0"

A1.01
 SHEET NO. **8**
 DATE: 03/11/10
 M.A.D. 3.0 216

VICTOR E. DEKONSCHIN
 8245 S.W. 106 STREET
 MIAMI, FLORIDA 33156
 FLA. REG. NO. AR0003191
 CELL. PHONE: (786) 402-9665
 EMAIL: dekonarch@bellsouth.net

PROPOSED NEW SITE PLAN LAYOUT FOR
CORAL REEF MESSOROLI ACADEMY
 10853 S.W. 216 Street
 Miami Florida 33157





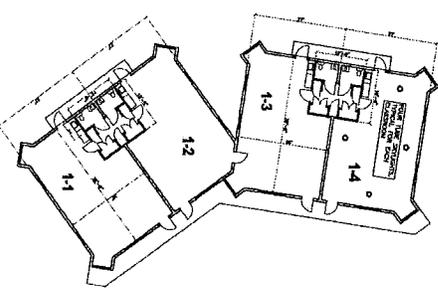
RECEIVED
 2/1/08
 02/01/08
 02/01/08

VICTOR E. DEKONSCHIN
 ARCHITECT
 8245 S.W. 106 STREET
 MIAMI, FLORIDA 33156
 FLA. REG. NO. AR0002191
 CELL PHONE (786) 402-5605

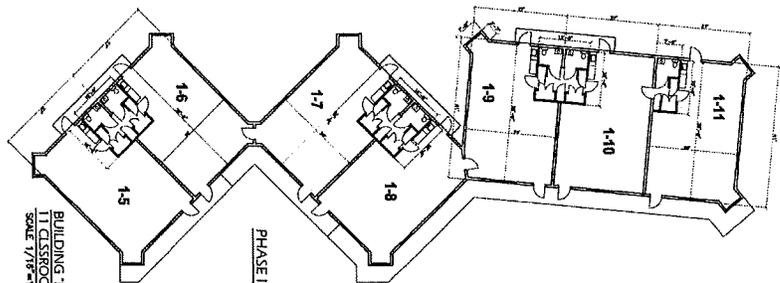
PROPOSED NEW SITE PLAN LAYOUT FOR
CORAL REEF MONTESSORI ACADEMY
 10853 S.W. 216 Street
 Miami Florida 33157



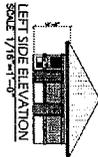
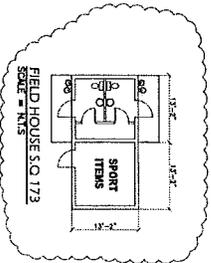
BUILDING 'A' FLOOR PLAN PHASE I
 2 CLASSROOMS TOTAL SQUARE FEET 4,428
 SCALE 1/8"=1'-0"



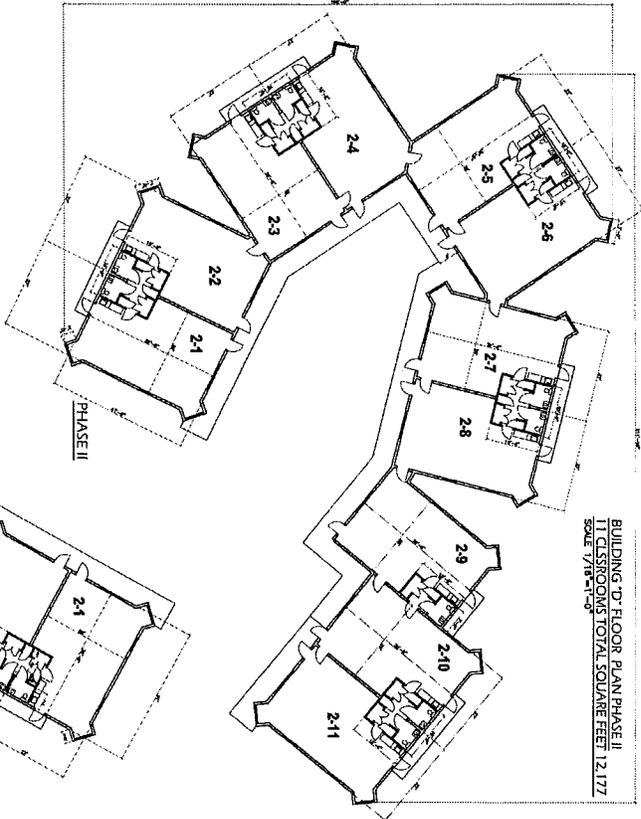
BUILDING 'B' FLOOR PLAN PHASE I
 3 CLASSROOMS TOTAL SQUARE FEET 7,749
 SCALE 1/8"=1'-0"



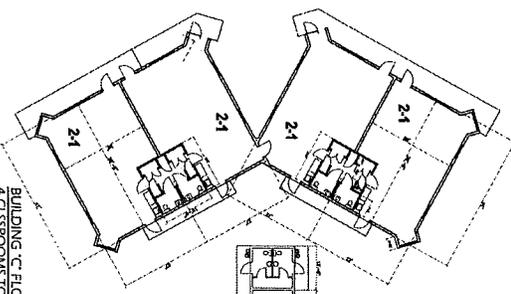
GROSS AREA OF CLASSROOM = 1107 S.F.
 GROSS AREA OF TOILETS, HALLS AND CLOSETS
 = 116 S.F. NET AREA PER CHILD INSIDE
 THE WALLS = 978 S.F.



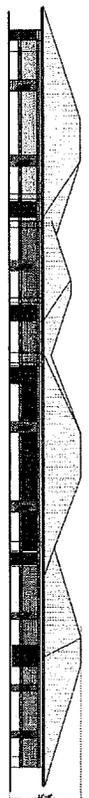
BUILDING 'D' FLOOR PLAN PHASE II
 11 CLASSROOMS TOTAL SQUARE FEET 12,177
 SCALE 1/8"=1'-0"



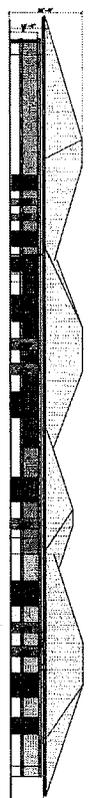
BUILDING 'C' FLOOR PLAN PHASE I
 4 CLASSROOMS TOTAL SQUARE FEET 4,428
 SCALE 1/8"=1'-0"



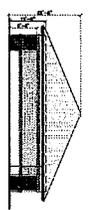
TYPICAL FRONT ELEVATION BUILDING 'D'
 SCALE 1/8"=1'-0"



TYPICAL REAR ELEVATION BUILDING 'D'
 SCALE 1/8"=1'-0"



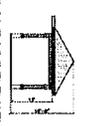
TYPICAL SIDE ELEVATION
 SCALE 1/8"=1'-0"



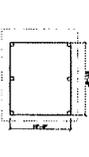
ENTRANCE PAVILION #1
 ELEVATION
 SCALE 1/8"=1'-0"



FRONT SIDE ELEVATION
 PAVILION #1
 SCALE 1/8"=1'-0"



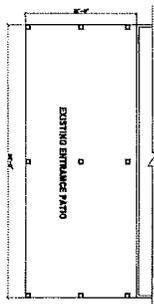
ENTRANCE PAVILION #2
 ELEVATION
 SCALE 1/8"=1'-0"



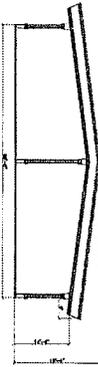
FRONT SIDE ELEVATION
 PAVILION #2
 SCALE 1/8"=1'-0"



EXISTING ENTRANCE PATIO
 SCALE 1/8"=1'-0"



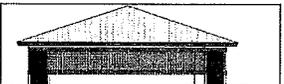
ROOF OVER PATIO
 SCALE 1/8"=1'-0"



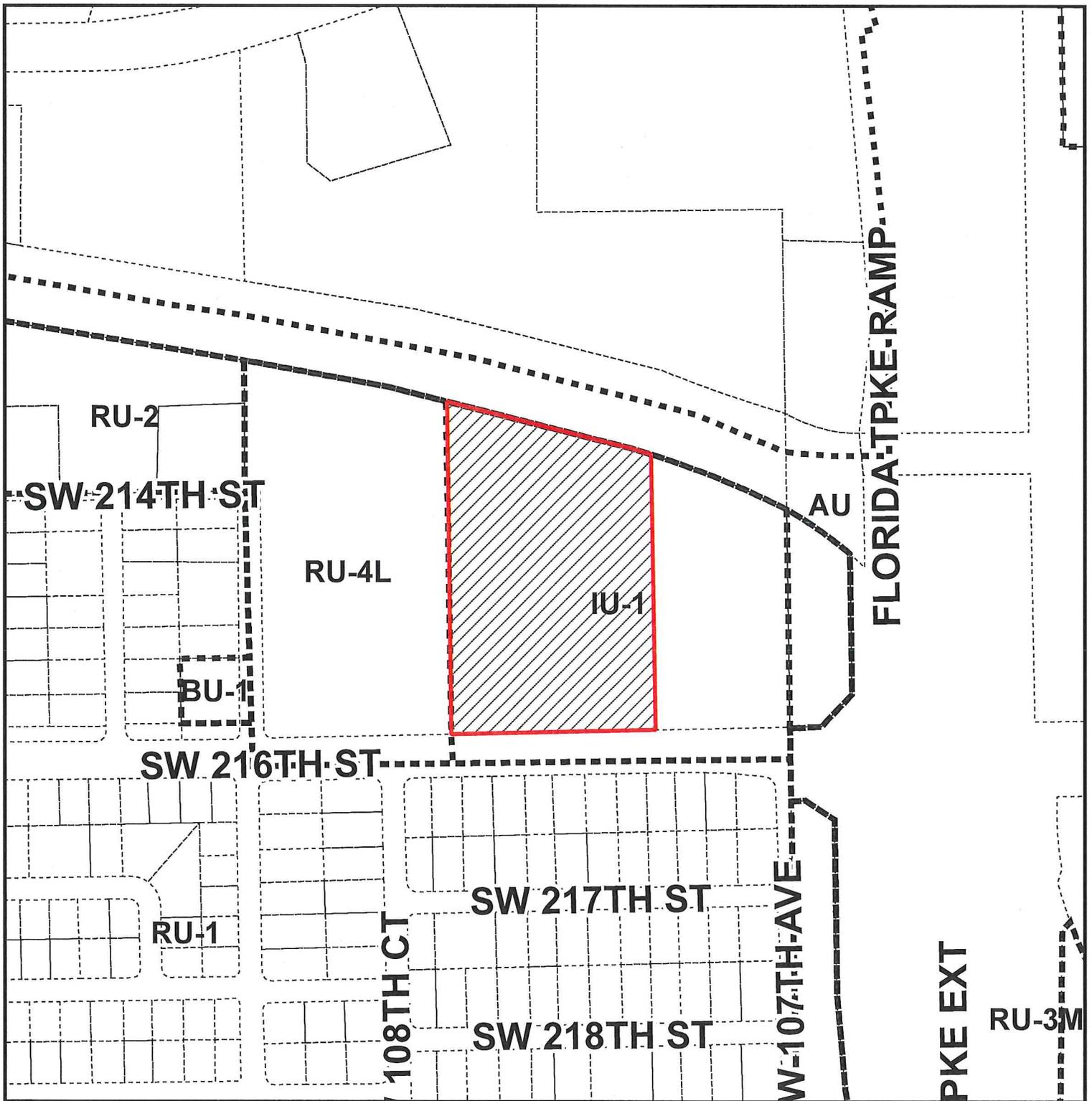
PROJECT NO. A2.01
 SHEET NO. 8

VICTOR E. DEKONSCHEIN
 ARCHITECT
 8545 S.W. 86 STREET MIAMI, FLORIDA, 33156
 FLA. REG. NO. AR00009191 email: vdekonsch@earthlink.net
 CELL PHONE (786)-482-5605

PROPOSED NEW SITE PLAN LAYOUT FOR
CORAL REEF MONTESSORI ACADEMY
 10853 S.W. 216 Street
 Miami Florida 33157



76

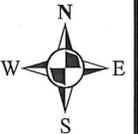


MIAMI-DADE COUNTY

HEARING MAP

Section: 07 Township: 56 Range: 40
 Applicant: CORAL REEF MONTESSORI
 ACADEMY CHARTER SCHOOL, INC.
 Zoning Board: C15
 Commission District: 9
 Drafter ID: GGARCIA
 Scale: NTS

Process Number
Z2014000100



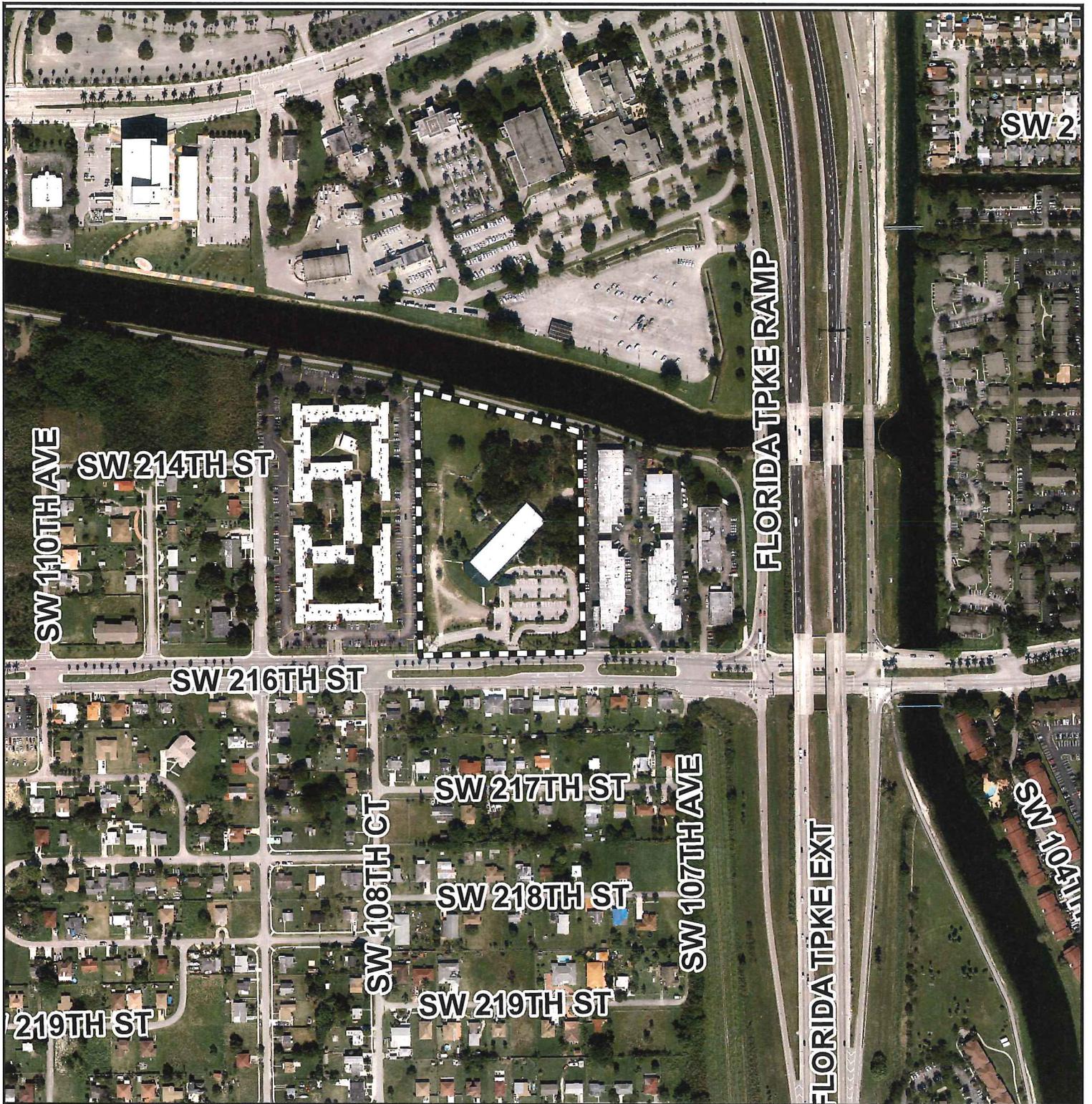
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, September 18, 2014

REVISION	DATE	BY
		77



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Section: 07 Township: 56 Range: 40
 Applicant: CORAL REEF MONTESSORI
 ACADEMY CHARTER SCHOOL, INC.
 Zoning Board: C15
 Commission District: 9
 Drafter ID: GGARCIA
 Scale: NTS

Process Number
Z2014000100

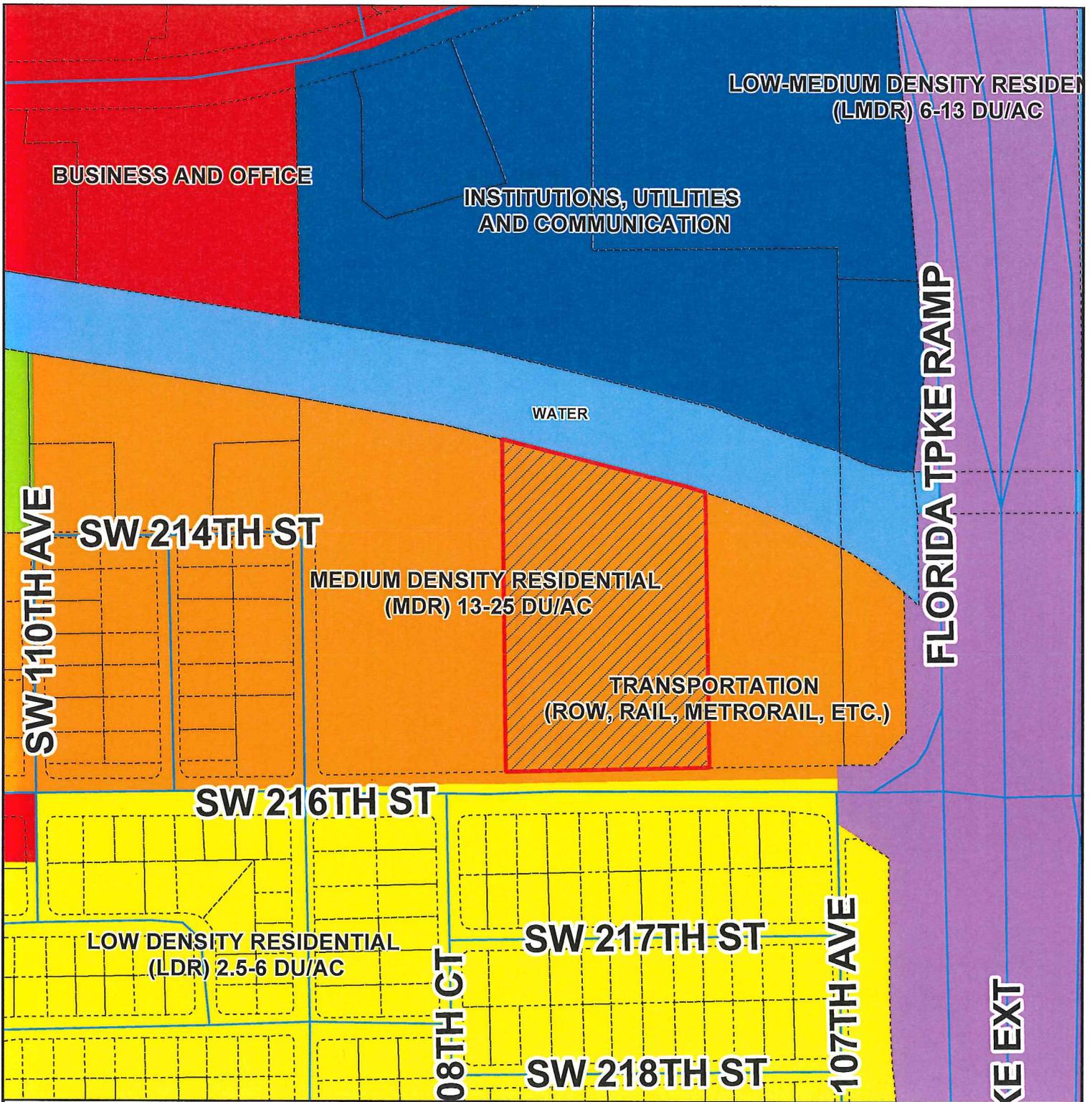
Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning



SKETCH CREATED ON: Thursday, September 18, 2014

REVISION	DATE	BY
		78



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000100



Section: 07 Township: 56 Range: 40
 Applicant: CORAL REEF MONTESSORI
 ACADEMY CHARTER SCHOOL, INC.
 Zoning Board: C15
 Commission District: 9
 Drafter ID: GGARCIA
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY