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4-16-2008 Version # 1

MIAMI-DADE COUNTY

BOARD OF COUNTY COMMISSIONERS

ZONING HEARINGS

COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER - 2ND FLOOR

111 NW 1 Street, Miami

Thursday, May 22, 2008 at 9:30 a.m.

CURRENT **DISTRICT**

1.	08-5-CC-1	ASPIRA OF FLORIDA, INC.	(DEVELOPMENTAL IMPACT COMMITTEE)	07-342	30-52-42	N	2

Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, MAY 22, 2008

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 WITNESSES

1. **ASPIRA OF FLORIDA, INC. (08-5-CC-1/07-342)** **30-52-42**
BCC/District 2

(1) MODIFICATION of Condition #2 of Resolution #Z-10-06, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Addition for Aspira of Florida Aspira North Middle School,' as prepared by Ramos Design Associate, Inc. and Landscape Plans by O'Leary Design Associates, P. A. dated stamped received November 9, 2005 and consisting of 6 sheets, except as herein modified to comply with the safe site distance requirements and to delete the parking spaces under the east side of the proposed building."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Charter School: Aspira of Florida 13300 Memorial Highway, Miami, Florida 33181," consisting of 13 sheets, A-1 and A-1.1 dated stamped received 2/15/08, L1 to L3 dated stamped received 2/25/08 and A-3 to A-7 and A-12 to A-12.2 dated stamped received 10/3/07 and 1 sheet S-9 entitled 'Proposed Addition for Aspira of Florida Aspira North Middle School, Miami-Dade, Florida,' dated stamped received 10/3/07 for a total of 14 sheets, all prepared by JSA Group."

(2) MODIFICATION of Paragraph No. 1 of a Declaration of Restrictions as recorded in the Official Records Book 24479, Pages 557-566, 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 'Proposed Addition for Aspira of Florida Aspira North Middle School,' prepared by Lee Ramos, dated stamped received November 9, 2005 (the 'Plan'), as said plan may be further modified at the public hearing on the application."

TO: "1. The use of the property shall be established and maintained substantially in accordance with the plan submitted with the application entitled 'Proposed Charter School: Aspira of Florida 13300 Memorial Highway, Miami, Florida 33181," consisting of 13 sheets: A-1 and A-1.1 dated stamped received 2/15/08, L1 to L3 dated stamped received 2/25/08 and A-3 to A-7 and A-12 to A-12.2 dated stamped received 10/3/07 and 1 sheet S-9 entitled 'Proposed Addition for Aspira of Florida Aspira North Middle School, Miami-Dade, Florida,' dated stamped received 10/3/07 for a total of 14 sheets, all prepared by JSA Group."

The purpose of requests #1 and #2 is to allow the applicant to submit new plans showing a reduction in the size of the charter school site due to a canal right-of-way.

(3) Applicant is requesting to permit the charter school setback 24'9" (47' 2¼" previously approved/50' required) from the rear (west) property line.

(4) Applicant is requesting to permit a landscape open space of 35.49% (40% required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 and #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing)

and approval of requests #3 and #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

LOCATION: 13300 Memorial Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.3 Acres

Developmental Impact Committee Recommendation: Approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (generalized modification standards), and denial without prejudice of same requests under Section 33-311(A)(17) (ASDO for modification or elimination of conditions and covenants after public hearing); approval with conditions of requests #3 and #4 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same requests under Section 33-311(A)(4)(c) (ANUV).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

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

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning and Zoning at (305) 375-3075, or the Zoning Hearings Section 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.

1. ASPIRA OF FLORIDA, INC.
(Applicant)

08-5-CC-1 (07-342)
BCC/District 2
Hearing Date: 5/22/08

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:

Year	Applicant	Request	Board	Decision
1965	Marian Foundation-Knights of Col	Zone change from BU-1 and AU to BU-1.	BCC	Approved
2006	Aspira of Florida	- Zone change from AU & BU-1 to RU-3M. - Special exception to permit a charter school. - Non-Use variance setback.	BCC	Approved

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

MIAMI-DADE COUNTY

Date: May 22, 2008

To: The Board of County Commissioners

From: The Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Aspira of Florida, Inc. (Z07-342)

SUMMARY OF REQUESTS:

The applicant is seeking modifications of site plans approved pursuant to a previous resolution and also restricted by a Declaration of Restrictions for a charter school. The applicant is also seeking a lesser setback and landscape open space than required resulting from the reduction of the school site area.

LOCATION: 13300 Memorial Highway, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the applicant is modifying conditions of a previously approved charter school. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

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

The Executive Council found that the proposed application is in keeping with the Comprehensive Development Master Plan Land Use map designation for the subject parcel and is in compliance with Article XI -Public Charter School facilities of Chapter 33 of the Code of Miami-Dade County. In relation to the present and future development of the area, the Executive Council finds that the modifications to the charter school site, with the applied conditions, will permit a development which is consistent with the Comprehensive Development Master Plan (CDMP), and will not be contrary to the public interest. In addition, the Council also finds that the proposed development will be compatible with the surrounding area and would not detrimentally impact same.

APPLICATION NO. Z07-342
ASPIRA OF FLORIDA, INC.

Respectfully Submited,

DIC Executive Council
April 16, 2008

Susanne M. Torriente Assistant County Manager	AYE
Manny Mena, Assistant Fire Chief Miami-Dade Fire Rescue Department	AYE
Irma San Roman, Deputy Director Metropolitan Planning Organization Secretariat	AYE
Subrata Basu, Interim Director Department of Planning and Zoning	AYE
Esther Calas, P.E., Director Public Works Department	Absent
Jose Gonzalez, P.E., Assistant Director Department of Environmental Resources Mgmt	AYE
Jorge S. Rodriguez, P.E., Assistant Director Miami-Dade Water and Sewer Department	AYE

DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE DEVELOPMENT IMPACT COMMITTEE

APPLICANT: Aspira of Florida Charter School **PH:** Z07-342 (08-5-CC-1)

SECTION: 30-52-42 **DATE:** May 22, 2008

COMMISSION DISTRICT: 2 **ITEM NO.:** TBA

==========

A. INTRODUCTION

- **REQUESTS:**

(1) MODIFICATION of Condition #2 of Resolution No. Z-10-06, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Addition for Aspira of Florida Aspira North Middle School," as prepared by Ramos Design Associate, Inc. and Landscape Plans by O'Leary Design Associates, P.A. dated stamped received November 9, 2005 and consisting of 6 sheets, except as herein modified to comply with the safe site distance requirements and to delete the parking spaces under the east side of the proposed building."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Charter School: Aspira of Florida 13300 Memorial Highway, Miami, Florida 33181", consisting of 13 pages, A-1 and A-1.1 dated stamped received 2/15/08, L1 to L3 dated stamped received 2/25/08 and A-3 to A-7 and A-12 to A-12.2 dated stamped received 10/3/07 and 1 sheet S-9 entitled 'Proposed Addition for Aspira of Florida Aspira North Middle School, Miami-Dade, Florida,' dated stamped received 10/3/07 for a total of 14 sheets all prepared by JSA Group."

(2) MODIFICATION of Paragraph No.1 of a Declaration of Restrictions as recorded in the Official records Book 24479, pages 557-566 paragraph 1; 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 'Proposed Addition for Aspira of Florida Aspira North Middle School,' prepared by Lee Ramos, dated stamped received November 9, 2005 (the 'Plan'), as said plan may be further modified at the public hearing on the application.

TO: "1. The use of the Property shall be established and maintained substantially in accordance with the plan submitted with the application entitled "Proposed Charter School:Aspira of Florida 13300 Memorial

Highway, Miami, Florida 33181," consisting of 13 sheets, A-1 and A-1.1 dated stamped received 2/15/08, L1 to L3 dated stamped received 2/25/08 and A-3 to A-7 and A-12 to A-12.2 dated stamped received 10/3/07 and 1 sheet S-9 entitled 'Proposed Addition for Aspira of Florida Aspira North Middle School, Miami-Dade, Florida,' dated stamped received 10/3/07 for a total of 14 sheets all prepared by JSA Group."

The purpose of requests #1 and #2 is to allow the applicant to submit new plans showing a reduction in the size of the charter school site due to a canal right-of-way.

(3) Applicant is requesting to permit the charter school setback 24'9" (47'2 ¼" previously approved/50' required) from the rear (west) property line.

(4) Applicant is requesting to permit a landscape open space of 35.49% (40% required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 and #2 may be considered under Section 33-311(A)(7) (Generalized Modification Standards) or Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 and #4 may be considered under Section 33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

- **SUMMARY OF REQUESTS:**

  The applicant is seeking modifications of site plans approved pursuant to a previous resolution and also restricted by a Declaration of Restrictions for a charter school. The applicant is also seeking a lesser setback and landscape open space than required resulting from the reduction of the school site area.

- **LOCATION**: 13300 Memorial Highway, Miami-Dade County, Florida.

- **SIZE:** 2.3 acres

- **IMPACT**: This application will not create any additional impacts to public services; however, the reduced setback and landscaped open space could have a negative visual impact on the area.

B. ZONING HEARINGS HISTORY:

In 1965, pursuant to Resolution #Z-53-65, the Board of County Commissioners approved a zone change from BU-1, Neighborhood Business District, and AU, Agricultural District, to BU-1, Neighborhood Business District. In 2006, pursuant to Resolution #Z-10-06, the Board of County Commissioners approved a zone change from AU and BU-1 to RU-3M, Minimum Apartment House District. Additionally, the subject property was approved for a special exception to permit the charter school and non-use variances to permit the school with lesser setbacks than required, three stories where two are permitted, and allowing fences with greater height than permitted.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot line single family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

2. **Residential Communities.** The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services **including schools,** parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.

3. **Educational Element Goal.** Develop, operate, and maintain a system of public education by Miami-Dade County Public Schools, in cooperation with the County and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of Miami-Dade County, Florida.

4. **Objective EDU-1.** Work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public School System while striving to attain an optimum level of service. Strive to provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools does not exceed 115% of current Florida Inventory of School Houses (FISH) capacity (both permanent and relocatables). Additionally, by 2010 Miami-Dade County Public Schools shall meet state requirements for class size. This numeric objective is adopted solely as a guideline for school facility planning and shall not be used as a Level of Service Standard or a s a basis for denial of development orders.

5. **Policy EDU-1C.** Cooperate with the Miami-Dade County Public School System in their efforts to develop and implement alternative educational facilities such as primary learning centers which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

6. **Policy EDU-1D.** Cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students of Miami-Dade County, which operate on optimum capacity, in so far as funding available. Operational activities may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

7. **Policy EDU-2D.** When considering a site for possible use as an educational facility, the district should review the adequacy and proximity of other public facilities and services

necessary to the site such as roadway access, fire flow and potable water, sanitary sewers, and police and fire services

8. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-3M, school	Low Medium Density Residential, 6 to 13 dua
Surrounding Properties:	
NORTH: AU, BU-1; gas station	Low Medium Density Residential, 6 to 13 dua; Business and Office
SOUTH: RU-4L; apartment building	Low Medium Density Residential, 6 to13 dua
EAST: BU-1; 2-story apartment, 1-story vacant building	Low Medium Density Residential, 6 to 13 dua
WEST: R-2; canal, City of North Miami single family residences and duplexes	Low Density Residential, 2.5 to 6 dua

The subject property consists of 2.3 net acres located on the west side of Memorial Highway and approximately 200' south of NE 135 Street. Small retail centers, single-family residences, duplexes and apartments characterize the area where the subject property lies.

E. SITE AND BUILDINGS:

Site Plan Review:	(site plan submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**

Visibility/Visual Screening: **N/A**
Urban Design: **Acceptable**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(7) (Generalized Modification Standards). 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; 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 fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, 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.

Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing). The Community Zoning Appeals shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs of this section have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further

provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection*
Police	No objection
Schools	No objection

*Subject to conditions indicated in their memoranda.

H. ANALYSIS

The subject property is a 2.3-acre parcel of land developed with a charter school located at 13300 Memorial Highway. The submitted site plan indicates the location of the existing charter school on the site. The applicant is seeking to a modification of Condition #2 of Resolution No. Z-10-06 and a modification of Paragraph #1 of a Declaration of Restrictions (requests #1 and #2) in order to modify the previously approved plans for the charter school. In addition, the application is requesting to permit the charter school setback 24'9" (47' 2 1/4" previously approved) (50' required) from the rear (west) property line and to permit a landscaped open space of 35.49% (40% required). The applicant has submitted plans showing the above requests.

The subject property is designated Low-Medium Density Residential Use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The CDMP provides that neighborhood and community services **including schools**, parks, houses of worship, day care centers, group housing facilities, and utility facilities are permitted only when consistent with the goals, objectives and policies of the CDMP and compatible with the neighborhood. In accordance with the CDMP's interpretative text, the character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationship.

It should be noted that there is no material change to the proposed application except to reflect a 25' wider canal easement than was originally shown for the 2006 application, and the corresponding 25' reduction in the property's depth adjacent to the canal. The existing facility that was approved in the 2006 application adjoins a highly developed portion of Memorial Highway. To the north of the subject property is a gas station, to the east are offices, a retail center and apartments, and to the south there is an existing two-story apartment complex. To the west, the Biscayne Canal offers a separation between the existing school and the single-family residences and duplexes found to the west of the canal. In staff's opinion, because the 2006 application has already approved the subject property with the school use, because the surrounding area is an established and highly development portion of Memorial Highway and, as previously mentioned, because the current application does not represent a material change to the 2006 application except as noted, staff opines that the application is in keeping with the established intensity and

uses that currently surround the subject property and is, therefore, **compatible** with the neighborhood and **consistent** with the objectives of the CDMP.

The Department of Environmental Resources Management **(DERM)** has **no objection** to this application. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum. Additionally, the **Public Works Department (PWD), Miami-Dade Transit (MDT),** and the **Miami-Dade County Public School (MDCPS)** have **no objections** to this application. The **Miami-Dade Fire Rescue Department (MDFR) also has no objections** to this application. Their memorandum indicates that the estimated response time would be 6:09 minutes and that the applicant must indicate the width of the entry gate and provide a knox key switch for gate at parcel 2.

The Standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable to this application. Due to the lack of information, staff is unable to analyze requests #1 and #2 under said standards and, as such, these requests should be denied without prejudice under same.

When requests #1 and #2, to permit the modification of Condition #2 of Resolution No. Z-10-06 and Paragraph No. 1 of a Declaration of Restrictions are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff is of the opinion that the proposed modifications will not generate excessive noise or traffic, tend to create a fire or other dangerous hazard, provoke excessive overcrowding of people, or tend to provoke a nuisance. Additionally, the proposed modification will not, in staff's opinion, unduly burden or affect public transportation facilities as evidenced by the memoranda from Miami-Dade Transit and Public Works. It should be noted that the modifications that are being requested by the applicant are due to the survey and plans submitted with the 2006 zoning hearing application which incorrectly documented the canal easement adjacent to the subject property as being a width of 50' when, in fact, it is 75' wide. Furthermore, except for the correction to the dimension of the canal easement, the building footprint and the number of students remain unchanged from the original 2006 proposal. Therefore, staff is recommending approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (Generalized Modification Standards).

When request #3 and #4 are analyzed under the Non-Use (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not affect the stability and appearance of the community. As previously mentioned, the requests are being prompted by an error in the survey and plans submitted with the 2006 application. Additionally, except for the canal easement correction, there is no material change in the previously approved application. Request #3 to permit the charter school setback 24'9" from the rear (west) property line is because the subject property is 25' less than was indicated on the previous plan which results from the surveyor's error of the canal easement measurement. Similarly, staff notes that request #4 to permit a landscape open space of 35.49% is due to the overall reduction in the subject property size, once again, due to the increased canal easement width. In staff's opinion,

the site remains basically unchanged by this proposed plan modification; the building footprint is the same and the proposed setback and landscaped open space deficiencies are buffered by the same additional 25' of canal easement to the west that had been, albeit erroneously, included in the charter school site calculations on the 2006 plan. Therefore, based on all of the above, staff is of the opinion that there will be no negative impact to the surrounding area, the proposal will not be detrimental to the neighborhood nor affect the stability and appearance of the community, and therefore, staff recommends that requests #3 and #4 be approved with conditions under the NUV standard.

When request #3 and #4 are analyzed under Section 33-311(A)(4)(c), the Alternative Non-Use Variance Standard (ANUV), the applicant would have to prove that the requests are due to an unnecessary hardship and that, should the requests be denied, such denial would not permit the reasonable use of the premises. However, since the property can be utilized in accordance with the zoning regulations and prior approvals on the site, staff is of the opinion that requests #3 and #4 cannot be approved under Section 33-311(A)(4)(c) and should be denied without prejudice under the ANUV Standards.

Accordingly, staff recommends approval of requests #1 and #2 with conditions under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing); approval of requests #3 and #4 with conditions under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same ANUV standards.

I. RECOMMENDATION:

Approval of requests #1 and #2 with conditions under Section 33-311(A)(7) (Generalized Modification Standards); and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing); approval of requests #3 and #4 with conditions under Section 33-311(A)(4)(b) (Non-Use Variance and denial without prejudice of same under Section 33-311(A)(4)(c) (Alternative Non-Use Variance).

J. CONDITIONS:

1. That all the conditions of Resolutions and Z-10-06 remain in full force and effect except as herein modified.

2. That a revised Declaration of Restrictions be submitted to the Department within 90 days after final public hearing approval of this application, unless a time extension is granted by the Director of the Department of Planning and Zoning, for good cause shown.

3. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of this application and incorporated herein by reference.

DATE TYPED: 02/12/08
DATE REVISED: 02/15/08, 02/21/08,2/25/08,3/13/08, 3/14/08, 3/17/08, 3/18/08, 3/20/08, 3/28/08, 4/09/08
DATE FINALIZED: 4/09/08

SB:MTF:LT:CI

Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: March 6, 2008

To: Subrata Basu, AIA, AICP, Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-08 DIC #Z2007000342-2nd Revision
Aspira of Florida, Inc.
13300 Memorial Highway
Modification of Resolution No. Z-10-06 to Permit a New Site Plan
Request to Permit a School Building with Setback and Landscaping Less than Required
(RU-3M) (2.3 Acres)
30-52-42

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

The subject property is located within the franchised water service area of the City of North Miami Water and Sewer Department. The closest public water is a 12-inch water main abutting the subject property, along Memorial Highway. Connection of the proposed development to the public water supply system shall be required in accordance with Code requirements. The estimated demand for this project is 12,465 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for this water main is Miami-Dade County Water and Sewer Department's (MDWASD) Hialeah-Preston Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

Existing public water 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 that adequate system capacity is available for this project, DERM will require that *water conserving plumbing fixtures be installed in accordance with the requirements of the South* Florida Building Code in order to more efficiently use the Southeast Florida Water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts is the use of drought tolerant plants, which reduce the use of turf grass together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

Sanitary Sewer Service

The subject property is located within the franchised sewer service area of the City of North Miami Water and Sewer Department. The closest public sanitary sewer is an 8-inch gravity main located approximately 600 feet south from the subject property, along Memorial Highway. This sewer line directs sewage flow to Pump Station 06-bellows, both gravity line and pump station are owned and operated by the North Miami Water and Sewer Department. Pump station 06-bellows directs the flow to MDWASD pump station 30-0346 and then to MDWASD's North District Sewage Treatment Plant, which has adequate capacity to meet projected demands from this project. All mentioned pump stations are currently working within the mandated criteria set forth in the First Partial Consent Decree. Connection of the proposed development to the public sanitary sewer system shall be required, in accordance with the Code requirements.

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

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 be require the approval of alternate means of sewage disposal. Use of alternate means of sewage disposal may only be granted, in accordance with the 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

The adjacent canal, C-8 Canal, is owned and regulated by the South Florida Water Management District (SFWMD). The applicant is advised to contact the SFWMD for written verification of canal right of way. Approval from the SFWMD will be required for any work within the canal or its right-of-way.

Positive drainage systems or direct discharge of stormwater runoff into the neighboring canal are not permitted. Therefore, DERM will require that a berm with a top elevation of one foot above flood criteria be placed along the canal, in order to prevent direct discharge of stormwater runoff into the canal. Any existing positive drainage shall be retrofitted and any existing substandard drainage facilities shall be upgraded as per DERM requirements.

A Class II permit would be required for the construction of a drainage system with an outfall into a canal. It is the applicant's responsibility to obtain information regarding possible permits required from the SFWMD prior to any work on the canal right of way.

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures. Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation
Tree Removal Permit 2008-tree-per-00025 was issued to Aspira of Florida Inc, on January 14, 2008 and is scheduled to expire on January 14, 2009. All approved tree removal, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions.

The applicant is advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2008-tree-per-00025 is required prior to the removal or relocation of any other tree on the subject property. The DERM Tree Program may be contacted at (305) 372-6574 for information regarding tree permits.

Wetlands
The subject property does not contain jurisdictional wetlands as defined in Section 24-5 of the Code; therefore, a Class IV Wetland 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.

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 filled 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 filed operations.

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Pollution Control
The applicant is advised that there are records of waste oil contamination assessment or remediation issues on the abutting property to the north (J. & L.C. Auto Service, Inc., 13490 Memorial Hwy, UT 333, File #5931). This site is currently undergoing assessment.

Enforcement History
DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary
DERM has conducted a concurrency review 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 DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

REVISION 3

Memorandum

Date: 21-MAR-08

To: Subrata Basu, Interim Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2007000342

Fire Prevention Unit:

This Memo supersedes MDFR Memorandum dated March 18, 2008.
APPROVAL
Fire Engineering and Water Supply Bureau has approved Site plans date stamped February 15, 2008, as noted here: applicant must provide a Knox Key Switch for electrical gates or a Knox Pad Lock for manual gates at new kids play area. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2007000342
located at 13300 MEMORIAL HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0484 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	17,870 nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 12 alarms-annually.
The estimated average travel time is: 6:09 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 19 - North Miami W.- 650 NW 131 Street.
Rescue, ALS 50' Squrt TRT-1

Planned Service Expansions:

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

None.

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped February 15, 2008. Substantial changes to the plans will require additional service impact analysis.

PH# Z2007000342
CZAB - BCC

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:ASPIRA OF FLORIDA, INC.

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Raul A Pino, P.L.S.
04-FEB-08

Memorandum

MIAMI-DADE COUNTY

Date: March 31, 2008

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From: Bertha M. Goldenberg, P.E., Assistant Director
Regulatory Compliance and Planning

Subject: Aspira of Florida Inc- DIC Application #- Z2007000342 (Previous #- 05-021)

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

Application Name: Aspira of Florida Inc.

Proposed Development: Charter School, 48,828 sq. ft.

Project Location: 13300 Memorial Highway

Water: The subject project is located within City of North Miami's service area. The source of water for this project is the Miami-Dade Water and Sewer Department's Hialeah-Preston Water Treatment Plant. The plant is currently operating under a 20-year water use permit issued by the South Florida Water Management District on November 15, 2007.

Sewer: The subject project is located within City of North Miami's service area. The City of North Miami is a volume sewer customer and discharges their wastewater flows into the Miami-Dade Water and Sewer Department's wastewater system and then the flows are directed to the North District Wastewater Treatment Plant (WWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

Water Conservation:
Miami-Dade has developed recommendations for new development that would achieve higher water use savings than currently required by code. The recommendations were developed by an Advisory Committee and were presented to the Board of County Commissioners (BCC) on June 5, 2007 (see attached copy). These Water Conservation recommendations were adopted by Ordinance No. 08-14 on February 5, 2008 (see attached copy). The applicant will be required to comply with these water use efficiency requirements included in the Ordinance No. 08-14 for new developments. Also, the Ordinance requires that a manual for implementation of the recommendations be developed by July 2008.

Should you have any questions, please call me at (786) 552-8120 or contact Maria A. Valdes at (786) 552-8198.

Memorandum

MIAMI-DADE COUNTY

Date: March 6, 2008

To: Nicholas D. Nitti
DIC Coordinator
Department of Planning and Zoning

From: John Garcia
Principal Planner
Miami-Dade Transit – Planning & Development Division

Subject: Review of DIC Project No. 07-342 (Aspira of Florida, Inc.)

Project Description

The applicant is requesting a modification of Condition No. 1 of the Declaration of Restrictions, a modification of Condition No. 2 of the Resolution, and a variance to the setback regulations. The subject property is 2.31 acres and is located at 13300 Memorial Highway, Miami-Dade County, Florida.

Current Transit Service

There is direct transit service within the immediate vicinity of the proposed site. The closest transit service is provided by Metrobus Route 28 along NE 135th Street. Metrobus Route 2 also provides service along North Miami Avenue while Route 9 operates just east of the application site on NE 6th Avenue. The service headways (in minutes) are as follows:

Route	Peak	Off-Peak	Evening	Overnight	Sat	Sun
2	50	60	50	n/a	n/a	n/a
9	12	30	30	n/a	30	30
28	30	40	60	n/a	60	60

Future Transportation/Transit Improvements

The 2008 Transportation Improvement Plan (TIP) does not propose any improvements in the immediate vicinity of this project. The 2030 Long Range Transportation Plan (LRTP) does not propose any improvements in the immediate vicinity of this project.

In addition, the 2007 Transit Development Program (TDP) identifies in its 2012 Recommended Service Plan the following improvements on the existing routes serving the vicinity of the project:

Route 2: Improve weekday headway north of NW 84th Street from 60 to 30 minutes.
Introduce all night service, every 60 minutes seven days a week.
Realign northern terminus to the future Golden Glades Intermodal Terminal.

Route 9: No planned improvements.

Route 28: Improve peak headway from 30 to 15 minutes.
Improve weekend headway from 60 to 30 minutes.
Extend route to the future Northeast Bus Terminal.

MDT Comments/Recommendations

Based on the information presented, MDT has no objections to this project.

Concurrency

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

Memorandum

MIAMI-DADE COUNTY

Date: March 4, 2008

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From: Randy Koper
Property Management Section
Planning and Research Division
Park and Recreation Department

Subject: DIC 07-342
Aspira of Florida, Inc

Randy Koper

The applicant is requesting a modification of a Declaration of Restrictions and a modification of a condition of a previously approved Resolution in order to modify the approved site plan. In addition, the application is also seeking to permit the school building with a rear setback of 24.75' where 50' is required. The subject property is 2.3 acres and is located at 13300 Memorial Highway in Miami-Dade County Florida. Plans may be modified prior to the DIC Executive Council meeting.

Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

cc: Kevin Asher, Planning and Research Division

Memorandum

MIAMI-DADE COUNTY

Date: March 7, 2008

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From: J.D. Patterson, Assistant Director
Miami-Dade Police Department
Support Services

Subject: DIC Application: Aspira of Florida, Inc.

APPLICATION

07-342 – Aspira of Florida, Inc. is requesting a modification of a Declaration of Restrictions and a modification of a condition of a previously approved Resolution in order to modify the approved site plan. In addition, the application is also seeking to permit the school building with a rear setback of 24.75' where 50' is required. The subject property is 2.3 acres and is located at 13300 Memorial Highway in Miami-Dade County Florida.

CURRENT POLICE SERVICES

The proposed modification of the school site plan will be located in unincorporated Miami-Dade County and serviced by our Intracoastal Police District (Police District 6), located at 15665 Biscayne Boulevard, Miami Florida. Our current staffing permits an average emergency response time under eight minutes. As the demand for police service increases, additional sworn personnel may be required to maintain current levels of service.

REVIEW

A careful review of the application was conducted to predict the impact on Miami-Dade Police Department (MDPD) resources and the impact the site modification could have. Sergeant Walter Hopwood, the designated MDPD representative to the DIC, visited the area and reviewed the site. At present, the police department does not object to the proposed modification, but encourages developers work with police during any future design and construction stages to determine the best possible solutions

If you need additional information or assistance, please contact Sergeant Hopwood at 305-471-2099.

JDP/wh

DATE: 03/10/08

TEAM METRO

ENFORCEMENT HISTORY

ASPIRA OF FLORIDA, INC.

APPLICANT

13300 MEMORIAL HIGHWAY,
MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2007000342

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

04/04/2002 - Inpsection conducted for trash on right-a-way. Case referred to Solid Waste. (200206000928) 04/10/2002 - Trash on the right-a-way. Case referred to Solid Waste. (200206001214). 03/06/2008- No violation observed at this time.

Isnpected by NCO Russ Brunetto.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: ASPIRA of Florida, Inc., a Florida non-profit corporation

NAME AND ADDRESS		Percentage of Stock
Dr. Victor Vazquez-Hernandez, Chairperson		No Stock
Miream Sierra, Immediate Past-Chairperson		No Stock
Laura Corry, Treasurer		No stock
Dr. Geraldo Rodriquez-Menedez, Secretary		No Stock
Raul Martinez, President and CEO		No Stock
Lidia Amy, Vice Chair of Programs and Planning		No Stock
4100 N.E. 2nd Avenue, Suite 302		
Miami, Florida 33137		

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

RECEIVED
2007-342
SEP 19 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
2007-342
SEP 19 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

_____

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

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

Signature: _____
(Applicant)

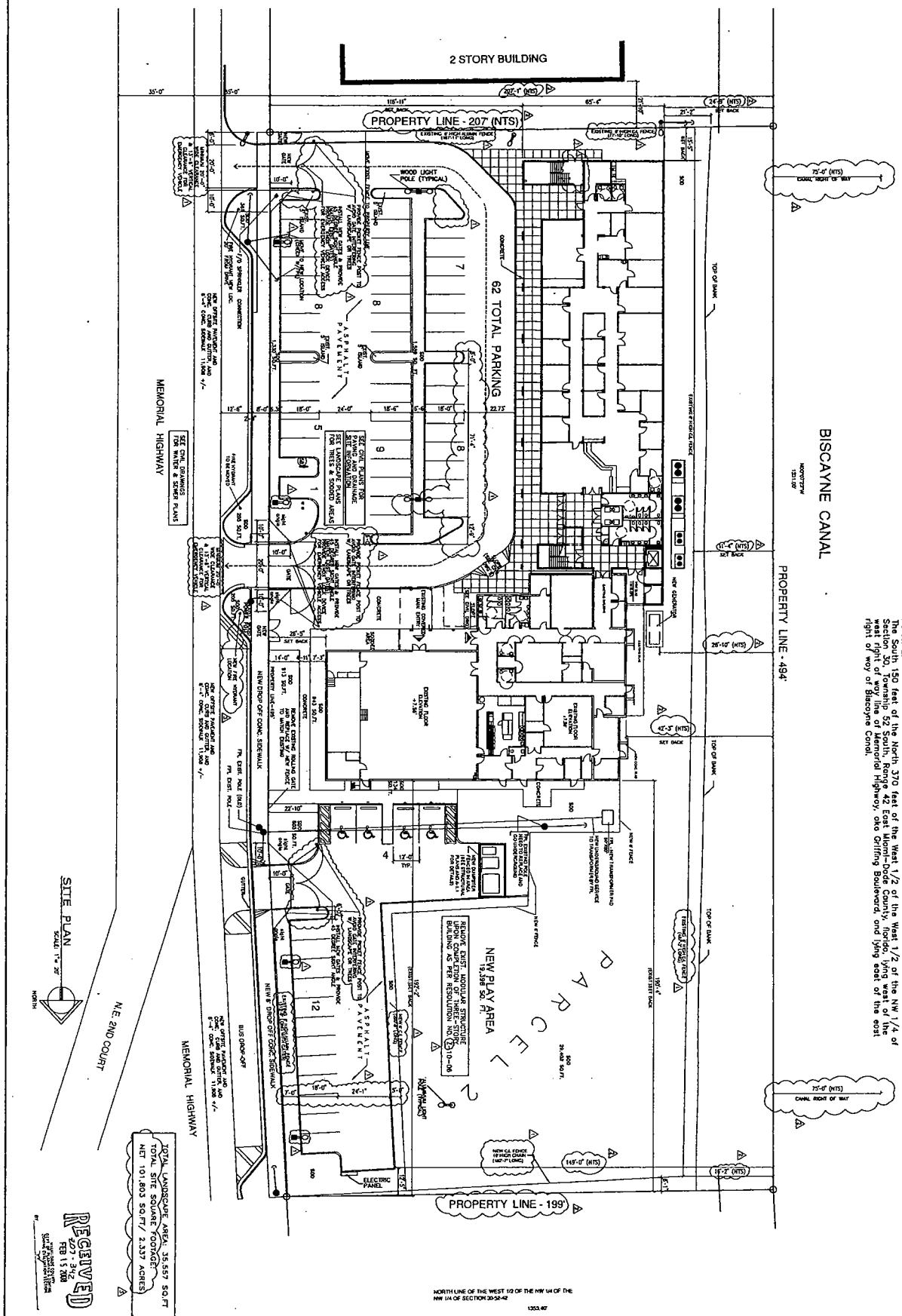
Sworn to and subscribed before me this 14 day of Sept, 07. Affiant is personally known to me or has produced VALID FL. DRIVER LIC as identification.

_____
(Notary Public)

Notary Public State of Florida
Aldo Garcia
My Commission DD654921
Expires 04/28/2011

My commission expires 4/28/11

*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.



LEGAL DESCRIPTION

PARCEL 1:
The south 344 feet of the north 714 feet of the West 1/2 of the NW 1/4 of the NW 1/4 of Section 30, Township 52 South, Range 42 East Miami-Dade County, Florida, lying west of the west right of way line of Memorial Highway, less the right of way for Biscayne Canal.

Parcel 2:
The South 150 feet of the West 1/2 of the NW 1/4 of the NW 1/4 of Section 30, Township 52 South, Range 42 East Miami-Dade County, florida, lying west of the west right of way line of Memorial Highway, aka Griffing Boulevard, and lying east of the east right of way of Biscayne Canal.

REVISIONS	
1	FEBRUARY 30/2007
2	JULY - 19/2007
3	FEB. - 15/2008

PROPOSED CHARTER SCHOOL:
ASPIRA OF FLORIDA
13300 MEMORIAL HIGHWAY
MIAMI, FLORIDA 33181

JSA GROUP INC.
12229 S.W. 132ND COURT MIAMI, FLORIDA 33186
JULIO SANCHEZ ARCHITECT*INTERIOR DESIGNER (305) 251-7923
AR-0015751/ID-0002171 FAX (305) 251-7924

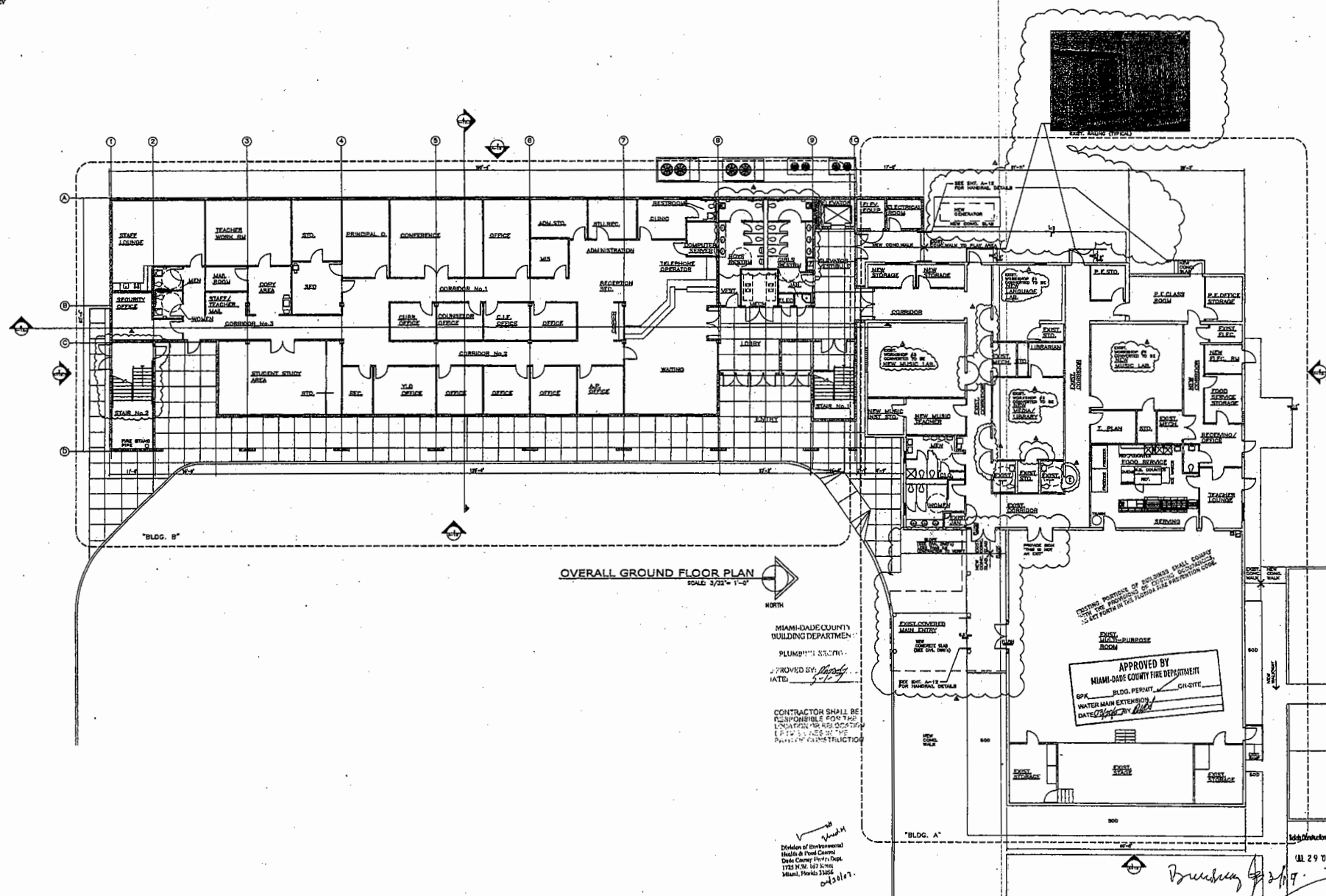
JULIO SANCHEZ — SEAL

NOVEMBER 2006

A-1 OF

28

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 227-343
DATE: OCT 03 2007
BY: VALDEZV



OVERALL GROUND FLOOR PLAN
SCALE: 3/32"= 1'-0"
NORTH

MIAMI-DADE COUNTY
BUILDING DEPARTMENT
PLUMBING SECTION
APPROVED BY: [signature]
DATE: 5-1-07

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OR RELOCATION OF ALL PLANS IN THE PROCESS OF CONSTRUCTION

Division of Environmental Health & Food Control
Dade County Health Dept.
1725 N.W. 167 Street
Miami, Florida 33056
04/30/07

APPROVED BY
MIAMI-DADE COUNTY FIRE DEPARTMENT
BPK ____ BLDG. PERMIT ____ CH-SITE ____
WATER MAIN EXTENSION ____
DATE 03/30/07 BY [signature]

EXISTING PORTIONS OF BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF EXISTING OCCUPANCIES AS SET FORTH IN THE FLORIDA FIRE PREVENTION CODE.

Bulcky Construction Corp.
JUL 29 '07
3/9/07

CERTIFIED TRUE COPY OF THE ORIGINAL DOCUMENT ON FILE WITH THE MIAMI-DADE COUNTY BUILDING DEPARTMENT.
JUL 27 2007

REVISIONS
1 FEBRUARY 19/2007

JSA

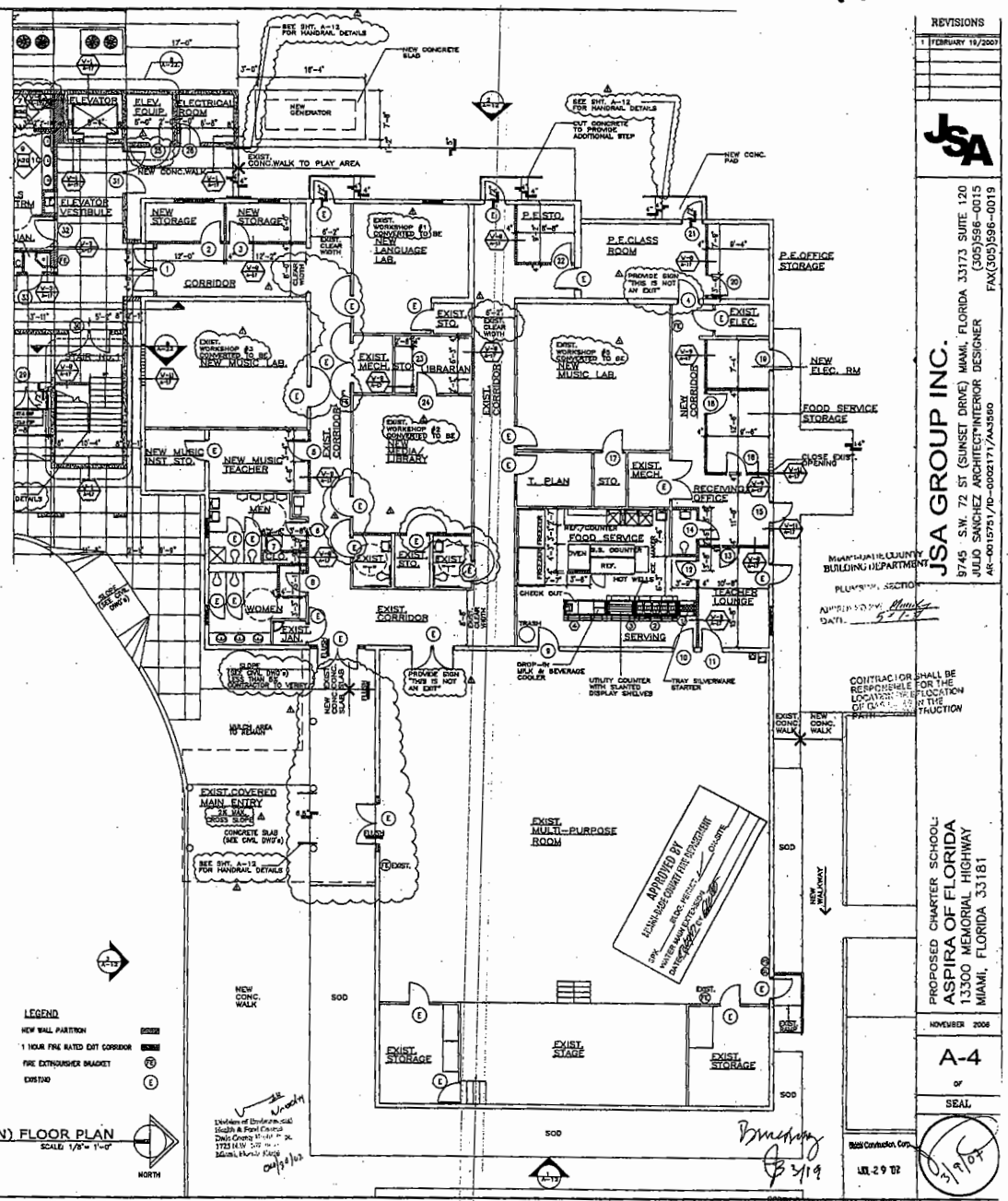
JSA GROUP INC.
9745 S.W. 72 ST (SUNSET DRIVE) MIAMI, FLORIDA 33173 SUITE 120
JULIO SANCHEZ ARCHITECT*INTERIOR DESIGNER (305)596-0015
AR-0015751/ID-0002171/AA3560 FAX(305)596-0019

PROPOSED CHARTER SCHOOL:
ASPIRA OF FLORIDA
13300 MEMORIAL HIGHWAY
MIAMI, FLORIDA 33181

NOVEMBER 2006

A-3
OF
SEAL

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 207342
DATE: OCT 05 2007
BY: VALDESV



BUILDING "A" (RENOVATION) FLOOR PLAN
SCALE: 1/8" = 1'-0"

MIAMI-DADE COUNTY BUILDING DEPARTMENT
PLUMBING SECTION
APPROVED BY
DATE: 5-1-08

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ON THE CONSTRUCTION PATH

APPROVED BY MIAMI-DADE COUNTY FIRE DEPARTMENT
DATE: 5/28/08

Division of Environmental Health & Food Control
Dade County
1725 N.W. 23rd
Miami, Florida
Date 10/30/08

Brackney 3/19

Weis Contractor, Corp.
JUL 29 08

3/19/08

REVISIONS
1 FEBRUARY 19/2007

JSA

JSA GROUP INC.
9745 S.W. 72 ST (SUNSET DRIVE) MIAMI, FLORIDA 33173 SUITE 120
JULIO SANCHEZ ARCHITECT/INTERIOR DESIGNER (305)596-0015
AR-0015751/ID-0002171/AA3560 FAX(305)596-0019

PROPOSED CHARTER SCHOOL:
ASPIRA OF FLORIDA
13300 MEMORIAL HIGHWAY
MIAMI, FLORIDA 33181

NOVEMBER 2006

A-4
OF
SEAL

SCANNED FROM A COPY OF THE ORIGINAL DOCUMENT ON FILE WITH THE MIAMI-DADE COUNTY BUILDING DEPARTMENT.
JUL 27 2007

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 207-343
DATE OCT 10 2007
BY: VALDERY

MIAMI-DADE COUNTY
BUILDING DEPARTMENT
PLUMBING SECTION
APPROVED BY

LEGEND
NEW PARTITION
1 HOUR FIRE RATED EXIT CORRIDOR
FIRE EXTINGUISHER BRACKET
EXISTING (E)

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OR RELOCATION OF GAS LINES IN THE PATH OF CONSTRUCTION

STAFF LOUNGE
TEACHER WORK RM
STO.
PRINCIPAL O.
CONFERENCE
OFFICE
ADM.STO.
STU.REC.
RESTROOMS
CLINIC
COMP. SERVER
MIS
ADMINISTRATION
TELEPHONE OPERATOR
BOYS RESTRM
GIRLS RESTRM
ELEVATOR
ELEV. EQUIP.
ELECTRICAL ROOM
NEW GENERATOR
SECURITY OFFICE
MEN
MAIL ROOM
COPY AREA
SEC
STAFF/ TEACHER MAIL
WOMEN
CORRIDOR No.3
CORRIDOR No.1
CURR. OFFICE
COUNSELOR OFFICE
C.I.F. OFFICE
OFFICE
RECEPTION SEC.
COPIER
VEST.
JAN.
MECH
ELEC
ELEVATOR VESTIBULE
NEW STORAGE
NEW STORAGE
CORRIDOR
EXIST. WORKSHOP #3 CONVERTED TO BE NEW MUSIC LAB.
EXIST. MECH.
EXIST. CORRIDOR
NEW MUSIC INST. STO.
NEW MUSIC TEACHER
MEN
WOMEN
EXIST. JAN.
EXIST. MEN
EXIST. WOMEN
STAIR No.2
STUDENT STUDY AREA
STO.
SEC.
YLD OFFICE
OFFICE
OFFICE
OFFICE
A.P. OFFICE
CORRIDOR No.2
LOBBY
STAIR No.1
WAITING
ENTRY
FIRE STAND PIPE
EXIST. COVERED MAIN ENTRY
CONCRETE SLAB (SEE CIVIL DWG'S)
NEW CONC. WALK
EXIST. CONC. WALK TO PLAY AREA
NEW CONC. WALK
NEW DOUBLE DOOR
EXIST. DOUBLE DOOR
EXIST. SINGLE DOOR
NEW SINGLE DOOR
PROVIDE BACKING FOR SHELVING ABOVE
PROVIDE SHELVING
SEE SHT. A-12 FOR HANDRAIL DETAILS
SEE SHT. A-13 FOR HANDRAIL DETAILS

BUILDING "B" FIRST FLOOR PLAN
SCALE: 1/8"= 1'-0"
NORTH

APPROVED BY
MIAMI-DADE COUNTY FIRE DEPARTMENT
BLDG. PERMIT ON-SITE
SPK
WATER MAIN EXTENSION
DATE BY

Division of Environmental Health & Food Control
Dade County Health Dept.
1725 N. W. 12 Street
Miami, Florida 33125
9-20-07

Brumley
Icon Construction, Corp.
OCT 29 '07

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REVISIONS
1 FEBRUARY 19/2007

JSA
JSA GROUP INC.
9745 S.W. 72 ST (SUNSET DRIVE) MIAMI, FLORIDA 33173 SUITE 120
(305)596-0015
JULIO SANCHEZ ARCHITECT+INTERIOR DESIGNER
FAX(305)596-0019
AR-0015751/ID-0002171/AA3560

PROPOSED CHARTER SCHOOL:
ASPIRA OF FLORIDA
13300 MEMORIAL HIGHWAY
MIAMI, FLORIDA 33181

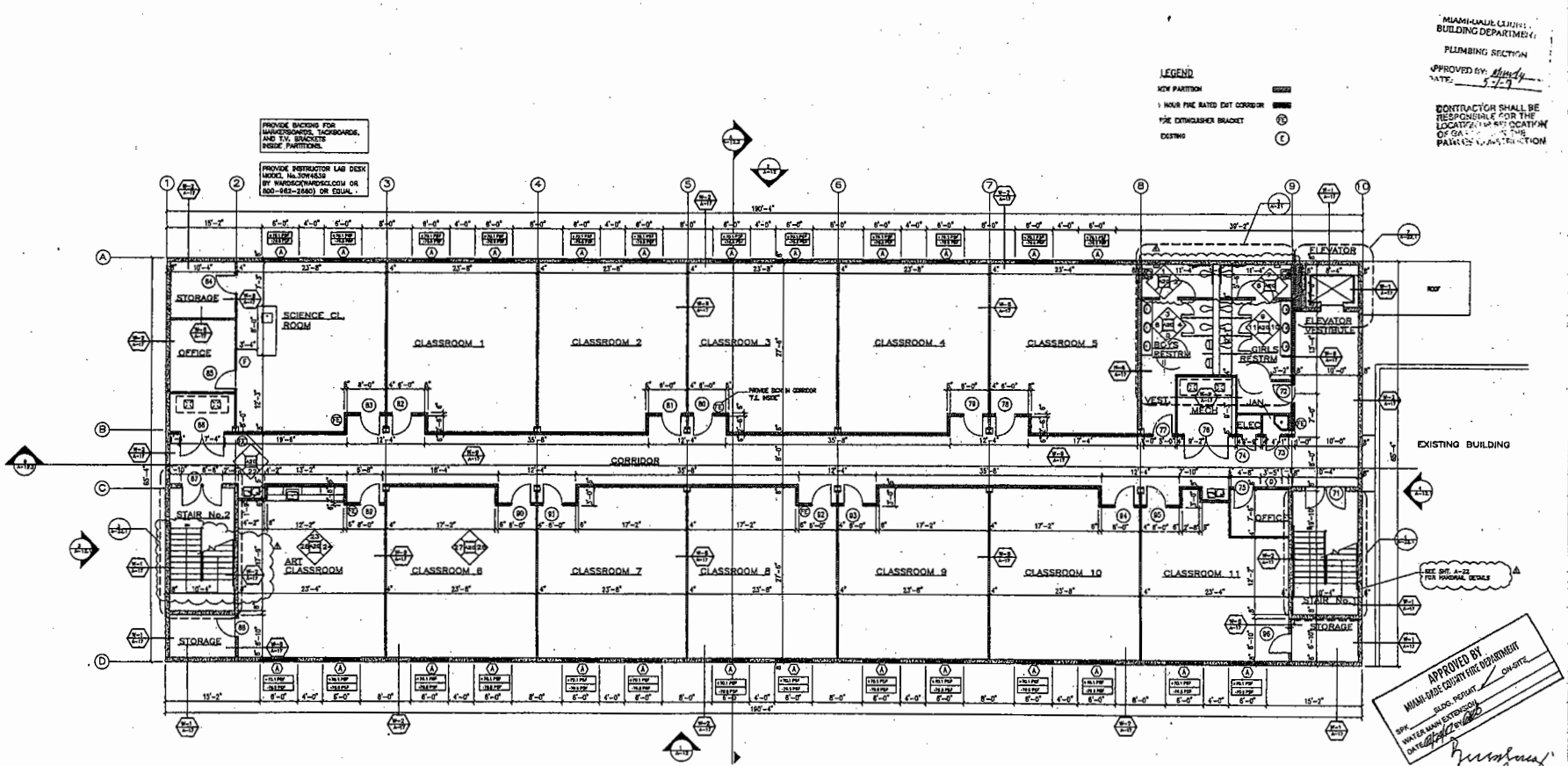
NOVEMBER 2006

A-5
OF

SEAL

31

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 221-343
DATE: OCT 02 2007
BY: VALDEEV



BUILDING "B" SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

MIAMI-DADE COUNTY BUILDING DEPARTMENT
PLUMBING SECTION
APPROVED BY: [signature]
DATE: 5-1-7
CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF SPLICATION OF GAS ... THE PATH OF CONSTRUCTION

APPROVED BY
MIAMI-DADE COUNTY FIRE DEPARTMENT
SPK. BLDG. PERMIT ON-SITE
WATER MAIN EXTENSION
DATE 11/29/07 BY [signature]

Division of Environmental Health & Food Control
Dade County Health Dept.
1725 N.W. 167 Street
Miami, Florida 33169
09/20/07

Bernstein
3/19
Iddis Construction Corp.
JUL 29 '07

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JUL 27 2007
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1	FEBRUARY 19/2007

JSA

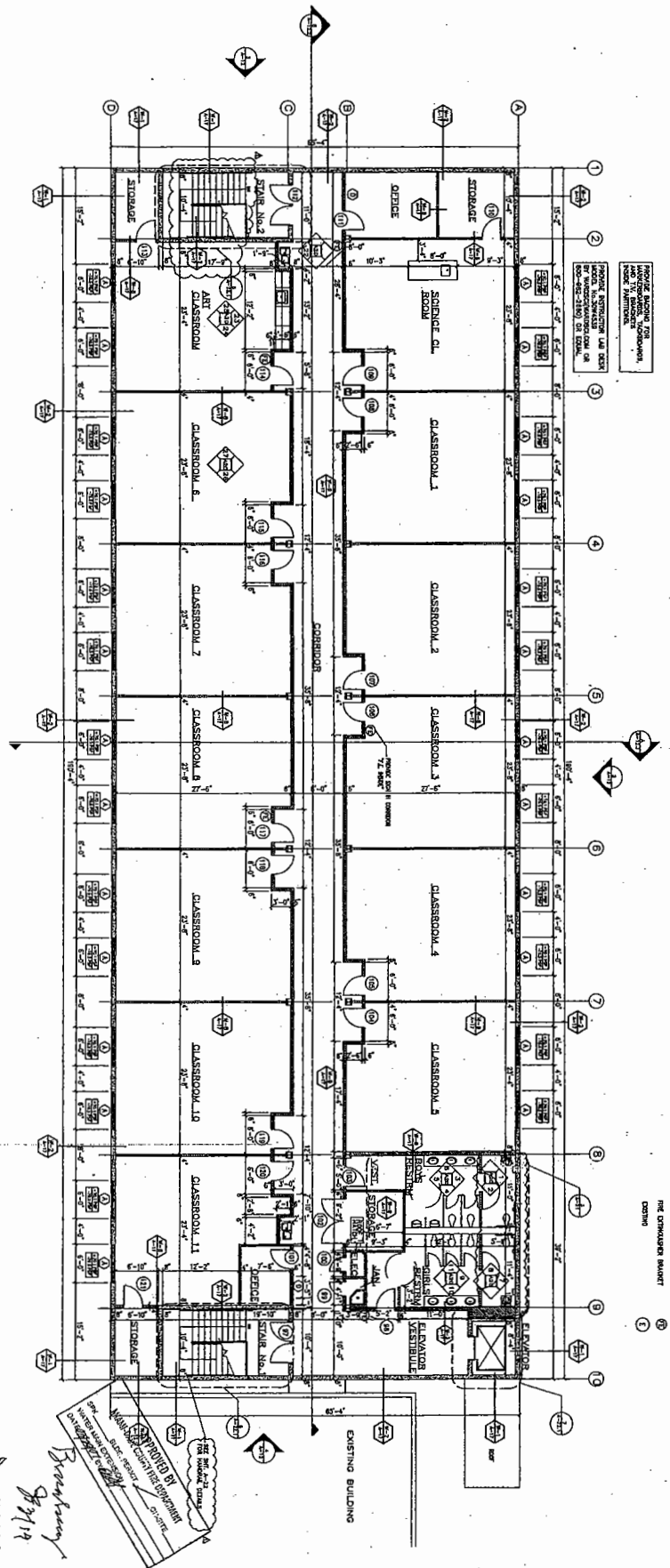
JSA GROUP INC.
9745 S.W. 72 ST (SUNSET DRIVE) MIAMI, FLORIDA 33173 SUITE 120
JULIO SANCHEZ ARCHITECT*INTERIOR DESIGNER (305)596-0015
AR-0015751/ID-0002171/AA3560 FAX(305)596-0019

PROPOSED CHARTER SCHOOL:
ASPIRA OF FLORIDA
13300 MEMORIAL HIGHWAY
MIAMI, FLORIDA 33181

NOVEMBER 2006

A-6
OF

SEAL
3/1/07



BUILDING "B" THIRD FLOOR PLAN

SCALE 1/8"=1'-0"

NORTH

LEGEND

NEW PARTITION

1 HOUR FIRE RATED EXT CORRIDOR

FIRE EXTINGUISHER MARKET

EXISTING

RECEIVED

JUL 29 '07

Miami-Dade County

Public Schools

Site Development

1450 N.E. 2nd Avenue

Miami, Florida 33132

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JUL 27 2007

APPROVED BY MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT

DATE 8/7/19

APPROVED BY BUILDING & NEIGHBORHOOD COMPLIANCE PLUMBING SECTION

DATE 8/7/19

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES IN OR AROUND THE AREA OF CONSTRUCTION

Miami-Dade Water and Sewer Department

Miami-Dade Fire Rescue Department

Public Works Department

Miami-Dade Transit

Miami-Dade Aviation Department

Miami-Dade Seaport Department

Miami-Dade Police Department

Miami-Dade Parks, Recreation and Open Spaces Department

Miami-Dade Solid Waste Management

Miami-Dade Public Housing Agency

Miami-Dade Department of Environmental Resources Management

Miami-Dade Department of Planning and Zoning

Miami-Dade Department of Business Development

Miami-Dade Department of Cultural Affairs

Miami-Dade Department of Consumer Services

Miami-Dade Department of Human Services

Miami-Dade Department of Housing and Urban Development

Miami-Dade Department of Community Action Agency

Miami-Dade Department of Elderly Affairs

Miami-Dade Department of Juvenile Justice

Miami-Dade Department of Corrections and Rehabilitation

Miami-Dade Department of Medical Examiner

Miami-Dade Department of Public Defender

Miami-Dade Department of State Attorney

Miami-Dade Department of Clerk of Courts

Miami-Dade Department of Property Appraiser

Miami-Dade Department of Tax Collector

Miami-Dade Department of Supervisor of Elections

Miami-Dade Department of Clerk of Board of County Commissioners

Miami-Dade Department of Inspector General

Miami-Dade Department of Commission on Ethics and Public Trust

Miami-Dade Department of Audit and Management Services

Miami-Dade Department of Office of Strategic Business Management

Miami-Dade Department of Office of Intergovernmental Affairs

Miami-Dade Department of Office of Community Advocacy

Miami-Dade Department of Office of Agenda Coordination

Miami-Dade Department of Office of Film and Entertainment

Miami-Dade Department of Office of Sustainability

Miami-Dade Department of Office of Emergency Management

Miami-Dade Department of Office of Homeless Trust

Miami-Dade Department of Office of Domestic Violence Oversight Board

Miami-Dade Department of Office of Public Housing and Community Development

Miami-Dade Department of Office of Metropolitan Planning Organization

Miami-Dade Department of Office of Transportation Planning

Miami-Dade Department of Office of Capital Improvements

Miami-Dade Department of Office of Construction Management

Miami-Dade Department of Office of Facilities Management

Miami-Dade Department of Office of Fleet Management

Miami-Dade Department of Office of Information Technology

Miami-Dade Department of Office of Procurement Management

Miami-Dade Department of Office of Risk Management

Miami-Dade Department of Office of Small Business Development

Miami-Dade Department of Office of Strategic Business Management

Miami-Dade Department of Office of Intergovernmental Affairs

Miami-Dade Department of Office of Community Advocacy

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Miami-Dade Department of Office of Transportation Planning

Miami-Dade Department of Office of Capital Improvements

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Miami-Dade Department of Office of Facilities Management

Miami-Dade Department of Office of Fleet Management

Miami-Dade Department of Office of Information Technology

Miami-Dade Department of Office of Procurement Management

Miami-Dade Department of Office of Risk Management

Miami-Dade Department of Office of Small Business Development

PROPOSED CHARTER SCHOOL:
ASPIRA OF FLORIDA
13300 MEMORIAL HIGHWAY
MIAMI, FLORIDA 33181

JSA GROUP INC.
9745 S.W. 72 ST (SUNSET DRIVE) MIAMI, FLORIDA 33173 SUITE 120
JULIO SANCHEZ ARCHITECT*INTERIOR DESIGNER (305)596-0015
AR-0015751/ID-0002171/AA3560 FAX(305)596-0019

A-7

SHEET

NOVEMBER 2006

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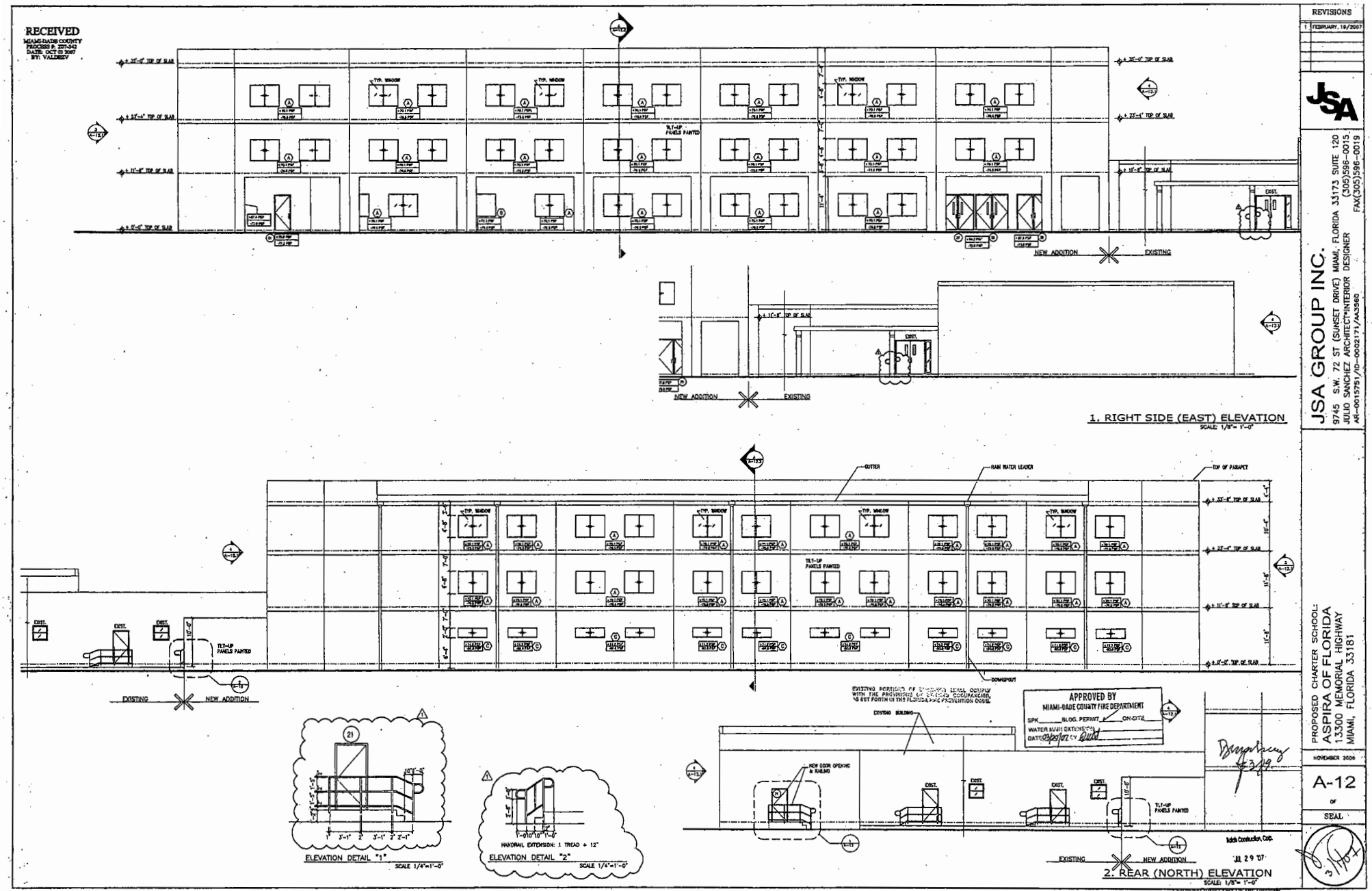
1. FEBRUARY 19/2007

32

33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MIAMI-DADE COUNTY
PROCESS #: 207-342
DATE: OCT 03 2007
BY: VALDEZV
REVISIONS
1 FEBRUARY, 19/2007
JSA
JSA GROUP INC.
9745 S.W. 72 ST (SUNSET DRIVE) MIAMI, FLORIDA 33173 SUITE 120
JULIO SANCHEZ ARCHITECT*INTERIOR DESIGNER (305)596-0015
AR-0015751/ID-0002171/AA3560 FAX(305)596-0019
PROPOSED CHARTER SCHOOL:
ASPIRA OF FLORIDA
13300 MEMORIAL HIGHWAY
MIAMI, FLORIDA 33181
NOVEMBER 2006
A-12
OF
SEAL
TILT-UP PANELS PAINTED
TYP. WINDOW
NEW ADDITION
EXISTING
EXIST.
1. RIGHT SIDE (EAST) ELEVATION
SCALE: 1/8"= 1'-0"
GUTTER
RAIN WATER LEADER
TOP OF PARAPET
DOWNSPOUT
EXISTING BUILDING
NEW DOOR OPENING & RAILING
APPROVED BY
MIAMI-DADE COUNTY FIRE DEPARTMENT
SPK BLDG. PERMIT ON-SITE
WATER MAIN EXTENSION
DATE 03/29/07 BY
ELEVATION DETAIL "1"
SCALE 1/4"=1'-0"
HANDRAIL EXTENSION: 1 TREAD + 12"
ELEVATION DETAIL "2"
SCALE 1/4"=1'-0"
2. REAR (NORTH) ELEVATION
SCALE: 1/8"= 1'-0"
Ralph Construction, Corp.
JUL 29 '07
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JUL 27 2007

34

RECEIVED
MIAMI-DADE COUNTY
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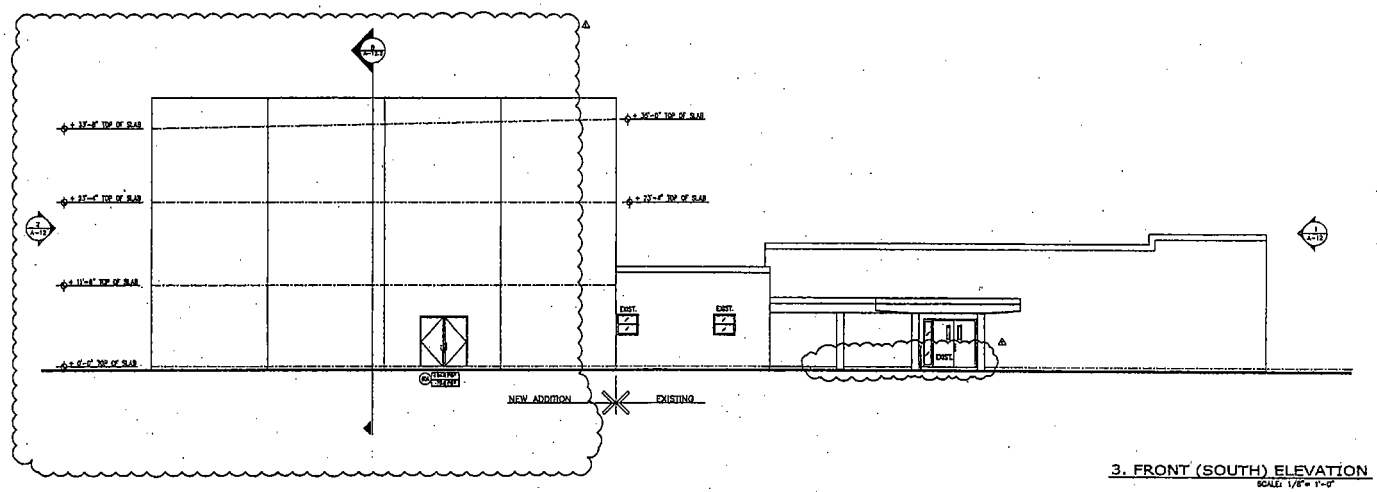
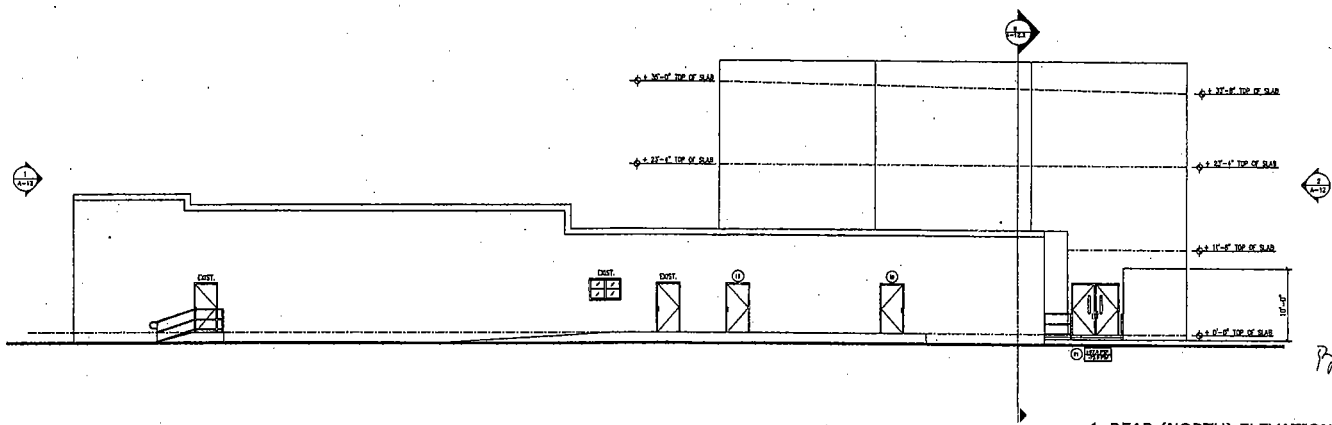
DATE: OCT 03 2007
BY: VALDEZV



3. FRONT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



4. REAR (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

Bruce Kenny
JB 3/29
Bolds Construction, Corp.
JUL 29 '07

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JUL 27 2007

REVISIONS

1	FEBRUARY 19/2007

JSA

JSA GROUP INC.
9745 S.W. 72 ST (SUNSET DRIVE) MIAMI, FLORIDA 33173 SUITE 120
JULIO SANCHEZ ARCHITECT*INTERIOR DESIGNER (305)596-0015
AR-0015751/ID-0002171/AA3560 FAX(305)596-0019

PROPOSED CHARTER SCHOOL:
ASPIRA OF FLORIDA
13300 MEMORIAL HIGHWAY
MIAMI, FLORIDA 33181

NOVEMBER 2006

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OF
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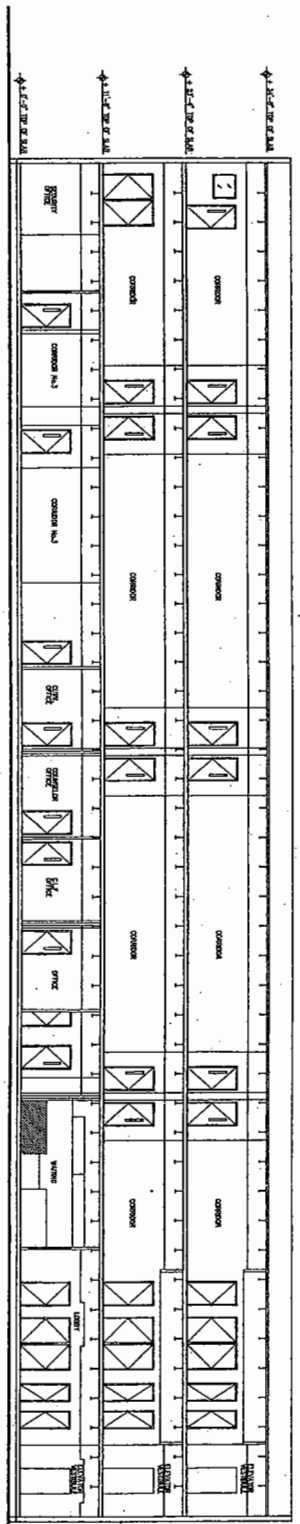
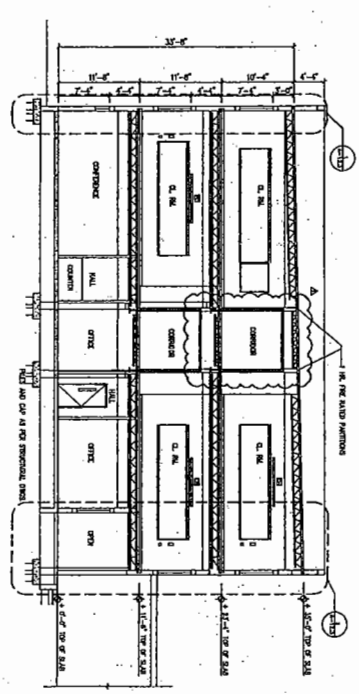
3/1/07

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 207-043
DATE: OCT 03 2007
BY: VALLEJO



CROSS SECTION "B"
SCALE: 1/8" = 1'-0"



CROSS SECTION "A"
SCALE: 1/8" = 1'-0"

Revised 8/3/14

Kidd Construction Corp.
JUL 29 '07

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[signature] JUL 9 2007

SEAL

A-12.2
of

NOVEMBER 2006

PROPOSED CHARTER SCHOOL:
ASPIRA OF FLORIDA
13300 MEMORIAL HIGHWAY
MIAMI, FLORIDA 33181

JSA GROUP INC.
9745 S.W. 72 ST. (SUNSET DRIVE) MIAMI, FLORIDA 33173 SUITE 120
JULIO SANCHEZ ARCHITECT*INTERIOR DESIGNER (305)596-0015
AR-0015751/ID-0002171/AA3560 FAX(305)596-0019

REVISIONS
1 FEBRUARY 19/2007

35

36

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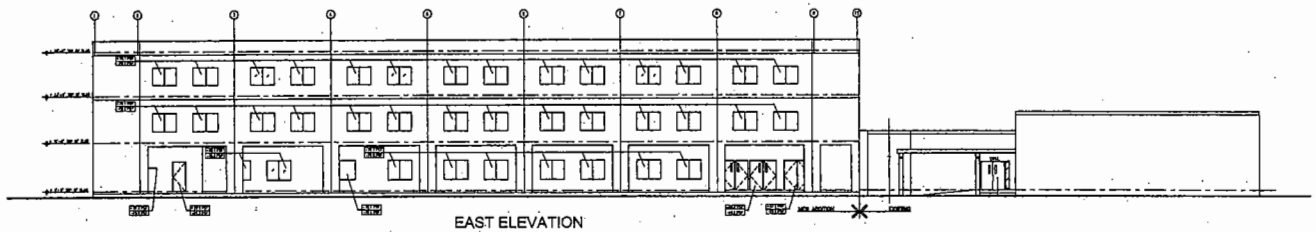
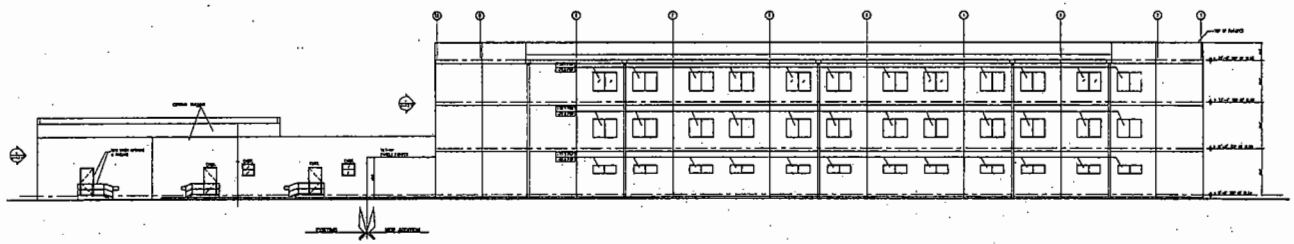
MIAMI-DADE COUNTY
PROCESS #: 207-342
DATE: OCT 03 2007
BY: VALDREV

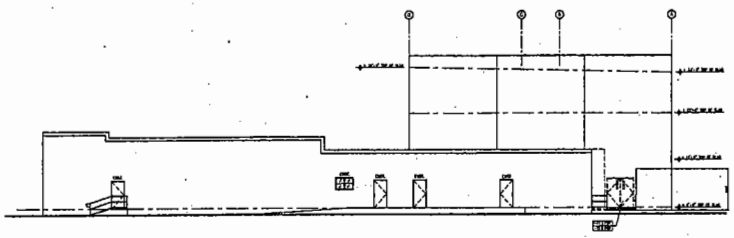
MAS C.A.No. 3160
M.A. SUAREZ & ASSOCIATES, INC.
CONSULTING ENGINEERS
4808 SW 75TH AVENUE Phone: 306-200-0363
MIAMI, FLORIDA 33155 Fax: 306-200-0364
MAS JOB No. 5003
Mario A. Suarez, PE. 25414

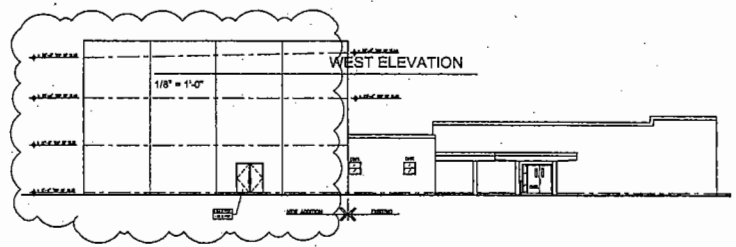


EAST ELEVATION

1/8" = 1'-0"







WEST ELEVATION

1/8" = 1'-0"

NORTH ELEVATION

1/8" = 1'-0"

MIAMI-DADE COUNTY
BUILDING DEPARTMENT
STRUCTURAL SECTION
APPROVED BY:
DATE:

Nicole Construction Corp.
JUL 29 2007

3/2/07

JSA
JSA GROUP INC.
9745 SW 72 STREET
MIAMI, FLORIDA 33173

RAMOS DESIGN ASSOCIATES, INC.
10555 SE TERRAPIN PL #105
TEQUESTA, FLORIDA 33469

PROPOSED ADDITION FOR
ASPIRA OF FLORIDA
ASPIRA NORTH MIDDLE SCHOOL
MIAMI-DADE, FLORIDA

DATE ISSUED:
04/07/06

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
05124

SHEET TITLE

SCALE AS SHOWN

DWG. NO. OF

SEAL

S-9

9 9

LEMUEL RAMOS, FAIA, FLORIDA LICENSE # AR 0003270

© 2004 RAMOS DESIGN ASSOCIATES, INC.

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JUL 27 2007

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MIAMI-DADE COUNTY
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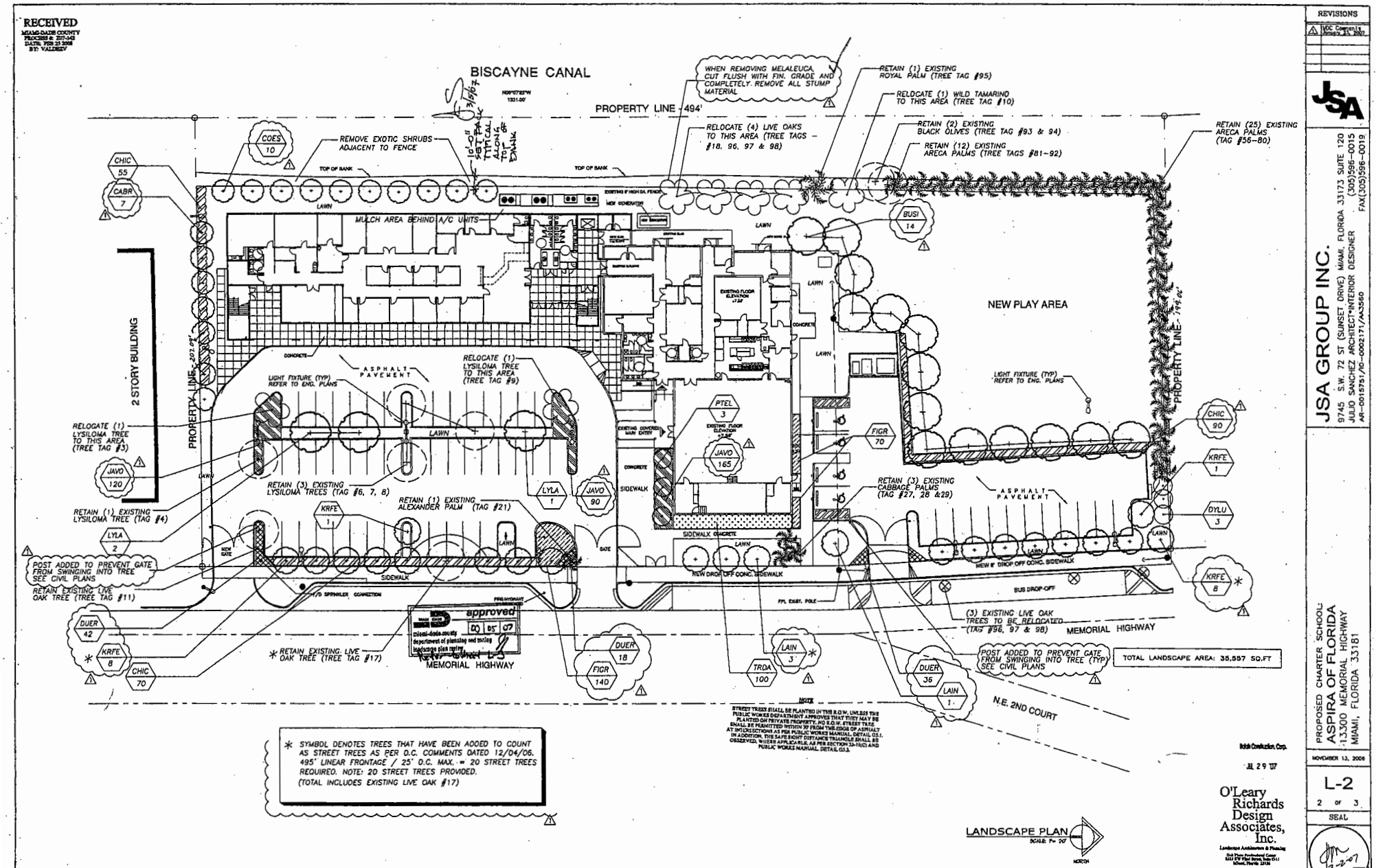

REVISIONS

1	MDC Comments January 25, 2007

JSA

JSA GROUP INC.
9745 S.W. 72 ST (SUNSET DRIVE) MIAMI, FLORIDA 33173 SUITE 120
JULIO SANCHEZ ARCHITECT*INTERIOR DESIGNER (305)596-0015
AR-0015751/ID-0002171/AA3560 FAX(305)596-0019

PROPOSED CHARTER SCHOOL:
ASPIRA OF FLORIDA
13300 MEMORIAL HIGHWAY
MIAMI, FLORIDA 33181

NOVEMBER 13, 2006

L-2
2 OF 3

SEAL

Hotels Construction Corp.
JUL 29 '07

O'Leary Richards Design Associates, Inc.
Landscape Architecture & Planning

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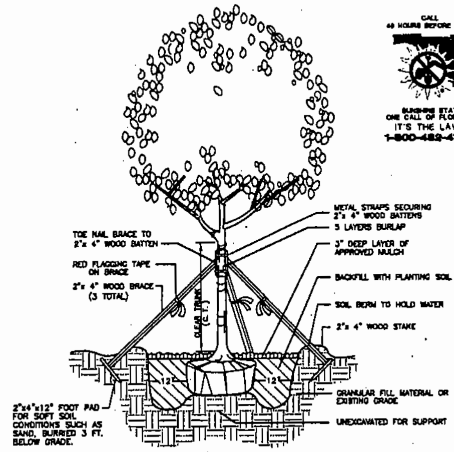
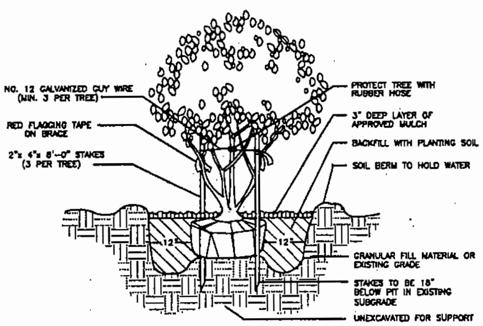
JUL 27 2007

PLANTING DETAILS

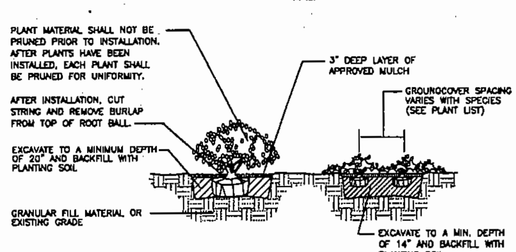
CALL 48 HOURS BEFORE YOU DIG
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
IT'S THE LAW !
1-800-432-4770



TREE PLANTING DETAIL
TREES 14' HT AND ABOVE N.T.S.



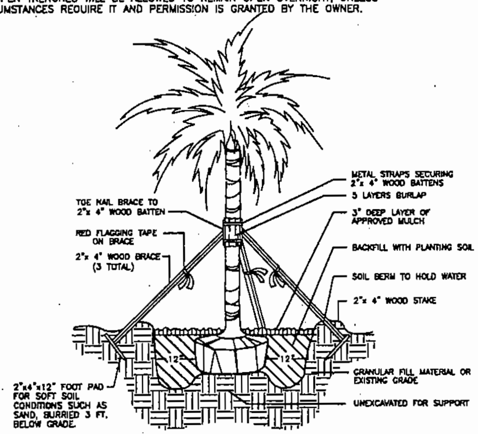
TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT.
2. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION SO THAT A UTILITY COMPANY REPRESENTATIVE CAN BE PRESENT.
3. ALL PLANT MATERIALS TO BE FLORIDA NO.1 OR BETTER, UNLESS OTHERWISE NOTED, AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, LATEST EDITION.
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF 60% FRESH WATER SAND AND 40% FLORIDA HORTICULTURAL GRADE PEAT, SEE SPECS (EXCAVATED MATERIAL FROM PLANTING PITS SHALL BE REMOVED FROM SITE).
5. ALL NEW PLANT MATERIAL SHALL HAVE AN ESTABLISHMENT PERIOD OF 12 MONTHS FROM THE TIME OF FINAL ACCEPTANCE. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO OWNER, WITHIN (10) DAYS OF NOTIFICATION BY OWNER.
6. APPLY 3" OF 'EUCALYPTUS' LANDSCAPE MULCH UNIFORMLY SHREDDED AND FREE FROM FOREIGN MATTER TO ALL PLANTING AREAS.
7. CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
8. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.
9. USE A MINIMUM OF (3) 17 GRAM 'VIGORO' FERTILIZER BRIQUETS PER 3 GALLON CONTAINER. FOLLOW MANUFACTURERS INSTRUCTIONS FOR QUANTITY PER PLANT SIZE FOR ALL OTHER SPECIFIED VEGETATION.
10. USE 'TERRASORB' SUPER ABSORBENT POLYMER FOR ALL NEW VEGETATION. FOLLOW MANUFACTURERS INSTRUCTIONS FOR QUANTITY PER PLANT SIZE.
11. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE CITY MAY, AT ITS' DISCRETION, ADD TO OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.
12. NO PALMS WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
13. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS HAS BEEN CRACKED, BROKEN, OR OTHERWISE DAMAGED.
14. ROOT-PRUNE ALL TREES A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.
15. NOTE SIZE OF PLANTING PITS ON SHRUB, TREE AND PALM PLANTING DETAIL.
16. ALL WASTE, OBJECTIONABLE MATERIAL, AND EXCESS FILL SHALL BE REMOVED AND DISPOSED OF, ON A DAILY BASIS, AT NO ADDITIONAL COST TO THE OWNER.
17. CONTRACTOR SHALL STAKE ALL TREES AND PALMS AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING DURING THE WARRANTY/ESTABLISHMENT PERIOD.
18. CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED DURING PLANTING, INCLUDING ALL SLOPES, SOD, CURB & GUTTER, FENCE, WALLS, ETC. TO ORIGINAL CONDITION AFTER TREES ARE PLANTED.
19. AT THE LANDSCAPE ARCHITECT'S DISCRETION, PHOTOS DEPICTING ALL SPECIFIED TREES, PALMS, SHRUBS AND GROUNDCOVER SHALL BE SUBMITTED FOR APPROVAL.
20. ALL WATERING OF PLANT MATERIAL SHALL COMPLY WITH DADE COUNTY OR STATE CODES AND REGULATIONS INCLUDING REGULATING AUTHORITIES GUIDELINES FOR "TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE OPERATION." CONTRACTOR SHALL SECURE AND PAY AT HIS OWN EXPENSE ALL REQUIRED PERMITS WHERE APPLICABLE.
21. THE PLANT MATERIAL SHALL BE WATERED TO CONTAIN SUFFICIENT MOISTURE AS DETERMINED BY THESE SPECIFICATIONS FOR SIZE AND TYPE OF PLANT. THE MOISTENED CONDITION SHALL EXTEND TO AT LEAST THE FULL DEPTH OF THE ROOTING ZONE.
22. CONTRACTOR IS RESPONSIBLE FOR HAND PULLING OF WEEDS AND OTHER INVASIVE UNDESIRABLE VEGETATION, ONCE PER WEEK, UNTIL FINAL ACCEPTANCE.
23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND CONTINUE UNTIL FINAL ACCEPTANCE. THIS MAINTENANCE SHALL INCLUDE WATERING, PRUNING, WEEDING, MULCHING, RESETTING OF PLANTS, LITTER REMOVAL, REPLACEMENT OF 'SICK OR DEAD PLANTS, AND ALL OTHER CARE REQUIRED FOR PROPER GROWTH.
24. NO OPEN TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT, UNLESS CIRCUMSTANCES REQUIRE IT AND PERMISSION IS GRANTED BY THE OWNER.



PALM PLANTING DETAIL
N.T.S.

VARIETAL PLANT LIST

	QUANTITY	KEY	PLANT NAME	SIZE
	TREES & PALMS			
**	14	BUSI	BURSERA SIMARUBA, (N) (GUMBO LIMBO)	12' HT. x 7' SP., 5' C.T. 2" CAL. MIN.
**	7	CABR	CALOPHYLLUM BRASILIENSE (BRAZILIAN BEAUTYLEAF)	12' HT. x 5'-6' SP., 5' C.T., SINGLE STRAIGHT TRUNK, 2" CAL.MIN.
**	10	COES	CONOCARPUS EREC. 'SERICEUS', (N) (SILVER BUTTONWOOD)	8'-10' HT. x 4' SP., 4' C.T., STANDARD, 2" CAL. MIN.
**, *	18	KRFE	KRUGIODENDRON FERREUM, (N) (BLACK IRONWOOD)	10' HT. x 4'-5' SP., 5' C.T., FULL, SINGLE LEADER, 2" CAL. MIN.
**	3	LYLA	LYSILOMA LATISILIQUA, (N) (WILD TAMARIND)	12' HT. x 6'-7' SP., 5' C.T. SINGLE LEADER, 2" CAL. MIN.
	3	PTEL	PTYCHOSPERMA ELEGANS (SOLITAIRE PALM)	14'-16' HT., TRIPLE, FULL
**, *	4	LAIN	LAGERSTROEMIA INDICA 'MUSKOGEE' (CRAPE MYRTLE)	12' HT. x 6'-7' SP., 5' C.T. STANDARD, 2" CAL. MIN.
	SHRUBS & GROUNDCOVER			
	215	CHIC	CHRYSOBALANUS ICACO 'RED TIP' (N) (RED-TIP COCOPLUM)	36" HT. x 20" SP., 7 GAL., FULL SPACE 24" O.C.
	96	DUER	DURANTA ERECTA 'GOLD MOUND' (GOLD MOUND DURANTA)	18" HT. x 18" SP., 3 GAL., FULL SPACE 18" O.C.
	3	DYLU	DYPSIS LUTESCENS (ARECA PALM)	5'-6' HT., 7 GAL., FULL
	210	FIGR	FICUS MICROCARPA 'GREEN ISLAND' (GREEN ISLAND FICUS)	16" HT. x 18" SP., 3 GAL., FULL SPACE 18" O.C.
	375	JAVO	JASMINUM VOLUBILE (WAX JASMINE)	16" HT. x 18" SP., 3 GAL., FULL SPACE 18" O.C.
	100	TRDA	TRIPSACUM DACTYLOIDES (N) (FAKAHATCHEE GRASS)	24" HT. x 18" SP., 3 GAL., SPACE 24" O.C.

(N) INDICATES NATIVE SPECIES

* INDICATES TREES THAT COUNT TOWARDS STREET TREE REQUIREMENT
** INDICATES TREES THAT COUNT TOWARDS GENERAL TREE REQUIREMENT

NOTES:
-- COST OF FERTILIZER, ABSORBENT POLYMER, MULCH, BRACING, AND WATER FOR PLANT ESTABLISHMENT TO BE INCLUDED IN THE UNIT COST OF PLANT MATERIAL.
-- SOD TO BE ST. AUGUSTINE 'FLORATAM' SOLID SOD ON 2" TOPSOIL BED.
-- THE COST OF ALL MULCHING IS TO BE INCLUDED IN UNIT PRICE OF PLANT MATERIAL.

Landscape Legend
Chapter 18A – Ordinance 98-13

Zoning District: Private Educational Facility — Net Lot Area: 2.30 acres 100,188 s.f.

	REQUIRED	PROVIDED	
OPEN SPACE			
A. Square Feet of open space, as indicated on site plan: Net lot area = 100,188 s.f. x 40% =	40,075 sf	35,557 sf	
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 62 x 10 s.f. per parking space=	620 sf		
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	40,695 sf		
LAWN AREA CALCULATION			
A. ______ total s.f. of landscaped open space required by Chapter 33	40,755 sf		
B. Maximum lawn area (St. Augustine Sod) permitted = 20% x 40,695 s.f. =	8,139 sf	31,203 sf	(INCLUDES OPEN PLAY FIELD AND PLAYGROUND AREA)
TREES: 28 per Acre			
A. No. trees required per net lot acre (28 x 2.30 acres=65)	65		
Less existing number of trees meeting min. requirements (MINUS)	36		
	29	37	
B. 30% Palm trees allowed: (two palms = one tree) Palms provided =	22	22	
C. Percentage of native trees required = the No. trees provided x 30% =	22	27	
D. Street trees (maximum average spacing of 35' o.c.): ___ linear ft. along street / 35 =	N/A	N/A	
Palms as street trees (max. average spacing 25' o.c.): ___ linear ft. along street / 25 =	N/A	N/A	
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 495 linear feet along street / 25' o.c. =	20	20	
F. Total number of trees required =	93	93	
SHRUBS			
A. No. trees required 93 x 10 = No. shrubs allowed	930	999	
B. No. shrubs allowed x 30% = No. of native shrubs required	279	315	

Note:
All landscape areas to receive 100% irrigation coverage by an automatic irrigation system with a rain sensor.

O'Leary Richards Design Associates, Inc.
Landscape Architecture & Planning

LANDSCAPE DETAILS & NOTES
SCALE: AS SHOWN

REVISIONS

JSA GROUP INC.
9745 S.W. 72 ST (SUNSET DRIVE) MIAMI, FLORIDA 33173 SUITE 120
JULIO SANCHEZ ARCHITECT*INTERIOR DESIGNER (305)596-0015
AR-0016751/ID-0002171/AA3560 FAX(305)596-0019

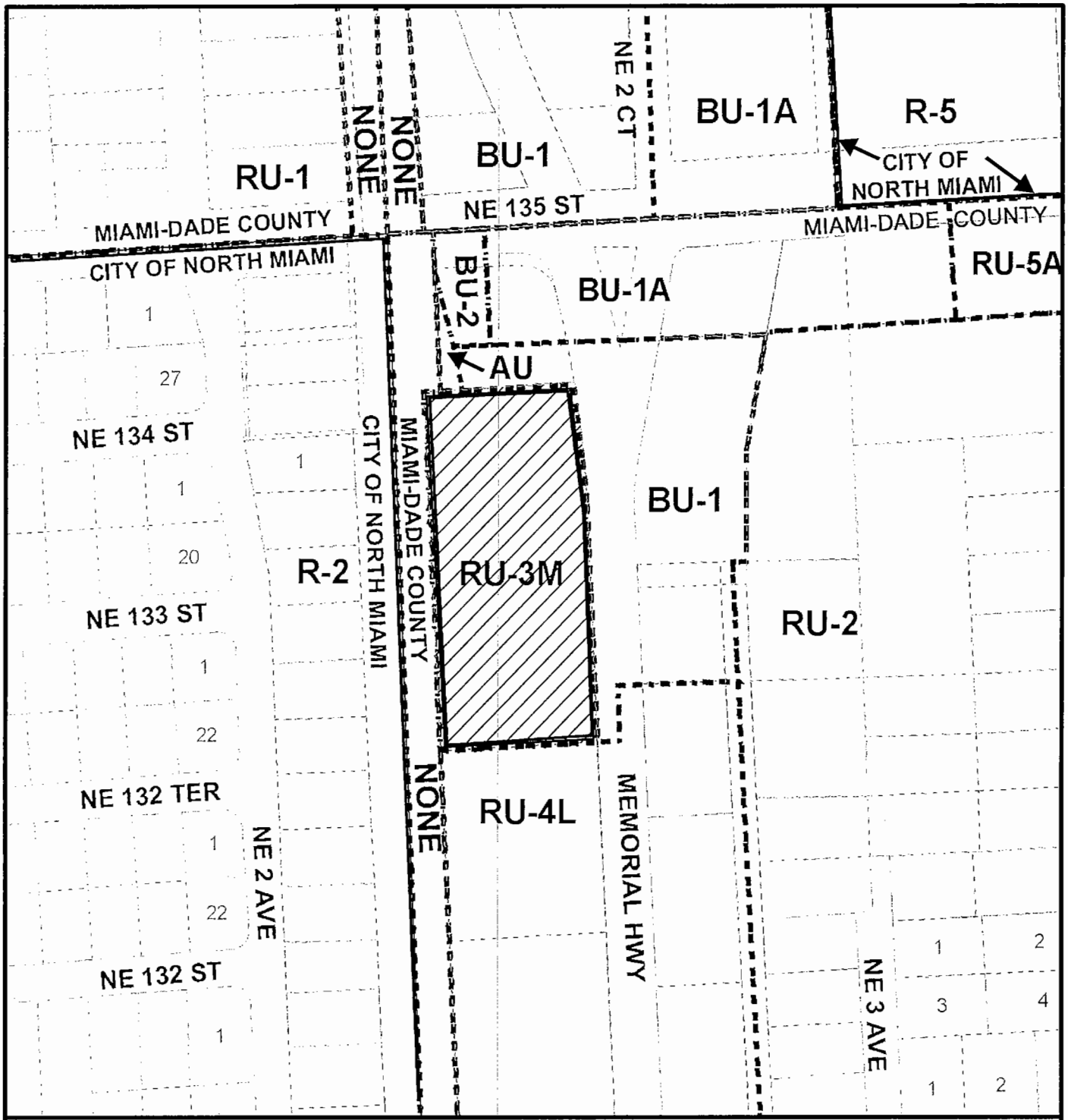
PROPOSED CHARTER SCHOOL:
ASPIRA OF FLORIDA
13300 MEMORIAL HIGHWAY
MIAMI, FLORIDA 33181

NOVEMBER 13, 2006

L-3
3 of 3

SEAL

38



MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-342

N

SUBJECT PROPERTY

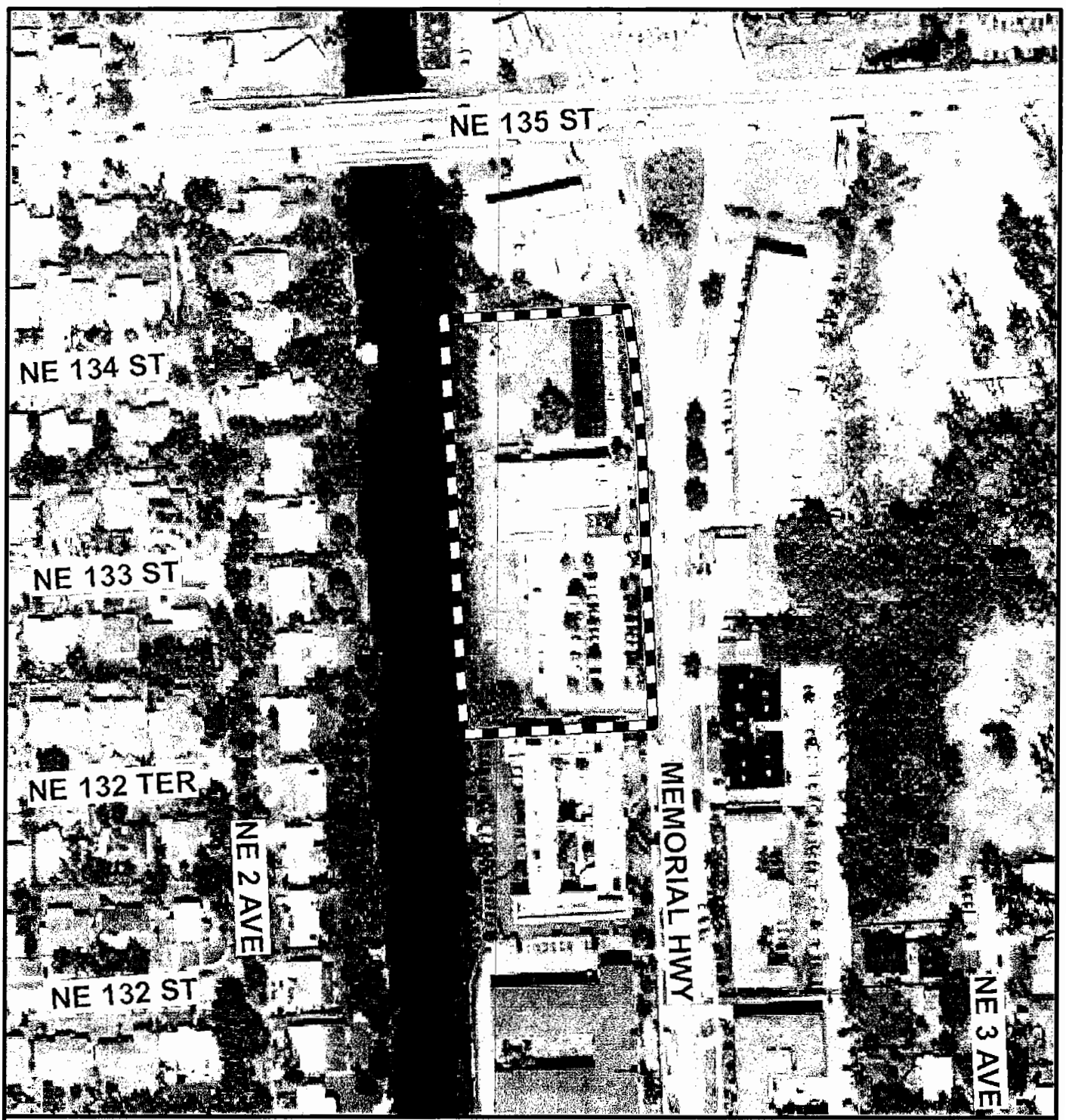
Section: 30 Township: 52 Range: 42
Applicant: ASPIRA OF FLORIDA, INC.
Zoning Board: BCC
District Number: 2
Drafter ID: JOAQUIN
Scale: NTS

MIAMI-DADE COUNTY

39

CREATED ON: 09/27/07

REVISION	DATE	BY
ZONING BOARD CHANGE FROM COR TO BCC	05/02/08	JOAQU.



MIAMI-DADE COUNTY
AERIAL

Process Number
07-342

N

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MIAMI-DADE COUNTY

CREATED ON: 09/27/07

REVISION	DATE	BY
ZONING BOARD CHANGE FROM COB TO BCC	05/02/08	JOAQU