

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

DATE SEPTEMBER 10, 2015
TIME OF MEETING 9:30 AM

<u>CURRENT:</u>	<u>HEARING #</u>	<u>DISTRICT(S)</u>
1. <u>ADVANCED LEARNING CHARTER SCHOOL, INC., DBA HIVE PREPARATORY. SCHOOL</u>	15-017	01
Request(s): - The applicant seeks approval to modify a previously approved charter school in order to expand the current school, increase the number of students from 452 to 900, increase the grade levels from K-5 th to K-8 th and add a new building.		
Location: - 5855 NW 171 Street, Miami-Dade County, Florida. Within the Urban Development Boundary (UDB)		
2. <u>COLUMBIA LAGRANGE HOSPITAL, ET AL</u>	15-042	10
Request(s): - The applicant seeks approval to modify a previously approved Resolution along with a paragraph of the accompanying Declaration of Restrictions in order to submit revised plans which show the location of a proposed addition to an existing hospital building.		
Location: - 11750 Bird Road, Miami-Dade County, Florida. Within the Urban Development Boundary (UDB)		



Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, SEPTEMBER 10 , 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. **ADVANCED LEARNING CHARTER SCHOOL, INC., 15-9-CC-1 (15-017)**
DBA HIVE PREPARATORY. SCHOOL

12-52-40
BCC/District 01

- (1) SPECIAL EXCEPTION to permit the expansion of the existing charter school from grades K-5 to grade K-8.
- (2) MODIFICATION of Conditions #2, #9 and #10 of Resolution # Z-24-09 passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Plans for Proposed tenant Improvements of: The Advance Learning Academy," as prepared by Consulting & Specialty Engineering Services, Inc., consisting of 12 sheets, dated stamped received 06/16/09.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Advance Learning Academy DBA Hive Prep," as prepared by Sol-Arch., with sheets A-100 & A-200, dated stamped received 4/17/15, and the remaining 10 sheets dated stamped received 3/4/15, for a total of 12 sheets.

FROM: "9. That the charter school use be limited to grades Kindergarten through 5th and be limited to a maximum of 452 students.

TO: "9. That the charter school use be limited to grades Kindergarten through 8th and be limited to a maximum of 900 students.

FROM: "10. That there will be staggered shifts at arrival and dismissal times for students at the charter school, separated by a minimum of 20 minutes. The arrival and dismissal times shall be as follows:

TO: "10. That there will be staggered shifts at arrival and dismissal times for students at the charter school, separated by a minimum of 20 minutes. The arrival and dismissal times shall be as follows:

Kindergarten thru 2nd Grade -Start 8:30 a.m./dismissal 2:00 p.m.

3rd thru 5th Grades - Start 8:00 a.m./dismissal 3:00 p.m.

6th thru 8th grades - start 7:30 a.m. /dismissal 2:30 p.m.

- (3) MODIFICATION of Paragraphs #1, #2 and #3 of a Declaration of Restrictions recorded in Official Record Book 27157, Pages 2705-2722, reading as follows:

FROM: "1. The use of the Property shall be established and maintained substantially in accordance with the plan submitted with the application entitled "Plans for Proposed Tenant Improvements of: The Advance Learning Academy," prepared by Consulting & Specialty Engineering Services, Inc., consisting of 11 pages, dated stamped received June 16, 2009, a copy of which is attached hereto as Exhibit "B", as said plan may be further modified at the public hearing on the application."

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Advance Learning Academy DBA Hive Prep," as prepared by Sol-Arch., with sheets A-100 & A-200, dated stamped received 4/17/15, and the remaining 10 sheets dated stamped received 3/4/15, for a total of 12 sheets."

FROM: "2. The Charter School shall be limited to Kindergarten through fifth grades with four hundred fifty two (452) students, which shall be incorporated in two (2) phases as follows:

350 students in grades kindergarten thru fifth permitted in the 2009-2010 school year.

452 students in grades Kindergarten thru fifth permitted in the 2010-2011 school year.

TO: "2. The Charter School use shall be limited to Kindergarten through eight grade with nine hundred (900) students.

452 Existing Students
448 new Students in 2016.

FROM: "3. The Charter School shall have three staggered shifts at arrival and dismissal times, separated by a minimum of 20 minutes, as follows:

Kindergarten thru 1st Grade -Start 8:00 a.m./dismissal 2:30 p.m.

2nd thru 3rd Grades - Start 8:20 a.m./dismissal 2:50 p.m.

4th thru 5th Grades - Start 8:40 a.m./dismissal 3:10 p.m.

However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has minimum of 3 start/dismissal times staggered at least 20 minutes apart. Further, the owner shall provide written notice of any modifications to the start/dismissal times to the directors of the Department of Planning and Zoning and the Public Works Department, respectively, and said modifications shall be subject to the approval of the directors.

TO: "3. The Charter School shall have three staggered shifts at start and dismissal times, separated by a minimum of 20 minutes, as follows:

Kindergarten thru 2nd Grade -Start 8:30 a.m./dismissal 2:00 p.m.

3rd thru 5th Grades - Start 8:00 a.m./dismissal 3:00 p.m.

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However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has minimum of 3 start/dismissal times staggered at least 20 minutes apart. Further, the owner shall provide written notice of any modifications to the start/dismissal times to the directors of the Department of Regulatory and Economic Resources and the Public Works and Waste Management Department, respectively, and said modifications shall be subject to the approval of the directors.

T H E E N D

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: Z15-017 (15-9-CC-1)

September 10, 2015

Item No. 1

Recommendation Summary	
Commission District	01
Applicant	Advance Learning Charter School, Inc.
Summary of Requests	The applicant seeks approval to modify a previously approved charter school in order to expand the current school, increase the number of students from 452 to 900, increase the grade levels from K-5 th to K-8 th and add a new building.
Location	5855 NW 171 Street, Miami-Dade County, Florida.
Property Size	3.41 acres
Existing Zoning	BU-2 (Business-Special District)
Existing Land Use	Educational facility
2020-2030 CDMP Land Use Designation	Business and Office <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)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(7), Generalized Modification Standards, <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit the expansion of the existing school from grades K-5 to grade K-8.
- (2) MODIFICATION of Conditions #2, 9 and 10 of Resolution #Z-24-09 passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Plans for Proposed tenant Improvements of: The Advance Learning Academy," as prepared by Consulting & Specialty Engineering Services, Inc., consisting of 12 sheets, dated stamped received 06-16-09.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Advance Learning Academy DBA Hive Prep," as prepared by Sol-Arch., consisting of 12 sheets, sheets A-1.00 & A-2.00, dated stamped received 4/17/15, all other sheets dated stamped received 3/4/15.

FROM: "9. That the charter school use be limited to grades Kindergarten through 5th and be limited to a maximum of 452 students.

TO: "9. That the charter school use be limited to grades Kindergarten through 8th and be limited to a maximum of 900 students.

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6th thru 8th grades - start 7:30 a.m. /dismissal 2:30 p.m."

(3) MODIFICATION of Paragraphs #1, #2 and #3 of a Declaration of Restrictions recorded in Official Record Book 27157, Pages 2705-2722, reading as follows:

FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Plans for Proposed tenant Improvements of: The Advance Learning Academy," as prepared by Consulting & Specialty Engineering Services, Inc., consisting of 12 sheets, dated stamped received 06-16-09.

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Advance Learning Academy DBA Hive Prep," as prepared by Sol-Arch., consisting of 12 sheets, sheets A-1.00 & A-2.00, dated stamped received 4/17/15, all other sheets dated stamped received 3/4/15.

FROM: "2. The Charter School shall be limited to Kindergarten through fifth grades with four hundred fifty two (452) students, which shall be incorporated in two (2) phases as follows:

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However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has minimum of 3 start/d dismissal times staggered at least 20 minutes apart. Further, the owner shall provide written notice of any modifications to the start/d dismissal times to the directors of the Department of Planning and Zoning and the Public Works Department, respectively, and said modifications shall be subject to the approval of the directors.”

TO: "3. The Charter School shall have three staggered shifts at start and dismissal times, separated by a minimum of 20 minutes, as follows:

Kindergarten thru 2nd Grade -Start 8:30 a.m./dismissal 2:00 p.m.

3rd thru 5th Grades - Start 8:00 a.m./dismissal 3:00 p.m.

6th thru 8th grades start 7:30 a.m. /dismissal 2:30 p.m.

However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has minimum of 3 start/d dismissal times staggered at least 20 minutes apart. Further, the owner shall provide written notice of any modifications to the start/d dismissal times to the directors of the Department of Regulatory and Economic Resources and the Public Works and Waste Management Department or their successor department, respectively, and said modifications shall be subject to the approval of the directors.”

The purpose of Requests #2 and #3 is to allow the applicant to submit plans showing the addition of a new school building and an increase the number of students and grade levels for the previously approved charter school.

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.

PROJECT HISTORY AND DESCRIPTION:

In September and October 1969, pursuant to Resolutions #4-ZAB-489-69 and #Z-288-69, the Zoning Appeals Board (ZAB) and the Board of County Commissioners (BCC) granted a district boundary change for the subject property from AU, Agricultural District, RU-1, Single-family Residential District, and BU-1A, Limited Business District, to BU-2, Special Business District. In 2009, pursuant to Resolution #Z-24-09, the BCC approved with conditions and subject to a covenant a charter school on the subject site. Staff notes that this application went to the DIC Lower Council meeting on April 8, 2015 and all comments from said meeting were addressed in the submitted plans and in this recommendation.

The applicant now seeks to modify the plans and conditions approved pursuant to the prior resolution and covenant for the existing charter school in order to expand the current school facility, increase the number of students from 452 to 900, increase the grade levels from K-5th to K-8th and add a new building. The submitted plans depict the existing educational facility consisting of a 1-story building located on the southern portion on the approximately 3.41-acre site. In addition, the plans indicate a proposed 3-story classroom building located along the northern portion of the subject site. An existing parking area is shown towards the southeast portion of the site, along with proposed parking areas illustrated on the northern and western

portions of the subject property. Adequate landscaping are also indicated along the perimeter of the site.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-2; educational facility	Business and Office
North	BU-2; commercial building	Business and Office
South	BU-2; car dealership parking lot	Business and Office
East	BU-2; commercial building	Business and Office
West	BU-2; office building	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of 3.41 acres located at the northeast corner of NW 171 Street and NW 59 Avenue, Miami-Dade County. The surrounding area is commercial with a big box warehouse retail building, a major retailer building and an auto dealership.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community with additional education services for up to 900 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 **Business and Office** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Staff notes that the applicant is requesting approval of an expansion and modifications to a charter school. The BU-2 zoning district allows all the uses that can be permitted in the Business and Office land use category, including the retail uses and schools. As such, staff opines that this application is **consistent** with the uses allowed under the Business and Office land use category text and the Business and Office Land Use Plan map designation for the property.

ZONING ANALYSIS:

When analyzing request #1, to permit an expansion of an existing charter school from grades K-5 to grade K-8 for 900 students under Section 33-311(A)(3) **Special Exceptions**, Unusual Uses and New Uses, based on the foregoing analysis, staff is of the opinion that the approval of the request with conditions would be **compatible** with the surrounding area. Additionally, the applicant seeks to modify conditions of the prior resolution as well as paragraphs of the covenant proffered by the applicant at that time that pertain to the plans, the number of students, grade levels and buildings on the subject property (requests #2 and #3). Staff opines that approval with conditions of the aforementioned requests under the Generalized Modification Standards, Section 33-311(A)(7), would also 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) for review. The PWWM has indicated in its memorandum dated June 25, 2015, that the application will generate 77 PM new Peak Hour trips based on the Institute of Traffic Engineering (ITE) standards, which will not exceed the Level of Service (LOS) on the surrounding roadways. Additionally, the AM peak hour trip was also analyzed and will generate a net total of 258 trips, which the TOP analysis was based on. Based on the queuing analysis and attached TOP, PWWM has determined that there is ample space to accommodate traffic queuing on site. Based on the aforementioned analysis, staff opines that approval with conditions of the application would not have a negative impact on traffic on the abutting roadways.

Further, staff opines that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, 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 from grades K-5 to grade K-8 for 900 students while adding a new building. Staff opines that the new 3-story school building is similar in height and scale to the existing commercial buildings surrounding the site and will maintain similar architectural features found in the existing charter school building. Staff notes that the surrounding area is comprised of a big box warehouse retail building, a major retail building, an office building and an auto dealership. As such, staff opines that the building will not have a negative visual impact on the neighboring commercial uses surrounding the subject property. Staff further opines that, although the charter school will increase the students in the area, as previously noted, this is a commercial area and the impact will be minimal. Additionally, the charter school has been designed in such a way to minimize traffic impacts by providing more than adequate means of ingress and egress and the site's traffic circulation works well for the school facility. Traffic, staff notes, will be prevalent during the morning and afternoon hours at the arrival and dismissal times. As such, the applicant has agreed to adhere to staggered arrival and dismissal times to alleviate potential traffic congestion in the surrounding community.

As such, staff opines that approval of requests #1, #2 and #3 will maintain the character of the existing charter school and therefore, will be **compatible** with the surrounding commercial and industrial uses in this area given that: the bulk and scale of the proposed structure is similar to the existing charter school building and surrounding commercial uses in the area; the proposed school campus provides access to the property, and exceeds the minimum parking requirements, which the applicant has provided 30 more parking spaces than the required 105 parking spaces for the proposed development. Staff further opines that the overall design of the proposed building and location to the north on the subject site 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 school building and surrounding commercial buildings. **Based on the foregoing analysis, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Special**

Exceptions, Unusual Uses and New Uses, and approval with conditions of requests #2 and #3 under the Generalized Modification Standards, Section 33-311(A)(7).

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate four (4) ingress/egress drives, two along the southern property line abutting NW 171 Street and two along the western property line abutting NW 59 Avenue. The applicant has provided 30 more parking spaces than the required 105 parking spaces for the 900 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 #Z-24-09 remain in full force and effect, except as herein modified.
2. That all other paragraphs of Declaration of Restrictions, recorded in Official Records Book 27157, Pages 2705-2722 remain in full force and effect except as herein modified.
3. 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 25, 2015.
4. 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 June 10, 2015.
5. That the charter school use be limited to grades K – 8th, be limited to a maximum of 900 students.
6. 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.
7. 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.
8. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.

9. 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 Kogen, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Advance Learning Charter School, Inc.
PH: Z15-017

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

<p>Business and Office (Pg. I-40)</p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Business and Office. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(3) Special Exceptions, Unusual and New Uses</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p>

ZONING RECOMMENDATION ADDENDUM

Advance Learning Charter School, Inc.
PH: Z15-017

<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
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1. ADVANCED LEARNING CHARTER SCHOOL, INC.,
DBA HIVE PREPARATORY SCHOOL
(Applicant)

15-9-CC-1 (15-017)
BCC/District 01
Hearing Date: 09/10/15

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>
2009	Palmetto KTP, LLC	- Special Exception to permit a charter school.	BCC	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: June 10, 2015

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

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

Subject: BCC #Z2015000017-2nd Revision
Advance Learning Charter School, Inc. /dba HIVE Preparatory
School
5855 SW 171st Street, Miami, FL 33015
Refer to Application
(BU-2) (3.16 Acres)
12-52-40

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

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 County Water and Sewer Department (MDC-WASD) water franchise service area. A 12-inch water distribution main abuts the property along NW 171st Street, 12-inch water distribution main abutting the property along NW 59th Avenue and a 12-inch water distribution main abuts the property along the east-side of the property.

The source for this water supply is the MDC-WASD's Hialeah/Preston Water Treatment Plant. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets federal, state, and county drinking water standards.

Wastewater Disposal

The subject property is located within MDC-WASD's sanitary sewer franchise service area. An 8-inch gravity main abuts the subject property along NW 171st Street and along NW 59th Avenue.

Currently, the corresponding downstream sanitary pump stations 30-401, 30-1310 or 30-1300 and the North District Wastewater Treatment Plant are operating in compliance within the requirements set forth in the new USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013) between the Environmental Protection Agency and Miami Dade County.

Stormwater Management

This proposed project was approved under a Surface Water Management General Permit No. 13-01721-P (Application No. 010705-1).

A Surface Water Management General Permit modification from DERM Water Control Section 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.

The proposed development order, if approved, shall not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

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.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

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 zoning 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 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. Please contact the Enforcement Section if you require additional information.

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: JUN 2 5 2015

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: 
Antonio Cotarelo, P.E.
Deputy Director/County Engineer
Public Works and Waste Management Department

Subject: DIC 15-017
Name: Advance Learning Charter School
Section 12 Township 52 South Range 40 East

I. PROJECT LOCATION:

The property is located at 5855 NW 171 Street.

II. APPLICATION REQUEST:

This application is proposing the addition of a new 3-story building to an existing 1-story charter school. It is also requesting to increase the number of students from 452 to 900 students and increase the grade level to K-8. Although the concurrency analysis within this memo was performed for the original request of 1078 students, this memo will be considered as an approval for a maximum of 900 students with regards to the allowed student enrollment.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

This application is being served from the North to the South by NW 59 Avenue, NW 57 Avenue, and the Palmetto Expressway and from the East and the West by the NW 171 Street, the Palmetto Expressway and NW 183 Street.

IV. RECOMMENDATION:

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 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 comply with 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 8th Edition) for the original request of 1078 students.

377 PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	13%	East	33%
South	39%	West	15%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9232 located on NW 67 Avenue north of NW 186 Street, has a maximum LOS "D" of **5060** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2709** vehicles and **14** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9232** with its PHP and assigned vehicles is at LOS "C". The **47** vehicle trips generated by this development when combined with the **2709** and those previously approved through Development Orders, **14**, equal **2770** and will cause this segment to remain at LOS "C" whose range is 261 to 3830.

Station F-2514 located on NW 57 Avenue north of NW 183 Street, has a maximum LOS "D" of **5080** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2346** vehicles and **47** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2514** with its PHP and assigned vehicles is at LOS "B". The **41** vehicle trips generated by this development when combined with the **2346** and those previously approved through Development Orders, **47**, equal **2434** and will cause this segment to remain at LOS "B" whose range is 701 to 4240.

Station F-1233 located on NW 183 Street east of NW 57 Avenue, has a maximum LOS "EE" of **6468** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2316** vehicles and **14** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1233** with its PHP and assigned vehicles is at LOS "C". The **51** vehicle trips generated by this development when combined with the **2316** and those previously approved through Development Orders, **14**, equal **2381** and will cause this segment to remain at LOS "C" whose range is up to 5250.

Station F-1190 located on NW 57 Avenue south of NW 173 Street, has a maximum LOS "EE" of **6468** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4894** vehicles and **55** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1190** with its PHP and assigned vehicles is at LOS "C". The **31** vehicle trips generated by this development when combined with the **4894** and those previously approved through Development Orders, **55**, equal **4980** and will cause this segment to remain at LOS "C" whose range is up to 5250.

Station F-405 located on the Palmetto Expressway east of NW 57 Avenue, has a maximum LOS "D" of **13,390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **9252** vehicles and **0** vehicles have been assigned to this section of

the road from previously approved Development Orders. Furthermore, **Station F-405** with its PHP and assigned vehicles is at LOS "C". The **46** vehicle trips generated by this development when combined with the **9252** and those previously approved through Development Orders, **0**, equal **9298** and will cause this segment to remain at LOS "C" whose range is 8231 to 11,100.

Station F-38 located on NW 57 Avenue north of NW 159 Street, has a maximum LOS "E" of **5390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3064** vehicles and **269** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-38** with its PHP and assigned vehicles is at LOS "C". The **113** vehicle trips generated by this development when combined with the **3064** and those previously approved through Development Orders, **269**, equal **3446** and will cause this segment to remain at LOS "C" whose range is up to 5250.

Station F-554 located on the Palmetto Expressway west of NW 57 Avenue, has a maximum LOS "EE" of **10,060** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **8885** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-554** with its PHP and assigned vehicles is at LOS "D". The **19** vehicle trips generated by this development when combined with the **8885** and those previously approved through Development Orders, **0**, equal **8904** and will cause this segment to remain at LOS "D" whose range is 6131 to 8370.

Station F-2517 located on the NW 186 Street west of NW 67 Avenue, has a maximum LOS "EE" of **4296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4058** vehicles and **26** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2517** with its PHP and assigned vehicles is at LOS "EE". The **29** vehicle trips generated by this development when combined with the **4058** and those previously approved through Development Orders, **26**, equal **4113** and will cause this segment to remain at LOS "EE" whose range is 3581 to 4296.

VII. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

Project Conditions:

Operational Conditions:

The school shall operate as per the Traffic Operation Plan dated 06/05/2015. It specifies that school must maintain a 300 student maximum limit per arrival and dismissal shift with a minimum 30 minute time schedule separation between any two shifts, and no more than three shifts during any arrival and/or dismissal period.

Offsite Infrastructure Conditions:

The applicant is required to modify the existing non-standard school speed zone into a standard school zone. Additionally, the applicant will be required to install a standard school speed zone for any future uncontrolled school crossings that provide direct access

to the school's property, or for any remote school crossings serving the school site that has been warranted as per FDOT Topic No. 750-010-027-h, Section 2. "School Zone Speed Regulations." Furthermore, the school will be required to conduct and submit the traffic studies stated in FDOT Topic No. 750-010-027-h, Section 2. "School Zone Speed Regulations," following a request by PWWM. PWWM may request the traffic studies for a time period beginning with the school's opening until two years after the school operates with at least 90% student enrollment capacity. Failure to provide traffic studies and/or school speed zone once the need has been determined by PWWM will be considered a violation of resolution and should prohibit the school from obtaining a future Certificate of Use.

VIII. SITE PLAN CRITIQUE:

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A of Plat Book 158, Page 99.

IX. STANDARD CONDITIONS:

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

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. HIVE Preparatory School is required to complete the written portions of this form and develop all the necessary illustrations for attachment.

Contents

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

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 programmed 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.).
 - (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.

HIVE Preparatory School School Traffic Operations Plan (TOP) Form

- (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.
- (19) *School Crossing:* An official school student crossing on an adopted school route plan of a school safety program. Any crossing not so officially designated is termed a "pedestrian crossing."

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	HIVE Preparatory School
Address	5855 NW 171 st Street, Miami, Florida
Folio Number(s)	30-2012-035-0010
Hours of Operations	7:00 AM – 6:30 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
Primary Elementary School	K-2	100	300
Intermediate School	3-5	100	300
Middle School	6-8	100	300
		#	
Total Facility Enrollment			900

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
Primary Elementary	K-2: Typical Elementary Program
Intermediate	3-5: Typical Intermediate Program
Middle	6-8: Typical Middle School Program
Other	

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. Parental vehicular access to onsite passenger loading facilities shall be open a minimum of 30 minutes prior to all arrival and dismissal time(s).

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	300	3
Dismissal	300	3

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
Primary Elementary	K-2	M-F	8:30 AM	2:00 PM	300
Intermediate	3-5	M-F	8:00 AM	3:00 PM	300
Middle	6-8	M-F	7:30 AM	2:30 PM	300

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 4.22**.

Table 4.2-2 School Schedule Shift Descriptions

Schedule Shift	Description (Instructional, Extra Curricular)
Primary Elementary	Typical Kindergarten through Second Grades
Intermediate	Typical Third through Fifth Grades
Middle	Typical Sixth through Eighth Grades

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

HIVE Preparatory School School Traffic Operations Plan (TOP) Form

vehicles. 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. **Routenames, 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.

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
A1(K-8)	DW3	<input type="checkbox"/>	Right In Only	DW2	<input type="checkbox"/>	Right Out Only	South Building Loop
		<input checked="" type="checkbox"/>	One Way Only		<input checked="" type="checkbox"/>	One Way Only	
A2(K-8)	DW1	<input type="checkbox"/>	Right In Only	DW2	<input type="checkbox"/>	Right Out Only	North Building Loop
		<input type="checkbox"/>	One Way Only		<input checked="" 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	

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)

RouteName	Stacking Space Capacity	Queuing Spaces Capacity	TotalCapacity
A1(K-8)	6	7	13
A2(K-8)	3	25	28
			41

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
B(K-8)	DW2 (To be managed by traffic personnel)	<input type="checkbox"/>	Right In Only	DW1	<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.

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Table 5.4-2 Bus Loading Zone Vehicle Accumulation Capacity Summary

Route Name	Stacking Spaces Capacity	Queuing Spaces Capacity	Bus Capacity
B(K-8)	1	#	1

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
1	1

Table 5.4a-2 Bus Type and Capacity

Quantity	Bus Type	Length	Width	Capacity	Student Total by Type
1	S-BUS-11 [S-BUS-36]	45	10	65	30-40
#	S-BUS-12 [S-BUS-40]	50	10	84	#
Students Grand Total					30-40

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.

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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	59	54	#
Student	#	#	#
Parked Stacking	12	3	#
Open	38	#	#
Total	109	57	#

If the school has parked stacking spaces or *student parking spaces*, specify the route information that provides access to those spaces within the **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
P(K-8)	DW3	<input type="checkbox"/>	Right In Only	DW2	<input type="checkbox"/>	Right Out Only
		X	One Way In		X	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 the **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)
S(Trash)	DW1/DW3	<input type="checkbox"/>	Right In Only	DW2	<input type="checkbox"/>	Right Out Only	9:00 – 1:00
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out	
S(Food)	DW1/DW3	<input type="checkbox"/>	Right In Only	DW2	<input type="checkbox"/>	Right Out Only	9:00 – 1:00
		<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 institute 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(K-8)	E1	E2	0:00-0:00

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(K-8)	E1	E2	0:00-0:00

Identify the *bicycle storage* locations throughout the site by labeling each location according to the following instructions: Each location must be labeled 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.**

Table 6.0-3 Bicycle Storage Description

Bicycle Storage Location	Bicycle Capacity
BS(K-8)	36

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. The school shall supply staff to direct any vehicles which may stage or stack in through travel lanes or non-designated parking areas within the public rights-of-way onto the school site.

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 should 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 labeled 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	Directing traffic at back of queue – South Loop	7:00	8:45	1:30	3:30
S2	Loading Parent drop-off/pick-up – South Loop	7:00	8:45	1:30	3:30
S3	Supervise and Manage Exiting Vehicles at DW2	7:00	8:45	1:30	3:30
S4	Directing traffic at back of queue – North Loop	7:00	8:45	1:30	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.

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
C#	Device	0:00	0:00	0:00	0:00

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 Zone and Crossings

School zones may be provided for schools to alert drivers that they will be traveling near a school. A school zone is composed of signs and pavement markings. The school zone may also include a speed zone component that requires driver to reduce their travel speed. The speed zone is often enacted to provide control at designated *school crossings* serving elementary and middle schools. The school speed zone component may be composed of signs, pavement markings, and flashing beacons (as per the governing standard). The speed zone is required to be installed for school crossings when applicable.

HIVE Preparatory School School Traffic Operations Plan (TOP) Form

Indicate the existing and/or proposed school crossing(s) serving the school site within **Table 8.0-1**. Enter "none" for the road name to indicate that no school crossing exists or is proposed for this school. **The school crossing locations must be illustrated in a plan view and attached to this document.**

Table 8.0-1 School Crossing Description

Location	Intersection [x]	Mid-Block [x]	Uncontrolled [x]
Road Name	<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"/>

Indicate the existing and/or proposed school zones associated with the school site within **Table 8.0-2**. Enter "none" for the road name to indicate that no school zone exists or is proposed for this school. Indicate if a speed zone is a component of the school zone by marking the appropriate check box.

Table 8.0-2 School Speed Zone Description

Location	Existing [x]	Proposed [x]	Signs & Markings [x]	Speed Zone [x]	Flashing Beacons [x]
NW 59 th Avenue	<input type="checkbox"/>	X	X	X	<input type="checkbox"/>
NW 171 st Street	<input type="checkbox"/>	X	X	X	<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 (less than 300 feet), 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	7:15	8:45	1:45	3:15
Tuesday	7:15	8:45	1:45	3:15
Wednesday	7:15	8:45	1:45	3:15
Thursday	7:15	8:45	1:45	3:15
Friday	7:15	8:45	1:45	3:15

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	
		From	To	From	To
#	Intersection or Segment	0:00	0:00	0:00	0:00

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
#	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 be planned at the school site.

Table 10.0-1 School Special Event Provisions

Event Type	Provision Descriptions
Special Event	All parking will be on-site

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

HIVE Preparatory School School Traffic Operations Plan (TOP) Form

students should 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 should be reissued the Parent Traffic Handbook and contract each new school year. The handbook and contract should 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).

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

6/4/15

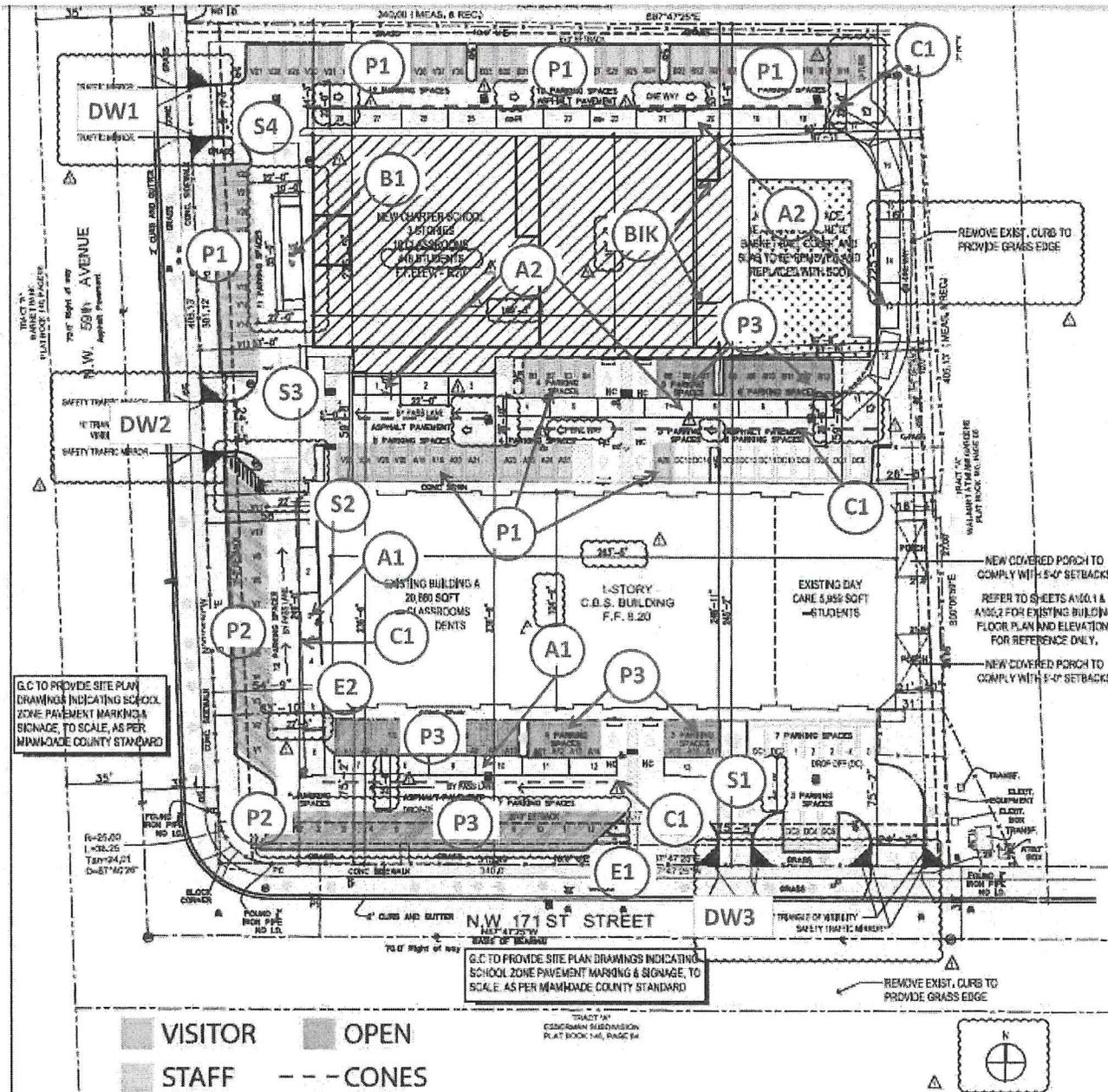
Date

Carlos Gonzalez

Print Owner Name

TOP Exhibit

Project Name: H.I.V.E Preparatory School



Memorandum



Date: June 26, 2015

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

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

Subject: Zoning Application Comments- Advanced Learning Charter School
Application Z2015000017 (REVISION # 3) (Pre-Appl. # Z15P-056)

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. The revised plans submitted by the applicant on April 17, 2015 do not impact the water and sewer comments, therefore the comments remain the same.

Application Name: Advanced Learning Charter School

Location: The proposed project is located at 5855 NW 171st Street Folio No. 30-2012-047-0001, in unincorporated Miami-Dade County.

Proposed Development: The Charter School is adding a 48,615 square feet building to the existing School.

The new 3 story building will increase the school's water demand by 5,834 (gpd).

Water: The subject project is located within MDWASD's service area. The source of water for the project is the Hialeah Preston Water Treatment Plant. The existing building is currently being served by MDWASD. All comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

There is an existing 12-inch water main abutting the property along NW 59th Avenue to where the developer may connect and extend a new 8-inch water main to the property to provide water service for the new 3 story building. Final points of connections will be provided at the time the applicant request connection to the MDWASD infrastructure.

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>

In addition, the future development 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.

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

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

Sewer: The proposed development is located within the Miami-Dade Water and Sewer Department's (MDWASD) sewer service area. The existing facility is currently being served by MDWASD. The wastewater flows from this development are currently being transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

For the new 3 story building there is an 8-inch sanitary gravity sewer line abutting the property along NW 59th Avenue to where the developer may connect and extend a new 8-inch gravity sewer line to the property to provide sewer service as required. Any gravity sewer line within the property shall be 8-inch minimum diameter. Final points of connections will be provided at the time the applicant request connection to the MDWASD infrastructure.

Pump Station: 0401
Projected NAPOT: 1.69 Hrs
Projected NAPOT including this project flows: 2.18 Hrs
P.S. Moratorium Code: OK

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

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

Below please find additional links to the 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 Sanchez at (786) 552-8237.

Memorandum



Date: June 10, 2015

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

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

Subject: Z2015000017: ADVANCE LEARNING CHARTER SCHOOL, PE-APP Z2015P00056
Revised Plans Submitted Dated Stamped Received 6-05-2015

Application Name: ADVANCE LEARNING CHARTER SCHOOL, PE-APP Z2015P00056

Project Location: The site is located at 5855 NW 171 Street, Miami-Dade County.

Proposed Development: The request is for a special exception for an existing charter school including a new building to accommodate increased student enrollment.

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

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

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

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor

Memorandum



Date: May 20, 2015
To: Jack Osterholt, Director
Regulatory and Economic Resources
From: Dave Downey, Fire Chief 
Miami-Dade Fire Rescue Department
Subject: DIC 2015000017 – Advanced Learning Charter School (Revision No. 1)

According to the letter of intent dated January 5, 2015, the applicant is seeking a special exception to permit a new charter school facility in connection with an existing charter school located on the northeast corner of NW 59 Avenue and NW 171 Street in Miami-Dade County, Florida.

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately 12 fire and rescue calls annually. Although the estimated number of alarms results in a minimal impact to existing fire and rescue service, current stations serving this 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 charter school was **6:16** 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
1	16599 NW 67 Avenue	Rescue, Aerial, Battalion	8
64	8205 Commerce Way	Engine	4
51	4775 NW 199 Street	Rescue, Engine	7
44	7700 NW 186 Street	Rescue, Engine	7

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau reviewed and approved the revised site plan entitled 'Advanced Learning Academy' as prepared by Sol-ARCH Architects, dated stamp received April 17, 2015.

DIC 2015000017 – Advanced Learning Charter School (Revision No. 1)

May 20, 2015

Page 2 of 2

- (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, including all applicable conditions set forth during the DIC review process.

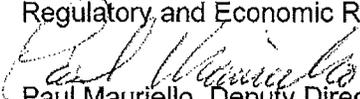
For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor at 786-331-4544.

Memorandum



Date: March 20, 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: Advanced Learning Charter School, Inc. (DIC #15_017)

The Public Works and Waste Management Department (PWWM) has **no objections to the proposed application.**

Advanced Learning Charter School seeks a special exception for a new 3-story, 626 student, K-8 building as an addition to the existing 1-story, 452 student, K-5 charter school, already on the property. Expansion of the existing 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.

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

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

Section 15-2.3 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.

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."

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354.

Memorandum



DATE: May 5th, 2015

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

FROM: Dunbar Corneille 
Engineering, Planning & Development Division
Miami-Dade Transit

THRU: Monica Cejas, P.E.
Senior Professional Engineer
Engineering, Planning & Development Division
Miami-Dade Transit

SUBJECT: Review of Developmental Impact Committee Project No. Z15-017,
Advanced Learning Charter School, Inc.
MDT Project No. OSP173
FSC No. 41.04

RECOMMENDATION

After reviewing the application package for Advanced Learning Charter School, located at 5855 NW 171st Street, Miami-Dade County, Florida, **Miami-Dade Transit (MDT) has no objection to the application moving forward for further consideration.**

COMPREHENSIVE DEVELOPMENT MASTER PLAN CONCURRENCY POLICY

Under subsection Mass Transit Policy MT-1A, the level of service for public transit during peak hours, between the transit network and the area of expansion with an average combined resident and work force population of over 4,000, shall operate at no more than 30 minutes headways, and shall have an average route spacing of one mile. Additionally, if a development that is proposed in an area which fails to meet the prescribed level of service, then the development impacts of each application shall be reviewed, using the procedure outlined in Administrative Order 4-85.

ANALYSIS

Advanced Learning Charter School is seeking to permit a charter school with grades K-8 for a total of 1,078 students, to be located on a 3.41-acre lot, at 5855 NW 171st Street. Global positioning, among other MDT software, has confirmed the proposed site as being within the transit network, which has an average combined residents and employment population of over 4,000. Because of that, MDT is required in part and therefore is already providing adequate public transit service in the vicinity of the proposed site.

Two bus routes, 75 and 286 provide public transit service in proximity to the proposed site, with 30-minute headways. (See Table below). In particular, Route 75 runs along NW 57th Avenue and NW 173rd Drive, and has a designated stop located approximately 1,274 feet, east of the proposed site. Also within less than ½ a mile to the north of the proposed site, Route 286 runs along NW 59th Avenue and NW 176th Street. (See attached map alignments).

Metrobus Route Service Summary
DIC Project No. 15-017 Advanced Learning Charter School, Inc.

Route(s)	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday	Proximity to Bus Route (miles)	Type of Service
75	30	30	60	n/a	45	60	0.24	L
286	48	48	n/a	n/a	48	n/a	0.48	L

Notes: L means Metrobus local route service
 F means Metrobus feeder service to Metrorail
 E means Express or Limited-Stop Metrobus service
 November 2014 Line Up

In response to future transportation demand resulting from population growth, MDT continues to plan and develop projects, which are listed in the 2040 Long Range Transportation Plan; the 2015 Transportation Improvement Program; and the 2014 Transit Development Plan (together and hereinafter the "Plan"). As appropriate, the proposed site was examined for concurrency with all relevant transit projects listed in the Plan, to the extent that such transit projects are anticipated or will be developed in the vicinity of the proposed site. The Plan does not indicate any projects are in progress or will be developed in the vicinity of the proposed site. For that reason, the proposed site concurs with the Plan.

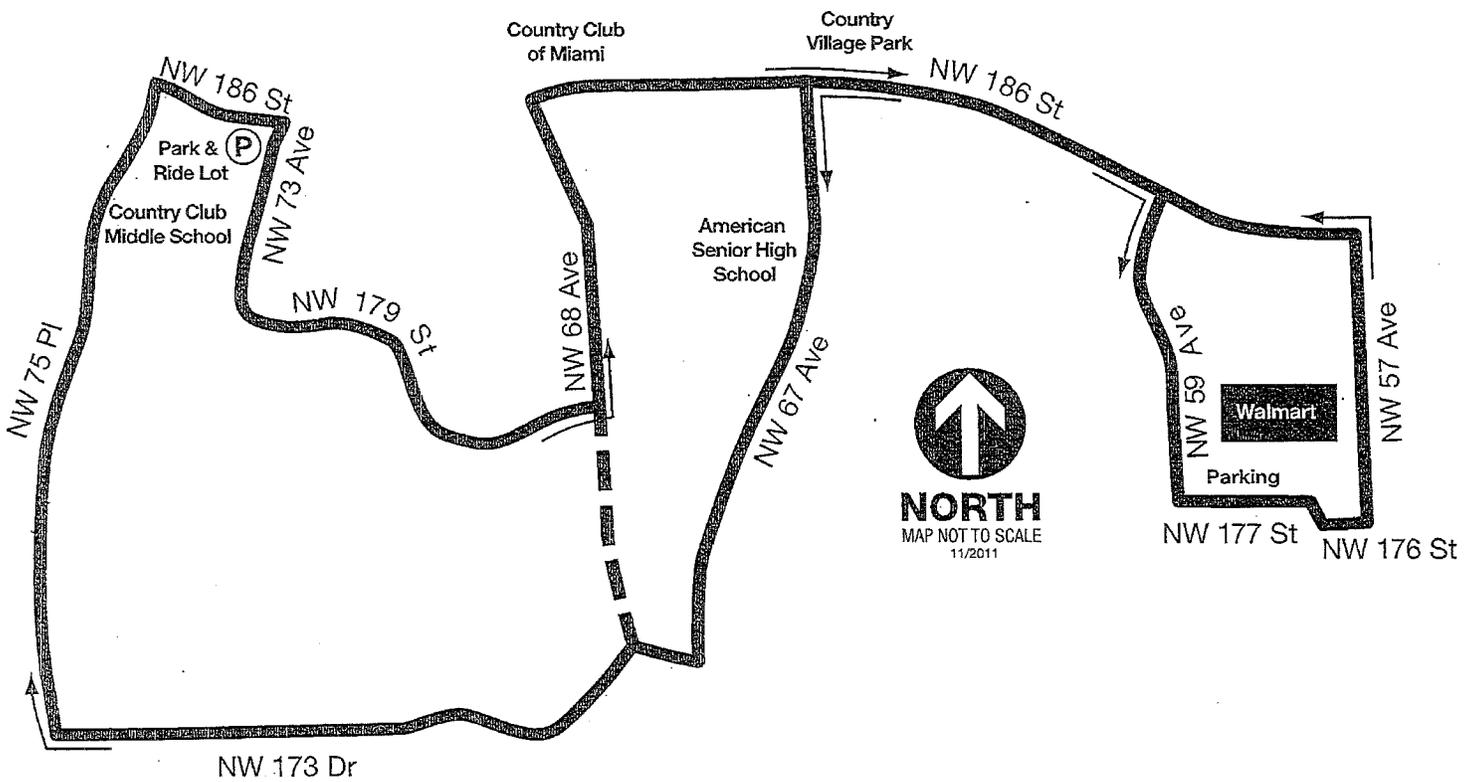
Based on the above, MDT has no objection as to the application moving forward for further consideration.

c: Nilia Cartaya, Principal Planner

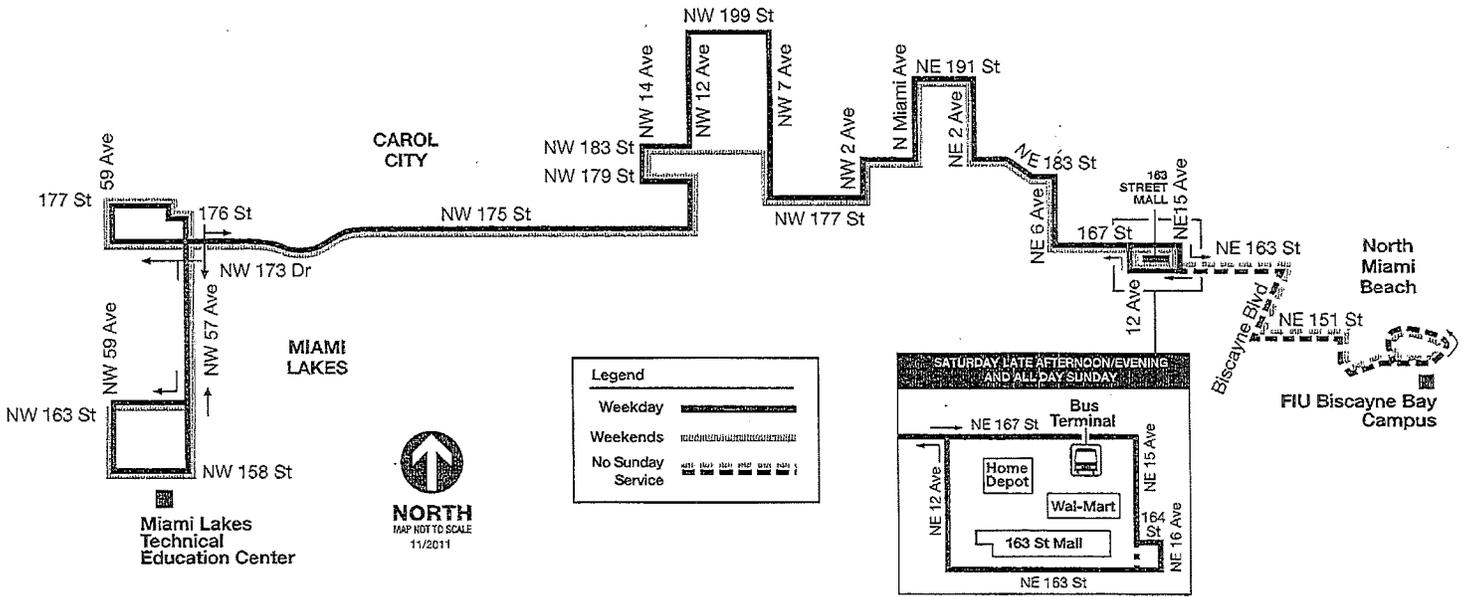
Attachments.

Route 286

North Pointe Circulator

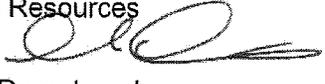


Route 75



Memorandum



Date: May 20, 2015
To: Jack Osterholt, Director
Regulatory and Economic Resources
From: Dave Downey, Fire Chief 
Miami-Dade Fire Rescue Department
Subject: DIC 2015000017 – Advanced Learning Charter School (Revision No. 1)

According to the letter of intent dated January 5, 2015, the applicant is seeking a special exception to permit a new charter school facility in connection with an existing charter school located on the northeast corner of NW 59 Avenue and NW 171 Street in Miami-Dade County, Florida.

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately 12 fire and rescue calls annually. Although the estimated number of alarms results in a minimal impact to existing fire and rescue service, current stations serving this 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 charter school was **6:16** 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 aeriels. 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
1	16599 NW 67 Avenue	Rescue, Aerial, Battalion	8
64	8205 Commerce Way	Engine	4
51	4775 NW 199 Street	Rescue, Engine	7
44	7700 NW 186 Street	Rescue, Engine	7

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau reviewed and approved the revised site plan entitled 'Advanced Learning Academy' as prepared by Sol-ARCH Architects, dated stamp received April 17, 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, including all applicable conditions set forth during the DIC review process.

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

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: Advanced Learning Charter School School Address: 5855 NW 171st ST, Miami, FL 33015
d/b/a HIVE Preparatory School

Tax Folio # 30-2012-047-0001 Total size of site: 3.16 acres

Is this an expansion to an existing school? Yes No

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

452/Kinder-5th Grade and the Resolution # Z-24-09

Number of children/students requested: 900 Grade Levels: K-8 Ages: 5-14

Number of classrooms: See Table 1 Total square footage of classroom area: See Table 1

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) See Table 1

Total square footage of outdoor recreation/play area: See Table 1

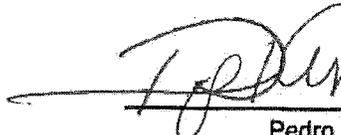
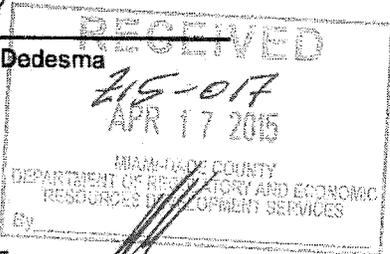
Number of parking spaces provided for staff, visitors, and transportation vehicles: See Table 1

Days and hours of operation: 5 days, Monday thru Friday, 7:00AM-6:00PM

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

Signed, sealed, executed and acknowledged on this 13 day of April at Miami-Dade County, Florida.

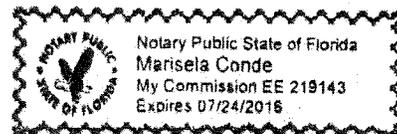
WITNESSES:


Pedro Dedesma


STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 13 day of April, 2015, before me personally appeared PEDRO DEDESMA, 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 07/24/2014



Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ADVANCED LEARNING CHARTER SCHOOL, INC., DBA HIVE PREPARATORY 5855 NW 171 ST
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

SEPTEMBER 10, 2015

Z2015000017

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 14, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

ADVANCED LEARNING CHARTER SCHOOL, INC., DBA HIVE PREPARATORY

OUTSTANDING LIENS AND FINES:

As of August 14, 2015, There are no pending Liens, Fees, or Fines

51

PHOTOGRAPHS – submit photos showing entire site and all structures

FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



Additional photos may be submitted

Memorandum



Date: April 6, 2015

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. Z2015000017 – Advanced Learning Charter School, Inc.

APPLICATION

The applicant, Advanced Learning Charter School, Inc., is requesting a public hearing to obtain a special exception to permit a new 3-story, 626 student, K-8 building to an existing 1-story, 452 student, K-5 charter school, located on approximately 3.16 acres at 5855 NW 171 Street, Miami, Florida.

CURRENT POLICE SERVICES

The development would be located in unincorporated Miami-Dade County and serviced by our Northwest District, located at 5975 Miami Lakes Drive East, 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. Current staffing should accommodate any slight increase in the volume of calls for service. Due to the projected increase of students and staff occupying the property, requests for police services may also increase. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required. Additionally, it is recommended that Advanced Learning Charter School, Inc., work closely with Northwest District command staff in considering security options for the site.

While the MDPD does not object to any proposed zoning modifications to complete this project, the below recommendation should be considered for implementation if the application is approved.

- Install and maintain surveillance cameras with digital archiving capabilities in areas deemed appropriate, to include but not limited to, entrance and exit points from buildings and the property.

Eric Silva, AICP, Assistant Director
April 6, 2015
Page 2

The applicant is encouraged to work with the MDPD during any future application 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

NAME OF PURCHASER: _____

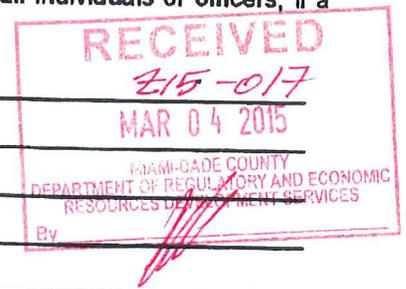
NAME, ADDRESS AND OFFICE (if applicable)

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 any 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.

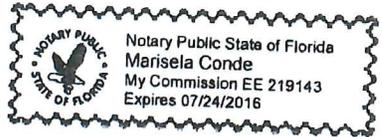
Signature: [Handwritten Signature]
(Applicant)

Pedro Dedesma
(Print Applicant Name)

Sworn to and subscribed before me this 9 day of JANUARY 2015. Affiant is personally know to me or has produced _____ as identification.

[Handwritten Signature]
(Notary Public)

My commission expires: 07/24/2016

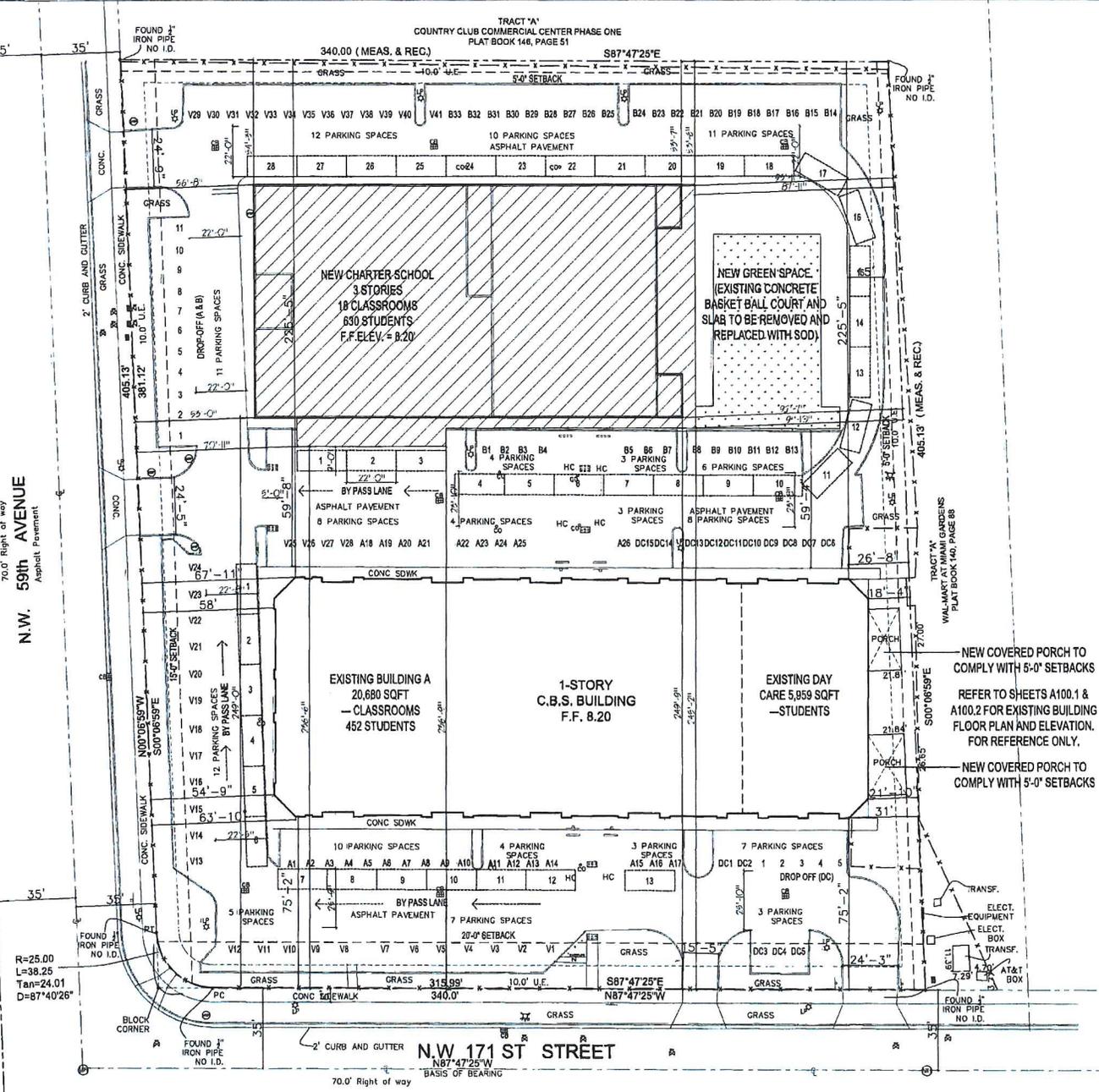


Seal

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

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 FLORIDA COUNTY
 DEPARTMENT OF REGULATION AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By _____

CHILD CARE CHECK LIST: TABLE 1		NEW SCHOOL	EXISTING SCHOOL	TOTAL	EXISTING DAY CARE
NUMBER OF CLASSROOMS	18 CLASSROOMS	20 CLASSROOMS	✓ 38 CLASSROOMS	N/A	
CLASSROOM SQ.FT.	12,609 SQ.FT.	11,149 SQ.FT.	23,758 SQ.FT	5,959 SQ.FT	
NON-CLASSROOM SQ.FT.	36,006 SQ.FT.	9,531 SQ.FT.	45,064 SQ.FT	N/A	
OUTDOOR RECREATIONAL / PLAY AREA SQ.FT.	7,145 SQ.FT. (ROOF TOP)	7,375 SQ.FT.	14,520 SQ.FT	2,377 SQ.FT	
NUMBER OF PARKING SPACES	26 PARKING SPACES -STAFF -DROP-OFF -VISITOR	32 PARKING SPACES 5 PARKING SPACES 23 PARKING SPACES	58 PARKING SPACES 10 PARKING SPACES 43 PARKING SPACES	15 PARKING SPACES 5 PARKING SPACES 10 PARKING SPACES	



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1 New Site Plan
SCALE: 1/32" = 1'-0"

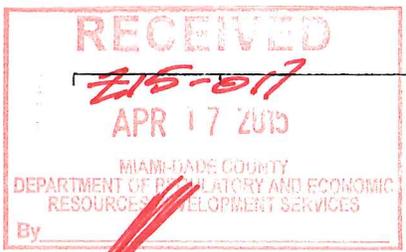
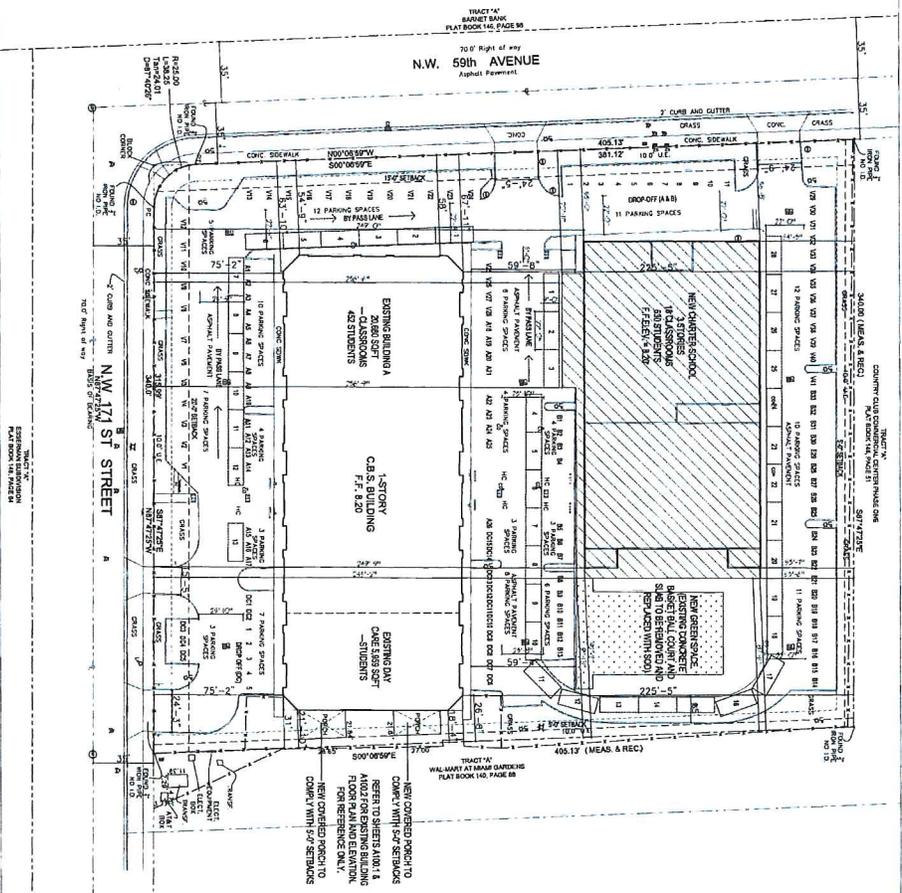


Table 5-2. Parking layout dimensions (ft) for 9 ft stalls at various angles.

ENLARGED SITE PLAN

1088



1 New Site Plan
SCALE: 1/32" = 1'-0"

2 Parking Stall Dimensions - 45' - 90'
SCALE: 1/32" = 1'-0"

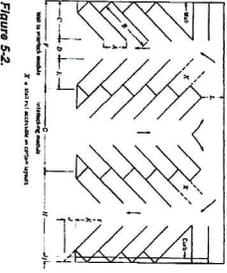


Table 5.2. Parking layout dimensions (ft) for 9 ft stalls at various angles.

STALL LAYOUT ELEMENTS

Dimension	On diagram	45°	60°	75°	90°
Stall width parallel to aisle	A	12.7	16.4	8.3	9.0
Stall length parallel to aisle	B	20.0	20.0	20.0	14.5
Stall length perpendicular to aisle	C	12.0	18.0	22.0	26.0
Stall depth, handicap	D	15.3	17.5	18.1	18.5
Module, wall to handicap	E	4.4	5.5	6.1	6.0
Module, wall to handicap	F	4.4	5.5	6.1	6.0
Module, interior to car line	G	4.2	5.2	5.8	6.0
Bumper, exterior to car line	H	2.9	2.3	2.5	2.5
Bumper, exterior to car line	I	6.3	2.7	0.5	0.0
Other	J	1.0	1.0	1.0	1.0
Cross aisle, one-way	K	14.0	14.0	14.0	14.0
Cross aisle, two-way	L	24.0	24.0	24.0	24.0
Cross aisle, one-way	M	24.0	24.0	24.0	24.0

3 Site Information
SCALE: N/A

LEGAL DESCRIPTION:	TRACT "A", OF "SILVA SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128 AT PAGE 99, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	EXISTING BUILDING A	NEW BUILDING B	NEW OVERALL SITE TOTAL
ZONING DATA:	TRACT "A", OF "SILVA SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128 AT PAGE 99, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
EXISTING BUILDING A				
LOT COVERAGE (40% MAX)	PROVIDED	LOT COVERAGE (40% MAX)	PROVIDED	LOT COVERAGE (40% MAX)
EXISTING BUILDING A LOT COVERAGE	27,493 SQ. FT.	NEW BUILDING B LOT COVERAGE	21,531 SQ. FT.	TOTAL LOT COVERAGE
EXISTING BUILDING A LOT COVERAGE	28,939 SQ. FT.	NEW BUILDING B LOT COVERAGE	3,893 SQ. FT.	TOTAL LOT COVERAGE
NEW COVERED PORCH (AREA 811) SQ. FT.	811 SQ. FT.	NEW COVERED PORCH (AREA 811) SQ. FT.	3,893 SQ. FT.	TOTAL LOT COVERAGE
F.A.R.	PROVIDED	F.A.R.	PROVIDED	F.A.R.
FIRST FLOOR (40)	28,639 SQ. FT.	FIRST FLOOR (40)	18,488 SQ. FT.	FIRST FLOOR (40)
GREEN SPACE (18%)	23,802 SQ. FT.	GREEN SPACE (18%)	22,513 SQ. FT.	GREEN SPACE (18%)
HEIGHT (SCHOOL)	28' / 14'	HEIGHT (SCHOOL)	43'	HEIGHT (SCHOOL)
PARKING	PROVIDED	PARKING	PROVIDED	PARKING
TEACHER STAFF (A)	28 SPACES	TEACHER STAFF (A)	23 SPACES	TEACHER STAFF (A)
TEACHER (B) (25 X 18)	25 SPACES	TEACHER (B) (25 X 18)	23 SPACES	TEACHER (B) (25 X 18)
PARENT (DROP-OFF)	20 SPACES	PARENT (DROP-OFF)	6 SPACES	PARENT (DROP-OFF)
TOTAL	51 SPACES	TOTAL	33 SPACES	TOTAL
TOTAL VISITOR PARKING SPACES	41 SPACES	TOTAL VISITOR PARKING SPACES	41 SPACES	TOTAL VISITOR PARKING SPACES
TOTAL HANDICAP PARKING SPACES	8 SPACES	TOTAL HANDICAP PARKING SPACES	8 SPACES	TOTAL HANDICAP PARKING SPACES
TOTAL OVERALL PARKING	137 SPACES	TOTAL OVERALL PARKING	137 SPACES	TOTAL OVERALL PARKING
SQ. FOOTAGE	PROVIDED	SQ. FOOTAGE	PROVIDED	SQ. FOOTAGE
CLASSROOM	11,148 SQ. FT.	CLASSROOM	12,899 SQ. FT.	CLASSROOM
NON-CLASSROOM	9,311 SQ. FT.	NON-CLASSROOM	38,006 SQ. FT.	NON-CLASSROOM
OUTDOOR REC. / PLAY AREA	7,715 SQ. FT.	OUTDOOR REC. / PLAY AREA	7,443 SQ. FT.	OUTDOOR REC. / PLAY AREA
DAYCARE	5,849 SQ. FT.	DAYCARE	5,849 SQ. FT.	DAYCARE
EXTENSION PLAYGROUND (DAYCARE)	2,377 SQ. FT.	EXTENSION PLAYGROUND (DAYCARE)	2,377 SQ. FT.	EXTENSION PLAYGROUND (DAYCARE)
TEACHERS / PERSONNEL	20 TEACHERS 4 ADMINISTRATOR	TEACHERS / PERSONNEL	18 TEACHERS 5 ADMINISTRATOR	TEACHERS / PERSONNEL
CLASSROOMS	20 CLASSROOMS	CLASSROOMS	16 CLASSROOMS	CLASSROOMS
SETBACKS	PROVIDED	SETBACKS	PROVIDED	SETBACKS
FRONT	75'-2"	FRONT	249'-0"	FRONT
REAR	729'-5"	REAR	53'-7"	REAR
STREET SIDE	54'-5"	STREET SIDE	53'-0"	STREET SIDE
INTERIOR SIDE	18'-4"	INTERIOR SIDE	53'-11"	INTERIOR SIDE
SCHOOL INSPIRATION	K-18	SCHOOL INSPIRATION	K-18	SCHOOL INSPIRATION
GRAPHS & AGES SERVED	M-F K-18	GRAPHS & AGES SERVED	M-F K-18	GRAPHS & AGES SERVED
DAYS OF OPERATION	NONE	DAYS OF OPERATION	NONE	DAYS OF OPERATION
ACTIVITIES OUTSIDE HRS OF OPERATION:	NONE	ACTIVITIES OUTSIDE HRS OF OPERATION:	NONE	ACTIVITIES OUTSIDE HRS OF OPERATION:
MAX STUDENTS:	1,000	MAX STUDENTS:	1,000	MAX STUDENTS:

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215-017
MAY 17 2015
DEPARTMENT OF TRANSPORTATION & ECONOMIC DEVELOPMENT
BY RESOURCES MANAGEMENT SERVICES

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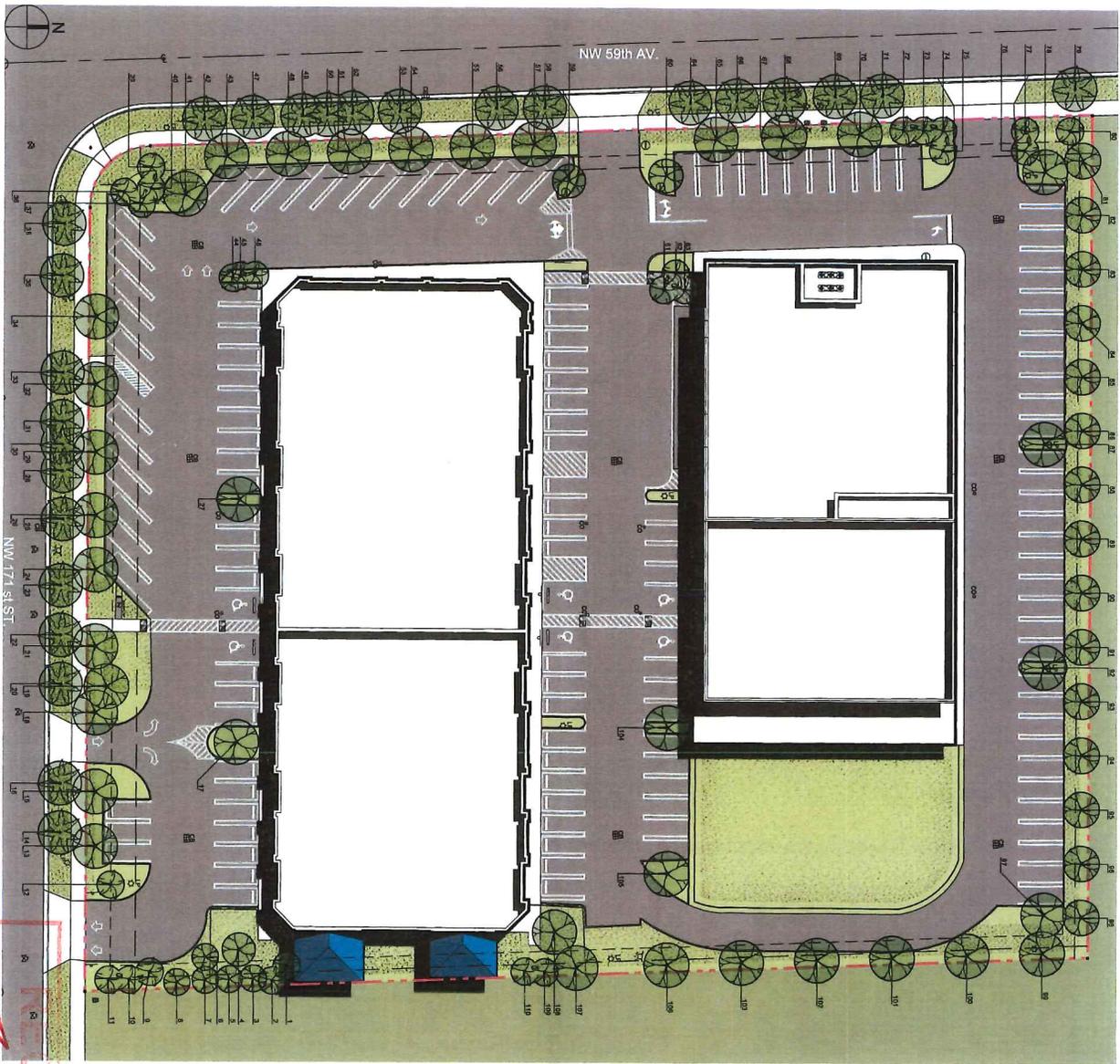
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SCALE: AS NOTED
DRAWN BY: MFC
CHECKED BY: DC/PEC

14-025-00
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AS NOTED
MFC
DC/PEC

ADVANCE LEARNING ACADEMY DBA HIVE PREP
5855 NW 171ST STREET
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DATE: N. COOPER, AN ARCHITECT #00018003
PRINTED BY: COOPER, AN ARCHITECT #00018003

59



NUMBER	SYMBOL	DESCRIPTION	DATE	BY	CHKD	APP'D
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ZRS-017
MAR 04 2015

MANN-GADE CONSULTING AND ECONOMIC DEVELOPMENT SERVICES

NEW BUILDING

ADVANCE LEARNING CENTER DBA HIVE PREP

5855 NW 171ST STREET
HIALEAH, FL 33015

SoARCH
 ARCHITECTS • INTERIORS • PLANNING • SUSTAINABLE DESIGN • VISUALIZATION
 ARCH 5050

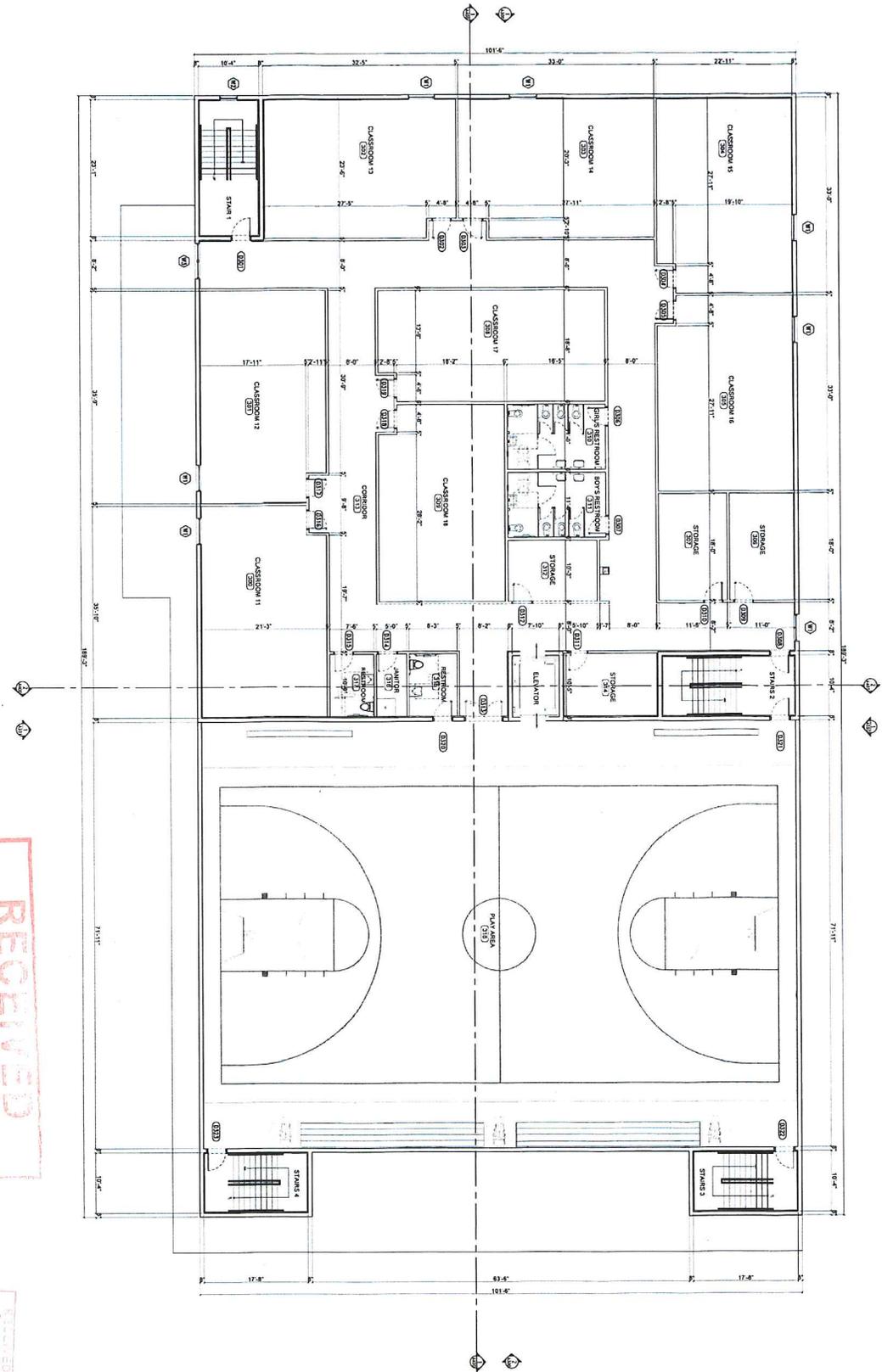
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ALL LANDSCAPE DATA IFC
 PREPARED BY: [Name] DATE: [Date]

SHEET: 1100
 PROJECT NO.: 14-025-00
 ISSUE DATE: 01-09-2015
 SCALE: AS NOTED
 DRAWN BY: MFC
 CHECKED BY: DCP/EC

61

1 New Third Floor Plan - 7th and 8th Grade
 Scale: 1/8" = 1'-0"



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 MS-017
 MAR 04 2015
 HAWAIIAN COUNTY
 DEPARTMENT OF REVENUE AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By: *[Signature]*

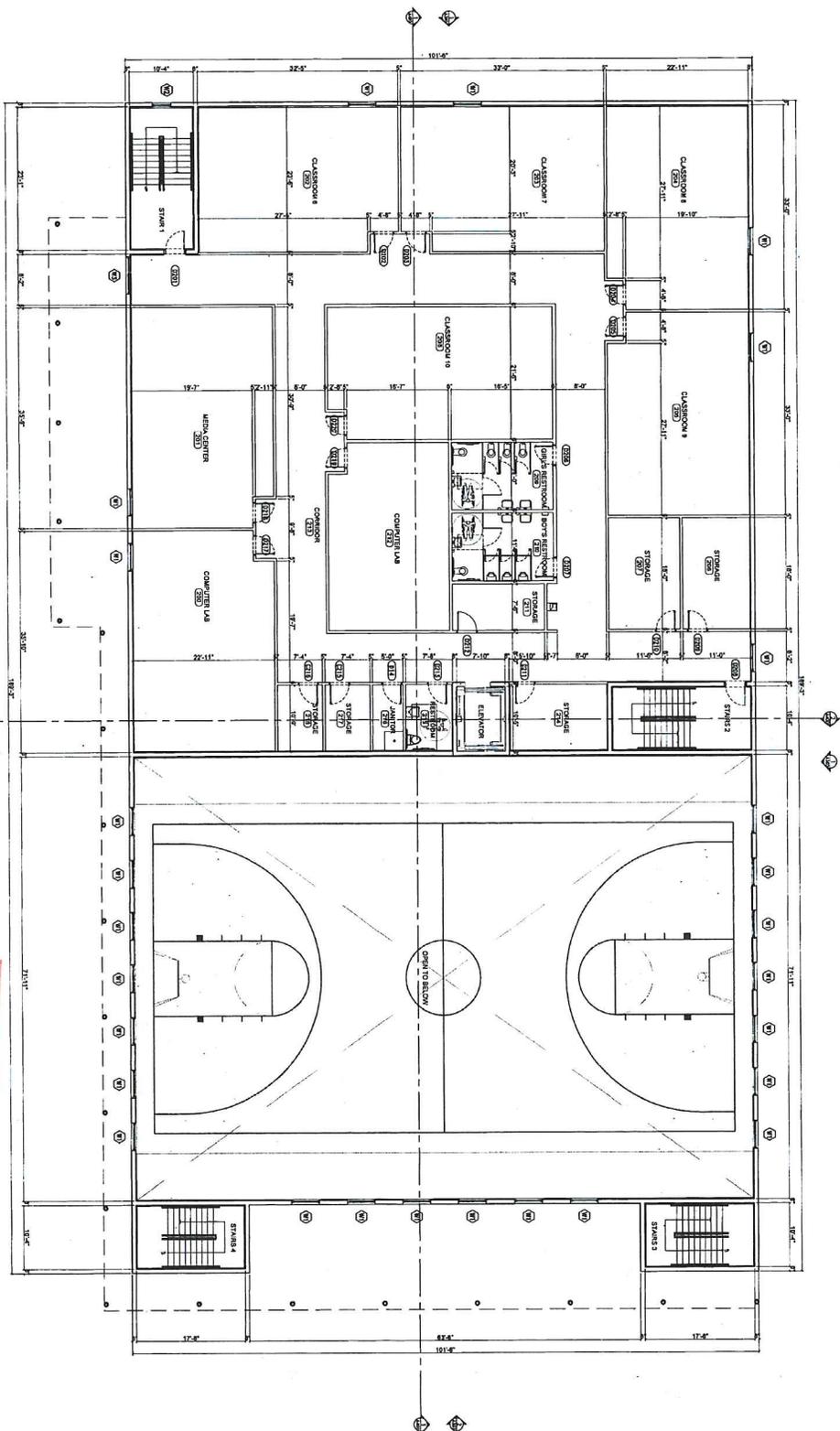
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 ISSUE DATE: 03-02-2015
 PLOT DATE: 03-02-2015
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 DRAWN BY: MFC
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NEW BUILDING
 ADVANCE LEARNING ACADEMY DBA HIVE PREP
 5855 NW 171ST STREET
 HIALEAH, FL 33015

REVISION NO. DATE COMMENTS
 Sol-ARCH
 ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
 AA 26001512
 DUCHE M. CONZAL, P.A. ARCHITECT ASSOCIATES
 4875 N. 74th COURT, W.M. FL 33154
 954.333.1212 • 954.333.1451

65

1 New Second Floor Plan - 6th Grade
 SCALE: 1/8" = 1'-0"



RECEIVED
 315-917
 MAR 04 2013

RECEIVED
 MAR 04 2013
 PROJECT NO. 14-025-00
 ARCHITECT: SOI-ARCH

SHEET
 A201

PROJ. NO.: 14-025-00
 ISSUE DATE: 03-02-2015
 PLOT DATE: 03-02-2015
 SCALE: AS NOTED
 DRAWN BY: MFC
 CHECKED BY: DCPEC

Ownership and use of these documents is limited to the project and site only. All other rights are reserved. The user shall remain the property of the architect. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The user shall be responsible for obtaining all necessary permits and approvals for the project. The architect shall not be responsible for any delays or cost overruns caused by the user's failure to obtain necessary permits and approvals. The architect shall not be responsible for any damage to the project caused by the user's failure to obtain necessary permits and approvals. The architect shall not be responsible for any other matters not specifically mentioned in this agreement.

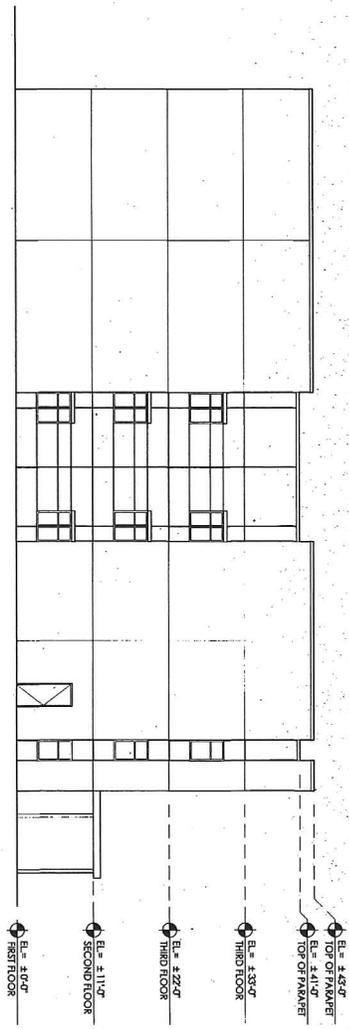
ADVANCE LEARNING ACADEMY DBA HIVE PREP
 5855 NW 171ST STREET
 HIALEAH, FL 33015

REVISION NO. DATE COMMENTS

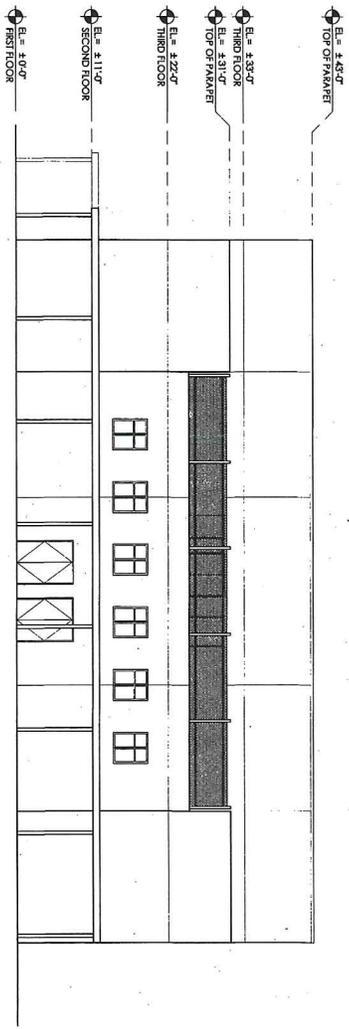
SOI-ARCH
 ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
 AS BUILT
Drullman
 DRUCKMAN ARCHITECTS
 4817 NW 17TH COURT, SUITE FL 3315
 P 305 740 8723 F 305 740 8718

666

1 New Elevation - West
SCALE: 1/8" = 1'-0"



2 New Elevation - East
SCALE: 1/8" = 1'-0"



RECEIVED

715-017

MAR 04 2015

DEPARTMENT OF COMMUNITY
 RESOURCES AND ECONOMIC
 DEVELOPMENT SERVICES
 CIVIL ENGINEERING

RECEIVED
 MAR 11 2015
 CIVIL ENGINEERING

SHEET
A300

PROJ. NO.: 14-025-00
 ISSUE DATE: 03-02-2015
 PLOT DATE: 03-02-2015
 SCALE: AS NOTED
 DRAWN BY: MFC
 CHECKED BY: DC/PEC

I warrant that the drawings and specifications are true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Florida. I warrant that the drawings and specifications are complete and correct as shown, and that I am not aware of any errors or omissions. I warrant that the drawings and specifications are prepared in accordance with the Florida Building Code, and that I am not aware of any errors or omissions. I warrant that the drawings and specifications are prepared in accordance with the Florida Building Code, and that I am not aware of any errors or omissions.

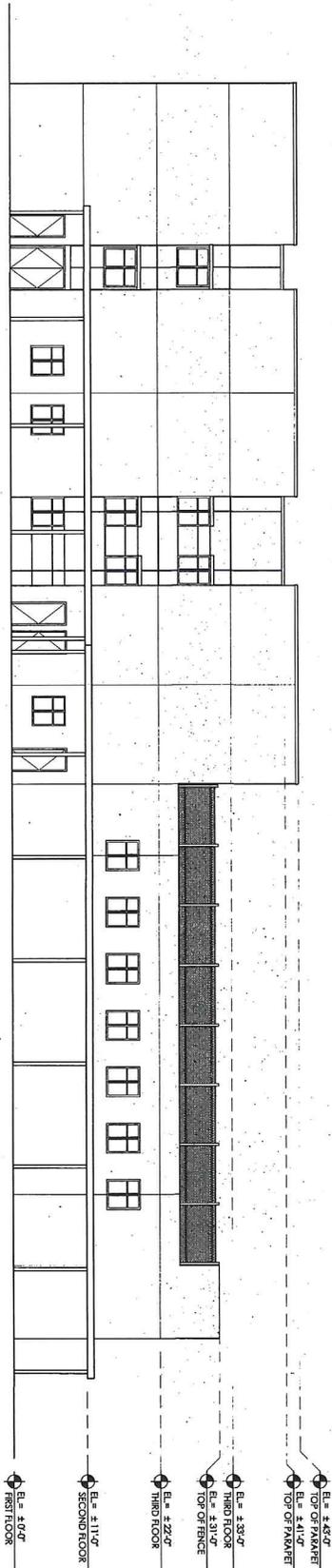
ADVANCE LEARNING ACADEMY DBA HIVE PREP
 5855 NW 171ST STREET
 HIALEAH, FL 33015

REVISION NO. DATE COMMENTS

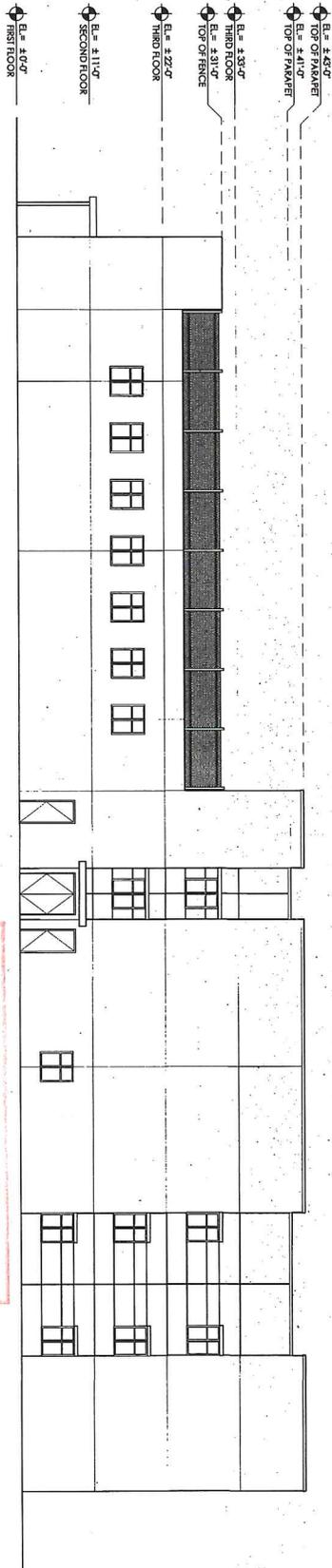
Sol-ARCH
 ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
 AA 2600182
Dulland
 2/26/15
 DAVID H. DULLAND, ARCHITECT AND PRINCIPAL
 4917 BAYVIEW COURT, MIAMI, FL 33149
 P. 305.743.0700 F. 305.743.0707

67

1 New Elevation - South
SCALE: 1/8" = 1'-0"



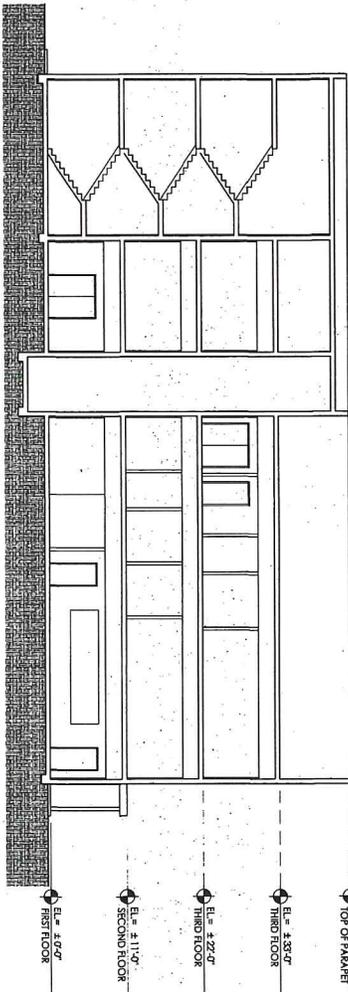
2 New Elevation - North
SCALE: 1/8" = 1'-0"



RECEIVED
MCM, MADRID, COLOMBIA
MAR 04 2015
215-2017

RECEIVED
MCM, MADRID, COLOMBIA
MAR 04 2015

② New Section
SCALE: 1/8" = 1'-0"



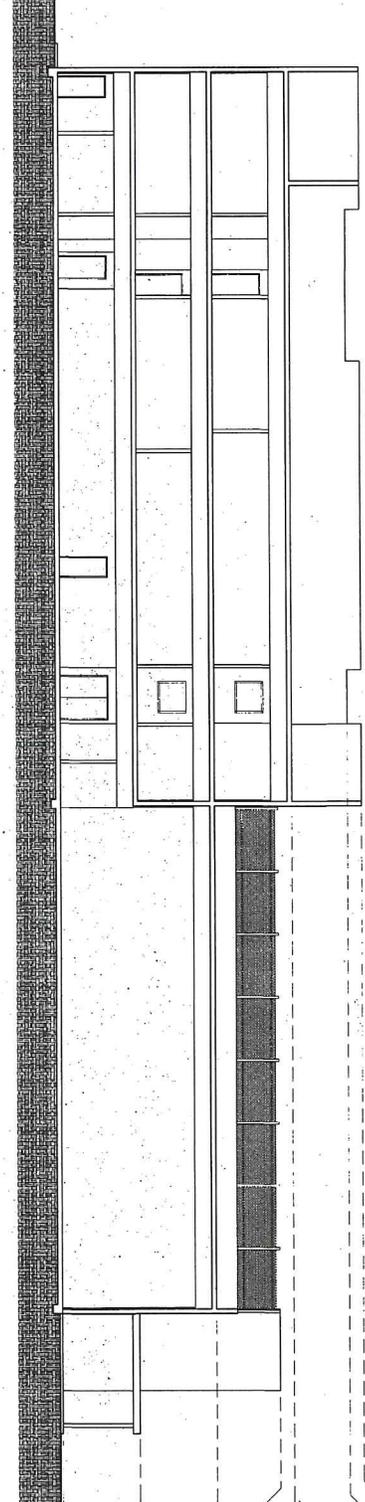
EL. = 4.0'-0" FINISH FLOOR
EL. = 4.11'-0" TOP OF PARAPET
EL. = 4.22'-0" THIRD FLOOR
EL. = 4.33'-0" THIRD FLOOR
EL. = 4.44'-0" TOP OF PARAPET

RECEIVED
MAR 04 2015
215-017

RECEIVED
MAR 11 2015

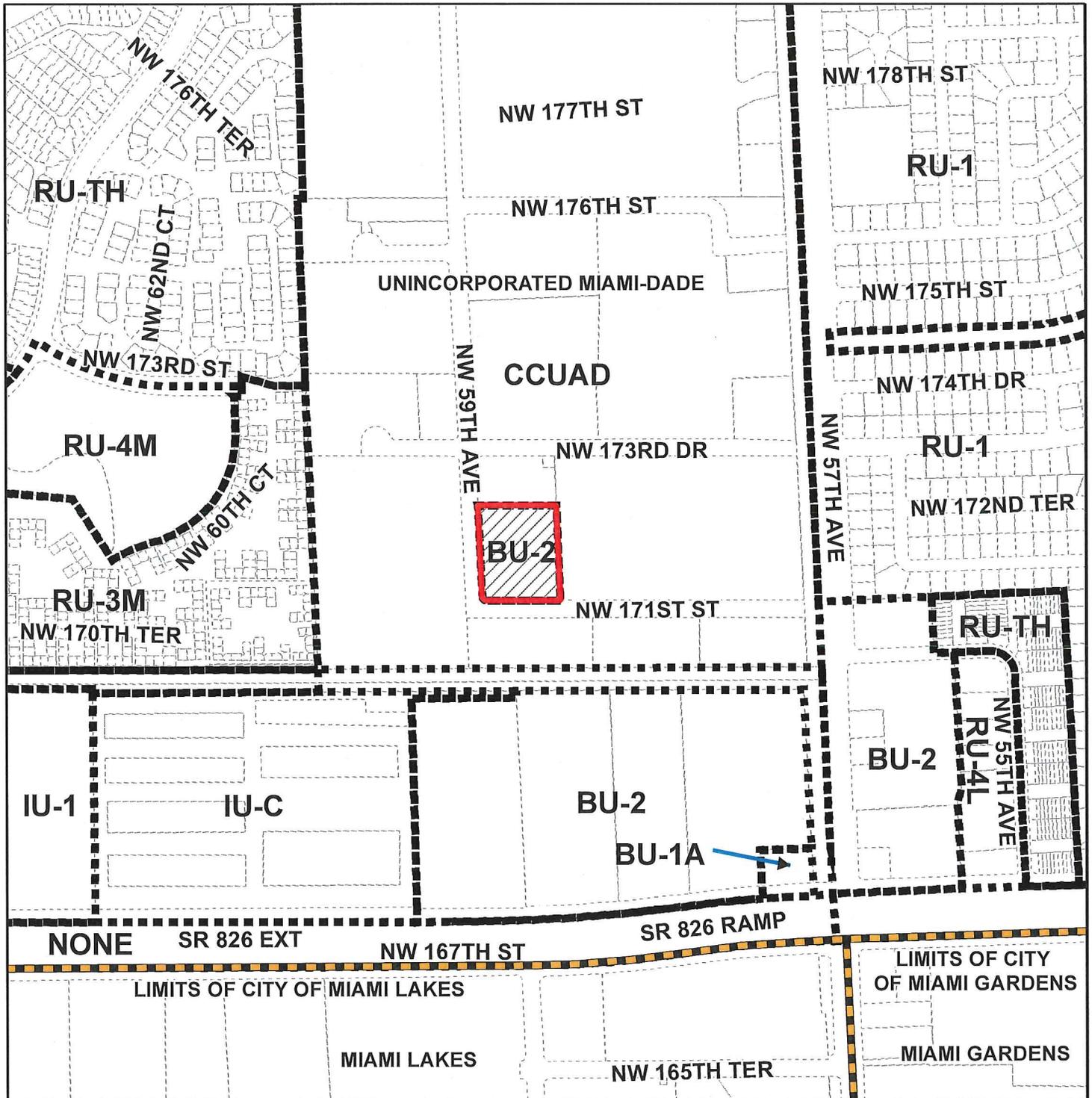
RECEIVED
MAR 04 2015
215-017
DEPARTMENT OF REVENUE AND ECONOMIC DEVELOPMENT
REVENUE DEVELOPMENT SERVICES

① New Section
SCALE: 1/8" = 1'-0"



EL. = 4.0'-0" FINISH FLOOR
EL. = 4.11'-0" TOP OF PARAPET
EL. = 4.22'-0" THIRD FLOOR
EL. = 4.33'-0" THIRD FLOOR
EL. = 4.44'-0" TOP OF PARAPET

69



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000017

Legend

-  Subject Property Case
-  Zoning
-  Municipalities



Section: 12 Township: 52 Range: 40
 Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC.,**
 DBA HIVE PREP. SCHOOL
 Zoning Board: BCC
 Commission District: 1
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, July 7, 2015

REVISION	DATE	BY
		71



MIAMI-DADE COUNTY

Process Number

Legend

AERIAL YEAR 2014

Z2015000017

-  Subject Property
-  Municipalities

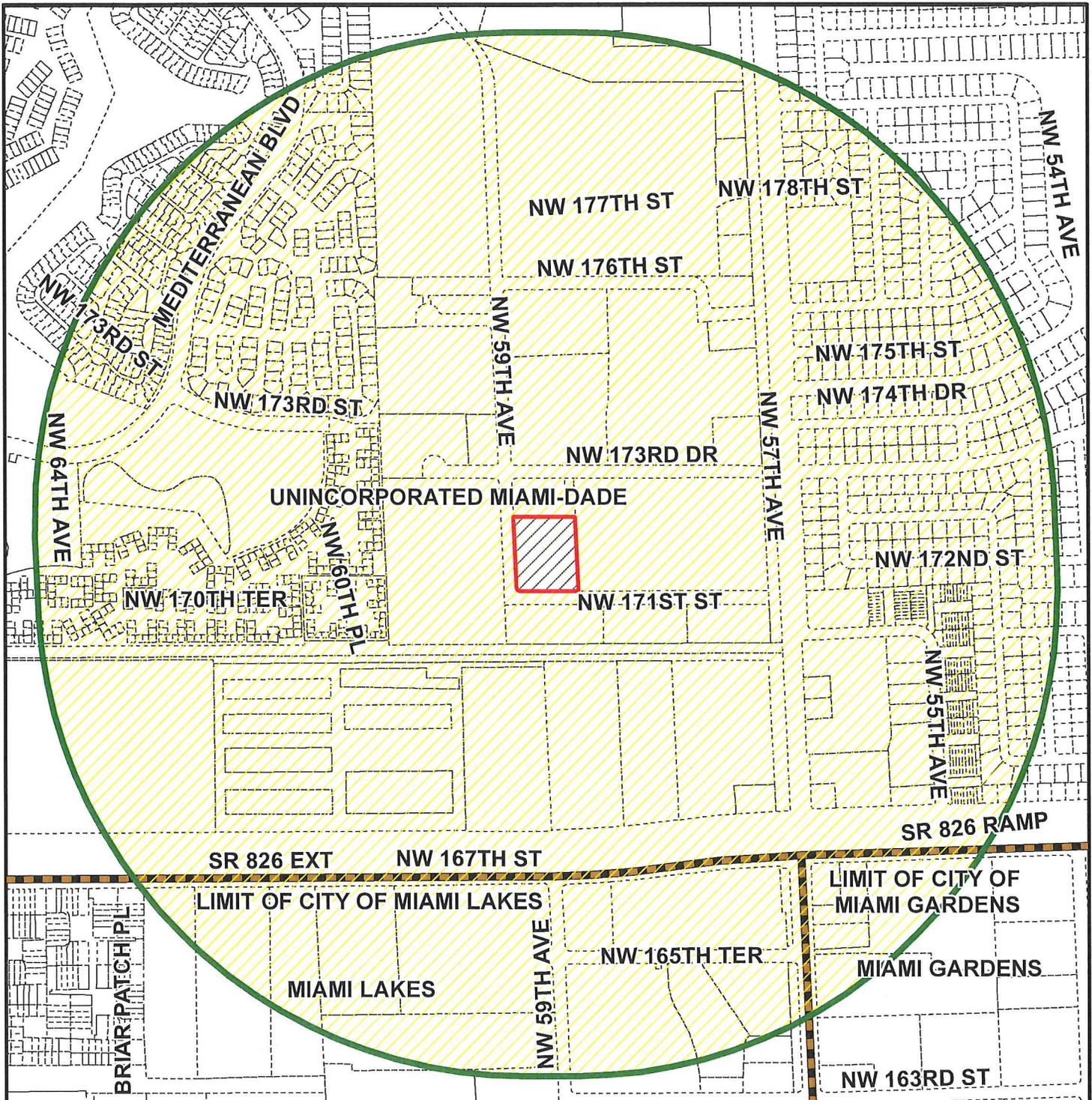


Section: 12 Township: 52 Range: 40
 Applicant: ADVANCE LEARNING CHARTER SCHOOL, PE-APP Z2015P00056
 Zoning Board: C5
 Commission District: 1
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, March 12, 2015

REVISION	DATE	BY
		72



MIAMI-DADE COUNTY
RADIUS MAP

Section: 12 Township: 52 Range: 40
 Applicant: ADVANCE LEARNING CHARTER SCHOOL,
 PE-APP Z2015P00056
 Zoning Board: C5
 Commission District: 1
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000017
 RADIUS: 2640

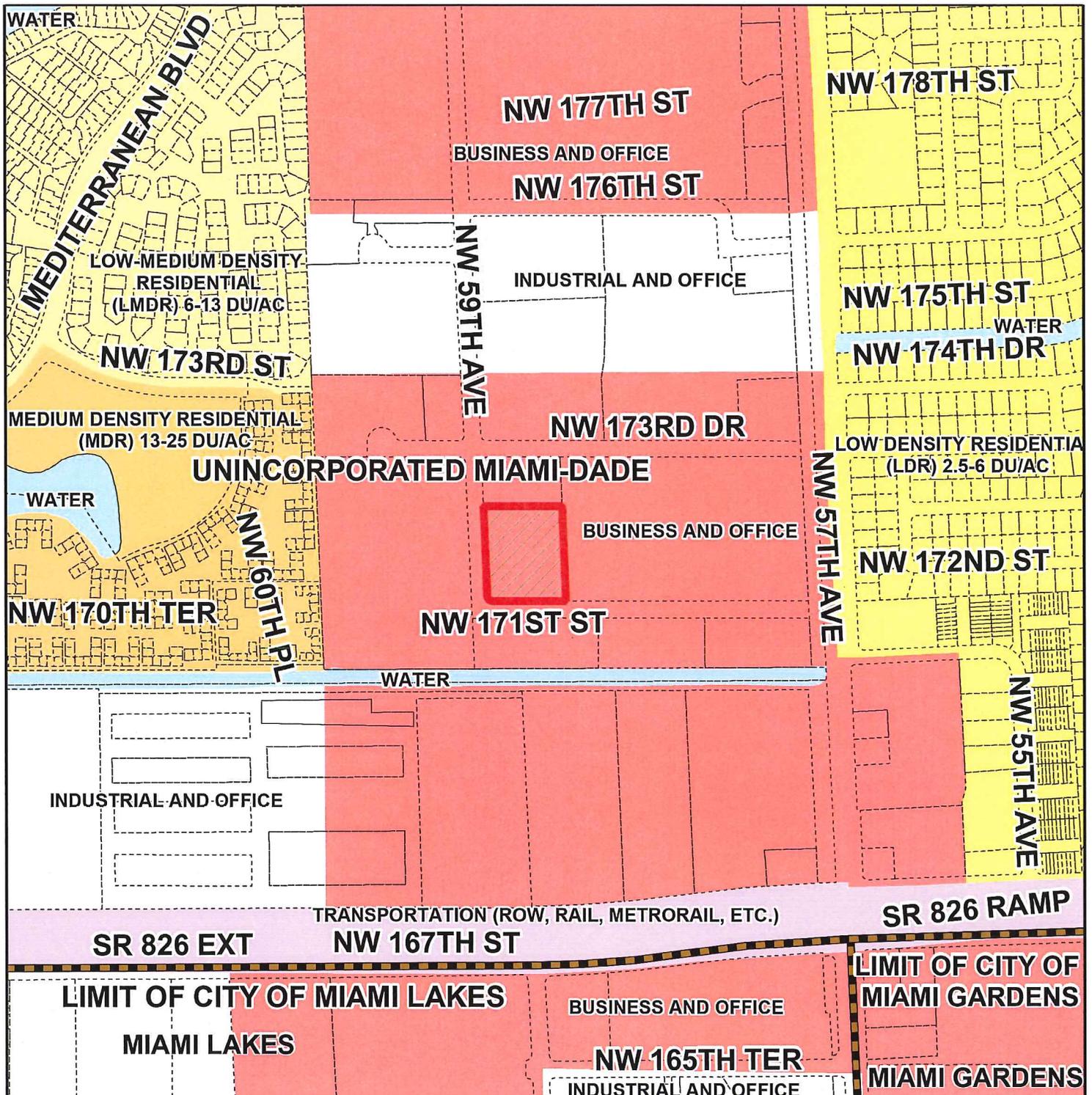
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Thursday, March 12, 2015

REVISION	DATE	BY
		73



MIAMI-DADE COUNTY

CDMP MAP

Section: 12 Township: 52 Range: 40
 Applicant: ADVANCE LEARNING CHARTER SCHOOL,
 PE-APP Z2015P00056
 Zoning Board: C5
 Commission District: 1
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number

Z2015000017

Legend

-  Subject Property Case
-  Municipalities



SKETCH CREATED ON: Thursday, March 12, 2015

REVISION	DATE	BY

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

PH: Z15-042 (15-09-CC-2)

September 10, 2015

Item No. 2

Recommendation Summary	
Commission District	10
Applicants	Columbia Lagrange Hospital, Inc. Et al
Summary of Requests	The applicants seek to modify a condition of a previously approved Resolution along with a paragraph of the accompanying Declaration of Restrictions in order to submit revised plans which show the location of a proposed addition to an existing hospital building.
Location	11750 Bird Road, Miami-Dade County, Florida.
Property Size	17.92 acres
Existing Zoning	BU-2, Special Business District EU-1, Estates 1 acre Residential District
Existing Land Use	Hospital
2020 - 2030 CDMP Land Use Designation	Institutions, Utilities and Communication Agriculture <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 <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions, subject to the Board's acceptance of the proffered covenant.

The BCC shall have jurisdiction to directly hear applications encompassing property located in more than one Community Zoning Appeals Board (CZAB) pursuant to Section 33-314(A)(2). The subject property is located within two (2) separate CZAB Districts. A portion of the subject property is located within the CZAB 10 District and the remainder is located within CZAB 11 District.

REQUESTS:

- (1) MODIFICATION of Condition #3 of Resolution #4-ZAB-264-70, passed and adopted by the Zoning Appeals Board, last modified by Condition #2 of Resolution #Z-6-11, passed and adopted by the Board of County Commissioners, only as it applies to the subject property, reading as follows:

FROM: "2. That the property will be developed in substantial compliance with the site plan entitled Kendall Medical Center, prepared by Gresham Smith and Partners, dated 2nd day of December, 2003, and "Kendall Medical Center Helipad Addition" prepared Gresham Smith and Partners, dated stamped received April 6, 2011."

TO: "2. That the property will be developed in substantial compliance with the site plan entitled "Kendall Regional Medical Center OR Expansion," as prepared Gresham Smith and Partners, with sheets A2.2, A2.3 & A3.1 dated stamped received 05/06/15, consisting of 3 sheets, Sheets L0.00 & L0.01 dated stamped received 06/23/15, consisting of 2 sheets. Sheets A2.1, A2.4, C-102 & L1.00 dated tamped received 7/14/15, consisting of 4 sheets and sheet C-101 dated stamped received 7/28/15 for a total of 10 sheets."

- (2) MODIFICATION of paragraph 1 of Covenant Running With The Land, recorded in Official record Book 22393 Pages 2160 - 2170, as last modified by Modification Of Covenant Running With The Land Recorded At Official Records Book 22393, At Pages 2160 to 2170, recorded in Official Record Book 27747 pages 3930 - 3939, reading as follows:

FROM: "1. The property will be developed in substantial compliance with the site plan entitled Kendall Medical Center, prepared by Gresham Smith and Partners, dated the 2nd day of December, 2003 (the "Site Plan"). If the property is developing phases, each phase will be developed in substantial accordance with the Site Plan."

TO: "1. The property will be developed in substantial compliance with the site plan entitled "Kendall Regional Medical Center OR Expansion," as prepared Gresham Smith And Partners, with sheets A2.2, A2.3 & A3.1 dated stamped received 05/06/15, consisting of 3 sheets. Sheets L0.00 & L0.01 dated stamped received 06/23/15, consisting of 2 sheets. Sheets A2.1, A2.4, C-102 & L1.00 dated stamped received 7/14/15 consisting of 4 sheets and sheet C-101 dated stamped received 7/25/15 for a total of 10 sheets."

The purpose of requests #1 and #2 is to allow the applicants to submit a revise site plan showing an expansion of the previously approved hospital.

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.

PROJECT HISTORY AND DESCRIPTION:

The subject property or portions thereof, has been the subject of a number of hearings from 1962 through 2004, most of which pertain to the existing hospital on the site. In 1970, pursuant to Resolution #4-ZAB-264-70, the subject property was approved to allow a hospital in a business zone. Subsequently, between 1971 and 1978, said hospital was approved for modifications to the site plan of the existing hospital which also included a parking lot located to the south of SW 42 Street, which was zoned BU-1A, Limited Business District. In September 1978, pursuant to Resolution #Z-207-78, the southern parcel of the subject property that is located to the south of SW 42 Street was approved for a zone change from BU-1A to EU-1, Single-Family One-Acre Estate District. In addition, between 1990 and 2004, the hospital was approved for additional improvements which also included an expansion on properties located to the west including additional parking garages and an emergency room facility pursuant to Resolution #4-ZAB-341-90. The hospital uses were further expanded on properties also located to the west including additional parking garages and a four-story addition to the hospital, pursuant to Resolution Z-8-04, at which time the applicants also proffered a covenant which, among other things, limited the development of the hospital to the approved plan. In 2011, pursuant to Resolution #Z-6-11, a modification condition of a previously approved Resolution along with a paragraph of the accompanying Declaration of Restrictions was approved in order to permit a heliport on the roof of one of the existing hospital buildings.

The applicants now seek to modify a condition of a previously approved Resolution along with a paragraph of the accompanying Declaration of Restrictions in order to submit revised plans which show the location of a proposed addition to an existing hospital building. Said proposed 4-story building is located centrally to the site and will be connected to an existing 4-story hospital building. The ground floor will contain surface parking and will be open on all four (4) sides. The

second floor will contain four (4) operating rooms and storage. The third floor will contain fourteen (14) hospital beds. The fourth floor will contain only a small room for mechanical equipment.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-2; hospital and medical offices EU-1; hospital parking lot	Institutions, Utilities and Communication Agriculture
North	GU: Turnpike ramp BU-2: service station and offices RU-1 & RU-TH: single-family residences and townhomes	Transportation Institutions, Utilities and Communication Low Density Residential, 2.5 to 6 du
South	EU-1; single-family residences	Agriculture
East	GU; Florida Turnpike	Transportation
West	OPD; vacant land	Institutions, Utilities and Communication

NEIGHBORHOOD COMPATIBILITY:

The subject property is in an area characterized by commercial and office uses, along with residential uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional hospital uses and services to the residents in the area. Based on the memoranda from County Departments, staff opines that approval of the proposal will not create a negative impact on the County resources.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the portion of the subject property located to the north of SW 42 Street for **Institutions, Utilities and Communication** use. *This category accommodates the location of major institutional uses, communication facilities and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water-supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. The Adopted 2020 and 2030 Land Use Plan designates the portion of the subject property located to the south of SW 42 Street which currently contains and was approved as a parking lot for hospital staff for Agriculture use. Staff notes that the application does not generate any changes on this portion of the property.*

The applicants seek to modify a condition of a previously approved Resolution along with a paragraph of the accompanying Declaration of Restrictions in order to submit revised plans which show the location of a proposed addition to an existing hospital building. Staff opines that the approval of the requests sought in the application will not change the existing hospital use which is a permitted use under the current CDMP Institutions, Utilities and Communication designation and, therefore, will be **consistent** with same and the allowed uses in this land use category.

ZONING ANALYSIS:

When requests #1 and #2 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the proposed modifications in staff's opinion, will not generate excessive traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and would be **compatible** with the area. Staff notes that the purpose of the proposed modifications is to allow the applicants to submit plans showing the location of the proposed addition to an existing hospital building. Said proposed 4-story building is located centrally to the site and will be connected to an existing 4-story hospital building. The ground floor will contain surface parking and will be open on all four sides. The second floor will contain four (4) operating rooms and storage. The third floor will contain fourteen (14) hospital beds. The fourth floor will contain only a small room for mechanical equipment. Staff opines that the proposed addition to the hospital use would be adequately buffered by the existing landscaping elements which include the required street and lot trees and hedges. Staff opines that approval of these requests will not result in a significant increase of the hospital use. Staff further opines that approval of same would not create any new visual impacts on the surrounding properties or on passersby along the abutting area roadways as the proposed addition is visually buffered by an existing 4-story medical office building to the south and an existing gas station to the north towards Bird Road (SW 40th Street). Additionally, staff opines that the overall design of the existing buildings and proposed addition provides for a cohesive medical campus because the façade and scale are designed to match that of the existing hospital buildings. Staff notes that the applicants have submitted a revised covenant addressing the new plans.

Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application will generate 10 PM daily peak hour trips, and meets the traffic concurrency criteria for an initial development order. Also, the Division of Environmental Resources Management of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial development order, as specified in the CDMP for potable water service, wastewater disposal, and flood protection. Additionally, the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed hospital addition will have a negative impact on fire rescue services in the area. Based on the aforementioned memoranda, staff opines that approval of the subject request will not have an unfavorable effect on the economy of Miami-Dade County, Florida. Further, approval would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction.

Based on the aforementioned, staff maintains that approval of this application would allow the applicants to modify a condition of a resolution and a paragraph of a declaration of restrictions, in order to submit revised plans showing the proposed hospital addition which would be **consistent** with the LUP map of the CDMP and **compatible** with the surrounding area. **Accordingly, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7), subject to the Board's acceptance of the proffered covenant.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions, subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #4-ZAB-264-70, last modified by Resolution #Z-6-11 remain in full force and effect, except as herein modified.
2. That all other paragraphs of Declaration of Restrictions, recorded in Official Records Book 22393 Pages 2160 - 2170, as last modified by Modification Of Covenant Running With The Land Recorded At Official Records Book 22393, At Pages 2160 to 2170, recorded in Official Record Book 27747 pages 3930 - 3939 remain in full force and effect except as herein modified.

NK:MW:NN:EJ:JV



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

NK

ZONING RECOMMENDATION ADDENDUM

Columbia Lagrange Hospital, Inc. Et al
Z15-042

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

<p>Institutions, Utilities and Communications (Pg. 1-52.4)</p>	<p><i>The Plan map illustrates for information purposes, only the location of major institutional uses, communication facilities and utilities of major significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. The full range of institutions, communications and utilities may be allowed under this land use category. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the floor area of an institutional, public facility or office use may also be approved in this map category. If the owner of land designated as Institutions, Utilities and Communications chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP especially Policies LU-4A and LU-4B.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
--	--

2. COLUMBIA LAGRANGE HOSPITAL, ET AL
(Applicant)

15-9-CC-2 (15-042)
BCC/District 10
Hearing Date: 09/10/15

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>
1962	Village Green 10 Pin Lanes, Inc.	- Variance 250sf. detached sign setback 20'.	ZAB	Approved with Condition(s)
1962	Village Green 10 Pin Lanes, Inc.	- Unusual Use and Variance night club bowling alley spaced less 2500' from the school.		
1963	Berlo Vending Co.	- Special Exception & Unusual Use Night club in bowling alley P.U.P.	ZAB	Approved with Condition(s)
1967	Michael Sossin	- Variance of setback requirement, and spacing requirements (for conversion to convalescent home) P.U.P.	ZAB	Approved with Condition(s)
1970	Sossin System, Inc.	- Special Exception & Unusual Use hospital in business zone setback spacing.	ZAB	Approved with Condition(s)
1971	American Hospital Development Corp. & Miami Sport Fishing Club, Inc.	- Modify condition #3 of Resolution 4-ZAB-264-70.	ZAB	Approved with Condition(s)
1978	South Dade Health Complex	- Modification of approval plans pursuant to Resolution 4-ZAB-530-71 adopted by ZAB 11-8-71.	ZAB	Approved with Condition(s)

1979	South Dade Health Complex Ltd.	- Special Exception to modify site plan approved by Zoning Director pursuant to Resolution Z-192-78 adopted by CC on 9-7-78.	ZAB	Approved
1990	Amireit (Kendall) Inc.	- Modification of previously approved plans approved pursuant to Resolution 4-ZAB-477-79 passed & adopted by.	ZAB	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: July 7, 2015

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

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

Subject: C-10 #Z2015000042-1st Revision
Columbia LaGrange Hospital, LLC
11750 Bird Road
Modification of a previous Resolution to permit the addition of a new building to the property.
(BU-2) (17.92 Acres)
13-54-39

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 and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

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

Stormwater Management

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 plans shall 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 that a Class II Permit will be required if the proposed surface water management system is connected to the existing drainage system with an overflow outfall to the Bird Drive Extension Canal. It is the applicant responsibility to contact the DERM Water Control Section at (305-372-6681) 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. 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 CDMP.

Finally, in accordance with Chapter 24 of 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.

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.

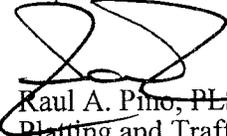
This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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: July 30, 2015
To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources
From: 
Kaul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources
Subject: Z2015000042
Name: Columbia Lagrange Hospital, Etal.
Location: 11750 Bird Road
Section 13 Township 54 South Range 39 East

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

- Clarification of limits of proposed development within property as a possible replat may be required.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate **10 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9106	SW 40 St w/o SR 821 to SW 127 Ave	C	C
9108	SW 42 St w/o SW 127 Ave to SW 137 Ave	C	C
9776	SW 127 Ave s/o SW 42 St to SW 56 St	D	D
9774	SW 127 Ave s/o SW 26 St to SW 42 St	D	D
F-72	SW 40 St e/o HEFT to SW 107 Ave	C	C

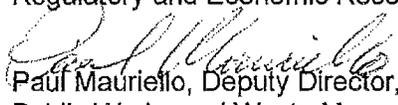
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Memorandum



Date: May 28, 2015

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

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

Subject: Kendall Regional Medical Center (DIC #15_042)

The Public Works and Waste Management Department (PWWM) has **no objections to the proposed application.**

Kendall Regional Medical Center, as a collective under Columbia LaGrange Hospital, LLC and Kendall Healthcare Group, Ltd, seeks a revision of a site plan pursuant to Resolution No. Z-6-11 and modification of a Covenant, recorded in the Official Record Book (ORB) 22393, Page 2160 as modified by ORB 27747, Page 3930. The revisions are to permit an addition to the existing Kendall Regional Medical Center in the form of four (4) operating rooms and fourteen (14) hospital beds. The property currently contains a hospital, medical offices and parking facilities. Expansion of the existing hospital 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.

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

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

Section 15-2.3 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.

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."

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. 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.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs Division, at 305-375-1354.

Memorandum



Date: July 16, 2015

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

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

Subject: Zoning Application Comments – Columbia Lagrange Hospital, ETAL
Application Z2015000042 – (Pre-App. # Z15P-086)

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the Zoning Application for the proposed development. Below, please find the comments for the subject application.

Application Name: Columbia Lagrange Hospital, ETAL

Location: The proposed project is located at 11750 Bird Road with folio No. 30-4913-021-0010, in unincorporated Miami-Dade County

Proposed Development: The addition of a new Operating Room Expansion to the Kendall Regional Center hospital consisting of approximately 22,000 square feet and would include (4) Operating Rooms and fourteen (14) Hospital Beds.

The estimate total water demands for the proposed project will be 3,500 (gpd).

Water: The subject project is located within MDWASD's service area. The source of water for the project is the Alexander Orr Water Treatment Plant. The existing facility is currently being served by MDWASD. All comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

On April 7, 2015 a MDWASD Agreement No. 22235 was offered to the applicant for the development of 22,450 square feet of Physician's Office space. Please note that the project description for Agreement No. 22235 is not consistent with the letter of intent that was provided for this application. The Agreement must be revised to reflect the correct proposed development in this application.

As per MDWASD Agreement No.22235, the MDWASD owns and operates an existing 12-inch water main located within and close to the southeastern corner of the property, to which the developer shall connect and install a 12-inch water main westerly in the Departmental easement within the property close and parallel to the southern boundary of the property, connecting/interconnecting to an existing 8-inch water main within and close to the southwestern corner of the property. The developer may also connect to an existing 16-inch water main in S.W. 42nd Street abutting the southern boundary of the property. No water service shall be allowed to an existing 20-inch transmission water main in S.W. 40th Street abutting the northern boundary of the property. Any other public water main extension within the property shall be 12-inch minimum in diameter.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department was issued on July 15, 2015, though said WSC letter must be revised to reflect the proposed development under this application. A revised WSC letter will be issued when the agreement gets revised to reflect the proposed development under this application. 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>

In addition, the future development 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.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>
For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within the MDWASD's sewer service area. The existing facility is currently being served by MDWASD. The wastewater flows from this development are currently being transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

As per MDWASD Agreement No. 22235, the MDWASD owns and operates an existing 8-inch gravity sewer manhole located in the adjacent property east of the subject project's property, to which the developer shall connect and install an 8-inch gravity sewer main at full depth southwesterly in a Departmental easement within the property to the eastern boundary of the subject project's property, then at full depth in a Departmental easement within the subject project's property to a point as required to provide service to the proposed development, provided that there is sufficient depth and that there are no obstacles that would preclude construction of the sewer facilities. If unity of title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum in diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 657. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 6.83 hrs. to 6.87 hrs. The Moratorium Code status for said pump station is OK.

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-2 A(2) of the CDMP. Capacity evaluations of the plant for

average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

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

Below please find additional links to the 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 Sanchez at (786) 552-8237.

Memorandum



Date: July 23, 2015

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

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

Subject: Z2015000042: COLUMBIA LAGRANGE HOSPITAL, ET AL, PRE-APP
Z2015P00086
Revised Plans Submitted Dated Stamped Received Through 7-14-2015

Application Name: COLUMBIA LAGRANGE HOSPITAL, ET AL, PRE-APP Z2015P00086

Project Location: The site is located at 11750 BIRD RD, Miami-Dade County.

Proposed Development: The request is for approval of a MODIFICATION OF A RESOLUTION AND COVENANT.

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

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

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor



Memorandum

Date: 29-JUL-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000042

Recommendation:

No objection to the site plan with a 7/28/15 RER received date.

Service Impact/Demand

Development for the above Z2015000042
 located at 11750 BIRD RD, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid _____ is proposed as the following:

_____ dwelling units	_____ square feet
residential	industrial
_____ square feet	_____ square feet
Office	institutional
_____ square feet	_____ square feet
Retail	nursing home/hospitals

Based on this development information, estimated service impact is: No Impact. ___ alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # ___
 The estimated average travel time is: ___ minutes

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

Fire Planning Additional Comments

OK

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

18.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

COLUMBIA LAGRANGE HOSPITAL, ETAL

11750 BIRD RD
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

SEPTEMBER 10, 2015

Z2015000042

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 14, 2015

FOLIO'S: 30-4913-000-0011, 30-4913-003-1230, 30-4924-001-0410, 30-4924-001-0390, 30-4924-001-0380, 30-4913-024-0010, 30-4913-021-0020, 30-4913-021-0010, 30-4913-003-1240, 30-4913-003-1220, 30-4913-003-1210, 30-4913-003-1180, 30-4913-003-1200

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN CASES

NEIGHBORHOOD REGULATIONS CLOSED:

FOLIO: 30-4913-021-0020

Case #201412007300, was opened on October 9, 2014, for Failure to Provide Proper Surface for Off-Street Parking [Improper Off-Street parking at the south side of Kendall Regional Hospital; on the grass area located on the west side of the property]. A Warning Letter was issued on October 16, 2014. The violation was corrected and the case was closed.

FOLIO: 30-4913-000-0011

Case #201412003527, was opened on June 27, 2014, for failure to Obtain a Certificate Of Use for the Hospital. Research revealed the Certificate of Use #2012012721 was obtained. The case has been closed.

FOLIO: 30-4913-003-1240

Case #201412001507, was opened on May 21, 2014, for the Construction of a Sign without a Permit [Rocket Faster Care For Kids]. A Warning Letter was issued on July 10, 2014. The violation was corrected and the case was closed.

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

COLUMBIA LAGRANGE HOSPITAL, ETAL

OUTSTANDING LIENS AND FINES:

As of August 14, 2015, There are no Outstanding Liens, Fines, or Fees

Photo Log



Picture 1



Picture 2

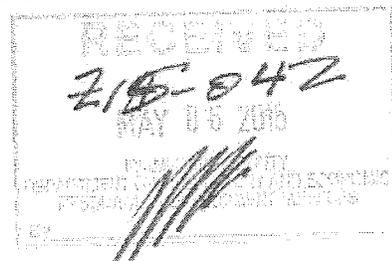
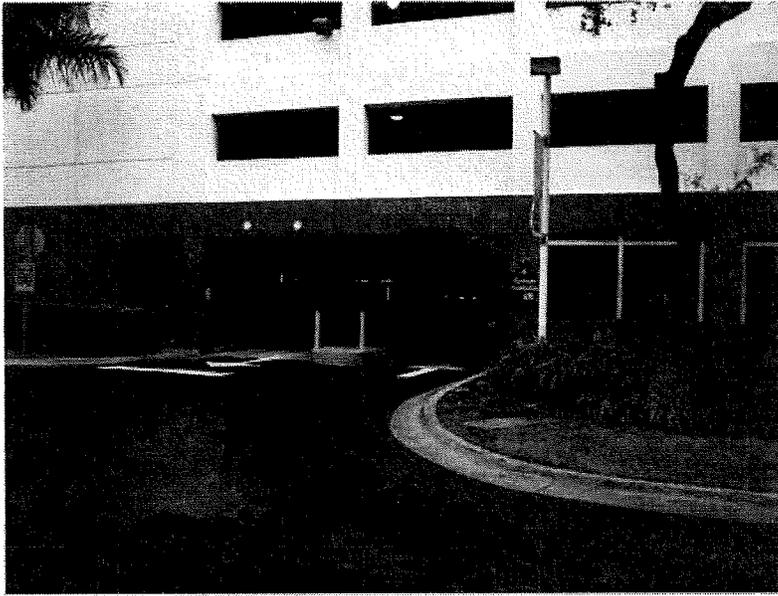


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Picture 3



Picture 4

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DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE
CITY OF RICHMOND, VIRGINIA
BY: JON DAH

Photo Log



Picture 5



Picture 6

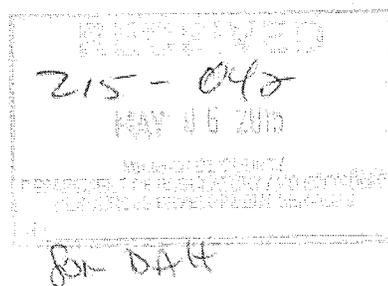


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Picture 7



Picture 8

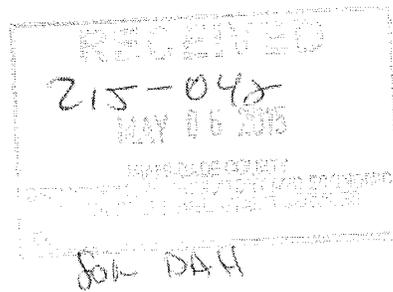


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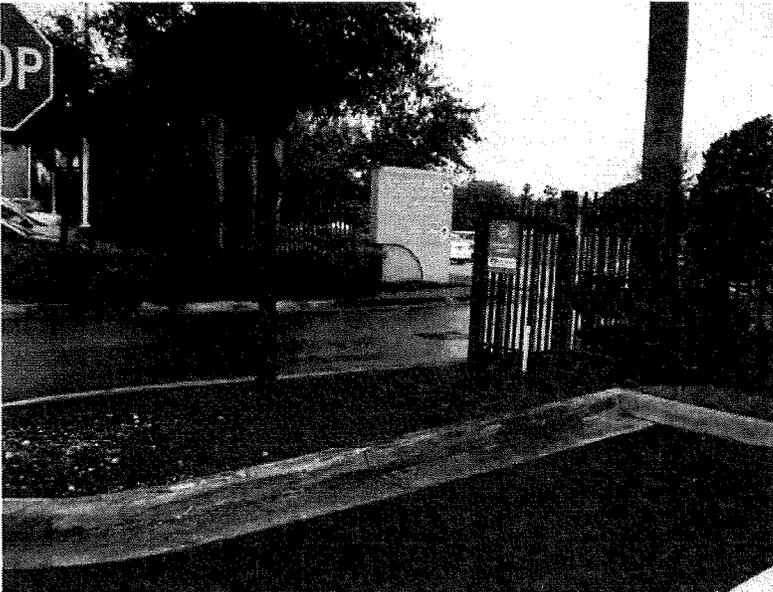
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Picture 10

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Picture 11



Picture 12

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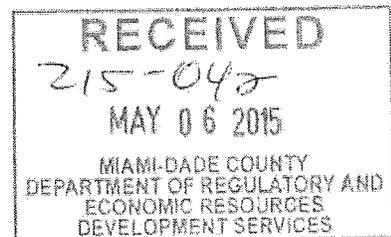
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Picture 13



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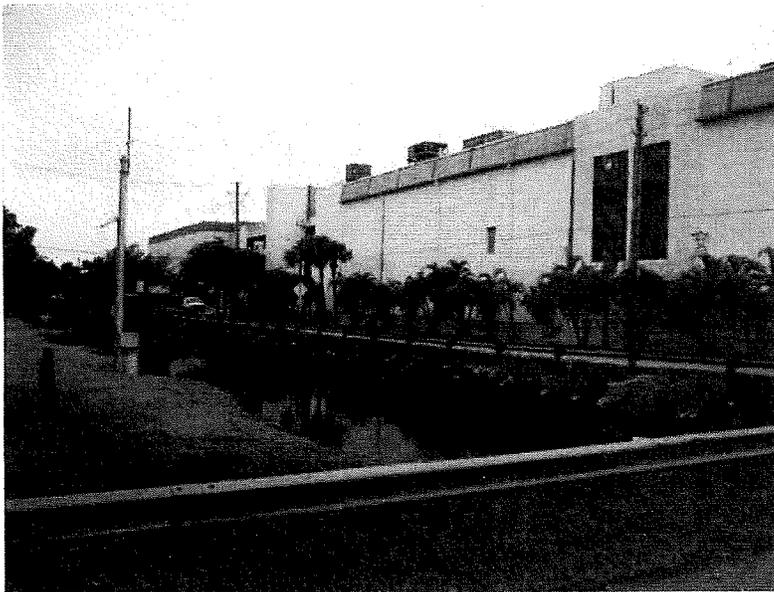


John DAH

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Picture 15



Picture 16

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Picture 17



Picture 18

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Picture 19



Picture 20

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Picture 21



Picture 22

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FOR DATA

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

CORPORATION NAME: Columbia LaGrange Hospital, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>HCA Holdings, Inc.</u>	<u>Columbia LaGrange Hospital, LLC is wholly owned</u>
<u>One Park Plaza</u>	<u>by Galen Holdco, LLC, which is an indirect, wholly-</u>
<u>P.O. Box 750</u>	<u>owned subsidiary of HCA Holdings, Inc., a publicly</u>
<u>Nashville, TN 37202</u>	<u>traded company.</u>

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

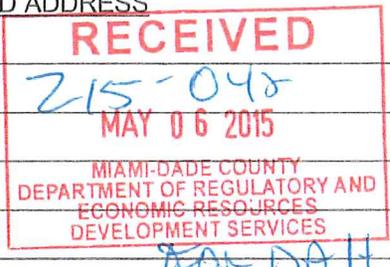
TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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



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

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

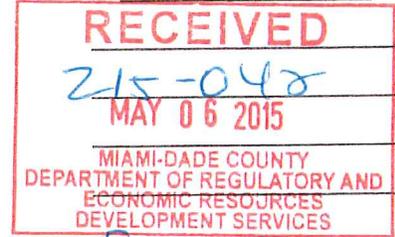
CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
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If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

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



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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Kendall Healthcare Group, Ltd.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
HCA Holdings, Inc.	Kendall Healthcare Group, Ltd. is a limited partnership with 2 partners (i.e., Columbia Hospital Corporation of Kendall, General Partner and CHC Holdings, Inc., Limited Partner), both of which are indirect, wholly-owned subsidiaries of HCA Holdings, Inc., a publicly-traded company.
One Park Plaza	
P.O. Box 750	
Nashville, TN 37202	

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (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.



FOR DATA

NOTICE: For any 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 *Scott A. Cihak* Scott A. Cihak Vice President
 (Applicant) Kendall Healthcare Group, Ltd. (Print Applicant name) (Title)

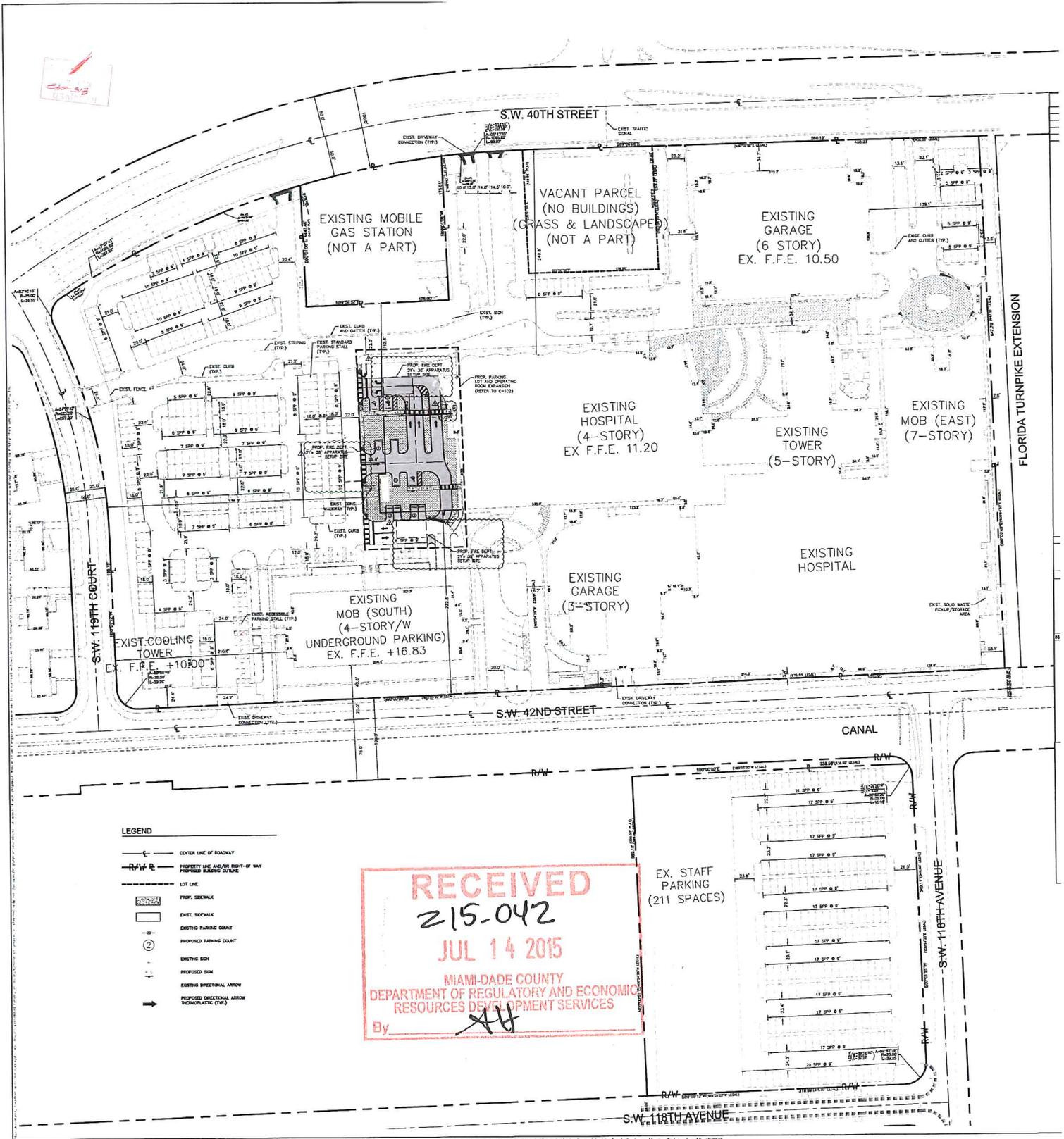
Sworn to and subscribed before me this 5 day of MAY, 2015. Affiant is personally know to me or has produced (PERSONALLY KNOWN) as identification.

Maria V. Rubio
 (Notary Public)

My commission expires: July 4, 2017



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

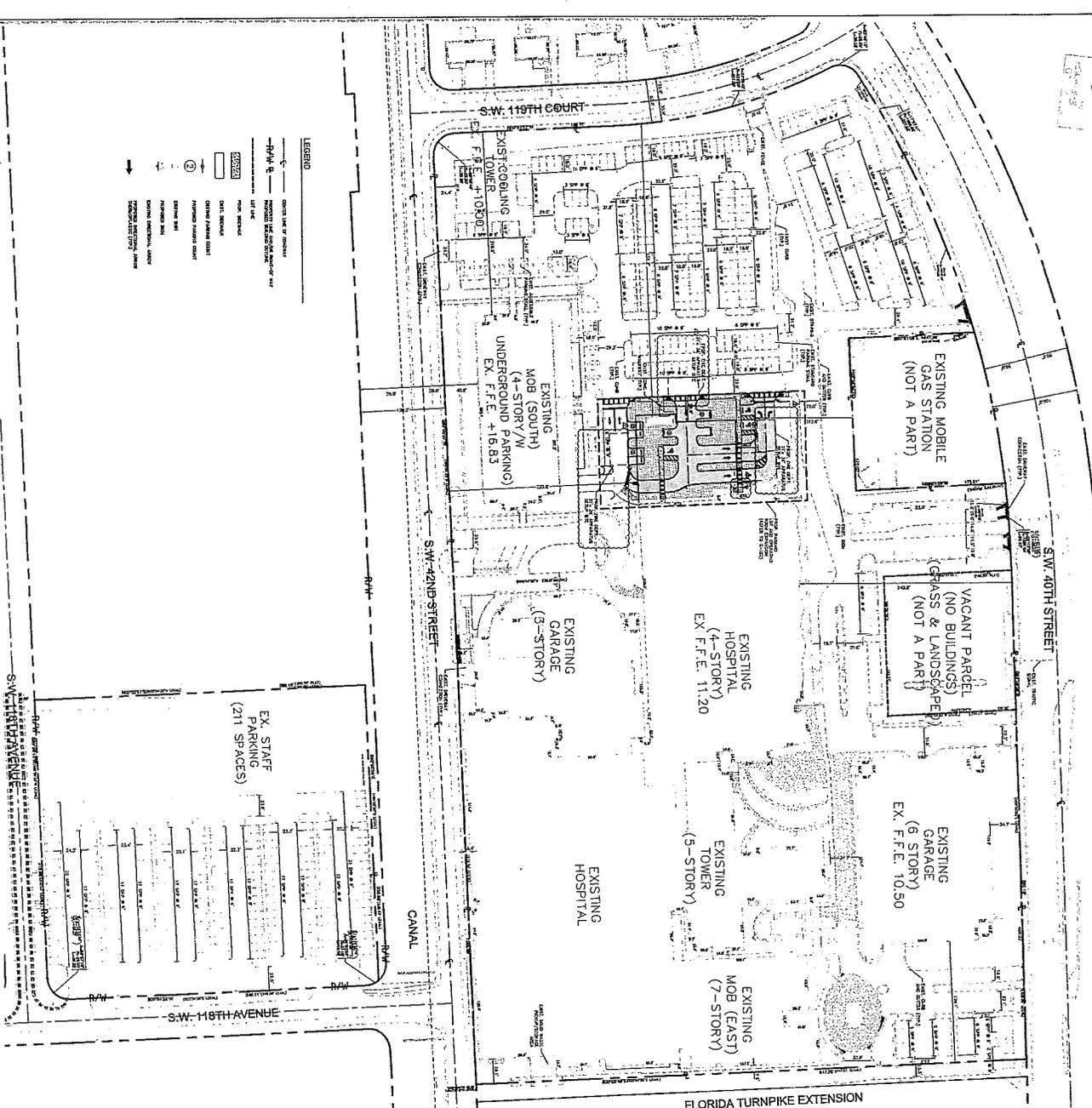


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 RESOURCES DEVELOPMENT SERVICES
 By *[Signature]*

"enlarge site plan"

37

Warning: This is a revision of the law for any person, unless acting under the direction of a licensed architect, to alter any item in any way. If an item in this document is altered, the altering architect, if other than the architect of record, shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and the specific description of the alteration.



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Summa@fl.com

NO.	DESCRIPTION	UNIT	AMOUNT	TOTAL	DATE
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**KENDALL REGIONAL MEDICAL CENTER
 OR EXPANSION**
 11890 SW 40TH STREET, MIAMI, FL 33175

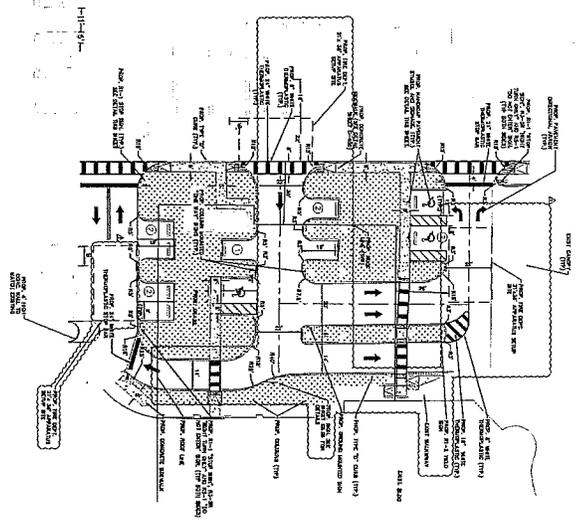
Kimley Horn
 1271 PROCELL AVENUE, SUITE 404, MIAMI, FL 33132
 PHONE: 305-672-2323
 WWW.KIMLEY-HORN.COM CA 2009046

G S & P
 GREENSPAN
 PARTNERS

38

C-101

S.W. 40TH ST. BIRD RO.



26/01



- LEGEND**
- R-14 — CORNER USE OF SIGNAGE
 - R-15 — INTERSECTION SIGNAGE (SEE DETAIL)
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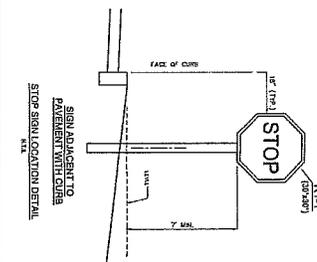
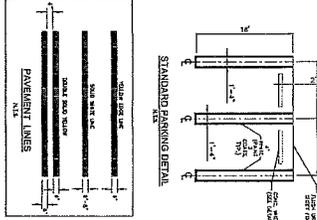
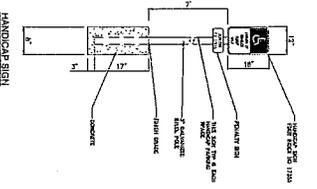
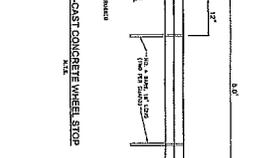
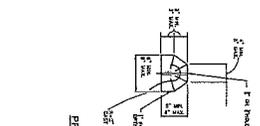
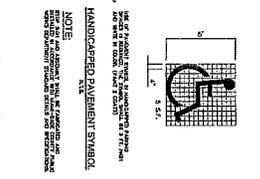
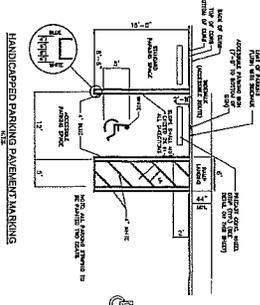
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RECEIVED
 215-042
 JUL 14 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY *[Signature]*

**KENDALL REGIONAL MEDICAL CENTER
 OR EXPANSION**
 11680 SW 40TH STREET, MIAMI, FL 33175

Kimley»Horn
 CONSULTING ENGINEERS
 1231 BRICK AVE., SUITE 200, MIAMI, FL 33131
 PHONE: 781-392-2000
 WWW.KIMLEY-HORN.COM

G S & P
 GRESHAM
 SMITH AND
 PARTNERS
 ARCHITECTS
 1100 BAYVIEW BLVD., SUITE 1000, MIAMI, FL 33134
 PHONE: 305-371-1000

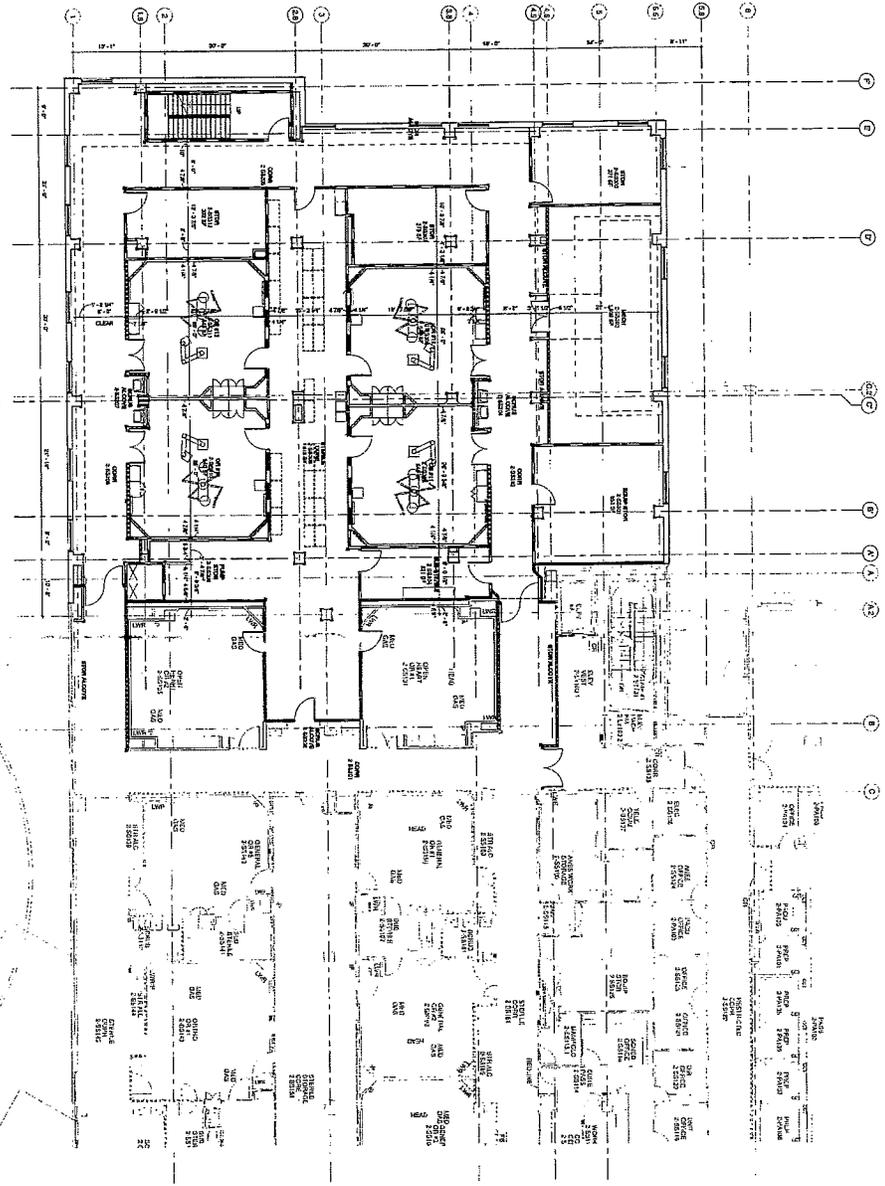


NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS SHALL BE AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE NOTED.
 3. ALL SIGNAGE SHALL BE AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE NOTED.
 4. ALL SIGNAGE SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
 5. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE NOTED.
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 10. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE NOTED.

Sunshinest.com
 PROJECT: 11-11-2014
 SHEET: 11-11-2014
 C-102

39

Drawn By: Acker
 Checked By: Ocker
 Approved By: Hauer



2 SECOND FLOOR PLAN

RECEIVED
 215-042
 MAY 08 2015
 HANNA DALE COUNTY
 DEPARTMENT OF REVENUE AND ECONOMIC
 RESOURCES
 BY: *[Signature]*



RECEIVED
 215-042
 MAY 08 2015
 HANNA DALE COUNTY
 DEPARTMENT OF REVENUE AND ECONOMIC
 RESOURCES
 BY: *[Signature]*

G S & P
 Design Services
 For The Built
 Environment

GRESHAM PARTNERS
 ARCHITECTS
 1000 NE Oregon Street
 Portland, OR 97232
 503.255.1234
 www.greshampartners.com

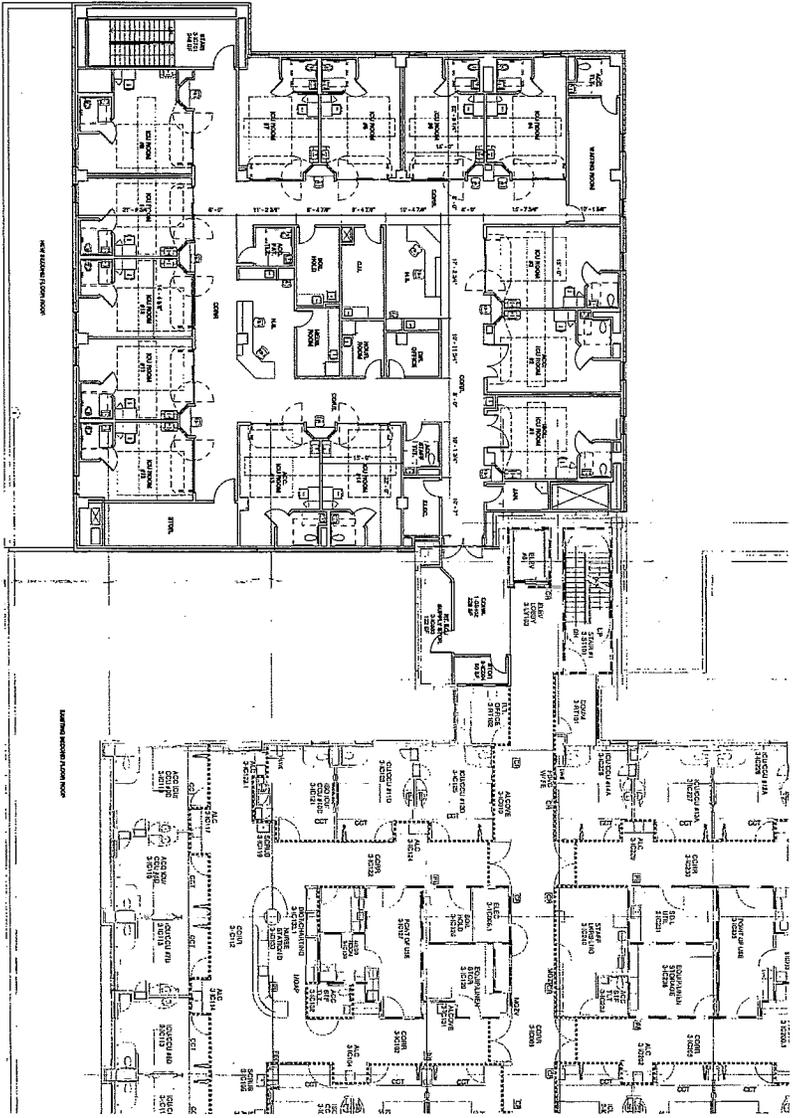
ICD
 L.C. Thompson & Associates, Inc.
 ARCHITECTS
 1000 NE Oregon Street
 Portland, OR 97232
 503.255.1234
 www.icd.com

Kendall Regional Medical Center
 4 OR and 3rd Floor Shell Addition
 ARCH: Gresham Partners
 PROJECT: 40220
 SHEET: A2.2

No.	Date	Description

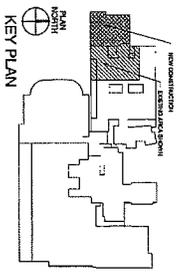
A2.2
 SECOND FLOOR NEW CONSTRUCTION

Drawn By: AJW
 Checked By: CUC
 Approved By: APM



3 THIRD FLOOR PLAN

RECEIVED
 MAY 08 2015
 215-042
 IAN MILLS & COMPANY
 DEPARTMENT OF REGIONAL AND ECONOMIC
 DEVELOPMENT SERVICES
 BY: *[Signature]*



RECEIVED
 MAY 08 2015
 215-042
 IAN MILLS & COMPANY
 DEPARTMENT OF REGIONAL AND ECONOMIC
 DEVELOPMENT SERVICES
 BY: *[Signature]*



Design Services
 For The Built
 Environment

- Atlanta
- Birmingham
- Charlotte
- Chicago
- Dallas
- Fort Lauderdale
- Jacksonville
- Knoxville
- Lakeland
- Lynchburg
- Nashville
- Orlando
- Tampa

GRESHAM
 SMITH AND
 PARTNERS
 ARCHITECTS

ICD
 ICD Incorporated
 3000 Peachtree Road, Suite 1000
 Atlanta, GA 30328
 404.525.1100
 www.icd.com

Kendall Regional
 Medical Center
 4 OR and
 3rd Floor
 Addition
 Shell

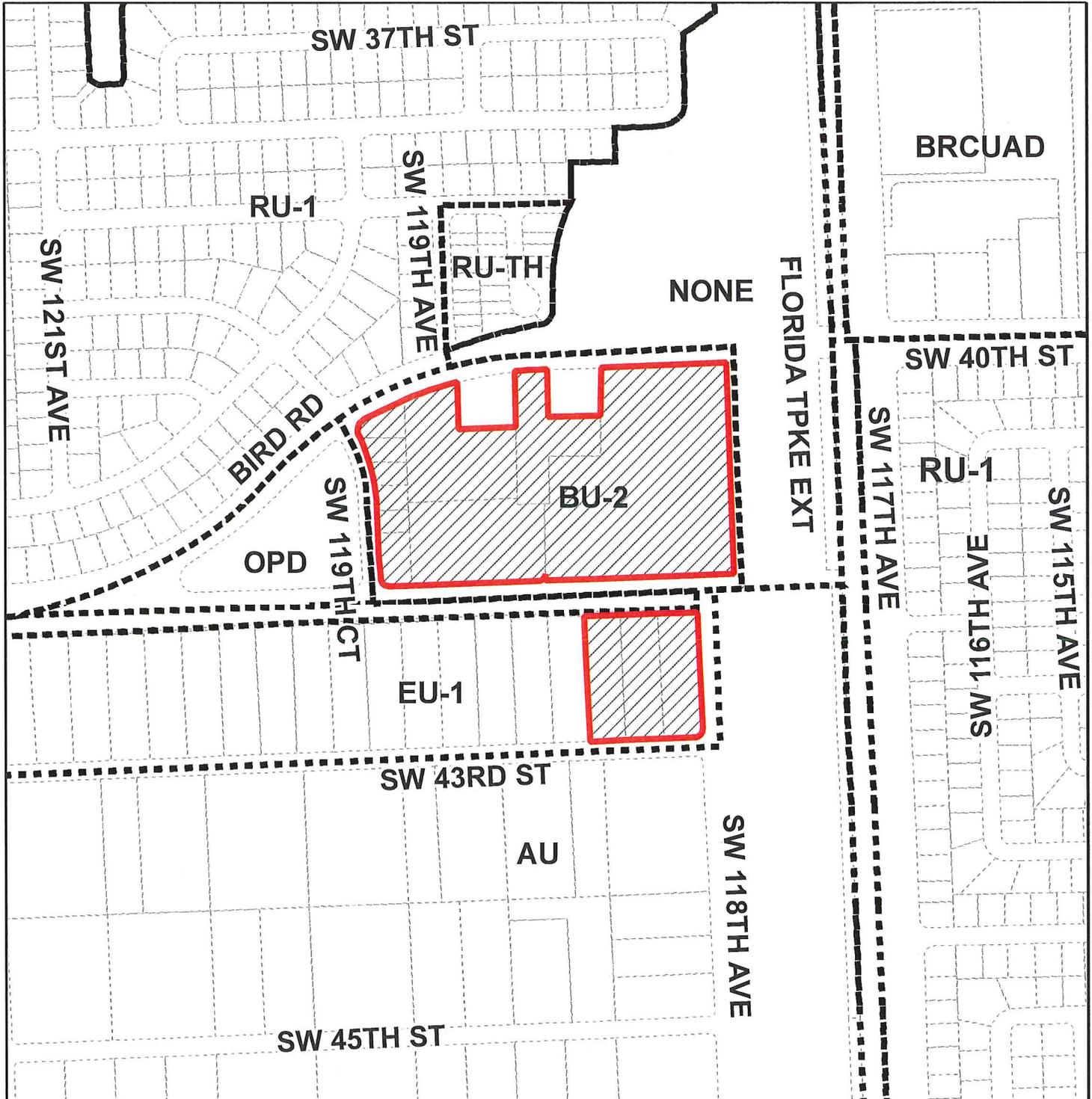
[Signature]

Revision	No.	Date	Description

A2.3
 THIRD FLOOR NEW
 CONSTRUCTION

PROJECT NUMBER: 000000
 DATE: 05/07/15

42



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000042

Legend

-  Subject Property Case
-  Zoning

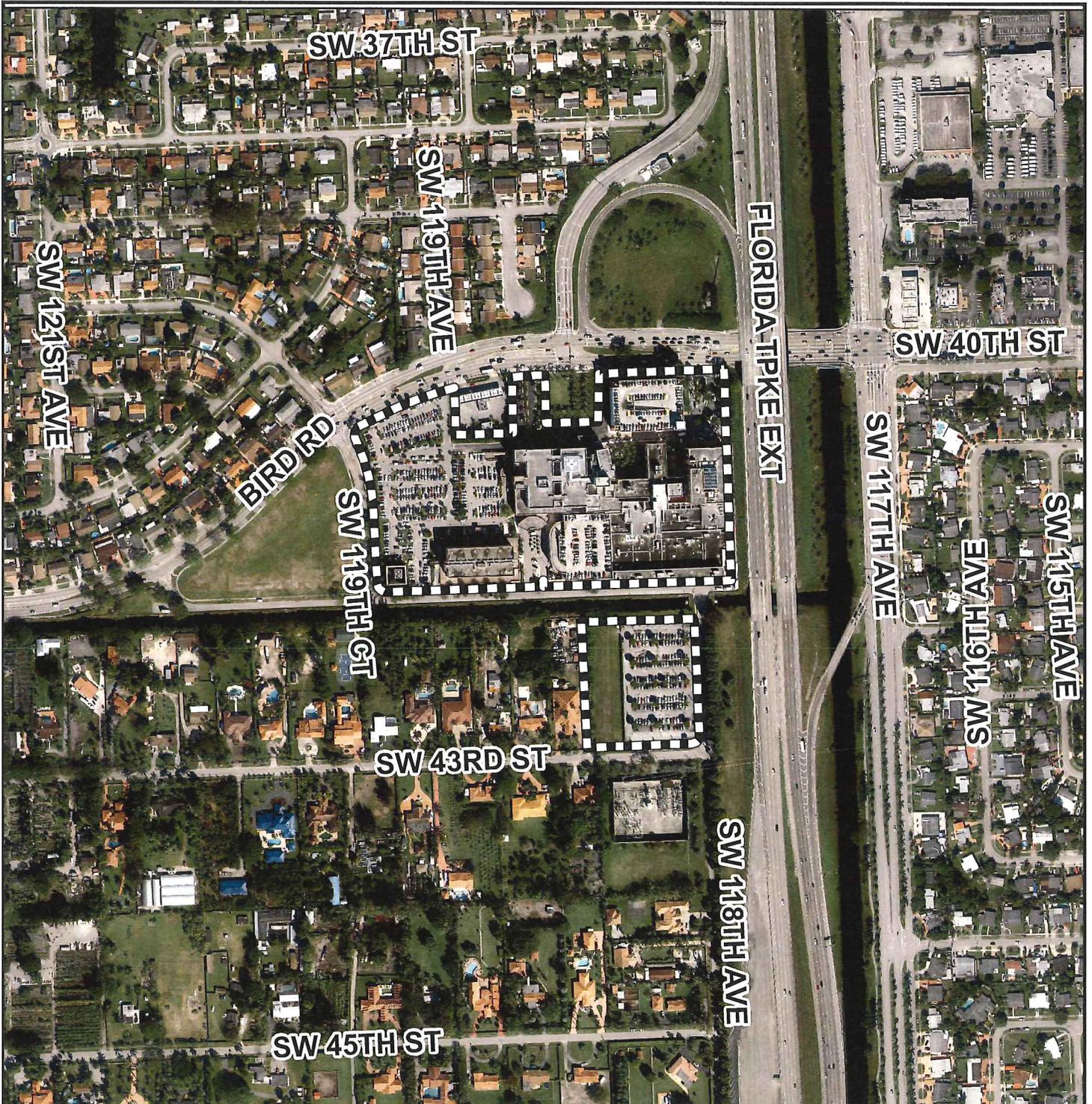


Section: 24/13 Township: 54 Range: 39
 Applicant: COLUMBIA LAGRANGE HOSPITAL, ETAL
 Zoning Board: C10/11
 Commission District: 10
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, May 12, 2015

REVISION	DATE	BY
	48	



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z201500042

Legend
 Subject Property

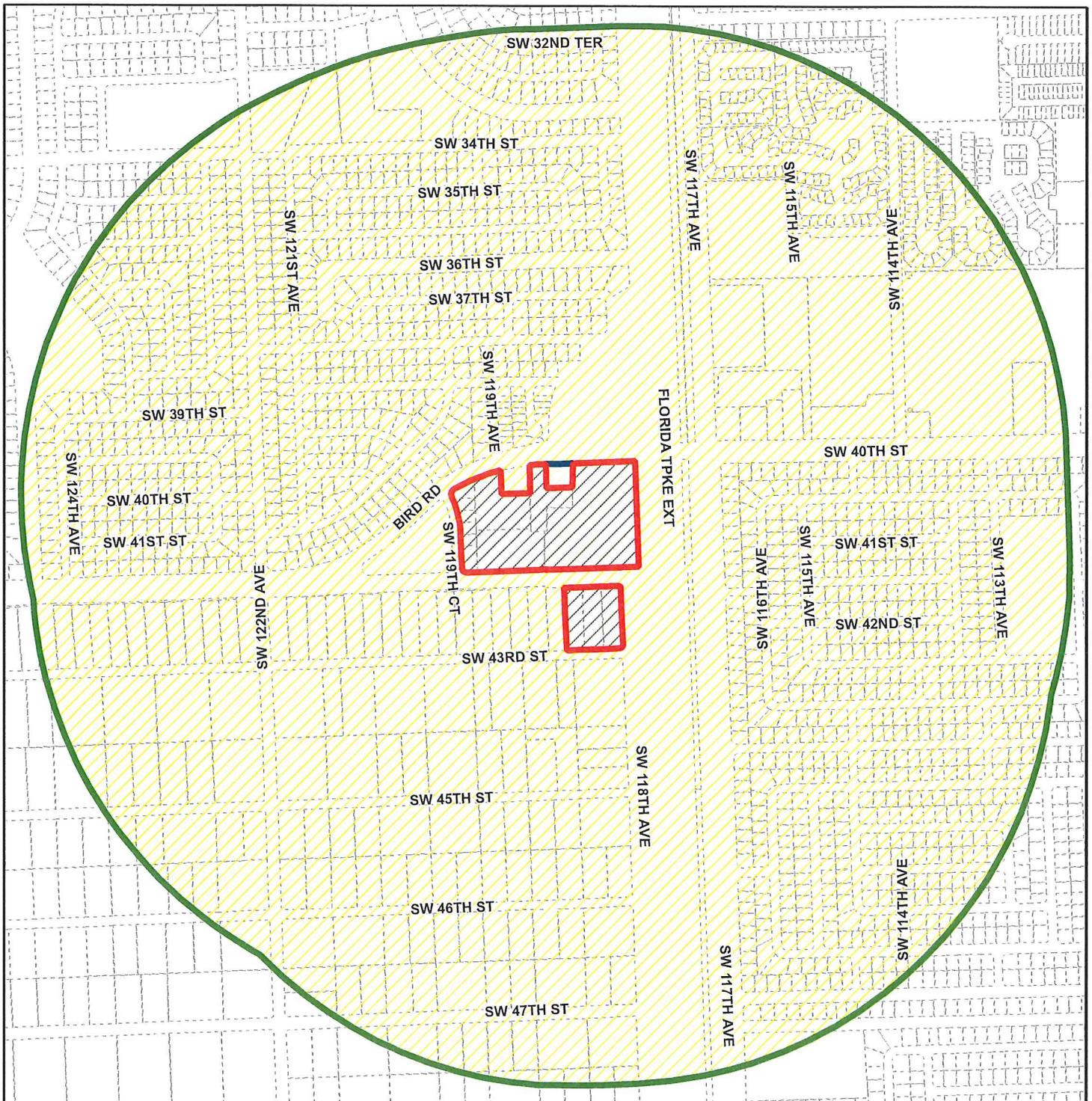


Section: 24/13 Township: 54 Range: 39
 Applicant: COLUMBIA LAGRANGE HOSPITAL, ETAL
 Zoning Board: C10/11
 Commission District: 10
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, May 12, 2015

REVISION	DATE	BY
	49	



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2015000042
 RADIUS: 2640

Section: 24/13 Township: 54 Range: 39
 Applicant: COLUMBIA LAGRANGE HOSPITAL, ETAL
 Zoning Board: C10/11
 Commission District: 10
 Drafter ID: E.CESPEDES
 Scale: NTS

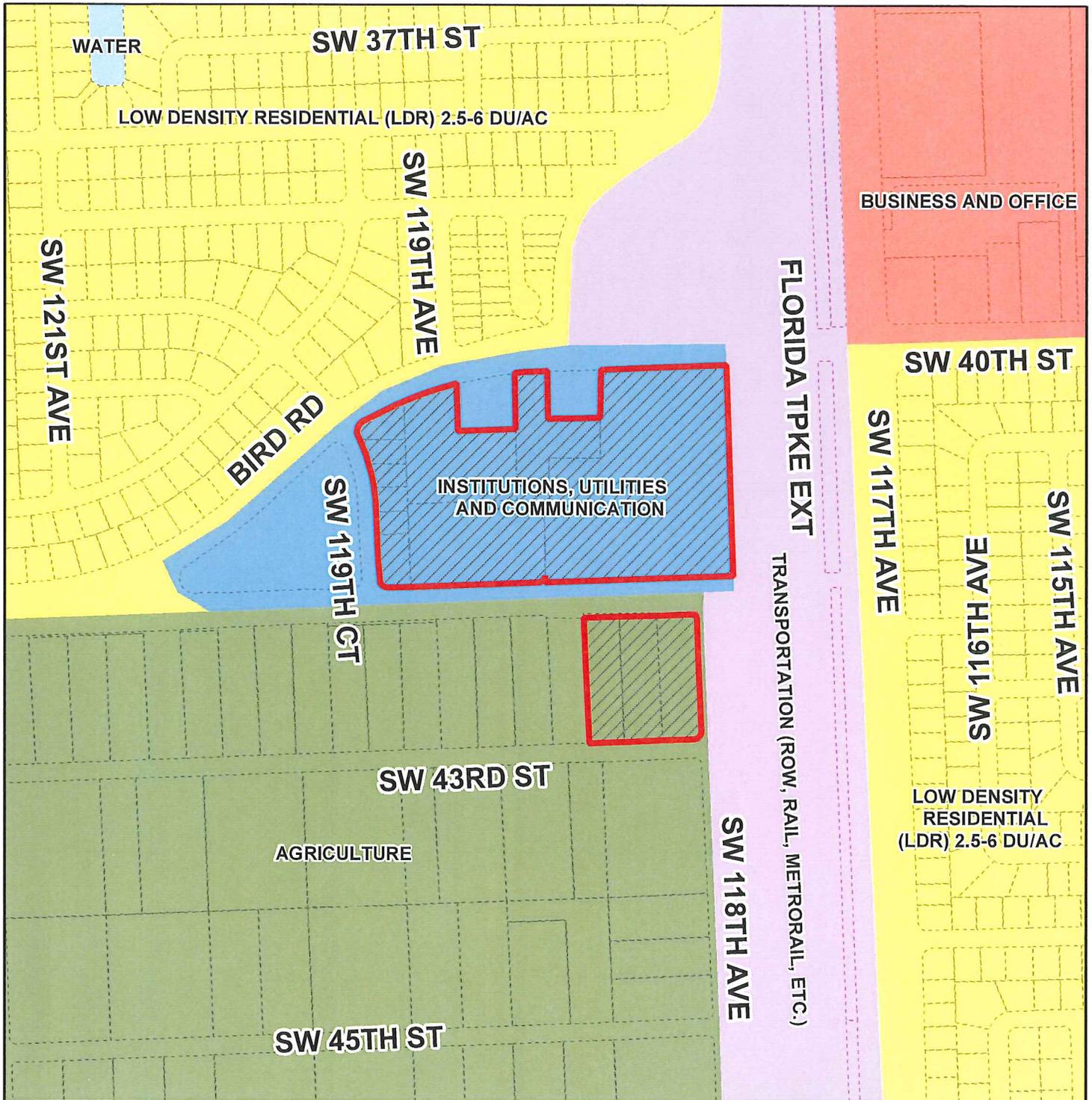
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, May 12, 2015

REVISION	DATE	BY
	50	



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2015000042

Section: 24/13 Township: 54 Range: 39
 Applicant: COLUMBIA LAGRANGE HOSPITAL, ETAL
 Zoning Board: C11/10
 Commission District: 10
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, May 12, 2015

REVISION	DATE	BY



CFN 2004R0475482
 DR Bk 22393 Pgs 2160 - 2170 (11pgs)
 RECORDED 06/15/2004 10:59:42
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

*Original Covenant
 Columbia Lagrange
 Hospital, Et Al
 215-042
 BCC 9/10/15*

A/B

This instrument was prepared by:
 David A. Pearl, Esq.
 Broad and Cassel
 201 S. Biscayne Boulevard, Suite 3000
 Miami, Florida 33131

(Space reserved for Clerk)

COVENANT RUNNING WITH THE LAND

KNOW ALL BY THESE PRESENTS that the undersigned Owners hereby make, declare and impose on the land herein described, these easements and covenants running with the title to the land, which shall be binding on the Owners, all heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them;

WHEREAS, Owners hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibits "A" and "B" attached hereto and made a part hereof, and hereinafter collectively called the "Property," which is supported by the attorney's opinions of title., and

WHEREAS, Owners are making additions to an existing hospital facility, including, without limitation, expansion of the emergency department, increase in the number of surgical and critical care units, the consolidation of outpatient services, an increase in parking, and relocation of existing facilities, and will result, among other things, in additional square footage for medical and office facilities use.

WHEREAS, to ensure that the Property is used only for a hospital, medical and ancillary uses, the Owners agree to the recording of this Covenant.

IN ORDER TO ASSURE, that the representations made by the Owners during consideration of Public Hearing No. 02-325 will be abided by the Owners freely, voluntarily and without duress make the following declaration of restrictions covering and running with the Property:

NR

1. The Property will be developed in substantial compliance with the site plan entitled Kendall Medical Center, prepared by Gresham Smith and Partners, dated the 2nd day of December, 2003. ("Site Plan"). If the Property is developed in phases, each phase will be developed in substantial accordance with the Site Plan.
2. Owners agree that the Property on Exhibit "A" will be utilized solely for a hospital, medical and ancillary uses thereto.
3. In addition to the landscaping shown on the Site Plan, Owners agree to install and maintain a minimum six foot (6') high hedge around the north boundary and a minimum six foot (6') high hedge interspersed with trees planted thirty-five feet (35') apart on center line and ten to twelve feet (10' - 12') tall at time planting around the east boundary (except access points) and south boundary of the property identified on Exhibit "B" (all of Exhibit "B" is known as the South Parking Area) so that the continued use of the South Parking Area will be obscured from view by the abutting properties. Owner agrees that no entry or exit point shall be provided along S.W. 43rd Street
4. Owners agree not to object to and, on request, to provide a statement of support for any request to the appropriate authority (either Miami-Dade County or the Florida Department of Transportation) which seeks only to close access to S.W. 43rd Street from the South Parking Area.
5. Owners agree not to object to and, on request, to provide a statement of support for any request to the appropriate authority (either Miami-Dade County or the Florida Department of Transportation) which seeks only to make the right hand north-bound lane of S.W. 119th Court at Bird Road a dedicated right turn lane.
6. In the event of multiple ownership, each of the subsequent owners, mortgagees and other parties in interest shall be bound by the terms, provisions and conditions of this instrument. Owner further agrees that it will not convey portions of the Property to such other parties unless and until the Owner and such other party or parties shall have executed and mutually delivered in recordable form, an instrument to be known as an "Easement and Operating Agreement" which shall have been previously approved by the Department of Planning and Zoning which shall contain, among other things:
 - (i) easements in the common area of each parcel for ingress to and egress from other parcels;
 - (ii) easements in the common area of each parcel for the passage and parking of vehicles;
 - (iii) easements in the common area of each parcel for the passage and accommodation of pedestrians;
 - (iv) easements for access roads across the common area of each parcel to public and private roadways;

Covenant Running with the Land

Page 3

- (v) easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each such parcel;
- (vi) easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;
- (vii) easements upon each such parcel in favor of each adjoining parcel for the installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations;
- (viii) easements on each parcel for attachment of buildings;
- (ix) easements on each such parcel for building overhangs, other overhangs and projections encroaching upon such parcel from adjoining parcel such as, by way of example, marquees, canopies, lights, lighting devices, awnings, wing walls and the like;
- (x) appropriate reservation of rights to grant easements to utility companies; (xi) appropriate reservation of rights to dedicate road rights-of-way and curb cuts; (xii) easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private ring roads and access roads; and
- (xiii) appropriate agreements between the owners of the several parcels as to the obligation to maintain and repair all private roadways, parking facilities, common areas and the like.

The easement provisions or portions thereof, may be waived by the Director of the Department of Planning and Zoning, if they are not applicable to the subject Property. When executed, the Easement and Operating Agreement shall not be amended without the prior written approval of the Department of Planning and Zoning and the Office of the County Attorney of Miami-Dade County. Such Easement and Operating Agreement may contain such other provisions with respect to the operation, maintenance and development of the Property as to which the parties thereto may agree, all to the end that although the Property may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the Site Plan.

8. **County Inspection.** As further part of this Covenant, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

9. **Covenant Running with the Land.** This Covenant on the part of the Owners shall constitute a covenant running with the land and may be recorded, at Owners' expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners

of the real property and for the benefit of Miami-Dade County and the public welfare. Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County.

10. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Covenant is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.

11. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, or other procedure permitted under the Miami-Dade County Code, whichever by law has jurisdiction over such matters, after public hearing.

Should this Covenant be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

12. **Enforcement.** Enforcement shall be by action by the County against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Covenant shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

13. **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Covenant are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Covenant is complied with.

14. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

15. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections

made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Covenant.

16. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

17. **Recording.** This Covenant shall be filed of record in the public records of Miami-Dade County, Florida at the cost to the Owner following the adoption by the Miami-Dade County Board of County Commissioners or Community Zoning Appeals Board of a resolution approving the application.

18. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance.

19. **Owner.** The term Owner shall include the undersigned Owners, and their heirs, successors and assigns.

[Execution Pages Follow]

ACKNOWLEDGMENT
CORPORATION

Signed, witnessed, executed and acknowledged on this 23 day of February, 2004.

IN WITNESS WHEREOF, Columbia LaGrange Hospital, Inc. and Kendall Healthcare Group, Ltd. have caused these presents to be signed in its name by its proper officials.

Witnesses:

Caridad M. Escobar
Signature
Caridad M. Escobar
Print Name
Maria Rubio
Signature
MARIA RUBIO
Print Name

Columbia LaGrange Hospital, Inc.
Address:

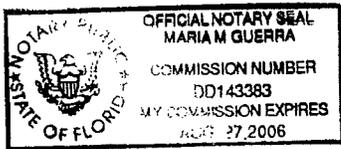
[Signature]
By
(President, Vice-President or CEO*)

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by Victor J. Maya the CEO of Columbia LaGrange Hospital, Inc. corporation, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification

Witness my signature and official seal this 23 day of February, 2004, in the County and State aforesaid.



[Signature]
Notary Public-State of FLORIDA
Maria M. Guerra
Print Name

My Commission Expires: 8/27/06

Witnesses:

Caridad M Escobar
Signature

Caridad M Escobar
Print Name

Maria Rubio
Signature

MARIA RUBIO
Print Name

Kendall Healthcare Group, Ltd.

Address:

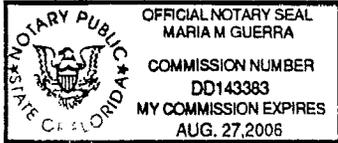
By [Signature]
(President, Vice-President or CEO*)

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Victor J. Maya the CEO of Kendall Healthcare Group, Ltd., on behalf of the limited partnership. He/She is personally known to me or has produced _____, as identification

Witness my signature and official seal this 23 day of February, 2004, in the County and State aforesaid.



[Signature]
Notary Public-State of Florida
Maria M. Guerra
Print Name

My Commission Expires: 8/27/06

JOINDER BY MORTGAGEE CORPORATION

The undersigned BANK OF AMERICA, N.A., a national banking association and Mortgagee under that certain mortgage from MOB 14 of FLORIDA, LLC and COLUMBIA LAGRANGE HOSPITAL, INC. dated the 20th day of January, 2004, and recorded in Official Records Book 21991, Page 4485, of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this Covenant are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 17th day of March , 2004.

Witnesses:

Catherine L Robinson
Signature

CATHERINE L ROBINSON
Print Name

Melissa M. Mohlere
Signature

Melissa Mohlere
Print Name

Name of Corporation

Address: Bank of America N.A.
100 N Tryon Street
Charlotte NC 28255
By Cynthia G. Downs, Principal

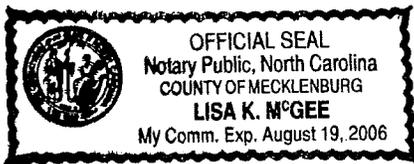
STATE OF North Carolina
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me by Cynthia G. Downs the Principal of Bank of America, N.A. on behalf of the bank. He/She is personally known to me ~~or has produced~~ _____, as identification

Witness my signature and official seal this 17 day of ~~February~~ ^{MARCH}, 2004, in the County and State aforesaid.

Lisa K. McGee
Notary Public-State of North Carolina
Lisa K. McGee
Print Name

My Commission Expires:



JOINDER BY TENANT/MORTGAGOR

The undersigned MOB 14 OF FLORIDA, LLC, under that certain Amended and Restated MOB Lease, dated July 1, 2000, as amended, covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this Covenant are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 16th day of March , 2004.

Witnesses:

[Signature]
Signature

Wayne Price
Print Name

[Signature]
Signature

Glenn Preston
Print Name

Name of Corporation

Address:
MOB 14 of Florida, LLC
3100 West End Ave., Ste. 800
Nashville, TN 37205

By [Signature]
Thomas M. Klaritch,
Sr. VP

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by Thomas M. Klaritch the Senior Vice President of MOB 14 of Florida, LLC on behalf of the company. He/She is personally known to me or has produced _____, as identification

Witness my signature and official seal this 16th day of ~~February~~ March, 2004, in the County and State aforesaid.

Angela M. Playle
Notary Public-State of Tennessee
Angela M. Playle
Print Name

My Commission Expires:

My Commission Expires SEPT. 24, 2005

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Southeast $\frac{1}{4}$ of Section 13, Township 54 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Tract "A" and "B", AMERICAN MEDICAL PLAZA, according to the Plat thereof, as recorded in Plat Book 108, at Page 51, of the Public Records of Miami-Dade County, Florida (Folio Nos.: 30-4913-021-0010 and 30-4913-021-0020);

plus

Tract "A", T-FARM PARCEL, according to the Plat thereof, as recorded in Plat Book 150, at Page 41, of the Public Records of Miami-Dade County, Florida (Folio No. 30-4913-024-0010);

plus

Lots 1, 2, 3, 4, 5, 6 and 7 in Block 17, of SECOND ADDITION TO SOUTHERN ESTATES, according to the Plat thereof recorded in Plat Book 73, at Page 15, of the Public Records of Miami-Dade County, Florida (Folio Nos.: 30-4913-003-1180; 30-4913-003-1200; 30-4913-003-1210; 30-4913-003-1220; 30-4913-003-1230 and 30-4913-003-1240);

plus

Commence at the Southeast corner of said Section 13; thence South $89^{\circ}06'13''$ West along the South line of said Section 13, for 330.00 feet; thence North $00^{\circ}54'55''$ West, along a line parallel with and 330.00 feet West of the East line of the Southeast $\frac{1}{4}$ of said Section 13, for 50.00 feet to the Point of Beginning of a parcel of land hereinafter described; thence South $89^{\circ}06'13''$ West, along a line parallel with and 50.00 feet North of the South line of said Section 13, for 575.00 feet; thence North $00^{\circ}54'55''$ West, along a line parallel with and 905.50 feet West of the East line of the Southeast $\frac{1}{4}$ of said Section 13, for 236.84 feet; thence East for 15.56 feet; thence North $00^{\circ}54'55''$ West for 145.00 feet; thence East for 159.96 feet to a point on a line that is parallel with and 730.00 feet West of the East line of the Southeast $\frac{1}{4}$ of said Section 13; thence North $00^{\circ}54'55''$ West along said parallel line for 274.93 feet to a point on the South right-of-way line of Southwest 40th Street; thence East along said South right-of-way line of Southwest 40th Street, for 400.05 feet to a point on a line that is parallel with and 330.00 feet West of the East line of the Southeast $\frac{1}{4}$ of said Section 13; thence South $00^{\circ}54'55''$ East, along side parallel line for 647.77 feet to the Point of Beginning (Folio Nos.: 30-4913-000-0013 and 30-4913-000-0011).

EXHIBIT "B"

LEGAL DESCRIPTION

A portion of the Northeast $\frac{1}{4}$ of Section 24, Township 54 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Lots 40, 41 and 42, less the North 10.00 feet thereof, BIRD ROAD FARMSITES, according to plat thereof recorded in Plat Book 46, page 3, of the public records of Dade County, Florida (Folio Nos.: 30-4924-001-0380; 30-4924-001-0410 and 30-4924-001-0390).



CFN 2011R0445514
 DR Bk 27747 Pgs 3930 - 3937 (8pgs)
 RECORDED 07/07/2011 13:30:34
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
 Name: Alexander I. Tachmes, Esq.
 Address: Shutts & Bowen LLP
 1500 Miami Center
 201 South Biscayne Boulevard
 Miami, Florida 33131

*2nd Modification
 Columbia La Grange
 Hospital
 BCC 9/10/11
 Z-15-042*

(Space reserved for Clerk)

MODIFICATION OF COVENANT RUNNING WITH THE LAND
RECORDED AT OFFICIAL RECORDS BOOK 22393, AT PAGES 2160 TO 2170

THIS Modification of Covenant Running With The Land is made this 23 day of June, 2011, by **Columbia LaGrange Hospital, Inc.**, an Illinois corporation, and **Kendall Healthcare Group, Ltd.**, a Florida limited partnership (collectively, the "Owner"), in favor of Miami-Dade County, a political subdivision of the State of Florida (the "County").

WITNESSETH:

WHEREAS, the Owner holds fee simple title to that certain property lying, being and situated in Miami-Dade County, Florida, to-wit:

SEE EXHIBIT "A"

Hereinafter referred to as the "Property."

WHEREAS, a Covenant Running With The Land (hereinafter referred to as the "Covenant") in favor of Miami-Dade County, was recorded in the Public Records of Miami-Dade County in Official Records Book 22393 at Pages 2160 to 2170, which placed certain restrictions and conditions on the use of the Property;

WHEREAS, a public hearing was held before the Miami-Dade County Board of County Commissioners (the "BCC") on June 23, 2011, at which hearing the BCC adopted Resolution No. Z-6-11 (the "Resolution");

WHEREAS, the Resolution approved, *inter alia*:

1. Modification of Paragraph #1 of the Covenant, said modification having been proffered and accepted pursuant to Resolution Z-6-11, passed and adopted by the BCC on the 23 day of June, 2011, reading as follows:

FROM: "1. The Property will be developed in substantial compliance with the site plan entitled Kendall Medical Center, prepared by Gresham Smith and Partners, dated the 2nd day of December, 2003 (the "Site Plan"). If the Property is developed in phases, each phase will be developed in substantial accordance with the Site Plan."

30-4913-000-0011, 30-4913-003-1230, 30-4924-001-0410, 30-4924-001-0390, 30-4924-001-0380, 30-4913-024-0010, 30-4913-021-0020, 30-4913-021-0010, 30-4913-003-1240, 30-4913-003-1220, 30-4913-003-1210, 30-4913-003-1180, 30-4913-003-1200, 30-4913-000-0015
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DK

TO: "1. The Property will be developed in substantial compliance with the site plan entitled Kendall Medical Center, prepared by Gresham Smith and Partners, dated the 2nd day of December, 2003, as modified by that certain site plan entitled Kendall Medical Center – Helipad Addition, prepared by Gresham Smith and Partners, dated the 5th day of April, 2011 (collectively, the "Site Plan"). If the Property is developed in phases, each phase will be developed in substantial accordance with the Site Plan."

NOW, THEREFORE, the parties hereby agree as follows:

1. Paragraph #1 of the Covenant shall now read as follows:

"1. The Property will be developed in substantial compliance with the site plan entitled Kendall Medical Center, prepared by Gresham Smith and Partners, dated the 2nd day of December, 2003, as modified by that certain site plan entitled Kendall Medical Center – Helipad Addition, prepared by Gresham Smith and Partners, dated the 5th day of April, 2011 (collectively, the "Site Plan"). If the Property is developed in phases, each phase will be developed in substantial accordance with the Site Plan."
2. That all the terms and conditions of Resolution No. Z-8-04, and the Covenant, remain in full force and effect, except as herein modified.
3. Owner will install buffering along the interior side (west) property line of the property described as Lot Number 41 of "BIRD ROAD FARMSITES," according to the Plat thereof as recorded in Plat Book 46 at Page 3 of the Public Records of Miami-Dade County, Florida, less the North 10.00 feet thereof ("Lot 41"), as referred to in "Exhibit B" in the submitted plans, in the form of a continuous 6' high CBS wall, or chain link fence with a hedge, not less than 3' high at the time of planting, which shall grow to and be maintained at a height of 6' in order to prevent overflow parking on the property described as Lot Number 40 of "BIRD ROAD FARMSITES," according to the Plat thereof as recorded in Plat Book 46 at Page 3 of the Public Records of Miami-Dade County, Florida, less the North 10.00 feet thereof ("Lot 40"), for so long as parking is prohibited on Lot 40. Said buffering shall be installed prior to obtaining a certificate of use for the proposed heliport addition.
4. Parking of vehicles is prohibited on Lot 40.
5. The parking stops and gravel area located on Lot 40 will be replaced with sod prior to obtaining a certificate of use for the proposed heliport addition.
6. The Owner will comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments.

MODIFICATION OF COVENANT RUNNING WITH THE LAND
Page 3

7. Except as hereby amended, all other terms and conditions in the Covenant shall remain in full force and effect.

[INTENTIONALLY LEFT BLANK]

30-4913-000-0011, 30-4913-003-1230, 30-4924-001-0410, 30-4924-001-0390, 30-4924-001-0380, 30-4913-024-0010, 30-4913-021-0020, 30-4913-021-0010, 30-4913-003-1240, 30-4913-003-1220, 30-4913-003-1210, 30-4913-003-1180, 30-4913-003-1200, 30-4913-000-0015
MIADOC5 5349808 4

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including jointers of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an
30-4913-000-0011, 30-4913-003-1230, 30-4924-001-0410, 30-4924-001-0390, 30-4924-001-0380, 30-4913-024-0010, 30-4913-021-0020, 30-4913-021-0010, 30-4913-003-1240, 30-4913-003-1220, 30-4913-003-1210, 30-4913-003-1180, 30-4913-003-1200, 30-4913-000-0015
MIADDCS 5349808 4

election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[EXECUTION PAGES FOLLOW]

ACKNOWLEDGEMENT CORPORATION

Signed, witnessed, executed and acknowledged on this 7 day of June, 2011.

IN WITNESS WHEREOF, Columbia LaGrange Hospital, Inc., an Illinois corporation, has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature [Signature]
Print Name Ricardo Paven
Signature [Signature]
Print Name Maria V. Rubio

Columbia LaGrange Hospital, Inc. an Illinois corporation
Name of Corporation
Address: 11750 Bird Road
Miami, Florida 33175
By Martha Garcia, COO
(President, Vice-President or CEO*)

Print Name: Martha Garcia
[*Note: All others require attachment of original corporate resolution of authorization]

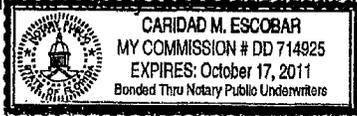
STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Martha Garcia (Name) the COO of Columbia LaGrange Hospital, Inc., an Illinois corporation, on behalf of the corporation.

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

Witness my signature and official seal this 7 day of June, 2011, in the ~~County and State aforesaid~~.



[Signature]
Signature
Caridad M. Escobar
Print Name

Notary Public-State of Florida

My Commission Expires: 10/17/2011

ACKNOWLEDGEMENT PARTNERSHIP

Signed, witnessed, executed and acknowledged on this 7 day of June, 2011.

IN WITNESS WHEREOF, Kendall Healthcare Group, Ltd., a Florida limited partnership, has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature [Signature]
Print Name Ricardo Pagan
Signature [Signature]
Print Name Maria V. Rubio

Kendall Healthcare Group, Ltd., a Florida limited partnership
Name of Partnership
Address: 11750 Bird Road
Miami, Florida 33175
By Martha Garcia, COO
(President, Vice-President or CEO*)

Print Name: Martha Garcia
[*Note: All others require attachment of original corporate resolution of authorization]

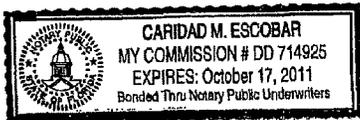
STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Martha Garcia (Name) the COO of Kendall Healthcare Group, Ltd., a Florida limited partnership, on behalf of the partnership.

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

Witness my signature and official seal this 7 day of June 2011, in the County and State aforesaid.



Signature [Signature]
Print Name Caridad M. Escobar

Notary Public-State of Florida

My Commission Expires: 10/17/2011

Exhibit "A"

A portion of the SE ¼ of Section 13, Township 54 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 13, thence S 89°05'20" W, along the South line of said Section 13, for 330.00 feet; thence N 00°54'55" W, along a line parallel with and 330.00 feet West of the East line of the SE ¼ of said Section 13, for 50.00 feet to the POINT OF BEGINNING of a parcel of land hereinafter described; thence S 89°05'20" W, along a line parallel with and 50.00 feet North of the South line of said Section 13, for 575.50 feet; thence N 00°54'55" W, along a line parallel with and 905.50 feet West of the East line of the SE ¼ of said Section 13, for 238.81 feet; thence N 89°58'25" E for 15.56 feet; thence N 00°54'55" W for 145.00 feet; thence N 89°58'25" E for 159.96 feet to a point on a line that is parallel with and 730.00 feet West of the East line of the SE ¼ of said Section 13; thence N 00°54'55" W, along said parallel line for 274.77 feet to a point on the South right-of-way line of S.W. 40th Street; thence N 90°00'00" E, along said South right-of-way line of S.W. 40th Street for 400.05 feet, to a point on a line that is parallel with and 330.00 feet West of the East line of the SE ¼ of said Section 13; thence S 00°54'55" E, along said parallel line for 647.51 feet, to the POINT OF BEGINNING.

TOGETHER WITH:

Lots 40, 41 and 42 of "BIRD ROAD FARMSITES" according to the Plat thereof as recorded in Plat Book 46 at Page 3 of the Public Records of Miami-Dade County, Florida, Less the North 10.00 feet thereof, also referred to by metes and bounds description as, begin at the Southwest corner of Lot 40 of "BIRD ROAD FARMSITES" according to the Plat thereof as recorded in Plat Book 46 at Page 3 of the Public Records of Miami-Dade County, Florida; thence run N 00°54'35" W along the West line of said Lot 40 a distance of 389.86 feet to a point 10.00 feet South of as measured at right angles to the North line of said Lot 40; thence run N 89°05'20"E along a line 10.00 feet South of and parallel to the North line of Lots 40, 41, 42 of said "BIRD ROAD FARMSITES" a distance of 338.90 feet to a point on the circular curve concave to the southwest; thence along said circular curve having a radius of 25.00 feet through a central angle of 36°52'10" for an arc distance of 16.09 feet to the end of said curve and to a point on the East line of said Lot 42; thence run S 00°54'35" E along the East line of said Lot 42 for 349.88 feet to the beginning of a tangential circular curve concave to the Northwest; thence along said tangential circular curve having a radius of 25.00 feet through a central angle of 89°59'55" for an arc distance of 39.27 feet to the end of said curve and to a point on the South line of said Lot 42; thence run S 89°05'20" W along the South line of said Lots 42, 41, and 40 for 318.90 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Lots 1 through 7, Block 17, SECOND ADDITION TO SOUTHERN ESTATES, according to the Plat thereof, as recorded in Plat Book 73 at Page 15 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

Tracts A and B of American Medical Plaza, according to the Plat thereof, as recorded in Plat Book 108 at Page 51 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

Tract A of T-Farm Parcel, according to the Plat thereof, as recorded in Plat Book 150, at Page 41, of the Public Records of Miami-Dade County, Florida.