KITS

7-3-2008 Version # 4

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, July 17, 2008 at 9:30 a.m.

PREVIOUSLY DEFERRED

						DISTRICT
A.	08-7-CC-5	SOUTHWESTERN GRANT LLC	(DEVELOPMENTAL IMPACT COMMITTEE)	07-303	18-56-40	8
B.	08-7-CC-6	SOUTHWESTERN GRANT, LLC	(DEVELOPMENTAL IMPACT COMMITTEE)	07-318	18/19-56-40	8
C.	08-7-CC-2	AMB CODINA BEACON LAKES, LLC	(DEVELOPMENT OF REGIONAL IMPACT)	07-20	35/36-53-39	12
D.	08-7-CC-7	SUMMERVILLE CHARTER SCHOOL, INC.	(DEVELOPMENTAL IMPACT COMMITTEE)	08-38	19-56-40	8

Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, JULY 17, 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

A. **SOUTHWESTERN GRANT L.L.C. (08-7-CC-5/07-303)** **18-56-40**
BCC/District 8

(1) SPECIAL EXCEPTION to permit the expansion of an existing Charter School.

(2) MODIFICATION of Paragraph 6(a) of a Declaration of Restrictions as recorded in Official Records Book 22662, Pages 3984 – 4007, only as it applies to the subject property, reading as follows:

FROM: "6. Charter School.

(a), The Plan identifies 7.82 acres (hereinafter collectively the 'School Site') designated for the construction and operation of one or more K-12 charter schools, which will provide 1100 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). Prior to construction of the School Site, the charter school(s) shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of the Phase I Environmental Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."

TO: "6. Charter School.

(a), The Plan identifies ~~7.82~~ 2.47 acres (~~hereinafter collectively~~ the 'School Site') designated for the construction and operation of a ~~K-12~~ K-5 charter school, which will provide ~~1100~~ a maximum of 500 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). ~~Prior to construction, expansion or modification of the School Site, the charter school shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of the Phase I Environmental Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."~~

(3) MODIFICATION of Conditions 6(d) and 6(e) of Resolution #Z-20-06, passed and adopted by the Board of County Commissioners, only as it applies to the subject property and reading as follows:

FROM: "6(d). The Owners shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d). The Owners shall obtain a Certificate~~(s)~~ of Use ~~and Occupancy~~ for the ~~a~~ charter school~~(s)~~ providing ~~a minimum of 800~~ an aggregate total of 500 student stations in grades ~~K-12~~ K-5 no later than the beginning of the ~~2007-08~~ 2010-2011 school year.

FROM: "6(e) The owner shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

TO: "6(e) The owner shall obtain a Certificate~~(s)~~ of Use ~~and Occupancy~~ for a charter school~~(s)~~ providing ~~a minimum of~~ an additional ~~300~~ 200 student stations for grades ~~K-12~~ K-5, providing an aggregate total of ~~1,100~~ 500 student stations no later than the beginning of the ~~2008-09~~ 2010-11 school year. ~~The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary.~~ Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a ~~1,100~~ 500-student station charter school."

(4) MODIFICATION of Paragraphs 6(d) and 6(e) of Declaration of Restrictions for Charter Schools as recorded in the Official Records Book 22662, Pages 3984 – 4007, last modified by a Modification of Declaration of Restrictions, recorded at Official Records Book 22662, Pages 3984-4007, as recorded in Official Records Book 24780, Pages 2321 – 2406, only as it applies to the subject property, reading as follows:

FROM: "6(d). The Owners shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d). The Owners shall obtain a Certificate~~(s)~~ of Use ~~and Occupancy~~ for the charter school providing a ~~minimum~~ maximum of ~~800~~ 500 students stations ~~for~~ in grades ~~K-12~~ K-5 no later than the beginning of the ~~2007-08~~ 2010-2011 school year.

FROM: "6(e) The owner shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening an 1,100-student station charter school."

TO: "6(e) The owner shall obtain a certificate~~(s)~~ of Use ~~and Occupancy~~ for a Charter School~~(s)~~ providing ~~a minimum of~~ an additional ~~300~~ 200 students station for grades ~~K-12~~ K-5, providing an aggregate total of ~~1,100~~ 500 students stations no later than the beginning of the ~~2008-09~~ 2010-2011 school year. ~~The Owner shall apply for the creation of a special taxing district, create a homeowners' association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary.~~ Owners shall be deemed to have complied with Paragraphs 6(a)-(e) herein upon completing and opening a ~~1,100~~ 500 student station charter school."

(5) MODIFICATION of Paragraphs #2 and #11 of a Declaration of Restrictions as recorded in the Official Records Book 26217, Pages 1426 – 1434, only as it applies to the subject property, reading as follows:

FROM: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Somerset Charter School at Silver Palm,' by Civica, dated stamped received January 27, 2005."

TO: "2. That ~~the~~ in the approval of the plan, the same be substantially in accordance with that submitted ~~for the hearing~~ entitled 'Somerset Charter Elementary School at Silver Palm, S.W. 117th Avenue and Silver Palm Drive, Miami, FL' by Civica Architect, dated stamped received ~~January 27, 2005~~ 5/21/08 and consisting of 10 pages."

FROM: "11. That the charter school use shall be limited to grades K-5 for a maximum of 300 students."

TO: "11. That the charter school use shall be limited to grades K-5 for a maximum of ~~300~~ 500 students."

(6) Applicant is requesting to permit temporary parking on natural terrain (hard surface required).

The purpose of these requests is to allow the applicant to submit revised plans indicating an increase in the number of students for a previously approved Charter School and to allow temporary parking on natural terrain.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 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 request #6 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: The Northeast corner of S.W. 232 Street and S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.47 Acres

Developmental Impact Committee Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from 7/3/08

B. SOUTHWESTERN GRANT L.L.C. (08-7-CC-6/07-318) **18/19-56-40**
BCC/District 8

(1) SPECIAL EXCEPTION to permit the expansion of an existing Charter School.

(2) MODIFICATION of Paragraph 6(a) of a Declaration of Restrictions as recorded in Official Records Book 22662, Pages 3984 – 4007, only as it applies to the subject property, reading as follows:

FROM: "6. Charter School.

(a) The Plan identifies 7.82 acres (hereinafter collectively the 'School Site') designated for the construction and operation of one or more K-12 charter schools, which will provide 1100 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). Prior to construction of the School Site, the charter school(s) shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of the Phase I Environmental Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."

TO: "6. Charter School.

(a) The Plan identifies ~~7.82~~ 5.97 acres (~~hereinafter collectively~~ the 'School Site') designated for the construction and operation of ~~one or more~~ a K-12 charter school~~s~~, which will provide 1,100 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). ~~Prior to construction of the School Site, the charter school(s) shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental~~

~~Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of the Phase I Environmental Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."~~

(3) MODIFICATION of Conditions 6(d) and 6(e) of Resolution #Z-20-06, passed and adopted by the Board of County Commissioners, only as it applies to the subject property and reading as follows:

FROM: "6(d) The Owners shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d) The Owners shall obtain a Certificate(s) of Use ~~and Occupancy~~ for a charter school~~(s)~~ providing ~~a minimum of 800~~ an aggregate total of 1,100 student stations for grades K-12 no later than the beginning of the ~~2007-08~~ 2008-09 school year.

FROM: "6(e) The owner shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

TO: "6(e) The owner shall obtain a Certificate(s) of Use ~~and Occupancy~~ for a charter school~~(s)~~ providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. ~~The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary.~~ Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

(4) MODIFICATION of Paragraphs 6(d) and 6(e) of Declaration of Restrictions for Charter Schools as recorded in the Official Records Book 22662, Pages 3984 4007, last modified by a "Modification of Declaration of Restrictions Recorded at Official Records Book 22662, Pages 3984-4007," as recorded in Official Records Book 24780, Pages 2321 – 2406, only as it applies to the subject property, reading as follows:

FROM: "6(d) The Owners shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d) The Owners shall obtain a Certificate(s) of Use ~~and occupancy~~ for a charter school~~(s)~~ providing ~~a minimum~~ an aggregate total of ~~800~~ 1,100 student stations for grades K –12 no later than the beginning of the ~~2007-08~~ 2008-09 school year.

FROM: "6(e) The owner shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

TO: "6(e) The owner shall obtain a certificate(s) of Use ~~and Occupancy~~ for a Charter School~~(s)~~ providing ~~a minimum of~~ an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. ~~The Owner shall apply for the creation of a special taxing district, create a homeowners' association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary.~~ Owners shall be deemed to have complied with Paragraph 6(a)-(e) herein upon completing and opening a 1,100 student station charter school."

(5) MODIFICATION of Paragraphs #2 and #11 of a Declaration of Restrictions as recorded in Official Record Book 26217, Pages 1290 – 1298, only as it applies to the subject property, reading as follows:

FROM: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Somerset Charter School at Silver Palm Kindergarten School and 1st – 12th Grade School,' by Civica, dated stamped received January 27, 2005."

TO: "2. That ~~the~~ in the approval of the plan, the same be substantially in accordance with that submitted ~~for the hearing~~ entitled 'Somerset Charter School at Silver Palm ~~Kindergarten School and 1st – 12th Grade School~~" as prepared by Civica Architect, Sheet A-1.1 dated stamped received ~~January 27, 2005~~ 5/28/08 with Sheets A-1.0 through A-1.2 dated last revised 5/15/08 and the remaining sheets dated stamped received 5/21/08 for a total of 14 sheets."

FROM: "11. That the charter school use shall be limited to grades Kindergarten to 12th grade for a maximum of 800 students."

TO: "11. That the charter school use shall be limited to grades Kindergarten to 12th grade for a maximum of ~~800~~ 1,100 students."

The purpose of these requests is to allow the applicant to submit revised site plans indicating an increase in the number of students and to show one parcel to be used for parking only for the Charter School.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#5 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).

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: The north and south sides of S.W. 232 Street, between S.W. 114 Place and S.W. 115 Avenue, Miami-Dade County, Florida; A/K/A: 23255 S.W. 115 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.97 Acres

Developmental Impact Committee Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from 7/3/08

C. **AMB CODINA BEACON LAKES L. L. C. (08-6-CZ5-1/07-20)** **35/36-53-39**
BCC/District 12

THE BELOW REQUESTS PERTAIN TO MODIFICATION OF THE DEVELOPMENT ORDER OF RESOLUTION No. Z-11-02:

(D1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION to Development of Regional Impact pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests:

(D2) MODIFICATION of portions of the Recital of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on May 30, 2002, and reading as follows:

FROM: "4. General Description of Proposed Development: The applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 6,600,000 square feet for warehouses, 150,000 sq. ft. of office space, and 75,000 square feet of development serving retail space. The applicant is also requesting to rezone the subject property (excluding the existing lake, which is intended to be used for stormwater management) from GU (Interim District) to BU-1A (Limited Business District) and IU-1 (Light Industrial Manufacturing District)."

TO: "4. General Description of Proposed Development: The applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: ~~6,600,000~~ 5,300,000 square feet for warehouses, ~~150,000~~ 175,000 sq. ft. of office space, and ~~75,000~~ 495,000 square feet of retail space. ~~The applicant is~~

~~also requesting to rezone the subject property (excluding the existing lake, which is intended to be used for stormwater management) from GU (Interim District) to BU-1A (Limited Business District) and IU-1 (Light Industrial Manufacturing District).~~"

FROM: "Developer Name: C/WDL, LTD."

TO: "Developer Name: ~~C/WDL, LTD~~. AMB Codina Beacon Lakes L. L. C."

(D3) MODIFICATION of Conditions #58, #59, and #60 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners and reading as follows:

FROM "58. December 31, 2008 is hereby established as the build out date for this project and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare."

TO: "58. ~~December 31, 2008~~ December 30, 2011 is hereby established as the build out date for this project, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007), and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare."

FROM: "59. The deadline for commencement of physical development shall be two (2) years from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing physical development shall be December 31, 2008. This termination date may only be modified in accordance with Section 380.06(19)(c), F.S."

TO: "59. The deadline for commencement of physical development shall be two (2) years from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing physical development shall be ~~December 31, 2008~~ December 30, 2011, ~~This termination date may only be modified in accordance with Section 380.06(19)(c), F.S~~ which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007)."

FROM: "60. December 31, 2013 is hereby established as the expiration date for the development order."

TO: "60. ~~December 31, 2013~~ December 30, 2016 is hereby established as the expiration date for the development order, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007)."

(D4) MODIFICATION of Exhibits 1, 2, 3 and 5 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "Exhibit 1, Master Development Plan
Exhibit 2, Vehicle Access Points of Offsite Roadway Network
Exhibit 3, Project Trip Generation Rates
Exhibit 5, Intersection Improvements."

TO: "Exhibit 1, Master Development Plan Map H (Revised 12/20/06)
Exhibit 2, Vehicle Access Points to Offsite Roadway Network (Revised 12/20/06)
Exhibit 3, ~~Project Trip Generation Rates~~ Net External PM Peak Hour Project Trip Generation Rates for the Proposed Development Program (Revised 12/18/06).
Exhibit 5, Intersection Improvements at N.W. 12 Street at N.W. 127 Avenue (Revised 12/20/06)."

(D5) MODIFICATION of Paragraph "E" of Exhibit #4 of Resolution No. Z-11-02, last modified by Resolution #Z-28-07, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: EXHIBIT 4 - BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

E. Widen N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to a four-lane roadway or an alternative cross section that adequately mitigates project impacts as acceptable to Miami-Dade County Public Works Department.

TO: "EXHIBIT 4 - BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

E. Widen N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to a ~~four-lane~~ five-lane roadway ~~or an alternative cross section that adequately mitigates project impacts as acceptable to Miami-Dade County Public Works Department~~. "

The purpose of requests #D1–#D5 is to permit the applicant to decrease the square footage requirements for the warehouse use; to increase the square footage requirements for the office and retail uses; to revise Exhibits indicating the revised master development site plan, vehicle trip count, access points and intersection improvements and to extend the build-out date, termination date and expiration date of the previously approved Beacon Lakes DRI.

REQUESTS #D1 TO #D5 ON PARCEL 1.

THE BELOW REQUESTS PERTAIN TO ZONING:

(Z1) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Record Book 20487, Pages 4478-4496, as last modified by a covenant proviso contained in Resolution No. CZAB5-10-04, and reading as follows:

FROM: "1. The property shall be developed in substantial accordance with the plans entitled 'Beacon Lakes Master Plan,' as prepared by Retzsch, Lanao, Caycedo, Architects, consisting of 5 sheets dated 6/28/04 and 9 sheets prepared by URG & Assoc., Inc., dated, signed and sealed 1/6/04."

TO: "1. The property shall be developed in substantial accordance with the plans entitled ~~'Beacon Lakes Master Plan,' as prepared by Retzsch, Lanao, Caycedo, Architects, consisting of 5 sheets dated 6/28/04 and 9 sheets prepared by URG & Assoc., Inc., dated, signed and sealed 1/6/04~~. Beacon Lakes," as prepared by Creech Engineers, Inc., Retzsch Lanao Caycedo Architects, and Conceptual Design Group, Inc., dated stamped received February 25, 2008 and consisting of twenty (20) sheets, as said plan may be modified from time to time in a manner consistent with Miami-Dade County Code requirements."

The purpose of request #Z1 is to allow the applicant to submit new site plans for a commercial development consisting of retail and restaurant uses.

(Z2) IU-1 to BU-2.

(Z3) UNUSUAL USE to permit outdoor dining and table service in connection with restaurants.

REQUESTS #Z1 – Z3 ON PARCEL 2.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #D2 - #D5 and #Z1 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).

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: The south side of N.W. 25 Street, between N.W. 117 Avenue & N.W. 137 Avenue, Miami Dade County, Florida.

SIZE OF PROPERTY: 480± Acres

Developmental Impact Committee Recommendation: Approval with conditions, subject to the Board's acceptance of the proffered covenant.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from 7/3/08

D. SUMMERVILLE CHARTER SCHOOL, INC. (08-7-CC-7/08-38) **19-56-40**
BCC/District 8

(1) MODIFICATION of Conditions #2, #11, #12 and #14 of Resolution No. Z-24-05, 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 'Summerville Charter School,' by Juan A. Rodriguez Jomolca, dated stamped received July 08, 2005, (except as modified herein to indicate that all parking aisles shall have a minimum of 15' radius on the driveway side)."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Summerville Charter School,' by Juan A. Rodriguez-RA Jomolca, dated stamped received March 24, 2008 and consisting of 5 pages (except as modified herein to indicate that all parking aisles shall have a minimum of 15' radius on the driveway side)."

FROM: "11. That the charter school use shall be limited to grades kindergarten through 5th grade."

TO: "11. That the charter school use shall be limited to grades kindergarten through 8th grade."

FROM: "12. That phase 1 of the charter school facility be limited to a maximum of 300 students, and that phase 2 be limited to a maximum of 455 students."

TO: "12. That the charter school facility be limited to a maximum of 550 students."

FROM: "14. That there be three staggered shifts of arrival and dismissal for students at the charter school. Said shifts shall be as follows:

Grade Levels	#Students	Arrival	Dismissal
K-1	155	8:00 AM	2:00 PM
2-3	150	8:20 AM	2:20 PM
4-5	150	8:40 AM	2:40 PM

TO: "14. That there be three staggered shifts of arrival and dismissal for students at the charter school. Said shifts shall be as follows:

Grade Levels	#Students	Arrival	Dismissal
K-3	190	8:50 AM	11:50 AM
4-5	180	8:20 AM	2:20 PM
6-8	180	8:50 AM	2:50 PM

(2) MODIFICATION of Paragraphs #1, #2 and #3 of a Declaration of Restrictions recorded in Official Record Book 24126, Pages 700-708, 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 'Summerville Charter School,' prepared by Juan A. Rodriguez, dated stamped received on September 1, 2005 (the 'Plan'), as said plan may be further modified at 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 'Summerville Charter School Dade County, Florida,' prepared by Juan A. Rodriguez, RA Jomolca dated stamped received on March 24, 2008 and consisting of 5 pages, as said plan may be further modified at public hearing on the Application."

FROM: "2. The Charter School use shall be limited to kindergarten through fifth grades with four hundred fifty-five (455) students, and shall open in a permanent facility, depicted as Phase II in the Plan, no later than the beginning of the

2007 school year. In the event the Charter School is constructed in two phases, Phase I of the Charter School, as depicted in the Plan, shall be limited to 300 students and any modular facilities erected as part of Phase I shall be removed from the property no later than August 1, 2007."

TO: "2. The Charter School use shall be limited to kindergarten through eighth grades with five hundred fifty (550) students."

FROM: "3. The proposed start/dismissal times for the Charter School are as follows:
Kindergarten and 1st Grade – Start 8 a.m./Dismissal 2 p.m.
2nd and 3rd Grades – Start 8:20 a.m./Dismissal 2:20 p.m.
4th and 5th Grades – Start 8:40 a.m./Dismissal 2:40 p.m.
However, the owner, at it its (sic) discretion, may modify the foregoing schedule so long as the Charter School has a minimum of three (3) start/dismissal times staggered at least twenty (30) 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 proposed start/dismissal times for the Charter School area as follows:
Kindergarten to 3rd Grade – Start 7:50 a.m./Dismissal 1:50 p.m.
4th and 5th Grades – Start 8:20 a.m./Dismissal 2:20 p.m.
6th to 8th Grade – Start 8:50 a.m./Dismissal 2:50 p.m.
However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has a minimum of three (3) start/dismissal times staggered at least twenty (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."

The purpose of these requests is to allow the applicant to increase the amount of students, to increase the grades and to modify the schedule for the Charter School.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests 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).

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: 11575 S.W. 243 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

Developmental Impact Committee Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from 7/3/08

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.

A. SOUTHWESTERN GRANT, LLC
(Applicant)

08-7-CC-5 (07-303)
BCC/District 8
Hearing Date: 7/17/08

Property Owner (if different from applicant) **Silver Palm Holding of Homestead.**

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
2003	Manuel C. & Emilia Diaz, et al	Zone change from AU to RU-1Ma, RU-TH, and RU-3M.	CZAB-15	Approved
2006	Silver Palm Holdings of Homestead, LLC	Modification of a covenant. Modification of a previous covenant.	BCC	Approved w/conds.

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.

ZONING ACTION

MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

DATE: July 3, 2008 **#Z-**
ITEM: 5

APPLICANT: SOUTHWESTERN GRANT LLC (08-7-CC-5/07-303)

MOTION: to defer the foregoing application to July 17, 2008, BCC Zoning meeting.

ROLL CALL	M/S	YES	NO	ABSENT
Diaz		X		
Edmonson				X
Gimenez		X		
Heyman		X		
Martinez				X
Moss		X		
Rolle				X
Seijas		X		
Sorenson	M	X		
Sosa	S	X		
Souto		X		
Vice Chairwoman Jordan		X		
Chairman Barreiro		X		
TOTAL		10	0	3

Memorandum

MIAMI-DADE COUNTY

Date: July 17, 2008

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Southwestern Grant, LLC (Z07-303)

SUMMARY OF REQUESTS:

This application will allow for the expansion of an existing Charter School, the modification of conditions of a previously approved Resolution and the modification of several Declarations of Restrictions and previously approved site plans in order to increase the number of students, extend the completion deadline for the expansion of a previously approved Charter School and to show temporary parking on natural terrain.

LOCATION: The northeast corner of S.W. 232 Street and S.W. 117 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application is before the Developmental Impact Committee because the applicant is requesting a modification of 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.

Charter schools are educational institutions which are authorized and maintained in accord with the provisions of Chapter 1002 and Chapter 1013.35, Florida Statutes, as same may be amended from time to time. All such public charter schools shall be additionally authorized locally by the Miami-Dade County School Board through a process established by that entity for the approval of the charter. Miami-Dade Land Use regulations relating to public charter school facilities are set forth in Sections 33-152 through 162 of the Code of Miami-Dade County which was established in 2004 pursuant to Ordinance 04-108. The purpose of this Section and relevant provisions of the CDMP are to provide standards for land use approval of public charter school facilities pursuant to said Ordinance. In addition, an Interlocal Agreement with the School Board of Miami-Dade County was also established pertaining to the siting of such facilities and is applicable in the unincorporated area.

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.

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. Z07-303
SOUTHWESTERN GRANT LLC

Respectfully Submited,

DIC Executive Council
July 09, 2008

Susanne M. Torriente Assistant County Manager	PENDING	AYE
Herminio Lorenzo, Fire Chief Miami-Dade Fire Rescue Department		Absent
Jose Luis Mesa, Director Metropolitan Planning Organization Secretariat		Absent
Marc C. LaFerrier, AICP, Director Department of Planning and Zoning	PENDING	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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE DEVELOPMENTAL IMPACT COMMITTEE

APPLICANT: Southwestern Grant L.L.C. **PH:** Z07-303 (08-7-CC-2)

SECTION: 18-56-40 **DIC DATE:** July 9, 2008

COMMISSION DISTRICT: 8

==========

A. INTRODUCTION

o REQUESTS:

(1) SPECIAL EXCEPTION to permit the expansion of an existing Charter School.

(2) MODIFICATION of Paragraph 6(a) of a Declaration of Restrictions as recorded in Official Records Book 22662, Pages 3984 – 4007, only as it applies to the subject property, reading as follows:

FROM: "6. Charter School.

(a) The Plan identifies 7.82 acres (hereinafter collectively the 'School Site') designated for the construction and operation of one or more K-12 charter schools, which will provide 1100 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). Prior to construction of the School Site, the charter school(s) shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of the Phase I Environmental Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."

TO: "6. Charter School.

(a) The Plan identifies ~~7.82~~ 2.47 acres (~~hereinafter collectively~~ the 'School Site') designated for the construction and operation of a ~~K-12~~ K-5 charter school, which will provide ~~1100~~ a maximum of 500 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). ~~Prior to construction, expansion or modification of the School Site, the charter school shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of~~

~~the Phase I Environmental Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."~~

(3) MODIFICATION of Conditions 6(d) and 6(e) of Resolution #Z-20-06, passed and adopted by the Board of County Commissioners, only as it applies to the subject property and reading as follows:

FROM: "6(d) The Owners shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d) The Owners shall obtain a Certificate~~(s)~~ of Use ~~and Occupancy~~ for the ~~a~~ charter school~~(s)~~ providing ~~a minimum of 800~~ an aggregate total of 500 student stations in grades ~~K-12~~ K-5 no later than the beginning of the ~~2007-08~~ 2010-2011 school year.

FROM: "6(e) The owner shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

TO: "6(e) The owner shall obtain a Certificate~~(s)~~ of Use ~~and Occupancy~~ for a charter school~~(s)~~ providing ~~a minimum of~~ an additional ~~300~~ 200 student stations for grades ~~K-12~~ K-5, providing an aggregate total of ~~1,100~~ 500 student stations no later than the beginning of the ~~2008-09~~ 2010-11 school year.~~The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary.~~ Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a ~~1,100~~ 500-student station charter school."

(4) MODIFICATION of Paragraphs 6(d) and 6(e) of Declaration of Restrictions for Charter Schools as recorded in the Official Records Book 22662, Pages 3984 4007, last modified by a "Modification of Declaration of Restrictions Recorded at Official Records Book 22662, Pages 3984-4007," as recorded in Official Records Book 24780, Pages 2321 – 2406, only as it applies to the subject property, reading as follows:

FROM: "6(d) The Owners shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of 800

student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d) The Owners shall obtain a Certificate~~(s)~~ of Use ~~and Occupancy~~ for the charter school providing a ~~minimum~~ maximum of ~~800~~ 500 students stations ~~for~~ in grades ~~K-12~~ K-5 no later than the beginning of the ~~2007-08~~ 2010-2011 school year.

FROM: "6(e) The owner shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

TO: "6(e) The owner shall obtain a certificate~~(s)~~ of Use ~~and Occupancy~~ for a Charter School~~(s)~~ providing ~~a minimum of~~ an additional ~~300~~ 200 students station for grades ~~K-12~~ K-5, providing an aggregate total of ~~1,100~~ 500 students stations no later than the beginning of the ~~2008-09~~ 2010-2011 school year. ~~The Owner shall apply for the creation of a special taxing district, create a homeowners' association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary.~~ Owners shall be deemed to have complied with Paragraphs 6(a)-(e) herein upon completing and opening a ~~1,100~~ 500 student station charter school."

(5) MODIFICATION of Paragraphs #2 and #11 of a Declaration of Restrictions as recorded in Official Record Book 26217, Pages 1426 – 1434, only as it applies to the subject property, reading as follows:

FROM: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Somerset Charter School at Silver Palm,' by Civica, dated stamped received January 27, 2005."

TO: "2. That ~~the~~ in the approval of the plan, the same be substantially in accordance with that submitted ~~for the hearing~~ entitled 'Somerset Charter Elementary School at Silver Palm, S.W. 117th Avenue and Silver Palm Drive, Miami, FL' by Civica Architect, dated stamped received ~~January 27, 2005~~ 5/21/08 and consisting of 10 pages."

FROM: "11. That the charter school use shall be limited to grades K-5 for a maximum of 300 students."

TO: "11. That the charter school use shall be limited to grades K-5 for a maximum of ~~300~~ 500 students."

The purpose of these requests is to allow the applicant to submit revised plans indicating an increase in the number of students for a previously approved Charter School and to allow temporary parking on natural terrain.

(6) Applicant is requesting to permit temporary parking on natural terrain (hard surface required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 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 request #6 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.

- **SUMMARY OF REQUESTS:**

This application will allow for the expansion of an existing Charter School, the modification of conditions of a previously approved Resolution and the modification of several Declarations of Restrictions and previously approved site plans in order to increase the number of students, extend the completion deadline for the expansion of a previously approved Charter School and to show temporary parking on natural terrain.

- **LOCATION:**

The northeast corner of S.W. 232 Street and S.W. 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 2.47 Acres

- **IMPACT:**

The approval of the application would allow the charter school to serve additional students in the community. It could also negatively impact the traffic circulation and bring additional noise into the surrounding community.

B. ZONING HEARINGS HISTORY:

In 2003 the subject property was rezoned by the Board of County Commissioners (BCC) from GU, Interim District, to RU-1M(a), Modified Single-Family Residential District, as part of a larger parcel of land that was also rezoned to RU-TH, Townhouse District, and RU-3M, Minimum Apartment House District, pursuant to Resolution #Z-24-03. A Declaration of

Restrictions was subsequently recorded which, among other things, limited the development to 1,632 units, identified the Silver Palms Charter School site and required the submission of a written instrument executed by all the, then, Owners(s) of the Property, including joinders of all mortgages, if any, as notification to homeowners and mortgagees of any modification, amendment or release pertaining to the school site and common areas. Additionally, the Declaration of Restrictions required that, in order to increase road capacity at the intersections of S.W. 112 Avenue and SW 220, SW 224, and SW 232 Streets, the Owners apply for and enter into an agreement with the County to have or cause to have all the off-site abovementioned roadway improvements open to traffic prior to the issuance of the Certificate of Completion for the 250th residential unit. In 2006, the BCC approved a modification of a Declaration of Restrictions that removed the requirements that the owner construct the roadway improvements for the intersection of S.W. 224 Street at S.W. 112 Avenue, removed the requirement that all homeowners and mortgagees within the overall property joined in any declaration of restrictions for changes related to the school site(s) (Silver Palms Charter School), such changes had to be approved at a public hearing, and required the opening of the charter school for 800 students prior to the commencement of the 2007-08 school year, pursuant to Resolution #Z-20-06.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being approximately 1 mile west of and within the Urban Development Boundary for **Low Density Residential.** The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

2. **Residential Communities.** 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.

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. **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 as a basis for denial of development orders.

5. **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. **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 at optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

7. **EDU-2A.** It is the policy of Miami-Dade County that the Miami-Dade County Public School System shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB, and; new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.

8. **LU-4A.** When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

9. **Institutional and Public Facility.** Neighborhood- or community-serving institutional uses and utilities including **schools** and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Major utility facilities should generally be guided away from residential areas, however. When considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-1M(a); vacant	Low Density Residential, 2.5 to 6 dua
Surrounding Properties	
NORTH: RU-1; vacant	Low Density Residential, 2.5 to 6 dua
SOUTH: RU-1M(a); vacant	Low Density Residential, 2.5 to 6 dua
EAST: RU-1M(a); plant nursery And single-family residence	Low Density Residential, 2.5 to 6 dua
WEST: AU; nursery growing field And single-family residences	Low Density Residential, 2.5 to 6 dua

The subject parcel is located on the northeast corner of S.W. 232 Street and S.W. 117 Avenue. The surrounding area is characterized by residences, vacant properties and plant nurseries.

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:	**Acceptable***
Energy Considerations:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(3) Special Exceptions, Unusual and New Uses. The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by 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.

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 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.

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to 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 under this section has 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.

Section 33-314 Direct applications and appeals to the County Commission

(C) The County Commission shall have jurisdiction to directly hear other applications as follows:

(12) Hear application for and, upon recommendation of the Developmental Impact Committee, grant or deny those special exceptions for public charter school facilities permitted by the regulations only upon approval after public hearing, provided the applied for special exception, in the opinion of the Board of County Commissioners, is found to be in compliance with the standards contained in Article XI and Section 33-311 (A)(3) of this code.

(13) Applications for public charter school facilities and expansions or modifications to existing public charter school facilities.

Section 33-153 Public hearing required in all districts.

The establishment, expansion or modification of a charter school facility is permitted in any zoning district after public hearing upon demonstration that the standards established in this article have been met. Any existing covenant or declaration of restrictions relating to an existing charter school facility shall be modified or deleted only in accordance with the provisions of Article XXXVI of this code.

Sec. 33-157. Physical standards. All charter school facilities shall meet the minimum requirements included herein.

(a) Outdoor areas. Outdoor recreation/play areas are not required. Where same are provided the outdoor recreation/play area shall, wherever possible, be located so that the recreation/play area is not immediately adjacent to single family residences or section line roads, nor create incompatible impacts on other immediately adjacent properties. Adequate screening in the form of a wall, fence and/or landscaping shall be provided wherever the outdoor/play area abuts a property under different ownership.

(b) Signs. Signs shall comply with district regulations as contained in Chapter 33 of the Miami-Dade County Code; provided, however, that the total square footage of all freestanding signs in any residential district shall not exceed six (6) square feet in size.

(c) Auto stacking. Stacking space, defined as that space in which pickup and delivery of children can take place, may be provided in the form of specified parking stalls and/or areas clear of vehicular drive aisles. Stacking space

shall be provided for a minimum of two (2) automobiles for charter schools with twenty (20) to forty (40) children; schools with forty-one (41) to sixty (60) children shall provide four (4) spaces; thereafter there shall be provided a space sufficient to stack five (5) automobiles.

(d) Parking requirements. Parking requirements shall be as provided in section 33-124(1) of the Code.

(e) Height. The structure height shall not exceed the height permitted for that site by the existing underlying zoning district.

(f) Trees. Landscaping and trees shall be provided in accordance with Chapter 18A of this code.

(g) Charter school facilities as described herein shall be prohibited from operating on property abutting or containing a water body such as a pond, lake, canal, irrigation well, river, bay, or the ocean unless a safety barrier is provided which totally encloses or affords complete separation from such water hazards. Swimming pools and permanent wading pools in excess of eighteen (18) inches in depth shall be totally enclosed and separated from the balance of the property so as to prevent unrestricted admittance. All such barriers shall be a minimum of forty-eight (48) inches in height and shall comply with the following standards.

(1) Gates shall be of the spring back type so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the area is without adult supervision.

(2) All safety barriers shall be constructed in accordance with the standards established in section 33-12, except that screen enclosures shall not constitute a safety barrier for these purposes.

(h) Lot coverage and floor area ratio. The charter school facility shall not exceed the lot coverage and floor area ratio allowed by the underlying zoning district.

(i) Building setbacks. The charter school facility shall comply with the setbacks established in sections 33-17 and 33-18 (a) and (b) of the Code for buildings of public assemblage.

Sec. 33-159. Plan review standards

(a) Scale. The scale of proposed public charter school facilities shall be compatible with the scale of surrounding proposed or existing uses and shall be made compatible by the use of buffering elements.

(b) Compatibility. The design of public charter school facilities shall be compatible with the design, kind and intensity of uses and scale of the surrounding area.

(c) Buffers. Buffering elements shall be utilized for visual screening and substantial reduction of noise levels at all property lines where necessary.

(d) Landscape. Landscape shall be preserved in its natural state insofar as is practicable by minimizing the removal of trees or the alteration of favorable characteristics of the site. Landscaping and trees shall be provided in accordance with Chapter 18A of this code.

(e) Circulation. Pedestrian and auto circulation shall be separated insofar as is practicable, and all circulation systems shall adequately serve the needs of the facility and be compatible and functional with circulation systems outside the facility.

(f) Noise. Effective measures shall be provided to keep noise at acceptable levels.

(g) Service areas. Wherever service areas are provided, they shall be screened and so located as to be compatible with the adjacent properties.

(h) Parking areas. Parking areas shall be screened and so located as to be compatible with the adjacent properties.

(i) Operating time. The operational hours of a public charter school facility shall be compatible with the activities of other adjacent properties.

(j) Industrial and commercial. Where schools are proposed in or adjacent to, industrial or commercial areas, it shall be clearly demonstrated in graphic form and otherwise, how the impact on the commercial or industrial area has been minimized through site design techniques and/or operational modifications.

(k) Fences and walls. Outdoor recreation and/or play areas shall be enclosed with fences and/or walls.

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**
Aviation	**No objection**

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The irregularly shaped subject property is located on the northeast corner of S.W. 232 Street and S.W. 117 Avenue, approximately 1 mile west of and inside the Urban Development Boundary (UDB), in an area characterized by residences, vacant properties and plant nurseries. In 2003 the subject property was rezoned by the Board of County Commissioners (BCC) from GU, Interim District, to RU-1M(a), Modified Single-Family Residential District, as part of a larger parcel of land that was also rezoned to RU-TH, Townhouse District, and RU-3M, Minimum Apartment House District, pursuant to Resolution #Z-24-03. A Declaration of Restrictions was subsequently recorded which, among other things, identified the Silver Palms Charter School sites. In 2006, the BCC approved a modification of a Declaration of Restrictions that removed the requirements that the owner construct the roadway improvements for the intersection of S.W. 224 Street at S.W. 112 Avenue, removed the requirement that all homeowners and mortgagees within the overall property join in any declaration of restrictions for changes related to the school site(s) (Silver Palm Charter School), (such changes had to be approved at a public hearing), and required the opening of the charter school for a total of 1,100 students (800 students on Parcels A and B and 300 students on Parcel C) on the sites prior to the commencement of the 2007-08 school year, pursuant to Resolution #Z-20-06. The applicant is seeking to permit the expansion of an existing Charter School, the modification of conditions of a previously approved Resolution and the modification of several Declarations of Restrictions in order to increase the number of students from 300 to 500 on this site (Parcel C), and to extend the completion deadline to the beginning of the 2010-11 school year for the implementation of the K-5 charter school. Additionally, the applicant is requesting to permit temporary parking on natural terrain (hard surface required) in order to accommodate faculty and staff parking on the subject site (Parcel C) while the parking lot proposed for Parcel B is under construction. Staff notes that Parcels A and B are included under a companion application (Southwestern Grant L.L.C., application #07-318) which is also scheduled before this Board at this time. The submitted plans illustrate the classrooms and administrative program housed in a 2-story, L-shaped 34' high building placed parallel to SW 117 Avenue and SW 232 Street. Bus lanes are provided along SW 232 Street and parking for faculty, visitors and staff is sited on the eastern portion of the site. The school will be fitted with a colonnaded breezeway that serves as a circulation element so students and teachers can easily access classrooms, restrooms and other areas of the building while being sheltered from the elements. The architect employs elements on the facades that are prevalent in Mediterranean style buildings. For example, barrel tile is used on the roof and modified cupolas in the form of decorative roof lanterns, and tower styles that are prevalent in monuments and civic buildings found in the Mediterranean are also applied as decorative elements on the proposed building. Landscaping in the form of Gumbo-Limbo trees and Silver palms will be installed along the perimeter of the site and inside the faculty/staff parking area.

Additionally, staff notes that a zoning hearing application under the name of Manuel and Barbara Diaz on a property located south of S.W. 248 Street and lying on both sides of theoretical S.W. 117 Avenue, was approved on April 27, 2006 by this Board pursuant to Resolution No. Z-16-06 for a zone change from AU, Agricultural District, to RU-3M, Minimum Apartment House District, in order to develop said subject 82.64-acre parcel of land with a single-family and townhouse residential development. The applicants proffered a covenant limiting the development to a maximum of 490 units, to the plans submitted in conjunction with that application, and to a provision indicating that an additional 500 student stations

would be provided at the Silver Palms Charter School sites for a total of 1,600 students. This application in conjunction with the previously mentioned companion application #07-318 would together satisfy said requirement for a total of 1,600 students in all three sites. The covenant for the Manuel and Barbara Diaz property further stipulates that, in the event that the owner is unable to provide the additional stations as required or fails to produce the required approvals for the Charter School and/or additional stations, for any reason, the owner shall then reach an agreement with the School Board addressing the impact on educational facilities of this development in a manner acceptable to the Miami Dade County Public Schools and, until such agreement is reached with the School Board, the applicant shall apply for no building permits and no permits shall be issued in connection with the project.

The Department of Environmental Resources Management **(DERM) does not object** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. Since public water and public sanitary sewers can be made available to this property, DERM will require that the applicant connect to the water supply and the public sanitary sewer system. Additionally, the Miami-Dade County Aviation Department **(MDAD) does not object** to this application and has indicated that the applicant must coordinate with the Homestead Air Force Base to ensure conformity with Article XXXV, Homestead Air Force Base Zoning (Section 33-292 through 33-301). Further, the Department of Solid Waste Management **(SWM),** Miami-Dade Transit **(MDT),** the Miami-Dade Police Department **(MDPD)** and the Miami-Dade Water and Sewer Department **(WASD) do not object** to this project. Furthermore, the Miami-Dade Fire and Rescue Department **(MDFR) does not object** to this application and indicates in their memorandum that the average travel time to the vicinity of the proposed development is **7:00** minutes and that the development is expected to generate approximately 11 fire and rescue calls annually. Lastly, the Public Works Department **(PWD) does not object** to this application. Among other things, Public Works staff's field review revealed that SW 117th Avenue is still a two-lane road between SW 232nd Street and Bailes Road. The widening of SW 117th Avenue from 2 lanes to 4 lanes divided is required to be constructed prior to the opening of this school, as previously agreed to in the prior zoning application for this site. Furthermore, a traffic signal is required to be installed at the intersection of SW 117th Avenue and SW 232nd Street by the applicant prior to the opening of the school unless other acceptable provisions are made with the Public Works Department.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this property for **Low Density Residential** use. The CDMP indicates that all existing uses and zoning are consistent with the CDMP. As such, the existing RU-1M(a) zoning on the property is **consistent** with the LUP map designation of the CDMP. 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. Further, the CDMP provides that neighborhood or community serving institutional uses and utilities **including schools** and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories. As such, staff is of the opinion that the requested modifications of Declarations of Restrictions and Resolution conditions to increase the student count and extend the completion date for same for grades of K-5 are **compatible** with the surrounding community and are therefore **consistent** with the CDMP subject to compliance with all of the Public Works Department conditions.

The Educational Element Goal of the CDMP is geared to 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. The CDMP's Educational Element Policy **EDU-1** works toward the reduction of overcrowding which currently exists in the Miami-Dade County Public School System while striving to attain an optimum level of service. Similarly, the CDMP's Educational Element Policy **EDU-1C** states that the County shall 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. Educational Element Policy **EDU-1D** states that Miami-Dade County shall cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students which operate at optimum capacity. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program. Staff is of the opinion that the charter school use on this site will serve a need for the community by helping to accommodate some of the student population generated by the approved residential development in the vicinity of said use. As such, the approval of the proposed school facility subject to conditions would be **consistent** with the aforementioned EDU policies of the CDMP.

The Special Exception Standards, Section 33-311(A)(3), provide for the approval of an application when the applied for exception, in the opinion of the Board, would not have an unfavorable effect on the economy of Miami-Dade County, 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 planned and budgeted for construction, is accessible by private or public roads, streets or highways, would not 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 the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development. In staff's opinion, the location of the building provides ample open space and landscaping to buffer it from the developing residential community and mitigate any aural impact generated by the additional students. The submitted plans indicate abundant landscaping in the forms of native and non-native trees and shrubs planted along the perimeter of the site. The landscaping on the site will help lessen the noise impact that the increase in the number of students would generate and will provide additional privacy to the surrounding properties. The additional student population will not detrimentally impact the surrounding residential neighborhood, as the building can properly accommodate the number of students requested and the expansion to the previously approved charter school use on this site will serve a need for the community by helping to accommodate some of the student population generated by the approved residential development that surrounds said use. Additionally, the existing school adjoins streets that, in staff's opinion, further help to buffer said school from surrounding uses. Furthermore, the scale and height of the building are **compatible** with the existing adjoining residential neighborhood and developing residential neighborhoods found nearby. Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3).

When analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff supports the applicant's requests in order to increase the number of students from 300 to 500 on this site (requests #2 through #5) and is of the opinion that the increase in the number of students for the Kindergarten through the 5th grade, will benefit this developing community and will provide an expanded service to the community which may also help to relieve overcrowding at other school facilities. Staff notes that the revised site plan for the charter school provides ample landscaping along the site's perimeter to visually buffer the school from the surrounding area. Staff further opines that the proposed increase in the student population of an additional 200 students will not detrimentally impact the surrounding residential neighborhood as the school is designed to properly accommodate the increase in the number of students requested. Additionally, in staff's opinion, the school building adjoins streets that, in addition to the landscape buffer provided, help to buffer said institution from the surrounding uses. Additionally, the school's scale is compatible with the developing residential neighborhoods found nearby, as the proposed 34' high school building is similar to the 35' height permitted in the surrounding RU-1, RU-1M(a) and AU zones in the adjacent and adjoining communities. In addition, sufficient parking is proposed to prevent auto spillages onto the adjacent neighborhood. When considering the necessity for and the reasonableness of the proposal in relation to the surrounding area and the compatibility of said modifications with the area and its development, staff is of the opinion that proposed modifications will not have an unfavorable effect on the area, and will not be contrary to the public interest. Furthermore, as previously mentioned, the approval of these requests will accommodate additional students from nearby developments in compliance with a provision from Resolution #Z-16-06 which indicated that an additional 500 student stations would be provided at the Silver Palm Charter School sites. Therefore, staff opines that the approval of these modifications restricting the grade levels from Kindergarten through the 5th grade would be **compatible** with the area. Additionally, staff opines that the deletion of a portion of paragraph 6(a) of the Declaration of Restrictions, that formerly required DIC review for all these sites, is not necessary due to the passing of Ordinance #04-108 that established the Charter School process. Additionally, any environmental concerns will be addressed by DERM as the time of permitting. Staff further opines that the deletion of a portion of paragraph 6(e) is also no longer necessary as the charter school will be privately owned and operated and will not be maintained by a homeowners association. Therefore staff recommends approval of requests #2 through #5 with conditions under Section 33-311(A)(7).

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 of conditions of a previously approved 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 standards are applicable to this application. Due to the lack of information, staff is unable to analyze this application under said standards and, as such, requests #2 through #5 should be denied without prejudice under same.

When request #6, to permit temporary parking on natural terrain (hard surface required), is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would not be detrimental to the neighborhood and would not affect the appearance of the community. Request #6 is requested in order to

allow the applicant to accommodate faculty and staff parking on the subject site (Parcel C) on a temporary basis while the parking lot proposed for Parcel B (companion application #07-318) is under construction. Staff is of the opinion that this request would not be out of character with the area as it is for a limited time only and will reduce the overflow of vehicles and limit traffic congestion on and around the subject site and on the swales and rights-of-way during the construction of the parking lot. As such, staff recommends approval with conditions of request #6 under Section 33-311(A)(4)(b) (NUV).

When request #6 is analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would be required to prove that the request is due to unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. This application does not comply with the standards of said section since the property can be utilized in accordance with the zoning regulations. Therefore, staff recommends denial without prejudice of request #6 under the Alternative Non-Use Variance (ANUV) Standards.

Based on all of the above, staff recommends approval with conditions of request #1; approval with conditions of requests #2 through #5 under Section 33-311(A)(7), and denial without prejudice of same under Section 33-311(A)(17); approval with conditions of request #6 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of request #1; approval with conditions of requests #2 through #5 under Section 33-311(A)(7), and denial without prejudice of same under Section 33-311(A)(17); approval with conditions of request #6 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That the applicant submit revised Declarations of Restrictions to the Department of Planning and Zoning within 90 days of approval of this application unless an extension is granted by the Director for good cause shown.

2. That all the conditions of Resolution No. Z-20-06 remain in full force and effect except as herein modified.

3. That the charter school use be limited to grades Kindergarten through 5th grade for a maximum of 500 students.

4. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Planning and Zoning for the Charter School, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. 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.

6. That in accordance with Section 33-257 of the Code, a Unity of Title Agreement or Agreement in Lieu of Unity of Title, in recordable form, encumbering the entire subject property (Parcel C) and the two Parcels (A and B) which are the subject of application #07-318, be submitted to and meet with the approval of the Director of the Department of Planning and Zoning prior to platting.

7. That the temporary parking on natural terrain shall cease upon the earlier of (i) the completion of the parking lot proposed under application No. 07-318 or (ii) December 31, 2008. A time extension may be granted by the Director of the Department of Planning and Zoning for good cause shown.

8. That the approval of this application shall be contingent upon approval of application #07-318.

9. That safe access from and to the temporary parking on natural terrain be provided by the applicant upon approval by the Public Works Department.

10. That a unity of title be submitted to the Department of Planning and Zoning at the time of building permit application. Said instrument shall tie subject Parcels C to Parcel A and B which are the subject of application 07-318.

11. That all temporary parking on natural terrain on Parcel C be restricted to teachers and staff only.

12. That the Charter School have a minimum of three staggered start/dismissal times for grades K-5 as follows:

    Arrival / Dismissal
    7:30 a.m. and 2:30 p.m.
    8:00 a.m. and 3:00 p.m.
    8:30 a.m. and 3:30 p.m.

DATE INSPECTED: 03/26/08
DATE TYPED: 05/01/08
DATE REVISED: 05/05/08; 05/07/08; 05/08/08; 05/13/08; 06/02/08; 06/06/08; 06/24/08; 06/26/08; 06/30/08; 07/02/08; 07/08/08
DATE FINALIZED: 07/08/08
MCL; MTF; LVT; NN; JV

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

July 9, 2008

Miami-Dade County School Board
Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Renier Diaz de la Portilla
Evelyn Langlieb Greer
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Mr. Marc C. LaFerrier, Director
Department of Planning and Zoning
Miami-Dade County
111 NW 1 Street, 11th Floor, Suite 1110
Miami, FL 33128

RE: Applications 07-303, Southwestern Grant, LLC
07-318, Southwestern Grant, LLC

Dear Mr. LaFerrier:

In response to your Department's request seeking information regarding traditional public and charter schools in the general area of the above-referenced charter school applications, please see the attached Public School Projected Capacity Analysis (Attachment A) and Maps (Attachment B) depicting both traditional and charter school locations.

As you will note under Attachment A, Coconut Palm K-8 and Miami Southridge Senior High School are currently designated as the schools to serve the area of the applications. In addition, the analysis provides capacity information for traditional public schools in the surrounding area, depicting an overall surplus of student stations at the elementary, middle and senior high levels of 1,749, 1,366 and 1,272 respectively. Attachment B provides the locations of the traditional public and charter schools in the general area, including existing and proposed charter schools.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Ivan M. Rodriguez, R.A.
Director II

CSE:cse
L-010
Attachments

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian G. Villaamil
Ms. Corina Esquijarosa
Ms. Maria-Teresa Fojo
Mr. Nick Nitti

Facilities Planning
Ana Rijo-Conde, AICP, Planning Officer • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

PUBLIC SCHOOL PROJECTED ANALYSIS
July 8, 2008

APPLICATIONS: 07-303, Southwestern Grant, LLC
07-318, Southwestern Grant, LLC

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Coconut Palm K-8 – 24400 SW 124 Avenue

MIDDLE: Coconut Palm K-8 – 24400 SW 124 Avenue

SENIOR: Miami Southridge Senior High – 19355 SW 114 Avenue

All schools are located in South Regional Center.

The following student population and available facility capacity data is based on student enrollment projections for the 2008-2009 school year as of June 2008:

Elementary Schools

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
Coconut Palm K-8 Academy	821	1,478	55%	0	55%	283*
Goulds Elementary	633	802	79%	0	79%	169
Mandarin Lakes K-8	901	1,478	61%	0	61%	201
Caribbean Elementary	810	965	61%	22	61%	177
Pine Villa Elementary	502	834	60%	120	53%	452
Redland Elementary	905	903	100%	0	100%	-2
William A. Chapman Elemenetary	540	630	86%	108	73%	198
Air Base Elementary**	621	874	71%	18	70%	271
					AVAILABLE STUDENT STATIONS	1,749

Middle Schools

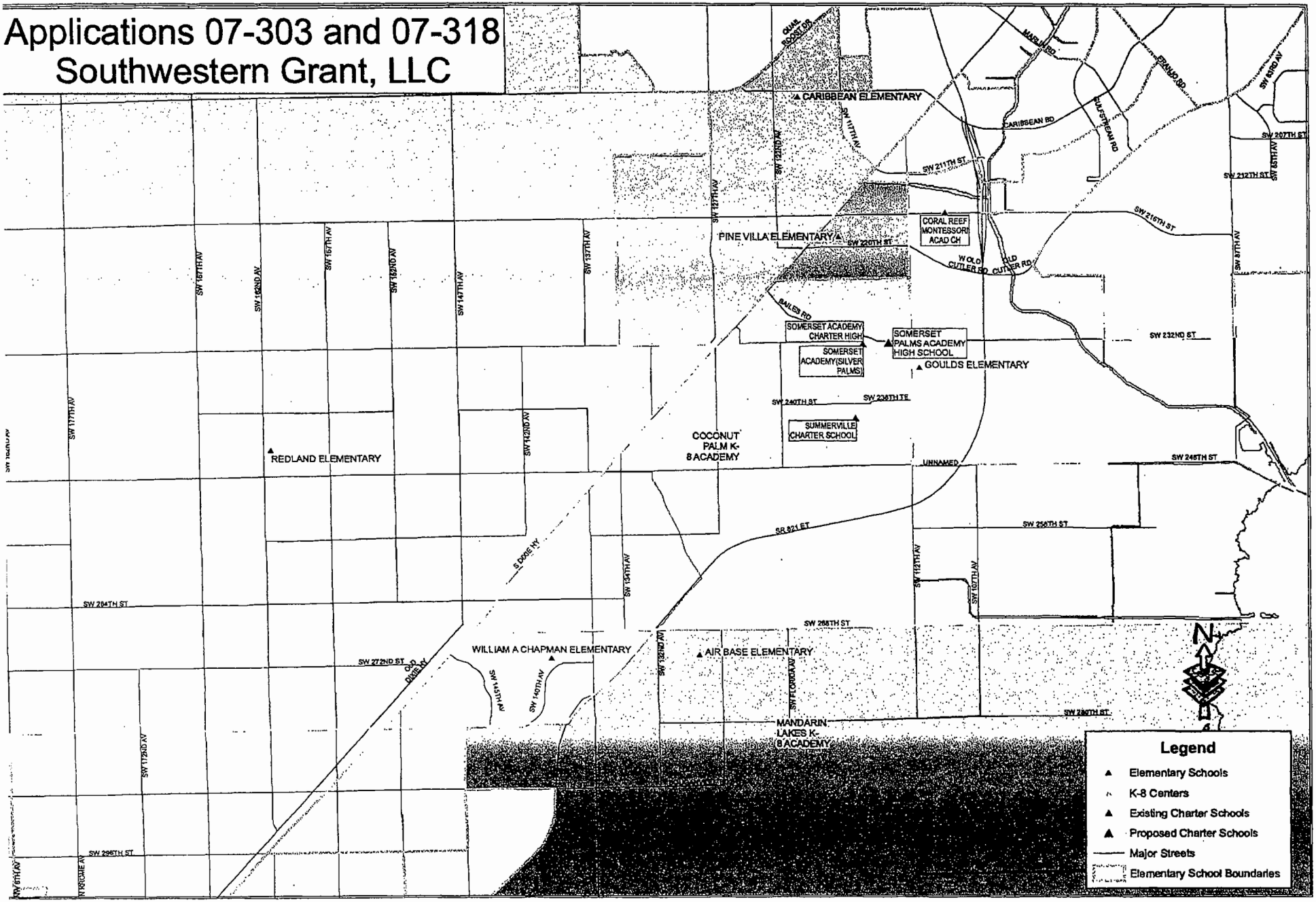
	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
Coconut Palm K-8 Academy	821	1,478	56%	0	56%	140*
Mays Community Middle	798	940	85%	99	77%	241
Centennial Middle	957	1,498	64%	0	64%	541
Redland Middle	964	1,230	78%	79	74%	345
Mandarin Lakes K-8	901	1,478	61%	0	61%	99
					AVAILABLE STUDENT STATIONS	1,366

SeniorHigh Schools

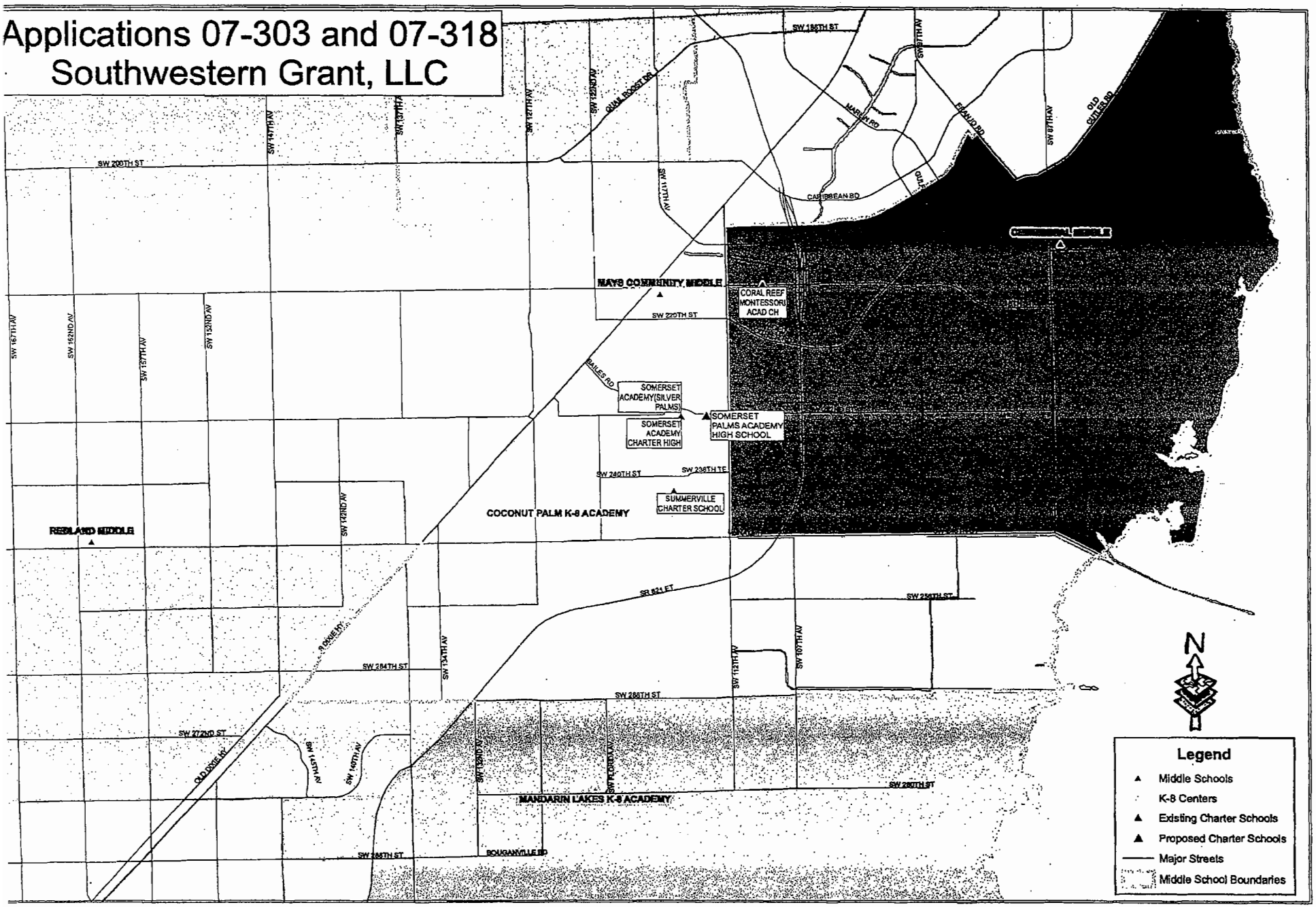
	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
Southridge Senior High	3,131	2,662	118%	190	110%	-279
Homestead Senior High	2,331	2,977	78%	190	74%	836
South Dade Senior High	2,885	3,600	80%	0	80%	715
					AVAILABLE STUDENT STATIONS	1,272

*Coconut Palm K-8 and Mandarin Lakes K-8 open Grades K-6 only. Grades 7 and 8 open second and third year.
**Air Base Elementary is a Magnet School (School of Choice).

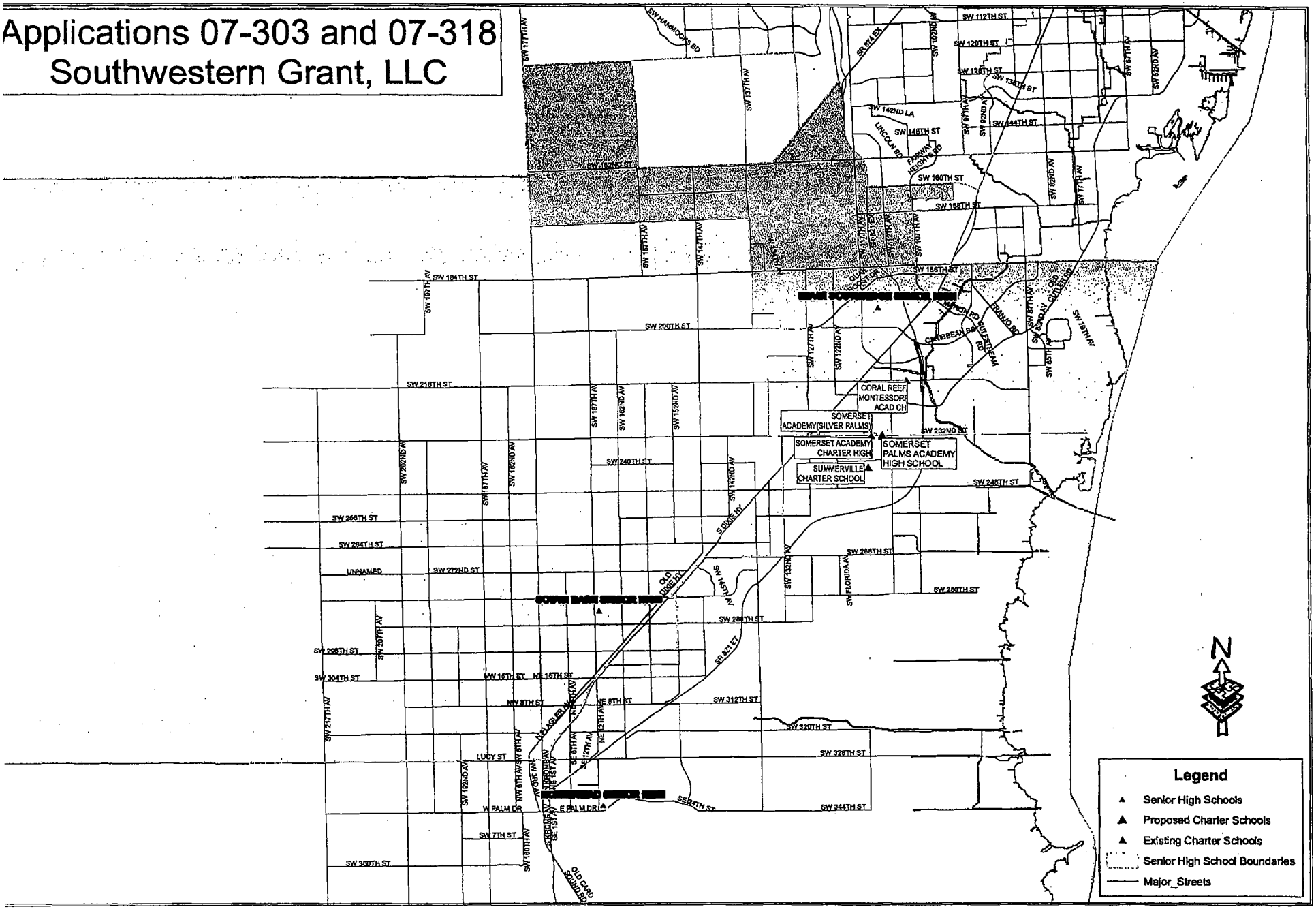
Applications 07-303 and 07-318
Southwestern Grant, LLC



Applications 07-303 and 07-318
Southwestern Grant, LLC



Applications 07-303 and 07-318
Southwestern Grant, LLC



Memorandum

MIAMI-DADE COUNTY

Date: July 9, 2008

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

From: Jeff Cohen, P.E., Assistant Chief
Traffic Engineering Division
Public Works Department

Subject: Revised Recommendations for Somerset Charter Academy at Silver Palm, Parcel "C"
Process No.: Z2007000303

The application is acceptable as indicated in the following list of recommendations and comments on the Site Plans, dated Revised "05.20.08," and "May 2008"; the Traffic Impact Analysis, dated June 13, 2008; the Third Amended Letter of Intent, dated May 16, 2008; and statements made at the Executive Council meeting today to be included in an amended Letter of Intent and covenants, for the facility located at SW 117th Ave. and SW 232nd St., Parcel "C." Note that all recommendations and comments that follow are subject to, and contingent on, all documents referred to above being officially submitted to the Planning and Zoning Department.

Site Specific Comments:

- Site Plan Review

    1. The exit from the onsite passenger vehicle loading lane onto SW 232nd St. must be relocated eastward to align with the onsite bypass lane. In addition, the exit driveway should be skewed for the right turn only maneuver.
    2. The Handicapped parking stall at the loading lane exit onto SW 232nd St. shall be provided with adequate vehicular access, i.e. – back-up space.

- Traffic Impact Review

    As indicated in the conclusions of the Analysis, a crossing guard/security guard should be present during arrival and dismissal times of the school to facilitate and coordinate vehicular and pedestrian movement, and safety especially at the entrance to the school.

- Letter of Intent Review

    Portions of the proposed modifications to the Declaration of Restrictions in the Third Amended Letter of Intent are not acceptable, as indicated in Paragraphs Nos. 6(d), 6(e), and 11. The original application requested the ability to float k-12 students between Parcels "A" and "C" campuses; however, the applicant has now amended the application to provide only k-5 grade levels which is acceptable to this Department. The Letter of Intent must be amended accordingly.

- Project Requirements

    1. 15 MPH School Speed Zone signs, markings, and flashing signals are required to be installed by the applicant prior to the opening of the school.

2. Since a minimum of 16 required parking stalls are to be provided on Parcel "B," Parcels "B" and "C" must be legally tied together for this proposed use.
3. In addition, the plans for Parcel "A" indicate an allocation of 47 required parking stalls to Parcel "B"; therefore, Parcel "B" must contain a minimum of 63 parking stalls (not including ADA spaces).
4. Direct hard surfaced pedestrian access to Parcel "B" is required to be provided along the north side of SW 232 St. by the applicant, or others, prior to the opening of the school.
5. The specific times for beginning and ending of classes per shift (Three shifts required as per the Traffic Impact Analysis and shown on page 15 of it.) including grade levels, and number of students per shift, as well as, an operation plan indicating arrival and dismissal operations for passenger vehicles and school buses, must be provided in a covenant for this facility. Included in this covenant must be an agreement that the school administration will take corrective measures if conditions change in the future where passenger vehicles are stacked in through lanes or parked in non-designated parking areas in the public ROW.
6. A staff field review indicated that SW 117th Ave. is still a two-lane road between SW 232nd St. and Bailes Road. The widening of SW 117th Ave. from 2 lanes to 4 lanes divided is required to be constructed prior to the opening of this school, subject to possible ROW limitations and conditions.
7. The entire public ROW perimeter of the site must be constructed with curb and gutter, as indicated on the submitted site plans.
8. The site plans are required to be modified, as indicated in the Site Plan Review section above.
9. A traffic signal is required to be installed at the intersection of SW 117th Ave. and SW 232nd St. by the applicant prior to the opening of the school unless other acceptable provisions are made with this Department.
10. All additional offsite and onsite improvements indicated on the submitted site plans, in the submitted Traffic Impact Analysis, or in this memorandum are required to be installed by the applicant, or by others, prior to the opening of the new school.
11. Adequate street lighting must be provided for the safety of staff that has to walk between the three sites especially in consideration of the early arrival times of students during the winter months.

Any differences between the Letter of Intent, Child Care Check List for Charter Schools, and the Traffic Impact Analysis must be rectified and clarified prior to final approval by the County.

The specific requirements for, and locations of, any additional, or modifications to, required signs, pavement marking, and signal installations will be determined at the time of Paving and Drainage, Sign, Pavement Marking, and Signal Plans Review.

Standard Comments:

- Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps 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 ft 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 this

Department. Also, any relocation or removal of trees must be approved by DERM. 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 record, 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, MDPWD 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.

- The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please contact me at (305) 375-2030.

cc: Esther Calas, P.E., Director
Muhammed M. Hasan, P.E., Chief, Traffic Engineering Division
Robert Williams, P.E., Head, Traffic Control Center, Traffic Signals and Signs Division
Raul A. Pino, P.L.S., Chief, Land Development Division
David Cardenas, Chief, Right of Way and Aesthetic Assets Management Division
Harvey L. Bernstein, Educational Facilities Administrator, Traffic Engineering Division
Armando Hernandez, Concurrency Coordinator, Traffic Engineering Division
Vishnu Rajkumar, Signal Design Administrator, Traffic Engineering Division

Memorandum

MIAMI-DADE COUNTY

Date: November 19, 2007

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

From: Sunil Harman, Director, Aviation Planning, Land-Use & Grants
Aviation Department

Subject: DIC Application #07-303
Silver Palm Holdings of Homestead, LLC

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #07-303, Silver Palm Holdings of Homestead, LLC. The applicant is requesting a modification of a previously approved resolution and covenant to permit a charter school to increase the student stations from 300 to 500 for grades K-5. The subject property is 2.47 acres and is located at the northeast corner of SW 232 Street and SW 117 Avenue, Miami-Dade County.

Based on the available information, MDAD determined that a modification of the previously approved resolution and covenant regarding land use is compatible with operations from Homestead General Aviation Airport. Please be advised that the applicant is required to coordinate with Homestead Air Force Base to ensure conformity with Article XXXV Homestead Air Force Base Zoning (Code of Miami-Dade County §§33-292--33-301). Please be advised that MDAD does not have jurisdiction over Homestead Air Force Base. The contact at the Base is Major Tim Arnett, 305-224-7306, tim.arnett@homestead.af.mil.

SH/rb

C: Max Fajardo, E.I., Deputy Aviation Director
John Cosper, P.E., Deputy Aviation Director – CIP
José Ramos, R.A., Chief, Aviation Planning

Memorandum

MIAMI-DADE COUNTY

Date: November 14, 2007

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

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

Subject: DIC No. Z2007000303
Silver Palm Holdings of Homestead, LLC
Northeast Corner of S.W. 232nd Street and S.W. 117th Avenue
Modification of a Previous Resolution to Expand an Existing School
(RU-1(M)(a)) (2.47 Acres)
18-56-40

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 Miami-Dade County Water and Sewer Department (MDWASD). The closest public water is a 12-inch water main located along 232nd Street, approximately 3,700 feet from the subject property. 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 7,500 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for this water main is MDWASD's Alexander Orr 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 use the Southeast Florida water resources more efficiently.

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 property is located within the franchised sewer service area of the MDWASD. The closest public sanitary sewer is an 8-inch gravity main located along S.W. 232nd Street, approximately 3,750 feet from the subject property. Downstream flow is directed to Pump Station 30-1097, and then to the South District Treatment Plant, which has adequate capacity to meet projected demands from this project. Connection of the proposed development to the public sanitary sewer system shall be required, in accordance with Code requirements.

Existing 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 require the approval of alternate means of sewage disposal. Use of 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

A modification to Surface Water Management General Permit No. 13-02405-P from DERM shall be required for the construction and operation of the required surface water management system. This modification shall be obtained prior to site development, final plat, or Miami-Dade Public Works Department approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section 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.

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

Pollution Remediation

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at (305)372-6700.

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.

Wetlands
The subject properties do not contain jurisdictional wetlands, as defined by 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.

Tree Preservation
Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History
DERM has found no open or closed enforcement record 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 discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

cc: Nick Nitti, DIC Coordinator

Memorandum

MIAMI-DADE COUNTY

Date: May 20, 2008

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

From: Herminio Lorenzo, Director
Miami-Dade Fire Rescue Department A. SUAREZ (ACTING)

Subject: DIC # 2007000303 – Silver Palm Holding of Homestead
Northeast corner of SW 232 Street and SW 117 Avenue,
Miami-Dade County, FL (Revision No. 1)

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately **11** fire and rescue calls annually.

(B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

Based on data retrieved during calendar year 2007, the average travel time to the vicinity of the proposed development was **7.15 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.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
34	10850 SW 211 Street	Rescue, 50' BLS Squrt	7
5	13150 SW 238 Street	Rescue, BLS Engine	7
55	21501 SW 87 Avenue	ALS Engne	4
52	12105 Quail Roost Drive	Rescue, ALS Tanker	7

SITE PLAN REVIEW:

(A) Fire Engineering & Water Supply Bureau has reviewed and approved the proffered revised plans entitled 'City Landings,' as prepared by Kobi Karp Architects, Inc., dated stamp received April 30, 2008.

(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 Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

If you need additional information, please contact the Planning Section at 786-331-4540.

HL:ch

Memorandum

MIAMI-DADE COUNTY

Date: November 2, 2007

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

From Phillip Torres, P.E.
Miami-Dade Water and Sewer Department
Manager, Plans Review Section

Subject: DIC

The Miami-Dade Water and Sewer Department comments and recommendations are as follows:

1. **Project:** Silver Palm Holdings of Homestead
Location: S.W. 232 St.
WATER:

Connect to a proposed eight (8)-in W.M. in S.W. 115 Ave and S.W. 228 Ln. and extend the same southeasterly in S.W. 228 Ln. to S.W. 114 Pl. thence southerly in S.W. 114 Pl. to S.W. 232 St. interconnecting to an existing sixteen (16)-in. W.M. at that location.

Developer can also be connected to any of the existing sixteen (16)-in and /or eight (8)-in W.M. (s) in S.W. 232 St. S.W. 115 Ave, S.W. 114 Pl. and/or S.W. 234 St. Any W.M. extension within the property shall be eight (8)-in. min. in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C.(s)

SEWER:

Connect to any of the existing and/or proposed eight (8)-in gravity sewers in S.W. 232 St. S.W. 115 Ave., S.W. 114 Pl., S.W. 234 St. and/or in Bailes Road, close to the N.W. corner of the property.

For the portion of the property, located N/O S.W. 232 St. if the gravity P.O.C. located in S.W. 232 St. is chosen, then be advised that since the existing gravity sanitary sewer and sewage pump station located south of this property will provide sewer service to this development, which is located outside the pump station service area, then the developer shall pay the required contribution to the developer who installed the other pump station, that is supposed to provide service to the area where this property is located, and to the Developer who installed the pump station and gravity sewer system where the connection will be made as applicable. If Unity of Title does not apply, then any gravity sewer within the property shall be public and eight (8)-in minimum in diameter.

GENERAL NOTES:

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12)-in. min. in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-in. min. in diameter required for low and medium density residential zonings. Please note that the

aforementioned zonings are Miami-Dade County or equivalent, based on total amount of units per acre.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27th, 1993, the First Amendment to Settlement Agreement between DEP and County dated December 21st, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

Should you have any questions, please do not hesitate to call me at 786-268-5214.

Cc: Jorge S. Rodriguez, Assistant Director

WATER CONSERVATION

Miami-Dade County is currently developing recommendations for new development that would achieve higher water use savings than currently required by code.

The following is a list of water saving practices to be used as a guide to achieve additional water savings above current code requirements. These recommendations are targeted at new commercial and institutional construction projects and are based on the following principles:

- Use waterless technologies where available
- Maximize use of on-site sources of water
- Choose equipment that is water and energy efficient
- Install automatic shot offs, solenoids and controllers to turn water off when not in use
- Install flow restrictors when possible
- Eliminate once-through cooling

Plumbing Fixtures and Practices

Toilets and Urinals

- Ensure all water closets use no more than 1.3 gallons per flush, high efficiency toilets (HETs) can achieve 20 to 25% water use savings.
- Use toilets included the Uniform North American Requirements (UNAR) certified list.
- Consider waterless urinals

Faucets

- Install hand washing faucets or aerators that use no more than 1.0 gallons per minute
- Install sensor controls on hand washing faucets in public restrooms
- Install showerheads that use no more than 1.5 gallons per minute

Plumbing Design

- Use tankless water heating or other devices that reduce water wasted waiting for the water to get hot where possible
- Post prominent signs in all restrooms and other water using areas listing telephone numbers to promptly report leaks and other plumbing problems.

Metering and Sub-Metering

- Install a separate meter and keep monthly records of all major water-using function such as cooling towers and individual buildings.

Heating Ventilation and Air Conditioning Equipment

Cooling Towers

- Eliminate all once-through cooling
- On cooling towers, install both makeup and blowdown meters
- Equip cooling towers with overflow sensors on the overflow pipes to alert the operator to problems that can waste thousands of gallons daily
- All cooling towers should achieve at least (5.0) cycles of concentration

Boilers

- Equip boilers with makeup meters and conductivity controllers for blowdown control
- Reuse or return steam condensate to the boiler wherever possible
- Install makeup meters on all recirculating closed water loops used for heating and cooling systems so that leaks in the recirculating systems can be easily detected.

Food Service

Equipment Selection

- Eliminate all water cooled equipment using once-through cooling
- All water-cooled equipment should be eliminated unless it uses chilled water or cooling tower loop. This includes ice makers, refrigeration equipment, and ice cream machines.

Dishwashing Equipment

- Dishwashers should use less than 1.2 gallons per rack for fill-and-dump machines and less than 0.9 gallons per rack for all other types of machines. For under the counter machines, water use should not exceed 1.0 gallons per rack for high-temperature machines and 1.7 gallons per rack for low-temperature machines and 1.7 gallons per rack for low temperature machines.
- Pre-rinse spray valves that use 1.6 gallons per minute and have a shot off valve

Food Preparation

- Use connectionless steamers. They do not need either a water supply or a wastewater drain.
- Select ice machines that use no more than 20 gallons per hundred pounds of ice made.

Efficient Landscape Irrigation

Water can be conserved through the use of a properly designed and managed landscape irrigation systems, and choice of plant material.

Irrigation controllers

- Moisture sensing shut-off switch equipment for automatic irrigation systems to avoid irrigation during periods of sufficient soil moisture. Said equipment shall consist of an automatic mechanical or electronic sensing devise or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

Irrigation equipment and design

- Use drip irrigation or microsprinklers for planning beds (once plants are established, irrigation is not usually needed)
- Irrigated areas shall not be less than 4 feet wide, except when next to contiguous property or using micro or drip irrigation.
- Create hydrozoned areas, with beds and turf watered separately (plant beds may not need irrigation after plants are established)
- Design systems to maintain manufacturer-recommended pressure to prevent misting and unnecessary pipe wear

Soil

- Terrace any area that exceeds a 3.1 slope
- Do not add soil on top of tree roots

Mulch

- Use organic, preferably locally derived mulch, such as pine bark, dyed ~~landscape mulch, or enviromulch. Avoid cypress mulch which~~ encourages deforestation of natural areas.
- Limit use of rock mulch due to increased heat and reflection
- Mulch should be 3-4 inches deep over the root zone and several inches away from the base of plants

Plant Selection

- Use low-maintenance (drought tolerant) species. The Extension Service's Florida Yards and Neighborhoods Program list these in a publication for South Florida. http://miami-dade.ifas.ufl.edu/programs/fyn/publications/dtpl.htm
- Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities. Select plants that are drought and freeze tolerant.
- For areas with limited soil space such as parking lots, use naturally small stature trees or use palms. Information for small stature trees for restricted spaces, such as narrow swales and limited space residential lots where canopy and roots can become problem can be found at http://miami-dade.ufledu/programs/urbanhort/publications/PDF/SamII%20Trees%20for%20Miami-Dade.pdf
-
- Xeriscape or Florida-friendly landscape principles should be applied. These principles conserve water and protect the environment and include efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance. (Ref. 373.185 F.S.)

DATE: 05/22/08
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

SOUTHWESTERN GRANT LLC	THE NORTHEAST CORNER OF S.W. 232 STREET & S.W. 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2007000303

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Current Case history;
Case 200801003234 opened based on enforcement history request and inspected on 5-12-08. No new violations were observed and case was closed.
Case 200701004317 was reinspected on 10-4-07 and found still in violation. The case was set up for remediation and corrected by remediation on 3-6-08. A lien was placed and satisfied on 4-18-08.

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: **SOUTHWESTERN GRANT, LLC**

NAME AND ADDRESS		Percentage of Stock
Ignacio Zulueta		**50%**
Fernando Zulueta		**50%**
6255 Bird Road **Miami, FL 33155**		

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
207-303
MAY 14 2008
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: _____

IGNACIO ZULUETA, MANAGER, SOUTHWESTERN GRANT, LLC

Sworn to and subscribed before me this 8 day of MAY, 2008 Affiant is personally known to me or has produced _____ as identification.

* _____
(Notary Public)

Notary Public State of Florida
Vanessa Gonzalez
My Commission DD660376
Expires 04/08/2011

My commission expires 4/08/11

*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.

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Z07-303
MAY 14 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

CHILD CARE CHECKLIST FOR CHARTER SCHOOLS: (Parcel 'C') P.H. 07-303

School Name: SOMERSET CHARTER SCHOOL AT SILVER PALMS
School Address: S.W. 114th Court & Silver Palm Drive Tax Folio # 30-6019-013-3545

Total size of site: (Parcel 'C') Irregular = 93,817.0 / 43,560 SQ. FT. = 2.15 ACRES

Number of children or students requested: 500 Ages: 4-10 Yrs Old

Grade Levels Requested: (K-5th Grades)

Number of classrooms: 24 Total square footage of classroom area: 12,480 SF

Amount of exterior recreation/play area in square footage: 21,500 SF

Number of parking spaces provided for staff, visitors, and transportation vehicles: 61 parking spaces provided.
43 parking spaces required by Section 33-124 (L)

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

Leila Bathes

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

Signed, sealed, executed and acknowledge on this 7th day of July 2008 at Miami-Dade County. Florida.

WITNESSES: Tracy Clavent

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 7 day of July, 2008, before me personally appeared Leila Bathes 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.

MERCEDES ARBOJAS
MY COMMISSION # DD 751066
EXPIRES: January 23, 2012
Bonded Thru Notary Public Underwriters

CHARTER SCHOOL FACILITIES INFORMATION

Miami-Dade County Public Schools
Charter School Facilities Information

School Number/ Location Number	Name of School	Address	Grade Levels	SY Open	Municipality	Expiration Dates					Enrollment					Specified Use on CO/CU	Issues/Concerns	Non-Compliance Letters
						Fire Permit	Certificate of Occupancy	Certificate of Use	Occupational License	Health Permit	Contract Cap	CO/CU Cap	Architect's Letter Cap	Other Official Document Cap	Actual Enrollment (PARIS 1/9/2008)			
0300	Rosa Parks Charter School (6-8)	713 West Palm Drive Florida City, FL 33034	6-8	1999	Florida City	1/14/2008		Permanent (Florida City)			600 (K-8)	None	107	N/A	52 (6-8 as per PARI)	Commercial	never been uploaded	to remove vented hood from kitchen area
7030	SIA Tech - Main Campus	12350 SW 285 Street Homestead, FL 33033	9-12	2004	Federal Property	9/9/2008	Exempt	Exempt			800 (both campuses)	N/A	N/A	300	405 (both campuses)	Job Corps Program: Federal Property	U. S. Dept. Of Labor letter on file defining exempt status and enrollment cap	
7030	SIA Tech - North Campus	3050 NW 183 Street Miami Gardens, FL 33056	9-12	2004	Federal Property	4/19/2008	Exempt	Exempt			800 (both campuses)	N/A	N/A	496	405 (as per school)	Job Corps Program: Federal Property	U. S. Dept. Of Labor letter on file defining exempt status and enrollment cap	
0520	Somerset Academy	18491 SW 134 Avenue Miami, FL 33177	K-5	2004	County	8/18/2008	Permanent	9/30/2008			700	700	N/A	N/A	539	Bus. Use: School Other than Listed; Use Specific: Charter School	(Housed with 6004)	3/28/2007
6004	Somerset Academy Middle	18491 SW 134 Avenue Miami, FL 33177	6-8	2004	County	8/18/2008	Permanent	9/30/2008			300	700	N/A	N/A	161	Bus. Use: School Other than Listed; Use Specific: Charter School	(Housed with Loc. 0520)	3/28/2007
7042	Somerset Academy High School	11400 SW 232 Street Miami, FL 33032	9-12	2004	County	10/21/2008	Permanent	9/30/2008			500	800 (07-08) and 1100 (08-09) between both schools	N/A	N/A	32	Charter High School	(Housed with Loc. 0332)	
0332	Somerset Silver Palms (K-8)	11400 SW 232 Street Miami, FL 33032	K-8	2007	County	10/21/2008	Permanent	9/30/2008			1100	800 (07-08) and 1100 (08-09) between both schools	N/A	N/A	733	Bus. Use: School Other than Listed; Use Specific: 1-12 Grade Charter School	(Housed with Loc. 7042)	
6029	Spirit City Academy	285 NW 199 Street Miami Gardens, FL 33169	6-8	2005	City of Miami Gardens	9/11/2008		12/31/2008 (City of Miami Gardens)			350	None	100	N/A	53	Permitted Use: C004		12/1/2006; 10/24/2007
0072	Summerville Charter School	11575 SW 243 Street Miami, FL 33032	K-5	2007	County	8/27/2008	Permanent	9/30/2008			600	455	N/A	N/A	452	Charter School: K-5		10/24/2007
1010	Waterstone	855 Waterstone Way Homestead, FL 33033	K-8	2005	City of Homestead	2/4/2009	Permanent (City of Homestead)	N/A			1150	1150	N/A	N/A	1117	School: Non-Profit		

CHARTER CONTRACT SUMMARY
Hearings #07-303 and #07-318

Somerset Academy Charter Schools
SW 117th Avenue and 232nd Street
Miami, Florida

- **Corporation: Somerset Academy, Inc.**

- **Contract Date:** June 15, 2006.

- **Term:** Ten years (1st day of 2007-2008 school year and ending June 30, 2017). If eligible, contract may be renewed up to 15 years.

- **School Concept:** The schools will house grades K-12 while servicing Limited English Proficient (LEP) students and Exceptional Student Education (ESE) students.

- **Enrollment:** Grades K - 8 with 1,100 students and grades 9 - 12 with 500 students for a total of 1,600 students, contingent on the student capacity as stated on the valid Certificate of Occupancy (CO), Certificate of Use (CU) and Fire Permit issued by Miami-Dade County. Monthly payments shall not be paid for students in excess of the school's enrollment capacity, as defined by the valid CO, CU or Fire Permit, nor in excess of the projected enrollment for the school year.

- **Demographics:** School shall strive to achieve a racial/ethnic balance reflective of the community it serves or within the racial/ethnic range of other public schools in the school district.

- **Length of School Year:** Consistent with school district's year.

- **Zoning:** School shall comply with all applicable laws, ordinances, and codes of federal, state, and local governance and obtain all necessary licenses, permits, zoning, use approval, facility certifications and other approvals as required and be responsible for all associated costs.

- **Facilities:** School agrees to use facilities that comply with the Florida Building Code. School agrees to give School District the documentation regarding school's property interest (owner or lessee) in the property and facility. If school does not own property, must show proof of a signed lease 30 days before the initial opening day of classes.

- **General Conditions:** Must not be part of an organization holding more than 15 charters statewide.

- **Reporting:** Must report annually to School District and adopt and maintain annual operating budget.

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SOMERSET CHARTER SCHOOL AT SILVER PALM

PARCEL 'C' APPLICATION: (K-5th Grades)
S.W. 117th Avenue and Silver Palm Drive
Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS
OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE MIAMI, FL. 33172
tel: (305) 599-1951

DATE: OCT. 2007
ISSUED FOR: DIC SUBMITTAL

ARCHITECT
CIVICA
tel: 305.593.9959 8323 NW 12th St. Suite No.206. Doral, Fl. 33126 fax: 305.593.9855

INDEX OF DRAWINGS

A-0.1 SILVER PALM CONTEXT SITE PLAN

ELEMENTARY SCHOOL

ARCHITECTURAL
A-1.0 LOCATION MAP & ZONING DATA
A-1.1 PROPOSED SITE PLAN
A-1.1A CONTEXT SITE PLAN (PARKING DISTRIBUTION)
A-1.2 PROPOSED 1st AND 2nd FLOOR PLANS
A-1.3 PROPOSED ELEVATIONS

LANDSCAPE
LA-1.4 PROPOSED LANDSCAPE PLAN & PLANT LIST
LA-1.5 LANDSCAPE LEGEND & SPECIFICATION

A-1.6 MISCELLANEOUS DETAILS

SILVER PALM CHARTER ACADEMY
S.W. 117th Avenue and Silver Palm Drive
Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS OF
HOMESTEAD, LLC.
760 N.W. 107 AVENUE MIAMI, FL. 33172
tel: (305) 599-1951

DATE: OCT. 2007
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ARCHITECT

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ZONING DATA FOR PARCEL 'C'

•PROPOSED USE: EDUCATIONAL	K-5 GRADES (CHARTER SCHOOL)
•ZONING DISTRICT	RU-1M(A)
GROSS LOT AREA:	2.4709 Acres = 106,021.0 SQ.FT.
NET AREA (After 2 R.O.W.)	2.15 Acres = 93,817.0 SQ.FT.

•LOT COVERAGE:

Building Floor Print Provided: 31,217.0 SQ.FT. = (33.27% Lot Cover)
(Including all Exterior Arcade's)

•FLOOR AREA RATIO:

Allowable: 0.5 FAR (of Net Area) = 46,908.5 SQ.FT.
Provided:
1st FLR: 28,500.0 SQ.FT (Including all Exterior Arcades)
2nd FLR: 27,900.0 SQ.FT. (Including all Exterior Balconies)

Total Provided: 56,400.0 SQ.FT. = (0.60 FAR)

•OPEN SPACE

Required: (60%) 56,296.2 SQ.FT.

Provided:
30,300.0 SQ.FT. (PERV)
32,300.0 SQ.FT. (IMPERV) = (66.72%) 62,600.0 SQ.FT.

•NUMBER OF TREES

REQUIRED: 28 TREES PER ACRES + STREET TREES (87 TREES)
PROVIDED (87 TREES)

• HEIGHT
Allowable.....35'-0"
Proposed.....34'-2" (3-stories-TOP OF MAIN RIDGE)

• SETBACKS (1)
Front (SW 117th Avenue)
Required.....25'-0"
Proposed.....25'-0"

Side (SW 232nd Street)
Required.....25'-0"
Proposed.....25'-0"

Side (Bailes Road)
Required.....25'-0"
Proposed.....26'-11"

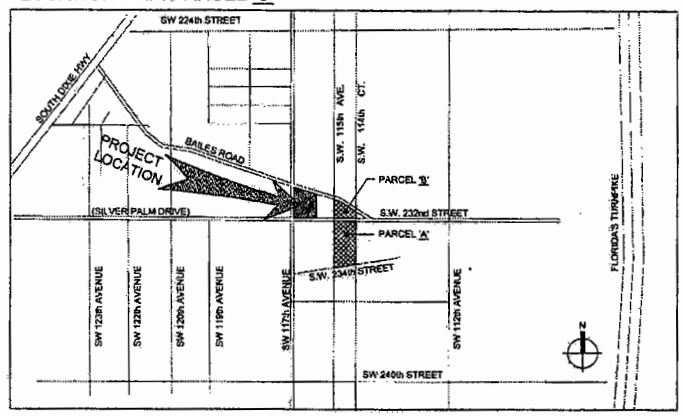
Rear (East Side)
Required.....50'-0"
Proposed.....104'-10"

(1) SETBACK REQUIREMENTS BASED ON SECT.33-17(1), AS ESTABLISHED MIAMI-DADE COUNTY ZONING REGULATIONS

LEGAL DESCRIPTION FOR PARCEL 'C' SITE:

The West 1/2 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 18, township 56 South, Range 40 East, lying South of Bailes Road and being in Miami-Dade County, Florida. Folio No. 30-6018-000-0430.

LOCATION MAP: PARCEL 'C'



SIGNAGE NOTE:

1. THE TOTAL FREE-STANDING SIGNAGE IN ANY RESIDENTIAL DISTRICT SHALL NOT EXCEED SIX (6) SQ.FT. IN SIZE. IN COMPLIANCE W/ MIAMI-DADE COUNTY ORDINANCE (CHAPTER 33)

PARKING DATA FOR PARCEL 'C' SITE:

Uses Proposed	No. of Classrooms	Classroom Area	No. of Students	No. of Teachers	No. of Assist	No. of Admin	Total Personnel
K-5th GRADES	28	(14,560 SQ.FT.)	540	28	2	3	33
Grand Total	28	(14,560 SQ.FT.)	540 Students	28	2	3	33

NOTE:
PARKING REQUIREMENTS BASED ON MIAMI-DADE COUNTY CODE OF ORDINANCES SECTION 33-124(L) FOR SCHOOL USE.

Code Requirement	Parking Required		Parking Provided
1 Pkg per e.a. Staff	(3) Staff x 1 space) = 33 spaces	Total Parking Required for K-5th: 33 + 0 = 33 Spaces	(Parcel 'B') 22 Spaces
			(ON SITE) 43 Spaces
Total Parking Required for K-5th Grade School.	33 Spaces Required		Total Parking Provided: 22 + 43 = 65 Spaces *

* Total Handicapped Spaces Provided : (5)
(3-HC Spaces On Site & 2-HC Spaces on Parcel 'B')

•Total Surplus Provided:.....(65 - 33 Req) = 32 Spaces

•On Site Parking Fragmentation.....33 Visitor Spaces on Site
11 Staff Spaces on site
22 Staff Spaces on Parcel 'B'

PARKING NOTE: PLEASE SEE A-1.1A FOR PARKING FRAGMENTATION

ARCHITECT:
CIVICA
8305 NW 12th St.
Doral, Fl 33126
tel: 305.593.9696 fax: 305.593.9697

SOMERSET CHARTER ELEMENTARY SCHOOL AT SILVER PALM

S.W. 117th Avenue and Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE,
MIAMI, FL. 33172
tel: 305.696.1951

ISSUED FOR:
DIC SUBMITTAL

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1	10.15.07	DIC COMMENTS	SAP
2	04.02.08	DIC COMMENTS	SAP

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2007

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04.30.08

ROLANDO LLAMES, AIA
AR - 0010160

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SHEET TITLE
LOCATION MAP & ZONING DATA FOR ELEMENTARY/ K-5 GRADES SCHOOL

SHEET NUMBER
A-1.0

49

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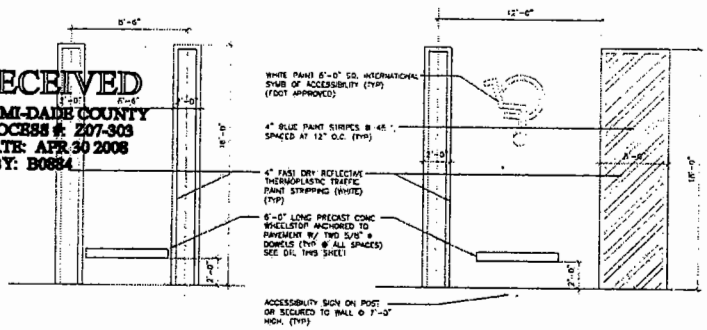
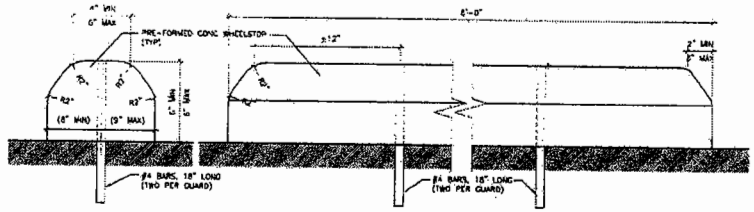
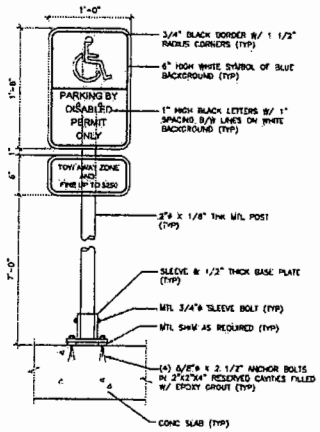


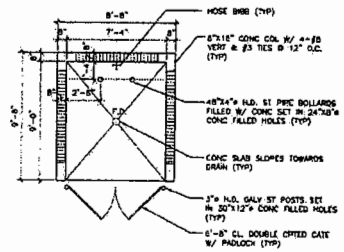
1 A-1.6 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

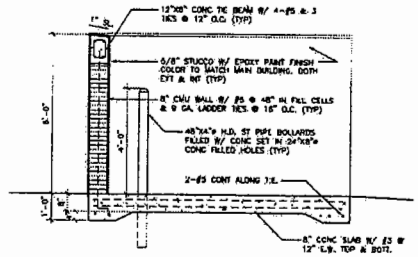


2 A-1.6 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

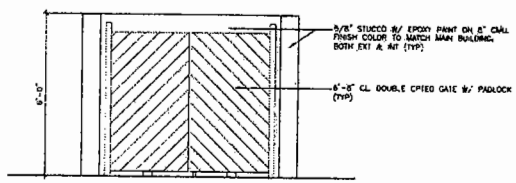


3 A-1.6 TYPICAL ACCESSIBLE PARKING SIGNAGE

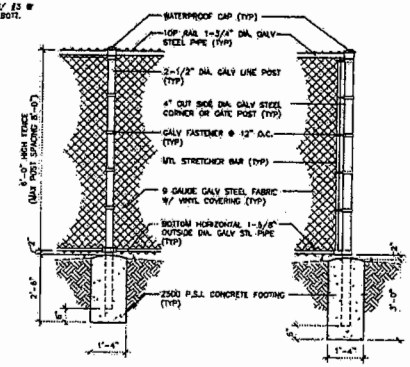




4 A-1.6 TYPICAL DUMPSTER ENCLOSURE: PLAN AND SECTION DETAILS



5 A-1.6 TYPICAL DUMPSTER ENCLOSURE: ELEVATION DETAIL



6 A-1.6 TYPICAL FENCE DETAIL

ARCHITECT
CIVICA
8323 NW 12th St
Suite 108, Doral, FL 33126
Tel: 305.863.2828
Fax: 305.863.8587

SUNSHINE CHRISTIAN ELEMENTARY SCHOOL AT SILVER PALM
SW 117th Avenue and Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE
MIAMI, FL. 33172
tel: 305.599.1961

ISSUED FOR:
DRC SUBMITTAL

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AR - 0013150

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SHEET TITLE
TYPICAL PARKING AND DUMPSTER ENCLOSURE DTLS

SHEET NUMBER
A-1.6

05

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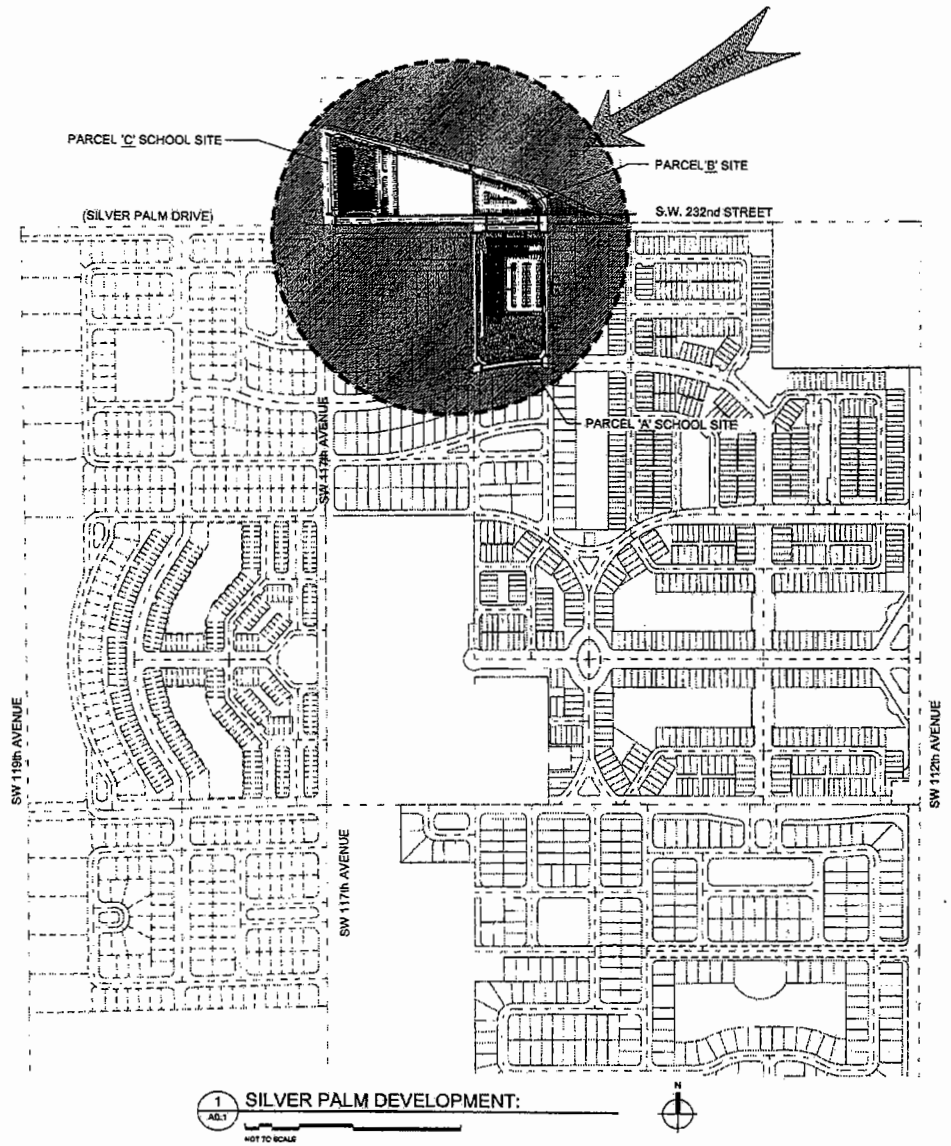

1 / A0.1 SILVER PALM DEVELOPMENT:

NOT TO SCALE

ARCHITECT
CIVICA
2333 NW 102th St.
Miami, FL 33147
tel: 305.693.9970 fax: 305.693.3071

SOMERSET CHARTER ELEMENTARY SCHOOL AT SILVER PALM
S.W. 117th Avenue and Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1051

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SHEET TITLE
SILVER PALM CONTEXT SITE PLAN

SHEET NUMBER
A-0.1

15

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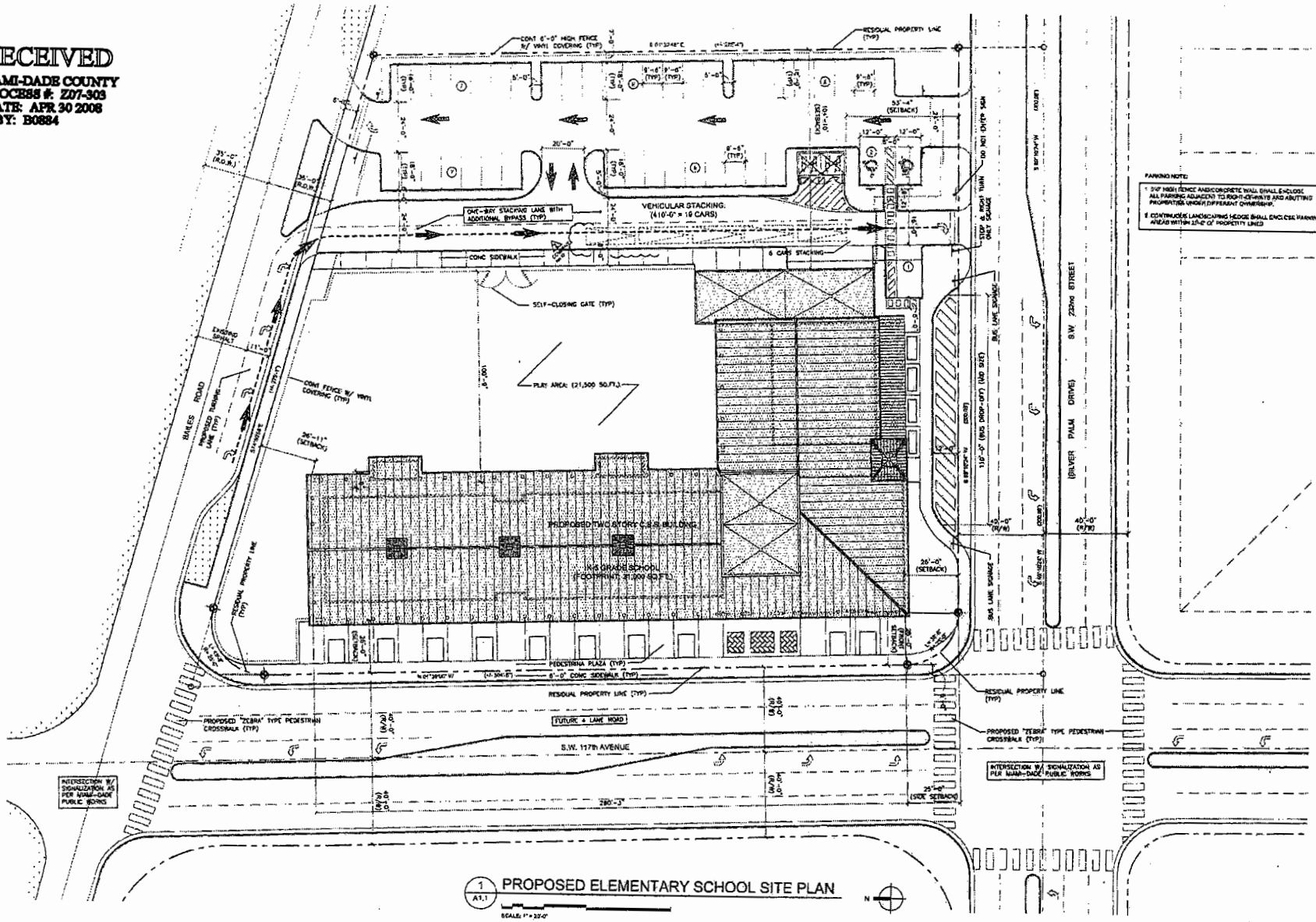

1 A1.1 PROPOSED ELEMENTARY SCHOOL SITE PLAN

SCALE: 1" = 30'-0"

ARCHITECT
CIVICA

SOMERSET CHARTER ELEMENTARY SCHOOL AT SILVER PALM
S.W. 117th Avenue and Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
700 N.W. 107 AVENUE
MIAMI, FL. 33172
tel: 305.592.1981

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ROLANDO LLANES, AIA
AR - 0010169

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SHEET TITLE
PROPOSED SITE PLAN FOR ELEMENTARY SCHOOL SITE

SHEET NUMBER
A-1.1

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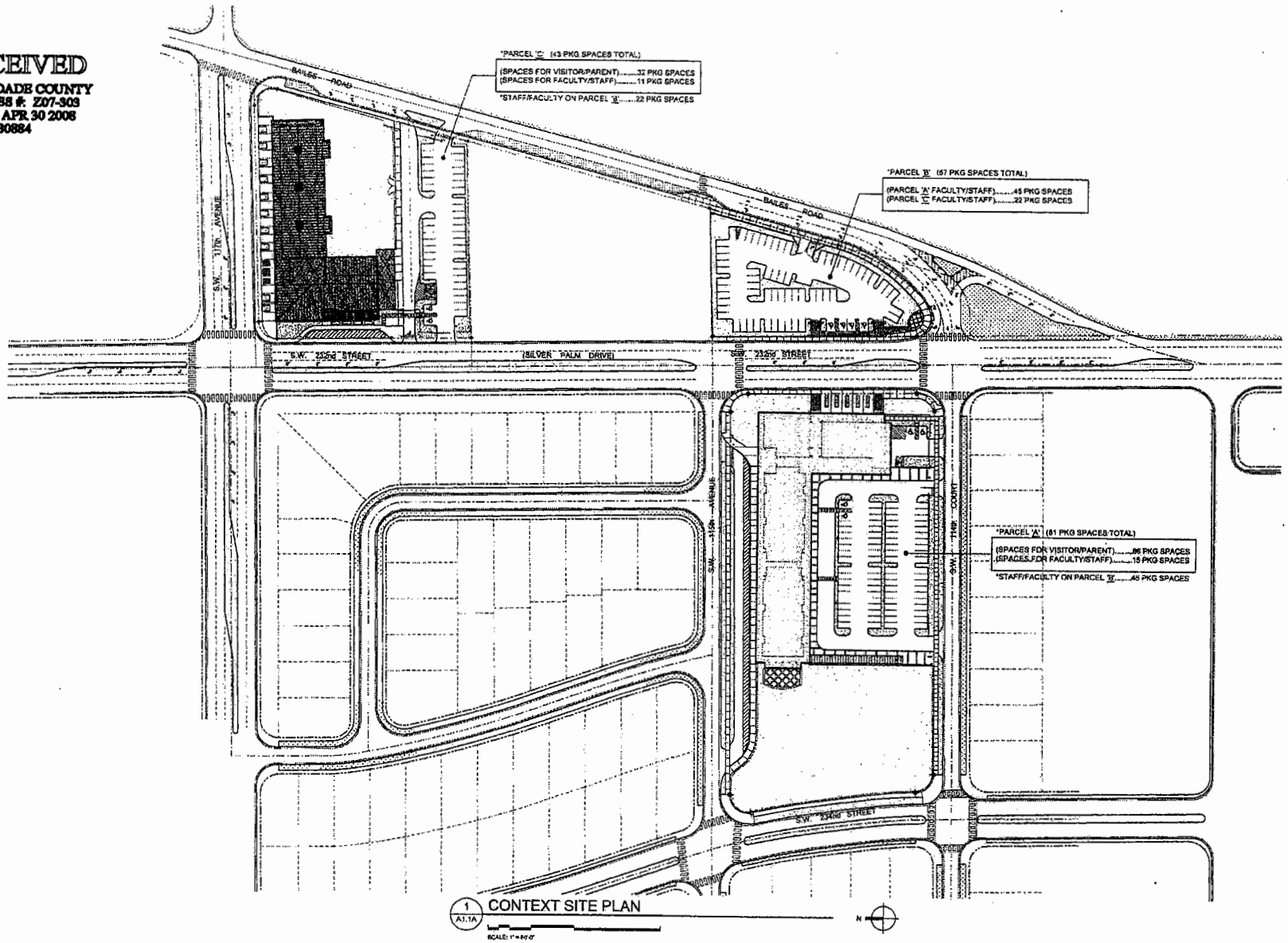

1 A1.1A CONTEXT SITE PLAN

SCALE: 1" = 60'-0"

ARCHITECT
CIVICA

SOMERSET CHARTER ELEMENTARY SCHOOL AT SILVER PALM
S.W. 117th Avenue and Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
780 N.W. 107 AVENUE,
MIAMI, FL. 33172
tel: 305.500.1951

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SHEET TITLE
CONTEXT SITE PLAN

SHEET NUMBER
A-1.1A

53

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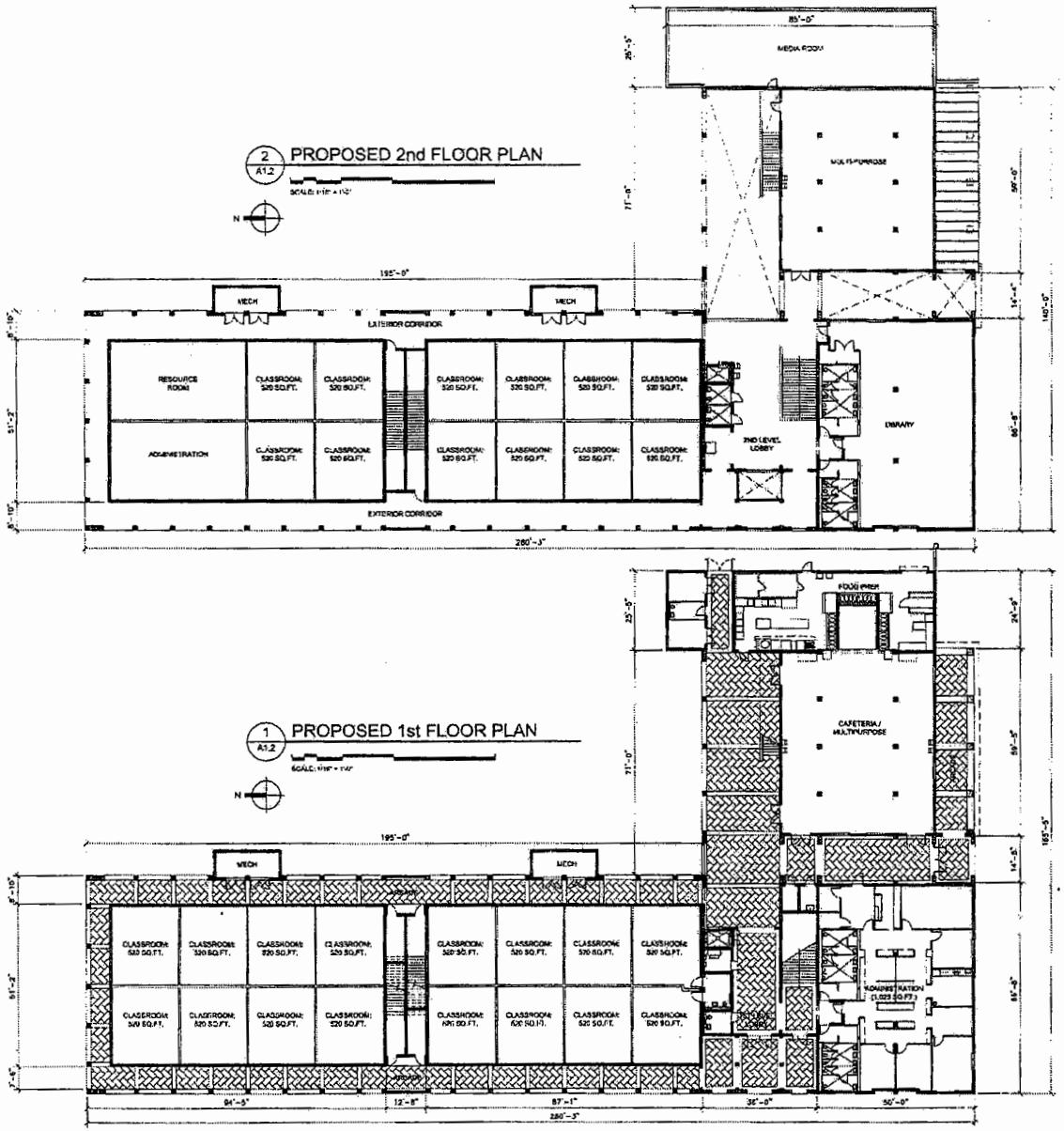

SCHOOL GRADES K-5TH:
TOTAL.....26 CLSRMS.....540 STUDENTS

ARCHITECT
CIVICA
8123 NW 12th Pl
Suite #L308, Doral, FL 33126
tel: 305.882.8866 fax: 305.594.8866

SOMERSET CHARTER ELEMENTARY SCHOOL AT SILVER PALM
SW 137th Avenue and 664th Palm Drive
Miami, FL

APPLICANT:
SILVER PALM BUILDINGS OF HOMESTEAD, LLC.
700 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.500.1051

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SHEET TITLE
PROPOSED 1st & 2nd FLOOR PLANS FOR ELEMENTARY SCHOOL SITE

SHEET NUMBER
A-1.2

45

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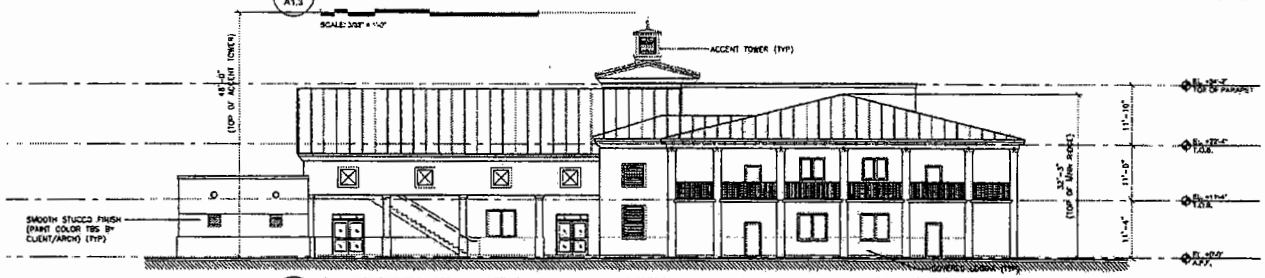
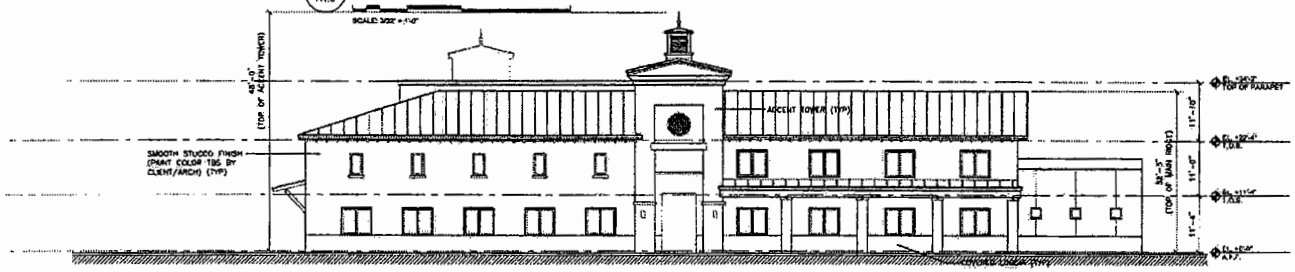
1 A1.3 PROPOSED ELEVATION FOR ELEMENTARY SCHOOL SITE: (EAST FACADE)

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



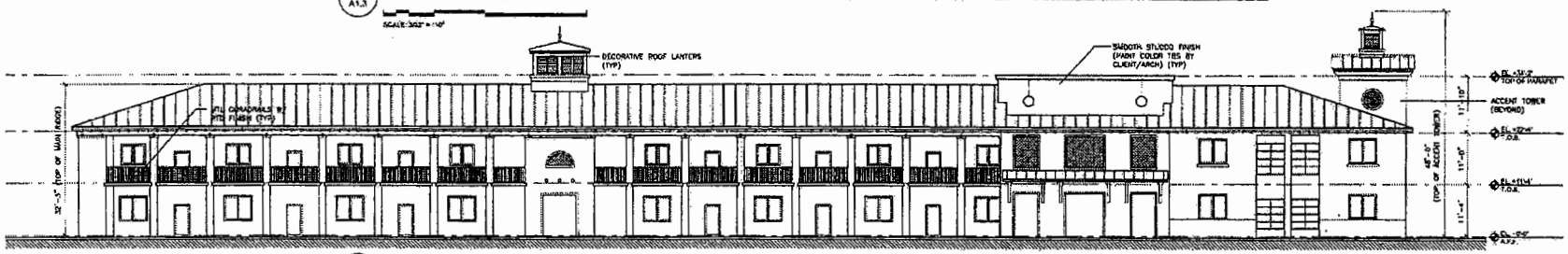
2 A1.3 PROPOSED ELEVATION FOR ELEMENTARY SCHOOL SITE: BAILES ROAD (NORTH FACADE)

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



3 A1.3 PROPOSED ELEVATION FOR ELEMENTARY SCHOOL SITE: SILVER PALM DRIVE (S.W. 232nd STREET)

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



4 A1.3 PROPOSED ELEVATION: FOR ELEMENTARY SCHOOL SITE: COLONIAL DRIVE (S.W. 117th AVENUE)

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

ARCH. TEC.
CIVICA
8323 Mr. 13th St.
Suite No.306, Doral, FL 33126
PH: 305.593.9990 FAX: 305.260.9990

SOMERSET CHARTER ELEMENTARY SCHOOL AT SILVER PALM
S.W. 117th Avenue and Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE,
MIAMI, FL. 33172
tel: 305.599.1951

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SHEET TITLE
PROPOSED ELEVATIONS FOR ELEMENTARY SCHOOL SITE

SHEET NUMBER
A-1.3

55

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LANDSCAPE SITEPLAN PLANT LIST

TREE TABLE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS

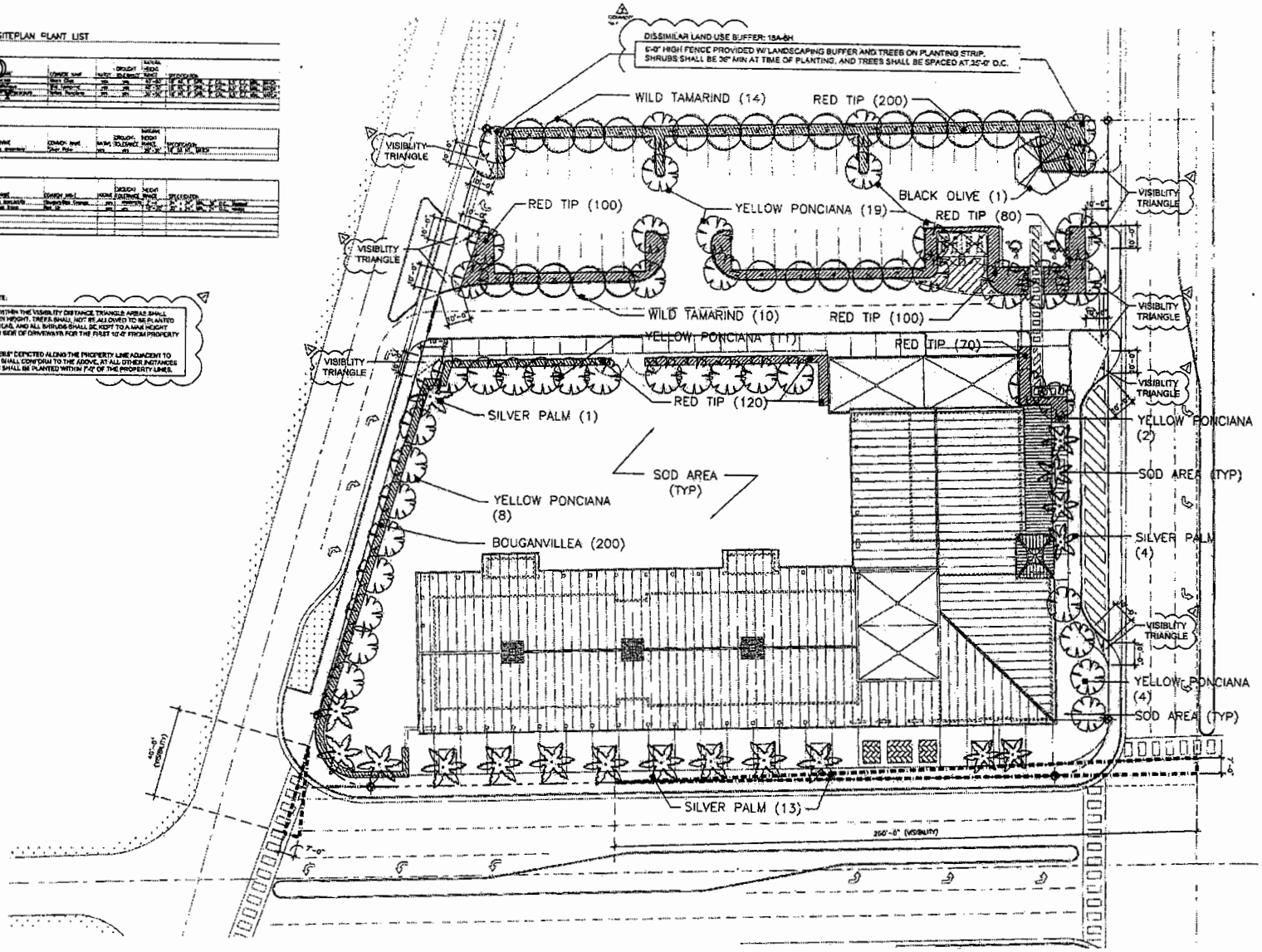
SHRUBS TABLE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS

LANDSCAPING NOTE:

1. ALL ELEMENTS WITHIN THE VISIBILITY DISTANCE TRIANGLE AREAS SHALL NOT EXCEED 30" IN HEIGHT. TREES SHALL NOT BE ALLOWED TO BE PLANTED WITHIN THESE AREAS, AND ALL SHRUBS SHALL BE KEPT TO A MAX HEIGHT OF 30" AT EITHER SIDE OF DRIVEWAYS FOR THE FIRST 10'-0" FROM PROPERTY LINE.

2. ALL "STREET TREES" DEPICTED ALONG THE PROPERTY LINE ADJACENT TO RIGHT-OF-WAYS SHALL CONFORM TO THE ABOVE, AT ALL OTHER INSTANCES "STREET TREES" SHALL BE PLANTED WITHIN 7'-0" OF THE PROPERTY LINES.



1 LA-1.4 PROPOSED LANDSCAPING FOR ELEMENTARY SCHOOL SITE PLAN

SCALE: 1" = 30'-0"

N

ARCHITECT
CIVICA

SOMERSET CHARTER ELEMENTARY SCHOOL AT SILVER PALM
S.W. 177th Avenue and Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY
1	10.18.07	PER COUNTY COMMENTS	DU
2	04.02.08	PER COUNTY COMMENTS	MP

DRAWN BY | APPROVED BY
DATE | SCALE:
2007

REVISIONS

04.03.08

ROLANDO LLANES, AIA
AR - 0012180

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SHEET TITLE
PROPOSED LANDSCAPING FOR ELEMENTARY SCHOOL SITE

SHEET NUMBER
LA-1.4

25

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z07-303
DATE: APR 30 2008
BY: B0884

LANDSCAPING SPECIFICATIONS

PART 1 - GENERAL

1.1 SCOPE
A. Provision of labor, materials, equipment, satisfactory examinations, and such necessary to complete work in accordance with the intent of plan, furnished modified and shown, including the repair of damage specified. Plants used in horizontal planting shall be of the kind shown on the drawings and/or as part of the specifications.
B. Work includes coordination with all contractors, unless approved by writing by the Landscape Architect in advance.

1.2 QUALITY
A. All plant material must be equal to or better than Florida No. 1 as identified by "Grades and Standards for Florida Nursery Plants", by the Division of Plant Industry, Florida Department of Agriculture. They shall have a greater habit that is normal for the species, healthy, vigorous, free from insects, disease and injury.

1.3 PLANT QUANTITY
A. The plant quantities shown on the plans for use in the area only as an aid to bidders. In the case of discrepancy between the plant list and the plans, the plans shall be take valid.

1.4 UNIT PRICES
A. The successful bidder shall submit to the Owner and the Landscape Architect a unit price breakdown for all materials. The Owner may at his discretion add to or delete from the materials utilizing the unit price breakdown submitted by and accepted by the Owner.

1.7 INSPECTION CERTIFICATES
A. Certificate: The Contractor shall submit to the Owner and Landscape Architect certification that all the fertilizer used for the project is of the analysis specified and mixed at the rates specified.

1.8 GRADING
Rough Grading: All areas to be sloped graded to grade shown (2) inches of material graded by others. All construction debris to be removed by others.
B. Fine Grading: All areas to be planted, mulched, or sodded shall be raked by the Contractor to remove all debris 1" in diameter or larger.

CLEAN-UP
A. Upon completion of the work or any major portion of the work as directed by the Landscape Architect, all debris and surplus materials shall be removed from the job site.

1.10 MAINTENANCE
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.11-C "ACCEPTANCE".
1. Planted. Begin maintenance immediately following the final plant installation operation for each plant and continue until of plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching plant pockets, tightening and repairing of guys, repairing all erosion, replacement of dead materials, resetting of plants to proper grade or upright position, restoration of planting basins, and other necessary operations as determined by the Landscape Architect and good nursery practice.
2. Turf Areas. Begin maintenance of turf immediately following the completion of sod and continue until sod germination is completely established. Maintenance shall include, but not be limited to, watering, mowing, weed and pest control, fertilizing, repairing erosion, and other necessary operations as determined by the Landscape Architect and good nursery practice.
3. Watering and Plant-Saving Device. The following water schedule is a minimum guideline. The Contractor shall be responsible to verify the Landscape Architect and monitor the watering needs of the plant material and irrigate as necessary. All sod areas shall be watered once daily for the first week after planting, every other day for the next week, and then weekly for the rest of the sod establishment.
The following amount of water shall be applied at the base of each plant or plant planting:
- up to 4 inch shade caliper (or trees 10 gallons and large shrubs)
- from 5 to 8 inch caliper 20 gallons
- 9 inch and up caliper 60 gallons

1.11 OPERATIONS FOR ACCEPTANCE
A. General. A project may be occupied in segments if the work is extended enough to justify improvement inspection and acceptance. If a project is to be occupied, acceptance shall be requested on the drawings or in other reasonable increments. If segments are not to be designated and/or completed, the work will only be inspected in total when all work is completed.
B. Inspections: Inspection of the work, in this Section, is preparatory preparation of completion of inspection of sheet part inclusion of the Landscape Architect at the conclusion of the maintenance period. Upon written notice requesting such inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date. The condition of the turf shall be noted and observations made by the Landscape Architect as to whether maintenance shall continue.
C. Acceptance: Contractor will be notified in writing by the Landscape Architect of acceptance of all work, or of the portion, exclusive of the possible replacement of plants subject to guarantee, at which time any outstanding bill may be rendered for completion of the work. Turf maintenance or other work remaining to be done shall be subject to re-inspection before acceptance.

1.12 GUARANTEE
A. Guarantee all plants for sixty (60) consecutive calendar days (CCD) from the date of acceptance. Guaranteed works, sodded applications, and sprout loss, or sound 30% or portion of living necessary daily from (CBD) CCS. Contractor from the date of written acceptance. Plant material given to on the site are guaranteed to be warranted to not covered by the guarantee except in the case of Contractor's negligence or work that has been done by an unauthorized person. The Contractor is not responsible for loss due to acts of god, vandalism, or theft.

1.13 REPLACEMENT
A. Replacements shall be made during the guarantee period as directed by the Landscape Architect. At the end of the guarantee period, an inspection will be made by the Landscape Architect, upon written notice requesting such an inspection and submitted by the Contractor at least five (5) days before the anticipated date, removal from the site of plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace them, and any planted outside plan by the Contractor's equipment as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as the plant originally specified in the plant schedule or specified under planting operations.
F. Soil or Environment: A soil sufficient to cover the deficiencies and all subsoil deficiencies, including essential soil shall be replaced by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL
A. General Purpose Planting Soil. General Purpose Planting Soil shall be all the combination noted in the plans mentioned by returns.
B. Special Planting Soil. Shall be all a combination noted in the plans, mentioned by volume and thickness where noted in the plans.

2.2 FERTILIZER
A. Fertilizer for trees, shrubs, groundcovers, and vines, shall be as follows: LEVEL 6-10-10. Soil or sodded plots from and palm mixed materials and installation of all solutions or brand with mixed analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for trees and mixed sized shall be 8-4-8, 50% organic, palm shrubs, or equal. Fertilizer for palms shall be LEVEL 12-3-12-10 Palm Special or equal.

2.3 WATER
A. The Owner shall provide potable water on site, available from and available from the start of planting, as required by the Contractor. The Contractor is responsible to negotiate the location and responsibility of the water sources. The Contractor is responsible to provide the means of delivering (i.e. hose hook, piping, etc.) for distribution of water to the areas of planting. If water is unavailable and unavailability may not satisfactory to the Contractor, it is his responsibility to negotiate maintenance terms with the Owner prior to signing of a contract.

2.4 MULCH
A. Mulch shall be as specified in the plant list, uniformly shredded and free from large pieces of bark and foreign matter.

3.0 PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT
A. Verify location of all underground utilities and obstructions prior to excavation. Locate tree planting pits. Contractor shall notify all underground utility companies of necessary adjustments and other agreement by the Landscape Architect.

3.2 HERBICIDE TREATMENT
A. In all areas indicated with weed and/or grass growth, a pre-emerge herbicide, such as prodiamine, shall be applied per manufacturer's notes. Where it has been established where grass will be done, the pre-emerge herbicide shall be applied to herbaceous plant maintenance's tendency to kill all mulched growth. Contractor shall administer this plan to be other areas when they are applicable to apply at least 2000 lbs of undesirable growth. Contractor shall administer sufficient plan to prevent damage to undesirable existing growth. If necessary, Contractor shall conduct a test to establish suitability of products and application to be used on the project, prior to installation of the full application.
B. When specified in the plans, a pre-emergent herbicide such as Treflan shall be applied after grading.

3.3 PLANT PIT EXCAVATION AND BACKFILLING
A. Trees: The diameter of the shrubbing pits shall be at least two feet wider and one foot deeper than the size of the root ball. Backfill to the planting pit, adding general purpose planting soil (SOIL) and soil from the site pulled at greater depths if in diameter or larger has been removed (SOIL).
B. Shrubs and Groundcovers: Shrubs and groundcovers shall be planted in a pit and of spread purposes planting soil in the pit, shrubs mixed in the plants, to ensure plant attachment of the soil has been set watering, grass pit shrubs, groundcovers, and groundcover plantings, the Contractor shall excavate and remove the existing soil and replace it with proper fresh grass the planting pit.

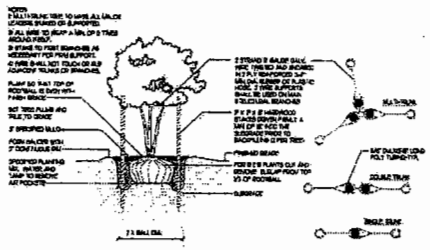
3.4 WATERING
A. Water in plants by thorough soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.
B. Water shrubs, sod, and groundcover a minimum of once daily until an irrigation system is fully operational. Water trees and other large field grass plants prior to supplemental by hand watering in addition to any irrigation system, as specified in 1.10 (A-3).

3.5 FERTILIZING
A. Add fertilizer to any of the surface are (3) apart after planting or work segment of the top prior and has been and maintained at the following rates of application:
1. Trees & Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
2. Shrubs: One handful per shrub, spread evenly over the root ball area.
3. Groundcovers: Twelve (12) pounds per 1000 sq. ft. of sod area.
4. Sod: Twelve (12) pounds per 1000 sq. ft. Open all bottles immediately after spreading.

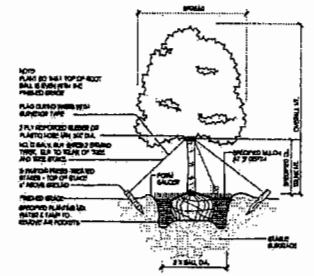
3.6 MULCHING
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrub and groundcover beds, immediately after planting. Provide 24" diameter bed of mulch, measured from outer edge of the stake, for all trees and palms 3" and more. Keep mulch away from contact with the trunk.

3.7 SAWING & GRADING
A. See the sample board throughout or made part of the plans.

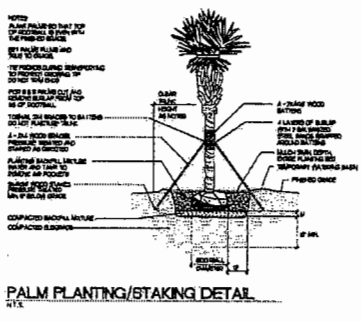
3.8 SODDING
A. Provide a blended of sawcut, free from weeds, weeds and stones over 1" diameter. Sod used be a minimum of two (2) inches thick. Prior to planting remove all stones, shrubs, etc. from the sub-soil surface. Excavate existing non-conforming soil if possible the new load of soil prior to planting. Sod to three (3) inches below adjacent pavement or top of curb.
B. Place sod on embankment soil, with edges firmly bedded, in rows at right angles to slope. The sod shall be staked and 6,300 pounds hand rolled. Sod shall be placed short ends to ends, and the end lots shall join and lots shall be staggered per square yard.
C. Keep ends of sod laid a minimum of seven (12) inches away from groundcover beds and twenty four (24) inches away from shrub bed and trees.
D. Commence and start immediately on watered sufficiently to wet the soil to at least two inches below the bottom of the sod strips.
E. Apply fertilizer to the sod area within according, as specified in Section 3.5.



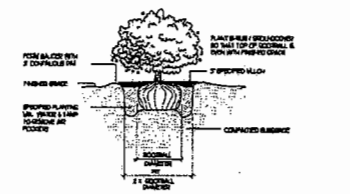
MULTI-TRUNK TREE PLANTING/STAKING DETAIL
N.T.S.



TREE PLANTING/STAKING DETAIL
N.T.S.



PALM PLANTING/STAKING DETAIL
N.T.S.



SHRUB/ GROUNDCOVER PLANTING DETAIL
N.T.S.

⚠ LANDSCAPE LEGEND

Zoning District: BU-1B — Net Lot Area: 3.41 acres (148,617 s.f.)

	REQUIRED	PROVIDED
OPEN SPACE		
Square Feet of open space as required in Chapter 33, as followed on site plan No. of Parking Spaces: 44 spaces @ 10 s.f. per parking space = 440 s.f.	44,585 S.F.	52,883 S.F.
Total s.f. of landscaped open space required by Chapter 33: A + B = s.f.	44,585 S.F.	52,883 S.F.
LAWN AREA CALCULATION		
A. Total s.f. of landscape open space required by Chapter 33	44,585 S.F.	52,883 S.F.
B. Maximum lawn area (sod) permitted: 30% X 44,585 S.F. = 13,375.5 S.F.	13,375.5 S.F.	12,000 S.F.
TREES		
A) No. of trees required per net lot area: Less existing number of trees meeting minimum requirements = 28 trees X 22.92 net lot acres = 61	61	61
B) A) Palms required: No. trees provided (61/2) = 30% = 18	18 Allowed	18 Provided
Palms permitted to count as street trees on 1:1 basis = 30% = 3	N/A	N/A
C) No. trees required: No. trees provided (61 trees) = 30% = 18	18	61
D) Street trees (maximum average spacing of 30' o.c.): 610 linear feet along street / 30 = 20	20	20
E) Street trees located directly beneath power lines (max. average spacing of 30' o.c.): E linear feet along street / 30 = 0	N/A	N/A
TOTAL TREES REQUIRED (A + B + C)	61	61
SHRUBS		
No. of shrubs required (40 shrubs) = 10' = 670 shrubs required	670	670
No. of shrubs required (670 shrubs) = 20% = 268 native shrubs required	268	670

SOD
Bahiagrass "Pensacola" for parking areas. Bahia Sod no drainage.

PLANTING NOTES:
Plant materials shall conform to grades and standards for Florida No. 1 or better as given in grades and standards for nursery plants, part 1 (revised edition) and part 2 (revised edition) by the Florida Department of Agriculture and Consumer Services.

Planting soils/backfill soil shall be clean soil free of construction debris, weeds, rock and unsuitable soils and materials. The planting area shall be amended with a minimum of forty (40) percent by volume of approved clean organic compost. The minimum backfill depth shall be four (4) inches for ground cover areas and shrubbed grass areas.

Sod/Sodding: Palms shall be provided in a good grade of solid live sod. Sod and shrubs shall be fertilized at the time of planting with controlled release fertilizer, 20-10-5 formula, 21 grams, or equivalent recommended rate. Trees and shrubs shall be planted with a solution of 5 oz. of liquid Superex fertilizer.

Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicated for each type of plant.
Turf: 4-1-2 N-P-K with micronutrients. Apply at a rate of 1 lb. of nitrogen per 1000 s.f.
Palms: 2-1-1 N-P-K with micronutrients.

Shrubs and Trees:
7-9-9 N-P-K with micronutrients. Mulch shall be clean, bright and free of weeds, trees shrubs and other debris.

All landscape installation to be 100% irrigated to meet local and state regulations with a minimum of 50% overlap. (See Plans and Specs)

All work shall be done in accordance with applicable building jurisdiction. Contractor shall submit shop drawings for approval.

No changes/ substitutions shall be made without prior consent of the designer.

Contractor shall field verify locations of all utilities prior to installation.

All landscape areas shall be sodded unless otherwise noted. Landscape contractor shall coordinate his work with that of the irrigation contractor.

Mulch: All shrubs and plant beds shall have a 3" layer of clean shredded bark, organic mulch (Eucalyptus where specified). Mulch shall maintain layer from 100 sized shrubs.

Utilities: The location and existence of utilities (overhead and underground) shall be thoroughly investigated and verified by the Landscape Contractor before the work begins. In particular care in digging and work so as not to damage existing utilities or their lines, both at underground plant, cables, wires, etc. The Landscape Contractor shall be responsible for the immediate repair of any damage to utilities caused by the work.

Spreading: Initially water the plant material to develop uniform coverage and deep water penetration to at least 6". Avoid erosion, puddling, and washing soil away from plant roots.

Plant quantities in plant legend are for reference only. If discrepancies exist between quantities in legend and quantity shown on plan, plan shall govern.

Plant Quantities: Plant quantities are provided as a courtesy and should be verified by the contractor prior to bidding.

Sod: Sod shall be clean and visibly free of weeds, noxious pests, and diseases.

Planting: All planting holes shall be excavated to a minimum of 1 1/2 times the diameter of the root ball of plant to be planted and back filled with planting soil. Plant beds shall be mechanically to a minimum of 12" and back filled with planting soil.

Stake: All stems shown for staked material on the plan are to be considered as minimums. All stems must meet or exceed these minimum requirements for height, spread, trunk caliper.

All shrubs, trees and palms shall be minimum of 5' away from all other utilities.

ARCHITECT
CIVICA
3223 NW 12th St.
Suite 104, Miami, FL 33125
tel: 305.633.9918 fax: 305.260.8002

SCHENLEY CHARTER ELEMENTARY SCHOOL AT SILVER PALM
6.1K, 117th Avenue and Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1651

ISSUED FOR:
DRC SUBMITTAL

No.	DATE	REVISION	BY
1	10.19.07	PER COMMENTS Mia. Dde DRC	SAP

DRAWN BY | APPROVED BY
DATE: 2007 | SCALE:

SEAL/SIGNATURE

04.03.08

ROLANDO LLAMES, AIA
AR - 0015180

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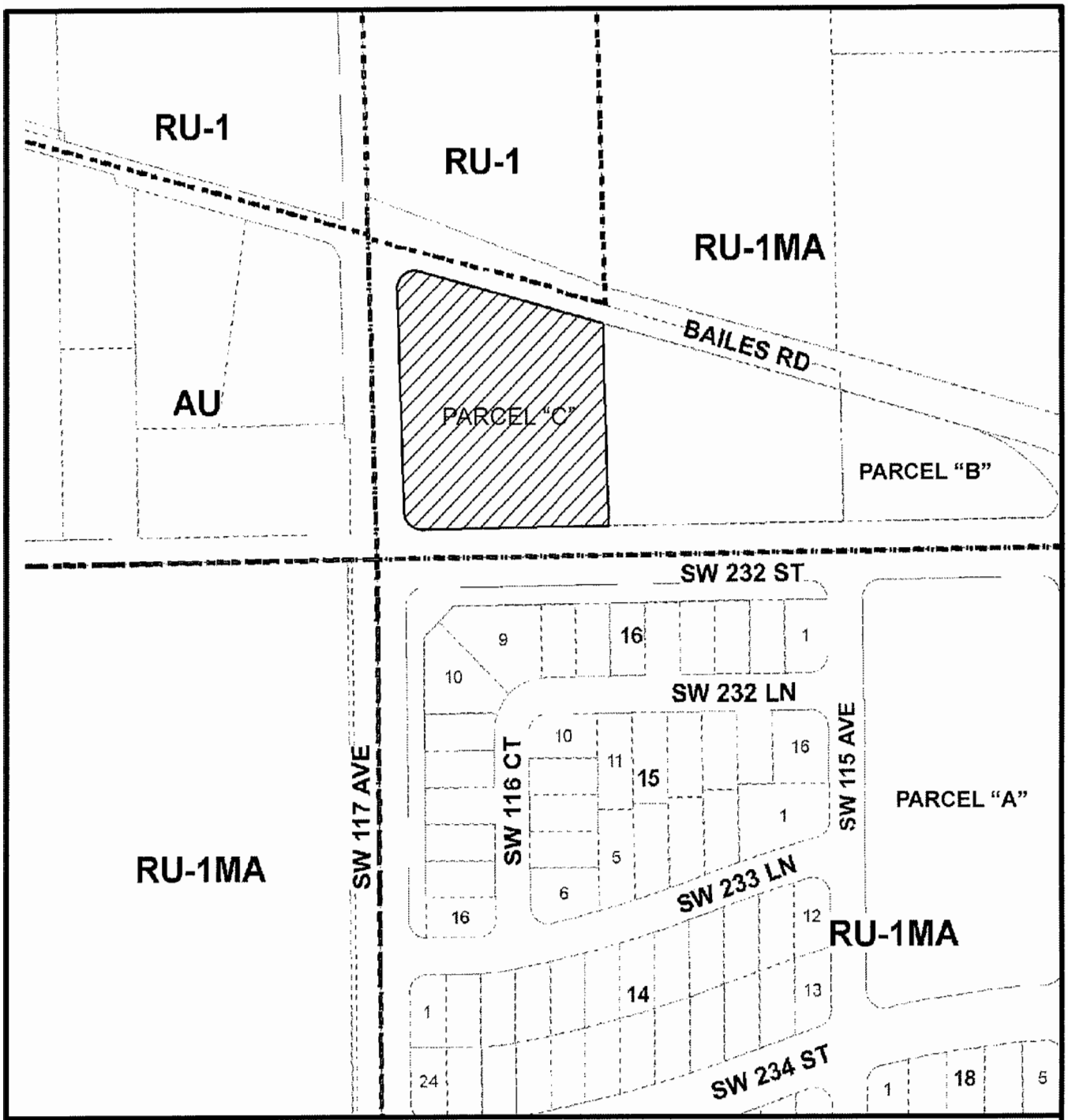
SHEET TITLE
LANDSCAPE LEGEND & NOTES FOR ELEMENTARY SCHOOL SITE

SHEET NUMBER
LA-1.5

15



MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-303

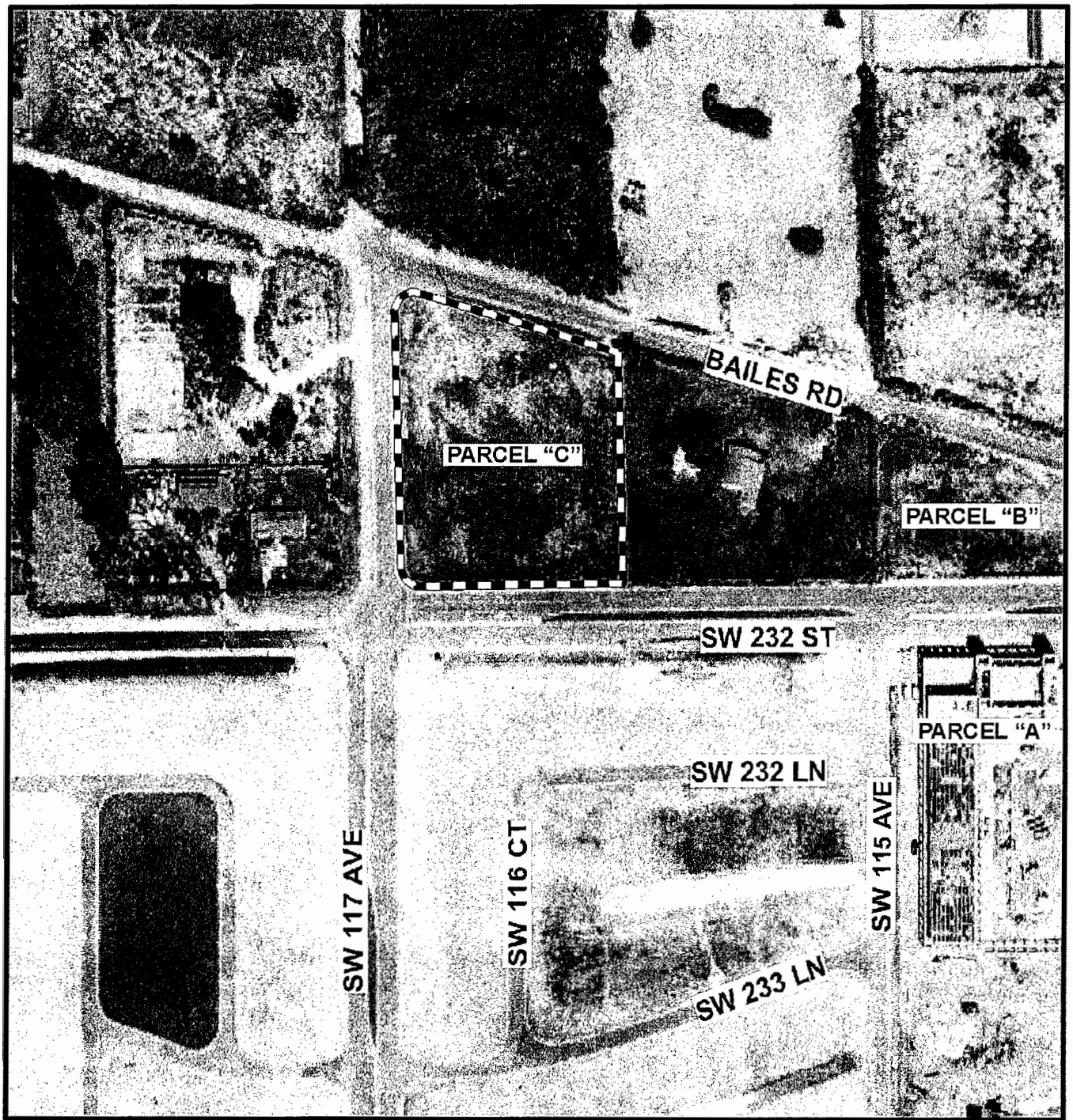
N

SUBJECT PROPERTY

Section: 18 Township: 56 Range: 40
Applicant: SOUTHWESTERN GRANT, LLC.
Zoning Board: BCC
District Number: 08
Drafter ID: ALFREDO
Scale: NTS

CREATED ON: 09/19/07

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL

Process Number
07-303

N

SUBJECT PROPERTY

Section: 18 Township: 56 Range: 40
Applicant: SOUTHWESTERN GRANT, LLC.
Zoning Board: BCC
District Number: 08
Drafter ID: ALFREDO
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 09/19/07

REVISION	DATE	BY

B. SOUTHWESTERN GRANT, LLC
(Applicant)

08-7-CC-6 (07-318)
BCC/District 8
Hearing Date: 7/17/08

Property Owner (if different from applicant) **Silver Palm Holding of Homestead.**

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
1993	Manuel C. & Emilia Diaz, et al	Zone change from AU to RU-1Ma, RU-TH, and RU-3M.	CZAB-15	Denied
2006	Silver Palm Holdings of Homestead LLC	Modification of previous covenant.	BCC	Approved
2006	Manuel C,. & Emilia Diaz, et al	Zone change from AU to RU-1Ma, RU-TH, and RU-3M.	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.

ZONING ACTION

MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

DATE: July 3, 2008 **#Z-**

ITEM: 6

APPLICANT: SOUTHWESTERN GRANT LLC (08-7-CC-6/07-318)

MOTION: to defer the foregoing application to July 17, 2008, BCC Zoning meeting.

ROLL CALL	M/S	YES	NO	ABSENT
Diaz		X		
Edmonson				X
Gimenez		X		
Heyman		X		
Martinez				X
Moss		X		
Rolle				X
Seijas		X		
Sorenson	M	X		
Sosa	S	X		
Souto		X		
Vice Chairwoman Jordan		X		
Chairman Barreiro		X		
TOTAL		10	0	3

Memorandum

MIAMI-DADE COUNTY

Date: July 17, 2008

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Southwestern Grant, LLC (Z07-318)

SUMMARY OF REQUESTS:

This application will allow for the expansion of an existing Charter School, the modification of conditions of a previously approved Resolution and the modification of several Declarations of Restrictions and previously approved site plans in order to increase the number of students, provide completion deadlines for the phasing of the expansion of a previously approved Charter School and to show one parcel to be used for parking only for the Charter School.

LOCATION: The north and south sides of S.W. 232 Street, between S.W. 114 Place and S.W. 115 Avenue, A/K/A: 23255 S.W. 115 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application is before the Developmental Impact Committee because the applicant is requesting a modification of 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.

Charter schools are educational institutions which are authorized and maintained in accord with the provisions of Chapter 1002 and Chapter 1013.35, Florida Statutes, as same may be amended from time to time. All such public charter schools shall be additionally authorized locally by the Miami-Dade County School Board through a process established by that entity for the approval of the charter. Miami-Dade Land Use regulations relating to public charter school facilities are set forth in Sections 33-152 through 162 of the Code of Miami-Dade County which was established in 2004 pursuant to Ordinance 04-108. The purpose of this Section and relevant provisions of the CDMP are to provide standards for land use approval of public charter school facilities pursuant to said Ordinance. In addition, an Interlocal Agreement with the School Board of Miami-Dade County was also established pertaining to the siting of such facilities and is applicable in the unincorporated area.

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.

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. Z07-318
SOUTHWESTERN GRANT, LLC

Respectfully Submited,

DIC Executive Council
July 09, 2008

Susanne M. Torriente Assistant County Manager		AYE
Herminio Lorenzo, Fire Chief Miami-Dade Fire Rescue Department		Absent
Jose Luis Mesa, Director Metropolitan Planning Organization Secretariat		Absent
Marc C. LaFerrier, AICP, Director Department of Planning and Zoning	PENDING	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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE DEVELOPMENTAL IMPACT COMMITTEE

APPLICANT: Southwestern Grant L.L.C. **PH:** Z07-318 (08-7-CC-3)

SECTION: 18/19-56-40 **DIC DATE:** July 9, 2008

COMMISSION DISTRICT: 8

==========

A. INTRODUCTION

o REQUESTS:

(1) SPECIAL EXCEPTION to permit the expansion of an existing Charter School.

(2) MODIFICATION of Paragraph 6(a) of a Declaration of Restrictions as recorded in Official Records Book 22662, Pages 3984 – 4007, only as it applies to the subject property, reading as follows:

FROM: "6. Charter School.

(a) The Plan identifies 7.82 acres (hereinafter collectively the 'School Site') designated for the construction and operation of one or more K-12 charter schools, which will provide 1100 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). Prior to construction of the School Site, the charter school(s) shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of the Phase I Environmental Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."

TO: "6. Charter School.

(a) The Plan identifies ~~7.82~~ 5.97 acres (~~hereinafter collectively~~ the 'School Site') designated for the construction and operation of ~~one or more~~ a K-12 charter school~~s~~, which will provide 1,100 student stations, operated under one or more charter(s) from the School Board of the County (hereinafter the 'School Board'). ~~Prior to construction of the School Site, the charter school(s) shall be subject to review by the Miami-Dade County Developmental Impact Committee ('DIC') Executive Council under separate application in accordance with procedures for the review of charter schools. The application(s) for such review shall include a Phase I Environmental Assessment and subsurface investigations and, if required, Phase II Environmental Assessment and subsurface investigations prepared by a licensed geotechnical firm. The cost of the Phase I~~

~~Environmental Assessment and Phase II Environmental Assessment if required, shall be paid for by the Owners."~~

(3) MODIFICATION of Conditions 6(d) and 6(e) of Resolution #Z-20-06, passed and adopted by the Board of County Commissioners, only as it applies to the subject property and reading as follows:

FROM: "6(d) The Owners shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d) The Owners shall obtain a Certificate(s) of Use ~~and Occupancy~~ for a charter school~~(s)~~ providing ~~a minimum of 800~~ an aggregate total of 1,100 student stations for grades K-12 no later than the beginning of the ~~2007-08~~ 2008-09 school year.

FROM: "6(e) The owner shall obtain a Certificate(s) of Use and Occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

TO: "6(e) The owner shall obtain a Certificate(s) of Use ~~and Occupancy~~ for a charter school~~(s)~~ providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. ~~The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary.~~ Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

(4) MODIFICATION of Paragraphs 6(d) and 6(e) of Declaration of Restrictions for Charter Schools as recorded in the Official Records Book 22662, Pages 3984 4007, last modified by a "Modification of Declaration of Restrictions Recorded at Official Records Book 22662, Pages 3984-4007," as recorded in Official Records Book 24780, Pages 2321 – 2406, only as it applies to the subject property, reading as follows:

FROM: "6(d) The Owners shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of 800

student stations for grades K-12 no later than the beginning of the 2007-08 school year."

TO: "6(d) The Owners shall obtain a Certificate(s) of Use ~~and occupancy~~ for a charter school~~(s)~~ providing ~~a minimum~~ an aggregate total of ~~800~~ 1,100 student stations for grades K –12 no later than the beginning of the ~~2007-08~~ 2008-09 school year.

FROM: "6(e) The owner shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) – (e) herein upon completing and opening a 1,100-student station charter school."

TO: "6(e) The owner shall obtain a Certificate(s) of Use ~~and Occupancy~~ for a Charter School~~(s)~~ providing ~~a minimum of~~ an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. ~~The Owner shall apply for the creation of a special taxing district, create a homeowners' association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such a maintenance or operation would become necessary.~~ Owners shall be deemed to have complied with Paragraph 6(a)-(e) herein upon completing and opening a 1,100 student station charter school."

(5) MODIFICATION of Paragraphs #2 and #11 of a Declaration of Restrictions as recorded in Official Record Book 26217, Pages 1290 – 1298, only as it applies to the subject property, reading as follows:

FROM: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Somerset Charter School at Silver Palm Kindergarten School and 1st – 12th Grade School,' by Civica, dated stamped received January 27, 2005."

TO: "2. That ~~the~~ in the approval of the plan, the same be substantially in accordance with that submitted ~~for the hearing~~ entitled 'Somerset Charter School at Silver Palm ~~Kindergarten School and 1st – 12th Grade School~~" as prepared by Civica Architect, Sheet A-1.1 dated stamped received ~~January 27, 2005~~ 5/28/08 with Sheets A-1.0 through A-1.2 dated last revised 5/15/08 and the remaining sheets dated stamped received 5/21/08 for a total of 14 sheets."

FROM: "11. That the charter school use shall be limited to grades Kindergarten to 12th grade for a maximum of 800 students."

TO: "11. That the charter school use shall be limited to grades Kindergarten to 12th grade for a maximum of ~~800~~ 1,100 students."

The purpose of these requests is to allow the applicant to submit revised site plans indicating an increase in the number of students and to show one parcel to be used for parking only for the Charter School.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#5 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).

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

- **SUMMARY OF REQUESTS:**

  This application will allow for the expansion of an existing Charter School, the modification of conditions of a previously approved Resolution and the modification of several Declarations of Restrictions and previously approved site plans in order to increase the number of students, provide completion deadlines for the phasing of the expansion of a previously approved Charter School and to show one parcel to be used for parking only for the Charter School.

- **LOCATION:**

  The north and south sides of S.W. 232 Street, between S.W. 114 Place and S.W. 115 Avenue, A/K/A: 23255 S.W. 115 Avenue, Miami-Dade County, Florida.

- **SIZE:** 5.97 Acres

- **IMPACT:**

  The approval of the application would allow the charter school to serve additional students in the community. It could also negatively impact the traffic circulation and bring additional noise into the surrounding community.

B. ZONING HEARINGS HISTORY:

In 2003 the subject property was rezoned by the Board of County Commissioners (BCC) from GU, Interim District, to RU-1M(a), Modified Single-Family Residential District, as part of a larger parcel of land that was also rezoned to RU-TH, Townhouse District, and RU-3M, Minimum Apartment House District, pursuant to Resolution #Z-24-03. A Declaration of Restrictions was subsequently recorded which, among other things, limited the development to 1,632 units, identified the Silver Palms Charter School site and required the submission of a written instrument executed by all the, then, Owners(s) of the Property, including joinders

of all mortgages, if any, as notification to homeowners and mortgagees of any modification, amendment or release pertaining to the school site and common areas. Additionally, the Declaration of Restrictions required that, in order to increase road capacity at the intersections of S.W. 112 Avenue and SW 220, SW 224, and SW 232 Streets, the Owners apply for and enter into an agreement with the County to have or cause to have all the off-site abovementioned roadway improvements open to traffic prior to the issuance of the Certificate of Completion for the 250th residential unit. In 2006, the BCC approved a modification of a Declaration of Restrictions that removed the requirements that the owner construct the roadway improvements for the intersection of S.W. 224 Street at S.W. 112 Avenue, removed the requirement that all homeowners and mortgagees within the overall property joined in any declaration of restrictions for changes related to the school site(s) (Silver Palms Charter School), such changes had to be approved at a public hearing, and required the opening of the charter school for 800 students prior to the commencement of the 2007-08 school year, pursuant to Resolution #Z-20-06.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being approximately 1 mile west of and within the Urban Development Boundary for **Low Density Residential.** The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

2. **Residential Communities.** 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.

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. **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 as a basis for denial of development orders.

5. **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. **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 at optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

7. **EDU-2A.** It is the policy of Miami-Dade County that the Miami-Dade County Public School System shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB, and; new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.

8. **Institutional and Public Facility.** Neighborhood- or community-serving institutional uses and utilities including **schools** and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Major utility facilities should generally be guided away from residential areas, however. When considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

9. **LU-4A.** When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-1M(a); school under construction on Parcel B, vacant on Parcel A	Low Density Residential, 2.5 to 6 dua

Surrounding Properties

NORTH:	RU-1M(a); vacant	Low Density Residential, 2.5 to 6 dua
SOUTH:	RU-1M(a); vacant	Low Density Residential, 2.5 to 6 dua
EAST:	RU-1M(a) and AU; vacant	Low Density Residential, 2.5 to 6 dua
WEST:	RU-1M(a); residence	Low Density Residential, 2.5 to 6 dua

The subject parcel is located on the north and south sides of S.W. 232 Street, between S.W. 114 Place and S.W. 115 Avenue, A/K/A: 23255 S.W. 115 Avenue. The surrounding area is characterized by vacant properties.

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:	**Acceptable**
Energy Considerations:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(3) Special Exceptions, Unusual and New Uses. The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by 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.

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 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.

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to 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 under this section has 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 33-314 Direct applications and appeals to the County Commission

(C) The County Commission shall have jurisdiction to directly hear other applications as follows:

(12) Hear application for and, upon recommendation of the Developmental Impact Committee, grant or deny those special exceptions for public charter school facilities permitted by the regulations only upon approval after public hearing, provided the applied for special exception, in the opinion of the Board of County Commissioners, is found to be in compliance with the standards contained in Article XI and Section 33-311 (A)(3) of this code.

(13) Applications for public charter school facilities and expansions or modifications to existing public charter school facilities.

Section 33-153 Public hearing required in all districts.

The establishment, expansion or modification of a charter school facility is permitted in any zoning district after public hearing upon demonstration that the standards established in this article have been met. Any existing covenant or declaration of restrictions relating to an existing charter school facility shall be modified or deleted only in accordance with the provisions of Article XXXVI of this code.

Sec. 33-157. Physical standards. All charter school facilities shall meet the minimum requirements included herein.

(a) Outdoor areas. Outdoor recreation/play areas are not required. Where same are provided the outdoor recreation/play area shall, wherever possible, be located so that the recreation/play area is not immediately adjacent to single family residences or section line roads, nor create incompatible impacts on other immediately adjacent properties. Adequate screening in the form of a wall, fence and/or landscaping shall be provided wherever the outdoor/play area abuts a property under different ownership.

(b) Signs. Signs shall comply with district regulations as contained in Chapter 33 of the Miami-Dade County Code; provided, however, that the total square footage of all freestanding signs in any residential district shall not exceed six (6) square feet in size.

(c) Auto stacking. Stacking space, defined as that space in which pickup and delivery of children can take place, may be provided in the form of specified parking stalls and/or areas clear of vehicular drive aisles. Stacking space shall be provided for a minimum of two (2) automobiles for charter schools with twenty (20) to forty (40) children; schools with forty-one (41) to sixty (60) children shall provide four (4) spaces; thereafter there shall be provided a space sufficient to stack five (5) automobiles.

(d) Parking requirements. Parking requirements shall be as provided in section 33-124(1) of the Code.

(e) Height. The structure height shall not exceed the height permitted for that site by the existing underlying zoning district.

(f) Trees. Landscaping and trees shall be provided in accordance with Chapter 18A of this code.

(g) Charter school facilities as described herein shall be prohibited from operating on property abutting or containing a water body such as a pond, lake, canal, irrigation well, river, bay, or the ocean unless a safety barrier is provided which totally encloses or affords complete separation from such water hazards. Swimming pools and permanent wading pools in excess of eighteen (18) inches in depth shall be totally enclosed and separated from the balance of the property so as to prevent unrestricted admittance. All such barriers shall be a minimum of forty-eight (48) inches in height and shall comply with the following standards.

(1) Gates shall be of the spring back type so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the area is without adult supervision.

(2) All safety barriers shall be constructed in accordance with the standards established in section 33-12, except that screen enclosures shall not constitute a safety barrier for these purposes.

(h) Lot coverage and floor area ratio. The charter school facility shall not exceed the lot coverage and floor area ratio allowed by the underlying zoning district.

(i) Building setbacks. The charter school facility shall comply with the setbacks established in sections 33-17 and 33-18 (a) and (b) of the Code for buildings of public assemblage.

Sec. 33-159. Plan review standards

(a) Scale. The scale of proposed public charter school facilities shall be compatible with the scale of surrounding proposed or existing uses and shall be made compatible by the use of buffering elements.

(b) Compatibility. The design of public charter school facilities shall be compatible with the design, kind and intensity of uses and scale of the surrounding area.

(c) Buffers. Buffering elements shall be utilized for visual screening and substantial reduction of noise levels at all property lines where necessary.

(d) Landscape. Landscape shall be preserved in its natural state insofar as is practicable by minimizing the removal of trees or the alteration of favorable characteristics of the site. Landscaping and trees shall be provided in accordance with Chapter 18A of this code.

(e) Circulation. Pedestrian and auto circulation shall be separated insofar as is practicable, and all circulation systems shall adequately serve the needs of the facility and be compatible and functional with circulation systems outside the facility.

(f) Noise. Effective measures shall be provided to keep noise at acceptable levels.

(g) Service areas. Wherever service areas are provided, they shall be screened and so located as to be compatible with the adjacent properties.

(h) Parking areas. Parking areas shall be screened and so located as to be compatible with the adjacent properties.

(i) Operating time. The operational hours of a public charter school facility shall be compatible with the activities of other adjacent properties.

(j) Industrial and commercial. Where schools are proposed in or adjacent to, industrial or commercial areas, it shall be clearly demonstrated in graphic form and otherwise, how the impact on the commercial or industrial area has been minimized through site design techniques and/or operational modifications.

(k) Fences and walls. Outdoor recreation and/or play areas shall be enclosed with fences and/or walls.

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**
Aviation	**No objection**

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The irregularly shaped subject property is comprised of two parcels located on the north and south sides of S.W. 232 Street, between S.W. 114 Place and S.W. 115 Avenue, approximately 1 mile west of and inside the UDB, in an area characterized by vacant properties. In 2003 the subject property was rezoned by the Board of County Commissioners (BCC) from GU, Interim District, to RU-1M(a), Modified Single-Family Residential District, as part of a larger parcel of land that was also rezoned to RU-TH, Townhouse District, and RU-3M, Minimum Apartment House District, pursuant to Resolution #Z-24-03. A Declaration of Restrictions was subsequently recorded which, among other things, identified the Silver Palms Charter School sites. In 2006, the BCC approved a modification of a Declaration of Restrictions that removed the requirements that the owner construct the roadway improvements for the intersection of S.W. 224 Street at S.W. 112 Avenue, removed the requirement that all homeowners and mortgagees within the overall property join in any declaration of restrictions for changes related to the school site(s) (Silver Palms Charter School), such changes had to be approved at a public hearing, and required the opening of the charter school for a total of 1,100 students (800 students on Parcels A and B and 300 students on Parcel C) on the sites prior to the commencement of the 2007-08 school year, pursuant to Resolution #Z-20-06. The applicant is seeking to permit the expansion of an existing charter school and to permit the modification of a previously approved Resolution and the modification of several Declarations of Restrictions in order to increase the number of students from 800 to 1,100 on this site (Parcels A and B). Staff notes that Parcel C is included under a companion application (Southwestern Grant L.L.C., application #07-303) which is also scheduled before this Board at this time. Staff further notes that a Certificate of Use was issued on Parcel A to allow 700 students in grades from 1st – 12th. On page 7 of the Miami-Dade County Public Schools - Charter School Facilities Information Report, the subject charter school currently has an actual enrollment of 733 students in grades K-8 and 32 students in grades 9-12 with a prior zoning approval for 800 students. The submitted plans illustrate the classrooms and administrative program housed in a 2-story, L-shaped 34' high building placed parallel to both SW 115 Avenue and SW 232 Street. Bus lanes are provided along SW 115 Avenue and parking for faculty, visitors and staff is sited on the eastern portion of the site (Parcel A). Additional parking will be provided on the north (Parcel B) site. The school will be fitted with a colonnaded breezeway that serves as a circulation element so students and teachers can be shielded from the elements while accessing classrooms, restrooms and other areas of the building. The architect employs elements on the facades that are prevalent in Mediterranean building types. For

example, barrel tile is used on the roof and modified cupolas (decorative roof lanterns) and tower styles that are prevalent in monuments and civic buildings found in the Mediterranean are also applied as decorative elements on the proposed buildings. Landscaping in the form of trees and palms will be installed along the perimeter of the site and inside the faculty/staff parking area.

Additionally, staff notes that a zoning hearing application under the name of Manuel and Barbara Diaz was approved on April 27, 2006 by this Board on a property located south of S.W. 248 Street and lying on both sides of theoretical S.W. 117 Avenue, pursuant to Resolution No. Z-16-06, for a zone change from AU, Agricultural District, to RU-3M, Minimum Apartment House District, in order to develop their subject 82.64-acre parcel of land with a single-family and townhouse residential development. The applicants proffered a covenant limiting the development to a maximum of 490 units, to the plans submitted in conjunction with that application, and to a provision indicating that an additional 500 student stations will be provided at the (then) Silver Palm Charter School sites for a total of 1,600 students. This application in conjunction with the previously mentioned companion application #07-303 would together satisfy said requirement for a total of 1,600 students in all three sites. The covenant for the Manuel and Barbara Diaz property further stipulates that, in the event that the owner is unable to provide the additional stations as required or fails to produce the required approvals for the Charter School and/or additional stations, for any reason, the owner shall then reach an agreement with the School Board addressing the impact on educational facilities of this development in a manner acceptable to the Miami Dade County Public Schools and, until such agreement is reached with the School Board, the applicant shall apply for no building permits and no permits shall be issued in connection with the project.

The Department of Environmental Resources Management **(DERM) does not object** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. Since public water and public sanitary sewers can be made available to this property, DERM will require that the applicant connect to the water supply and the public sanitary sewer system. Additionally, the Miami-Dade County Aviation Department **(MDAD) does not object** to this application and has indicated that the applicant must coordinate with Homestead Air Force Base to ensure conformity with Article XXXV Homestead Air Force Base Zoning (Section 33-292 through 33-301). Further, the Department of Solid Waste Management **(SWM),** Miami-Dade Transit **(MDT),** the Miami-Dade Police Department **(MDPD)** and the Miami-Dade Water and Sewer Department **(WASD) do not object** to this project. Furthermore, the Miami-Dade Fire and Rescue Department **(MDFR) does not object** to this application and indicates in their memorandum that the average travel time to the vicinity of the proposed development is **7:00** minutes and that the development is expected to generate approximately 18 fire and rescue calls annually. Lastly, the Public Works Department **(PWD) does not object** to this application. The Public Works memorandum indicates that the application is acceptable according to the submitted site plans received July 9, 2008. Their memorandum indicates, among other things, that crossing guards/security guards should be present during arrival and dismissal times of the school to facilitate and coordinate vehicular and pedestrian movement and safety, especially at the entrances to the school, and that direct pedestrian access between Parcels "A" and "B" is required to be provided across SW 232 Street aligning only with approved crosswalk(s) prior to the opening of the parking facility. Additionally, a traffic signal is required to be installed at SW 114th Court and SW 232nd Street by the applicant

prior to the beginning of the 2008/2009 school year unless other provisions are made with the Public Works Department.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this property for **Low Density Residential** use. The CDMP indicates that all existing uses and zoning are consistent with the CDMP. As such, the existing RU-1M(a) zoning on the property is **consistent** with the LUP map designation of the CDMP. 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. Further, the CDMP provides that neighborhood or community serving institutional uses and utilities **including schools** and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories. As such, staff is of the opinion that the requested expansion of the previously approved charter school and the requested modifications of Declarations of Restrictions and Resolution conditions to increase the student count and providing phasing for same are **compatible** with the surrounding community and are, therefore, **consistent** with the CDMP subject to compliance with all of the Public Works Department conditions as indicated in their memorandum submitted for this application.

The Educational Element Goal of the CDMP is to 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. The CDMP's Educational Element Policy **EDU-1** works toward 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. Similarly, the CDMP's Educational Element Policy **EDU-1C** states that the County shall 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. Educational Element Policy **EDU-1D** states that Miami-Dade County shall cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students which operate at optimum capacity. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program. Staff is of the opinion that the charter school use on this site will serve a need for the community by helping to accommodate some of the student population generated by the approved residential development that surrounds said use. As such, the proposed expansion to the school facility would be **consistent** with the aforementioned EDU policies of the CDMP.

The Special Exception Standards, Section 33-311(A)(3), provide for the approval of an application when the applied for exception, in the opinion of the Board, would not have an unfavorable effect on the economy of Miami-Dade County, 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 planned and budgeted for construction, are accessible by private or public roads, streets or highways, would not 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 the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development. In staff's opinion, the location of the building on the site provides ample open space and landscaping to buffer it from the developing residential community and mitigate any aural impact generated by the additional students. The submitted plans indicate abundant landscaping in the form of native and non-native trees and shrubs planted along the perimeter of the site. Said landscaping will help lessen the noise impact that the increase in the number of students will generate and will provide additional privacy to the surrounding properties. In staff's opinion, the additional student population will not detrimentally impact the surrounding residential neighborhood as the building can properly accommodate the number of students requested. Furthermore, the expansion to the previously approved charter school use on this site will serve a need for the community by helping to accommodate some of the student population generated by the approved residential development in the vicinity. Additionally, the existing school adjoins streets that, in staff's opinion, further help to buffer said school from the surrounding uses, as well. Furthermore, the scale and height of the building are **compatible** with the existing adjoining residential neighborhood and developing residential neighborhoods found nearby. Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3).

When analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff supports the applicant's requests for modifications of various conditions of Resolutions and Paragraphs of Declarations of Restrictions in order to increase the number of students from 800 to 1,100 on this site (requests #2 through #5) and is of the opinion that the increase in the number of students in grades Kindergarten (K) through the 12th grade with an increased enrollment to 1,100 students will benefit this developing community and will provide an expanded service to the community which may also help to relieve overcrowding at other school facilities. Staff notes that the revised site plan for the charter school provides ample landscaping along the site's perimeter to visually buffer the school from the surrounding area. Additionally, staff further opines that the proposed increase in the student population of an additional 300 students attending the school on this site will not detrimentally impact the surrounding residential neighborhood. The school is designed to properly accommodate the increase in the number of students requested. Additionally, in staff's opinion, the school building adjoins streets that, in addition to the landscape buffer provided, help to buffer said institution from surrounding uses. Additionally, the school's scale is compatible with the developing residential neighborhoods found nearby, as the proposed 34' high school building is similar to the 35' height permitted in the surrounding RU-1M(a) and AU zones in the adjacent and adjoining communities. Furthermore, the approval of this application will be accommodating additional students from nearby developments in compliance with a provision from Resolution #Z-16-06 which indicated that an additional 500 student stations would be provided at the Silver Palm Charter School sites. Staff is of the opinion that the approval of these modifications, as proposed for grades K through 12, would be compatible with the surrounding area. Therefore, when considering the necessity for and the reasonableness of the proposal in relation to the surrounding area and the compatibility of said modification with the area and its development, staff is of the opinion that a proposed expansion to allow an additional 300 students in grades K through 12 on this site will not have an unfavorable effect on the area and will not be contrary to the public interest. Additionally, staff opines that the deletion of a portion of paragraph 6(a) of the Declaration of Restrictions, that formerly required DIC review for all these sites, is not necessary due to the passing of Ordinance #04-108 that established the Charter School process. Additionally,

the deletion of the portion of Paragraph 6a that requires special environmental assessments is not necessary as any environmental concerns will be addressed by DERM at the time of permitting. Staff further opines that the deletion of a portion of paragraph 6(e) is also no longer necessary as the charter school will be privately owned and operated and will not be maintained by a homeowners association. Therefore, staff recommends approval with conditions of requests #2 through #5 under Section 33-311(A)(7).

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 of conditions of a previously approved 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 standards are applicable to this application. Due to the lack of information, staff is unable to analyze this application under said standards and, as such, requests #2 through #5 should be denied without prejudice under same.

Based on all of the above, staff recommends approval with conditions of request #1; approval with conditions of requests #2 through #5 under Section 33-311(A)(7), and denial without prejudice of requests #2 through #5 under Section 33-311(A)(17).

I. RECOMMENDATION:

Approval with conditions of request #1; approval with conditions of requests #2 through #5 under Section 33-311(A)(7), and denial without prejudice of requests #2 through #5 under Section 33-311(A)(17).

J. CONDITIONS:

1. That the applicant submit revised Declarations of Restrictions to the Department of Planning and Zoning within 90 days of approval of this application unless an extension is granted by the Director for good cause shown.

2. That all conditions of Resolution No. Z-20-06 remain in full force and effect except as herein modified.

3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Somerset Charter School at Silver Palm as prepared by Civica Architect, Sheet A-1.1 dated stamped received 5/28/08 with Sheets A-1.0 through A-1.2 dated last revised 5/15/08 and the remaining sheets dated stamped received 5/21/08 for a total of 14 sheets," and "Stacking Option Plan B: School Site Parcel 'A'," as prepared by Civica Architect, dated May 30, 2008 and consisting of 1 sheet.

4. That the applicant obtain a revised Certificate of Use from and promptly renew the same annually with the Department of Planning and Zoning for the additional students for the Charter School, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. 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.

6. That the approval of this application shall be contingent upon approval of application #07-303.

7. That a Unity of Title be submitted to the Department of Planning and Zoning at the time of building permit application. Said instrument shall tie subject Parcels A and B to Parcel C which is the subject of application #07-303.

8. That all parking on Parcel B be restricted to teachers and staff only.

9. That the Charter School have a minimum of four staggered start/dismissal times for 1,100 students in grades K – 12.

DATE INSPECTED: 03/26/08
DATE TYPED: 05/05/08
DATE REVISED: 05/07/08; 05/08/08; 5/13/08; 06/02/08; 06/06/08; 06/24/08; 06/26/08; 06/30/08; 07/02/08; 07/08/08; 07/09/08
DATE FINALIZED: 07/09/08
MCL; MTF; LVT; NN; JV

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

July 9, 2008

Miami-Dade County School Board
Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Renier Diaz de la Portilla
Evelyn Langlieb Greer
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Mr. Marc C. LaFerrier, Director
Department of Planning and Zoning
Miami-Dade County
111 NW 1 Street, 11th Floor, Suite 1110
Miami, FL 33128

RE: Applications 07-303, Southwestern Grant, LLC
07-318, Southwestern Grant, LLC

Dear Mr. LaFerrier:

In response to your Department's request seeking information regarding traditional public and charter schools in the general area of the above-referenced charter school applications, please see the attached Public School Projected Capacity Analysis (Attachment A) and Maps (Attachment B) depicting both traditional and charter school locations.

As you will note under Attachment A, Coconut Palm K-8 and Miami Southridge Senior High School are currently designated as the schools to serve the area of the applications. In addition, the analysis provides capacity information for traditional public schools in the surrounding area, depicting an overall surplus of student stations at the elementary, middle and senior high levels of 1,749, 1,366 and 1,272 respectively. Attachment B provides the locations of the traditional public and charter schools in the general area, including existing and proposed charter schools.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Ivan M. Rodriguez, R.A.
Director II

CSE:cse
L-010
Attachments

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian G. Villaamil
Ms. Corina Esquijarosa
Ms. Maria-Teresa Fojo
Mr. Nick Nitti

22

Facilities Planning
Ana Rijo-Conde, AICP, Planning Officer • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

PUBLIC SCHOOL PROJECTED ANALYSIS
July 8, 2008

APPLICATIONS: 07-303, Southwestern Grant, LLC
07-318, Southwestern Grant, LLC

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Coconut Palm K-8 – 24400 SW 124 Avenue

MIDDLE: Coconut Palm K-8 – 24400 SW 124 Avenue

SENIOR: Miami Southridge Senior High – 19355 SW 114 Avenue

All schools are located in South Regional Center.

The following student population and available facility capacity data is based on student enrollment projections for the 2008-2009 school year as of June 2008:

Elementary Schools

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
Coconut Palm K-8 Academy	821	1,478	55%	0	55%	283*
Goulds Elementary	633	802	79%	0	79%	169
Mandarin Lakes K-8	901	1,478	61%	0	61%	201
Caribbean Elementary	810	965	61%	22	61%	177
Pine Villa Elementary	502	834	60%	120	53%	452
Redland Elementary	905	903	100%	0	100%	-2
William A. Chapman Elemenetary	540	630	86%	108	73%	198
Air Base Elementary**	621	874	71%	18	70%	271
					AVAILABLE STUDENT STATIONS	1,749

Middle Schools

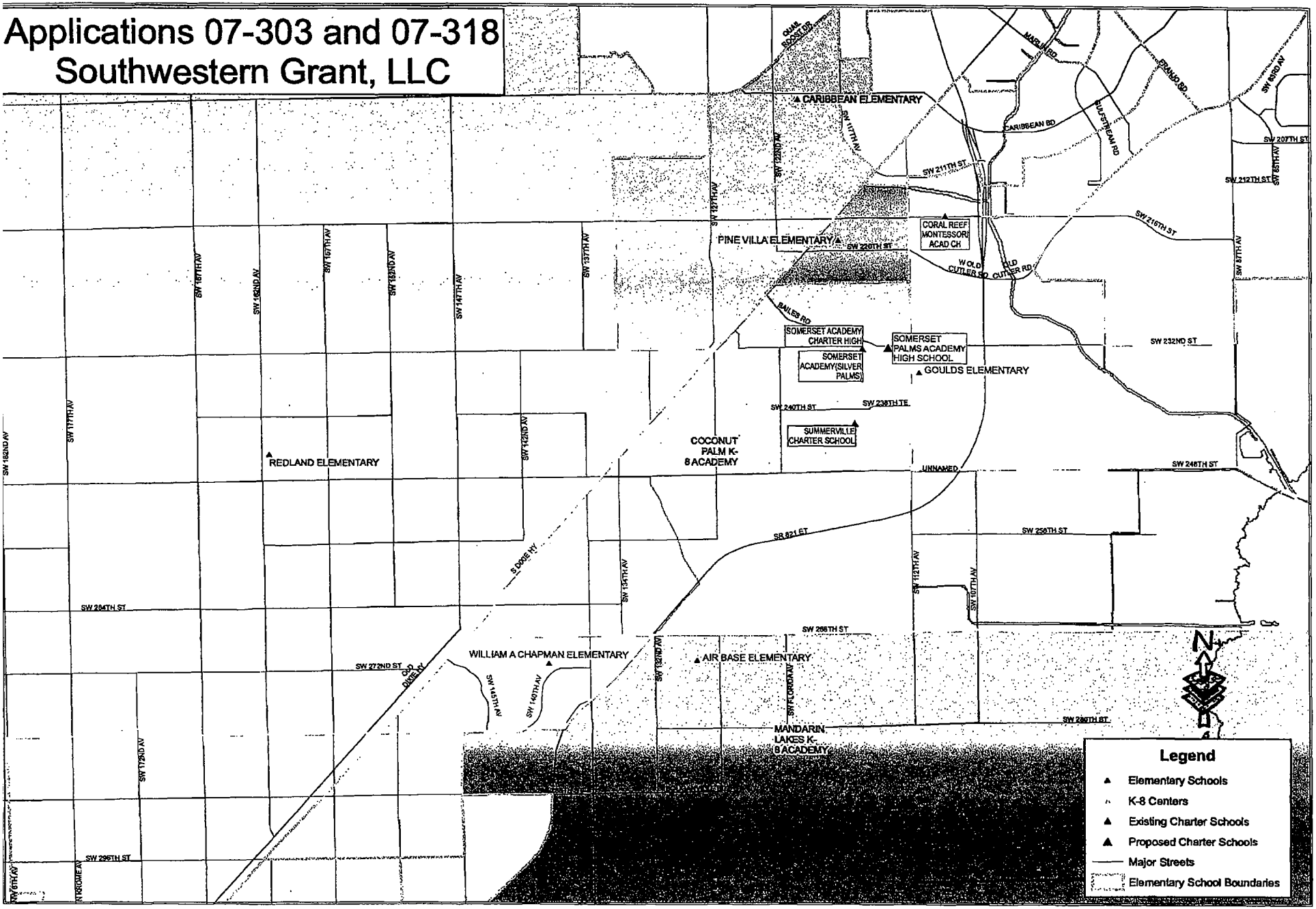
	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
Coconut Palm K-8 Academy	821	1,478	56%	0	56%	140*
Mays Community Middle	798	940	85%	99	77%	241
Centennial Middle	957	1,498	64%	0	64%	541
Redland Middle	964	1,230	78%	79	74%	345
Mandarin Lakes K-8	901	1,478	61%	0	61%	99
					AVAILABLE STUDENT STATIONS	1,366

SeniorHigh Schools

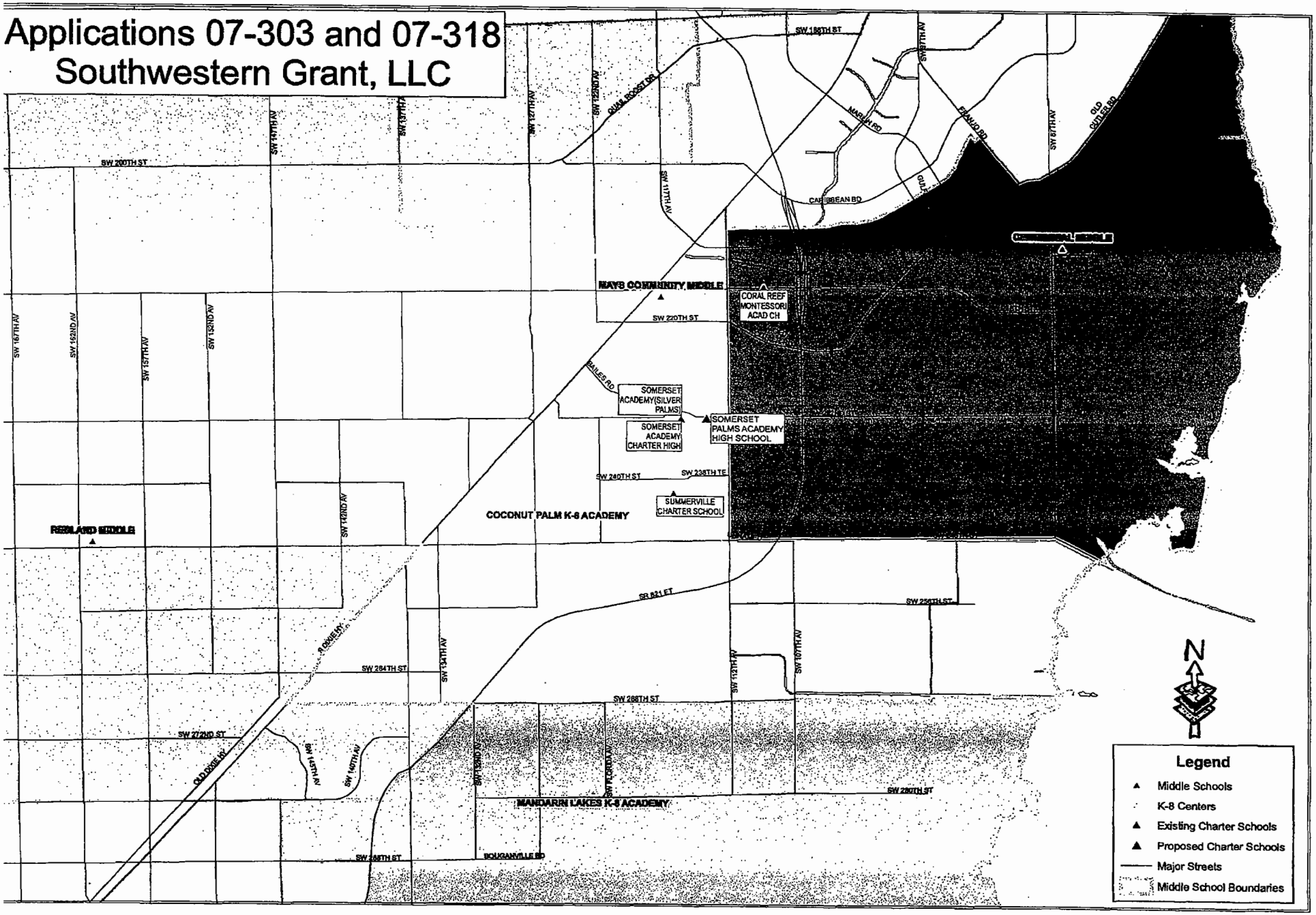
	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
Southridge Senior High	3,131	2,662	118%	190	110%	-279
Homestead Senior High	2,331	2,977	78%	190	74%	836
South Dade Senior High	2,885	3,600	80%	0	80%	715
					AVAILABLE STUDENT STATIONS	1,272

*Coconut Palm K-8 and Mandarin Lakes K-8 open Grades K-6 only. Grades 7 and 8 open second and third year.
**Air Base Elementary is a Magnet School (School of Choice).

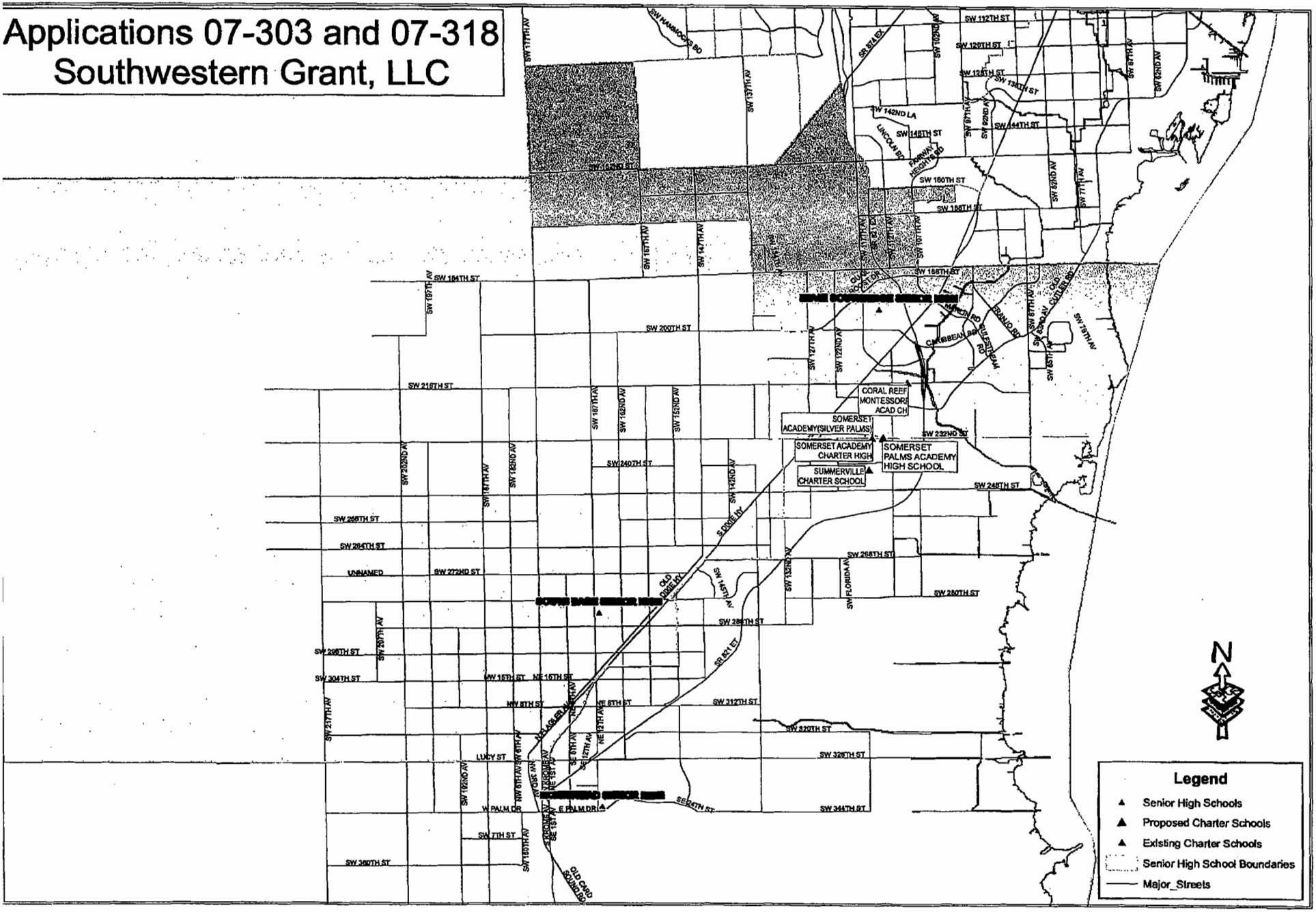
Applications 07-303 and 07-318
Southwestern Grant, LLC



Applications 07-303 and 07-318
Southwestern Grant, LLC



Applications 07-303 and 07-318
Southwestern Grant, LLC



Memorandum

MIAMI-DADE COUNTY

Date: July 9, 2008

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

From: Jeff Cohen, P.E., Assistant Chief
Traffic Engineering Division
Public Works Department

Subject: Revised Recommendations for Somerset Charter Academy at Silver Palm, Parcels "A" & "B"
Process No.: Z2007000318

The application is acceptable as indicated in the following list of recommendations and comments on the Site Plans, dated Revised "05.30.08" and received today; the Traffic Impact Analysis, dated June 13, 2008; the Fifth Amended Letter of Intent, dated May 16, 2008; and statements made at the Executive Council meeting today to be included in an amended Letter of Intent and covenants, for the facility located at SW 114th Ct. and SW 232nd St., Parcels "A" and "B." Note that all recommendations and comments that follow are subject to, and contingent on, all documents referred to above being officially submitted to the Planning and Zoning Department.

Site Specific Comments:

- Site Plan Review

  The site plan should be modified to correctly show existing and proposed pavement markings, e.g. – stop bars, school messages, and zebra crosswalks; signs, e.g. – stop signs and school speed zone signs; and existing school speed zone flashing signals.

- Traffic Impact Review

  As indicated in the conclusions of the Analysis, crossing guards/security guards should be present during arrival and dismissal times of the school to facilitate and coordinate vehicular and pedestrian movement, and safety especially at the entrances to the school.

- Letter of Intent Review

  The Letter of Intent must be amended as discussed and agreed to during the Executive Council meeting today to include such items as the provision of street lighting between all parcels and an explanation of the school operations with respect to their affect on the number of students for each arrival and dismissal period.

- Project Requirements

  1. Since a minimum of 47 required parking stalls are to be provided on Parcel "B," Parcels "B" and "A" must be legally tied together for this proposed use.
  2. In addition, the plans for Parcel "C" indicate an allocation of 16 required parking stalls to Parcel "B"; therefore, Parcel "B" must contain a minimum of 63 parking stalls (not including ADA spaces).

3. Direct pedestrian access between Parcels "A" and "B" is required to be provided across SW 232 St. aligning only with approved zebra crosswalk(s) by the applicant prior to the opening of this parking facility.
4. The specific times for beginning and ending of classes per shift (Four shifts required) including grade levels, and number of students per shift, as well as, an operation plan indicating arrival and dismissal operations for passenger vehicles and school buses, must be provided in a covenant for this facility. Included in this covenant must be an agreement that the school administration will take corrective measures if conditions change in the future where passenger vehicles are stacked or parking in non-designated parking areas in the public ROW.
5. As previously discussed with the applicant's representatives, some acceptable form of traffic delineators must be provided to separate the traffic flows between the onsite passenger loading lane and the parking area in the main parking facility during arrival and dismissal times.
6. School Speed Zone posted time intervals must be modified as required by the new proposed staggered arrival and dismissal shifts. These times must be shown on the site plans, as well as, the P&D Plans when submitted, and completed prior to reopening of the school in the fall.
7. The entire public ROW perimeter of the site shall be constructed with curb and gutter, as indicated on the submitted site plans.
8. A traffic signal is required to be installed at SW 114th Ct. and SW 232nd St. by the applicant prior to the beginning of the 2008/2009 school year unless other provisions are made with this Department.
9. All additional offsite and onsite improvements indicated on the submitted site plans, in the submitted Traffic Impact Analysis, or in this memorandum are required to be installed by the applicant, or installed by others, prior to the beginning of the 2008/2009 school year unless other provisions are made with this Department.
10. Adequate street lighting must be provided for the safety of staff that has to walk between the three sites especially in consideration of the early arrival times of students during the winter months.

Any differences between the Letter of Intent, Child Care Check List for Charter Schools, and the Traffic Impact Analysis must be rectified and clarified prior to final approval by the County.

The specific requirements for, and locations of, any additional, or modifications to, required signs, pavement marking, and signal installations will be determined at the time of Paving and Drainage, Sign, Pavement Marking, and Signal Plans Review.

Standard Comments:

- Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps 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 ft 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 this Department. Also, any relocation or removal of trees must be approved by DERM. 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 record, 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, MDPWD 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.

- The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please contact me at (305) 375-2030.

cc: Esther Calas, P.E., Director
Muhammed M. Hasan, P.E., Chief, Traffic Engineering Division
Robert Williams, P.E., Head, Traffic Control Center, Traffic Signals and Signs Division
Raul A. Pino, P.L.S., Chief, Land Development Division
David Cardenas, Chief, Right of Way and Aesthetic Assets Management Division
Harvey L. Bernstein, Educational Facilities Administrator, Traffic Engineering Division
Armando Hernandez, Concurrency Coordinator, Traffic Engineering Division

Memorandum

MIAMI-DADE COUNTY

Date: May 6, 2008

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

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

Subject: DIC # 2007000318 – Silver Palm Holding of Homestead
Lying on both sides of SW 232nd Street, between theoretical SW 114th Court and SW 115th Avenue, Miami-Dade County, FL (Revision No. 1)

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately **18** fire and rescue calls annually.

(B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

Based on data retrieved during calendar year 2007, the average travel time to the vicinity of the proposed development was **7.15** 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.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
34	10850 SW 211 Street	Rescue, 50' BLS Squrt	7
5	13150 SW 238 Street	Rescue, BLS Engine	7
55	21501 SW 87 Avenue	ALS Engine	4
52	12105 Quail Roost Drive	Rescue, ALS Tanker	7

SITE PLAN REVIEW:

(A) Fire Engineering & Water Supply Bureau has reviewed and approved the plans entitled 'Somerset Charter 6th-12th Grade School at Silver Palms, Inc.,' as prepared by Civica Architects dated stamp received April 24, 2008.

(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 adhere to corresponding MDFR requirements.

If you need additional information, please contact the Planning Section at 786-331-4540.

HL:ch

Memorandum

MIAMI-DADE COUNTY

Date: November 19, 2007

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

From: Sunil Harman, Director, Aviation Planning, Land-Use & Grants
Aviation Department

Subject: DIC Application #07-318
Silver Palm Holdings of Homestead, LLC

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #07-318, Silver Palm Holdings of Homestead, LLC. The applicant is requesting a modification of a previously approved resolution and covenant to permit a charter school to increase the student stations from 800 to 1,100 for grades K-12. The subject property is 5.96 acres and is located on both sides of SW 232 Street, between theoretical SW 114th Court and SW 115th Avenue, Miami-Dade County.

Based on the available information, MDAD determined that a modification of the previously approved resolution and covenant regarding land use is compatible with operations from Homestead General Aviation Airport. Please be advised that the applicant is required to coordinate with Homestead Air Force Base to ensure conformity with Article XXXV Homestead Air Force Base Zoning (Code of Miami-Dade County §§33-292--33-301). Please be advised that MDAD does not have jurisdiction over Homestead Air Force Base. The contact at the Base is Major Tim Arnett, 305-224-7306, tim.arnett@homestead.af.mil.

SH/rb

C: Max Fajardo, E.I., Deputy Aviation Director
John Cosper, P.E., Deputy Aviation Director – CIP
José Ramos, R.A., Chief, Aviation Planning

Memorandum

MIAMI-DADE COUNTY

Date: November 14, 2007

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

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

Subject: DIC No. Z2007000318
Silver Palm Holdings of Homestead, LLC
North and South of S.W. 232nd Street Between Theoretical S.W. 114th Court and S.W. 115th Avenue
Modification of a Previous Resolution to Expand an Existing School
(RU-1(M)(a)) (5.96 Acres)
19-56-40

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 Miami-Dade County Water & Sewer Department (MDWASD). The closest public water is a 12-inch water main located along S.W. 112th Avenue, approximately 2,670 feet from the subject property. 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 16,500 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for this water main is MDWASD's Alexander Orr 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 use the Southeast Florida water resources more efficiently.

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 MDWASD. The closest public sanitary sewer is an 8-inch gravity main located approximately 3,000 feet from the subject property. Downstream flow is directed to Pump Station 30-1097, and then to the South District Treatment Plant, which has adequate capacity to meet projected demands from this project. Connection of the proposed development to the public sanitary sewer system shall be required, in accordance with Code requirements.

Existing 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 require the approval of alternate means of sewage disposal. Use of 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

A modification to Surface Water Management General Permit No. 13-02405-P from DERM shall be required for the construction and operation of the required surface water management system. This modification shall be obtained prior to site development, final plat, or Miami-Dade Public Works Department approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section 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.

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

Pollution Remediation

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at (305)372-6700.

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.

Wetlands
The subject properties do not contain jurisdictional wetlands, as defined by 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.

Tree Preservation
Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History
DERM has found no open or closed enforcement record 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 discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

cc: Nick Nitti, DIC Coordinator

Memorandum

MIAMI-DADE COUNTY

Date: November 2, 2007

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

From Phillip Torres, P.E.
Miami-Dade Water and Sewer Department
Manager, Plans Review Section

Subject: DIC

The Miami-Dade Water and Sewer Department comments and recommendations are as follows:

1. **Project:** Silver Palm Holdings of Homestead (07-318)
Location: S.W. 232 St. Between S.W. 114 Pl. and S.W. 115 Ave.
WATER:

Connect to a proposed eight (8)-in W.M. in S.W. 115 Ave and S.W. 228 Ln. and extend the same southeasterly in S.W. 228 Ln. to S.W. 114 Pl. thence southerly in S.W. 114 Pl. to S.W. 232 St. interconnecting to an existing sixteen (16)-in. W.M. at that location.

Developer can also be connected to any of the existing sixteen (16)-in and /or eight (8)-in W.M. (s) in S.W. 232 St. S.W. 115 Ave, S.W. 114 Pl. and/or S.W. 234 St. Any W.M. extension within the property shall be eight (8)-in. min. in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C.(s)

SEWER:

Connect to any of the existing and/or proposed eight (8)-in gravity sewers in S.W. 232 St. S.W. 115 Ave., S.W. 114 Pl., S.W. 234 St. and/or in Bailes Road, close to the N.W. corner of the property.

For the portion of the property, located N/O S.W. 232 St. if the gravity P.O.C. located in S.W. 232 St. is chosen, then be advised that since the existing gravity sanitary sewer and sewage pump station located south of this property will provide sewer service to this development, which is located outside the pump station service area, then the developer shall pay the required contribution to the developer who installed the other pump station, that is supposed to provide service to the area where this property is located, and to the Developer who installed the pump station and gravity sewer system where the connection will be made as applicable. If Unity of Title does not apply, then any gravity sewer within the property shall be public and eight (8)-in minimum in diameter.

GENERAL NOTES:

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12)-in. min. in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-in. min. in diameter required for low and medium density residential zonings. Please note that the

aforementioned zonings are Miami-Dade County or equivalent, based on total amount of units per acre.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27th, 1993, the First Amendment to Settlement Agreement between DEP and County dated December 21st, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

Should you have any questions, please do not hesitate to call me at 786-268-5214.

Cc: Jorge S. Rodriguez, Assistant Director

WATER CONSERVATION

Miami-Dade County is currently developing recommendations for new development that would achieve higher water use savings than currently required by code.

The following is a list of water saving practices to be used as a guide to achieve additional water savings above current code requirements. These recommendations are targeted at new commercial and institutional construction projects and are based on the following principles:

- Use waterless technologies where available
- Maximize use of on-site sources of water
- Choose equipment that is water and energy efficient
- Install automatic shot offs, solenoids and controllers to turn water off when not in use
- Install flow restrictors when possible
- Eliminate once-through cooling

Plumbing Fixtures and Practices

Toilets and Urinals

- Ensure all water closets use no more than 1.3 gallons per flush, high efficiency toilets (HETs) can achieve 20 to 25% water use savings.
- Use toilets included the Uniform North American Requirements (UNAR) certified list.
- Consider waterless urinals

Faucets

- Install hand washing faucets or aerators that use no more than 1.0 gallons per minute
- Install sensor controls on hand washing faucets in public restrooms
- Install showerheads that use no more than 1.5 gallons per minute

Plumbing Design

- Use tankless water heating or other devices that reduce water wasted waiting for the water to get hot where possible
- Post prominent signs in all restrooms and other water using areas listing telephone numbers to promptly report leaks and other plumbing problems.

Metering and Sub-Metering

- Install a separate meter and keep monthly records of all major water-using function such as cooling towers and individual buildings.

Heating Ventilation and Air Conditioning Equipment

Cooling Towers

- Eliminate all once-through cooling
- On cooling towers, install both makeup and blowdown meters
- Equip cooling towers with overflow sensors on the overflow pipes to alert the operator to problems that can waste thousands of gallons daily
- All cooling towers should achieve at least (5.0) cycles of concentration

Boilers

- Equip boilers with makeup meters and conductivity controllers for blowdown control
- Reuse or return steam condensate to the boiler wherever possible
- Install makeup meters on all recirculating closed water loops used for heating and cooling systems so that leaks in the recirculating systems can be easily detected.

Food Service

Equipment Selection

- Eliminate all water cooled equipment using once-through cooling
- All water-cooled equipment should be eliminated unless it uses chilled water or cooling tower loop. This includes ice makers, refrigeration equipment, and ice cream machines.

Dishwashing Equipment

- Dishwashers should use less than 1.2 gallons per rack for fill-and-dump machines and less than 0.9 gallons per rack for all other types of machines. For under the counter machines, water use should not exceed 1.0 gallons per rack for high-temperature machines and 1.7 gallons per rack for low-temperature machines and 1.7 gallons per rack for low temperature machines.
- Pre-rinse spray valves that use 1.6 gallons per minute and have a shot off valve

Food Preparation

- Use connectionless steamers. They do not need either a water supply or a wastewater drain.
- Select ice machines that use no more than 20 gallons per hundred pounds of ice made.

Efficient Landscape Irrigation

Water can be conserved through the use of a properly designed and managed landscape irrigation systems, and choice of plant material.

Irrigation controllers

- Moisture sensing shut-off switch equipment for automatic irrigation systems to avoid irrigation during periods of sufficient soil moisture. Said equipment shall consist of an automatic mechanical or electronic sensing devise or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

Irrigation equipment and design

- Use drip irrigation or microsprinklers for planning beds (once plants are established, irrigation is not usually needed)
- Irrigated areas shall not be less than 4 feet wide, except when next to contiguous property or using micro or drip irrigation.
- Create hydrozoned areas, with beds and turf watered separately (plant beds may not need irrigation after plants are established)
- Design systems to maintain manufacturer-recommended pressure to prevent misting and unnecessary pipe wear

Soil

- Terrace any area that exceeds a 3.1 slope
- Do not add soil on top of tree roots

Mulch

- Use organic, preferably locally derived mulch, such as pine bark, dyed ~~landscape mulch, or enviromulch. Avoid cypress mulch which~~ encourages deforestation of natural areas.
- Limit use of rock mulch due to increased heat and reflection
- Mulch should be 3-4 inches deep over the root zone and several inches away from the base of plants

Plant Selection

- Use low-maintenance (drought tolerant) species. The Extension Service's Florida Yards and Neighborhoods Program list these in a publication for South Florida. http://miami-dade.ifas.ufl.edu/programs/fyn/publications/dtpl.htm
- Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities. Select plants that are drought and freeze tolerant.
- For areas with limited soil space such as parking lots, use naturally small stature trees or use palms. Information for small stature trees for restricted spaces, such as narrow swales and limited space residential lots where canopy and roots can become problem can be found at http://miami-dade.ufledu/programs/urbanhort/publications/PDF/Samll%20Trees%20for%20Miami-Dade.pdf
-
- Xeriscape or Florida-friendly landscape principles should be applied. These principles conserve water and protect the environment and include efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance. (Ref. 373.185 F.S.)

DATE: 06/06/08
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

SOUTHWESTERN GRANT, LLC	THE NORTH & SOUTH SIDES OF S.W. 232 STREET BETWEEN THEORETICAL S.W. 114 PL & SW 115 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2007000318

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Current case history;
Case 200801003785 folio 3060190133545 was opened based on enforcement history request and inspected on 6-06-08. A warning notice was issued for a violation of Ch 19-13 (a) overgrowth. A reinspection will be conducted after the compliance date of 6-21-08 has expired.

Case 200701004317 was reinspected on 10-4-07 and found to still be in violation of overgrowth. The property was cut by the county contractor and a lien was placed. The lien was satisfied and payment plan fulfilled on 4-18-08. Please note that the folio cited in this case is 3060190133540.

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: **SOUTHWESTERN GRANT, LLC**

NAME AND ADDRESS		Percentage of Stock
Ignacio Zulueta		**50%**
Fernando Zulueta		**50%**
6255 Bird Road **Miami, FL 33155**		

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

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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: _____

IGNACIO ZULUETA, MANAGER, SOUTHWESTERN GRANT, LLC

Sworn to and subscribed before me this 8 day of MAY, 2008. Affiant is personally known to me or has produced _____ as identification.

* _____
(Notary Public)

Notary Public State of Florida
Vanessa Gonzalez
My Commission DD630376
Expires 04/08/2011

My commission expires 4/08/11

*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.

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MAY 14 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

CHILD CARE CHECKLIST FOR CHARTER SCHOOLS: (Parcels 'A' & 'B') P.H. 07-310

School Name: SOMERSET CHARTER SCHOOL AT SILVER PALMS
School Address: S.W. 232nd Street & S.W. 115th Avenue Tax Folio # 30-6019-013-3545

Total size of site: (Parcel 'A') Irregular = 161,408.0 / 43,560 SQ. FT. = 3.7 ACRES
(Parcel 'B') Irregular = 40,800.0 / 43,560 SQ. FT. = 0.936 ACRES

Number of children or students requested (PARCEL A): 1,100 Ages: 4-18 Yrs Old

Grade Levels Requested: (K-12th Grades)

Number of classrooms: 44 Total square footage of classroom area: 25,554 SF

Amount of exterior recreation/play area in square footage: 45,000 SF

Number of parking spaces provided for staff, visitors, and transportation vehicles: 130 parking spaces provided.
102 parking spaces required by Section 33-124 (L)

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

Leila Barrios

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

Signed, sealed, executed and acknowledge on this 7 day of July, 2008 at Miami-Dade County. Florida.

WITNESSES:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 7th day of July, 2008, before me personally appeared Leila Barrios 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.

MERCEDES ARROJAS
MY COMMISSION # DD 751066
EXPIRES: January 23, 2012
Bonded Thru Notary Public Underwriters

CHARTER SCHOOL FACILITIES INFORMATION

Miami-Dade County Public Schools
Charter School Facilities Information

School Number/ Location Number	Name of School	Address	Grade Levels	SY Open	Municipality	Expiration Dates					Enrollment					Specified Use on CO/CU	Issues/Concerns	Non-Compliance Letters
						Fire Permit	Certificate of Occupancy	Certificate of Use	Occupational License	Health Permit	Contract Cap	CO/CU Cap	Architect's Letter Cap	Other Official Document Cap	Actual Enrollment (PARIS 1/9/2008)			
0300	Rosa Parks Charter School (6-8)	713 West Palm Drive Florida City, FL 33034	6-8	1999	Florida City	1/14/2008		Permanent (Florida City)			600 (K-8)	None	107	N/A	52 (6-8 as per PARI)	Commercial	never been uploaded	to remove vented hood from kitchen area
7030	SIA Tech - Main Campus	12350 SW 285 Street Homestead, FL 33033	9-12	2004	Federal Property	9/9/2008	Exempt	Exempt			800 (both campuses)	N/A	N/A	300	405 (both campuses)	Job Corps Program: Federal Property	U. S. Dept. Of Labor letter on file defining exempt status and enrollment cap	
7030	SIA Tech - North Campus	3050 NW 183 Street Miami Gardens, FL 33056	9-12	2004	Federal Property	4/19/2008	Exempt	Exempt			800 (both campuses)	N/A	N/A	496	405 (as per school)	Job Corps Program: Federal Property	U. S. Dept. Of Labor letter on file defining exempt status and enrollment cap	
0520	Somerset Academy	18491 SW 134 Avenue Miami, FL 33177	K-5	2004	County	8/18/2008	Permanent	9/30/2008			700	700	N/A	N/A	539	Bus. Use: School Other than Listed; Use Specific: Charter School	(Housed with 6004)	3/28/2007
6004	Somerset Academy Middle	18491 SW 134 Avenue Miami, FL 33177	6-8	2004	County	8/18/2008	Permanent	9/30/2008			300	700	N/A	N/A	161	Bus. Use: School Other than Listed; Use Specific: Charter School	(Housed with Loc. 0520)	3/28/2007
7042	Somerset Academy High School	11400 SW 232 Street Miami, FL 33032	9-12	2004	County	10/21/2008	Permanent	9/30/2008			500	800 (07-08) and 1100 (08-09) between both schools	N/A	N/A	32	Charter High School	(Housed with Loc. 0332)	
0332	Somerset Silver Palms (K-8)	11400 SW 232 Street Miami, FL 33032	K-8	2007	County	10/21/2008	Permanent	9/30/2008			1100	800 (07-08) and 1100 (08-09) between both schools	N/A	N/A	733	Bus. Use: School Other than Listed; Use Specific: 1-12 Grade Charter School	(Housed with Loc. 7042)	
6029	Spirit City Academy	285 NW 199 Street Miami Gardens, FL 33169	6-8	2005	City of Miami Gardens	9/11/2008		12/31/2008 (City of Miami Gardens)			350	None	100	N/A	53	Permitted Use. C004		12/1/2006; 10/24/2007
0072	Summerville Charter School	11575 SW 243 Street Miami, FL 33032	K-5	2007	County	8/27/2008	Permanent	9/30/2008			600	455	N/A	N/A	452	Charter School: K-5		10/24/2007
1010	Waterstone	855 Waterstone Way Homestead, FL 33033	K-8	2005	City of Homestead	2/4/2009	Permanent (City of Homestead)	N/A			1150	1150	N/A	N/A	1117	School; Non-Profit		

4/6

CHARTER CONTRACT SUMMARY
Hearings #07-303 and #07-318

Somerset Academy Charter Schools
SW 117th Avenue and 232nd Street
Miami, Florida

- **Corporation: Somerset Academy, Inc.**

- **Contract Date:** June 15, 2006.

- **Term:** Ten years (1st day of 2007-2008 school year and ending June 30, 2017). If eligible, contract may be renewed up to 15 years.

- **School Concept:** The schools will house grades K-12 while servicing Limited English Proficient (LEP) students and Exceptional Student Education (ESE) students.

- **Enrollment:** Grades K - 8 with 1,100 students and grades 9 - 12 with 500 students for a total of 1,600 students, contingent on the student capacity as stated on the valid Certificate of Occupancy (CO), Certificate of Use (CU) and Fire Permit issued by Miami-Dade County. Monthly payments shall not be paid for students in excess of the school's enrollment capacity, as defined by the valid CO, CU or Fire Permit, nor in excess of the projected enrollment for the school year.

- **Demographics:** School shall strive to achieve a racial/ethnic balance reflective of the community it serves or within the racial/ethnic range of other public schools in the school district.

- **Length of School Year:** Consistent with school district's year.

- **Zoning:** School shall comply with all applicable laws, ordinances, and codes of federal, state, and local governance and obtain all necessary licenses, permits, zoning, use approval, facility certifications and other approvals as required and be responsible for all associated costs.

- **Facilities:** School agrees to use facilities that comply with the Florida Building Code. School agrees to give School District the documentation regarding school's property interest (owner or lessee) in the property and facility. If school does not own property, must show proof of a signed lease 30 days before the initial opening day of classes.

- **General Conditions:** Must not be part of an organization holding more than 15 charters statewide.

- **Reporting:** Must report annually to School District and adopt and maintain annual operating budget.

SOMERSET CHARTER SCHOOL AT SILVER PALM

PARCEL 'A' APPLICATION: 6th-12th Grade School: (Existing Bldg)
S.W. 115th Avenue and Silver Palm Drive
Miami, Fl.

PARCEL 'B' APPLICATION: (Proposed Faculty Parking)
S.W. 114th Court. and Silver Palm Drive
Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS
OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE MIAMI, FL. 33172
tel: (305) 599-1951

DATE: MAY. 2008
ISSUED FOR: DIC SUBMITTAL

ARCHITECT
CIVICA
tel: 305.593.9959 8323 NW 12th St. Suite No.206. Doral, Fl. 33128 fax: 305.593.9855

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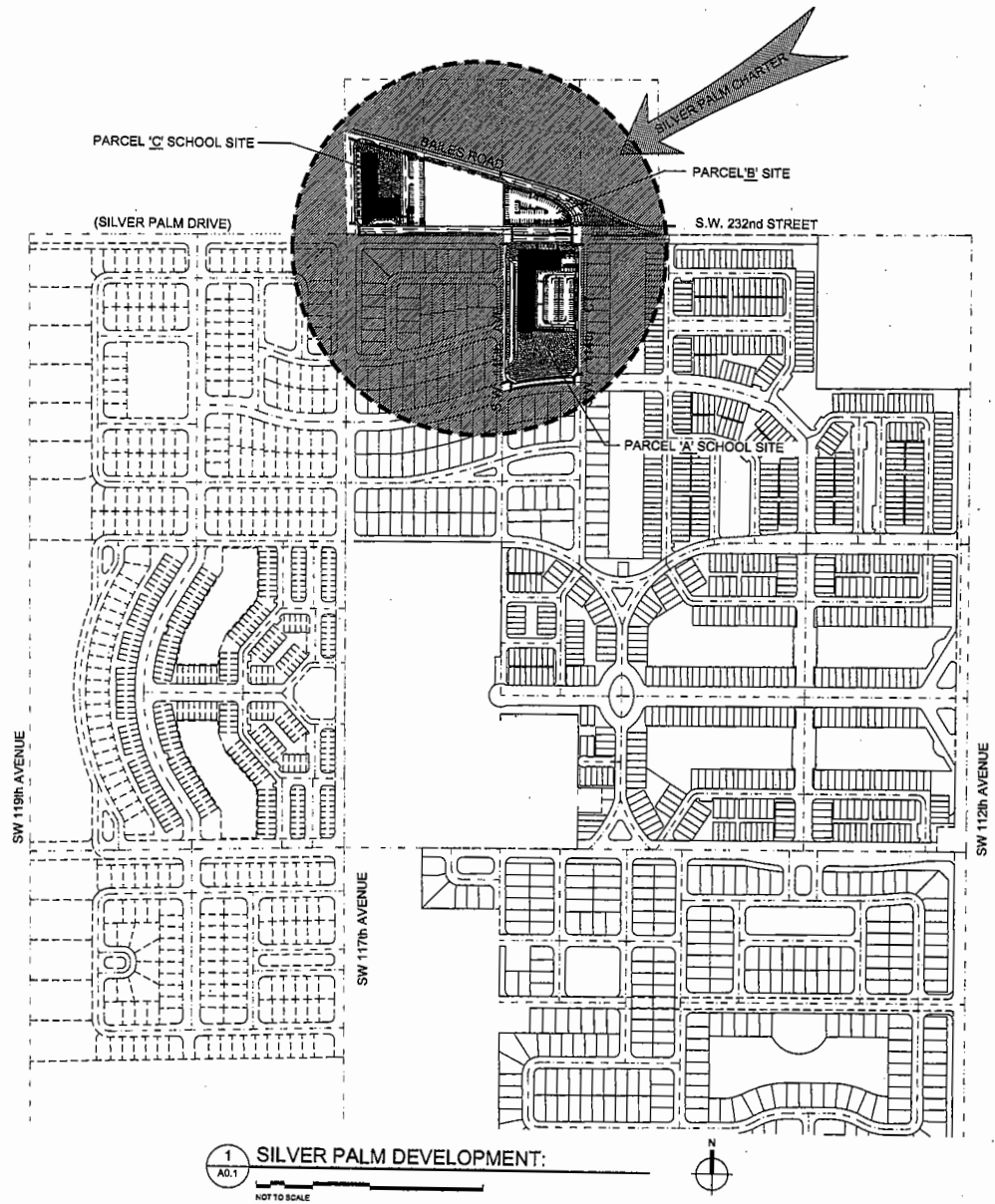
SILVER PALM CHARTER ACADEMY
S.W. 114th Court. and Silver Palm Drive
Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE MIAMI, FL. 33172
tel: (305) 599-1951

DATE: OCT. 2007
ISSUED FOR: DIC SUBMITTAL

CIVICA

gh



1 / A0.1 SILVER PALM DEVELOPMENT:

NOT TO SCALE

ARCHITECT
CIVICA
8323 NW 12th St.
Suite No.205, Doral, FL 33126
tel: 305.593.9059 fax: 305.593.9060

SOMERSET CHARTER
6th-12th GRADE
SCHOOL
AT SILVER PALM
S.W. 116th Avenue and
Silver Palm Drive
Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS
OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY

DRAWN BY APPROVED BY

DATE SCALE:
2007

SIGNATURE

06.12.08

ROLANDO LLANES, AIA
AR - 0013180

This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

SHEET TITLE
SILVER PALM
CONTEXT
SITE PLAN

SHEET NUMBER
A-0.1

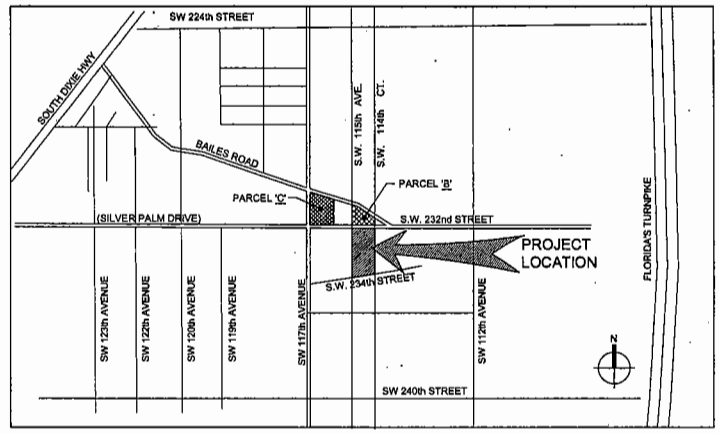
bh

ZONING DATA FOR PARCEL 'A' SITE:

- •PROPOSED USE: EDUCATIONAL — 6th-12th GRADE (CHARTER SCHOOL)
- •ZONING DISTRICT: RU-1M(A)
- GROSS LOT AREA: 4.9603 Acres = 216,073.0 SQ.FT.
- NET AREA (After R.O.W.): 3.70 Acres = 161,408.0 SQ.FT.
- •LOT COVERAGE:
  - Building Foot Print Provided: 38,101.60 SQ.FT. = (23.60% Lot Cover) (Including all Exterior Arcades)
- •FLOOR AREA RATIO:
  - Allowable: 0.5 FAR (of Net Area) = 80,704.0 SQ.FT.
  - Provided:
    - 1st FLR: 38,101.60 SQ.FT. (Including all Exterior Arcades)
    - 2nd FLR: 29,339.65 SQ.FT. (Including all Exterior Balconies)
  - Total Provided: 67,441.25 SQ.FT. = (0.418 FAR) with all exterior Arcades, Balconies, and Towers
- •OPEN SPACE
  - Required: (60%) 96,844.8 SQ.FT.
  - Provided:
    - 62,731.00 SQ.FT. (PERV)
    - +
    - 60,472.40 SQ.FT. (IMPERV) = (76.37%) 123,203.4 SQ.FT.
- •NUMBER OF TRESS
  - REQUIRED 28 TREES PER ACRES + STREET TREES (150 TREES)
  - PROVIDED (150 TREES)
- • HEIGHT
  - Allowable.....35'-0"
  - Proposed.....34'-2" (2-stories-TOP OF MAIN RIDGE)
- • SETBACKS (1)
  - Front (SW 232nd Street)
    - Required..... 25'-0"
    - Proposed..... 25-0"
  - Side (SW 114th Court)
    - Required..... 25'-0"
    - Proposed..... 59'-10"
  - Side (SW 115th Avenue)
    - Required..... 25'-0"
    - Proposed..... 38'-11"
  - Rear (SW 234th Street)
    - Required..... 25'-0"
    - Proposed..... 184'-11"

(1) SETBACK REQUIREMENTS BASED ON SECT 33-17(1), AS ESTABLISHED MIAMI-DADE COUNTY ZONING REGULATIONS

LOCATION MAP: PARCEL 'A' SITE



LEGAL DESCRIPTION FOR PARCEL 'A':

A portion of the West ½ of the East ½ of the NW ¼ of the NW ¼ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of the said West ½ of the East ½ of the NW ¼ of the NW ¼ of Section 19; thence N89°10'24"E along the North line of the said West ½ of the East ½ of the NW ¼ of the NW ¼ of Section 19 for 338.08 feet to the Northeast corner of the said West ½ of the East ½ of the NW ¼ of the NW ¼ of Section 19; thence S00°30'14"E along the East line of the said West ½ of the East ½ of the NW ¼ of the NW ¼ of Section 19 for 854.77 feet; thence S89°02'51"W for 44.19 feet to a point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 700.00 feet and a central angle of 6°30'00" for an arc distance of 79.41 feet to the point of tangency; thence S82°32'51"W for 60.18 feet to a point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 1,050.00 feet and a central angle of 8°26'09" for an arc distance of 154.59 feet to its intersection with the West line of the said West ½ of the East ½ of the NW ¼ of the NW ¼ of Section 19; thence N00°32'20"W along the said West line of the West ½ of the East ½ of the NW ¼ of the NW ¼ of Section 19 for 675.84 feet to the Point of Beginning, a portion of Miami-Dade County Tax Folio No. 30-6019-000-0020 and 30-6019-001-0020

SIGNAGE NOTE:

1. THE TOTAL FREE-STANDING SIGNAGE IN ANY RESIDENTIAL DISTRICT SHALL NOT EXCEED SIX (6) SQ.FT. IN SIZE, IN COMPLIANCE W/ MIAMI-DADE COUNTY ORDINANCE (CHAPTER 33)

ARCHITECT
CIVICA
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SOMERSET CHARTER 6th-12th GRADE SCHOOL AT SILVER PALM
S.W. 115th Avenue and Silver Palm Drive
Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY
1	10.18.07	PER COMMENT Ms. HENDERSON	IAF
2	04.02.08	PER COMMENT Ms. HENDERSON	IAF
3	04.28.08	STORMWATER ADJUSTMENT	IAF
4	06.06.08	PER COMMENT TRAFFIC DIVISION	IAF

DRAWN BY — APPROVED BY
DATE 2007 — SCALE:

PARKING DATA FOR PARCEL 'A':

NOTE:
PARKING REQUIREMENTS BASED ON MIAMI-DADE COUNTY CODE OF ORDINANCES SECTION 33-124(L) FOR SCHOOL USE.

Uses Proposed	No. of Classrooms	Classroom Area	No. of Students	No. of Teachers	No. of Assist	No. of Admin	Total Personnel	Transporation Vehicles	Admin Areas
6th-8th GRADES	20	11,634 SQ.FT.	455	20	2	2	24	2-Buses	1,025 SQ.FT.
9th-12th GRADES	24	13,920 SQ.FT.	605	24	6	6	36	3-Buses	
Grand Total	44	25,554 SQ.FT.	1,060 Students	44	8	8	60	5-Buses	

Code Requirement	Parking Required	Parking Provided
1 Pkg per e.a. Staff plus 1/4 of staff & transportation vehicles	(24 Staff + 2 Cars) x (0.25 space) = 6.5 26+7= 33 spaces	(Parcel 'B') 42 Spaces
1 Pkg per e.a. 200 SQ.FT. + 1 Space per (4) Classroom & Admin Area E.A. Staff	(13,920 sq.ft. Classrooms + 1,025 sq.ft. Admin)/ 200= (75 Spaces) + (12) Staff / 4 = (3 Space) = 78 Spaces	(ON SITE) 77 Spaces
Total Parking Required for 6th-12th Grade School: 33 + 78 = 111 Spaces Required		Total Parking Provided: 42 + 77 = 119 Spaces *

* Total Handicapped Spaces Provided.: (5)
(3-HC Spaces On Site & 2-HC Spaces on Parcel 'B')

*Total Surplus Provided:.....(119 - 60 Rqd) = 59 Spaces

*On Site Parking Fragmentation.....59 Visitor Spaces on Site
18 Staff Spaces on site
4 ADA Spaces on Site
42 Staff Spaces on Parcel 'B'
2 ADA Spaces on Site 'B'

PARKING NOTE: PLEASE SEE A-1.1A FOR PARKING FRAGMENTATION

05.12.09
ROLANDO LLANES, AIA
AR - 0013180

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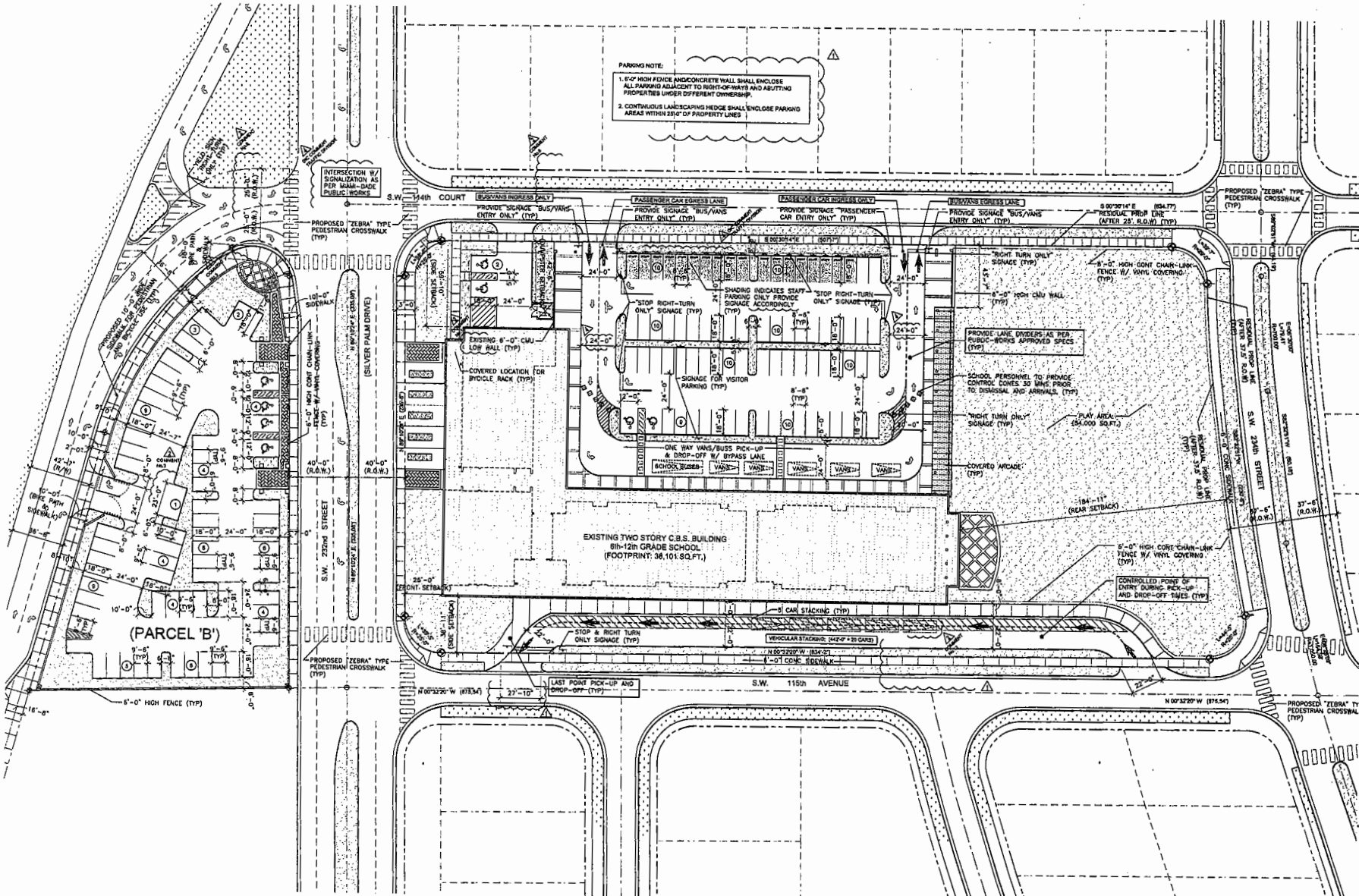
SHEET TITLE
LOCATION MAP & ZONING DATA FOR 6th-12th GRADE SCHOOL SITE

SHEET NUMBER
A-1.0

50



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SOMERSET CHARTER
6th-12th GRADE
SCHOOL
AT SILVER PALM
S.W. 115th Avenue and
Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
780 N.W. 107 AVENUE.
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tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY
1	10.16.07	DIC COMMENT RESPONSE	IAF
2	04.02.08	DIC COMMENT RESPONSE	IAF
3	04.29.08	STORMWATER ADJUSTMENT	IAF
4	05.06.08	DIC COMMENT TRAFFIC DIVISION	IAF

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2007

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05.12.08
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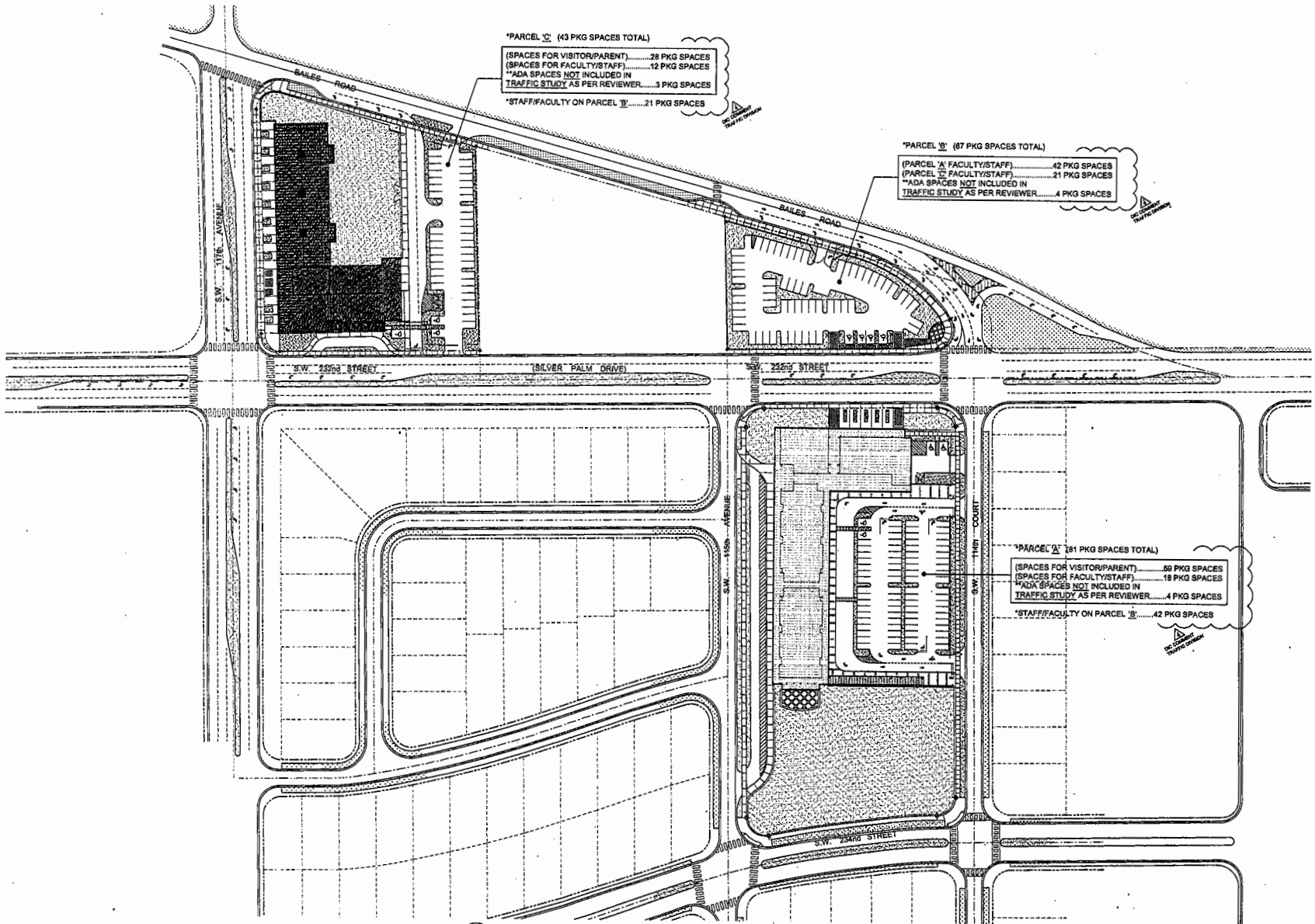
SHEET TITLE
PROPOSED SITE PLAN FOR PARCEL 'A' SCHOOL SITE

SHEET NUMBER
A-1.1



1 A1.1A CONTEXT SITE PLAN

SCALE: 1" = 60'-0"

N

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SOMERSET CHARTER
6th-12th GRADE
SCHOOL
AT SILVER PALM
S.W. 119th Avenue and
Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS
OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY
1	04.28.08	STATE/STAFF ADJUSTMENT	IAF
2	05.08.08	DIC COMMENT TRAFFIC DIVISION	IAF

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DATE 2007 | SCALE:

SEAL/SIGNATURE

05.12.08

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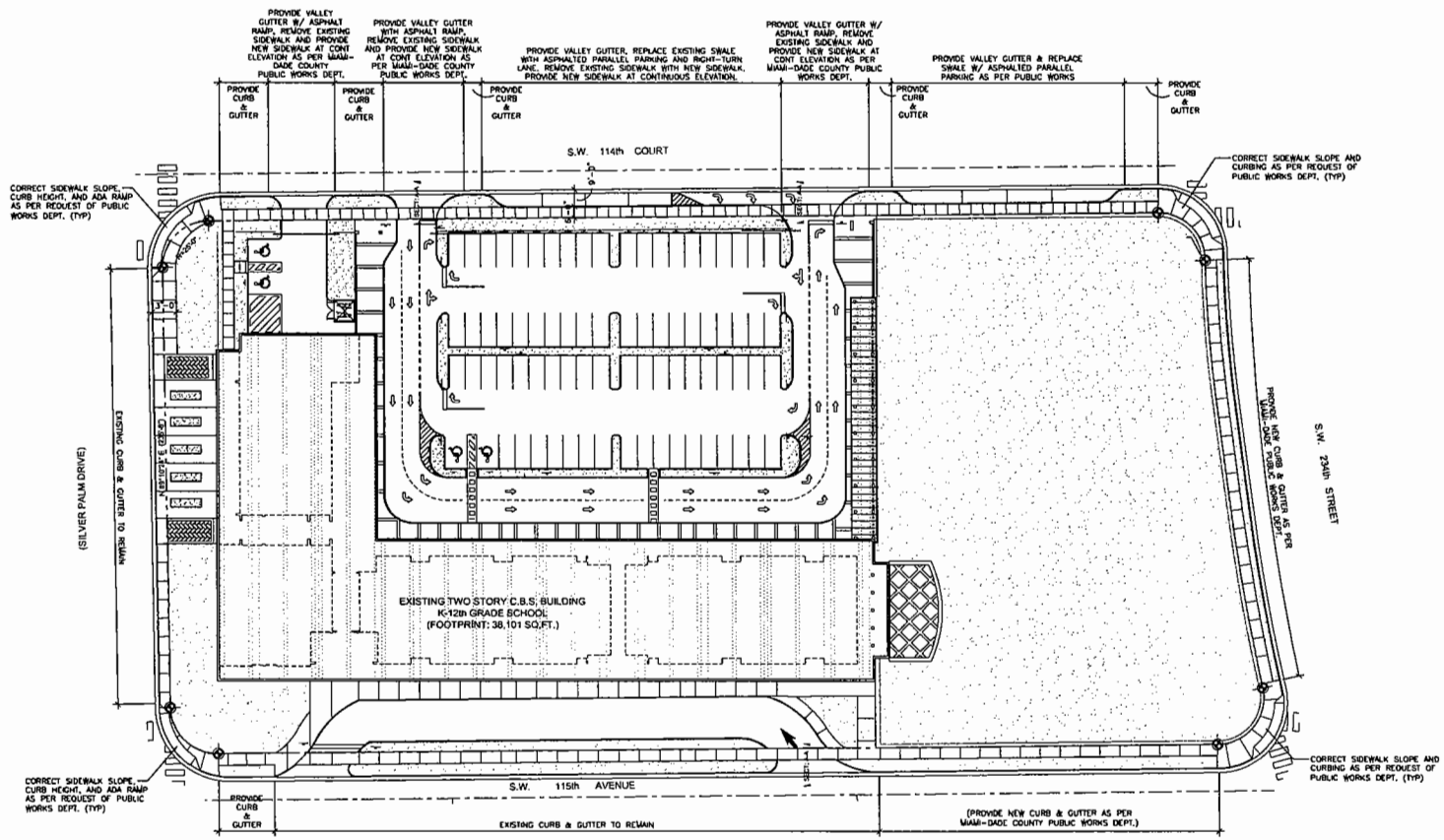
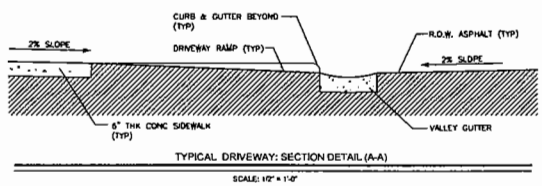
SHEET TITLE
CONTEXT
SITE PLAN

SHEET NUMBER
A-1.1A



1 / A1.1 STACKING OPTION PLAN-B: SCHOOL SITE PARCEL 'A'

SCALE: 1" = 30'-0"



TYPICAL DRIVEWAY: SECTION DETAIL (A-A)

SCALE: 1/2" = 1'-0"

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MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY

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SOMERSET CHARTER SCHOOL AT SILVER PALM: PARCEL 'A' SITE

S.W. 115th Avenue and Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY
1	10.16.07	DIC COMMENT M.s HENDERSON	IAF
2	04.02.08	DIC COMMENT M.s HENDERSON	IAF
3	04.28.08	STORMSTRATT ADJUSTMENT	IAF
4	05.06.08	DIC COMMENT TRAFFIC DIVISION	IAF
5	05.20.08	ADJUSTMENT K-12 GRADES	IAF
6	05.26.08	PUBLIC WORKS (NEW IMPROVEMENTS)	IAF
7	05.30.08	(SPEC IMPROVEMENTS)	IAF

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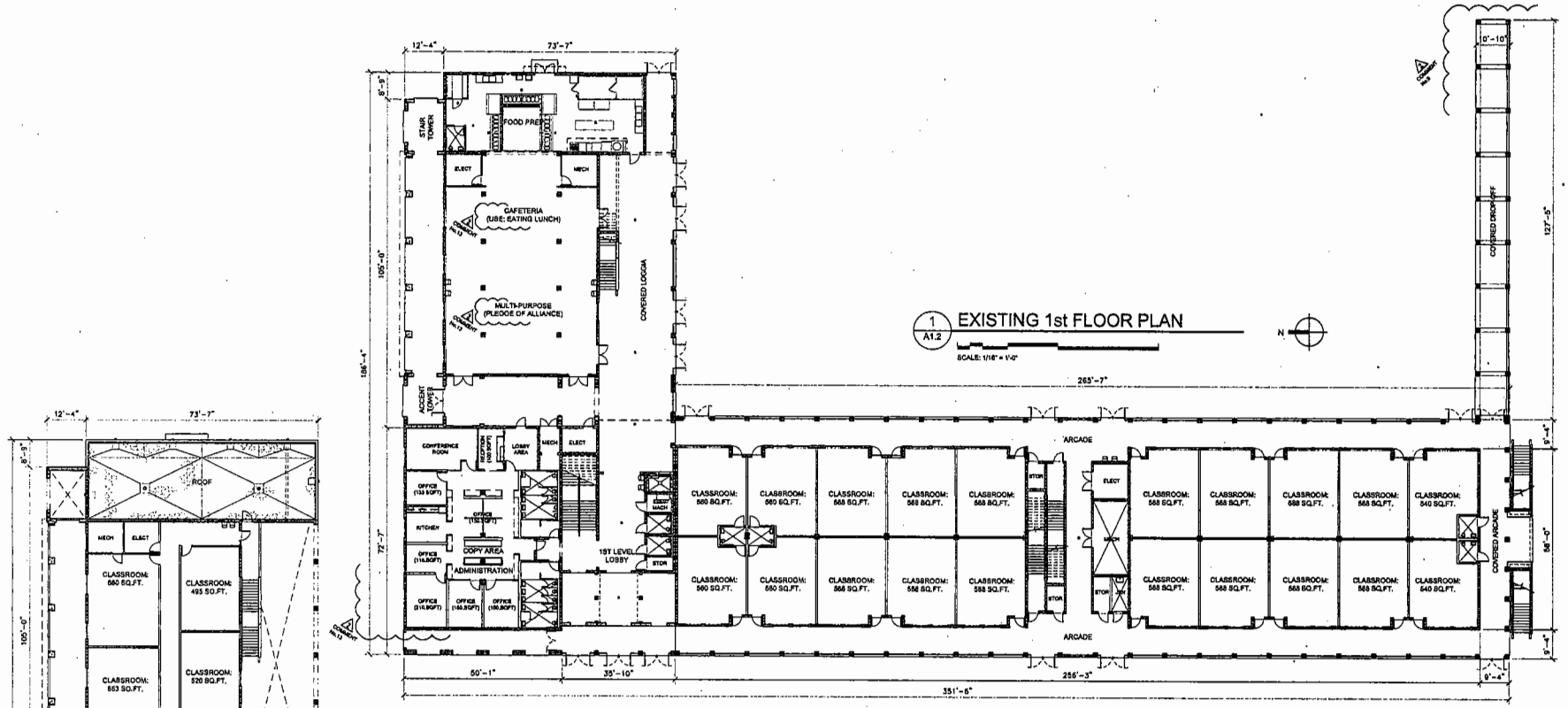
SHEET TITLE
STACKING OPTION PLAN B: SCHOOL SITE PARCEL 'A'

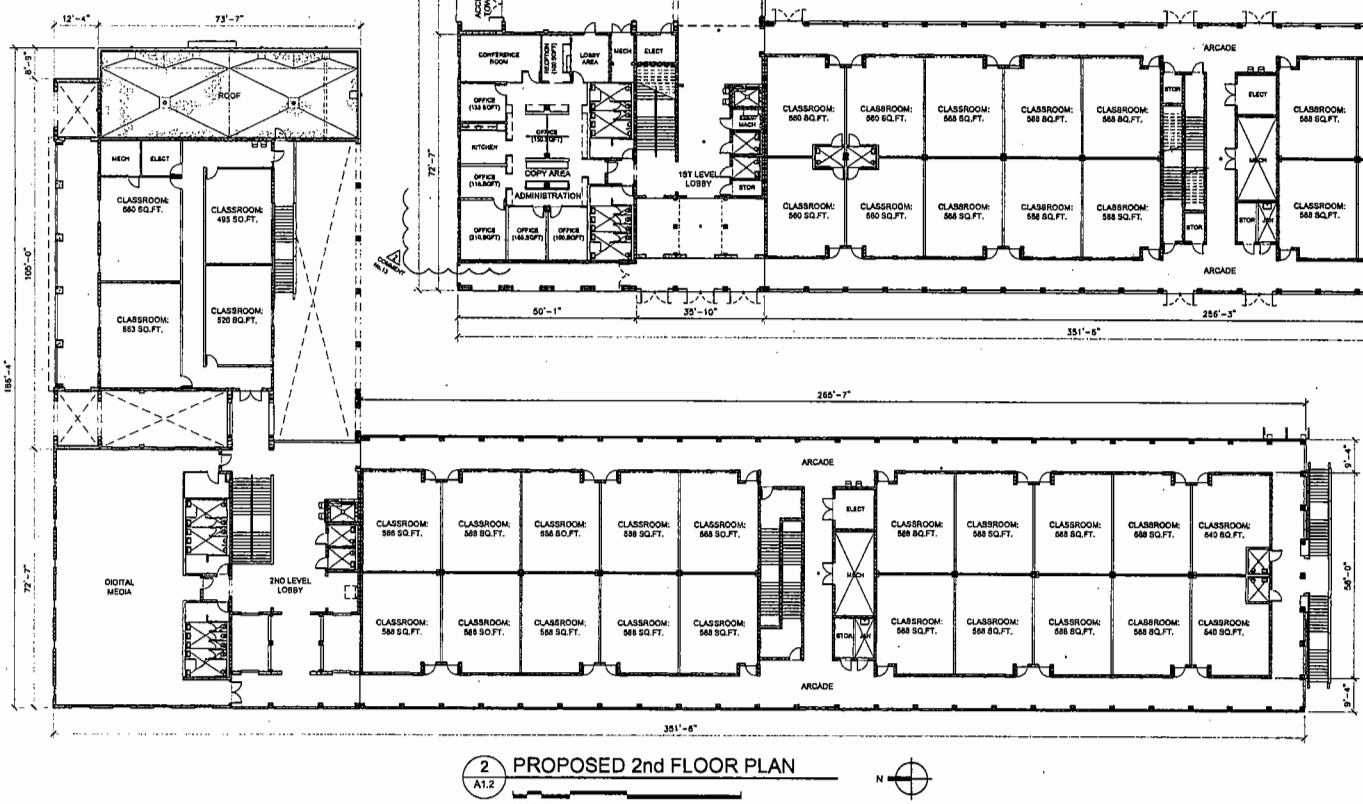
SHEET NUMBER
A-1.1

53



1 A1.2 EXISTING 1st FLOOR PLAN

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



2 A1.2 PROPOSED 2nd FLOOR PLAN

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

ARCHITECT

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SOMERSET CHARTER
6th-12th GRADE
SCHOOL
AT SILVER PALM

S.W. 118th Avenue and
Silver Palm Drive
Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS
OF HOMESTEAD, LLC.

760 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY
1	04.02.06	PER COMMENT Ms. HENDERSON	IAP

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05.12.06

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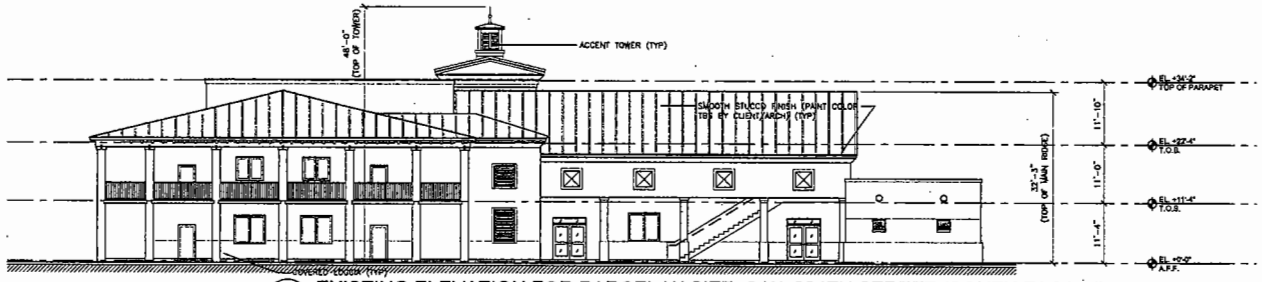
SHEET TITLE
PROPOSED 1st & 2nd FLOOR PLANS FOR 6th-12th GRADE SCHOOL SITE

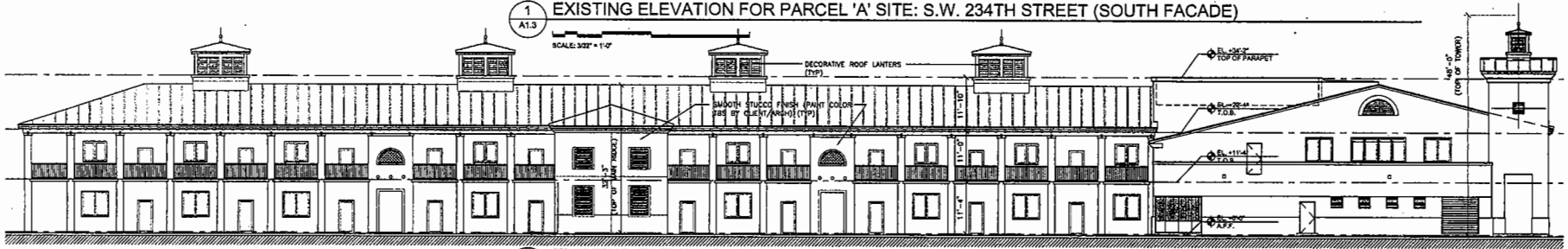
SHEET NUMBER
A-1.2

hs



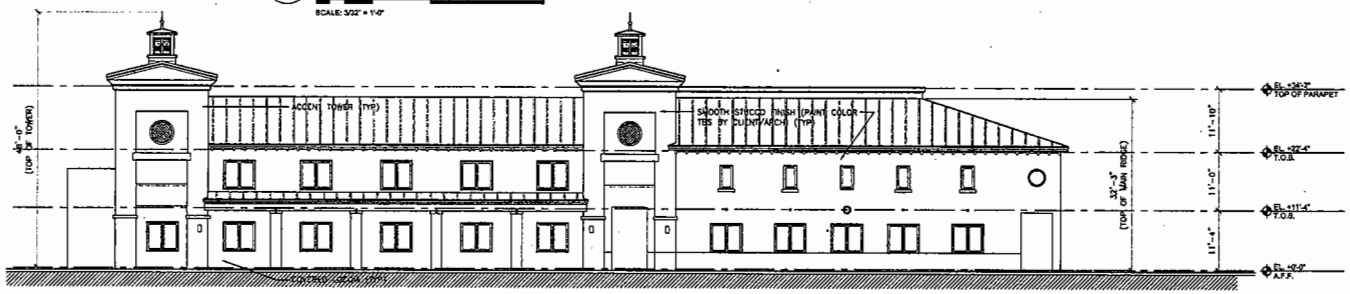
1 A1.3 EXISTING ELEVATION FOR PARCEL 'A' SITE: S.W. 234TH STREET (SOUTH FACADE)

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



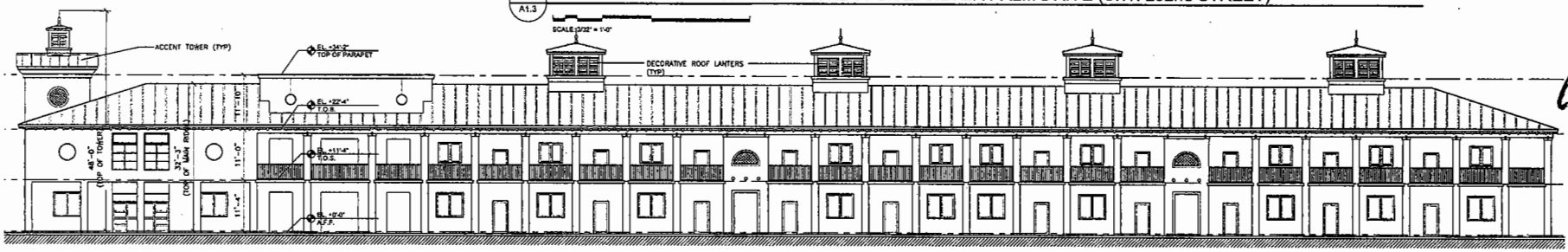
2 A1.3 EXISTING ELEVATION FOR PARCEL 'A' SITE: S.W. 114 COURT (EAST FACADE)

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



3 A1.3 EXISTING ELEVATION FOR PARCEL 'A' SITE: SILVER PALM DRIVE (S.W. 232nd STREET)

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



4 A1.3 EXISTING ELEVATION FOR PARCEL 'A' SITE: S.W. 115th AVENUE

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

ARCHITECT
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SOMERSET CHARTER
6th-12th GRADE
SCHOOL
AT SILVER PALM
S.W. 119th Avenue and
Silver Palm Drive
Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS
OF HOMESTEAD, LLC.
780 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY

DRAWN BY APPROVED BY

DATE SCALE:
2007

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06.12.08

ROLANDO LLANES, AIA
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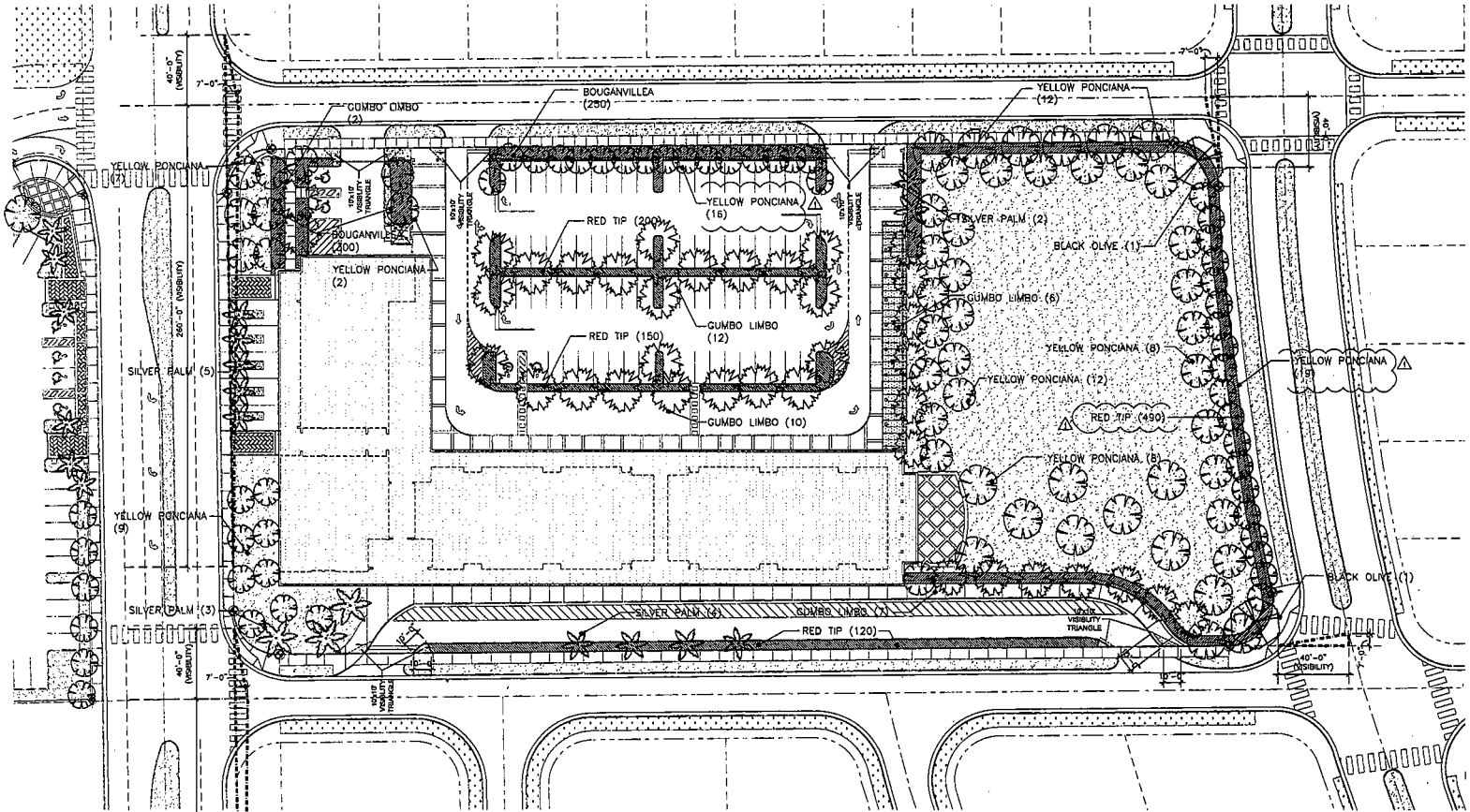
SHEET TITLE
PROPOSED
ELEVATIONS
FOR 6th-12th GRADE
SCHOOL SITE

SHEET NUMBER
A-1.3

55



1 LA-1.4 EXISTING LANDSCAPING FOR PARCEL 'A' SCHOOL SITE

SCALE: 1" = 30'-0"

N

LANDSCAPE SITEPLAN PLANT LIST

TREE TABLE

SYMBOL	NEW	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	2	Bucida buceras	Black Olive	yes	yes	40'-50'	16' Ht., 5' Spd., 3" Cal., B.B. C.T. Min., MATCH
	37	Bursera simaruba	Gumbo-Limbo	yes	yes	40'-50'	16' Ht., 5' Spd., 3" Cal., B.B. C.T. Min., MATCH
	37	Peltophorum inermecynum	Yellow Poinciana	yes	yes	30'-50'	16' Ht., 5' Spd., 3" Cal., B.B. C.T. Min., MATCH

PALM TABLE

SYMBOL	NEW	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	14	Coccothrinax argentata	Silver Palm	yes	yes	20'-30'	16' Gr. Ht., MATCH

SHRUBS TABLE

SYMBOL	NEW	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	HEIGHT RANGE	SPECIFICATION
	850	Stenotaphrum secundatis	Stenotaphrum Grass	yes	moderate	2'-3'	24" x 24" Min., 24" O.C. Minimum
	850	Chrysobalanus icaco	Red Tip	yes	yes	10'-20'	30" x 24" Min., 24" O.C. Hedge

LANDSCAPING NOTE:

1. ALL ELEMENTS WITHIN THE VISIBILITY DISTANCE TRIANGLE AREAS SHALL NOT EXCEED 30" IN HEIGHT. TREES SHALL NOT BE ALLOWED TO BE PLANTED WITHIN THESE AREAS, AND ALL SHRUBS SHALL BE KEPT TO A MAX HEIGHT OF 30" AT EITHER SIDE OF DRIVEWAYS FOR THE FIRST 10'-0" FROM PROPERTY LINE.

2. ALL "STREET TREES" DEPICTED ALONG THE PROPERTY LINE ADJACENT TO RIGHT-OF-WAYS SHALL CONFORM TO THE ABOVE, AT ALL OTHER INSTANCES "STREET TREES" SHALL BE PLANTED WITHIN 7'-0" OF THE PROPERTY LINES.

ARCHITECT

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SOMERSET CHARTER
- 6th-12th GRADE
SCHOOL
AT SILVER PALM

S.W. 119th Avenue and
Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS
OF HOMESTEAD, LLC.

780 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY
1	10.18.07	DIC COMMENT Ms. HENDERSON	IAF

DRAWN BY | APPROVED BY

DATE: 2007 | SCALE:

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05.12.08

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SHEET TITLE
PROPOSED LANDSCAPING FOR 6th-12th GRADE SCHOOL SITE

SHEET NUMBER
LA-1.4

25

LANDSCAPING SPECIFICATIONS

PART 1 – GENERAL

1.1 SCOPE
A. Provides all labor, materials, equipment, guaranty, supervision, and work necessary to complete work in accordance with the latest of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which is part of this document.

1.2 SUBSTITUTIONS
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.3 PLANT SIZES
A. All plant sizes sizes equal or exceed the minimum sizes as specified in the plant list. Where plant sizes are specified as a range of sizes, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with the branches in normal position. All necessary pruning shall be done at the time of planting.

1.4 PLANT QUALITY
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Florida Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

1.5 PLANT QUANTITY
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the plan shall be held valid.

1.6 UNIT PRICES
A. The successful bidder shall furnish to the Owner and the Landscape Architect a unit price breakdown for all materials. The Owner may at his discretion add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.7 INSPECTION CERTIFICATES
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified.

1.8 GRADING
Rough Grading: All areas to be rough graded to within three (3) inches of finished grade by others. All construction debris to be removed by others.

B. Fine Grading: All areas to be planted, mulched, or sodded shall be raked by the Contractor to remove all debris 1" in diameter or larger.

CLEAN-UP
A. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material shall be removed from the job site.

1.10 MAINTENANCE
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.11-C "ACCEPTANCE".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest control, tightening and repairing of guys, repairing of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucers, and other necessary operations as determined by the Landscape Architect and good nursery practice.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintance shall include, but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control, and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Watering of Field-Grown Plants: The following water schedule and amount of water per application shall be followed during maintenance period. If climatic or soil conditions warrant a variation of this schedule, the Contractor shall be responsible to notify the Landscape Architect and receive his approval. All field grown plants shall be watered once daily for the first week after planting; every other day for the next week; and twice weekly for the third and fourth week.

The following amount of water shall be applied at the base of each plant at each watering:

– up to 4 inch trunk caliper for trees and large shrubs	10 gallons
– from 6 to 8 inch caliper	25 gallons
– 9 inch and up caliper	50 gallons

1.11 OPERATIONS FOR ACCEPTANCE
A. General: A project may be accepted in segments if the work is extensive enough to justify segmented inspection and acceptance. If a project is to be segmented, segments shall be recorded on the drawings or in other reasonable documents. If segments are not so designated during negotiation, the work will only be accepted in total when all work is completed.

B. Inspection: Inspection of the work, in this Section, to determine completion of contract and request exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period, upon written notice requesting such inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date. The condition of the turf areas will be noted and determination made by the Landscape Architect as to whether maintenance shall continue.

C. After Inspection, the Landscape Contractor will be notified in writing, by the Landscape Architect of acceptance of all work, or this section, exclusive of the possible replacement of plants subject to guarantee or if there are any deficiencies of the requirement for completion of the work. Turf maintenance or other work remaining to be done shall be subject to re-inspection before acceptance.

1.12 GUARANTEE
A. Guarantee all plants for sixty (60) consecutive calendar days (CCD) from the date of acceptance. Guarantee sod, seed germination, and cover age, or equal for a period of three hundred sixty five (365) CCD. Guarantee shall commence from the date of written acceptance. Plant material which is in the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work has not been done in an workman-like manner. The Contractor is not responsible for loss due to acts of god, vandalism, or theft.

1.13 REPLACEMENT
A. Replacements shall be made during the guarantee period as directed by the Landscape Architect. At the end of the guarantee period, an inspection will be made by the Landscape Architect, upon written notice requesting such an inspection and submitted by the Contractor at least five (5) days before the anticipated date. remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace trees and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 – MATERIALS

2.1 PLANTING SOIL
A. General Purpose Planting Soil: General Purpose Planting Soil shall be of the composition noted in the plans measured by volume.

B. Special Planting Soil: Shall be of a composition noted in the plans, measured by volume and installed where noted in the plans.

2.2 FERTILIZER
A. Fertilizer for trees, shrubs, & groundcovers, and vines: shall be as follows: LESCO 8-10-10, Sulfur coated with iron and other minor elements and minimum of 2% chelates or bound with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-8-8, 50% organically derived nitrogen, or equal. Fertilizer for palms shall be LESCO 12-3-12 Palm Special or equal.

2.3 WATER
A. The Owner shall provide potable water on site, available from the available from the start of planting, as required by the Contractor. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water trucks, hoses, etc.) for distribution of water to the areas of planting, if water volumes and accessibility are not satisfactory to the Contractor, it is his responsibility to negotiate acceptance terms with the Owner prior to signing of a contract.

2.4 MULCH
A. Mulch shall be as specified in the plant list, uniformly shredded and free from large pieces of bark and foreign matter.

3.0 PART 3 – INSTALLATION PROCEDURES

3.1 LAYOUT
A. Verify location of all underground utilities and obstructions prior to excavation. Locate tree planting where construction below grade or overhead are encountered or necessary adjustments only after approval by the Landscape Architect.

3.2 HERBICIDE TREATMENT
A. In all areas infested with weed and/or grass growth, a systemic herbicide such as rounduo, shall be applied per manufacturer's rates. When it has been ascertained where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's recording to kill all residual growth. Contractor shall schedule his work to allow more than one application to obtain at least 85% kill of undesirable growth. Contractor shall exercise extreme care to prevent damage to desirable existing growth. If necessary, Contractor shall conduct a test to establish suitability of product and application to be used on this project, prior to execution of the full application.

B. When specified in the plans, a pre-emergent herbicide such as Treflan shall be applied after planting.

3.3 PLANT PIT EXCAVATION AND BACKFILLING
A. Trees: The diameter of the planting pits shall be at least two feet wider and one foot deeper than the size of the root ball. Backfill the planting pit, utilizing general purpose planting soil (50%) and soil from the site which at courses debris 2" in diameter or larger has been removed (50%).

B. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed of general purpose planting soil to the depth noted in the plans. In areas where placement of the soil bed on top of existing grade will create grading and/or drainage problems, the Contractor shall excavate and remove the existing soil and replace in proper finish grade with the planting soil.

3.4 WATERING-IN
A. Water in plants by thorough soaking of the entire root ball immediately after planting. For large trees and shrubs, add water saddle backfilling hole to eliminate any air pockets in the soil around the root ball.

B. Water shrubs, sod, and groundcover a minimum of once daily until an irrigation system is fully operational. Water for trees and other large tree/ green plants shall be supplemented by hand watering in addition to the irrigation system, as specified in 1.10 (A-2).

3.5 FERTILIZING
A. Add fertilizer on top of the surface and (1) week after planting of each segment of the job after soil has been pat moistened, at the following rates of application:

1. Trees & Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One handfull per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 1000 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1000 sq. ft. Wash off blades immediately after spreading.

3.6 MULCHING
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrub and groundcover beds, depth measures after settling. Provide 24" diameter bed of mulch, measures from outer edge of the trunk, for all trees and palms in sod areas. Keep mulch away from contact with the trunk.

3.7 GUYING & BRACING
A. See the details bound hereafin or made part of the plans.

3.8 SODDING
A. Provide a blanket of loosely, free from weeds, debris and stones over 1" diameter. Soil shall be a minimum of (ps (2) inches thick Prior to planting remove all stones, sticks, etc. from the sub-soil surface. Excessive existing non-conforming soil if required so that level of soil prior to sodding shall be three (3) inches below adjacent pavement or top of curb.

B. Place sod on moistened soil, with edges tightly butted. In rows at right angles to slopes. The end shall be rolled with a 300 pound hand roller. On slopes greater than one in three, peg the sod into place with rail less than two stakes per square yard.

C. Keep ends of sod bed a minimum of twelve (12) inches away from groundcover beds and twenty four (24) inches away from shrub bed and trees.

D. Completed sod shall immediately be watered sufficiently to soak the soil to at least ips inches below the bottom of the sod strips.

E. Apply fertilizer to the sod after initial watering, as specified in Section 3.5.

NOTES:
1. ALL 15-TRUNK TREE TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED.
2. ALL WIRE TO WRAP A MIN. OF 6 TIMES AROUND TREE.
3. REMOVE TOP MOST BRANCHES AS NECESSARY FOR PROPER FIT.
4. WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.

PLANT SO THAT TOP OF ROOTBALL IS EVEN WITH FINISH GRADE
SET TREE PLUMB AND TRUE TO GRADE
3" SHREDDED MULCH
FORM SAUCER WITH 3" CONTINUOUS DIKE
SPECIFIED PLANTING MIX, WATER AND TAMP TO REMOVE AIR POCKETS
2 STRAND 12 GAUGE GALV. WIRE TWISTED AND ENCASED IN 2 PLY REINFORCED 5/8" MIN. DIA. GARDEN OR PLASTIC HOSE. 3 WIRE SUPPORTS SHALL BE USED ON MAIN STRUCTURAL BRANCHES
2" X 2" X 8' HARDWOOD STAKES DRIVEN FIRMLY A MIN. OF 18" INTO THE SUBGRADE PRIOR TO BACKFILLING (3 PER TREE)
FINISHED GRADE
FORM 3.00 PLANTER OUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL
SUBGRADE
MULTI-TRUNK
3/4" DIA. (MIN.) 96" LONG POLY TUBING (TYP.)
DOUBLE TRUNK
SINGLE TRUNK
3 X BALL DIA.

MULTI-TRUNK TREE PLANTING/STAKING DETAIL
N.T.S.

SPREAD
NOTE: PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
PLACE GUYING WIRES WITH SURVEYOR TAPE
2 PLY REINFORCED RUBBER OR PLASTIC HOSE MIN. 5/8" DIA.
NO. 12 GAUGE GALV. WIRES 2 STRAND TWIST, CUT TO TRUNK-OF TREE AND TREE STAKES
2"x2"x8'-0" PEELED, TREATED STAKES - TOP OF STAKE 6" ABOVE SCALP
FINISHED GRADE
SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS
OVERALL HT.
SHREDDED MULCH AT 3" DEPTH
SPECIFIED DIA.
TRUNK DIA.
FORM SAUCER
STABLE SUBGRADE
3 X BALL DIA.

TREE PLANTING/STAKING DETAIL
N.T.S.

NOTES:
PLANT PALMS SO THAT TOP OF ROOTBALL IS EVEN WITH THE FINISHED GRADE
SET PALMS PLUMB AND TRUE TO GRADE
TIE FRONDS DURING TRANSPORTING TO PROTECT GROWING TIP DO NOT TURN ENDS
FOR 8 3/8 PALMS CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL
TYPICAL 2X4 BRACES, TO PATTERN DO NOT PUNCTURE TRUNK
4 - 2X4 WOOD BRACES PRESERVE TREATED AND STAKED AS DIRECTED
PLANTING BACKFILL MIXTURE WATER AND TAMP TO REMOVE AIR POCKETS
3"x3"x8' WOOD STAKES PRESERVE TREATED AND DRIVEN MIN. 3' BELOW GRADE
COMPACTED BACKFILL MIXTURE
COMPACTED SUBGRADE
CLEAR TRUNK HEIGHT AS NOTED
4 - BUNDLE WOOD BATTENS
4 LAYERS OF BURLAP WITH 3 GALVANIZED STEEL BANDS WRAPPED AROUND BATTENS
MULCH SKIRL DEPTH, DO NOT PLANT IN RING
TEMPORARY WATERING BASIN
FINISHED GRADE
6" MIN.
12" MIN.
ROOTBALL DIAMETER
1.5'

PALM PLANTING/STAKING DETAIL
N.T.S.

FORM SAUCER WITH 3" CONTINUOUS DIKE
PLANT S-HUB / GROUNDCOVER SO THAT TOP OF ROOTBALL IS EVEN WITH FINISHED GRADE
FINISHED GRADE
3" SHREDDED MULCH
SPECIFIED PLANTING MIX, WATER & TAMP TO REMOVE AIR POCKETS
COMPACTED SUBGRADE
ROOTBALL DIAMETER
FIT
6" X ROOTBALL DIAMETER

SHRUB/ GROUNDCOVER PLANTING DETAIL
N.T.S.

⚠ LANDSCAPE LEGEND

Zoning District: RM-1900 Net Lot Area: 3.7 acres (161,408.0 s.f.)

OPEN SPACE

	REQUIRED	PROVIDED
Square feet of open space as required by Chapter 33, as indicated on site plan: Net Lot Area= 161,408 s.f. X 60% =	96,844 S.F.	130,406 S.F.
Square feet of parking open space required by Chapter 18A, as indicated on site plan: No. of Parking Spaces 114 spaces X 10 s.f. per parking space = 1,140 s.f.	1,140 S.F.	2,798 S.F.
Total s.f. of landscaped open space required by Chapter 33: A X B = s.f.	97,984 S.F.	133,205 S.F.

LAWN AREA CALCULATION

A. Total s.f. of landscaped open space required by Chapter 33	97,984 S.F.	133,205 S.F.
B. Maximum lawn area (sod) permitted: 60% X 97,984 S.F. = 58,790.4 S.F.	58,790.4 S.F.	84,020 S.F.

TREES

A) No. of trees required per net lot acre: Less existing number of trees meeting minimum requirements = 26 trees X (3.7) net lot acres = 104	104	104
B) 5% Palms allowed: No. trees provided (104 trees)/2 = 208 = 10	16 Allowed	16 Provided
5% Palms permitted to count as sized trees on 1:1 basis = 208 = 0	N/A	N/A
C) 5% Natives required: No. trees provided (104 trees) X 20% = 22	22	22
D) Street trees (maximum average spacing of 30' o.c.): 1,808 Street feet along street / 30 = 46	46	46
E) Street trees located directly beneath power lines (max. average spacing of 25' o.c.): 0 Street feet along street / 25 = 0	N/A	N/A
TOTAL TREES REQUIRED (A + D + E)	150	150

SHRUBS

No. of trees required (150 trees) x 10 = 1,500 shrubs required	1,500	1,510
No. of shrubs required (1,500 shrubs) x 20% = 300 native shrubs required	300	1,510

SOD
St. Augustine "Floratam" for parking areas, Bahia Sod for playfields

PLANTING NOTES:
Plant materials shall conform to grades and standards for Florida No. 1 or better as given in grades and standards for nursery plants, part 1 (current edition) and part II (current edition) by the Florida Department of Agriculture and Consumer Services Division of Plant Industry.

Planting mix/backfill mix shall be clean and free of construction debris, weeds, rock and noxious weeds and diseases. The planting areas shall be amended with a minimum of forty (40) percent of muck or horticultural acceptable organic material. The minimum topsoil depth shall be four (4) inches for ground cover areas and bedded grass areas.

Washington Palms shall be planted in a good grade of salt free sand. Trees and shrubs shall be fertilized at the time of planting with optimum planting tablets, 20-10-5 formula 21 grams, at manufacturers recommended rate. Trees and shrubs shall be planted with a minimum of 8 of topsoil beneath rootball.

Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicted for each type of plants

Turf: 4-1-2 N-P-K with micronutrients. Apply at a rate of 1 lb. of nitrogen per 1000 s.f.
Palms: 2-1-1 N-P-K with micronutrients.

Shrubs and Trees:
7-8-8 N-P-K with micronutrients. Mulch shall be clean, bright and free of weeds, moss sticks and other debris.

All landscape installation to be 100% irrigated to meet local and state regulations with a minimum of 50% overlap. (See Plans and Specs)

All work shall be done in accordance with authorities having jurisdiction. Contractor shall submit shop drawings for approval.

No changes/ substitutions shall be made without prior consent of the designer.

Contractor shall field verify locations of all utilities prior to installation.

All landscape areas shall be sodded unless otherwise noted. Landscape contractor shall coordinate his work with that of the irrigation contractor.

Mulch: All plants and plant beds shall have a 3" layer of clean wood free, organic mulch (eucalyptus where possible). Mulch shall contain less than 10% wood chips.

Utilities: The location and existence of utilities (overhead and underground) shall be thoroughly investigated and verified by the Landscape Contractor before the work begins in exercise care in digging and work so as not to damage existing utilities in and around, such as underground pipes, cables, wires, etc. The Landscape Contractor shall be responsible for the immediate repair of any damage to utilities caused by the work.

Watering: Initially water the plant material to develop uniform coverage and deep water penetration of at least 6". Avoid erosion, puddling, and washing soil away from plant roots.

Plant quantities in plant legend are for reference only. If discrepancies exist between quantities in legend and quantity shown on plan, plan shall govern.

Plant Quantities: Plant quantities are provided as a courtesy and should be verified by the contractor prior to bidding.

Sod: Sod shall be clean and visibly free of weeds, noxious pests, and diseases.

Planting: All planting holes shall be excavated to a minimum of 1 1/2 times the diameter of the root ball of plant to be planted and back filled with planting soil. Plant beds shall be excavated to a minimum of 12" and back filled with planting soil.

Sizes: All sizes shown for plant material on the plan are to be considered as minimums. All plants must meet or exceed these minimum requirements for height, spread, trunk caliper.

All shrubs, trees and palms shall be minimum of 6' away from all other utilities.

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tel: 305.593.9599 fax: 305.593.9665

SOMERSET CHARTER
6th-12th GRADE
SCHOOL
AT SILVER PALM
B.W. 118th Avenue and
Silver Palm Drive
Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE.
MIAMI, FL 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY
⚠1	10.18.07	DIC COMMENT (ms. HENDERSON)	IAF

DRAWN BY | APPROVED BY
DATE: 2007 | SCALE:

SEAL/SIGNATURE
08.12.08
ROLANDO LLANES, AIA
AR - 0013160

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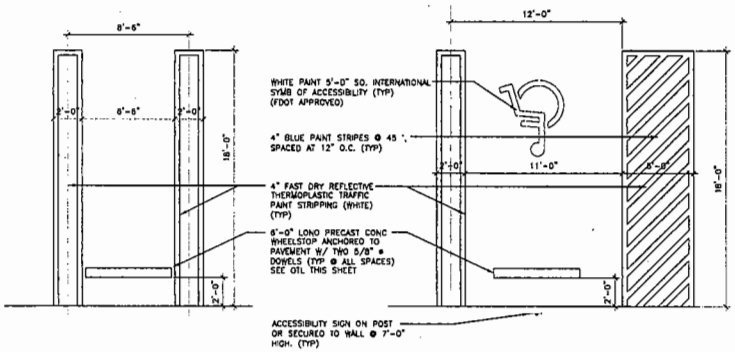
SHEET TITLE
LANDSCAPE LEGEND & NOTES FOR 6th-12th GRADE SCHOOL SITE

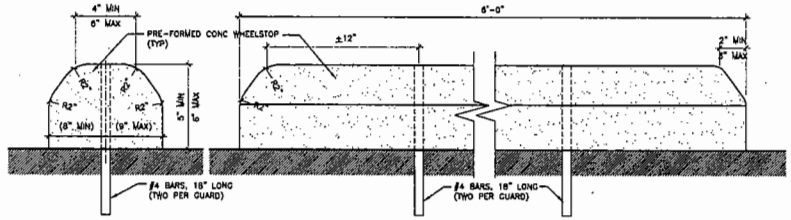
SHEET NUMBER
LA-1.5

57



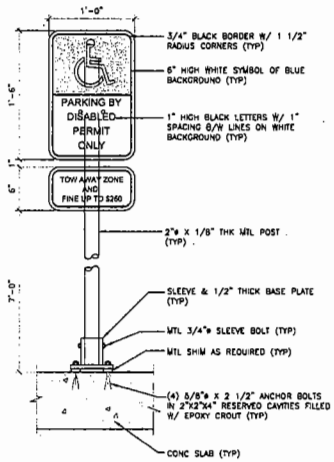
1 A-1.6 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

SCALE: 1/4"=1'-0"



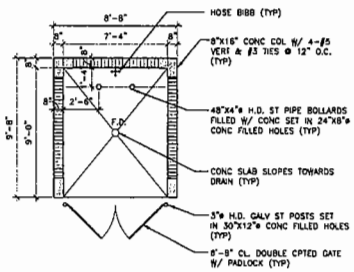
2 A-1.6 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

SCALE: 1/4"=1'-0"



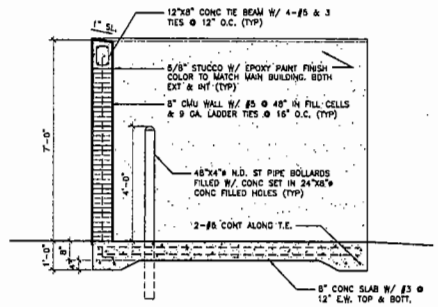
3 A-1.6 TYPICAL ACCESSIBLE PARKING SIGNAGE

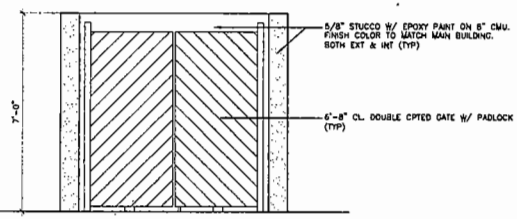
SCALE: 1 1/2"=1'-0"



4 A-1.6 TYPICAL DUMPSTER ENCLOSURE: PLAN AND SECTION DETAILS

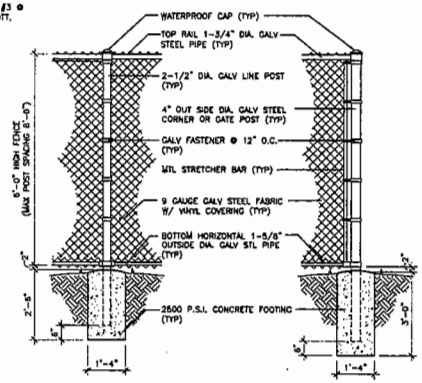
SCALE: 1/4"=1'-0" SCALE: 1/2"=1'-0"





5 A-1.6 TYPICAL DUMPSTER ENCLOSURE: ELEVATION DETAIL

SCALE: 1/2"=1'-0"



6 A-1.6 TYPICAL FENCE DETAIL

SCALE: 1/2"=1'-0"

ARCHITECT
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8323 NW 12th St.
Suite No.208, Doral, FL 33126
tel: 305.593.9909 fax: 305.593.9665

SOMERSET CHARTER 6th-12th GRADE SCHOOL AT SILVER PALM
S.W. 118th Avenue and Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OP HOMESTEAD, LLC.
780 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY

DRAWN BY APPROVED BY

DATE 2007 SCALE:

SEAL/SIGNATURE

06.12.06

ROLANDO LLANES, AIA
AR - 0013180

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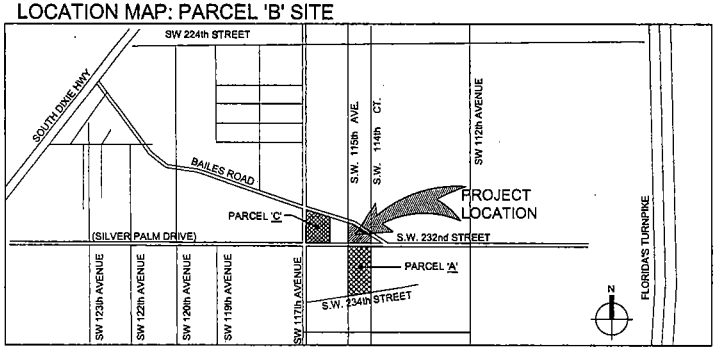
SHEET TITLE
TYPICAL PARKING AND DUMPSTER ENCLOSURE DTLS

SHEET NUMBER
A-1.6

58

LOCATION MAP: PARCEL 'B' SITE



LEGAL DESCRIPTION FOR PARCEL 'B' SITE:

The West 1/2 of SE 1/4 of SW 1/4 of SW 1/4 Less that part lying North of Bailes Road, Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida said property being more particularly described as follows: A portion of the SW 1/4 of Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida being more particularly described as follows:

Commence at the Southwest corner of said SW 1/4 of Section 18; thence along the South line of said SW ¼, N89°10'24"E, 670.16 feet to a point of intersection with the West line of the SE ¼ of the SW ¼ of the SW ¼ of Section 18; thence along the West line N01°25'19"W, 40.00 feet to a point on the North Right-of-Way line of the zoned right of way of S.W. 232nd Street, said point also being the Point of Beginning of the following described parcel; thence continue N01°26'19"W, 179.97 feet to a point of intersection with the Southerly right of way line of Bailes Road; thence along said Southerly right of way line S74°50'58"E, 341.74 feet; thence continue along the Southerly right of way line S62°23'19"E, 8.89 feet to a point of intersection with the East line of the West ½ of the SE ¼ of the SW ¼ of Section 18; thence along said East line S01°19'57"E, 81.66 feet to a point of intersection with the aforementioned North right of way of the zoned right of way of S.W. 232nd Street; thence along said North right of way line lying 40.00 feet, as measured at right angles; North of and parallel with the South line of said SW ¼ of Section 18, S89°10'24"W, 335.15 feet to the Point of Beginning, Miami-Dade County Tax Folio No. 30-6018-000-0571.

ZONING DATA FOR PARCEL 'B':

•PROPOSED USE: EDUCATIONAL	FACULTY PARKING
•ZONING DISTRICT	RU-1M(A)
GROSS LOT AREA:	1.0143 Acres = 44,182 SQ.FT.
NET AREA (After 2 R.O.W.)	0.936 Acres = 40,800 SQ.FT.
•LOT COVERAGE:	
Building Foot Print Provided:	0.0 SQ.FT. = (0% Lot Cover)
•FLOOR AREA RATIO:	
Allowable:	0.5 FAR (of Net Area) = 20,400 SQ.FT.
•OPEN SPACE	
Allowed:	(60%) 24,480 SQ.FT.
Provided :	100% (No Structure Provided)
•NUMBER OF TREES	
REQUIRED	28 TREES PER ACRES + STREET TREES (46 TREES)
PROVIDED	(47 TREES)
• HEIGHT	
Allowable	35'-0"
Proposed	25'-0" (TOP OF DECORATIVE PYLON)
• SETBACKS (1)	
Front (SW 232nd Street)	
Required	25'-0"
Proposed	N/A
Side (SW 114th Court)	
Required	25'-0"
Proposed	N/A
Side (West)	
Required	50'-0"
Proposed	N/A
Side (Bailes Road)-East	
Required	25'-0"
Proposed	N/A

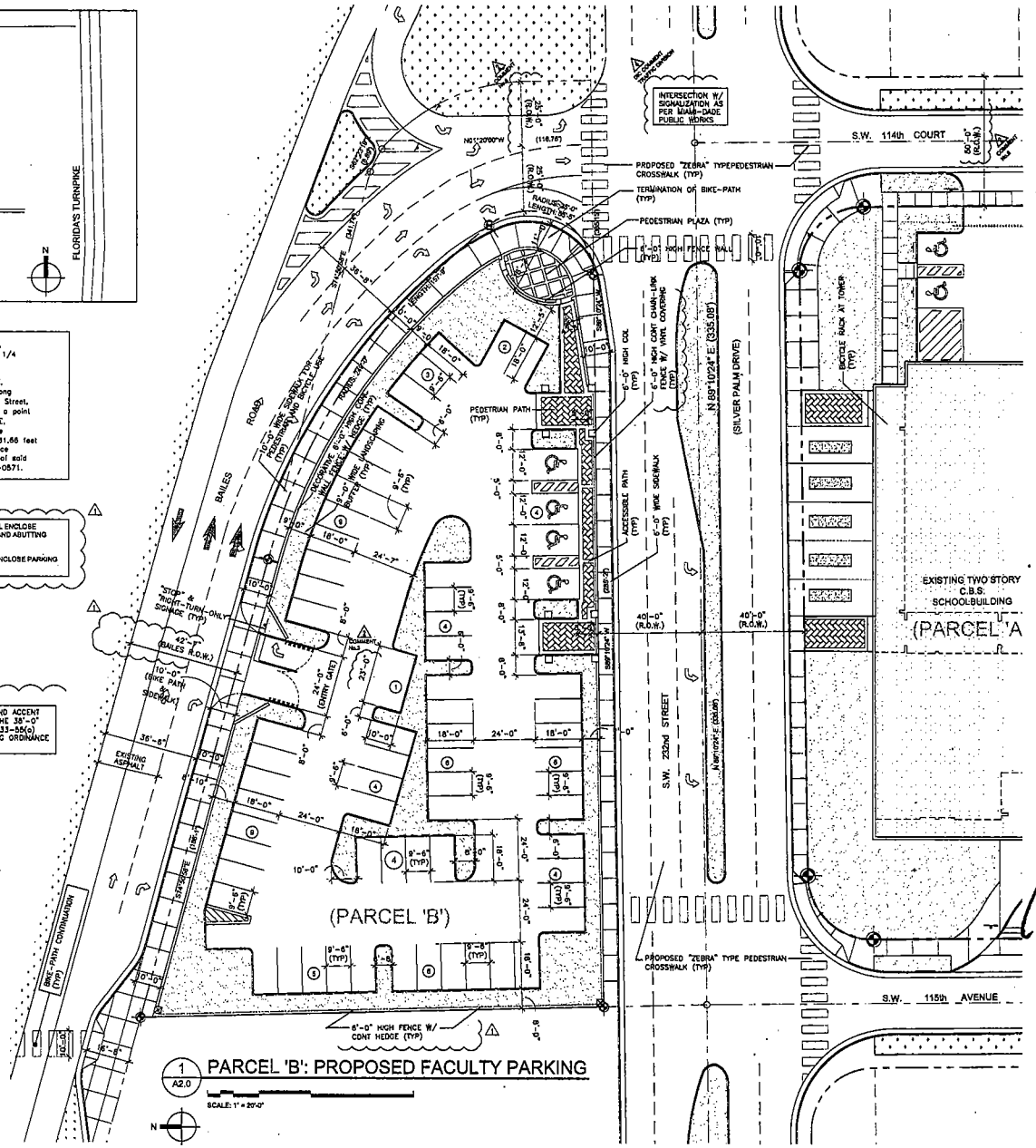
(1) SETBACK REQUIREMENTS BASED ON SECT 33-17(1), AS ESTABLISHED MIAMI-DADE COUNTY ZONING REGULATIONS

PARKING NOTE:

1. 6'-0" HIGH FENCE AND/CONCRETE WALL SHALL ENCLOSE ALL PARKING ADJACENT TO RIGHT-OF-WAYS AND ABUTTING PROPERTIES UNDER DIFFERENT OWNERSHIP.
2. CONTINUOUS LANDSCAPING HEDGE SHALL ENCLOSE PARKING AREAS WITHIN 25'-0" OF PROPERTY LINES

ELEVATION NOTE:

ALL ROOF DECORATIVE LANTERNS AND ACCENT TOWERS SHALL BE EXEMPT FROM THE 35'-0" HEIGHT RESTRICTIONS AS PER SEC 33-55(c) OF THE MIAMI-DADE COUNTY ZONING ORDINANCE (TYP)



1 A2.0 PARCEL 'B': PROPOSED FACULTY PARKING

SCALE: 1" = 20'-0"

ARCHITECT

CIVICA

8323 NW 12th St.
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SOMERSET CHARTER SCHOOL AT SILVER PALM, PARCEL 'B'

S.W. 114th Court and Silver Palm Drive Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC

760 N.W. 107 AVENUE, MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY
1	10.18.07	DIC COMMENT No. 1(DOS,DSC)	IAF
2	04.02.08	DIC COMMENT No. 1(DOS,DSC)	IAF
3	05.06.08	DIC COMMENT (TRAFFIC DIVISION)	IAF

DRAWN BY | APPROVED BY

DATE 2007 | SCALE:

SIGNATURE

03.11.08

ROLANDO LLANES, AIA
AR - 0013180

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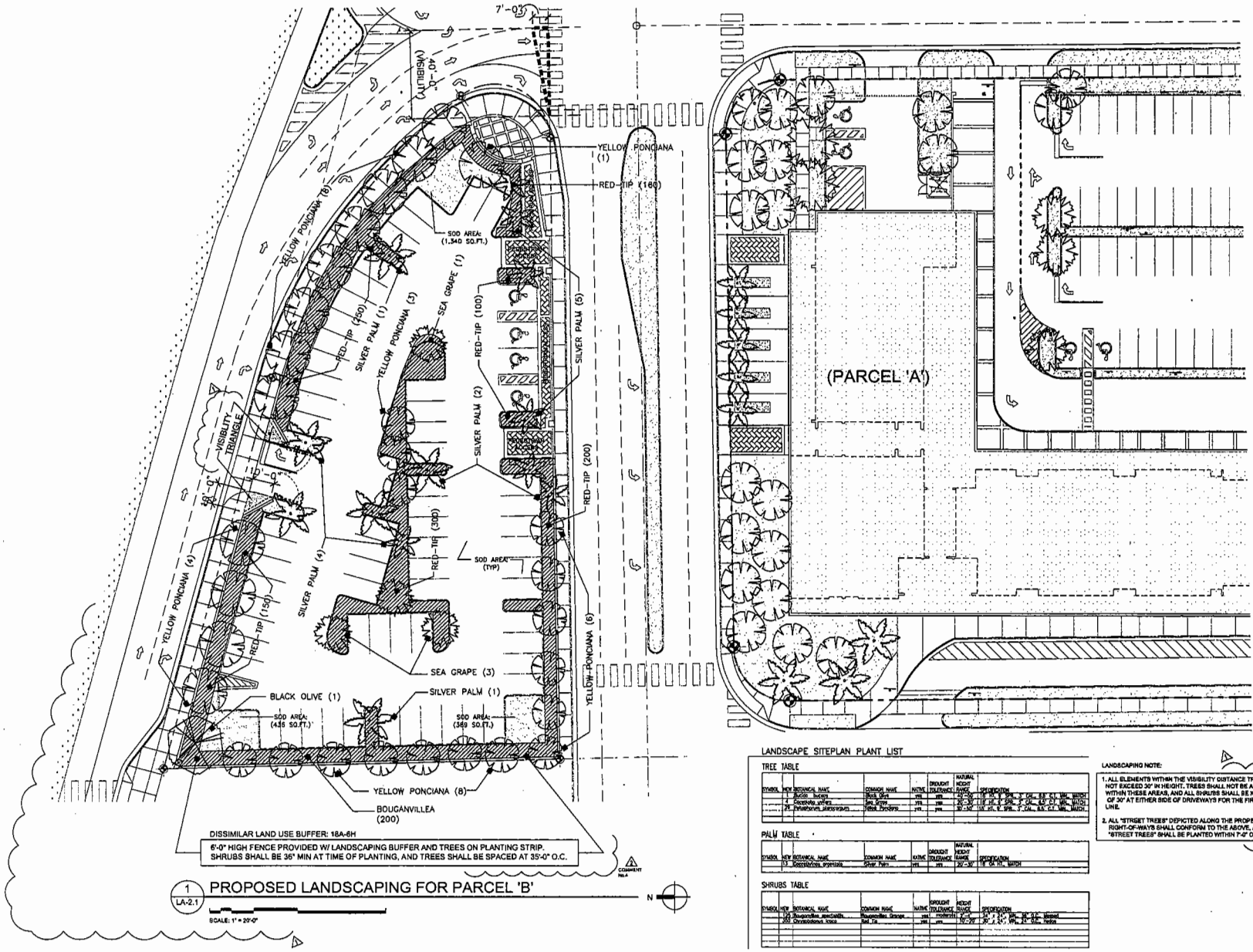
SHEET TITLE

PROPOSED PARCEL 'B': FACULTY PARKING SITE PLAN

SHEET NUMBER

A-2.0



1 LA-2.1 PROPOSED LANDSCAPING FOR PARCEL 'B'

SCALE: 1" = 20'-0"

LANDSCAPE SITEPLAN PLANT LIST

TREE TABLE

SYMBOL	NEW	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	1	Bursera Simaruba	Black Gumbo	yes	yes	40'-70'	18' Ht. x 8" Spd., 3" Cal., 8.5' C.T. Min., Match
	4	Coccoloba uvifera	Sea Grape	yes	yes	20'-30'	18' Ht. x 8" Spd., 3" Cal., 8.5' C.T. Min., Match
	25	Pseudophoenix sargentii	Wild Dwarf Cocothrinax	yes	yes	30'-40'	18' Ht. x 8" Spd., 3" Cal., 8.5' C.T. Min., Match

PALM TABLE

SYMBOL	NEW	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	NATURAL HEIGHT RANGE	SPECIFICATION
	13	Roystonea regia	Royal Palm	yes	yes	50'-80'	18' Ca. Ht. Match

SHRUBS TABLE

SYMBOL	NEW	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANCE	HEIGHT RANGE	SPECIFICATION
	120	Bougainvillea spectabilis	Bougainvillea Orange	yes	moderate	6'-8'	3.5' x 3.5' Spd., 24" O.C. Staked
	200	Chrysobalanus icaco	Red Tip	yes	yes	10'-20'	30" x 24" Spd., 24" O.C. Hedge

LANDSCAPING NOTE:

1. ALL ELEMENTS WITHIN THE VISIBILITY DISTANCE TRIANGLE AREAS SHALL NOT EXCEED 30" IN HEIGHT. TREES SHALL NOT BE ALLOWED TO BE PLANTED WITHIN THESE AREAS, AND ALL SHRUBS SHALL BE KEPT TO A MAX HEIGHT OF 30" AT EITHER SIDE OF DRIVEWAYS FOR THE FIRST 10'-0" FROM PROPERTY LINE.
2. ALL "STRIET TREES" DEPICTED ALONG THE PROPERTY LINE ADJACENT TO RIGHT-OF-WAYS SHALL CONFORM TO THE ABOVE, AT ALL OTHER INSTANCES "STREET TREES" SHALL BE PLANTED WITHIN 7'-0" OF THE PROPERTY LINES.

ARCHITECT

CIVICA

8323 NW 12th St.
Suite No.206, Doral, FL 33126
tel: 305.593.9990 fax: 305.593.9993

SOMERSET CHARTER SCHOOL AT SILVER PALM, PARCEL 'B'

S.W. 114th Court, and Silver Palm Drive Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE, MIAMI, FL. 33172
tel: 305.599.1651

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY
1	10.16.07	PER COMMENT No. MEMORANDUM	IAF
2	04.02.08	PER COMMENT No. MEMORANDUM	IAF

DRAWN BY | APPROVED BY

DATE: 2007 | SCALE:

03.11.08

ROLANDO LLANES, AIA
AR - 0013180

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SHEET TITLE
PROPOSED LANDSCAPING FOR PARCEL 'B'

SHEET NUMBER
LA-2.1

09

LANDSCAPING SPECIFICATIONS

PART 1 - GENERAL

1.1 SCOPE

A. Provide all labor, materials, equipment, watering, supervision, and work necessary to complete work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which is part of this document.

1.2 SUBSTITUTIONS

A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.3 PLANT SIZES

A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with the branches in normal position. All necessary pruning shall be done at the time of planting.

1.4 PLANT QUALITY

A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Florida Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species: healthy, vigorous, free from insects, disease and injury.

1.5 PLANT QUANTITY

A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the plan shall be held valid.

1.6 UNIT PRICES

A. The successful bidder shall furnish to the Owner and the Landscape Architect a unit price breakdown for all materials. The Owner may at his discretion add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.7 INSPECTION CERTIFICATES

A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified.

1.8 GRADING

Rough Grading: All areas to be rough graded to within three (3) inches of finished grade by others. All construction debris to be removed by others.

B. Fine Grading: All areas to be planted, mulched, or sodded shall be raked by the Contractor to remove all debris 1" in diameter or larger.

CLEAN-UP

A. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material shall be removed from the job site.

1.10 MAINTENANCE

A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.11-C "ACCEPTANCE".

1. Plants: Begin maintenance immediately following the first plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest control, tightening and repairing of guys, repairing of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucers, and other necessary operations as determined by the Landscape Architect and good nursery practice.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include, but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control, and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Watering of Field-Grown Plants: The following water schedule and amount of water per application shall be followed during maintenance period. If climatic or soil conditions warrant a variation of this schedule, the Contractor shall be responsible to notify the Landscape Architect and receive his approval. All field grown plants shall be watered once daily for the first week after planting; every other day for the next week and twice weekly for the third and fourth week.

The following amount of water shall be applied at the base of each plant at each watering:

- up to 4 inch trunk caliper for trees and large shrubs — 10 gallons
- from 5 to 8 inch caliper — 25 gallons
- 9 inch and up caliper — 50 gallons

1.11 OPERATIONS FOR ACCEPTANCE

A. General: A project may be accepted in segments if the work is extensive enough to justify segmented inspection and acceptance. If a project is to be segmented, segments shall be recorded on the drawings or in other reasonable documents. If segments are not so designated during negotiation, the work will only be accepted in total when all work is completed.

B. Inspection: Inspection of the work, in this Section, to determine completion of contract work exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period, upon written notice requesting such inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date. The condition of the turf area will be noted and determination made by the Landscape Architect as to whether maintenance shall continue.

C. After inspection, the Landscape Contractor will be notified in writing, by the Landscape Architect of acceptance of all work of this section, exclusive of the possible replacement of plants subject to guarantee or if there are any deficiencies of the requirement for completion of the work. Turf maintenance or other work remaining to be done shall be subject to re-inspection before acceptance.

1.12 GUARANTEE

A. Guarantee all plants for sixty (60) consecutive calendar days (CCD) from the date of acceptance. Guarantee oaks, sabal palmettos, and cocos spp. or equal for a period of three hundred sixty five (365) CCD. Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, vandalism, or theft.

1.13 REPLACEMENT

A. Replacements shall be made during the guarantee period as directed by the Landscape Architect. At the end of the guarantee period, an inspection will be made by the Landscape Architect, upon written notice requesting such an inspection and submitted by the Contractor at least five (5) days before the anticipated date, remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL

A. General Purpose Planting Soil: General Purpose Planting Soil shall be of the composition noted in the plans measured by volume.

B. Special Planting Soil: Shall be of a composition noted in the plans, measured by volume and installed where noted in the plans.

2.2 FERTILIZER

A. Fertilizer for trees, shrubs, & groundcovers, and vines shall be as follows: LESCO 8-10-10. Sulfur coated with iron and other minor elements and maximum of 2% chlorine or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 6-6-6, 50% organically derived nitrogen, or equal. Fertilizer for palms shall be LESCO 13-3-13 Palm Special or equal.

2.3 WATER

A. The Owner shall provide potable water on site, available from the start of planting, as required by the Contractor. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the areas of planting. If water volumes and accessibility are not satisfactory to the Contractor, it is his responsibility to negotiate acceptance terms with the Owner prior to signing of a contract.

2.4 MULCH

A. Mulch shall be as specified in the plant list, uniformly shredded and free from large pieces of bark and foreign matter.

3.0 PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT

A. Verify location of all underground utilities and obstructions prior to excavation. Locate new planting where construction below grade or overhead are encountered or necessary adjustments only after approval by the Landscape Architect.

3.2 HERBICIDE TREATMENT

A. In all areas infested with weed and/or grass growth, a systemic herbicide such as roundup, shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. Contractor shall exercise extreme care to prevent damage to desirable existing growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

B. When specified in the plans, a pre-emergent herbicide such as Treflan shall be applied after planting.

3.3 PLANT PIT EXCAVATION AND BACKFILLING

A. Trees: The diameter of the planting pits shall be at least two feet wider and one foot deeper than the size of the root ball. Backfill the planting pit, utilizing general purpose planting soil (50%) and soil from the site which all course debris 2" in diameter or larger has been removed (50%).

B. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed of general purpose planting soil to the depth noted in the plans. In areas where placement of the soil bed on top of existing grade will create grading and/or drainage problems, the Contractor shall excavate and remove the existing soil and replace to proper finish grade with the planting soil.

3.4 WATERING-IN

A. Water in plants by thorough soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

B. Water shrubs, sod, and groundcover a minimum of once daily until an irrigation system is fully operational. Water for trees and other large field grown plants shall be supplemented by hand watering in addition to the irrigation system, as specified in 1.10 (A-3).

3.5 FERTILIZING

A. Add fertilizer on top of the surface and (1) week after planting of each segment of the job after soil has been well moistened, at the following rates of application:

1. Trees & Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
2. Shrubs: One handful per shrub, spread evenly over the root ball area.
3. Groundcover: Twelve (12) pounds per 1000 sq. ft. of bed area.
4. Sod: Twelve (12) pounds per 1000 sq. ft. Wash off blades immediately after spreading.

3.6 MULCHING

A. Spread mulch two (2) inches thick uniformly over the entire surface of shrub and groundcover beds, depth measured after settling. Provide 24" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms in sod areas. Keep mulch away from contact with the trunk.

3.7 GUYING & BRACING

A. See the details bound herewith or made part of the plans.

3.8 SODDING

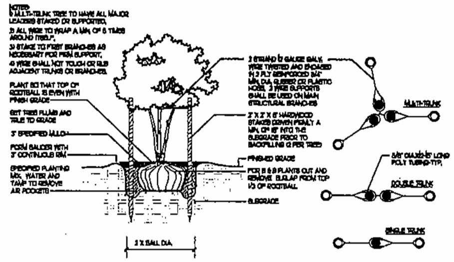
A. Provide a blanket of topsoil, free from seeds, debris and stones over 1" diameter. Soil shall be a minimum of two (2) inches thick. Prior to planting remove all stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil if required so that level of soil prior to sodding shall be three (3) inches below adjacent pavement or top of curb.

B. Place sod on moistened soil, with edges tightly butted, in rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller. On slopes greater than one in three, peg the sod into place with not less than two stakes per square yard.

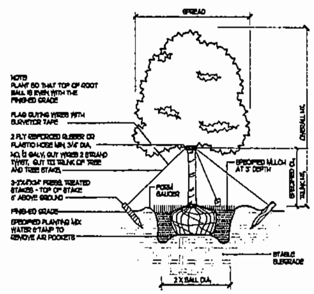
C. Keep edge of sod bed a minimum of twelve (12) inches away from groundcover beds and twenty four (24) inches away from shrub bed and trees.

D. Completed sod shall immediately be watered sufficiently to wet the soil to at least two inches below the bottom of the sod stripe.

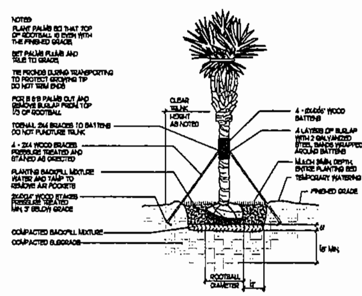
E. Apply fertilizer to the sod after initial watering, as specified in Section 3.5.



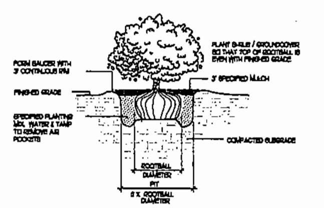
MULTI-TRUNK TREE PLANTING/STAKING DETAIL
N.T.S.



TREE PLANTING/STAKING DETAIL
N.T.S.



PALM PLANTING/STAKING DETAIL
N.T.S.



SHRUB/ GROUNDCOVER PLANTING DETAIL
N.T.S.

LANDSCAPE LEGEND

Zoning District: RU-1M(A) Net Lot Area: 0.936 acres (40,800 s.f.)

OPEN SPACE	REQUIRED	PROVIDED
Square feet of open space as required by Chapter 33, as indicated on site plan: Net Lot Area 40,800 s.f. X 60% = 24,480 s.f.	24,480 S.F.	31,453 S.F.
Square feet of parking open space required by Chapter 18A, as indicated on site plan: No. of Parking Spaces 97 spaces X 10 s.f. per parking space = 670 s.f.	670 S.F.	2,197 S.F.
Total s.f. of landscaped open space required by Chapter 33: A + B = 25,150 s.f.	25,150 S.F.	33,650 S.F.
LAWN AREA CALCULATION		
A. Total s.f. of landscaped open space required by Chapter 33	25,150 S.F.	33,650 S.F.
B. Maximum lawn area (sod) permitted: 60% X 25,150 S.F. = 15,090 S.F.	15,090 S.F.	2,158 S.F.
TREES		
A) No. of trees required per net lot acre. Less existing number of trees meeting minimum requirements = 28 trees X (0.936) net lot acres = 26	26	27
B) % Palms allowed: No. trees provided (26 trees)/2 = 30% = 4	4 Allowed	15 Provided
% Palms permitted to count as street trees on 1:1 basis = 30% = 0	N/A	N/A
C) % Natives required: No. trees provided (26 trees) = 30% = 8	8	45
D) Street trees (maximum average spacing of 35' o.c.): 694' linear feet along street / 35 = 20	20	20
E) Street trees located directly beneath power lines (max. average spacing of 25' o.c.): 0 linear feet along street / 25 = 0	N/A	N/A
TOTAL TREES REQUIRED (A + D + E)	46	47
SHRUBS		
No. of trees required (47 trees) x 10 = 470 shrubs required	470	1,360
No. of shrubs required (470 shrubs) x 30% = 141 native shrubs required	141	1,360

SOD

St. Augustine "Floratam" for parking areas, Bahia Sod for playfields

PLANTING NOTES:

Plant materials shall conform to grades and standards for Florida No. 1 or better as given in grades and standards for nursery plants, part 1 (current edition) and part II (current edition) by the Florida Department of Agriculture and Consumer Services Divisions of Plant Industry.

Planting mix/backfill mix shall be clean and free of construction debris, weeds, rock and noxious pests and disease. The planting areas shall be amended with a minimum of forty (40) percent of muck or horticultural acceptable organic material. The minimum topsoil depth shall be four (4) inches for ground cover areas and sodded grass areas.

Washington Palms shall be planted in a good grade of salt free sand. Trees and shrubs shall be fertilized at the time of planting with agriform planting tablets, 20-10-5 formula 21 grams, at manufacturers recommended rate. Trees and shrubs shall be planted with a minimum of 6" of topsoil beneath rootball.

Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicted for each type of plant:

Turf: 4-1-2 N-P-K with micronutrients. Apply at a rate of 1 lb. of nitrogen per 1000 s.f.
Palms: 2-1-1 N-P-K with micronutrients.

Shrubs and Trees:

7-6-6 N-P-K with micronutrients. Mulch shall be clean, bright and free of seeds, moss sticks and other debris.

All landscape installation to be 100% irrigated to meet local and state regulations with a minimum of 50% overlap. (See Plans and Specs)

All work shall be done in accordance with authorities having jurisdiction. Contractor shall submit shop drawings for approval.

No changes/ substitutions shall be made without prior consent of the designer.

Contractor shall field verify locations of all utilities prior to installation.

All landscape areas shall be sodded unless otherwise noted. Landscape contractor shall coordinate his work with that of the irrigation contractor.

Mulch: All plants and plant beds shall have a 3" layer of clean weed free, organic mulch (eucalyptus where possible). Mulch shall contain less than 10% wood chips.

Utilities: The location and existence of utilities (overhead and underground) shall be thoroughly investigated and verified by the Landscape Contractor before the work begins in exercise care in digging and work so as not to damage existing utilities in said areas, such as underground pipes, cables, wires, etc. The Landscape Contractor shall be responsible for the immediate repair of any damage to utilities caused by the work.

Watering: Initially water the plant material to develop uniform coverage and deep water penetration of at least 6". Avoid erosion, pudding, and washing soil away from plant roots.

Plant quantities in plant legend are for reference only. If discrepancies exist between quantities in legend and quantity shown on plan, plan shall govern.

Plant Quantities: Plant quantities are provided as a courtesy and should be verified by the contractor prior to bidding.

Sod: Sod shall be clean and visibly free of seeds, noxious pests, and diseases.

Planting: All planting holes shall be excavated to a minimum of 1 1/2 times the diameter of the root ball of plant to be planted and back filled with planting soil. Plant beds shall be excavated to a minimum of 12" and back filled with planting soil.

Sizes: All sizes shown for plant material on the plan are to be considered as minimums. All plants must meet or exceed these minimum requirements for height, spread, trunk caliper.

All shrubs, trees and palms shall be minimum of 6' away from all other utilities.

A R C H I T E C T

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SOMERSET CHARTER SCHOOL AT SILVER PALM, PARCEL 'B'

S.W. 114th Court, and Silver Palm Drive
Miami, Fl.

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
760 N.W. 107 AVENUE,
MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY
1	10.18.07	DIC COMMENT ltr. MEMORANDUM	IAF

DRAWN BY	APPROVED BY
DATE 2007	SCALE:

SEAL/SIGNATURE

03.11.08

ROLANDO LLANES, AIA
AR-0013160

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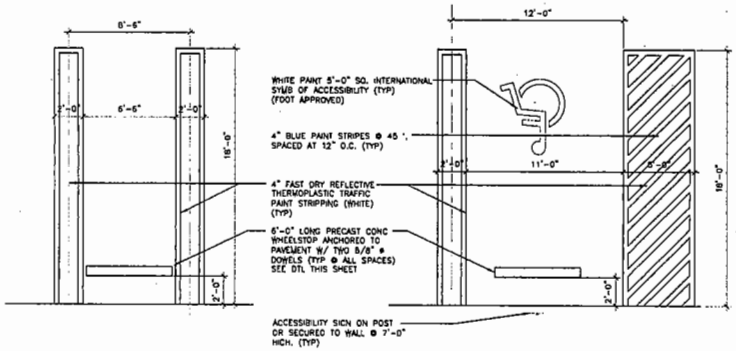
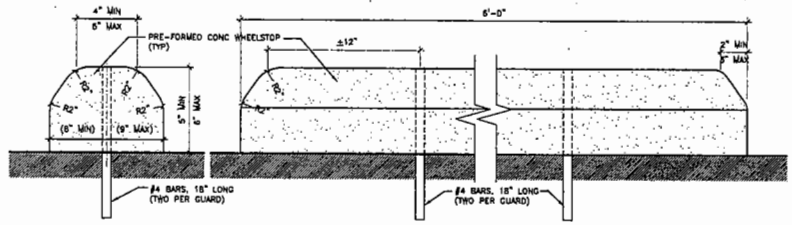
SHEET TITLE
LANDSCAPE LEGEND & NOTES FOR PARCEL 'B' SITE

SHEET NUMBER
LA-2.2



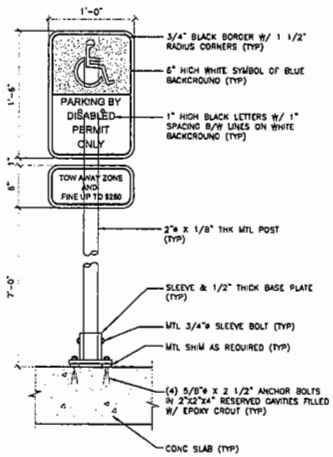
1 A-2.3 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

SCALE: 1/4"=1'-0"



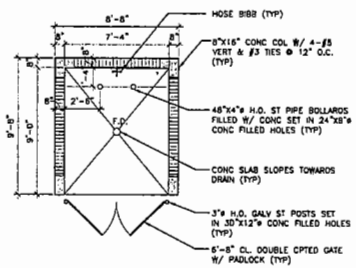
2 A-2.3 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

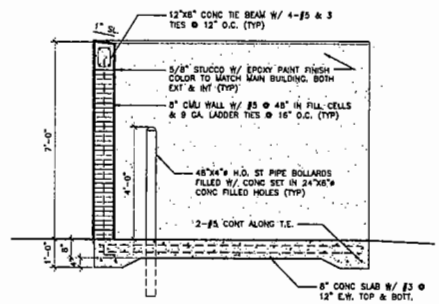
SCALE: 1/4"=1'-0"



3 A-2.3 TYPICAL ACCESSIBLE PARKING SIGNAGE

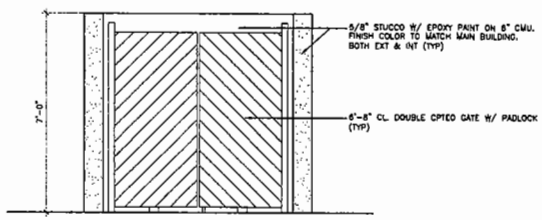
SCALE: 1 1/2"=1'-0"





4 A-2.3 TYPICAL DUMPSTER ENCLOSURE: PLAN AND SECTION DETAILS

SCALE: 1/4"=1'-0" SCALE: 1/2"=1'-0"



5 A-2.3 TYPICAL DUMPSTER ENCLOSURE: ELEVATION DETAIL

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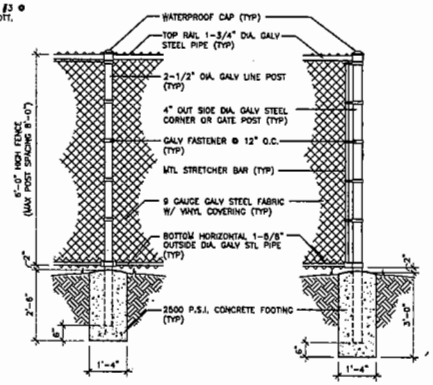

6 A-2.3 TYPICAL FENCE DETAIL

SCALE: 1/2"=1'-0"

ARCHITECT
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Suite No.208, Doral, FL 33126
tel: 305.593.9696 fax: 305.593.9664

SOMERSET CHARTER SCHOOL AT SILVER PALM, PARCEL 'B'

S.W. 114th Court and Silver Palm Drive
Miami, FL

APPLICANT:
SILVER PALM HOLDINGS OF HOMESTEAD, LLC.
780 N.W. 107 AVENUE.
MIAMI, FL. 33172
tel: 305.599.1951

ISSUED FOR:
DIC SUBMITTAL

No.	DATE	REVISION	BY

DRAWN BY APPROVED BY

DATE SCALE:
2007

03.11.08

ROLANDO LLANES, AIA
AR - 0013160

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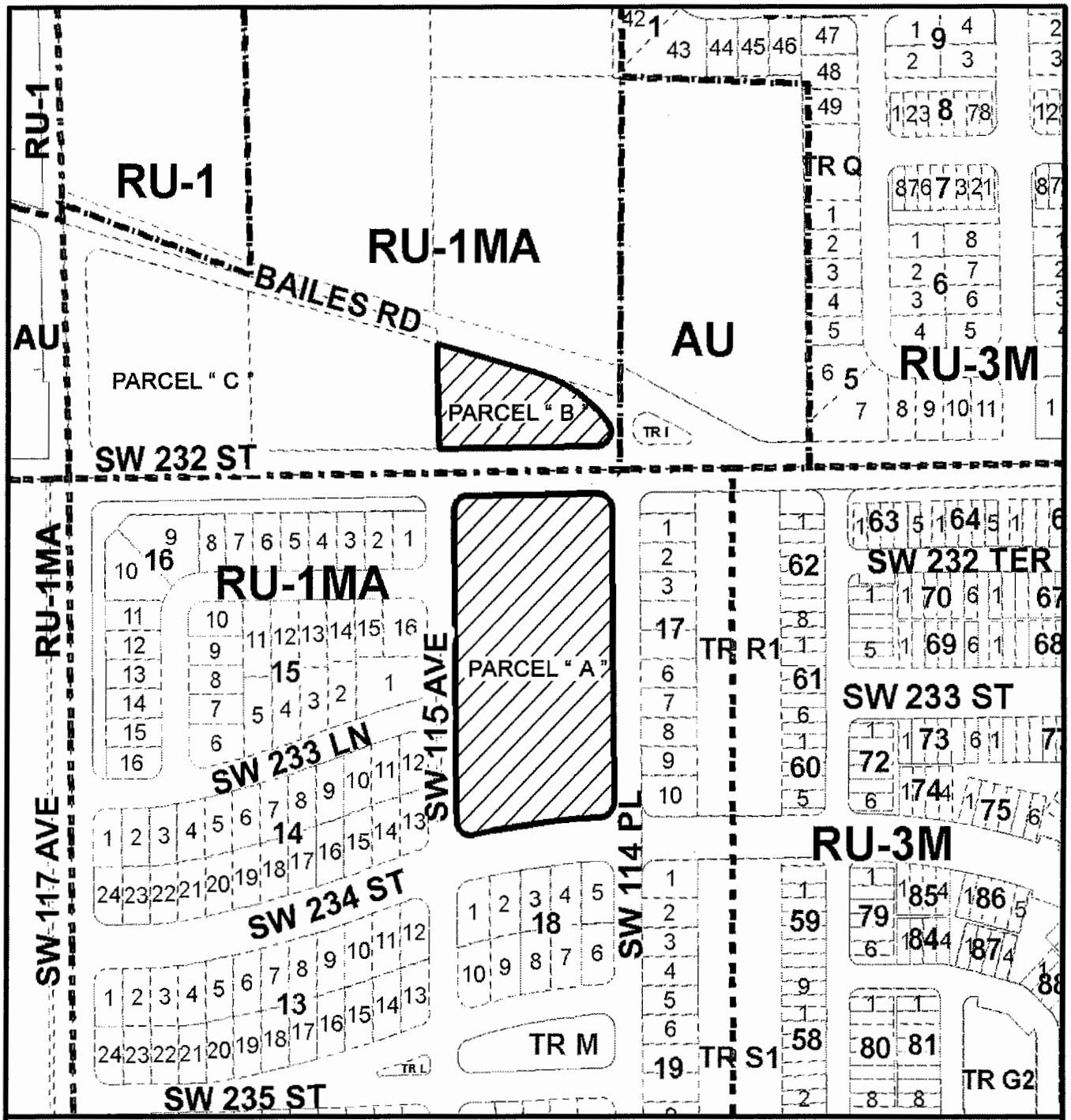
SHEET TITLE
TYPICAL PARKING AND DUMPSTER ENCLOSURE DTLS

SHEET NUMBER
A-2.3

62



MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-318

N

SUBJECT PROPERTY

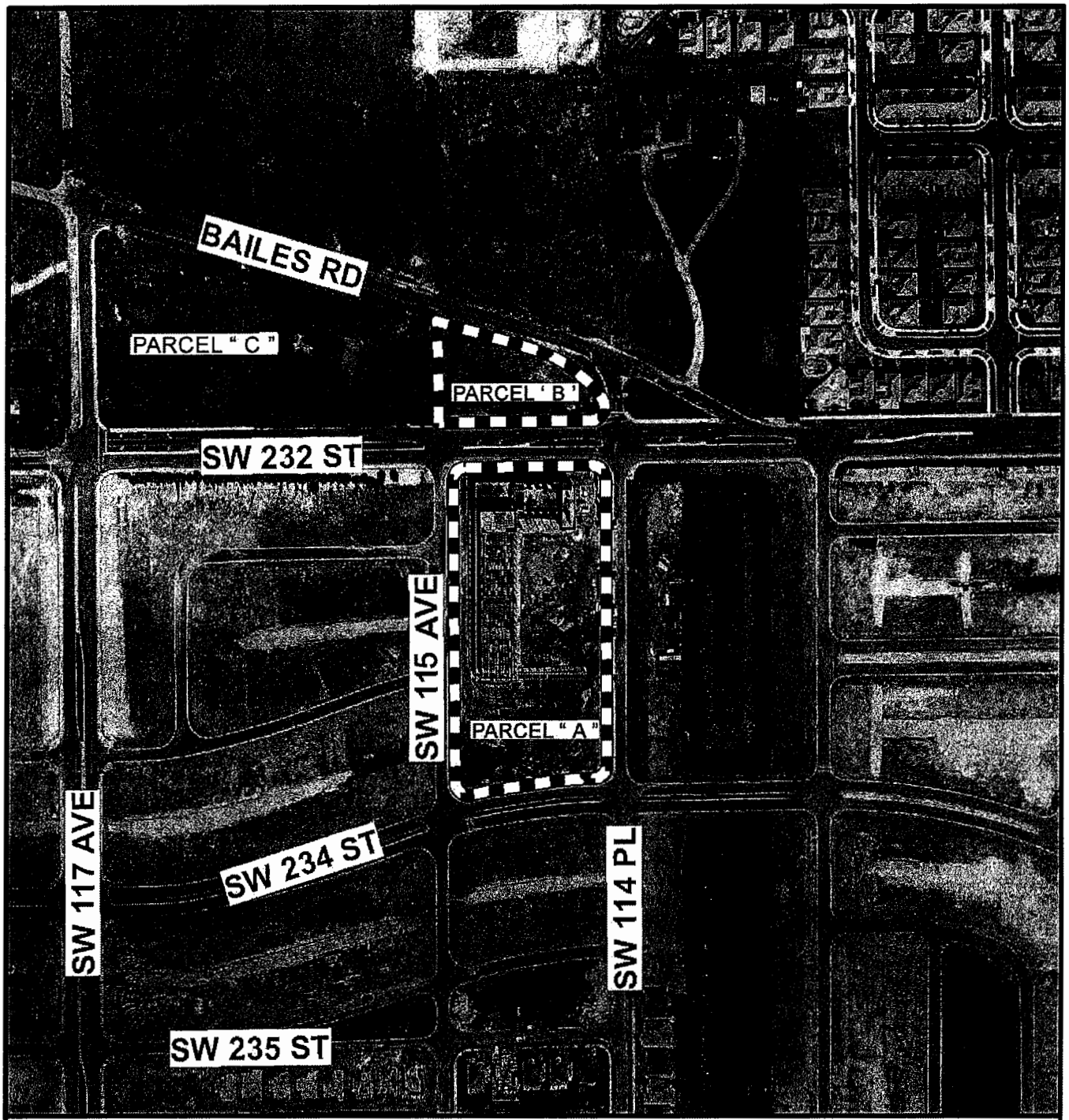
Section: 18/19 Township: 56 Range: 40
Applicant: SOUTHWESTERN GRANT, LLC.
Zoning Board: BCC
District Number: 8
Drafter ID: N'NAGBE
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 10/03/07

REVISION	DATE	BY
Parcel Label Included	6/26/08	Jgunt

63



MIAMI-DADE COUNTY
AERIAL

Process Number
07-318

N

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Section: 18/19 Township: 56 Range: 40
Applicant: SOUTHWESTERN GRANT, LLC.
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District Number: 8
Drafter ID: N'NAGBE
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 10/03/07

REVISION	DATE	BY
Parcel Isolated	9/23/08	Jguzi

C. AMB CODINA BEACON LAKES, LLC
(Applicant)

08-7-CC-2 (07-20)
BCC /District 12
Hearing Date: 7/17/08

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
1962	H. M. Ekus	- Zone change from GU to IU-1. - Unusual use for lake excavation. - Use variance for rock crushing.	BCC	Approved
1962	H. M. Ekus	Zone change from GU to IU-1.	BCC	Approved
1964	Oolite Industries, Inc.	Unusual use for excavation.	ZAB	Approved
1965	Sam Levine	Zone change from GU to IU-2.	BCC	Approved
1974	Harold Friedman, Tr.	Zone change from GU to IU-C.	BCC	Approved
1974	Morris Mosk & Yale Mosk	Zone change from GU to IU-C.	BCC	Approved
1980	Terryland Investments, N.V. & Shoppyland	Unusual use for two lake excavations.	ZAB	Approved
1982	Yale Mosk et al	Unusual use to permit a lake excavation.	ZAB	Approved in part
1982	Directors of the Building & Zoning Dept.	Zone change from IU-2 to GU.	BCC	Approved
1988	Tarmac Florida, Inc.	- Unusual use for lake excavation. - Modification to conditions on previous resolution. - Use variance to waive right-of-way.	BCC	Approved
1992	Tarmac Florida, Inc.	Unusual use to permit a lake excavation,	BCC	Approved w/conds.
2002	Steven Robinson	Zone change from GU to IU-1 and GU to BU-1A.	CZAB-9	Approved w/conds.
2002	Steven D. Robinson	Development Approval.	BCC	Approved w/conds.
2002	Steven D. Robinson, et al	Zone change from GU to IU-1 and GU to BU-1A.	BCC	Approved in part
2004	AMB Codina Beacon Lakes LLC	- To permit E. F. lighthouse. - Non-Use variance open space, - Waive the required wall. - Modification of condition of a covenant.	CZAB-5	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.

ZONING ACTION

MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

DATE: July 3, 2008 **#Z-**

ITEM: 2

APPLICANT: AMB CODINA BEACON LAKES, LLC (08-6-CZ5-1/07-20)

MOTION: Deferred to July 17, 2008

ROLL CALL	M/S	YES	NO	ABSENT
Diaz	M	X		
Edmonson				X
Gimenez		X		
Heyman		X		
Martinez				X
Moss		X		
Rolle				X
Seijas		X		
Sorenson		X		
Sosa		X		
Souto		X		
Vice Chairwoman Jordan		X		
Chairman Barreiro	S	X		
TOTAL		10	0	3

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 5
MOTION SLIP

#1

APPLICANT'S NAME: **AMB CODINA BEACON LAKES, LLC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
08-6-CZ5-1 (07-20)	June 12, 2008	CZAB5		08

REC: **Approval of request #D1, with a finding that this application does not result in a substantial deviation requiring further Development of Regional Impact review; approval with conditions of requests #D2 through #D5 and #Z1 subject to the Board's acceptance of the proffered covenant, under Section 33-311(A)(7) (generalized modification standards), and denial without prejudice of same requests #D2 through #5 and #1 under Section 33-311(A)(17) (modification or elimination of conditions and covenants after public hearing); approval of request #Z2 for a district boundary change from IU-1 to BU-2, subject to the Board's acceptance of the proffered covenant; and approval of request #Z3.**

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____

☐ DEFER: ☐ INDEFINITELY ■ TO: July 10, 2008 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ OTHER: No Quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Sharon FRANKLIN			X
VICE-CHAIRMAN		Richard FRIEDMAN			X
MR.		Julio A. GARUZ			X
MR.		Archie E. MCKAY, JR.			X
MR.		Paul O'DELL			X
MR.		Leonardo A. PEREZ			
CHAIRMAN		Juan A. GARCIA (C.A.)			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **JOHN MCINNIS**

Memorandum

MIAMI-DADE COUNTY

Date: July 17, 2008

To: Board of County Commisssioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: AMB Codina Beacon Lakes (Z07-020)

SUMMARY OF REQUESTS:

The applicant is seeking a substantial deviation determination pursuant to Section 380.06(19) of the Florida Statutes as it pertains to a modification of Resolution No. Z-11-02 that would extend the buildout and termination dates of the DRI from December 31, 2008 to December 30, 2011, to modify the expiration date from December 31, 2013 to December 30, 2016, reduce the warehouse square footage and increase the office and retail square footages. Additionally the applicant is seeking to modify the names of the Developer from C/WDL, LTD to AMB Codina Beacon Lakes, LLC. Requests are also being sought to modify Exhibits 1, 2, 3 and 5 of Resolution No. Z-11-02 which are Exhibits indicating the master development site plan, vehicle trip count, access points and intersection improvements. A request to modify a condition of a subsequent Resolution that modified the 2002 Development Order would allow a roadway to be expanded to five lanes in lieu of the previously approved 4. The applicant is also seeking to modify Resolution No. CZAB5-10-04 and a previously proffered approved Declaration of Restrictions to allow the applicant to submit a new site plan. Additionally, the applicant is requesting a zone change from IU-1, Light Industrial District, to BU-2, Limited Business District, and an unusual use to permit outdoor dining and table service in conjunction with restaurants.

LOCATION: The south side of N.W. 25 Street, between N.W. 117 Avenue and N.W. 137 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the applicant is requesting a modification of conditions of a previously approved DRI. 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 Boards acceptance of the proffered covenant.

The Executive Council found that the proposed application does not create a substantial deviation (Request #D1) and is of the opinion that the approval of this application, with the acceptance of the proffered covenant and applied conditions, is **consistent** with the CDMP, **compatible** with the surrounding area, and would not have an unfavorable effect on the economy of Miami-Dade County, Florida. In addition, the Executive Council found that this application also 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.

APPLICATION NO. Z07-20
AMB CODINA BEACON LAKES, LLC

Respectfully Submited,

DIC Executive Council
May 28, 2008

Susanne M. Torriente Assistant County Manager	Absent
Herminio Lorenzo, Fire Chief Miami-Dade Fire Rescue Department	Absent
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	AYE
Carlos Espinosa, P.E., Director Department of Environmental Resources Mgmt	Absent
Jorge S. Rodriguez, P.E., Assistant Director Miami-Dade Water and Sewer Department	AYE

DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE DEVELOPMENTAL IMPACT COMMITTEE

APPLICANT: AMB Codina Beacon Lakes, LLC **PH:** Z07-020 (08-6-CZ5-2)

SECTION: 35/36-53-39 **DIC DATE:** May 28, 2008

COMMISSION DISTRICT: 12

==========

A. INTRODUCTION

o REQUESTS:

THE BELOW REQUESTS PERTAIN TO MODIFICATION OF THE DEVELOPMENT ORDER OF RESOLUTION NO. Z-11-02

(D1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION to a Development of Regional Impact pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests:

(D2) MODIFICATION of portions of the Recital of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on May 30, 2002, and reading as follows:

FROM: "4. General Description of Proposed Development: The applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 6,600,000 square feet for warehouses, 150,000 sq. ft. of office space, and 75,000 square feet of development serving retail space. The applicant is also requesting to rezone the subject property (excluding the existing lake, which is intended to be used for storm water management) from GU (Interim District) to BU-1A (Limited Business District) and IU-1 (Light Industrial Manufacturing District)."

TO: "4. General Description of Proposed Development: The applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: ~~6,600,000~~ 5,300,000 square feet for warehouses, ~~150,000~~ 175,000 sq. ft. of office space, and ~~75,000~~ 495,000 square feet of retail space." ~~The applicant is also requesting to rezone the subject property (excluding the existing lake, which is intended to be used for storm water management) from GU (Interim District) to BU-1A (Limited Business District) and IU-1 (Light Industrial Manufacturing District)."~~

FROM: "Developer Name: C/WDL, LTD."

TO: "Developer Name: ~~C/WDL, LTD.~~ "AMB Codina Beacon Lakes, LLC."

(D3) MODIFICATION of Conditions #58, #59, and #60 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners and reading as follows:

FROM "58. December 31, 2008 is hereby established as the build out date for this project and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning,

unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare."

TO: "58. ~~December 31, 2008~~ December 30, 2011 is hereby established as the build out date for this project, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007), and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare."

FROM: "59. The deadline for commencement of physical development shall be two (2) years from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing physical development shall be December 31, 2008. This termination date may only be modified in accordance with Section 380.06(19)(c), F.S."

TO:"59.The deadline for commencement of physical development shall be two (2) years from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing physical development shall be ~~December 31, 2008~~. December 30, 2011, ~~This termination date may only be modified in accordance with Section 380.06(19)(c), F.S."~~ which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007)."

FROM: "60 December 31, 2013 is hereby established as the expiration date for the development order."

TO: "60. ~~December 31, 2013~~ December 30, 2016 is hereby established as the expiration date for the development order, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S (2007)."

(D4) MODIFICATION of Exhibits 1, 2, 3, and 5 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners reading as follows:

FROM: Exhibit 1, Master Development Plan
Exhibit 2, Vehicle Access Points of Offsite Roadway Network.
Exhibit 3, Project Trip Generation Rates.
Exhibit 5, Intersection Improvements.

TO: Exhibit 1, Master Development Plan Map H (Revised 12/20/06).
Exhibit 2, Vehicle Access Points of Off-Site Roadway Network (Revised 12/20/06)
Exhibit 3, ~~Project Trip Generation Rates~~ Net External PM Peak Hour Project Trip Generation Rates for the Proposed Development Program (Revised 12/18/06).
Exhibit 5, Intersection Improvements at NW 12 Street at NW 127 Avenue (Revised 12/20/06).

(D5) MODIFICATION of Paragraph "E" of Exhibit #4 of Resolution No. Z-11-02 last modified by Resolution No. Z-28-07, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: EXHIBIT 4-BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

E. Widen N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to a four-lane roadway or an alternative cross section that adequately mitigates project impacts as acceptable to Miami-Dade County Public Works Department.

TO: EXHIBIT 4 – BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

E. Widen N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to a ~~four-lane~~ five-lane roadway ~~or an alternative cross section that adequately mitigates project impacts as acceptable to Miami-Dade County Public Works Department.~~

The purpose of requests #D-1 to D-5 is to permit the applicant to decrease the square footage requirements for the warehouse use; to increase the square footage requirements for the office and retail uses; to revise Exhibits indicating the revised master development site plan, vehicle trip count, access points and intersection improvements and to extend the build-out date, termination date and expiration date of the previously approved Beacon Lakes DRI.

REQUESTS #D1 to #D5 ON PARCELS 1 AND 2.

THE BELOW REQUESTS PERTAIN TO ZONING:

(Z1) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Record Book 20487, Pages 4478-4496, as further modified by a covenant proviso contained in Resolution No. CZAB5-10-04, and reading as follows:

FROM: "1. The property shall be developed in substantial accordance with the plans entitled 'Beacon Lakes Master Plan,' as prepared by Retzch, Lanao, Caycedo, Architects, consisting of 5 sheets dated 6/28/04 and 9 sheets prepared by URG & Assoc., Inc., dated, signed and sealed 1/6/04."

TO: "1. The property shall be developed in substantial accordance with the plans entitled ~~'Beacon Lakes Master Plan,' as prepared by Retzch, Lanao, Caycedo, Architects, consisting of 5 sheets dated 6/28/04 and 9 sheets~~

~~prepared by URG & Assoc., Inc., dated, signed and sealed 1/6/04."~~ entitled "Beacon Lakes," as prepared by Creech Engineers, Inc., Retzsch Lanoa Caycedo Architects, and Conceptual Design Group, Inc., dated stamped received February 25, 2008 and consisting of twenty (20) sheets, as said plan may be modified from time to time in a manner consistent with Miami-Dade County Code requirements."

The purpose of request #Z1 is to allow the applicant to submit new site plans for a commercial development consisting of retail and restaurant uses.

(Z2) IU-1 to BU-2.

(Z3) UNUSUAL USE to permit outdoor dining and table service in connection with restaurants.

REQUESTS #Z1 to #Z3 ON PARCEL 2.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #D2- #D5 and #Z1 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).

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

- **SUMMARY OF REQUESTS:**

  The applicant is seeking a substantial deviation determination pursuant to Section 380.06(19) of the Florida Statutes as it pertains to a modification of Resolution No. Z-11-02 that would extend the buildout and termination dates of the DRI from December 31, 2008 to December 30, 2011, to modify the expiration date from December 31, 2013 to December 30, 2016, reduce the warehouse square footage and increase the office and retail square footages. Additionally the applicant is seeking to modify the names of the Developer from C/WDL, LTD to AMB Codina Beacon Lakes, LLC. Requests are also being sought to modify Exhibits 1, 2, 3 and 5 of Resolution No. Z-11-02 which are Exhibits indicating the master development site plan, vehicle trip count, access points and intersection improvements. A request to modify a condition of a subsequent Resolution that modified the 2002 Development Order would allow a roadway to be expanded to five lanes in lieu of the previously approved 4. The applicant is also seeking to modify Resolution No. CZAB5-10-04 and a previously proffered approved Declaration of Restrictions to allow the applicant to submit a new site plan. Additionally, the applicant is requesting a zone change from IU-1, Light Industrial District, to BU-2, Limited Business District, and an unusual use to permit outdoor dining and table service in conjunction with restaurants.

- **LOCATION:** The south side of N.W. 25 Street, between N.W. 117 Avenue and N.W. 137 Avenue, Miami-Dade County, Florida.

- **SIZE:** 480 acres

o **IMPACT:**

The approval of the application would bring additional traffic into the community, would impact public services and lessen the amount of warehouse space available for the area. Additionally, future residents and patrons of the restaurants may also be negatively affected by the maliforous odors emitted from a nearby industrial enterprise. This application will also provide additional retail and office space to the community and provide outdoor dining for restaurants.

B. ZONING HEARINGS HISTORY:

In 2002, the Community Zoning Appeals Board-9 (CZAB-9) recommended approval of CDMP amendment to redesignate the subject property from Open Land to Industrial and Office use, and of a Development of Regional Impact (DRI) application to rezone the subject property from GU, Interim District, to IU-1, Industrial Light Manufacturing District, and BU-1A, Limited Business District. The CZAB-9's recommendation was subject to approval by the Board of County Commissioners (BCC) and in 2002, pursuant to Resolutions #Z-11-02 and #Z 12-02, the BCC redesignated the subject property to Industrial and Office and also granted a zone change from GU, Interim District, to IU-1, Light Industrial District, and BU-1A, Limited Business District. A special exception to permit site plan approval and several non-use variance requests accompanied the rezoning requests; however, said requests, including the special exception, were withdrawn at the public hearing. The applicant proffered a Declaration of Restrictions, which was accepted by the BCC, that restricted, among other things, the development of the site to the submitted plans and limited the BU uses to those intended to serve the firms and workers in the industrial and office areas. In 2004, the Community Zoning Appeals Board (CZAB 5) granted several requests that allowed an entrance feature lighthouse structure to be greater in height than permitted; a half-section line road (NW 132 Avenue) and a section line road (NW 137 Avenue) to be 0' in width; less landscaped open space than required where the industrially zoned parcel abuts a parcel zoned GU, Interim District; waived the required 5' high decorative masonry wall where a business lot abuts a residential zone; and modified a condition of a previous Declaration of Restrictions to permit the applicant to submit a revised plan showing the aforementioned entrance feature lighthouse structure, eliminating two required rights-of-way, and showing a reduction in the landscaped open space, pursuant to Resolution #CZAB5-10-04. The applicant also proffered a Declaration of Restrictions. In 2007, the BCC granted a substantial deviation determination pursuant to Section 380.06(19) of the Florida Statutes as it pertains to a modification to Resolution #Z-11-02 that was part of the originally approved Development of Regional Impact (DRI) in order to remove the requirement to install a dedicated westbound to northbound right turn lane at NW 25 Street and NW 112 Avenue, pursuant to Resolution #Z-28-07.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates most of the subject property except for a small portion surrounding the lake as being immediately east of and within the Urban Development Boundary for **Restricted Industrial and Office use**. Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This

category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of Miami-Dade County. Development in Restricted Industrial and Office areas should generally to offices uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category for the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) CONCURRENT AMENDMENT

2. The present designation for the 45.59-acre portion of the site (Parcel 2) is Restricted Industrial and Office use that does not allow the proposed BU-2 zoning. This DRI is being considered concurrently with the CDMP amendment to redesignate Parcel 2. If the concurrent CDMP amendment is approved for the site, it will be redesignated as **Business and Office** which will allow BU-2 zoning.

   The **Business and Office** category accommodates the full range of sales and services 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. Also allowed telecommunications facilities such as cell towers and satellite telecommunications facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

3. The Adopted 2015 and 2025 Land Use Plan designates a small portion of the subject property that surrounds the lake as being inside the UDB for **"Open Land" use.** The land designated as Open Land is not needed for urban uses between now and the year 2015 and has been set aside for uses other than urban development. It is not simply surplus undeveloped land, but rather it is land that is intended to serve one or more of the following functions; production such as agriculture, limestone extraction or other resource-based activity such as development of potable water supplies; rural residential development at a maximum density indicated for the specific Open Land subarea. Because Open Land areas primarily consist of wetlands, all proposed uses will be reviewed on a case-by-case basis. The aforementioned portion of the subject property is specifically designated as **Open Land Subarea 2**. Limestone quarrying and ancillary uses including the continued operation of existing cement plants, necessary and compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, rural residences at a maximum density of 1 dwelling unit per 5 acres and seasonal agriculture may be considered for approval in this area, in keeping with the Northwest Wellfield Protection Plan (Board of County Commissioners Resolution R-1541-85) and Chapters 24 and 33 of the Miami-Dade County Code, and wetland protection requirements. Uses that could compromise groundwater quality shall not occur in this area. In furtherance of Board of County Commissioners Resolution R-1098-88, the creation of a State Protection Area in this subarea is also supported.

4. **Objective LU-1.** The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

5. **Policy LU-1G.** Business developments shall preferably be placed in cluster or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

6, **Objective LU-3**. Upon the adoption of the CDMP, the location, design and management practices of development and redevelopment in Miami-Dade County shall ensure the protection of natural resources and systems of recognizing, and sensitively responding to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards, and by reflecting the management policies contained in resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet, or included in the Comprehensive Everglades Restoration Plan approved by Congress through the Water Resources Development Act of 2000.

7. **Policy LU-3B.** All significant natural resources and systems shall be protected from incompatible land use including Biscayne Bay, future coastal and inland wetlands, future potable water-supply wellfield areas identified in the Land Use Element or in adopted wellfield protection plans, and forested portions of Environmentally Sensitive Natural Forest Communities as identified in the Natural Forest Inventory, as may be amended from time to time.

8. **Objective LU-4.** Miami-Dade County shall by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.

9. **Policy LU-4A.** When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

10. **Policy LU-4B.** Uses designated on the LUP map and interpretive text, which generate or cause to generate significant noise, dust, odor, vibration, or truck or rail traffic shall be protected from damaging encroachment by future approval of new incompatible uses such as residential uses.

11. **Objective LU-6.** Miami-Dade County shall protect, preserve, ensure the proper management, and promote public awareness of historical, architectural and archaeologically significantly sites and districts in Miami-Dade, and shall continue to seek the addition of new listings to the National Register, and increase the number of locally designated historical and archeological sites, districts and zones.

12. **Policy LU-6A.** Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural and archeological significance.

13. **Objective LU-8.** Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map, consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

14. **Policy LU-8B**. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

15. **Objective CON-3.** Regulations within wellfield protection areas shall be strictly enforced. The recommendations of the NW Wellfield Protection Plan shall continue to be fully implemented, as are recommendations that evolve from the West Wellfield and South Dade Wellfield planning processes.

16. **Policy CON-3E.** The area west of the Turnpike, east of the Dade-Broward Levee, north of NW 12th Street and south of Okeechobee Road shall be reserved for limestone mining and approved ancillary uses as provided for in Chapter 24 and 33 of the Miami-Dade County Code and the entire area west of the Turnpike, north of NW 25th Street

and south of Okeechobee Road shall remain unurbanized.

17. **LU-8E.** Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

    i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;

    ii) Enhance or impede provision of services at or above adopted LOS Standards;

    iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods, and

    iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and

    v) If located in a planned Urban Center, or within ¼ mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

18. **Objective CIE-1.** The CIE shall provide for necessary replacement of existing facilities, upgrading of facilities when necessary to maintain adopted level of service (LOS) standards, and for new facility investments which are needed and affordable in the future.

19. **Objective CIE-3.** CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

20. **Objective TC-1.** It is desirable that all roadways in Miami-Dade County operate at level of service (LOS) C or better. By the year 2010 no roadway in Miami-Dade County should operate at a level of service lower than the base level of service standard contained herein.

21. **Policy TC-1A**. Miami-Dade County will continue to update and readopt a Long Range Transportation Plan, as periodically required, that will achieve Traffic Circulation Objective TC-1 above, in a manner consistent with the other objectives of the Comprehensive Development Master Plan (CDMP). Upon completion of each update of the Long Range Transportation Plan, Miami-Dade County shall prepare for submittal, pursuant to Chapter 163, Part II, F.S., proposals to enhance and revise the Traffic Circulation and Mass Transit Subelements of the Transportation Element as warranted by said technical findings and policy proposals, consistent with the goals, objectives and policies of the CDMP.

22. **Uses and Zoning Specifically Depicted.** Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing 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 commercial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, and the objectives and policies of this Plan.

23. **Other Land Uses Not Addressed**. Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
IU-1 and BU-1A; warehouse buildings, cleared parcels and a lake	Restricted Industrial and Office and Open Land Parcel 2 concurrently proposed for Business and Office
Surrounding Properties:	
NORTH: GU ; vacant parcels, lakes and cement factory	Open Land
SOUTH: IU-1 and GU; vacant parcels lake	Open Land
EAST: IU-1 and IU-C; Florida Turnpike	Restricted Industrial and Office
WEST: IU-1 and GU; vacant parcel concrete manufacturing	Restricted Industrial and Office and Open Land

The 436-acre parcel lies immediately east of and within the Urban Development Boundary (UDB), east of NW 137th Avenue, on the west side of the Florida Turnpike and extends to N.W. 137 Avenue to the west and lies between N.W. 12 Street and N.W. 25 Street. The area is characterized with concrete manufacturing plants, industrial uses, lakes and vacant parcels.

E. SITE AND BUILDINGS:

(The following comments are contingent upon the approval of the CDMP amendment)

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**N/A**
Open Space:	**Acceptable**
Buffering:	**N/A**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**N/A**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**Acceptable**

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change, Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

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 and 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 to 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)(3) Special Exceptions, Unusual and New Uses. The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by 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.

Florida Statutes §380.06(19) Developments of Regional Impact-Substantial Deviation

The term "development of regional impact," as used in this section, means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

(a) Any proposed change to a previously approved development which creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency, shall constitute a substantial deviation and shall cause the proposed change to be subject to further development-of-regional-impact review. There are a variety of reasons why a developer may wish to propose changes to an approved development of regional impact, including changed market conditions. The procedures set forth in this subsection are for that purpose.

(b) Any proposed change to a previously approved development or regional impact or development order condition which, either individually or cumulatively with other changes, exceeds any of the following criteria shall constitute a substantial deviation and shall cause the development to be subject to further development-of-regional-impact review without the necessity for a finding of same by the local government;

1. An increase in the number of parking spaces at an attraction or recreational facility by 10 percent or 330 spaces, whichever is greater, or an increase in the number of spectators that may be accommodated at such a facility by 10 percent or 1,100 spectators, whichever is greater.

3. An increase in industrial development area by 10 percent or 35 acres, whichever is greater.

5. An increase in land area for office development by 10 percent or an increase of gross floor area of office development by 10 percent or 66,000 gross square feet, whichever is greater.

8. An increase in commercial development by 55,000 square feet of gross floor area or of parking spaces provided for customers for 330 cars or a 10-percent increase of either of these, whichever is greater.

12. A proposed increase to an approved multiuse development of regional impact where the sum of the increases of each land use as a percentage of the applicable substantial deviation criteria is equal to or exceed 110 percent. The percentage of any decrease in the amount of open space shall be treated as an increase for purposes of determining when 110 percent has been reached or exceeded.

13. A 15-percent increase in the number of external vehicle trips generated by the development above that which was projected during the original development-of-regional-impact review.

14. Any change which would result in development of any area which was specifically set aside in the application for development approval or in the development order for preservation or special protection of endangered or threatened plants or animals designated as endangered, threatened, or species of special concern and their habitat, any species protected by 16 U.S.C. ss. 668a-668d, primary dunes, or archaeological and historical sites designated as significant by the Division of Historical Resources of the Department of State. The refinement of the boundaries and configuration of such areas shall be considered under sub-subparagraph (e)2.j.

The substantial deviation numerical standards in [2]subparagraphs 3.,5.,8.,9., and 12., excluding residential uses, and in subparagraph 13., are increased by 100 percent for a project certified under s. 403.973 which creates jobs and meets criteria established by the Office of Tourism, Trade and Economic Development as to its impact on an area's economy, employment, and prevailing wage and skill levels. The substantial deviation numerical standards in subparagraphs 3.,5.,6.,7.,8.,9.,12., and 13. are increased by 50 percent for a project located wholly within an urban infill and redevelopment area designated on the applicable adopted local comprehensive plan future land use map and not located within the coastal high hazard area.

(c) An extension of the date of buildout of a development, or any phase thereof, by more than 7 years shall be presumed to create a substantial deviation subject to further development-of-regional-impact review. An extension of the date of buildout, or any phase thereof, of more than 5 years but not more than 7 years shall be presumed not to create a substantial deviation. The extension of the date of buildout of an areawide development of regional impact by more than 5 years but less than 10 years is presumed not to create a substantial deviation. These presumptions may be rebutted by clear and convincing evidence at the public hearing held by the local government. An extension of 5 years or less is not a substantial deviation. For the purpose of calculating when a buildout or phase date has been exceeded, the time shall be tolled during the pendency of administrative or judicial proceedings relating to the development permits. Any extension of the buildout date of the project or a phase thereof shall automatically extend the commencement date of the project, the termination date of the development order, the expiration date of the development of regional impact, and the phases thereof if applicable by a like period of time. In recognition of the 2007 real estate market conditions, all phase, buildout, and expiration dates for projects that are developments of regional impact and under active construction on July 1, 2007, are extended for 3 years regardless of any prior extension. The 3-year extension is not a substantial deviation, is not subject to further development-of-regional-impact review,

and may not be considered when determining whether a subsequent extension is a substantial deviation under this subsection.

(d) A change in the plan of development of an approved development of regional impact resulting from requirements imposed by the Department of Environmental Protection or any water management district created by s. 373.069 or any of their successor agencies or by any appropriate federal regulatory agency shall be submitted to the local government pursuant to this subsection. The change shall be presumed not to create a substantial deviation subject to further development-of-regional-impact review. The presumption may be rebutted by clear and convincing evidence at the public hearing held by the local government.

(e)1. .Except for a development order rendered pursuant to subsection (22) or subsection (25), a proposed change to a development order that individually or cumulatively with any previous change is less than any numerical criterion contained in subparagraphs (b)1.-13. and does not exceed any other criterion, or that involves an extension of the buildout date of a development, or any phase thereof, of less than 5 years is not subject to the public hearing requirements of subparagraph (f)3., and is not subject to a determination pursuant to subparagraph (f)5. Notice of the proposed change shall be made to the regional planning council and the state land planning agency. Such notice shall include a description of previous individual changes made to the development, including changes previously approved by the local government, and shall include appropriate amendments to the development order.

2. The following changes, individually or cumulatively with any previous changes, are not substantial deviations:

a. Changes in the name of the project, developer, owner, or monitoring official

b. Changes to a setback that do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources.

c. Changes to minimum lot sizes.

d. Changes in the configuration of internal roads that do not affect external access points.

e. Changes to the building design or orientation that stay approximately within the approved area designated for such building and parking lot, and which do not affect historical buildings designated as significant by the Division of Historical Resources of the Department of State.

f. Changes to increase the acreage in the development, provided that no development is proposed on the acreage to be added.

g. Changes to eliminate an approved land use, provided that there are no additional regional impacts.

h. Changes required to conform to permits approved by any federal, state, or regional permitting agency, provided that these changes do not create additional regional impacts.

i. Any renovation or redevelopment of development within a previously approved development of regional impact which does not change land use or increase density or intensity of use.

j. Changes that modify boundaries and configuration of areas described in subparagraph (b)14. due to science-based refinement of such areas by survey, by habitat evaluation, by other recognized assessment methodology, or by an environmental assessment. In order for changes to qualify under this sub-subparagraph, the survey, habitat evaluation, or assessment must occur prior to the time a conservation easement protecting such lands is recorded and must not result in any net decrease in the total acreage of the land specifically set aside for permanent preservation in the final development order.

k. Any other change which the state land planning agency, in consultation with the regional planning council, agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-j. and which does not create the likelihood of any additional regional impact.

This subsection does not require the filing of a notice of proposed change but shall require an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order. In accordance with the local government's procedures, including requirements for notice to the applicant and the public, the local government shall either deny the application for amendment or adopt an amendment to the development order which approves the application with or without conditions. Following adoption, the local government shall render to the state land planning agency the amendment to the development order. The state land planning agency may appeal, pursuant too s. 380.07(3), the amendment to the development order if the amendment involves sub-subparagraph g., sub-subparagraph h., sub-subparagraph j., or sub-subparagraph k. and it believes the change creates a reasonable likelihood of new or additional regional impacts.

3. Except for the change authorized by sub-subparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence.

4 Any submittal of a proposed change to a previously approved development shall include a description of individual changes previously made to the development, including changes previously approved by the local government. The local

government shall consider the previous and current proposed changes in deciding whether such changes cumulatively constitute a substantial deviation requiring further development-of-regional-impact review.

5. The following changes to an approved development of regional impact shall be presumed to create a substantial deviation. Such presumption may be rebutted by clear and convincing evidence.

    a. A change proposed for 15 percent or more of the acreage to a land use not previously approved in the development order. Changes of less than 15 percent shall be presumed not to create a substantial deviation.

    b. Notwithstanding any provision of paragraph (b) to the contrary, a proposed change consisting of simultaneous increases and decreases of at least two of the uses within an authorized multiuse development of regional impact which was originally approved with three or more uses specified in s. 380.065(3)(c), (d), (e), and (f) and residential use.

(f) 1. The state land planning agency shall establish by rule standard forms for submittal of proposed changes to a previously approved development of regional impact which may require further development-of-regional-impact review. At a minimum, the standard form shall require the developer to provide the precise language that the developer proposes to delete or add as an amendment to the development order.

2. The developer shall submit, simultaneously, to the local government, the regional planning agency, and the state land planning agency the request for approval of a proposed change.

3. No sooner than 30 days but no later than 45 days after submittal by the developer to the local government, the state land planning agency, and the appropriate regional planning agency, the local government shall give 15 days' notice and schedule a public hearing to consider the change that the developer asserts does not create a substantial deviation. This public hearing shall be held within 60 days after submittal of the proposed changes, unless that time is extended by the developer.

4. The appropriate regional planning agency or the state land planning agency shall review the proposed change and, no later than 45 days after submittal by the developer of the proposed change, unless that time is extended by the developer, and prior to the public hearing at which the proposed change is to be considered, shall advise the local government in writing whether it objects to the proposed change, shall specify the reasons for its objection, if any, and shall provide a copy to the developer.

5. At the public hearing, the local government shall determine whether the proposed change requires further development-of-regional-impact review. The provisions of paragraphs (a) and (e), the thresholds set forth in paragraph (b), and the presumptions set forth in paragraphs (c) and (d) and subparagraph (e)3. shall be

applicable in determining whether further development-of-regional-impact review is required.

6. If the local government determines that the proposed change does not require further development-of-regional-impact review and is otherwise approved, or if the proposed change is not subject to a hearing and determination pursuant to subparagraphs 3. and 5. and is otherwise approved, the local government shall issue an amendment to the development order incorporating the approved change and conditions of approval relating to the change. The requirement that a change by otherwise approved shall not be construed to require additional local review or approval is the change is allowed by applicable local ordinances without further local review or approval. The decision of the local government to approve, with or without conditions, or to deny the proposed change that the developer asserts does not require further review shall be subject to the appeal provisions of s. 380.07. However, the state land planning agency may not appeal the local government decision if it did not comply with subparagraph 4. The state land planning agency may not appeal a change to a development order made pursuant to subparagraph (e)1. or subparagraph (e)2. for developments of regional impact approved after January 1, 1980, unless the change would result in a significant impact to a regionally significant archaeological, historical, or natural resource not previously identified in the original development-of-regional-impact review.

(g) If a proposed change requires further development-of regional-impact review pursuant to this section, the review shall be conducted subject to the following additional conditions:

1. The development-of-regional-impact review conducted by the appropriate regional planning agency shall address only those issues raised by the proposed change except as provided in subparagraph 2.

2. The regional planning agency shall consider, and the local government shall determine whether to approve, approve with conditions, or deny the proposed change as it relates to the entire development. If the local government determines that the proposed change, as it relates to the entire development, is unacceptable, the local government shall deny the change.

3. If the local government determines that the proposed change should be approved, any new conditions in the amendment to the development order issued by the local government shall address only those issues raised by the proposed change and require mitigation only for the individual and cumulative impacts of the proposed change.

4. Development within the previously approved development of regional impact may continue, as approved, during the development-of-regional-impact review in those portions of the development which are not directly affected by the proposed change.

(h) When further development-of-regional-impact review is required because a substantial deviation has been determined or admitted by the developer, the amendment to the development order issued by the local government shall be

consistent with the requirements of subsection (15) and shall be subject to the hearing and appeal provisions of s. 380.07. The state land planning agency or the appropriate regional planning agency need not participate at the local hearing in order to appeal a local government development order issued pursuant to this paragraph.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Water and Sewer	**No objection**
Solid Waste	**No objection**
Aviation	**No objection**
Historic Preservation	**No objection***

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The applicant is seeking a substantial deviation determination pursuant to Section 380.06(19) of the Florida Statutes as it pertains to a modification to Resolution No. Z-11-02 which was an originally approved Development of Regional Impact (DRI), the purpose of which is to extend both the buildout and termination dates from December 31, 2008 to December 30, 2011, to amend the expiration date from December 31, 2013 to December 30, 2016, to reduce the warehouse square footage, and to increase the office and retail square footages; the DRI modification is accompanied by a request for district boundary change from IU-1 to BU-2 on Parcel 2. The applicant is also seeking a concurrent CDMP amendment to change a portion (Parcel #2) of the subject property to Business and Office from Restricted Industrial and Office. The original DRI was approved by the Board of County Commissioner (BCC) on May 30, 2002 and consisted of 6,600,000 square feet for warehouses, 150,000 square feet of office space, and 75,000 square feet of retail space. The applicant is seeking a reduction of warehouse space to 5,300,000 square feet, an increase in office space to 175,000 square feet, an increase in the retail space to 495,000 square feet. In addition, the applicant is seeking to modify the names of the Developer from C/WDL, LTD to AMB Codina Beacon Lakes, LLC. Additional requests are being sought to amend Exhibit 1 (Master Development Plan), Exhibit 2 (Vehicle Access Points of Offsite Roadway Network), Exhibit 3 (Project Trip Generation Rates), and Exhibit 5 (Intersection Improvements), and to modify Paragraph E of Exhibit 4 to Resolution No. Z-11-02, last modified by Resolution No. Z-28-07, to allow the widening of N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to five lanes. On Parcel #2, the applicant is seeking modifications of Paragraph #1 of a Declaration of Restrictions as modified by a covenant proviso contained in Resolution No. CZAB5-10-04. Additionally, on Parcel 2 the applicant is requesting a district boundary change from IU-1, Light Industrial District, to BU-2, Special Business District, and an unusual use to permit outdoor dining and table service in connection with restaurants. The applicant is also concurrently requesting a CDMP amendment that would change the 45.59-acre Parcel 2 from Restricted Industrial and

Office to Business and Office. The intent of this request is to change the land use designation to allow the applicant to develop a commercial center. The applicant has submitted a site plan reflecting the above requests and a covenant that will prohibit residential development on the site.

The applicant is seeking a substantial deviation determination to a Development of Regional Impact (DRI) pursuant to Section 380.06(19)(c) of the Florida Statutes as it pertains to modifying portions of the Recital of Resolution No. Z-11-02, modifying Conditions #58, #59, and #60, and modifying Exhibits 1, 2, 3, and 5. In addition, the applicant is seeking to modify Paragraph E of Exhibit 4 to Resolution No. Z-11-02, last modified by Resolution No. Z-28-07, to modify Paragraph #1 of a Declaration of Restrictions and a covenant proviso of Resolution No. CZAB5-10-04. As previously mentioned, the applicant is also requesting a concurrent CDMP amendment on Parcel #2 of the subject property to change the land use category to Business and Office from Restricted Industrial and Office. In accordance with Section 380.06(19)(e)(4) of the Florida Statutes, any submittal of a proposed change to a previously approved Development Order (D.O.) shall include a description of individual changes previously made to the development, including changes previously approved by the local government. The local government shall consider the previous and current proposed changes in deciding whether such changes cumulatively constitute a substantial deviation requiring further development–of-regional-impact review. In 2007, staff determined that the applicant's request to modify the requirement to provide a dedicated right turn lane for westbound N. W. 25 Street at the intersection of N.W. 112 Avenue was not a substantial deviation. Request #D2 of this application is to reduce the allocations of warehouse square footage from 6,600,00 to 5,300,000 square feet, to increase the office space from 150,000 to 175,000 square feet, and to increase the retail square footage from 75,000 to 495,000 square feet. Section 380.06(19)(b)(5),(8) and (13) of the Florida Statutes provides that: "Any proposed changes to a previously approved DRI or Development Order which, either individually or cumulatively with other changes, exceeds any of the following criteria shall constitute a substantial deviation: an increase of office development by 10 percent or 66,000 square feet, whichever is greater, an increase in commercial development by 10 percent or a 15 percent increase in the number of external trips. The applicant may rebut this presumption by clear and convincing evidence." Though the proposed modification to the previously approved D.O. does exceed the criteria for increased square footage pursuant to Section 380.06(19)(b)(8), the applicant has rebutted the presumption that the simultaneous increase and decrease of office/retail square footage and warehouse square footage is a substantial deviation by demonstrating, through their traffic study, that the proposed changes will not increase external vehicle trips by 15 percent. The South Florida Regional Planning Council concurs and, in their February 4, 2008 letter, indicates that the detailed traffic study submitted with the Notice of Proposed Change (NOPC) would increase the external PM trips by 12.4 percent, which would not significantly impact the surrounding regional network. The traffic study submitted by the applicant indicates that the development will continue to meet concurrency standards as determined by the Public Works Department and will not further burden the infrastructure or surrounding community. Furthermore, the applicant estimates that the proposed development will enhance the Miami-Dade County tax rolls by approximately $75 million. In analyzing the request to modify the developer's name, pursuant to Section 380.06(19), this request is not considered a substantial deviation. In analyzing Request #D3, to modify the build-out, termination and expiration dates, this

request is not deemed a substantial deviation since, in 2007, the State Legislature changed Chapter 163, Florida Statutes, and granted, in recognition of the 2007 real estate market conditions, an additional 3-year extension to all DRIs under active construction on July 1, 2007. Staff has reviewed the 2006-2007 Beacon Lakes DRI Annual Status Report, submitted by the applicant, and the report indicates that the subject property was under active construction on July1, 2007, as evidenced by the active permits in the report. Noting all the aforementioned, staff is of the opinion that the request to modify the approved Development Order to simultaneously decrease and increase the square footage of warehouse space, the square footage of office and retail space, to change the developer's name, extend the build-out, termination and expiration dates, and to modify certain Exhibits of the original DRI, will not create a substantial deviation.

The Department of Environmental Resources Management **(DERM**) **does not object** to this application. Additionally, the Miami-Dade County Aviation Department **(MDAD) does not object** to this application and provides in their memorandum that the site is located outside of any land use restrictive zones, as depicted in the Zoning Ordinance for Miami International Airport (#04-203). Further, the Department of Solid Waste Management **(SWM),** the Miami-Dade Police Department **(MDPD),** and the Miami-Dade Water and Sewer Department **(WASD) do not object** to this project. The Miami-Dade Fire and Rescue Department **(MDFR) does not object** to this application; MDFR notes in their memorandum that the average travel time to the vicinity of the proposed development was **9.31** minutes, which **does not comply** with the performance objective of the national industry, but MDFR estimates that once the Beacon Lakes Station #75, planned for N.W. 17 Street and N.W. 129 Avenue, is operational, it will improve travel times for fire and medical emergencies in the vicinity of the subject property. The applicant has previously committed to convey to MDFR a 2-acre site for the station in exchange for Impact Fee Credit. The Public Works Department **(PWD) does not object** to this application, and indicates that the applicant's traffic consultant has submitted a revised traffic concurrency analysis and provided recommendations for improving accessibility to the site. According to the Public Works Department's memorandum, the latest analysis determines that the roadways, that would be impacted by the application are all projected to operate within their adopted LOS standard. The Miami Dade Transit **(MDT) does not object** to this application and their memorandum indicates that the application is concurrent with the level-of-service standards established for Miami-Dade County.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) currently designates the majority this site for **Restricted Industrial and Office** use. In the Restricted Industrial and Office category, Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). Development in **Restricted Industrial and Office** areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category that allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The applicant is

proposing a commercial center on Parcel #2, which would be **inconsistent** with the current Restricted Industrial and Office designation. However, as previously mentioned, the applicant is concurrently requesting a CDMP amendment that would change the 45.59-acre Parcel 2 from Restricted Industrial and Office to **Business and Office.** If the concurrent CDMP amendment is approved, the proposed commercial center will be **consistent** with the Business and Office LUP map designation of the CDMP. The balance of the subject property remains primarily designated Restricted Industrial and Office and is zoned IU-1 with the exception of the center portion of the site, which contains a lake and is designated Open Land, and the northeasterly corner of the subject property, which is zoned BU-1A. Staff notes that an existing covenant on the BU-1A portion of the site restricts the permitted uses to those commercial uses that serve the firms and workers within the industrial area.

As previously mentioned, only a portion of the subject property is designated **Open Land Subarea 2 (Northwest Wellfield)**. The area designated **Open Land** is a small portion surrounding the lake located in the center of the site. The interpretative text of the CDMP provides that land designated as "Open Land" is not needed for urban uses between now and the year 2015 and has been set aside for uses other than urban development. Limestone quarrying and ancillary uses including the continued operation of existing cement plants, necessary and compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, rural residences at a maximum density of 1 dwelling unit per 5 acres and seasonal agriculture may be considered for approval in this area, in keeping with the Northwest Wellfield Protection Plan (Board of County Commissioners Resolution R-1541-85), Chapters 24 and 33 of the Miami-Dade County Code, and wetland protection requirements. Uses that compromise groundwater quality shall not occur in this area. Staff notes that the portion of the site designated Open Land is not affected by the current proposals, will remain a lake as shown on the plans, and therefore, is **consistent** with the Open Land Subarea 2 provision of the CDMP.

The applicant has applied for a concurrent CDMP amendment to change the 45.59-acre Parcel #2 from its current **Restricted Industrial and Office** designation **to Business and Office** with the intent of developing a commercial center on the southwesterly portion of the subject property. The Land Use Plan (LUP) of the Comprehensive Development Master Plan (CDMP) in 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. Also allowed are telecommunications facilities such as cell towers and satellite telecommunications facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling,

storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. Policy LU-1G states that business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous trips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. The subject property is located within N.W. 12 Street, N.W. 25 Street, N.W. 137 and N.W. 117 Avenues which are section line roads. Therefore, staff opines that the requested commercial development on Parcel #2 is **consistent** with the provisions of Policy LU-1G of the CDMP. Additionally, the applicant has submitted a revised traffic concurrency analysis which addressed the Public Works Department concerns for the N.W. 12 Street segment between NW 137 and 127 Avenues; the high percentage of trips allocated to N. W. 25 Street; and the consideration in the analysis of N.W. 132 Avenue from/to N.W. 12 Street as another direct access point to the application site. Policy LU-4B stipulates that uses which generate or cause to generate significant noise, dust, odor, vibration, or truck or rail traffic shall be protected from damaging encroachment by future approval of new incompatible uses such as residential. The Business and Office designation would allow residential uses. However, the applicant has proffered a covenant prohibiting residential use on the subject property. Staff also notes that the subject property is located adjacent to a fat rendering plant which emits unpleasant odors and the applicant has also proffered a covenant which will inform buyers/lessees of any portion of the subject property of the existence of this plant. If the concurrent Master Plan amendment is approved the application it will be **consistent** with the CDMP and, subject to the Board's **compatible** with the surrounding area.

When requests #D2 through #D5 and #Z1 are analyzed under the General Modification Standards, Section 33-311(A)(7), in staff's opinion, the proposed modification will not adversely impact the surrounding area and will be **compatible** with same. Requests #D2 through #D5 are to allow the applicant to modify portions of the Recital of Resolution No. Z-11-02 (request #D2), modify Conditions #58, #59 and #60 of the same resolution (request #D3), modify Exhibits 1, 2, 3 and 5 of Resolution #Z-11-02 (request #D4) and modify Paragraph E to Exhibit #4 of the same Resolution (request #D5). The purpose of these modifications is to allow the applicant to decrease the square footage requirements for the warehouse; to increase the square footage requirements for the office and retail uses; to revise exhibits indicating the master development site plan, vehicle trip count, access points and intersection improvements and to extend the build-out, termination and expiration dates for the DRI project. Additionally, the applicant is requesting to modify Paragraph #1 of a Declaration of Restrictions as further modified by a covenant proviso contained in Resolution No. CZAB5-10-04 (request Z1). The purpose of this request is to allow the applicant to submit new site plans for a commercial development. Requests #D2 through #D5 and #Z1 will not generate excessive traffic, tend to create a fire or other equally or greater dangerous hazard, provoke excessive overcrowding of people, tend to provoke a nuisance, be incompatible with the area, nor be contrary to the public interest. When considering the necessity for and the reasonableness of the proposal in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that this application will not have an unfavorable effect on same, and will not be contrary to the public interest. The South Florida Regional Planning Council (SFRPC) has reviewed the Notice of Proposed Change (NOPC) as it relates to the simultaneous decrease of warehouse space and increase in commercial and office space

and has indicated that the change will increase external PM trips by 12.4 percent (418 trips), which, according to their report, would not significantly impact the surrounding regional road network. In addition, request #D3, to modify the buildout, commencement and termination dates, are within the automatic 3-year extension which, as previously explained, is provided pursuant to Section 380.06(19)(c). Request #D4 reflects changes to the following: the Master Development Plan Map H (Exhibit 1) which shows the change from the former warehouse space on Parcel 2 to the proposed commercial development; Vehicle Access Points to Offsite Roadway Network (Exhibit 2) shows an updated aerial with more details; Net External PM Peak Hour Project Trip Generation Rates for the Proposed Development Program (Exhibit 3) is a new exhibit with a more detailed breakdown of the external PM trip generation; and Intersection Improvements to N.W. 12 Street at N.W. 127 Avenue (Exhibit 5), which are changes related to the new development program, refers to the new lane geometry from the previous four lane to five line roadway. The request to modify Paragraph E to Exhibit 4 (request #D5) is to acknowledge the recently completed intersection improvements to N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street. The applicant, in conjunction with the Public Works Department in developing design plans, constructed the fifth lane at N.W. 12 Street, which provides continuous left turn capacity from N.W 12 Street onto N.W. 137 Avenue. The modification of Paragraph #1 of a Declaration of Restrictions as further modified by a covenant proviso contained in Resolution No. CZAB5-10-04 (request #Z1) will allow the applicant to submit new site plans that reflect the new proposed commercial development on a portion of the subject property. This request refers only to Parcel #2 of the subject property. The previous plan submitted by the applicant was a Master Plan indicating a typical grid for warehouses with sparse landscaping on N.W. 25 Street. The current plans show a commercial center with 470,000 square feet of commercial retail space. The site plan for Parcel #2 has 19 retail units varying in size from 141,495 square feet to 3,500 square feet. The largest stores are anchored on the east and west sides of the property. There are four 15,400 sq. ft. buildings that form a center court for the subject property. Additionally, there are four out parcels shown to the north and two out parcels to the south. There is a 20' landscape buffer along the east, west and south perimeter of the site plan for Parcel #2. In staff's opinion, the applicant incorporated urban design principles by providing pedestrian walkways throughout the site that are located close to and link the commercial stores. Based on all of the aforementioned, staff is of the opinion that the approval of requests #D2 through #D5 and #Z1 would be **compatible** with the surrounding area. Therefore, staff recommends approval with conditions of the modification of portions of the Recital of Resolution No. Z-11-02, modification of Conditions #58, #59 and #60, Exhibits #1, #2, #3 and #5 and Paragraph E to Exhibit #4 of Resolution Z-11-02 and Paragraph #1 of a Declaration of Restrictions, as further modified by a covenant proviso in Resolution No. CZAB5-10-04 as it pertains to the subject property, under Section 33-311(A)(7) (Generalized Modification Standards).

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 #D2

through #D5 and #Z1 under said standards and, as such, this request should be denied without prejudice under same.

In request #Z2, the applicant is requesting a zone change on Parcel #2 from IU-1, Light Industrial District, to BU-2, Special Business District. When considering district boundary changes, the Zoning Code requires that the Board consider whether the development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered. Additionally, the Board shall consider if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. The applicant is seeking approval for a district boundary change from IU-1 to BU-2, which staff supports. The portion of the subject property where the zone change is being requested is Parcel #2 which is located at the southwest corner and is also the location of the proposed CDMP amendment where the commercial center is proposed. As previously mentioned, subject to the approval of the concurrent Master Plan Amendment, the requested zone change on Parcel #2 will be **consistent** with the Business and Office land use designation on the LUP map. Additionally, staff opines that the request is **compatible** with the area. The Department recommends that concerns regarding the nearby fat rendering plant be addressed by requiring the applicant to submit a covenant requiring disclosure to future sellers/lessors that the fat rendering plant exists nearby. Staff opines that, subject to the covenant, the requested zone change will not have adverse impacts on the area. Essentially, the applicant's request for BU-2 zoning would permit proposed retail and commercial uses on Parcel #2. Staff notes that the proposed zone change would not result in a detrimental impact on the environmental and transportation resources of the County, as evidenced by the comments from DERM and the Public Works Department in their memoranda submitted as a part of this application. Additionally, staff opines that the proposed development will not have a negative impact on the economy of the Miami-Dade County. Accordingly, staff recommends approval of the district boundary change from IU-1 to BU-2, subject to the Board's acceptance of the proffered covenants and subject to the approval of the concurrent CDMP amendment.

The applicant is seeking an unusual use to permit outdoor dining and table service in connection with restaurants in a commercial center. The Master Plan specifies that certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the Zoning Code. However, it provides that uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that

the use would be compatible with and would not have an unfavorable effect on the surrounding area by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. The unusual use request for outdoor dining is similar to children's accessory outdoor playing facilities, which are also accessory uses permitted in conjunction with restaurants and provide external areas where people can engage in some form of outdoor activity or entertainment. In this regard, the use is substantially similar to uses permitted in the LUP map category and in the proposed zone and will be compatible with indoor restaurant uses that will be established within the subject development. The outdoor dining and table service will complement the indoor restaurants, add to the shopping and working experience of the development, and offer an alternative to indoor eating establishments. As previously noted, the applicant is requesting a concurrent CDMP amendment to change the current land use designation to Business and Office. Additionally, the applicant is requesting a zone change from IU-1 to BU-2. If these requests are approved, the request for an unusual use would be consistent with the CDMP. It should be noted that the subject property is adjacent to the fat rendering plant that emits noxious odors. The Department recommends that approval be conditioned on the applicant submitting a covenant that discloses the existence of the fat rendering plant adjacent to the subject property and requires a disclosure statement prior to the sale or lease of any portion of site, informing the future purchasers or tenants of the existence of the plant and that it will emit unpleasant odors from time to time. Staff notes that no environmental impacts are generated by the outdoor uses, as indicated by the various Department memoranda, and the outdoor patio dining activities do not require structures with a scale that could detrimentally impact adjoining uses. Furthermore, staff notes that the proposed outdoor dining and table service associated with restaurant uses will be easily accessed from the nearby network of roadways. As such, staff is of the opinion that the unusual use to permit outdoor dining and table service for proposed restaurants is **consistent** with the CDMP. Accordingly, staff recommend approval of request #Z3 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.

Based on all the foregoing, staff recommends approval of request #D1 and finds that this application does not result in a substantial deviation requiring further development of regional impact review, approval with conditions of requests #D2 through #D5 subject to the Board's acceptance of the proffered covenant under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of requests #D1 through #D5 and #Z1 under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing), approval of request #Z2, the district boundary change from IU-1 to BU-2 subject to the Board's acceptance of the proffered covenant and approval of request #Z3.

I. RECOMMENDATION:

Approval of request #D1, with a finding that this application does not result in a substantial deviation requiring further Development of Regional Impact review; approval with

conditions of requests #D2 through #D5 and #Z1 and subject to the Board's acceptance of the proffered covenant under Section 33-311(A)(7) (Generalized Modification Standards); and denial without prejudice of requests #D2 through #D5 and #Z1 under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing); approval of request #Z2 for a district boundary change from IU-1 to BU-2 subject to the Board's acceptance of the proffered covenant; and approval of request #Z3.

J. CONDITIONS:

1. That all conditions of Resolution Nos. Z-11-02, CZAB5-10-04, and Z-28-07 remain in full force and effect except as herein modified. **(ZONING and DRI)**

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

3. That the Applicant comply with all applicable requirements, recommendations, requests and other provisions of the various Departments as contained in the departmental memoranda which are part of the record of this recommendation incorporated herein by reference. **(ZONING and DRI)**

4. That the Applicant comply with the following requirements, recommendations, requests and other provisions of the Miami-Dade County Public Works Department:

   a. A northbound acceleration lane to improve northbound travel, shall be constructed on the east side of NW 137th Avenue collecting right turn eastbound right turn traffic for NW 12th Street, according to the Miami-Dade Public Works Department standards. **(DRI)**

   b. NW 14th Street shall be built as a three (3) lane roadway from NW 132 Avenue to NW 137 Avenue, according to Miami-Dade County Public Works Department standards. **(DRI)**

   c. A Traffic Signal Warrant Study for the intersection of NW 14 Street and NW 137 Avenue shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application. The Applicant shall proceed with signal design, permitting and installation in the event that a signal is warranted. **(DRI)**

   d. The southwest driveway connection to the property (crossing the existing FPL easement) shall be designed to provide adequate stacking capacity at the junction of the driveway with the parking area and shall be extended eastward into the retail center to improve connectivity while avoiding conflicts with parking movements. These drive aisle modifications–shall be subject to administrative review and approval by the Public Works Department and the Department of Planning and Zoning. **(ZONING)**

5. That the Applicant shall mitigate and monitor any odor emissions from the adjacent fat rendering/tallow plant, located within the property described by folio numbers 30-3935-001-0030, 30-3935-001-0020,30-3935-001-0010 (the "Tallow Plant"), through the following program: **(DRI)**

   a) Extend NW 132nd Avenue and sewer infrastructure (including along NW 14th Street, if necessary) to the property frontage of the Tallow Plant in a manner that will ensure that the fat rendering plant will be able to connect to public sewer.

   b) Within 180 days following the final approval of the rezoning of the property legally described in Exhibit A to this resolution (the "Commercial Rezoning Property"), including the expiration of all appeals and appeal timeframes, retain an expert in odor issues and odor control to prepare a study of the Tallow Plant odor emissions and provide said study, including mitigation recommendations (the "Odor Study"), to the Department of Environmental Resources Management, Department of Planning and Zoning and the owners of the Tallow Plant.

   c) Within 30 days of receipt of the Odor Study by the Directors of the Departments of Environmental Resources Management, Planning and Zoning, and the Tallow Plant, schedule a meeting with said Directors, or their designees, (and invite the owners of the Tallow Plant or its representatives) to devise a program for monitoring and/or controlling odor emissions from the Tallow Plant (the "Odor Control Program") which may include the installation and operation of monitoring equipment on the Commercial Rezoning Parcel or installation of or odor control equipment within the Tallow Plant.

   d) The Applicant shall fund or cause the implementation some or all of the Odor Control Program, provided that said funding or said implementation measures caused shall not exceed $50,000, in addition to the cost of extending the sewer line pursuant to subparagraph (a).

   e) Within 45 days following the final approval of this development order amendment, including the expiration of all appeal periods, the Developer shall record a Notice of Adoption in the public records of Miami-Dade County, Florida, so as to provide notice to the public of this and all other new conditions to the amended DRI development order. This amended DRI development order shall serve as disclosure to any parties of interest within the Commercial Parcel of the existence of the Tallow Plant and that it may emit unpleasant odors from time to time.

   The timeframes provided within this condition may be extended by the Director of the Planning and Zoning Department for good cause shown. This condition shall continue until such time as the use of the existing fat rendering plant has ceased or until it has been satisfied.

6. That DERM shall monitor the Tallow Plant for compliance with Chapter 24 air quality requirements to ensure that proper quality control is employed to maintain a clean facility

and to mitigate any nuisance created by plant operations for the surrounding property owners.

7. That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed 46± acre retail center located at the southwest corner of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighborhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included.

8. That the Applicant convey a 2± acre parcel within the Property for the development of the Beacon Lakes Rescue Station and such conveyance shall constitute a contribution in lieu of payment of impact fees in accordance with Condition No. 28 of Resolution No. Z-11-02.

DATE INSPECTED: 12/18/07
DATE TYPED: 3/12/08,
DATE REVISED: 3/17/08, 3/18/08, 3/17/08, 3/18/08, 4/14/08, 4/15/08, 4/16/08, 4/17/08, 4/18/08, 4/20/08, 4/22/08/, 4/23/08, 4/24/08, 4/25/08, 4/26/08, 4/28/08, 4/30/08, 5/13/08, 5/14/08, 5/22/08, 5/23/08, 6/3/08

DATE FINALIZED:
SB:MTF:LVT:NN:CI

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

CZAB-5 Resolution of the July 10, 2008 meeting

Item C #07-20 AMB Codina Beacon Lakes LLC

Will be distributed at a later date

Memorandum

MIAMI-DADE COUNTY

Date: April 25, 2008

To: Subrata Basu
Interim Director
Planning & Zoning Department

From: Esther L. Calas, P.E. act for
Director
Public Works Department

Subject: DIC07-020 **Revised April 3, 2008**
Name: AMB Codina Beacon Lakes, LLC
Location: e/o NW 137th Avenue, n/o NW 12th Street
Sec. 35 & 36 Twp. 53 Rge. 39

I. INTRODUCTION

Beacon Lakes is an approved multiuse DRI consisting of a mixture of warehouse, office, business and commercial uses located on 480.04 gross acres in west-central Miami-Dade County.

AMB Codina Beacon Lakes, LLC (the Applicant/Owner of the DRI) is requesting a change to the Miami-Dade County Comprehensive Master Plan (CDMP) to modify a 48 Acre portion of the Industrial and Office land area approved under the Beacon Lakes DRI to Business and Office.

II EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

Location	NW 137 Ave	NW 14 St	NW 132 Ave	SR 836 Ext.	NW 12 St
Description	N. of NW 12 St	NW 137 to 132 Ave	NW 14 St to SR 836	NW 137 to HEFT	NW 137 to 127 Ave
No. of Lanes	4	3	2	4L Exp	4
Location	NW 137 Ave	NW 17 St	NW 127 Ave	NW 127 Ave	
Description	S. of NW 12 St	NW 137 to 127 Ave	N. of NW 12 St	S. of NW 12 St	
No. of Lanes	6	4	4	5	

III CONCURRENCY:

The reserved number of net external PM peak hour trips assigned to the Beacon Lakes DRI Development Order was 3,364 of which 533 net external PM peak hour trips have been used based upon the completion of 905,616 square feet of warehouse use and 100,000 square feet of office use. The proposed change to the DRI under this DIC requests the addition of 418 net external PM peak hour trips. Based upon the simultaneous decrease of 1,300,000 square feet of warehouse use and the simultaneous increase of 25,000 square feet of office use and 420,000 square feet of retail use.

The 418 net external PM peak hour additional trips are assigned to the following count station as follows:

Station 2272 located on the HEFT south of Okeechobee Road has a maximum LOS **"D"** of **10,050** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **8,697** vehicles and **54** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 2272** with its **8,751** PHP and assigned vehicles is at LOS **"D"**. The **35** vehicles generated by this development when combined with the **8,751** vehicles equals **8,786** and LOS **"D"** where the range of LOS **"D"** is from **8,271** to **10,050** vehicles.

Station 9365 located on NW 12 Street west of the HEFT has a maximum LOS **"D"** of **3,870** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,864** vehicles and **964** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9365** with its **3,828** PHP and assigned vehicles is at LOS **"D"**. The **35** vehicles generated by this development when combined with the **3,828** equals **3,863** and LOS **"D"** where the range of LOS "**D**" is from **3,651** to **3,870** vehicles.

Station 9408 located on NW 25 Street west of NW 107 Avenue has a maximum LOS **"D"** of **3,510** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,626** vehicles and **1,072** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9408** with its **2,698** PHP and assigned vehicles is at LOS **"C"**. The **64** vehicles generated by this development when combined with the **2,698** equals **2,762** and LOS **"C"** where the range of LOS "**D**" is from **3,441** to **3,510** vehicles.

Station 9442 located on NW 41 Street west of NW 107 Avenue has a maximum LOS **"D"** of **5,940** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3,899** vehicles and **952** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9442** with its **4,851** PHP and assigned vehicles is at LOS **"D"**. The **32** vehicles generated by this development when combined with the **4,851** equals **4,883** and LOS **"D"** where the range of LOS "**D**" is from **3,691** to **5,940** vehicles.

Station 9770 located on NW 127 Avenue north of NW 8 Street has a maximum LOS **"D"** of **2,800** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,531** vehicles and **1,092** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9770** with its **2,623** PHP and assigned vehicles is at LOS **"D"**. The **149** vehicles generated by this development when combined with the **2,623** equals **2,772** and LOS **"D"** where the range of LOS "**D**" is from **1,661** to **2,800** vehicles.

Station 9798 located on NW 137 Avenue north of SW 8 Street has a maximum LOS **"D"** of **3,830** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,773** vehicles and **457** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9798** with its **2,230** PHP and assigned vehicles is at LOS **"B"**. The **102** vehicles generated by this development when combined with the **2,230** equals **2,332** and LOS **"B"** where the range of LOS "**B**" is from **1** to **2,800** vehicles.

IV IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

The following improvements shall be in place and open to traffic before the first Certificate of Occupation (CO) is issued for the retail uses on the Amendment. Requirements from original DRI, Development Order, shall be completed as scheduled

A. A northbound acceleration lane shall be constructed on the east side of NW 137th Avenue collecting right turn eastbound right turn traffic for NW 12th Street, according the Miami-Dade County Public Works standards.
B. NW 14th Street shall be built as a 3 lane roadway from NW 132nd Avenue to SW 137th Avenue, according the Miami-Dade County Public Works standards.
C. A full signalized intersection shall be installed at the intersection of NW 137th Avenue and NW 14th Street, according the Miami-Dade County Public Works standards.
D. The southwest driveway connection to the property thru the FPL easement. To be submitted for approval under a separate application.

This application **meets** the criteria for traffic concurrency for an Initial Development Order. The additional 418 vehicle trips required by this application will be reserved under the DRI Development Order. In addition they will be subject to the payment of road Impact Fees.

The proposed southwest driveway connection to the property thru the FPL easement is not approved under this application. It shall be submitted for approval under a separate application.

If approved, a document from Florida Power & Light Co. authorizing the access thru the easement will be required before a building permit is requested for the construction of said southwest connection to NW 137th Avenue.

cc: Nicholas Nitti, Development Impact Coordinator.
Planning and Zoning Department

Armando E. Hernandez, Special Administrator for Concurrency.
Public Works Department

Memorandum

MIAMI-DADE COUNTY

Date: February 7, 2008

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

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

Subject: DIC No. Z2007000020-Revised
AMB Codina Beacon Lakes, LLC
South of N.W. 25th Street between N.W. 117th Avenue and N.W. 137th Avenue
Modification of a Development of Regional Impact Development Order and
District Boundary Change from IU-1 and GU to BU-2
(IU-1/GU) (436 Acres)
36-53-39

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.

Wellfield Protection

The subject is located within the Northwest Wellfield protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area. Since the subject request would permit non-residential land uses, the owner of the property has submitted a properly executed covenant, in accordance with Section 24-43(5) of the Code, which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Therefore, DERM can approve the application and it can be scheduled for public hearing.

Potable Water Service

The subject property is located within the franchised water service area of the Miami-Dade County Water & Sewer Department (MDWASD). The closest public water is an abutting 12-inch water main located along N.W. 25th Street. 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 148,250 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for this water main is MDWASD's 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 Florida Building Code, in order to use the Southeast Florida water resources more efficiently.

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 MDWASD. The closest public sanitary sewer is an abutting 12-inch force main located along N.W. 25th Street. Downstream flow is directed to the Central District Treatment Plant, which has adequate capacity to meet projected demands from this project. Connection of the proposed development to the public sanitary sewer system shall be required, in accordance with the Code requirements. All sewer lines serving the property shall comply with the exfiltration standards, as applied to development within wellfield protection areas.

Existing 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 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.

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 due to the nature of some land uses permitted in the proposed zoning classification, operating permits from DERM may be required. 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 Remediation

DERM has reviewed the subject property and found the following information:

1. There are records of buried solid waste material within the northwest corner of the subject property at N.W. 117th Avenue and N.W. 25th Street. The subject property is currently under investigation for contamination associated to solid waste and is pending a site assessment report.

2. A former landfill located at N.W. 118th Avenue and N.W. 17th Street (Valido/Busot/De La Vega Beacon Lakes Development) was identified immediately south of the subject property, Folio #30-

3936-000-0012, with the extent of the buried solid waste material encroaching onto Folio #30-3936-000-0012. The landfill property is currently under investigation for contamination.

3. There are records of contamination assessment and remediation issues associated with solid waste on the abutting property southeast of Folio #30-3936-000-0071, Tarmac Florida Inc., 12400 N.W. 12th Street.

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at (305) 372-6700.

Wetlands
The subject properties lie within the Transitional Northeast Everglades Wetland Basin and the properties have been determined to be jurisdictional wetlands as defined by Section 24-5 of the Code. However, a Class IV Wetlands Permit FW01-021 has been issued for the filling of 274.23 acres of jurisdictional wetlands for a commercial and industrial office and warehouse facility.

DERM has reviewed the site plan submitted with this zoning application entitled "Beacon Lakes Master Site Plan" Sheet 1 of 3, dated January 2008 and prepared by Creech Engineers, Inc. The proposed roadways that connect to S.W. 137th Avenue, on the southwest part of the property, and the expansion of N.W. 14th Street will impact mitigation area #3 (FPL easement); therefore, a new Class IV Wetland Permit, including all departmental mitigation requirements, will be required for the impacts to the mitigation area.

DERM has no objection to the proposed development provided the applicant acquires all permits prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources. The Wetlands Resources Section of DERM may be contacted at (305) 372-6585 for further information concerning the wetland permitting requirements.

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 also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The subject property revealed the presence of tree resources; however, the property is located in a designated wetland basin and will be regulated through a Class IV Wetland Permit. Section 24-48 of the Code requires the preservation of all tree islands. The applicant is advised that any tree resources on-site that are not regulated through a Class IV Wetland Permit will require a Miami-Dade County Tree Removal Permit prior to removal or relocation.

Enforcement History
DERM has found the following closed enforcement records for the subject property:

Folio No. 30-3935-000-0010
Mosk/Beacon Lake – N.W. 17th Street and N.W. 129th Avenue
DERM File #FW87-145

A DERM inspection revealed clearing and filling of wetlands without prior approval by DERM. On August 20, 2003, a Class IV Permit was issued to Beacon Lake and the case was subsequently closed.

Folio No. 30-3935-000-0015
Tarmac FLA
DERM File #FW90-039
A DERM inspection revealed clearing of wetlands without prior approval by DERM. DERM issued a permit, mitigation to be incorporated into rockmining permit, to the applicant on June 17, 1993 and the case was subsequently closed.

Folio No. 30-3935-000-0020
Shoppyland – N.W. 12th Terrance between 132nd and 136th Avenue
DERM File #FW01-088
A DERM inspection revealed clearing and filling of wetlands and improper disposal of solid waste. An inspection in June 2002 revealed that the solid waste was removed, but unauthorized fill material remained present. In February 2004, DERM was notified that the property had been acquired for the SR 836 expansion. The existing violation was incorporated into the extension of the SR 836 and mitigation costs were paid under the State permit. Case closed.

Folio No. 30-3935-000-0050
Talton Enterprises – N.W. 12th Terrace between 132nd and 136th Avenue
DERM File #FW01-089
A DERM inspection revealed clearing and filling of wetlands and improper disposal of solid waste. An inspection in June 2002 revealed that the solid waste was removed but unauthorized fill material remained present. In February 2004, DERM was notified that the property had been acquired for the SR 836 expansion. The existing violation was incorporated into the extension of the SR 836 and mitigation costs were paid under the State permit. Case closed.

Folio No. 30-3936-000-0071

1. Interlagos, Inc – 11750 N.W. 25th Street
   DERM File #SW-1218
   On July 2, 1997, a Uniform Civil Violation Notion (UCVN) was issued for failure to secure operating permits; specifically, a Solid Waste Permit and Industrial Facilities Permit. On October 9, 2002, the violation was corrected and an Affidavit of Compliance was submitted to the Clerk of Courts; subsequently, closing the case.

2. Nor-Fel Corporation – 11750 N.W. 25th Street
   DERM File #SW-1218
   Inn October 1997, a Consent Agreement was sent to the Nor-Fel Corporation regarding corrective actions (removal of solid waste and horse bedding) and remediation issues (removal of contaminated soils) on the site. On November 26, 1997, a Notice of Violation (NOV) was issued to the Nor-Fel Corporation for the on-site violations. An inspection on April 20, 2000 revealed that the solid waste was removed from the site. The case was subsequently closed.

3. Nor-Fel Corporation –NW 25th Street and N.W. 127th Avenue
   On June 16, 1989, a Contamination Assessment Report was submitted to DERM for the subject site. A DERM inspection revealed that the on-site facility was operating within the cone of influence of a wellfield; consequently, an NOV was issued. Subsequent DERM inspections revealed that bedding material was removed. The case was closed.

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.

cc: Nick Nitti, DIC Coordinator

Memorandum

MIAMI-DADE COUNTY

Date: May 14, 2008

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

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

Subject: DIC # 2007000020 – AMD Codina Beacon Lakes, LLC
South of NW 25th Street, between NW 117th & 137th Avenue,
Miami-Dade County, FL (Revision 1)

SERVICE IMPACT/DEMAND:

(A) Based on the proposed development information, the modification to the DRI is expected to generate approximately **419** fire and rescue calls annually. However, as a result of the increase in retail space and the complexity of the development, this project may generate a higher number of alarms than anticipated. The estimated volume of alarms will **severely** impact existing fire and rescue service.

MDFR is of the assumption that the adoption of the Notice of Proposed Change (NOPC) and the CDMP amendment would result in positive, economic and fiscal benefits for both the property and the quality of life for the residents and business owners in the surrounding area.

(B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES:

Based on data retrieved during calendar year 2007, the average travel time to the vicinity of the proposed development was **9.31 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 does not comply with the performance objective of national industry. However, it is estimated that once the planned Beacon Lakes Station #75, located in the vicinity of the subject application, is operational, it will improve travel times for fire and medical emergencies in the vicinity of the subject parcel.

EXISTING STATIONS:

STATION	ADDRESS	EQUIPMENT	STAFF
58	12700 SW 6th Street	Rescue, ALS Engine	7
29	351 SW 107th Avenue	Rescue, ALS 50' Squrt	7
48	8825 NW 18th Terrace	Rescue, ALS Engine	7
45	9710 NW 58th Street	ALS Engine	4

PLANNED SERVICE / EXPANSIONS:

STATION	ADDRESS	Estimated Occupancy
68	NW 112th Ave. & NW 17 St.	2010
75	NW 129th Ave. & NW 17th St.	2012

SITE PLAN REVIEW:

Fire Engineering and Water Supply has reviewed and approved the site plan entitled "Beacon Lakes Site Plan", as prepared by Creech Engineering, Inc. dated October 2007, consisting of three (3) sheets.

CONCLUSION:

According to the development information, the number of alarms forecasted for this project, along with the congested roadways within the area, will generate a severe impact on existing services. Under provisions of Chapter 33J of the Code of Miami-Dade County, all developments are deemed to create an impact and therefore create a demand for increased fire and rescue service capacity. As such, the cost of new facilities should be borne by new users to the extent new uses require new facilities. However, MDFR is satisfied with the dedication of the 2-acre parcel of land for the construction of the Beacon Lakes Fire Rescue Station. It is anticipated that this station will provide adequate coverage to the Beacon Lakes DRI including adjacent residential and business communities. The site will be conveyed in exchange for Impact Fee Credit.

CONDITION:
Approval of this application shall be subject to the owner's continued commitment to pledge conveyance of the 2-acre parcel of land for the development of the Beacon Lakes Fire Rescue Station.

If you need additional information, please contact Mr. Carlos Heredia at 786 331-4540.

HL:ch

RECEIVED
FEB 08 2007
ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING
BY

Memorandum

RECEIVED
FEB 07 2007
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
OF PLANNING & ZONING

TO: Diane O'Quinn Williams
Director, Department of Planning & Zoning

DATE: February 1, 2007

FROM: Sunil Harman
Planning Division Director
Aviation Department

SUBJECT: DIC Application #06-380

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed the feasibility of a modification to a previously approved Development of Regional Impact (DRI) in order to modify a condition of the Development Order which would allow a change of use on the south forty-six (46) acres of the property and simultaneous increase and decreases in the overall development program. In addition, the applicant is seeking a substantial deviation determination pursuant to §380.06(19) of the Florida Statutes. The subject property consists of 436 acres and is located on the south side of NW 25 Street, between 117th Avenue and NW 137th Avenue, Miami-Dade County, Florida. Please be advised that MDAD has reviewed the application for both land use and airspace restrictions.

Land Use Review:

Based on the available information, MDAD has determined that the referenced property is located outside of any land use restrictive zones as depicted in the Zoning Ordinance for Miami International Airport (#04-203).

Airspace Review:

Based on a cursory review of the project information provided to us, the referenced project's proposed height was not given with the application; therefore in the future when the project height (building/structure) is determined, please resubmit to MDAD for re-evaluation. At such time, if the project height meets our review criteria for its location, we will require that a Height Analysis or Letter of Determination be issued from this Department.

However, any construction cranes for this project reaching or exceeding 200 ft AMSL (Above Mean Sea Level) must be filed by the construction contractor using the same form. The form is available through this office or through the FAA website: http://forms.faa.gov/forms/faa7460-1.pdf. This form should be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520. Alternatively, the construction contractor may "e-file" online at https://oeaaa.faa.gov .

Miami-Dade Aviation Department P.O. Box 592075 Miami, Florida 33159

Please note that the airspace review process is governed by two different regulations: the Miami-Dade County Height Zoning Ordinances and Federal Regulation Title 14 Part 77. The FAA has its own airspace evaluation requirements, and issues airspace determinations for structures and cranes based on the particular facts then presented before the FAA. The County's Department of Planning and Zoning (P&Z) or the applicable municipal building official determines whether the County's zoning requirements and height limitations are met, and FAA determines whether FAA building, marking and height requirements are met.

This determination is based, in part, on the description provided to us by you, which includes specific building locations and heights. Any changes in building locations/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and the Miami-Dade Aviation Department.

Should you have any questions in obtaining and/or filling out FAA form 7460-1, please feel free to contact Mr. José A. Ramos, R.A., Chief of Aviation Planning Section at 305-876-7090.

SH/rb

C: José Ramos, Chief, Aviation Planning
Anely Herrera, Aviation Planner, Aviation Planning
Renee Bergeron, Administrative Officer, Aviation Planning

Memorandum

MIAMI-DADE COUNTY

Date: December 21, 2007

To: Rosa Davis, Principal Planner
Department of Planning and Zoning

From: Jeff B. Ransom, County Archaeologist
Department of Planning and Zoning
Historic and Archaeological Resources

Subject: Request for Analysis of Beacon Lakes Development of Regional Impact (DRI) Application to Amend the CDMP

This agency has reviewed the November 2000 Cultural Resource Assessment Survey conducted by Janus Research and the recently provided color aerial map of the 48 Acre Application Area.

We are satisfied with the survey report and concur that there are no archaeological concerns within the 48 Acre Application Area. However, the property owner must provide us with a copy of the letter from the Florida Division of Historical Resources which concurs with the results of the survey.

Memorandum

MIAMI-DADE COUNTY

Date: April 5, 2007

To: Nicholas Nitti
DIC Coordinator
Miami-Dade Planning and Zoning

From: Maria Batista
Principal Planner
Transit System Planning Division
Miami-Dade Transit

Subject: Review of DIC Project No. 06-380 – AMD Codina Beacon lakes, LLC

06-380 – AMD Codina Beacon lakes, LLC – The applicant is requesting a modification to a previously approved Development of Regional Impact (DRI) in order to modify conditions of the Development Order which would allow a change of use on the south 46 acres of the property and simultaneous increase and decreases in the overall development program. In addition, the applicant is seeking a substantial deviation determination pursuant to §380.06(19) of the Florida Statutes. The subject property consists of 436 acres and is located on the south side of NW 25 Street, between NW 117 Avenue and NW 137th Avenue, Miami-Dade County, Florida

MDT has no objection to this modification of the previously approved DRI.

MDT is conducting the Easy-West Corridor Study. The applicant is being made aware of the on-going study as some of the proposed alignments being studied are in close proximity to this property.

Miami-Dade Transit staff has reviewed the proposed project for mass transit concurrency and has found it concurrent with the level-of-service standards established for Miami-Dade County.

Memorandum

MIAMI-DADE COUNTY

Date: December 28, 2007

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 AMB Codina Beacon Lakes, LLC

APPLICATION

07-020 – AMB Codina Beacon Lakes, LLC – is requesting a substantial deviation determination pursuant to 380.06(19) of the Florida Statues and a modification to a previously approved Development of Regional Impact (DRI) in order to modify conditions of the Development Order which would allow a change of use on the south 46 acres of the property and would allow simultaneous increase and decreases in the overall development program. In addition, the applicant is seeking a district boundary change from IU-1, Light Industrial District and GU, Interim District to BU-2, Special Business District on this 46 acres in order to develop the property with a 470,000 SF commercial development. The subject property consists of 436 acres and is located on the south side of NW 25 Street, between NW 117 Avenue and NW 137 Avenue, Miami-Dade County, Florida.

CURRENT POLICE SERVICES

The proposed development will be located in unincorporated Miami-Dade County and serviced by our Midwest District (Police District 3), located at 9101 NW 25 Street, 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 location could have on the proposed development. Sergeant Walter Hopwood, the designated MDPD representative to the DIC, visited the site and reviewed the site plan for the proposed development. **The police department does not object to the proposed development.**

- **Impact on Existing Traffic Conditions** – The proposed development will increase traffic conditions at the NW 14 Street/NW 127 Avenue, and NW 14 Street/NW132 Avenue Intersections.

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

JDP/wh

Memorandum

MIAMI-DADE COUNTY

Date: December 21, 2007

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

From: Christopher Rose
Deputy Director, Administration
Department of Solid Waste Management

Subject: DIC #07-020
AMD Codina Beacon Lakes, LLC

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Cornelius Allen at 305-514-6649. Thank you.

Attachment

DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW #07-020

AMB Codina Beacon Lakes, LLC

Application: AMB Codina Beacon Lakes, LLC – *The applicant* is seeking a substantial deviation determination pursuant to §380.06(19) of the Florida Statutes and a modification to a previously approved Development of Regional Impact (DRI) in order to modify conditions of the Development Order which would allow a change of use on the south 46 acres of the property and would allow simultaneous increase and decreases in the overall development program. In addition, the applicant is seeking a district boundary change from IU-1, Light Industrial District and GU, Interim District to BU-2, Special Business District on these 46 acres in order to develop the property with a 470,000 SF commercial development. Plans may be modified prior to the DIC Executive Council meeting.

Size: The subject property consists of 436 acres.

Location: The subject property is located on the south side of NW 25 Street, between NW 117 Avenue and 137[t]Avenue, Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills (one owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility and associated ash monofill, and three regional transfer facilities. The Department does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 17, 2007, which is valid for one (1) year, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The project proposes commercial uses. Chapter 15-2 of the Miami-Dade County Code requires the following of commercial uses located in unincorporated Miami-Dade County:

Section 15-2 - "every commercial 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."

3. Recycling

The following language from **Section 15-2.3** 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;
2) Mixed paper;
3) Corrugated cardboard;
4) Glass (flint, emerald, amber);
5) Aluminum (cans, scrap);
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored);
9) Textiles
10) Wood"

Applicants are ***strongly*** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at (305) 514-6666.

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations 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 accord 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 setout zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

MEMORANDUM

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

DATE: December 12, 2007

FROM: Phillip Torres, P.E.
Plans Review Section

SUBJECT: DIC

The Miami-Dade Water and Sewer Department comments and recommendations are as follows:

1. **Project:** AMB Codina Beacon Lakes, LLC.
Location: NW 25 St. between NW 117 Ave and NW 137 Ave.

Water & Sewer:

M-DWASD already provided comments regarding points of connection including our requirements for water and sewer for all different phases of this project under different service agreements, as follows: ID# 18170, 18510, 18954, 19182, 19295, 19627& 19777.

Please see Water Conservation Requirements attached.

GENERAL NOTES:

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12)-in. min. in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-in. min. in diameter required for low and medium density residential zonings. Please note that the aforementioned zonings are Miami-Dade County or equivalent, based on total amount of units per acre.
Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27th, 1993, the First Amendment to Settlement Agreement between DEP and County dated ~~December 21st, 1995, the First Partial Consent Decree and the Second and Final Partial Consent~~ Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.
Should you have any questions, please do not hesitate to call me at 305-669-7658.

Cc: Eduardo A. Vega, P.E.

WATER CONSERVATION

Miami-Dade County is currently developing recommendations for new development that would achieve higher water use savings than currently required by code.

The following is a list of water saving practices to be used as a guide to achieve additional water savings above current code requirements. These recommendations are targeted at new commercial and institutional construction projects and are based on the following principles:

- Use waterless technologies where available
- Maximize use of on-site sources of water
- Choose equipment that is water and energy efficient
- Install automatic shot offs, solenoids and controllers to turn water off when not in use
- Install flow restrictors when possible
- Eliminate once-through cooling

Plumbing Fixtures and Practices

Toilets and Urinals

- Ensure all water closets use no more than 1.3 gallons per flush, high efficiency toilets (HETs) can achieve 20 to 25% water use savings.
- Use toilets included the Uniform North American Requirements (UNAR) certified list.
- Consider waterless urinals

Faucets

- Install hand washing faucets or aerators that use no more than 1.0 gallons per minute
- Install sensor controls on hand washing faucets in public restrooms
- Install showerheads that use no more than 1.5 gallons per minute

Plumbing Design

- Use tankless water heating or other devices that reduce water wasted waiting for the water to get hot where possible
- Post prominent signs in all restrooms and other water using areas listing telephone numbers to promptly report leaks and other plumbing problems.

Metering and Sub-Metering

- Install a separate meter and keep monthly records of all major water-using function such as cooling towers and individual buildings.

Heating Ventilation and Air Conditioning Equipment

Cooling Towers

- Eliminate all once-through cooling
- On cooling towers, install both makeup and blowdown meters
- Equip cooling towers with overflow sensors on the overflow pipes to alert the operator to problems that can waste thousands of gallons daily
- All cooling towers should achieve at least (5.0) cycles of concentration

Boilers

- Equip boilers with makeup meters and conductivity controllers for blowdown control
- Reuse or return steam condensate to the boiler wherever possible
- Install makeup meters on all recirculating closed water loops used for heating and cooling systems so that leaks in the recirculating systems can be easily detected.

Food Service

Equipment Selection

- Eliminate all water cooled equipment using once-through cooling
- All water-cooled equipment should be eliminated unless it uses chilled water or cooling tower loop. This includes ice makers, refrigeration equipment, and ice cream machines.

Dishwashing Equipment

- Dishwashers should use less than 1.2 gallons per rack for fill-and-dump machines and less than 0.9 gallons per rack for all other types of machines. For under the counter machines, water use should not exceed 1.0 gallons per rack for high-temperature machines and 1.7 gallons per rack for low-temperature machines and 1.7 gallons per rack for low temperature machines.
- Pre-rinse spray valves that use 1.6 gallons per minute and have a shot off valve

Food Preparation

- Use connectionless steamers. They do not need either a water supply or a wastewater drain.
- Select ice machines that use no more than 20 gallons per hundred pounds of ice made.

Efficient Landscape Irrigation

Water can be conserved through the use of a properly designed and managed landscape irrigation systems, and choice of plant material.

Irrigation controllers

- Moisture sensing shut-off switch equipment for automatic irrigation systems to avoid irrigation during periods of sufficient soil moisture. Said equipment shall consist of an automatic mechanical or electronic sensing devise or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

Irrigation equipment and design

- Use drip irrigation or microsprinklers for planning beds (once plants are established, irrigation is not usually needed)
- Irrigated areas shall not be less than 4 feet wide, except when next to contiguous property or using micro or drip irrigation.
- Create hydrozoned areas, with beds and turf watered separately (plant beds may not need irrigation after plants are established)
- Design systems to maintain manufacturer-recommended pressure to prevent misting and unnecessary pipe wear

Soil

- Terrace any area that exceeds a 3.1 slope
- Do not add soil on top of tree roots

Mulch

- Use organic, preferably locally derived mulch, such as pine bark, dyed landscape mulch, or enviromulch. Avoid cypress mulch which encourages deforestation of natural areas.
- Limit use of rock mulch due to increased heat and reflection
- Mulch should be 3-4 inches deep over the root zone and several inches away from the base of plants

Plant Selection

- Use low-maintenance (drought tolerant) species. The Extension Service's Florida Yards and Neighborhoods Program list these in a publication for South Florida. http://miami-dade.ifas.ufl.edu/programs/fyn/publications/dtpl.htm
- Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities. Select plants that are drought and freeze tolerant.
- For areas with limited soil space such as parking lots, use naturally small stature trees or use palms. Information for small stature trees for restricted spaces, such as narrow swales and limited space residential lots where canopy and roots can become problem can be found at http://miami-dade.ufiedu/programs/urbanhort/publications/PDF/Samll%20Trees%20for%20Miami-Dade.pdf
-
- Xeriscape or Florida-friendly landscape principles should be applied. These principles conserve water and protect the environment and include efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance. (Ref. 373.185 F.S.)

(1 B1)
3/3/08

Florida Department of Transportation

CHARLIE CRIST
GOVERNOR

District Six
Office of Director of Transportation Development
1000 NW 111 Avenue, Miami, FL 33172
Phone: 305-470-5464 Fax: 305-470-5610

STEPHANIE C. KOPELOUSOS
SECRETARY

February 5, 2008

Mr. Ray Eubanks
Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

SUBJECT: Beacon Lakes DRI Application to Amend the Miami-Dade County Comprehensive Development Master Plan (DCA #08-D1)

Dear Mr. Eubanks:

In accordance with your request, and the provisions of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code, this office has completed a review of the Beacon Lakes DRI Application to Amend the Miami-Dade County Comprehensive Development Master Plan.

The proposed CDMP amendment requests the re-designation on the Adopted 2015 and 2025 Land Use Plan map of approximately 48 acres of land from "Restricted Industrial and Office" to "Business and Office." The intent of the amendment is to allow the development of 420,000 sq. ft. of retail space on the subject property. The site is located near the northeast corner of State Road 836 and NW 137th Avenue.

Access points have not been requested along SR 836 or any other state facility by this application. The proposed land use change is expected to generate 418 new external trips to the surrounding roadway network. The traffic analysis submitted with this application demonstrates that the application will not significantly impact any state facilities found to be operating below the adopted Level-of-Service standards. Therefore, the Department has no objections or recommendations for this amendment at this time.

Please contact Phil Steinmiller at 305-470-5825, if you have any questions concerning our response.

Sincerely,

Alice N. Bravo, P.E.
District Director of Transportation Systems Development

Cc: Aileen Boucle, AICP
Phil Steinmiller

DATE: 04/18/08
REVISION 2

TEAM METRO

ENFORCEMENT HISTORY

AMB CODINA BEACON LAKES, LLC	THE SOUTH SIDE OF N.W. 25 STREET, BETWEEN N.W. 117 AVENUE & N.W. 137 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2007000020

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Case #200807000986 No violations observed, Folio Number 3039360000050, 3039360000012 and 3039360000016

AMB CODINA BEACON LAKES, LLC

OSIEL MORALES

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: Beacon Village, LLC

NAME AND ADDRESS	Percentage of Stock
See attached Exhibit "D"	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

_____

_____

_____

_____

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

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

BEACON VILLAGE, LLC, a Delaware limited liability company
By: AMB Codina Beacon Lakes Series 2, LLC, a Delaware limited liability company, sole member
By: FEC Lakes, LLC, a Florida limited liability company, Member

By: _____
Name: Jose Heuk
Title: VP

Sworn to and subscribed before me this 19 day of December, 2006. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

Ana C. Lopez
My Commission DD199945
Expires April 03, 2007

My commission expires _____

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

EXHIBIT D

Disclosure of Interest for **AMB Codina Beacon Lakes, LLC**, a Delaware limited liability company:

The members of AMB Codina Beacon Lakes, LLC a/k/a AMB Codina Beacon Lakes Series I, LLC, are as follows:

1. **FEC Lakes, LLC**, a Florida limited liability company 21.225%
   - Florida East Coast Industries, Inc. f/k/a Foxx Holdings, Inc., a publicly traded Florida corporation, is the 100% owner of FEC Lakes, LLC
2. **AMB/IMDH Beacon Lakes, LLC** 78.775%
   - AMB Property, L.P., a Delaware limited partnership is the 50% owner of AMB/IMDH Beacon Lakes, LLC
     - AMB Property Corporation, a publicly traded Maryland corporation, is the 100% owner of AMB Property, L.P.
   - IMD Holding Corporation is the 50% owner of AMB/IMDH Beacon Lakes, LLC
     - AMB Property Corporation, a publicly traded Maryland corporation, is the 100% owner of IMD Holding Corporation

Disclosure of Interest for **Beacon Village, LLC**, a Delaware limited liability company:

The members of Beacon Village, LLC are as follows:

1. **AMB Codina Beacon Lakes Series II , LLC**, a Delaware limited liability company 100%
   - FEC Lakes, LLC, a Florida limited liability company is the 50% owner of AMB Codina Beacon Lakes Series II, LLC
     - Florida East Coast Industries, Inc. f/k/a Foxx Holdings, Inc., a publicly traded Florida corporation, is the 100% owner of FEC Lakes, LLC
   - IMD Holding Corporation is the 50% owner of AMB Codina Beacon Lakes Series II, LLC
     - AMB Property Corporation, a publicly traded Maryland corporation, is the 100% owner of IMD Holding Corporation

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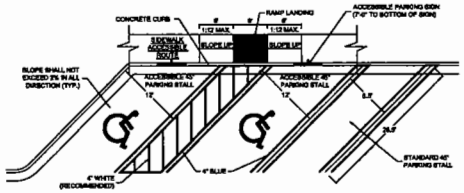
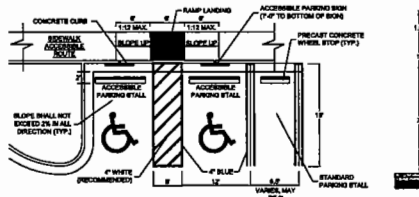
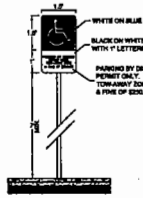


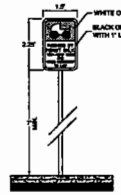
ACCESSIBLE 45° PARKING SPACE FOR MIAMI-DADE COUNTY
NOT TO SCALE



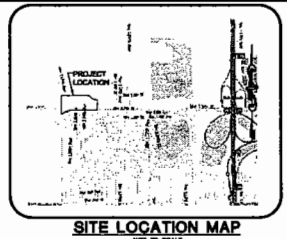
ACCESSIBLE PARKING SPACE FOR MIAMI-DADE COUNTY
NOT TO SCALE



ACCESSIBLE SIGN FOR MIAMI-DADE COUNTY
NOT TO SCALE

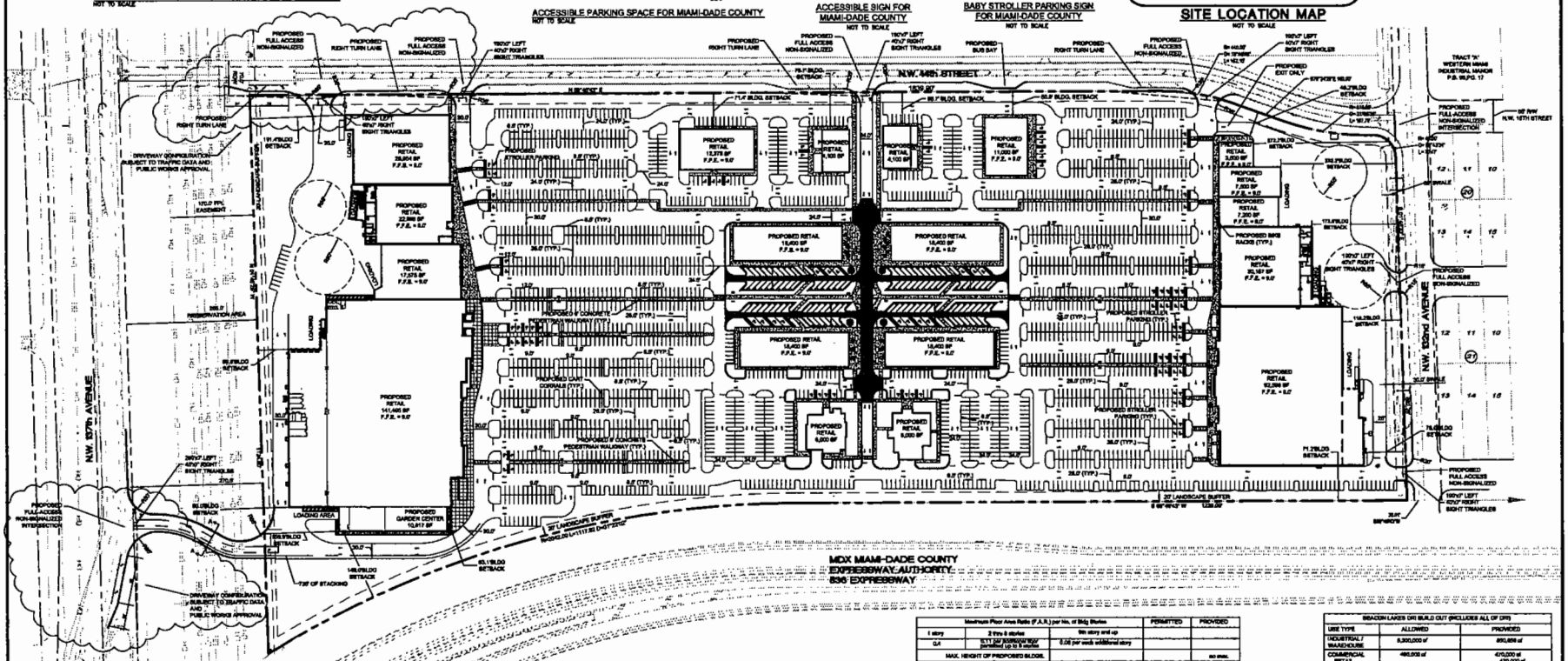


BABY STROLLER PARKING SIGN FOR MIAMI-DADE COUNTY
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



ZONING LEGEND

Zoning
District: BU-2 (Special Business District)

See Zoning Code Art. 1005, 2004, 2005 for BU-1A, BU-2, and BU-3 criteria.
Parking structure not counted as floor area but used to count number of stories. Mall area not counted in lot coverage. Bay area, no PAR.
Height measured from finished floor (F.F.) to top of pitch (roof slope)

MINIMUM REQUIREMENTS		REQUIRED	PROVIDED
	frontage for interior lot	80'	N/A
	lot area for interior lot	8,000s.f.	N/A
	75' frontage for corner lot (80' if plat prior to PB 40-16)	75'	659'
	7,600 s.f. lot area for corner lot (9,000 s.f. if plat prior to PB 40-16)	7,600 s.f.	1,996,045 s.f.

DEVELOPMENT AREA				SETBACK REQUIREMENTS		
Lake Cut Parcels	0 sf	0.00 ac		SETBACK TYPE	REQUIRED	PROVIDED
Lake Wall/ Dry Retention	0 sf	0.00 ac		FRONT	20'	40'
NET AREA (ex. S.)	1,996,045 sf	45.88 ac	100%	SIDE STREET (1/2 OF 20')	23'	44'
Lot Coverage (40% max)	475,000 sf	10.78 ac	23.7 %	INTERIOR (0',7',OR 10')	0'	0's
Paved Area	1,146,831 sf	26.32 ac	57.7 %	REAR (0',7' OR 20')	20'	60's
Landscaped Open Space	365,514 sf	8.48 ac	18.6 %	BETWEEN BUILDINGS	20'	N/A
				Same setbacks as above for accessory buildings		

SIDE ST.: 10', except 20' on any part of bldg. within 20' of BU or EU property.

INTERIOR: 0' if adjacent property is BU or IU & bldg. used only for business or industry. 7' if wall has openings & 4-hr. fire rated. 10' for portions of bldg. with residential use. 10' when adjacent property is RU or EU.

REAR: 0' in BU/IU if opening on rear bldg. wall; 0' if no opening. 20' from res. (exc. width of alley)

Maximum Floor Area Ratio (F.A.R.) per No. of Bldg Stories			PERMITTED	PROVIDED
1 story	2 thru 8 stories	9th story and up		
0.4	0.11 per additional floor (increment up to 8 stories)	0.05 per each additional story		
MAX. HEIGHT OF PROPOSED BLDGS.				no exist.
MAX. NUMBER OF STORIES PERMITTED			no exist.	2
F.A.R.			81%	24%

BEACON LAKES DRI BUILD OUT (INCLUDES ALL OF DRI)		
USE TYPE	ALLOWED	PROVIDED
INDUSTRIAL / WAREHOUSE	5,300,000 sf	660,656 sf
COMMERCIAL RETAIL	490,000 sf	470,000 sf 470,000 sf
OFFICE	175,000 sf	0 sf

LANDSCAPE OPEN SPACE REQUIREMENTS

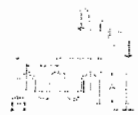
SIZE OF TOTAL LOT AREA	% OF TOTAL LOT AREA (6% required for 1 story)
Up to one (1) acre	10%
More than 1 acre and up to 5 acres	10.0% for 1 story
More than 5 acres and up to 25 acres	14.0% for 1 story
More than 25 acres	13.0% for 1 story

PROCEDURE FOR VARIABLE BLDG. HEIGHTS:
Ex: A building with 3 heights: 2 stories with 30,000s.f. under roof and 5 stories with 40,000 s.f. under roof, 10 stories with 60,000 s.f. under roof.
Multiply # with Q: x 30,000 = (1 x 40,000 =)
Add 30,000 + 40,000 + 60,000.
Divide 130,000 by 70,000 = 5.71 (round up to 6)
Use 4 as avg. bldg. height for landscaping requirements.

Note: Acuna is allowing landscaped open space for 1 story. Increase 1.8% per story (or fraction) for 2nd to 9th floor; then 2.9% per floor after 9th. If bldg. height varies use example at right to determine # of stories. Landscape with grass, trees, shrubs. Water areas may be used to meet up to 20% of requirement. Mall areas with landscaping, &/or water areas &/or pavement of displays may be used to count up to 10% of requirement. See Ch. 18A for landscape criteria.

LANDSCAPE OPEN SPACE PROVIDED		REQUIRED	PROPOSED
A.	Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 1,996,045 square feet x 13 % = 259,326 square feet	259,326 s.f.	324,068 s.f.
B.	Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 2,264 x 10 square feet per parking space = 22,640 s.f.	22,640 s.f.	48,446 s.f.
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =	282,966 s.f.	372,514 s.f.

PARKING REQUIREMENTS	Total Sq. Ft. per Use	(Sq. Ft./space ratio)	Spaces Required
Use Type: Retail Uses (1 space per 250 s.f. fraction thereof)	470,000 s.f.	4.0 RATIO	1,880 SPACES
Use Type:			
Use Type:			
Use Type:			
Use Type:			
NOTE: See Zoning Code Article VII Off-Street Parking Sec. 33-122 thru 33-132 for parking standards. See Article VIII, Sec 33-133 thru 33-137 for ingress-egress requirements.	TOTAL PARKING SPACES REQUIRED:		1,880 SPACES
	TOTAL PARKING SPACES PROVIDED		2,264 SPACES
TOTAL PARKING RATIO PROVIDED:			4.80 RATIO
HANDICAP PARKING	REQUIRED: 45 SPACES		PROVIDED 82 SPACES
STROLLER PARKING	REQUIRED: 6 SPACES		PROVIDED 12 SPACES
BICYCLE PARKING	REQUIRED: 26 SPACES		PROVIDED 26 SPACES



BIKE RACK DETAIL
NOT TO SCALE

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, AND IS AND SHALL REMAIN THE PROPERTY OF CRECH ENGINEERS, INC. ANY USE OR REUSE, MODIFICATION OR THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY CRECH ENGINEERS, INC SHALL BE WITHOUT LIABILITY TO CRECH ENGINEERS, INC

CRECH ENGINEERS, INC.
CIVIL EDUCATION ENGINEERING
1960 NW 150th STREET, SUITE 200, OPA-LOCKA, FLORIDA 33054 (305) 688-2966
OFFICES ALSO IN JUPITER, MIAMI, MELBOURNE AND TALLAHASSEE FL.

DATE	BY	REVISIONS

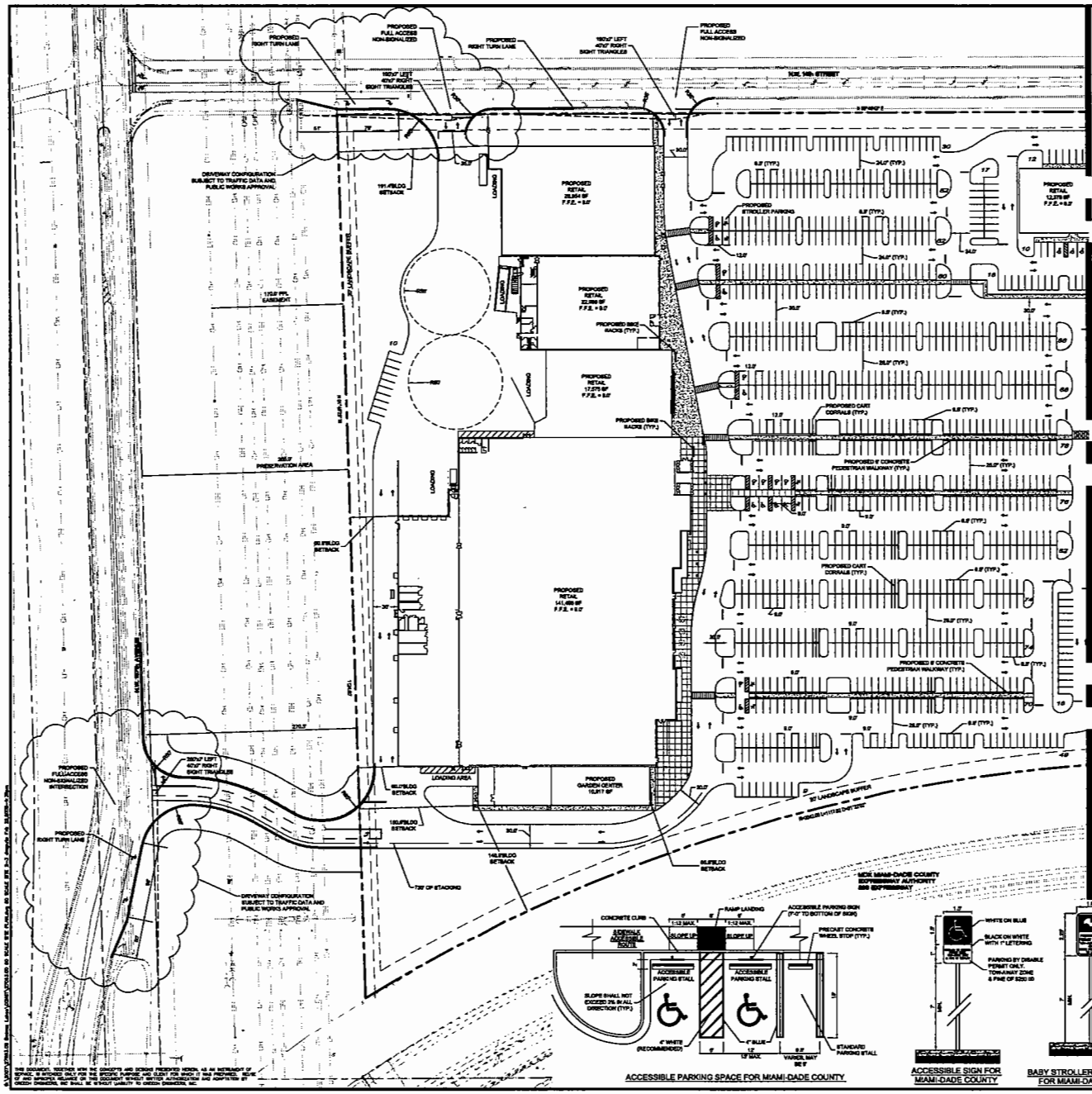
BEACON LAKES
MASTER SITE PLAN
MIAMI-DADE COUNTY FLORIDA

DRAWN BY:	DC
CHECKED BY:	SB
DATE:	JANUARY 2008
HORZ. SCALE:	1" = 100'
VERT. SCALE:	

SEAL

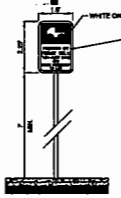
PRINTED DATE

SHEET 1 OF 3
CADD FILE: 27063.00
PROJECT No. 27063.00

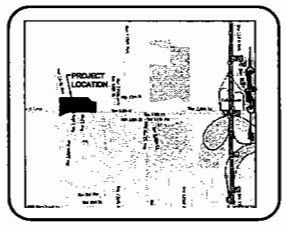


ACCESSIBLE PARKING SPACE FOR MIAMI-DADE COUNTY

ACCESSIBLE SIGN FOR MIAMI-DADE COUNTY



BABY STROLLER PARKING SIGN FOR MIAMI-DADE COUNTY



SITE LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

ZONING LEGEND

Zoning District BU-2 (Special Business District)

See Zoning Code Art. XXXV, XXVII, XXVIII for BU-1A, BU-2, and BU-3 criteria. Parking structures not counted as floor area but used to count number of stories. Mall areas not counted in lot coverage, floor area, nor FAR. Height measured from finished floor (F.F.) to top of pitch (roof slope)	MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
	frontage for interior lot	80'	N/A
	lot area for interior lot	8,000 s.f.	N/A
	70' frontage for corner lot (BU 1 plat prior to PB 40-16)	70'	888'
	7,800 s.f. lot area for corner lot (BU2D s.f. if plat prior to PB 40-16)	7,800 s.f.	1,088,040 s.f.

DEVELOPMENT AREA	1,866,040 sf	45.89 ac		SETBACK REQUIREMENTS		
Less Out Parcels	0 sf	0.00 ac		SETBACK TYPE	REQUIRED	PROVIDED
Less Wet/ Dry Retention	0 sf	0.00 ac		FRONT	25'	40'±
NET AREA (ex. 6.)	1,866,040 sf	45.89 ac	100%	SIDE STREET (1/FOR 25')	25'	48'±
Lot Coverage (40% max)	470,000 sf	10.79 ac	25.2 %	INTERIOR (0',5' OR 10')	0'	0'±
Paved Area	1,146,631 sf	26.33 ac	61.4 %	REAR (5',5' OR 20')	20'	80'±
Landscaped Open Space	369,514 sf	8.48 ac	19.8 %	BETWEEN BUILDINGS	20'	N/A
				Same setbacks as above for accessory buildings		

SIDE ST., 12', except 20' on any part of bldg. within 20' of RU or EU property

INTERIOR: 0' if adjacent property is BU or IU & bldg. used only for business or industry. If 2 wall hse openings & 4.5+', fire rated, 10' for portions of bldg. with noncombustible cons. 10' where adjacent property is RU or EU

REAR: 0' to BU/IU if opening on rear bldg. wall, 0' if no opening, 20' from ctr. line, width of alley

Maximum Floor Area Ratio (F.A.R.) per No. of Bldg Stories			PERMITTED	PROVIDED
1 story	2 thru 5 stories	6th story and up		
0.4	0.1 for 2nd floor and 0.05 for each additional floor at 5 stories	0.04 per each additional story		
MAX. HEIGHT OF PROPOSED BLDGS.				no max.
MAX. NUMBER OF STORIES PERMITTED			no max.	2
F.A.R.			81%	34%

LANDSCAPE OPEN SPACE REQUIREMENTS

SIZE OF TOTAL LOT AREA Up to one (1) acre	% OF TOTAL LOT AREA 10% required for 1 story
More than 1 acre and up to 5 acres	10.0% for 1 story
More than 5 acres and up to 25 acres	14.0% for 1 story
More than 25 acres	18.0% for 1 story

PROCEDURE FOR VARIABLE BLDG. HEIGHTS: For A building with 3 heights: 3 stories with 82,000±sf. under roof and 5 stories with 45,000 s.f. under roof. Method A: add (2 x 30,000) + (3 x 45,000) =180,000. Add 30,000 + 90,000 = 120,000. Divide 360,000 by 70,000 = 5.71 (round up to 6) Use 4 as avg. bldg. height for landscaping requirements.

Note: Above is minimum landscaped open space for 1 story increase 1.5% per story for fraction for 2nd to 4th floor, then 2.5% per floor after 4th. If bldg. height varies use example of right to determine # of stories. Landscape with grass, trees, shrubs. Water areas may be used to meet up to 25% of req. amount. Mall areas with landscaping, &/or water areas &/or pavement w/ displays may be used to meet up to 10% of requirement. See Ch. 18A for landscape criteria.

LANDSCAPE OPEN SPACE PROVIDED		REQUIRED	PROVIDED
A.	Required Total of open space required by Chapter 33, as indicated on site plan: Net lot area = 1,866,040 square feet x 12 % = 224,525 square feet	238,525 s.f.	334,049 s.f.
B.	Required Total of planting in open space required by Chapter 18A, as indicated on site plans: The number of planting groups 2,243 x 10 square feet per planting space = 22,430 s.f.	22,340 s.f.	48,488 s.f.
C.	Total square feet of landscaped open space required by Chapter 33 = A + B =	260,865 s.f.	382,537 s.f.

PARKING REQUIREMENTS		Total Sq. Ft. per Use	(Sq. Ft./space ratio)	Spaces Required
Use Type:	Retail Uses (1 space per 250 s.f. fraction thereof)	470,000 s.f.	4.0 RATIO	1,880 SPACES
Use Type:				
Use Type:				
Use Type:				
Use Type:				
NOTE: See Zoning Code Article VII OR Street Parking Sec. 33-125 thru 33-132 for parking standards. See Article VIII, Sec 33-133 thru 33-137 for alternative requirements.		TOTAL PARKING SPACES REQUIRED:		1,880 SPACES
		TOTAL PARKING SPACES PROVIDED:		2,354 SPACES
TOTAL PARKING RATIO PROVIDED:				4.80 RATIO
		HANDICAP PARKING	REQUIRED: 48 SPACES	PROVIDED: 62 SPACES

BEACON LAKES DRI BUILD OUT (INCLUDES ALL OF DRI)		
USE TYPE	ALLOWED	PROVIDED
INDUSTRIAL / WAREHOUSE	8,300,000 sf	660,858 sf
COMMERCIAL RETAIL	495,000 sf	470,000 sf 470,000 sf
OFFICE	175,000 sf	0 sf

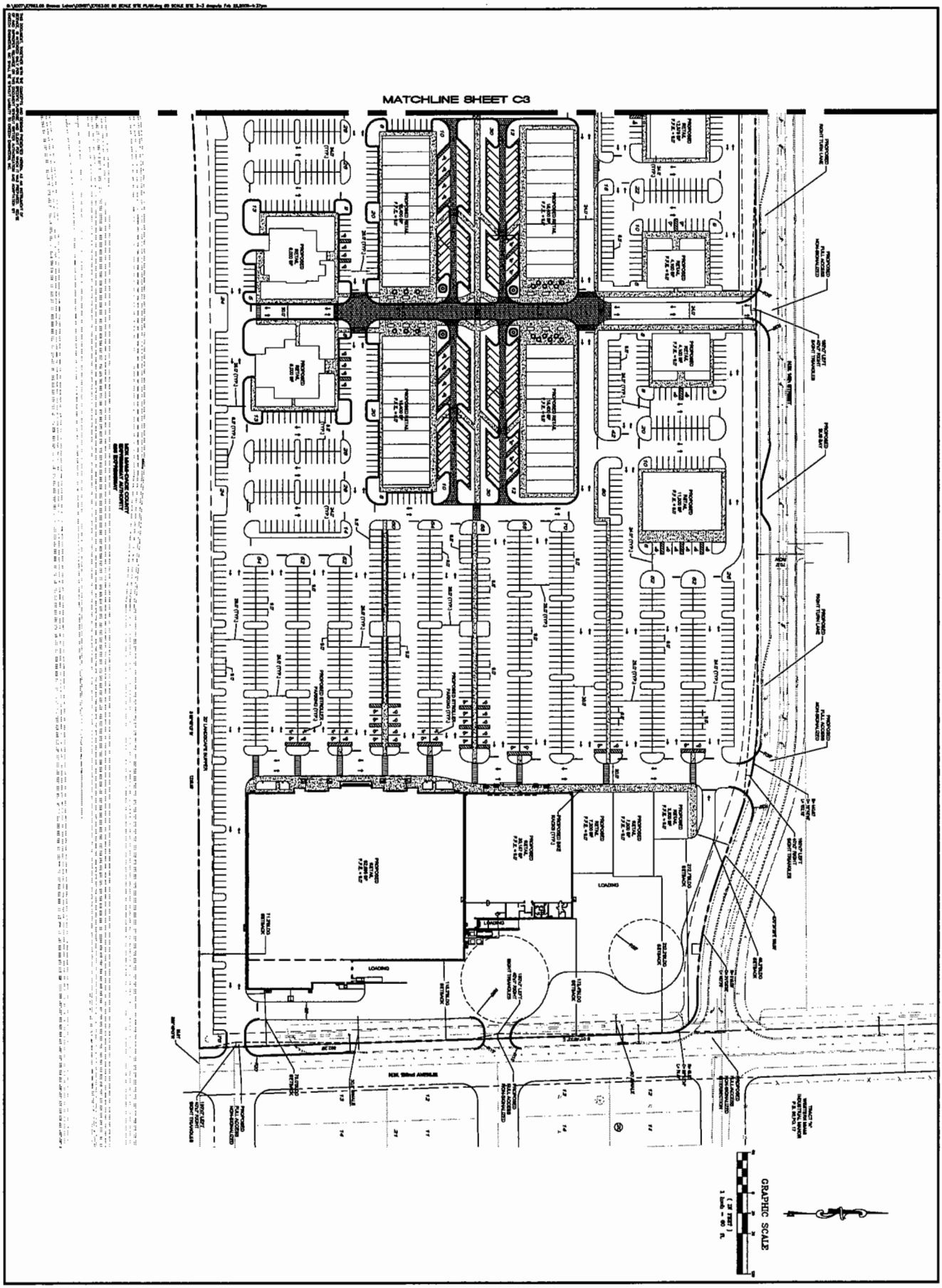
CREECH ENGINEERS, INC.
SW LINE STATION, JEFFREY, FL 33040 (305) 378-1449
1967 PARK LANE SOUTH, STE 700, JUPITER, FL 33458 (561) 776-1449
OFFICES ALSO IN ATLANTA, GEORGIA AND TALLAHASSEE, FL

REVISIONS	DATE	BY

BEACON LAKES
SITE PLAN
MIAMI-DADE COUNTY FLORIDA

DRAWN BY: DC
CHECKED BY: SB
DATE: OCTOBER 2007
HORZ. SCALE: 1" = 60'
VERT. SCALE:

SEAL
PRINTED DATE
SHEET 2 OF 3
CADD FILE: 27063.00
PROJECT No. 27063.00



SEAL	DRAWN BY: DC	BEACON LAKES
PRINTED DATE	CHECKED BY: SB	SITE PLAN
SHEET 3 OF 3	DATE: OCTOBER 2007	MIAMI-DADE COUNTY FLORIDA
PROJECT No. 2706L00	HORZ. SCALE: 1" = 60'	DATE BY REVISIONS

CREECH ENGINEERS, INC.
CIVIL/LAND ENGINEERED
1965 PARK LANE SOUTH, STE. 700, JUPITER, FL 33458 (561) 745-1495
OFFICES ALSO IN JENSEN BEACH, MELBOURNE AND TALLAHASSEE FL.

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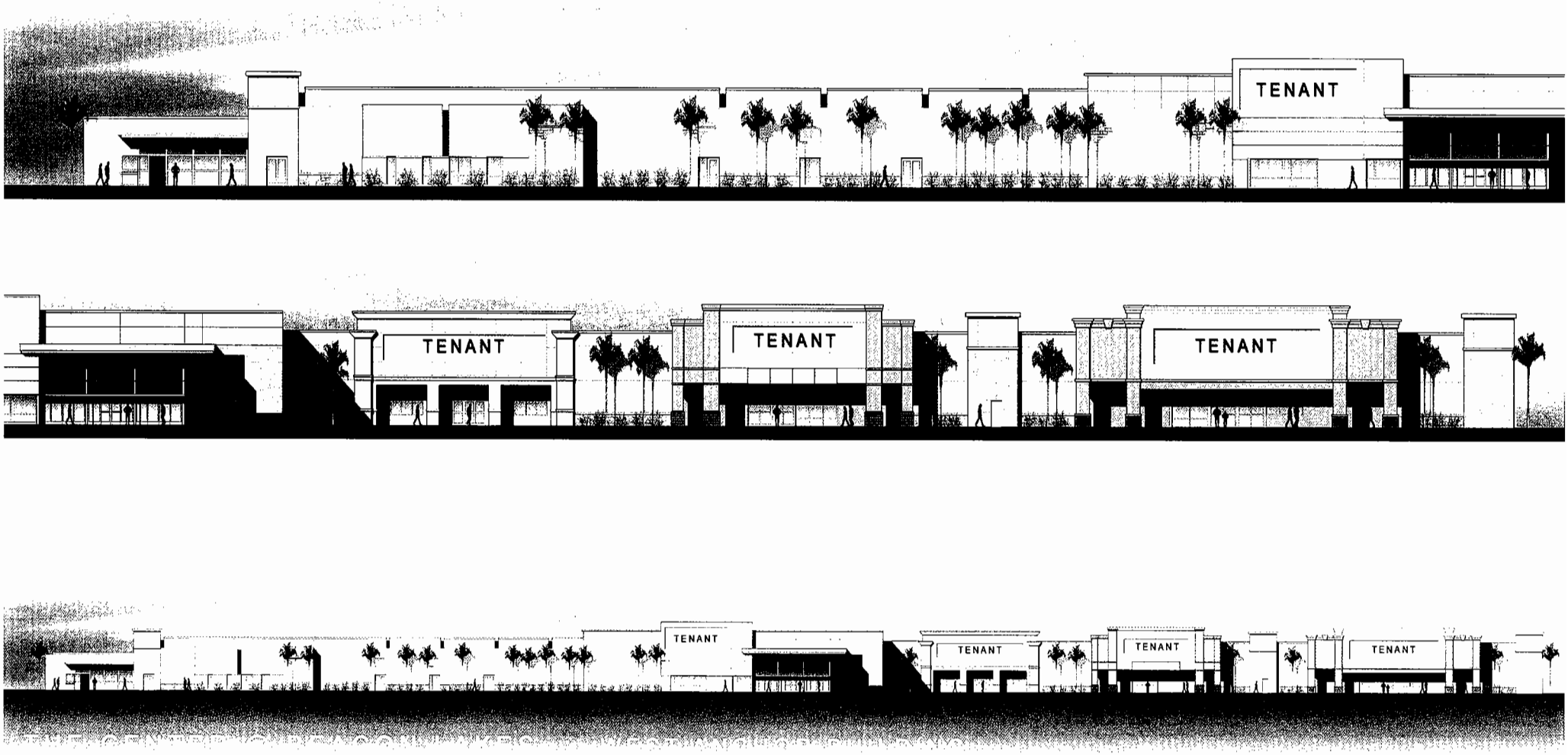
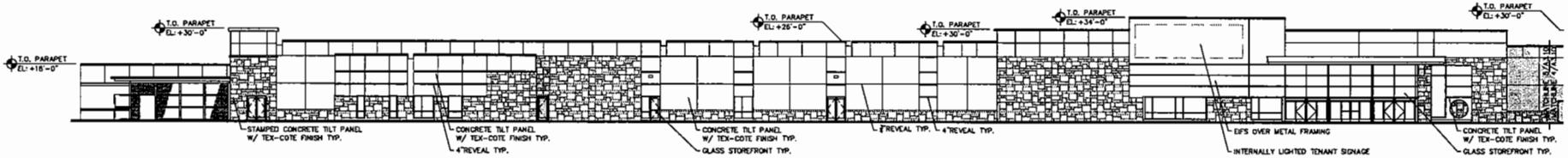


RLCRetzschArLanaochiCaycedotects

6 FRONT ELEVATION
A3.10 | SCALE: 1/32"=1'-0"



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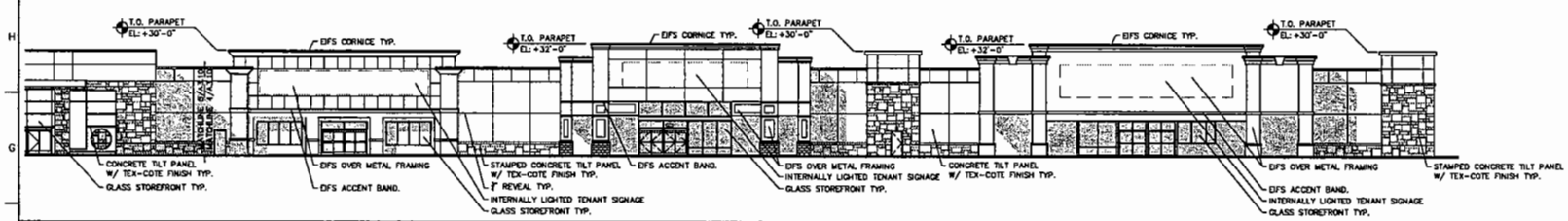
A3.10 | SCALE: 1/16"=1'-0"



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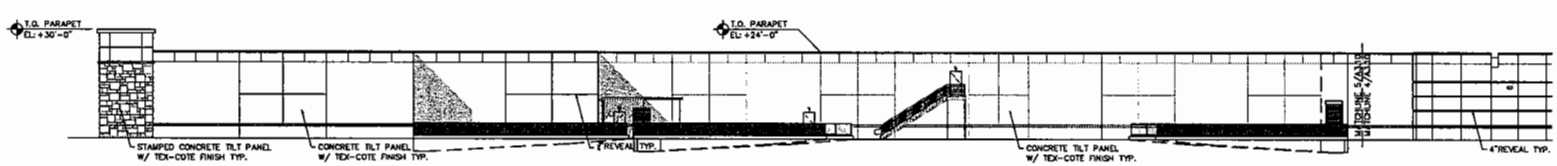
A3.10 | SCALE: 1/32"=1'-0"



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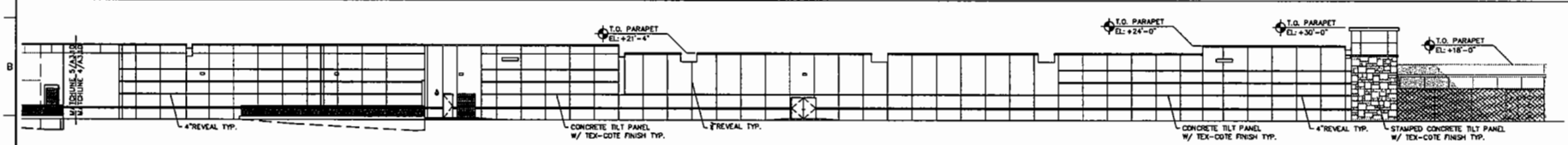

1 PARTIAL REAR ELEVATION
A3.10 | SCALE: 1/16"=1'-0"

PLAN NORTH

DESIGN DEVELOPMENT

KLC Retzsch/Lanasch Cayseo Architects
121 Third Street Suite 2 Santa Monica, CA 90401
Tel and Fax Please see web page www.klcarchitects.com

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DAN A. LANASCH, A.I.A.

BEACON LAKES
WEST ANCHOR BUILDING
Miami-Dade County FL

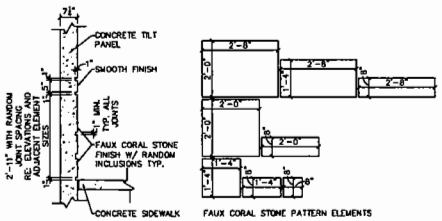
REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

Scale	VARIES
Project No.	07081.00
Date	1/23/07

Principal:	LAL
Project Director:	GEM
Project Manager:	NOG
Drafted by:	NOG
Checked by:	NOG

Sheet No.
A3.10



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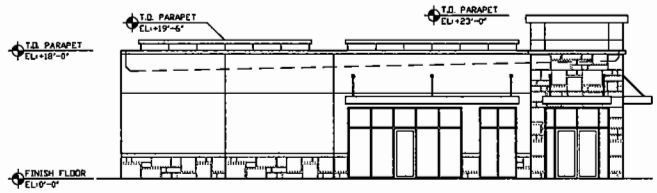

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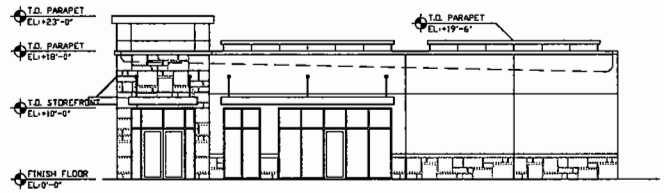

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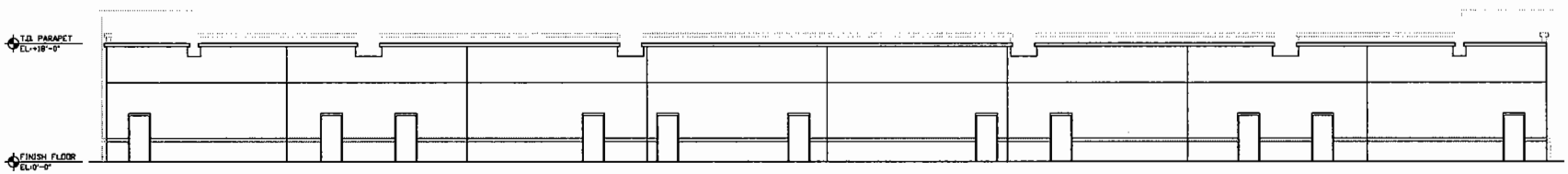

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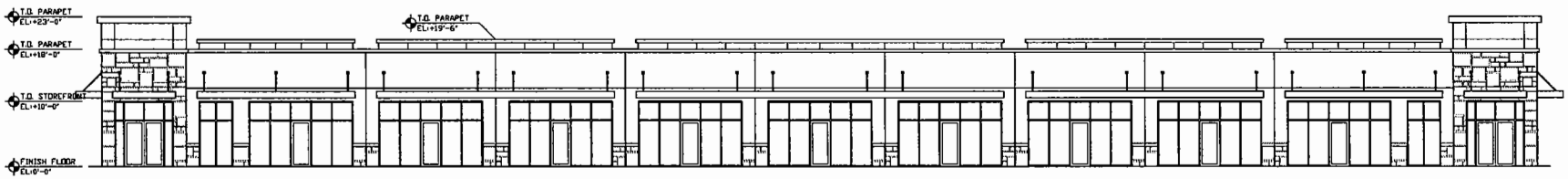

1 FRONT ELEVATION
A3.10 | SCALE: 1/8"=1'-0"

PLAN NORTH

PRELIMINARY LAYOUT

RLC Retzsch/Lanao.ch/Cayoedotects
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BEACON LAKES
TOWN CENTER BUILDING
Miami-Dade County FL.

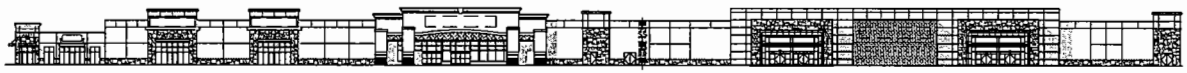
REVISIONS

Drawing Title
EXTERIOR ELEVATIONS + DETAILS

Scale 1/8" = 1'-0"
Project No. 07081.00
Date 1/2/07

Principal: LAL
Project Director: GEM
Project Manager: NOC
Drafted by: NOC
Checked by: NOC

Sheet No.
A3.10



6 FRONT ELEVATION

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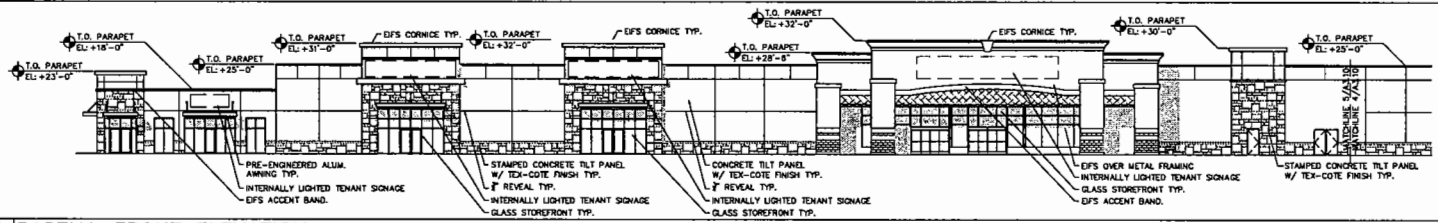

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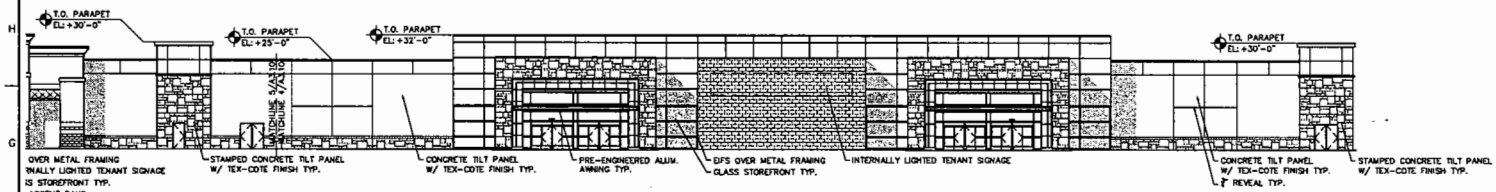

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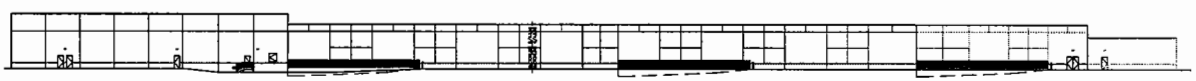

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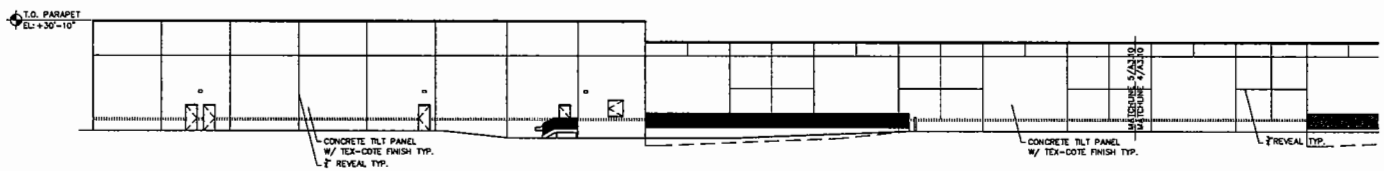

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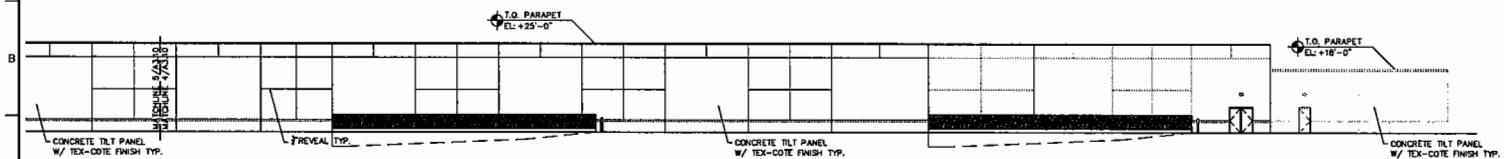

1 PARTIAL REAR ELEVATION

A3.10 SCALE: 1/16"=1'-0"

PLAN NORTH

DESIGN DEVELOPMENT

RLC Retzsch/Lanasa+Chi Cayedo Arets
123 Third Street South, Stony Point, FL 33493
Tel 941 555 0000 Fax 941 555 0001 Web www.rlcarchitects.com

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DUKE & LANASA, P.A.

BEACON LAKES
EAST ANCHOR BUILDING
Miami-Dade County FL

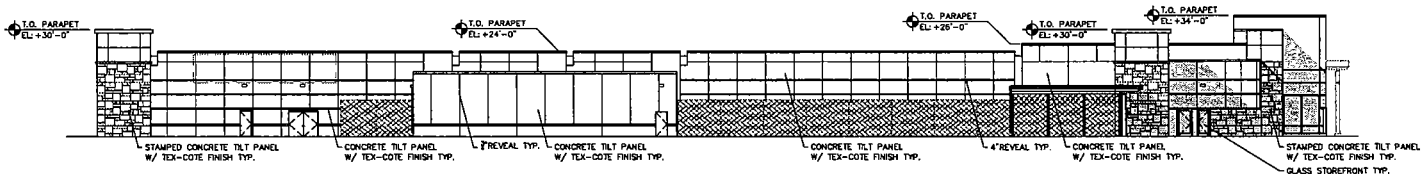
REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

Scale	VARIES
Project No.	07081.00
Date	1/23/07

Principal:	LAL
Project Director:	GEM
Project Manager:	NOG
Drafted by:	NOG
Checked by:	NOG

Sheet No.
A3.10



2 LEFT ELEVATION

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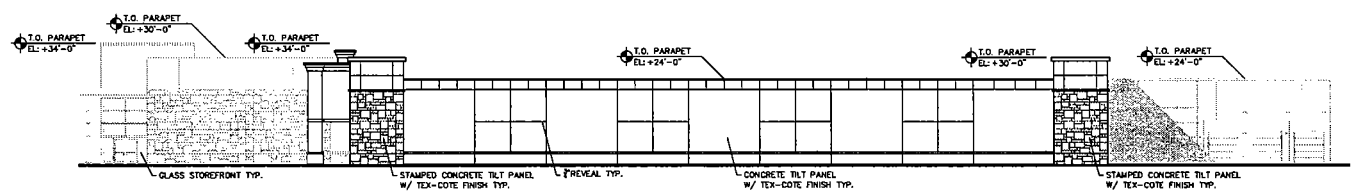


1 RIGHT ELEVATION

A3.10 SCALE: 1/16"=1'-0"

PLAN NORTH

DESIGN DEVELOPMENT

RLC Retzsch/Lanso/Cayado Inc.
LUIS A. LANSO, A.I.A.

BEACON LAKES
WEST ANCHOR BUILDING
Miami-Dade County FL.

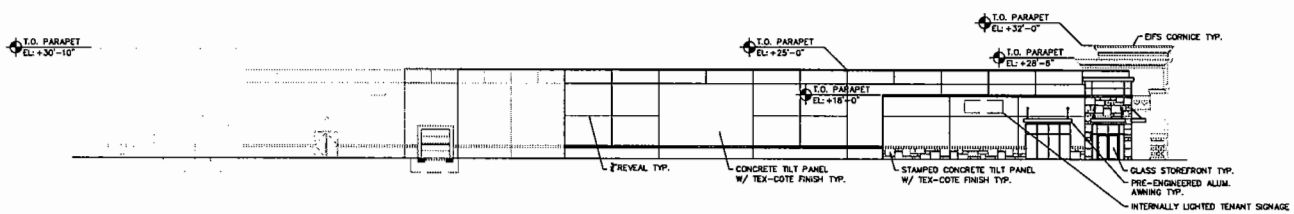
REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

Scale	VARIES
Project No.	07081.00
Date	1/23/07

Principal:	LAL
Project Director:	GEM
Project Manager:	NOG
Drafted by:	NOG
Checked by:	NOG

Sheet No.
A3.20



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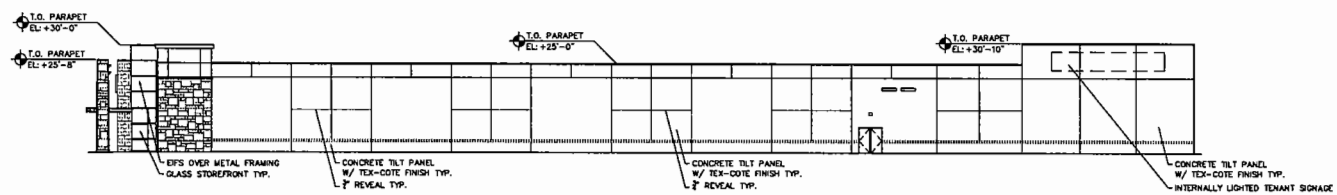

1 RIGHT ELEVATION

A3.10 SCALE: 1/16"=1'-0"

PLAN NORTH

DESIGN DEVELOPMENT

RLC Retzsch Art Lanso chi Cayseda tects
137 Minorca Avenue, Coral Gables, FL 33134
Tel 305 448 8882 Fax 305 448 8977 www.rlcarchitects.com

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LOPEZ & LAMAS, M.A.I.

BEACON LAKES
EAST ANCHOR BUILDING

Miami-Dade County FL

REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

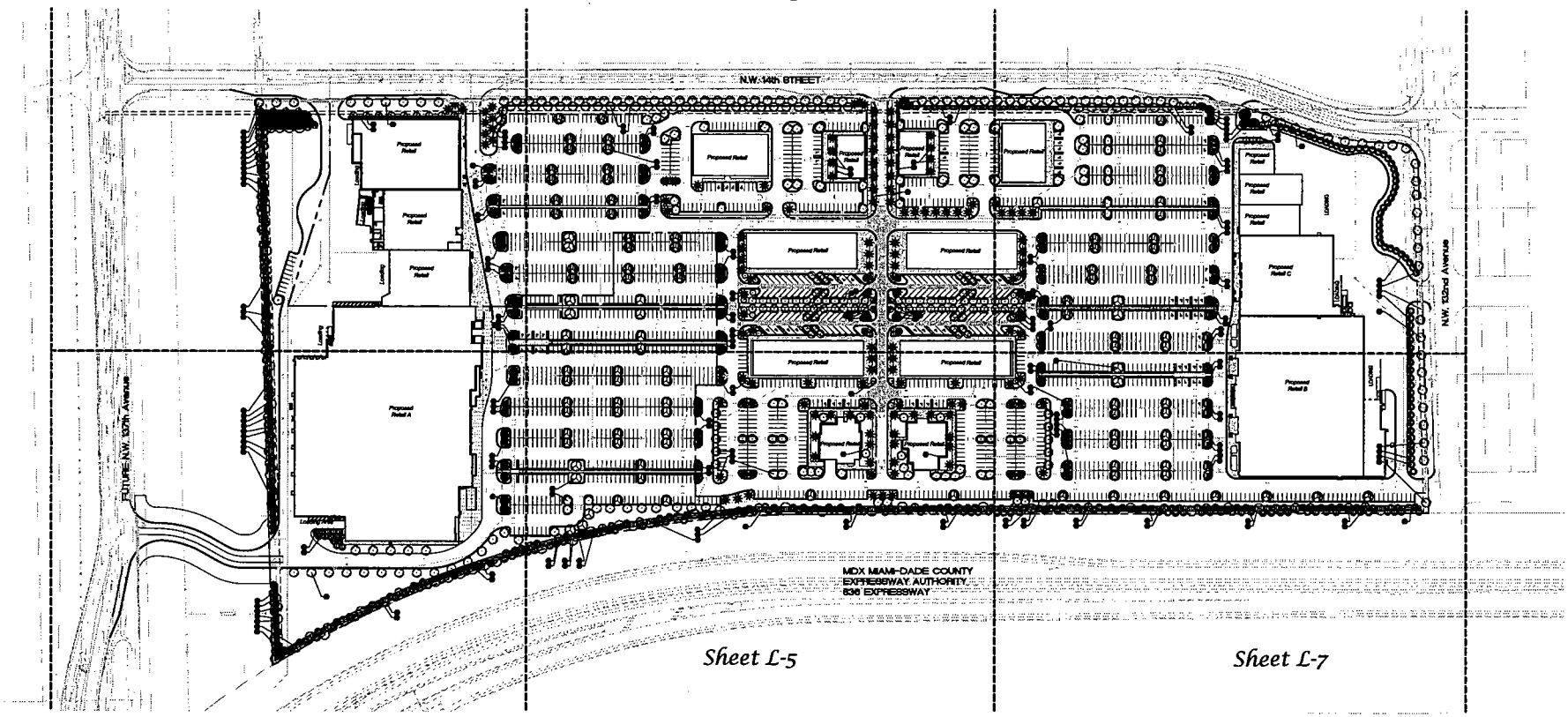
Scale	VARIES
Project No.	D7061.00
Date	1/23/07

Principal:	LAL
Project Director:	GEM
Project Manager:	NOG
Drafted by:	NOG
Checked by:	NOG

Sheet No.
A3.20

74

Sheet L-2 | Sheet L-4 | Sheet L-6



Sheet L-5 | Sheet L-7

Sheet L-3

Landscape Plan

North
Scale: 1" = 100'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-0340 FAX (772) 344-3411
LC. 26000128

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-6-07
	1-30-08
	2-15-08
	2-22-08
Revision Dates	
New Base	1-30-08
	2-15-08
	2-22-08

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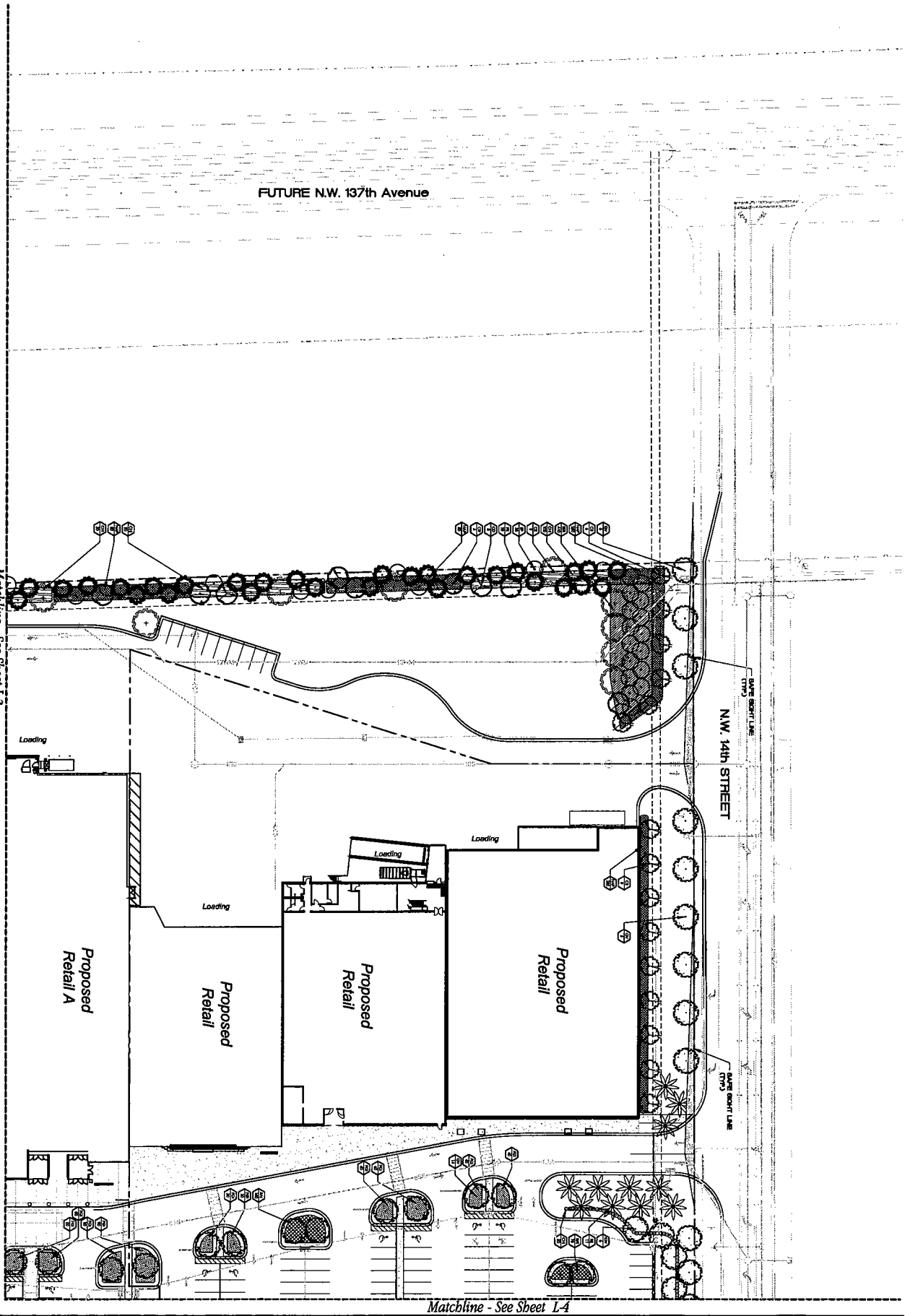
Sheet L-1 of 8



Landscape Plan

North
Scale: 1" = 30'

Beacon Lakes

Miami-Dade County, Florida

Conceptual Design Group, Inc.

Job No. 07-0704
Drawn By JMS
Submittal Dates 11-5-07
1-30-08
2-15-08
2-22-08

Revision Dates
New Book 1-30-08
2-15-08
2-22-08

Sheet L-2 8 of

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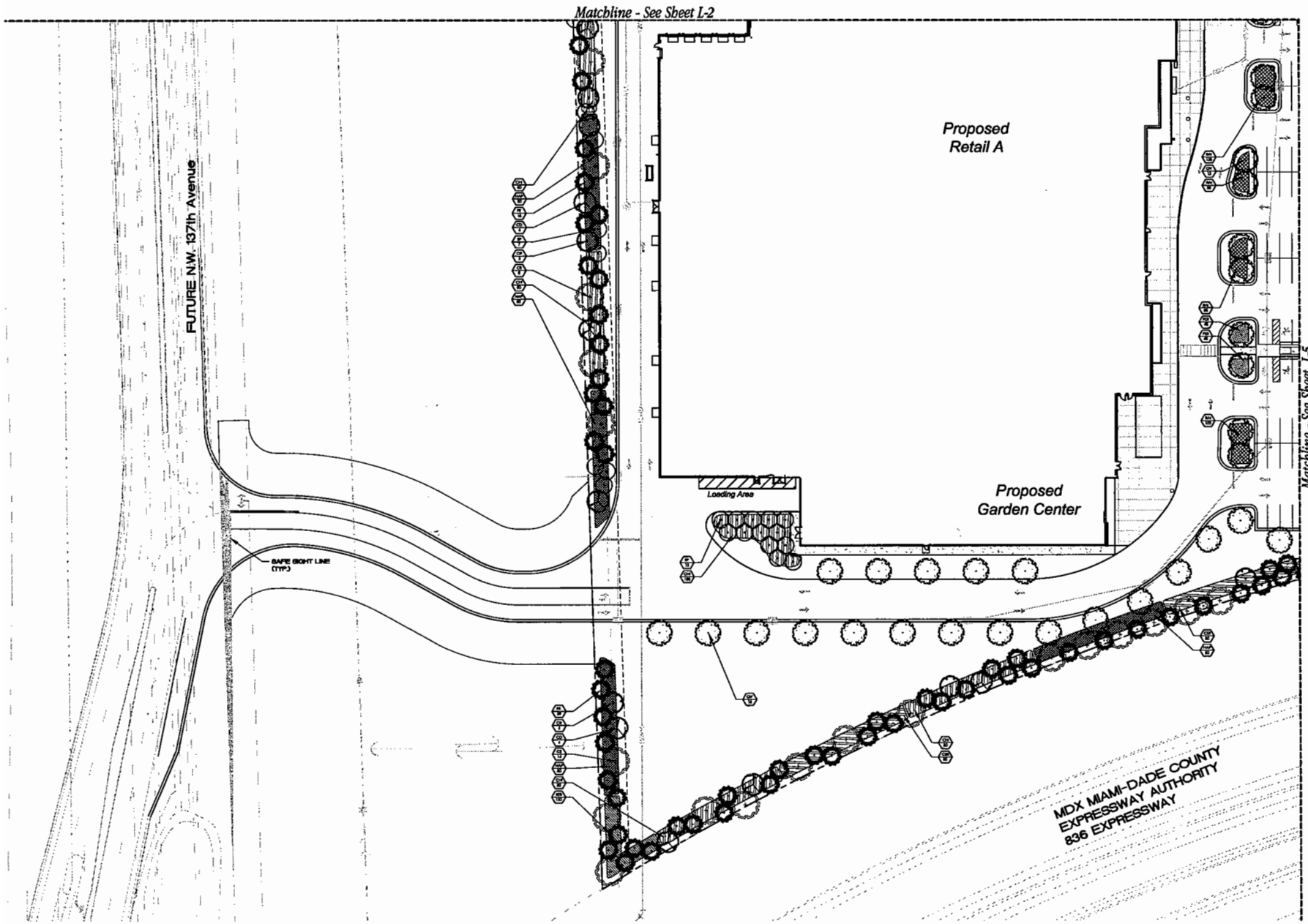

Landscape Plan

North
Scale: 1" = 30'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-2340 FAX (772) 344-9411
LC: 26000198

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-5-07
	1-30-08
	2-15-08
	2-22-08
Revision Dates	
New Base	1-30-08
	2-15-08
	2-22-08

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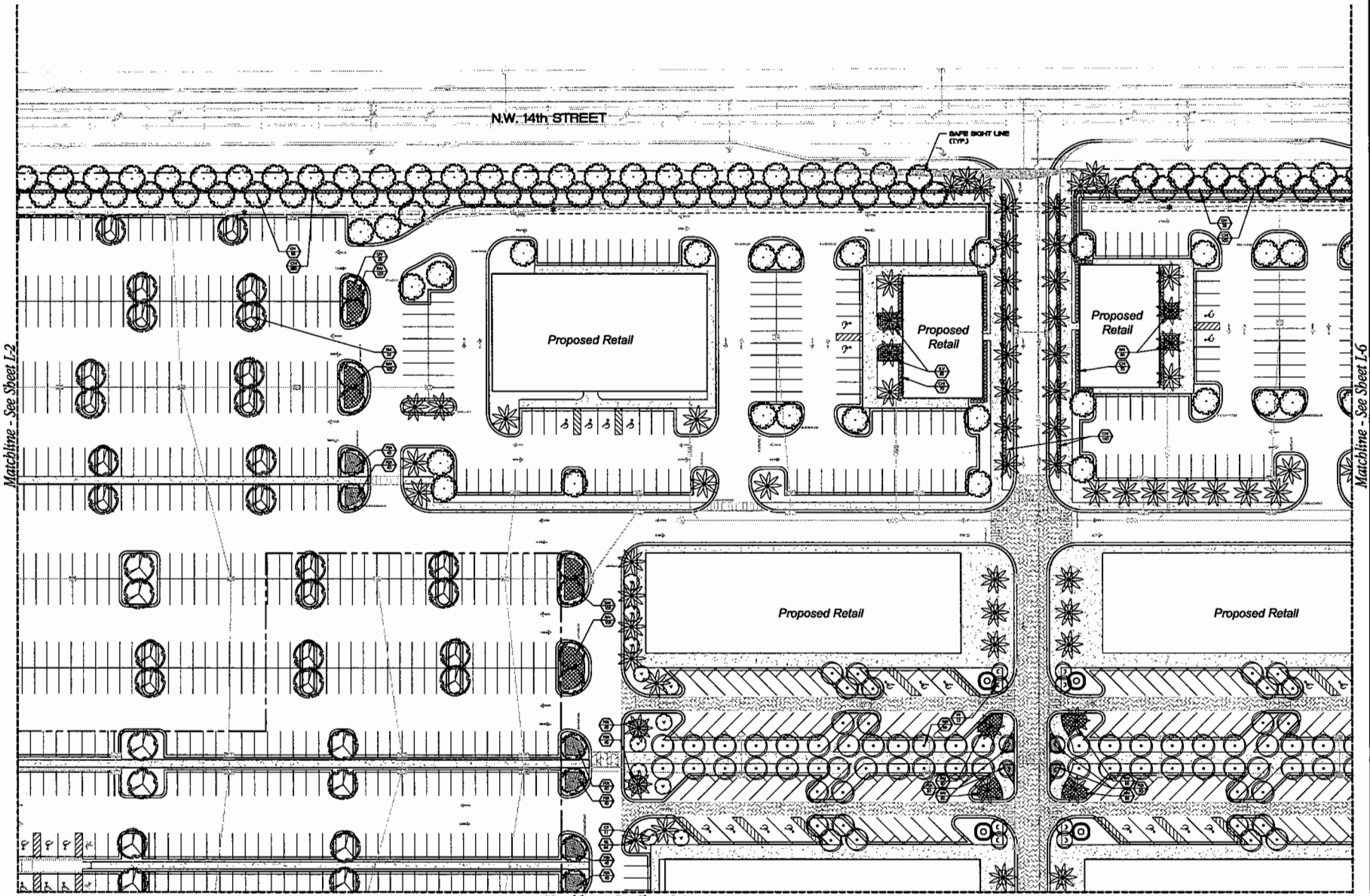
L-3 8
Sheet of



Landscape Plan

North
Scale: 1" = 30'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-2340 FAX (772) 344-5411
LC. 26000198

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-5-07
	1-30-08
	2-15-08
	2-22-08
Revision Dates:	
New Base	1-30-08
	2-15-08
	2-22-08

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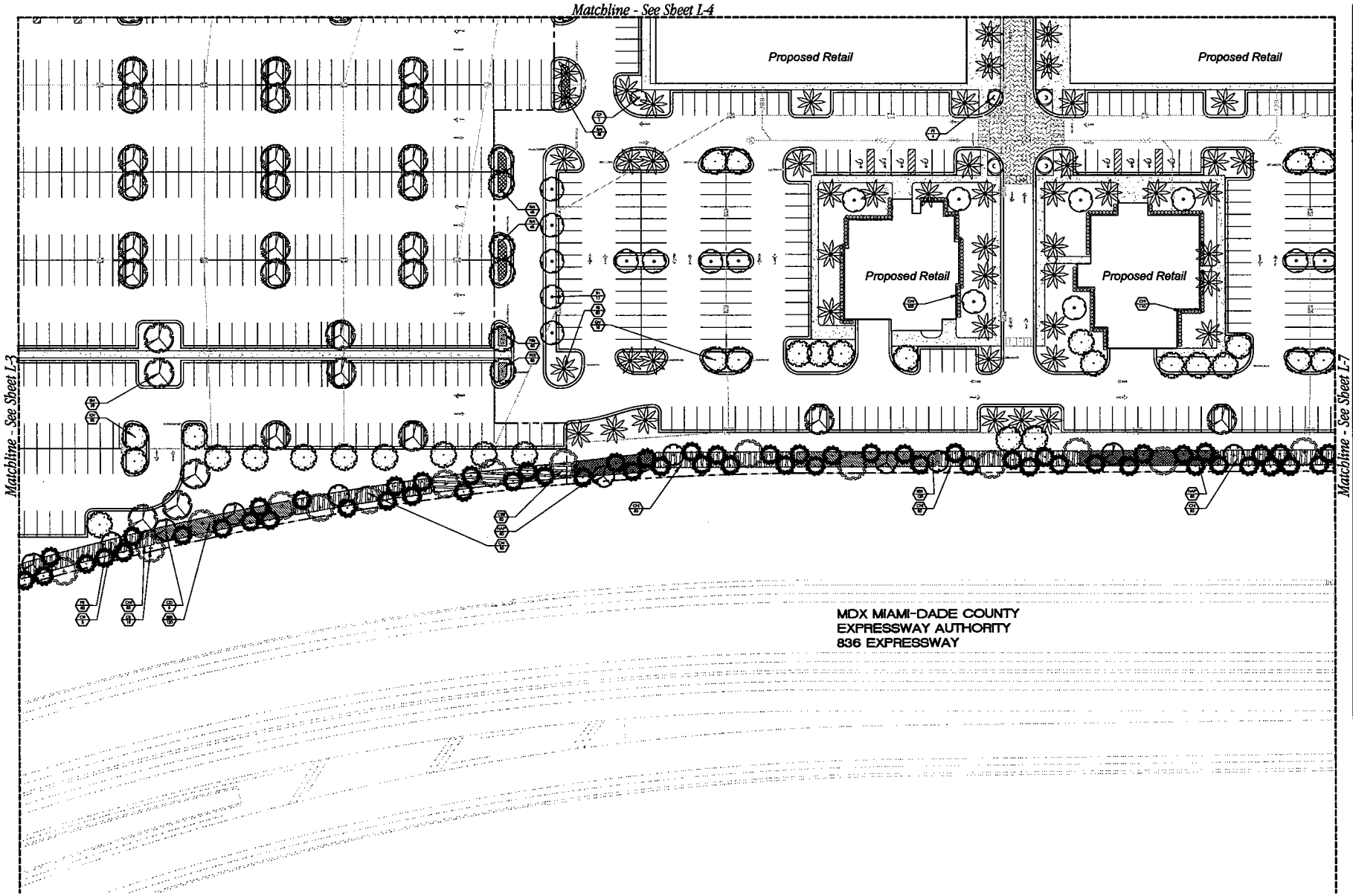
Sheet L-4 of 8



Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-4349 FAX (772) 344-9411
LC 26000798

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-5-07
	1-30-08
	2-15-08
	2-22-08
Revision Dates	
New Base	1-30-08
	2-15-08
	2-22-08

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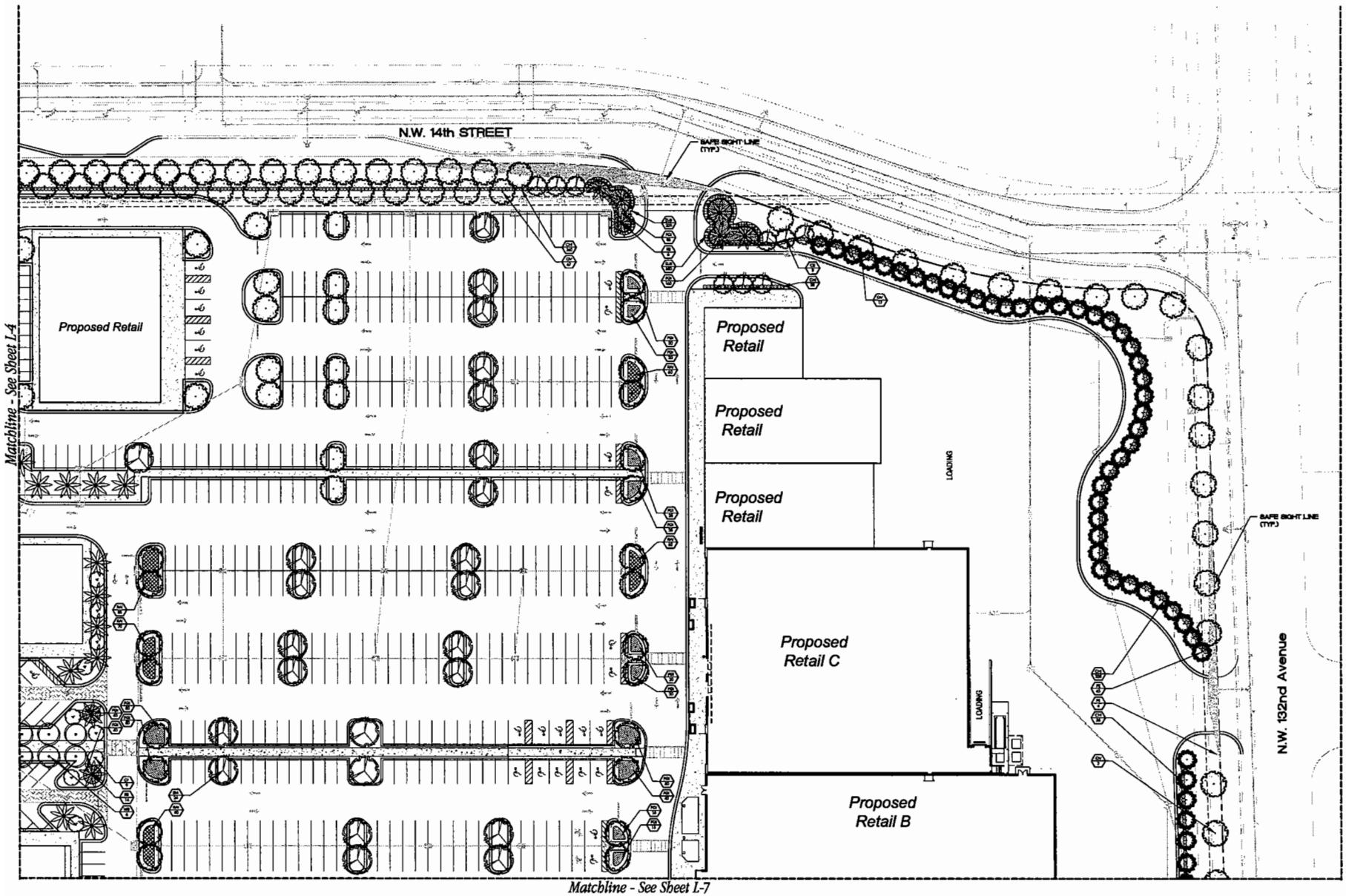
Sheet L-5 of 8

Landscape Plan

North
Scale: 1" = 30'



Landscape Plan

North
Scale: 1" = 30'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-2340 FAX (772) 344-5411
I.D. 26000108

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-5-07
	1-30-08
	2-15-08
	2-22-08
Revision Dates	
New Base	1-30-08
	2-15-08
	2-22-08

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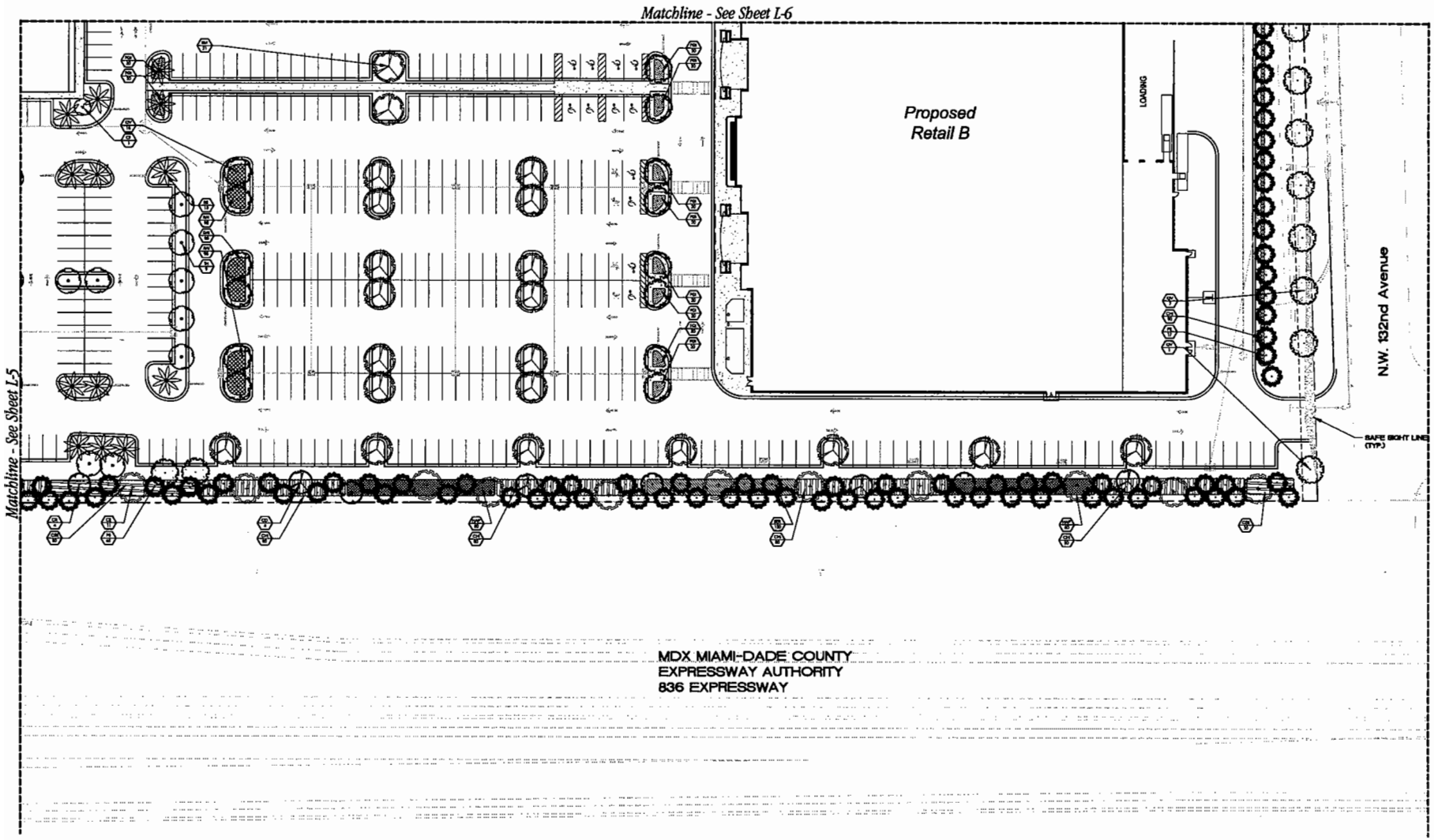
Sheet L-6 8 of



Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
500 East Ocean Boulevard, Suite 1304
Stuart, Florida 34994
(772) 344-2340 FAX (772) 344-9411
LC. 26000198

Beacon Lakes

Miami-Dade County, Florida

Job No.	07-0704
Drawn By	JWS
Submittal Dates	11-5-07
	1-30-08
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Revision Dates	
New Base	1-30-08
	2-15-08
	2-22-08

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Sheet L-7 of 8

Landscape Plan

North
Scale: 1" = 30'

General Notes

1. Refer to Specification Manual for Landscape Installation Specifications.
2. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
3. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Drainage Testing
   Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
   A) Dig each planting pit to the minimum specified size.
   B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
   C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
   D) Discard all material removed from the drainage channel.
   E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throught the planting pit.

Landscape Data

Zoning District BU2	Net Lot Area	45.59	1,986,045 s.f.
OPEN SPACE		REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 22, as indicated on site plan: Net Lot Area = 1,986,045 s.f. x 12 % = 238,326 s.f.		238,326 s.f.	324,049 s.f.
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 2,254 x 10 s.f. per parking space =		22,540 s.f.	45,465 s.f.
C. Total s.f. of landscaped open space required by Chapter 33: A+B =		260,866 s.f.	369,514 s.f.
LAWN AREA CALCULATION			
A. Total s.f. of landscaped open space required by chapter 33		260,866 s.f.	
B. Maximum St. Augustine lawn area (sod) permitted = 20 % x 260,866 s.f. =		52,173 s.f.	52,000 s.f. *
TREES			
A. No. trees required per net lot acre 22. Less existing number of trees meeting minimum requirements 22 trees x 45.59 Net Lot Acres		1,003	858
B. % Palm trees allowed: 1003 trees provided x 30%. 300 Palms permitted to count as trees on 2:1 basis = 150 Trees		300	294 Palms/2 (29%) = 147 Trees
C. % Natives Required: 1,003 trees required x 30%		300	822 (96%)
D. Street Trees (maximum average spacing of 35' o.c.): 3,060 linear feet along street / 35		87	87
E. Street Trees located directly beneath power lines (maximum average spacing of 25' o.c.): 0 linear feet along street/25 =		N/A	N/A
SHRUBS			
A. No. trees required 1,003 x 10 + No. of shrubs required		10,030	10,200
B. % Natives required: No. shrubs required 10,030 x 30%		3,009	5,700 (56%)

NOTES:
- Maximum allowed use of St. Augustine Sod to be 52,000 s.f. Entire site to be sodded with Bahia with exception of 52,000 s.f. that will be used at focal point / entry areas.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
		CANOPY / ORNAMENTAL TREES				
23	CD*	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	14' x 6', 4" CAL	A.B.	FULL CANOPY
64	CE*	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14' x 6', 4" CAL	A.B.	FULL CANOPY
22	CF	CASSIA JAVANICA	APPLE BLOSSOM SHOWER	8' x 6', 3" CAL	A.B.	FULL CANOPY
28	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	14' x 6', 4" CAL	A.B.	FULL CANOPY
18	CR*	CLUSIA ROSEA	PITCH APPLE	14' x 6', 4" CAL	A.B.	FULL CANOPY
272	PE*	PINUS ELLIOTTI	SLASH PINE	14' x 6', 4" CAL	A.B.	FULL CANOPY
318	QV*	QUERCUS VIRGINIANA	LIVE OAK	14' x 6', 4" CAL	A.B.	FULL CANOPY, 4' C.T. MIN.
108	SM*	SWIETENIA MAHOGANY	MAHOGANY	14' x 6', 4" CAL	A.B.	FULL CANOPY, 4' C.T. MIN.
29	TH	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	14' x 6', 4" CAL	A.B.	FULL CANOPY, 4' C.T. MIN.
		PALMS				
161	RE*	ROYSTONEA ELATA	FLORIDA ROYAL PALM	18' C.T.	A.B.	FULL, STRAIGHT TRUNK, MATCHED
16	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' C.T.	A.B.	FULL, DOUBLE TRUNK, MATCHED
45	SP*	SABAL PALMETTO	SABAL PALM	12' C.T. - 18' C.T.	A.B.	BOOTED
72	WB	WODYETIA BIFURCATA	FOXTAIL PALM	12' C.T.	A.B.	FULL, STRAIGHT TRUNK, MATCHED
		LARGE SHRUBS / ACCENTS				
380	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	3G, 1.5' x 1.5'	2.5' O.C.	FULL & THICK
3,070	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	3G, 1.5' x 1.5'	2.5' O.C.	FULL & THICK
1,300	HAP*	HAMELIA PATENS	FIREBUSH	3G, 1.5' x 1.5'	2.5' O.C.	FULL & THICK
880	SER*	SERENOA REPENS	SAW PALMETTO	3G, 1.5' x 1.5'	3' O.C.	FULL
		MED. SHRUBS / GROUNDCOVERS / VINES				
550	EUB	EUPHORBIA MILII 'ROSY'(PINK)	DWF. CROWN OF THORNS	G1, 12" x 12"	12" O.C.	FULL & THICK
1,806	FGI	FICUS MICROCARPA 'GREEN ISLAND'	FICUS GREEN ISLAND	3G, 18" x 18"	24" O.C.	FULL & THICK
80	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	3G, 18" x 18"	18" O.C.	FULL & THICK
2,046	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	3G, 18" x 18"	24" O.C.	FULL & THICK
	SOD-1*	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE SOD			SEE SPECS, 52,000 S.F. MAX.

* = FLORIDA NATIVE

Landscape Details

Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale

Tree Planting Detail

Not to Scale

Multi-Trunk Tree Planting Detail

Not to Scale

Guy Wire Attachment Detail

Not to Scale

Staking Detail

Not to Scale

Drainage Testing Detail

Not to Scale

Palm Planting Detail

Not to Scale

Shrub Detail

Not to Scale

Ground Cover Detail

Not to Scale

South & West Buffer Detail

Not to Scale

Landscape Details & Specifications

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2540 FAX (772) 344-9411
LC 26000158

81

Beacon Lakes

Miami-Dade County, Florida

Job No. 07-0704
Drawn By JWS
Submittal Dates 11-5-07
1-30-08
2-15-08
2-22-08

Revision Dates
New Base 1-30-08
2-15-08
2-22-08

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-8 of 8

ALTA/ACSM SURVEY

LEGEND:

A/C	Air Conditioning
ANC	Anchor
ASPH	Asphalt
DWY	Asphalt Driveway
BL	Base Line
BM	Bench Mark
℄	Centerline
Δ	Central Angle of Curve
CONC	Concrete Driveway
CHD	Chord, Distance, and Bearing
CLF	Chain Link Fence
CONC	Concrete
CULV	Culvert
C&G	Curb & Gutter
CWF	Chicken Wire Fence
DC	Deep Cut
DH	Drill Hole
DRW	Deco Wall
EOW	Edge of Water
F.F.E.	Finish Floor Elevation
FAR	Floor Area Ratio
FND	Found
GR	Guard Rail
GRD	Ground
I	Iron Fence
IP	Iron Pipe
L	Length of Curve
(M)	Measured
MM	Monument Line
R&D	Rad. & Dec
O.R.B.	Official Record Book
PC	Point of Curvature
PF	Plastic Fence
PC	Point
PA	Point of Intersection
PC	Parking Spaces
PT	Point of Tangent
P.B.	Plat Book
POB	Point of Beginning
POC	Point of Commence
POT	Point of Terminus
PORT.	Portable
℄	Property Line
R	Radius
(R)	Record
R/W	Right-of-Way
SN	Sod Wall
SWK	Sidewalk
SF	Square Feet
TOB	Top of Bank
TOC	Top of Curb
TYP.	Typical
U.E.	Utility Easement
WF	Wood Fence
	Tree
	Valve Unknown
	Water Meter
	Water Valve
	Wood Power Pole
	Underground Sewer Line
	Underground Telephone Line
	Underground Water Line
	Basketball Stand
	Back Flow Preventer
	Bell South Utility Box
	Bell South Manhole
	Bus Stop
	Catch Basin
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Concrete Traffic Signal Pole
	Drain
	Drainage Manhole
	Electric Box
	Electric Manhole
	Electric Meter
	Flow Arrow
	FPL Box
	FPL Manhole
	Fire Hydrant
	Gas Meter
	Gas Valve
	GPS Point
	Grease Manhole
	Guard Post
	Handicap
	Hedges
	Drainage Inlet
	Irrigation Control Valve
	Irrigation Valve
	Light Meter
	Light Pole
	Mail Box
	Manhole Unknown
	Metal Light Pole
	Metal Power Pole
	Metal Traffic Signal Pole
	Monitoring Well
	Overhead Cable
P.C.P.	(Permanent Control Point)
P.R.M.	(Permanent Reference Monument)
	Palm
	Pedestrian Signal Control Box
	Phone Manhole
	Plastic Light Pole
	Post Indicator Valve
	Rail Road Control Utility Box
	Siamese Pump
	Sanitary Sewer Manhole
	Sewer Valve
	Storm Sewer Manhole
	Street Sign
	T.V. Box
	Telephone Box
	Traffic Meter
	Traffic Pole
	Traffic Signal Control Box
	Transformer
	Underground Cable TV Line
	Underground Electrical Line
	Underground Gas Line

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No.: NCS-279325-FTL
DATE ISSUED: FEBRUARY 16, 2007
DATE EFFECTIVE: FEBRUARY 1, 2007 AT 8:00 a.m.
SCHEDULE B-II
EXCEPTIONS

9. OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED, RECORDED IN DEED BOOK 46, PAGE 240. (AFFECTS THE PROPERTY)(PLOTTED)

10. RESERVATIONS CONTAINED IN INSTRUMENT, RECORDED IN O.R. BOOK 2106, PAGE 482; AS AFFECTED BY: INSTRUMENT, RECORDED IN O.R. BOOK 2274, PAGE 533. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

11. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN O.R. BOOK 275, PAGE 250. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

12. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN CLERK'S FILE No. 63R-50861. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

13. EASEMENT RECORDED IN O.R. BOOK 9067, PAGE 1762. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

14. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN O.R. BOOK 11528, PAGE 720. (AFFECTS THE PROPERTY)(PLOTTED)

15. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN O.R. BOOK 11534, PAGE 1876. (AFFECTS THE PROPERTY)(PLOTTED)

16. DECLARATION OF RESTRICTIONS RECORDED IN O.R. BOOK 20487, PAGE 4478, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c). (AFFECTS THE PROPERTY)(PLOTTED)

17. TERMS AND PROVISIONS CONTAINED IN MIAMI-DADE COUNTY, FLORIDA, DISCLAIMER CANAL MAINTENANCE EASEMENT, RECORDED IN O.R. BOOK 22161, PAGE 564. (DOES NOT AFFECT THE PROPERTY) (PLOTTED)

18. TERMS AND PROVISIONS CONTAINED IN MIAMI-DADE COUNTY, FLORIDA, DISCLAIMER CANAL MAINTENANCE EASEMENT AGREEMENT, RECORDED IN O.R. BOOK 22161, PAGE 567. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

19. TERMS AND PROVISIONS CONTAINED IN MIAMI-DADE COUNTY, FLORIDA, DISCLAIMER CANAL RESERVATION, RECORDED IN O.R. BOOK 22161, PAGE 570. (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

20. TERMS AND PROVISIONS OF THE DRAINAGE EASEMENT AGREEMENT, RECORDED IN O.R. BOOK 22968, PAGE 1278. (DOES NOT AFFECT THE PROPERTY)(NO PLOTTED)

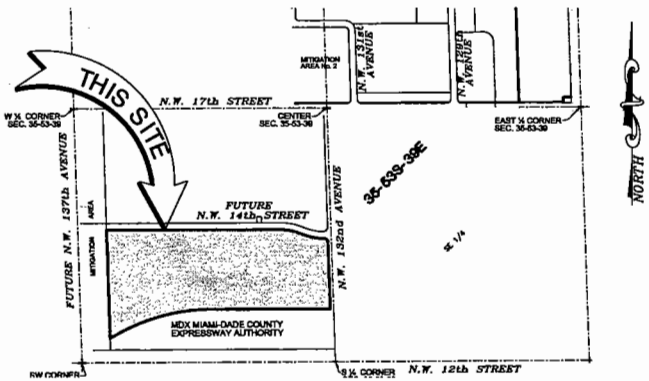
21. TERMS AND PROVISIONS OF THE GENERAL UTILITY EASEMENT AGREEMENT, RECORDED IN O.R. BOOK 22968, PAGE 1296. (DOES NOT AFFECT THE PROPERTY)(NO PLOTTED)

22. TERMS AND PROVISIONS OF THE AGREEMENT, RECORDED IN O.R. BOOK 25142, PAGE 2517. (AFFECTS THE PROPERTY)(PLOTTED)

23. CORRECTED COVENANT RUNNING WITH THE LAND RECORDED IN O.R. BOOK 25158, PAGE 1372, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c). (AFFECTS THE PROPERTY)(PLOTTED)

24. CORRECTED COVENANT RUNNING WITH THE LAND RECORDED IN O.R. BOOK 25158, PAGE 1402, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c). (DOES NOT AFFECT THE PROPERTY)(PLOTTED)

NOTE: ALL THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.



LOCATION SKETCH
A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=600'

FLOOD NOTE:
THIS PROPERTY IS IN ZONE AH EL. 7 OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12025C0155J, WHICH BEARS AN EFECTIVE DATE OF MARCH 2, 1994.

CERTIFIED TO:
AMB CODINA BEACON LAKES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
REGENCY REALTY GROUP, INC., A FLORIDA CORPORATION.
FIRST AMERICAN TITLE INSURANCE COMPANY.

NOTES:

1. No instruments of record reflecting easements, right-of-way, and/or ownership were furnished to this surveyor except as shown.
2. Bearings are based on the East line of the S.W. ¼ of Section 35-53-39 (S01°46'33"E).
3. Elevations shown are based on a closed level loop using third order procedure and are relative to The National Geodetic Vertical Datum of 1929. BenchMark used, TC-18R, elevation 7.05, locator 4900 N, at N.W. 12 Street - 115 feet north of centerline and N.W. 117 Avenue - 100 feet west of centerline, Tamiami Canal - 30 feet west of centerline a PK nail and brass washer in north end of concrete culvert headwall.
4. Unless otherwise noted record and measured data are in substantial agreement.
5. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
6. Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.
7. Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.
8. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
9. No underground installations or improvements have been located.
10. The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.
11. The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.
12. The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.
13. Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA; THENCE N01°45'25"W ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35, AS BASIS OF BEARING, FOR 130.04 FEET; THENCE N89°41'35"E ALONG A LINE 130 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 35 FOR 117.20 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS N37°42'32"W; THENCE 217.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2042.00 FEET AND A CENTRAL ANGLE OF 6°06'47" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N01°45'25"W ALONG A LINE 300 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 35 FOR A DISTANCE OF 1124.59 FEET; THENCE N89°46'43"E FOR A DISTANCE OF 1839.90 FEET TO A POINT OF CURVATURE; THENCE 152.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RAIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 19°48'48" TO A POINT OF TANGENCY; THENCE S70°24'29"E FOR A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE 187.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 21°05'38" TO A POINT OF INTERSECTION WITH A REVERSE CURVE, A RADIAL LINE TO SAID POINT BEARS N01°30'07"W; THENCE 70.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 89°43'34" TO A POINT OF TANGENCY; THENCE S01°46'33"E ALONG A LINE 35.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 35 FOR A DISTANCE OF 691.81 FEET TO A POINT ON THE SR 836 LIMITED ACCESS R/W LINE ; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: THENCE S89°45'57"W FOR A DISTANCE OF 1239.33 FEET TO A POINT OF CURVATURE; THENCE 1117.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2042.00 FEET AND A CENTRAL ANGLE OF 31°21'42" TO THE POINT OF BEGINNING.
CONTAINING 45.59 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:
This certify that this map or plat and the survey on which it is based were made in accordance with "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," jointly established and adopted by ALTA and NSPS in 2005, and include items 1, 2, 3, 4, 8, 9, 10, 11, 13, 14, 16, and 17 of table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is a specified therein.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Saso
Surveyor and Mapper 2629
State of Florida

Update Survey Date: 10-25-2007/ 2-20-2008

NO.	DATE	DESCRIPTION	DR	CK
1	2/20/08	UPDATE	CM	AS
2	3/20/08	UPDATE	AS	AS

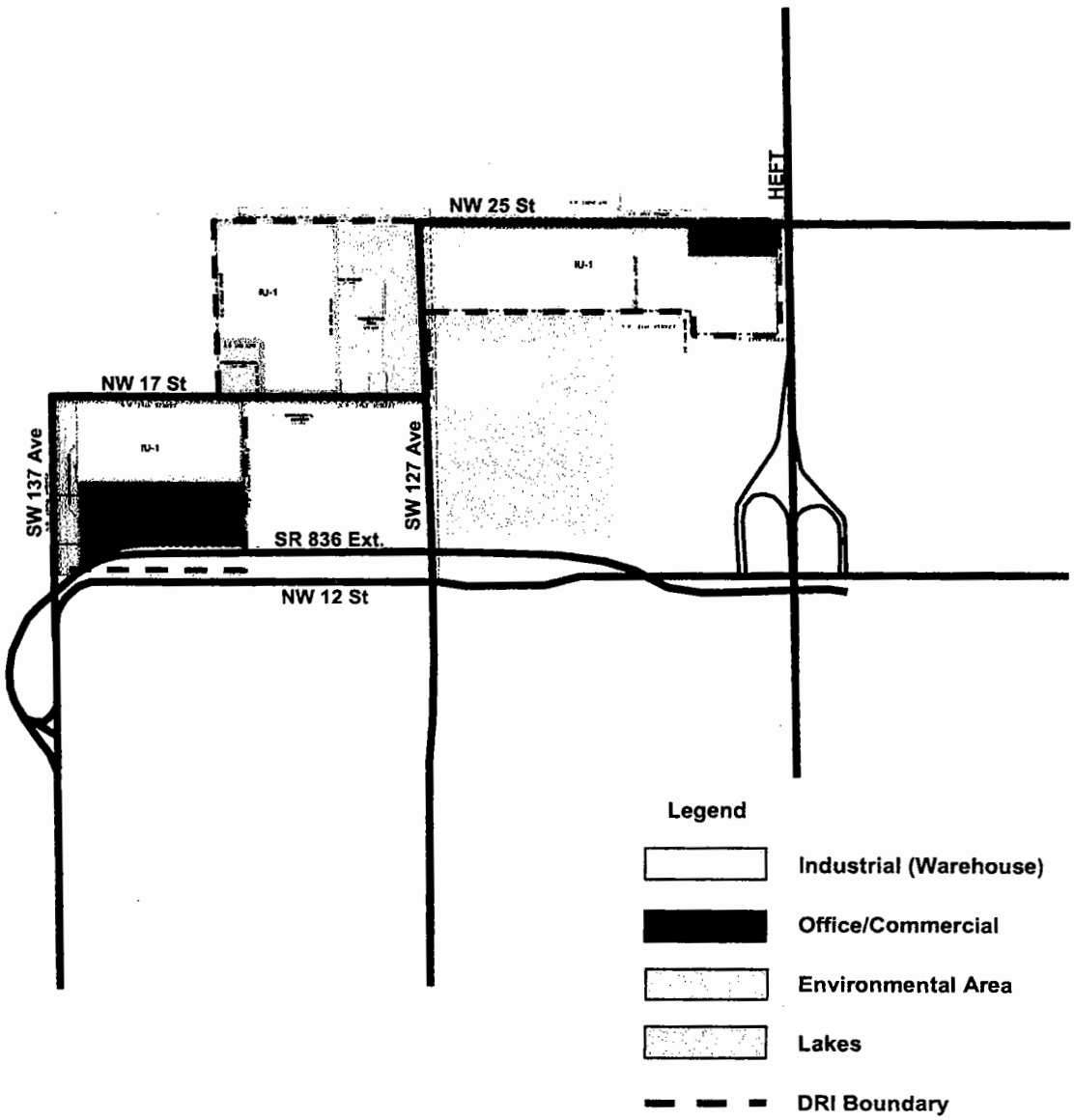
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 - 305-445-1900 - LB 1012

MIAMI-DADE COUNTY, FLORIDA
SEC 35-53-39
ALTA/ACSM SURVEY
REGENCY

PROJ. NO: 2006 32
DESIGNED:
DRAWN: BR.
CHECKED: AS
SCALE: AS NOTED
DATE: 10-25-2007
SHEET: 1 OF 2 SHEETS

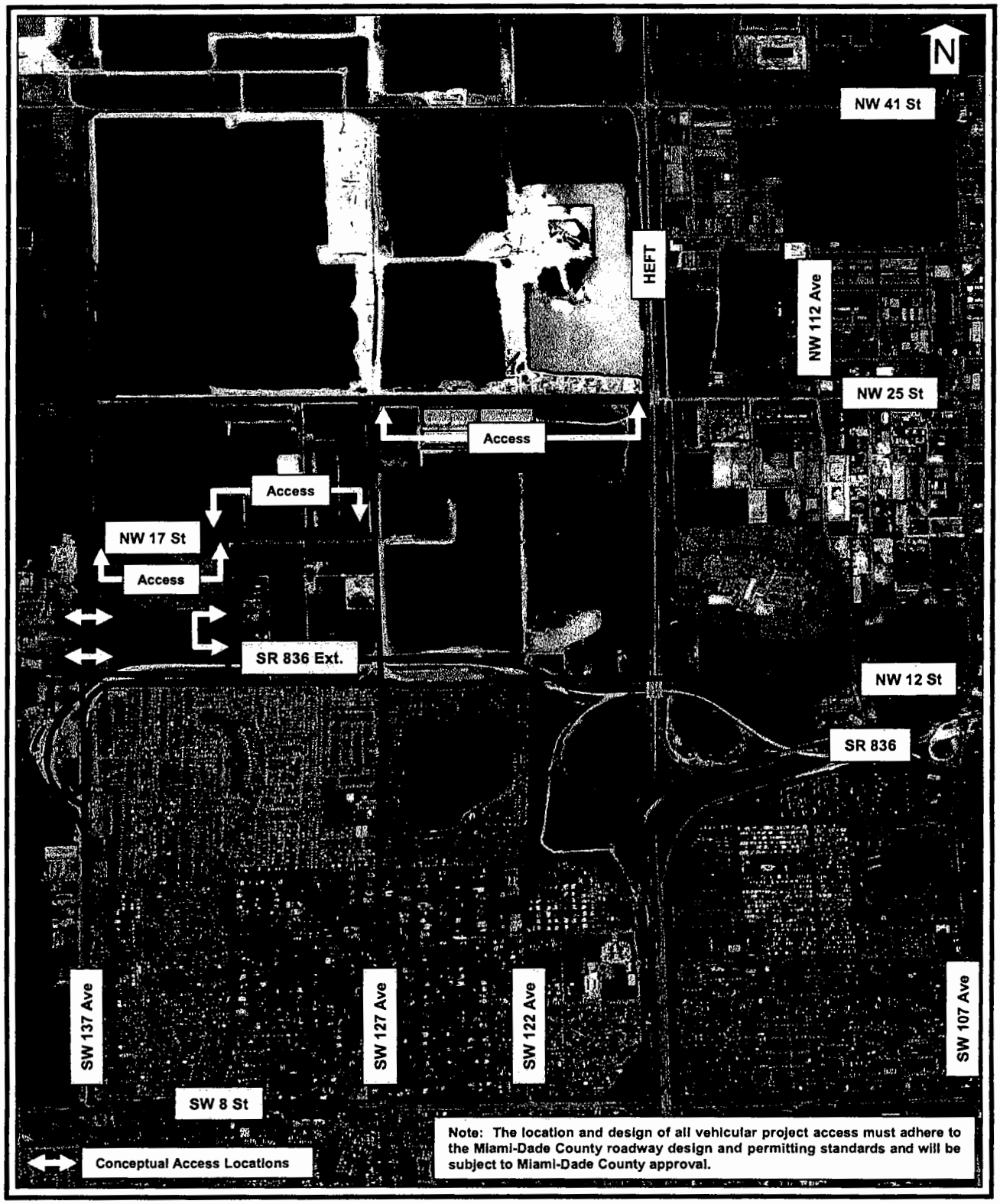
Proposed changes to Exhibits 1-5

TO Rev.



12-20-06	BEACON LAKES DRI **Master Development Plan** **Map H**	**EXHIBIT** **1**

84



Legend Site Location 12-20-06	BEACON LAKES DRI **Vehicle Access Points** **To Off-Site Roadway Network**	**EXHIBIT** **2**

REVISED EXHIBIT 3
BEACON LAKES DRI
NET EXTERNAL PM PEAK HOUR PROJECT TRIP GENERATION RATES FOR THE PROPOSED DEVELOPMENT PROGRAM

18-Dec-06

USES	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	GROSS PM TRIPS	INTERNAL TRIP RATE	INTERNAL TRIPS	PASS-BY TRIPS	NET EXTERNAL TRIPS	NET EXTERNAL TRIP RATE
COMMERCIAL/RETAIL	495,000 SQ. FT. GLA	820	Ln (T) = 0.66 Ln (X) + 3.40	1,799	8.56%	154	144	1,501	**3.032**
OFFICE	175,000 SQ. FT. GFA	710	T = 1.12 (X) + 78.81	275	5.00%	14		261	**1.492**
WAREHOUSE	5,300,000 SQ. FT. GFA	150	Recommended Procedure	2,160	6.48%	140		2,020	**0.381**
COMMUNICATIONS FACILITIES	Per 1,000 SQ. FT. GFA		Included in the Approved Exhibit 3 to Resolution Z-11-02						**0.288**
GROSS TRIPS				**4,234**		**308**	**144**	**3,782**	

GLA = Gross Leaseable Area

GFA = Gross Floor Area

98

EXHIBIT 4

BEACON LAKES DRI
TRANSPORTATION IMPROVEMENTS

A. Construct NW 25 Street from NW 117 Avenue to theoretical NW 127 Avenue as a four-lane roadway.

B. Construct NW 127 Avenue from NW 25 Street to NW 12 Street as a four-lane roadway including intersection improvements and signal modifications at NW 12 Street as depicted in Exhibit 5.

C. Construct NW 17 Street from NW 127 Avenue to theoretical NW 137 Avenue as a four-lane roadway.

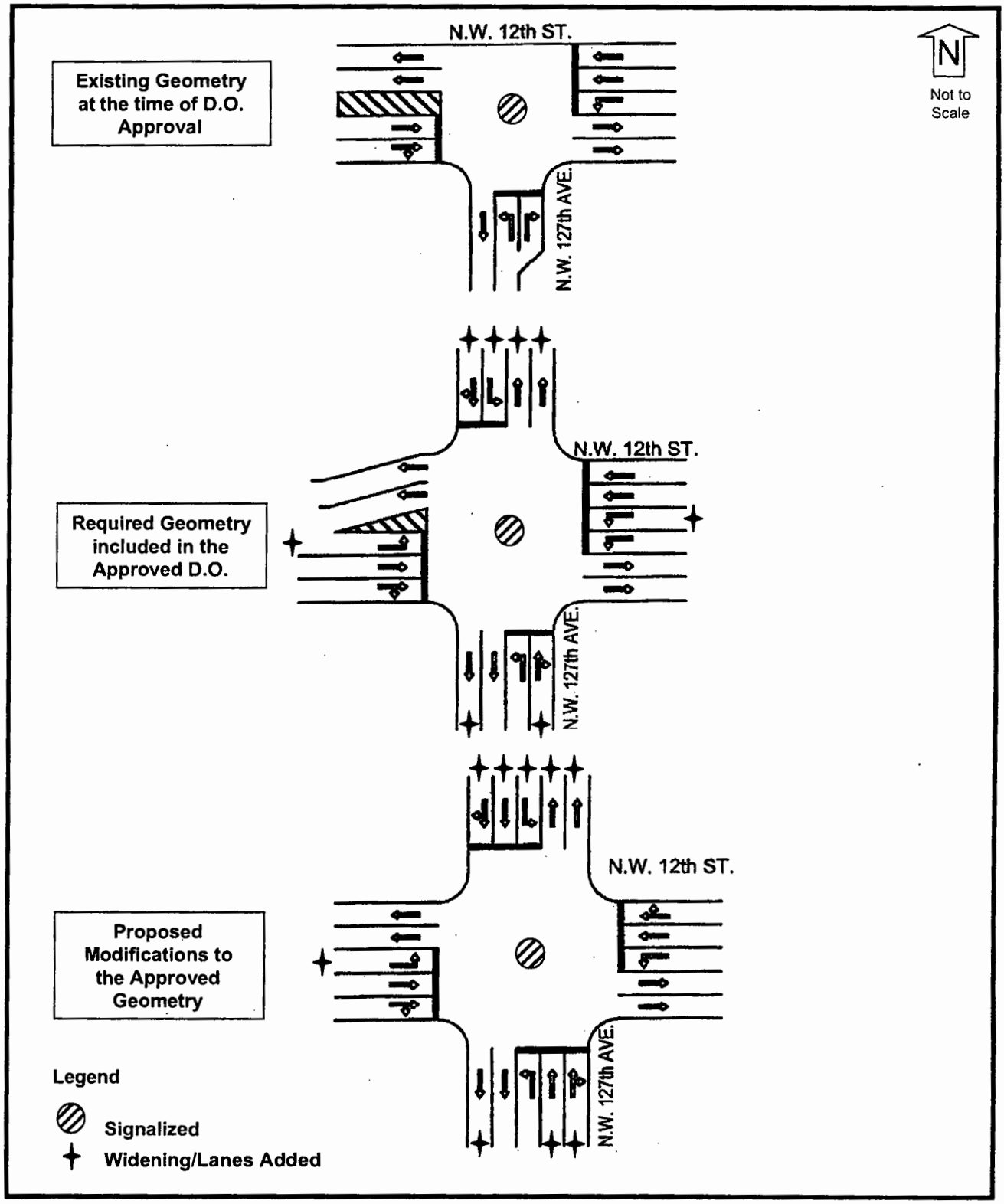
D. Construct NW 137 Avenue from NW 17 Street to NW 12 Street as a four-lane roadway.

E. Widen NW 127 Avenue from NW 12 Street to SW 8 Street to a five-lane roadway.

F. Construction by others of the Extension of State Road 836 from the H.E.F.T. to NW 137 Avenue.

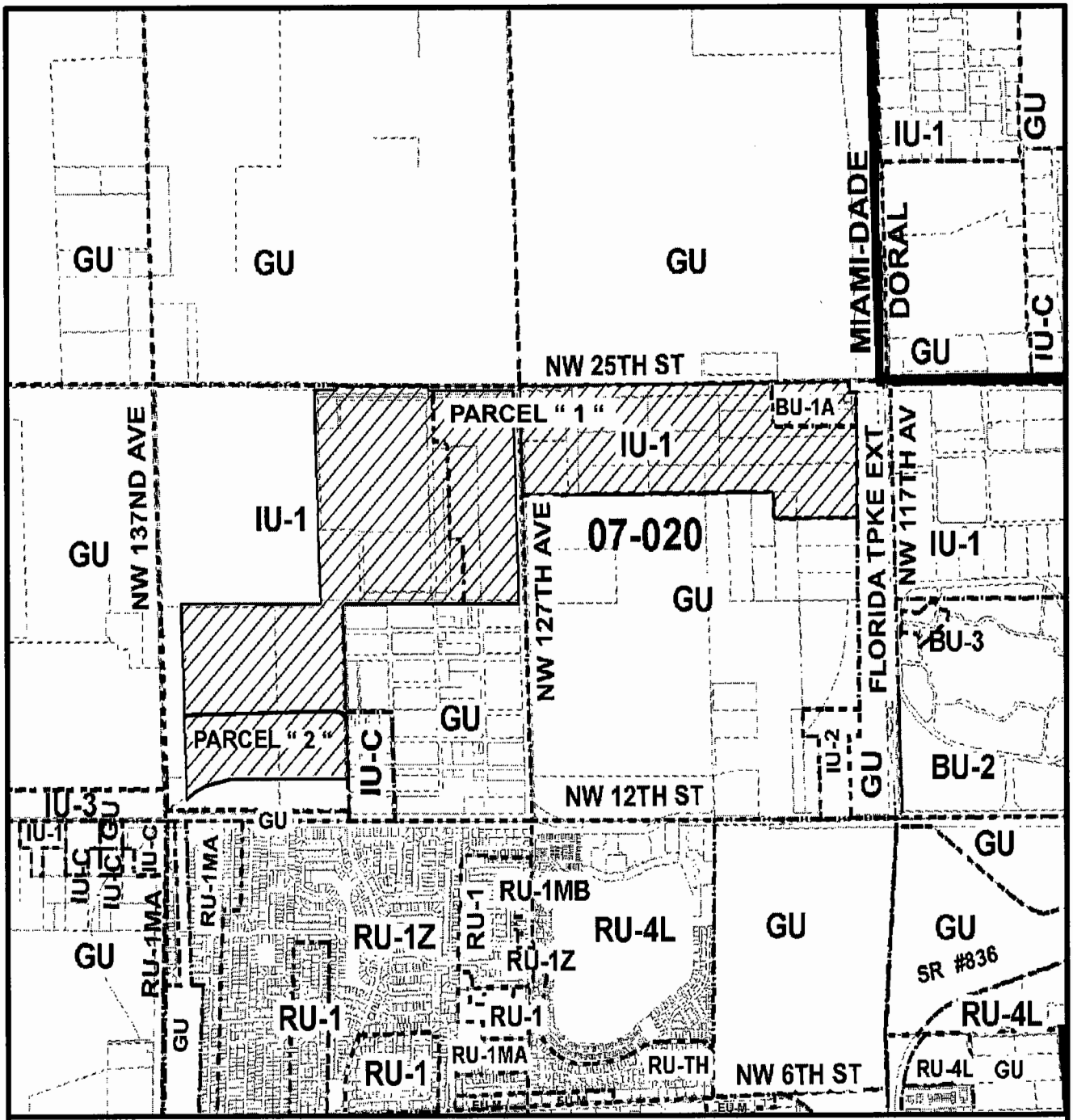
G. Construct NW 122 Avenue from NW 25 Street to theoretical NW 41 Street as a two lane roadway.

Revised April 9, 2008



12-20-06	BEACON LAKES DRI Intersection Improvements at NW 12 Street at NW 127 Avenue	EXHIBIT 5

88



MIAMI-DADE COUNTY

HEARING MAP

S C A L E
0 NTS
N

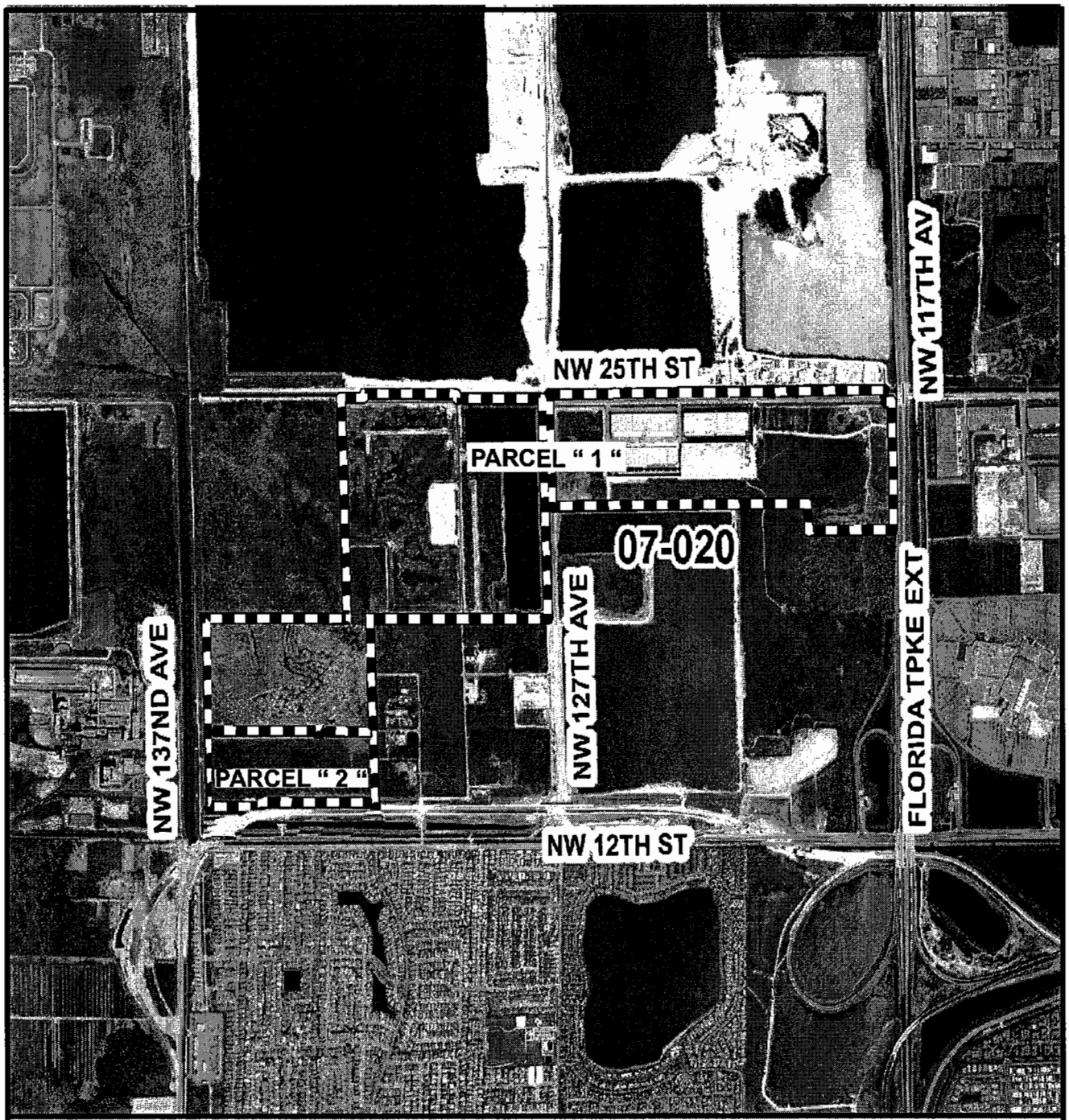
SUBJECT PROPERTY

Section: 36 Township: 53 Range: 39
Process Number: 07-020
Applicant: AMB CODINA BEACON LAKES, LLC
Zoning Board: BCC
District Number: 12
Cadastral: KEELING
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 02/20/07

REVISION	DATE	BY
Parcel (s) added Parcel split (1&2)	10/24/07 03/05/07	JORGE JORGE



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 36 Township: 53 Range: 39
Process Number: 07-020
Applicant: AMB CODINA BEACON LAKES, LLC
Zoning Board: BCC
District Number: 12
Cadastral: KEELING
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 02/20/07

REVISION	DATE	BY
Parcel (a-b) added	10/24/07	JOSE
Parcel Split (1&2)	03/24/07	JOSE

D. SUMMERVILLE CHARTER SCHOOL, INC. **08-7-CC-7 (08-38)**
(Applicant) **BCC/District 8**
Hearing Date: 7/17/08

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
2005	Summerville Development, Inc.	Special exception to permit a charter school.	BCC	Approved w/conds.

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.

ZONING ACTION

MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

DATE: July 3, 2008 **#Z-**

ITEM: 7

APPLICANT: SUMMERVILLE CHARTER SCHOOL, INC. (08-7-CC-7/08-38)

MOTION: to defer the foregoing application to July 17, 2008, BCC Zoning meeting with no further advertisement.

ROLL CALL	M/S	YES	NO	ABSENT
Diaz			X	
Edmonson				X
Gimenez		X		
Heyman		X		
Martinez				X
Moss		X		
Rolle				X
Seijas			X	
Sorenson	M	X		
Sosa	S	X		
Souto				X
Vice Chairwoman Jordan		X		
Chairman Barreiro		X		
TOTAL		7	2	4

Memorandum

MIAMI-DADE COUNTY

Date: July 17, 2008

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Summerville Charter School, Inc. (Z08-038)

SUMMARY OF REQUESTS:

The applicant is seeking to modify conditions of a previously approved Resolution (No. Z-24-05) and to modify a Declaration of Restrictions in order to increase the amount of students, grades levels, and the arrival and dismissal times of a previously approved charter school.

LOCATION: 11575 S.W. 243 Street, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the applicant is requesting a modification of 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.

Charter schools are educational institutions which are authorized and maintained in accord with the provisions of Chapter 1002 and Chapter 1013.35, Florida Statutes, as same may be amended from time to time. All such public charter schools shall be additionally authorized locally by the Miami-Dade County School Board through a process established by that entity for the approval of the charter. Miami-Dade Land Use regulations relating to public charter school facilities are set forth in Sections 33-152 through 162 of the Code of Miami-Dade County which was established in 2004 pursuant to Ordinance 04-108. The purpose of this Section and relevant provisions of the CDMP are to provide standards for land use approval of public charter school facilities pursuant to said Ordinance. In addition, an Interlocal Agreement with the School Board of Miami-Dade County was also established pertaining to the siting of such facilities and is applicable in the unincorporated area.

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.

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.

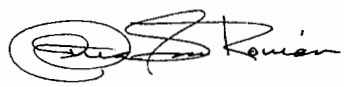
APPLICATION NO. Z08-38
SUMMERVILLE CHARTER SCHOOL, INC.

Respectfully Submited,

DIC Executive Council
May 28, 2008

Susanne M. Torriente
Assistant County Manager — Absent

Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department — Absent



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 — AYE

Carlos Espinosa, P.E., Director
Department of Environmental Resources Mgmt — Absent

Jorge S. Rodriguez, P.E., Assistant Director
Miami-Dade Water and Sewer Department — AYE

DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE DEVELOPMENTAL IMPACT COMMITTEE

APPLICANT: Summerville Charter School, Inc. **PH:** Z08-038 (08-7-CC-6)

SECTION: 19-56-40 **DIC DATE:** May 28, 2008

COMMISSION DISTRICT: 8

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A. INTRODUCTION

o REQUESTS:

(1) MODIFICATION of Conditions #2, #11, #12 and #14 of Resolution No. Z-24-05, passed and adopted by the Board of County Commissioners, only as it applies to the subject property and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with the submitted for the hearing entitled 'Summerville Charter School,' by Juan Rodriguez Jomoica, dated stamped received July 08, 2005, except as modified herein to indicate that all parking aisles shall have a minimum of 15' radius on the driveway side."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Summerville Charter School,' by Juan A. Rodriguez-RA Jomoica, dated stamped received March 24, 2008 and consisting of 5 pages."

FROM:"11. That the charter school use shall be limited to grades kindergarten through 5th grade."

TO: "11. That the charter school use shall be limited to grades kindergarten through 8th grade."

FROM: "12. That phase I of the charter school facility be limited to a maximum of 300 students, and that phase 2 be limited to a maximum of 455 students."

TO: "12. That the charter school facility be limited to a maximum of 550 students."

FROM: "14. That there be three staggered shifts of arrival and dismissal for students at the charter school. Said shifts shall be as follows:

Grade Levels	# Students	Arrival	Dismissal
K-1	155	8:00 AM	2:00 PM
2-3	150	8:20 AM	2:20 PM
4-5	150	8:40 AM	2:40 PM

TO: " 14. That there be three staggered shirts of arrival and dismissal for students at the charter school. Said shifts shall be as follows:

Grade Levels	# Students	Arrival	Dismissal
K-3	190	7:50 AM	1:50 PM
4-5	180	8:20 AM	2:20 PM
6-8	180	8:50 AM	2:50 PM

(2) MODIFICATION of Paragraph #1, #2 and #3 of a Declaration of Restrictions recorded in Official Record Book 24126, Pages 700-708, 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 'Summerville Charter School,' prepared by Juan A. Rodriguez, dated stamped received on September 1, 2005 (the Plan), as said plan may be further modified at 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 'Summerville Charter School Dade County, Florida,' prepared by Juan A. Rodriguez, RA Jomoica dated stamped received on March 24, 2008 and consisting of 5 pages, as said plan may be further modified at public hearing on the Application."

FROM: "2. The Charter School use shall be limited to kindergarten through fifth grades with four hundred fifty-five (455) students, and shall open in a permanent facility, depicted in Phase II in the Plan, no later than the beginning of the 2007 school year. In the event the Charter School is constructed in two phases, Phase I of the Charter School, as depicted in the Plan, shall be limited to 300 students and any modular facilities erected as part of Phase I shall be removed from the property no later than August 1, 2007."

TO: "2. The Charter School use shall be limited to kindergarten through eight grades with five hundred fifty (550) students."

FROM: "3. The proposed start/dismissal times for the Charter School are as follows:

Kindergarten and 1st Grade – Start 8 a.m./Dismissal 2 p.m.

2nd and 3rd Grades – Start 8:20 a.m./Dismissal 2:20 p.m.

4th and 5th Grades – Start 8:40 a.m./Dismissal 2:40 p.m.

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

TO: "3. The proposed start/dismissal times for the Charter School are as follows:

Kindergarten to 3rd Grade – Start 7:50 a.m./Dismissal 1:50 p.m.

4th and 5th Grades – Start 8:20 a.m./Dismissal 2:20 p.m.

6th to 8th Grades – Start 8:50 a.m./Dismissal 2:50 p.m.

However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has a minimum of three (3) start/dismissal times staggered at least thirty (30) 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."

The purpose of these requests is to allow the applicant to increase the amount of students, to increase the grades and to modify the schedule for the Charter School.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests 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).

- **SUMMARY OF REQUESTS:**

  The applicant is seeking to modify conditions of a previously approved Resolution (No. Z-24-05) and to modify a Declaration of Restrictions in order to increase the amount of students, grades levels, and the arrival and dismissal times of a previously approved charter school.

- **LOCATION:** 11575 S.W. 243 Street, Miami-Dade County, Florida.

- **SIZE:** 2.5 acres

- **IMPACT:**

  The approval of the application would allow the charter school to serve additional students in the community. It could also negatively impact the traffic circulation and bring additional noise into the surrounding community.

B. ZONING HEARINGS HISTORY:

In October 2002, Community Zoning Appeals Board-15 (CZAB 15) granted a rezoning of the subject property from AU, Agricultural District, to EU-1, One Acre Estate Single-Family Residential District, and PAD, Planned Area Development District, pursuant to Resolution CZAB15-22-02. The Board accepted a Planned Area Development Agreement that was proffered by the applicant that limited the development of the site to plans that were

submitted for said hearing for a residential development consisting of 267 dwelling units. Among other things, the aforementioned agreement made assurance to the County that the owner of the property would set aside a 2.5-acre site for the development of a K-5 charter school by the beginning of the school year following the issuance of a certificate of occupancy for the 166th dwelling units. In January 2003, the above resolution was appealed. The Board of County Commissioners, however, upheld the decision of CZAB 15 and denied the appeal. In November 2005, pursuant to Resolution No. Z-24-05, the Board of County Commissioners granted a special exception to permit a charter school with among other things a total of 455 students and staggered arrival and dismissal times.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being approximately 2 miles east of and within the Urban Development Boundary for **Low Density Residential.** The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

2. **Residential Communities**
   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.

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. **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 enrolment in Miami-Dade County's public schools does not exceed 145% of enhanced program capacity. Additionally, by 2005 the countywide enrolment should not exceed 125% enhanced program capacity, and by 2015 does not exceed 100%. 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 as a basis for denial of development orders.

5. **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. **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 at optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

7. **Institutional and Public Facility**
   Neighborhood- or community-serving institutional uses, cell towers and utilities including **schools,** libraries, sanitary sewer pumps stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility facilities should generally be guided away from residential areas, however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

8. **LU-4A**.
   When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
PAD; charter school	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: AU and RU1-M(a); single family residences, and vacant parcel	Low Density Residential, 2.5 to 6 dua
SOUTH: PAD; vacant platted lots	Low Density Residential, 2.5 to 6 dua

EAST:	AU and RU1-M(a); single family residences	Low Density Residential, 2.5 to 6 dua
WEST:	PAD; vacant land	Low Density Residential, 2.5 to 6 dua

The subject parcel is located at 11575 SW 243 Street. The area where the subject property lies is known as Palm Glade, which is currently being developed with residential communities consisting of single-family and townhouse residences.

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**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**Acceptable**

*Subject to conditions

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 to 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.

Sec. 33-157. Physical standards. All charter school facilities shall meet the minimum requirements included herein.

(a) Outdoor areas. Outdoor recreation/play areas are not required. Where same are provided the outdoor recreation/play area shall, wherever possible, be located so that the recreation/play area is not immediately adjacent to single family residences or section line roads, nor create incompatible impacts on other immediately adjacent properties. Adequate screening in the form of a wall, fence and/or landscaping shall be provided wherever the outdoor/play area abuts a property under different ownership.

(b) Signs. Signs shall comply with district regulations as contained in Chapter 33 of the Miami-Dade County Code; provided, however, that the total square footage of all freestanding signs in any residential district shall not exceed six (6) square feet in size.

(c) Auto stacking. Stacking space, defined as that space in which pickup and delivery of children can take place, may be provided in the form of specified parking stalls and/or areas clear of vehicular drive aisles. Stacking space shall be provided for a minimum of two (2) automobiles for charter schools with twenty (20) to forty (40) children; schools with forty-one (41) to sixty (60) children shall provide four (4) spaces; thereafter there shall be provided a space sufficient to stack five (5) automobiles.

(d) Parking requirements. Parking requirements shall be as provided in section 33-124(1) of the Zoning Code.

(e) Height. The structure height shall not exceed the height permitted for that site by the existing underlying zoning district.

(f) Trees. Landscaping and trees shall be provided in accordance with Chapter 18A of this code.

(g) Charter school facilities as described herein shall be prohibited from operating on property abutting or containing a water body such as a pond, lake, canal, irrigation well, river, bay, or the ocean unless a safety barrier is provided which totally encloses or affords complete separation from such water hazards. Swimming pools and permanent wading pools in excess of eighteen (18) inches in depth shall be totally enclosed and separated from the balance of the property so as to prevent unrestricted admittance. All such barriers shall be a minimum of forty-eight (48) inches in height and shall comply with the following standards.

(1) Gates shall be of the spring back type so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the area is without adult supervision.

(2) All safety barriers shall be constructed in accordance with the standards established in section 33-12, except that screen enclosures shall not constitute a safety barrier for these purposes.

(h) Lot coverage and floor area ratio. The charter school facility shall not exceed the lot coverage and floor area ratio allowed by the underlying zoning district.

(i) Building setbacks. The charter school facility shall comply with the setbacks established in sections 33-17 and 33-18 (a) and (b) of the Zoning Code for buildings of public assemblage.

Sec. 33-159. Plan review standards

(a) Scale. The scale of proposed public charter school facilities shall be compatible with the scale of surrounding proposed or existing uses and shall be made compatible by the use of buffering elements.

(b) Compatibility. The design of public charter school facilities shall be compatible with the design, kind and intensity of uses and scale of the surrounding area.

(c) Buffers. Buffering elements shall be utilized for visual screening and substantial reduction of noise levels at all property lines where necessary.

(d) Landscape. Landscape shall be preserved in its natural state insofar as is practicable by minimizing the removal of trees or the alteration of favorable characteristics of the site. Landscaping and trees shall be provided in accordance with Chapter 18A of this code.

(e) Circulation. Pedestrian and auto circulation shall be separated insofar as is practicable, and all circulation systems shall adequately serve the needs of the facility and be compatible and functional with circulation systems outside the facility.

(f) Noise. Effective measures shall be provided to keep noise at acceptable levels.

(g) Service areas. Wherever service areas are provided, they shall be screened and so located as to be compatible with the adjacent properties.

(h) Parking areas. Parking areas shall be screened and so located as to be compatible with the adjacent properties.

(i) Operating time. The operational hours of a public charter school facility shall be compatible with the activities of other adjacent properties.

(j) Industrial and commercial. Where schools are proposed in or adjacent to, industrial or commercial areas, it shall be clearly demonstrated in graphic form and otherwise, how the impact on the commercial or industrial area has been minimized through site design techniques and/or operational modifications.

(k) Fences and walls. Outdoor recreation and/or play areas shall be enclosed with fences and/or walls.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Water and Sewer	**No objection**
Aviation	**No objection**

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The applicant, Summerville Charter School, Inc., is requesting modifications of four conditions of a previously approved Resolution (No. Z-24-05) (request #1) and of three paragraphs of a previously recorded Declaration of Restrictions (request #2). These requests will allow the applicant to submit revised plans, increase the maximum number of students from 455 to 550 students, increase the grade levels from kindergarten through fifth grade to kindergarten through eighth grade, and to modify the arrival and dismissal times for the students at the charter school. The 2.5-acre subject parcel is located at 11575 S.W. 243 Street in an area known as Palm Glade, which is currently being developed with residential communities consisting of single-family and townhouse residences. The applicant has submitted a site plan that reflects the changes.

The Department of Environmental Resources Management (**DERM**) **has no objections** to this application and has indicated that it meets the minimum requirements as set forth in Chapter 24 of the Code of Miami-Dade County. The applicant will have to comply with all applicable conditions indicated in their memorandum. The **Aviation Department has no objections** to this application and indicates that the applicant is required to coordinate with the Homestead Air Reserve Base to ensure conformity with Article XXXV Homestead Air Reserve Base Zoning Code (Code of Miami-Dade County Section 33-292-33-301). The Miami-Dade Fire and Rescue Department **(MDFR) does not object** to this application and indicates in their memorandum that this development is expected to generate approximately 8 fire and rescue calls annually. Further, the average travel time to the vicinity of the proposed development is **6.94 minutes** which complies with the performance objective of national industry. The **Public Works Department does not object** to this

application. However, their memorandum indicates that the applicant must comply with various site plan, traffic impact and standard conditions as set forth in their memorandum. The conditions they have requested include, but are not limited to, that the specific beginning and ending of classes per shift including grade levels, and number of students must be provided in a covenant for the facility and public sidewalks are required to extend across all school driveways around the site and all pedestrian crosswalks around the school must have zebra pavement markings. Additionally, Miami-Dade Transit **(MDT,** Miami-Dade Water and Sewer **(WASD)** and Miami-Dade Park and Recreation **(MDPR) do not object** to this application.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Low Density Residential** use. The residential densities allowed in this category range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero-lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded. 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. Further, the CDMP provides that neighborhood or community-serving institutional uses and utilities including **schools** and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories. In staff's opinion, the location of the building provides ample open space and landscaping to buffer it from the developing residential community and mitigate any aural impact generated by the additional students. The additional student population will not detrimentally impact the surrounding residential neighborhood, as the building can properly accommodate the number of students requested. Additionally, the existing school adjoins streets that, in staff's opinion, further help to buffer said school from surrounding uses as well. Additionally, the scale and height of the building is compatible with the existing adjoining residential neighborhood and developing residential neighborhoods found nearby. As such, staff is of the opinion that the requested modifications are **compatible** with the surrounding community and is **consistent** with the Low-Density Residential LUP map designation of the CDMP.

The Educational Element Goal of the CDMP is geared to 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. The CDMP's Educational Element Policy **EDU-1** works toward 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. Similarly, the CDMP's Educational Element Policy **EDU-1C** states that the County shall 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. Educational Element Policy **EDU-1D** states that Miami-Dade County shall cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students which operate at optimum capacity. Operational alternatives may be developed and implemented, where appropriate, which mitigate the

impacts of overcrowding while maintaining the instructional integrity of the educational program. Furthermore, the Miami-Dade Public Schools Charter School Facilities Information Report indicates that the school is currently operating pursuant to its current contract cap and zoning approval. Staff is of the opinion that the expansion to the previously approved charter school use on this site will serve a need for the community by helping to accommodate some of the student population generated by the approved residential development that surrounds said use. As such, the proposed expansion to the facility is deemed to be **consistent** with the aforementioned EDU policies of the CDMP.

When analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the modification of Conditions #2, #11, #12 and #14 (request #1) and modification of Paragraphs #1, #2 and #3 of a Declaration of Restrictions that restricted the development of the school site to 455 students, grades kindergarten through fifth grades, and specified certain arrival and dismissal times, are supported by staff. Staff is of the opinion that the increase in the number of students from 455 to a maximum of 550 will benefit this developing community. The subject 2.5-acre parcel is located at 11575 SW 243 Street. The site is improved with a 37,534 sq. ft., two-story charter school with adapted Mediterranean architectural elements. The existing school is located at the southeastern portion of the site. The surrounding area is made up of single-family residences and vacant parcels to the north, south and west. A metal fence with gates surrounds the entire property. Entrance onto the site for the drop-off and pick-up of students is accessed from SW 243 Street or SW 242 Street. Egress from the site is located at the southeast portion of the site onto SW 243 Street. Entrances into the building are provided at both east and south ends of the building. The modular structures that were part of Phase I of the charter facility have been removed from the site and students and facility are currently housed in the existing permanent building. Forty-three (43) parking spaces for staff, parents and guests are provided at the eastern portion of the property and a 2,600 sq. ft. primary recreation area and a 43,234 sq. ft. open field is located at the center of the site. The submitted plans indicate abundant landscaping in the forms of native and non-native trees and shrubs planted along the perimeter of the site. The landscaping on the site will help lessen the noise impact that the increase in the number of students will generate and will provide additional privacy to the surrounding properties. The overall height of the school building is 31'8". The existing school building's height of 31'8" is compatible with, and not out of character with the maximum heights allowed in the surrounding area. Staff opines that the application is consistent with **Policy LU-4A** since the modifications will not negatively impact the surrounding area and the various departments do not object to the application. Furthermore, the school is already in operation and has complied with all the conditions imposed by the previous declaration except as modified herein. As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7).

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 properly analyze the requests

#1 and #2 under said Standards and, as such, staff recommends denial without prejudice under Section 33-311(A)(17).

Based on all the aforementioned, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

I. RECOMMENDATION:

Approval with conditions of requests #1 and #2 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of requests #1 and #2 under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing),

J. CONDITIONS:

1. That all the conditions of Resolution No. Z-24-05 remain in full force and effect except as herein modified.

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

3. That the applicant comply with all 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 INSPECTED: 3/26/08
DATE TYPED: 5/01/08
DATE REVISED: 5/02/08, 5/05/08, 5/09/08, 5/12/08, 5/13/08
DATE FINALIZED: 5/16/08
SB:MTF:LVT:NN:CI

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

Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

July 9, 2008

Miami-Dade County School Board
Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Renier Diaz de la Portilla
Evelyn Langlieb Greer
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Mr. Marc C. LaFerrier, Director
Department of Planning and Zoning
Miami-Dade County
111 NW 1 Street, 11th Floor, Suite 1110
Miami, FL 33128

RE: 08-038, Summerville Charter School, Inc.

Dear Mr. LaFerrier:

In response to your Department's request seeking information regarding traditional public and charter schools in the general area of the above-referenced charter school applications, please see the attached Public School Projected Capacity Analysis (Attachment A) and Maps (Attachment B) depicting both traditional and charter school locations.

As you will note under Attachment A, Coconut Palm K-8 and Miami Southridge Senior High School are currently designated as the schools to serve the area of this application. In addition, the analysis provides capacity information for traditional public schools in the surrounding area, depicting an overall surplus of student stations at the elementary, middle and senior high levels of 1,749, 1,366 and 1,272 respectively. Attachment B provides the locations of the traditional public and charter schools in the general area, including existing and proposed charter schools.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Ivan M. Rodriguez, R.A.
Director II

CSE:cse
L-012
Attachments

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian G. Villaamil
Ms. Corina Esquijarosa
Ms. Maria-Teresa Fojo
Mr. Nick Nitti

Facilities Planning
Ana Rijo-Conde, AICP, Planning Officer • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

PUBLIC SCHOOL PROJECTED ANALYSIS
July 8, 2008

APPLICATIONS: 07-038, Summerville Charter School, Inc.

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Coconut Palm K-8 – 24400 SW 124 Avenue

MIDDLE: Coconut Palm K-8 – 24400 SW 124 Avenue

SENIOR: Homestead Senior High – 2305 SE 12 Avenue

All schools are located in South Regional Center.

The following student population and available facility capacity data is based on student enrollment projections for the 2008-2009 school year as of June 2008:

Elementary Schools

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
Coconut Palm K-8 Academy	821	1,478	55%	0	55%	283*
Goulds Elementary	633	802	79%	0	79%	169
Mandarin Lakes K-8	901	1,478	61%	0	61%	201
Caribbean Elementary	810	965	61%	22	61%	177
Pine Villa Elementary	502	834	60%	120	53%	452
Redland Elementary	905	903	100%	0	100%	-2
William A. Chapman Elemenetary	540	630	86%	108	73%	198
Air Base Elementary**	621	874	71%	18	70%	271
					AVAILABLE STUDENT STATIONS	1,749

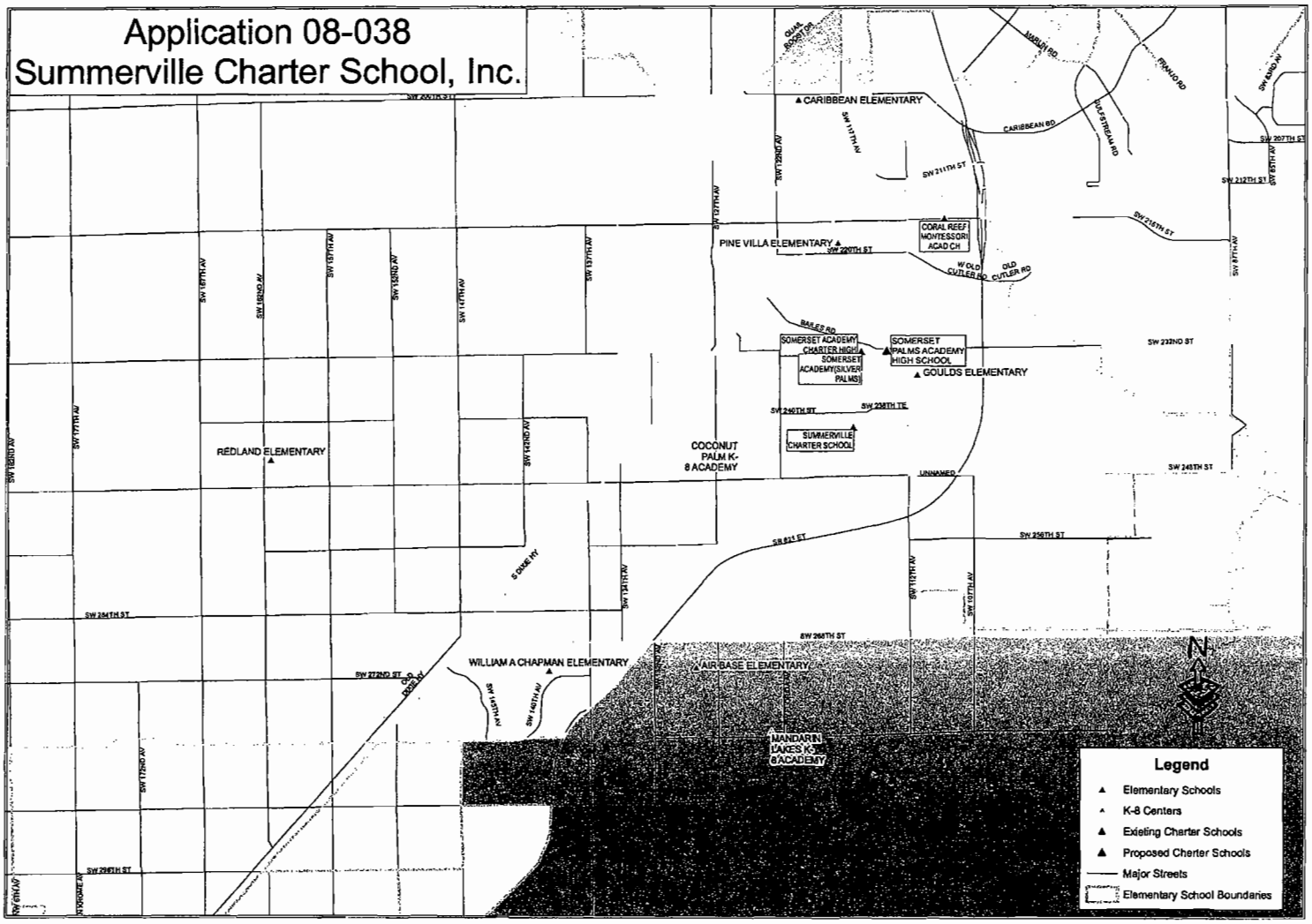
Middle Schools

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
Redland Middle	964	1,230	78%	79	74%	345
Coconut Palm K-8 Academy	821	1,478	56%	0	56%	140*
Mays Community Middle	798	940	85%	99	77%	241
Centennial Middle	957	1,498	64%	0	64%	541
Mandarin Lakes K-8	901	1,478	61%	0	61%	99
					AVAILABLE STUDENT STATIONS	1,366

SeniorHigh Schools

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	DEFICIT OR SURPLUS CAPACITY
Homestead Senior High	2,331	2,977	78%	190	74%	836
Southridge Senior High	3,131	2,662	118%	190	110%	-279
South Dade Senior High	2,885	3,600	80%	0	80%	715
					AVAILABLE STUDENT STATIONS	1,272

*Coconut Palm K-8 and Mandarin Lakes K-8 open Grades K-6 only. Grades 7 and 8 open second and third year.
**Air Base Elementary is a Magnet School (School of Choice).


Application 08-038
Summerville Charter School, Inc.
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SOMERSET ACADEMY(SILVER PALMS)
SOMERSET PALMS ACADEMY HIGH SCHOOL
GOULDS ELEMENTARY
SUMMERVILLE CHARTER SCHOOL
REDLAND ELEMENTARY
COCONUT PALM K-8 ACADEMY
WILLIAM A CHAPMAN ELEMENTARY
AIR BASE ELEMENTARY
MANDARIN LAKES K-8 ACADEMY
CARIBBEAN RD
OLD CUTLER RD
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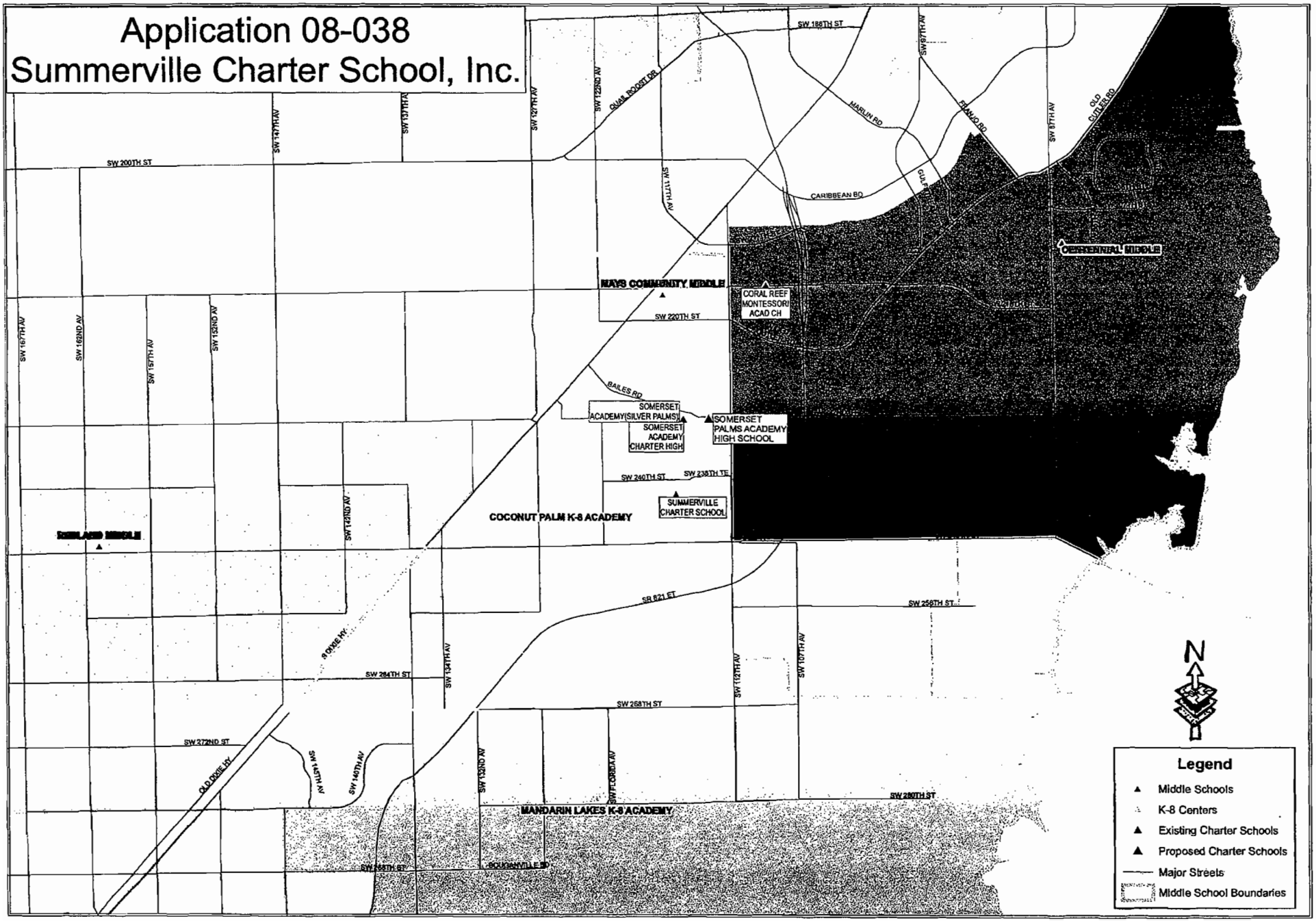
Major Streets
Elementary School Boundaries

Application 08-038
Summerville Charter School, Inc.



Application 08-038
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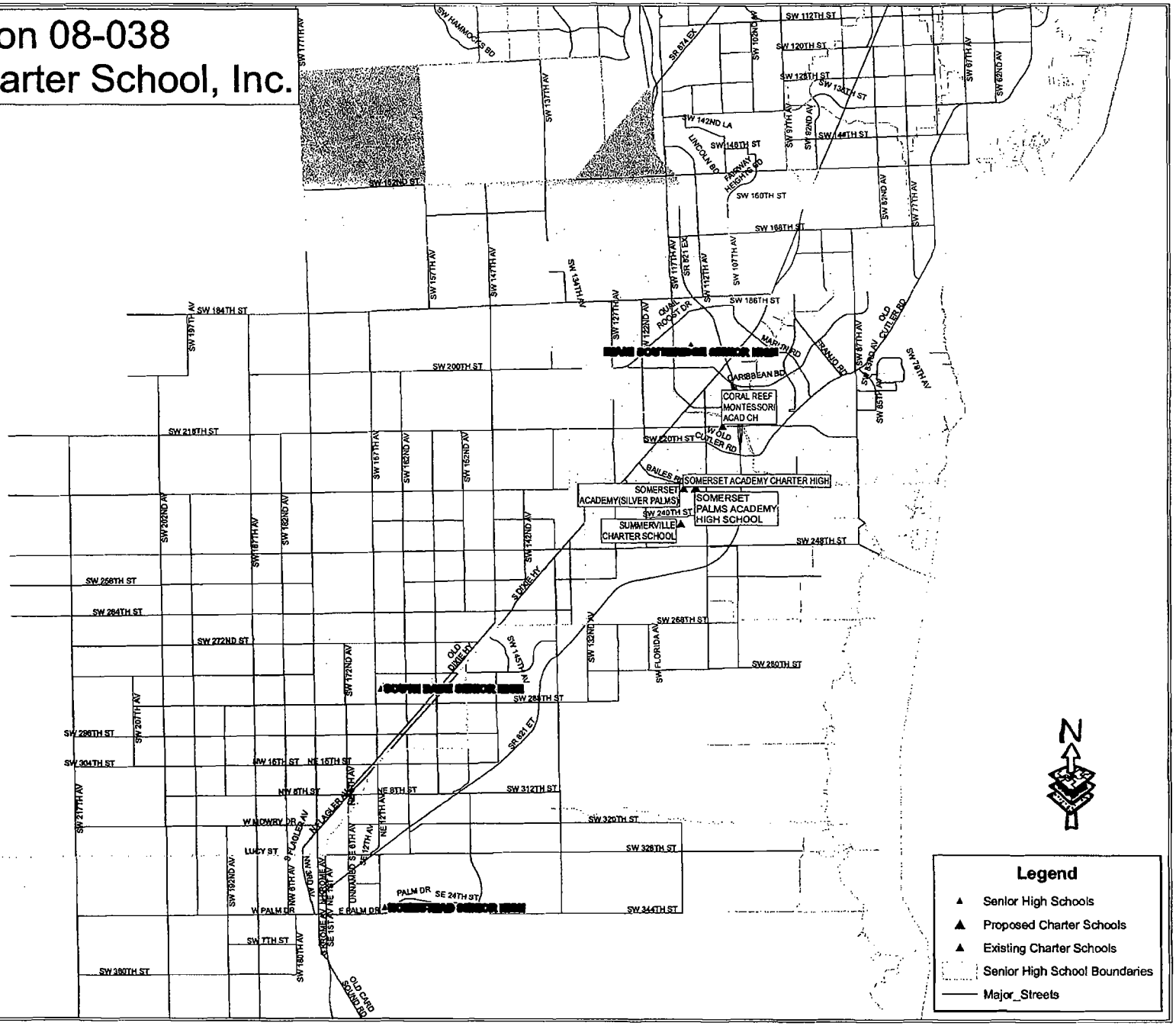

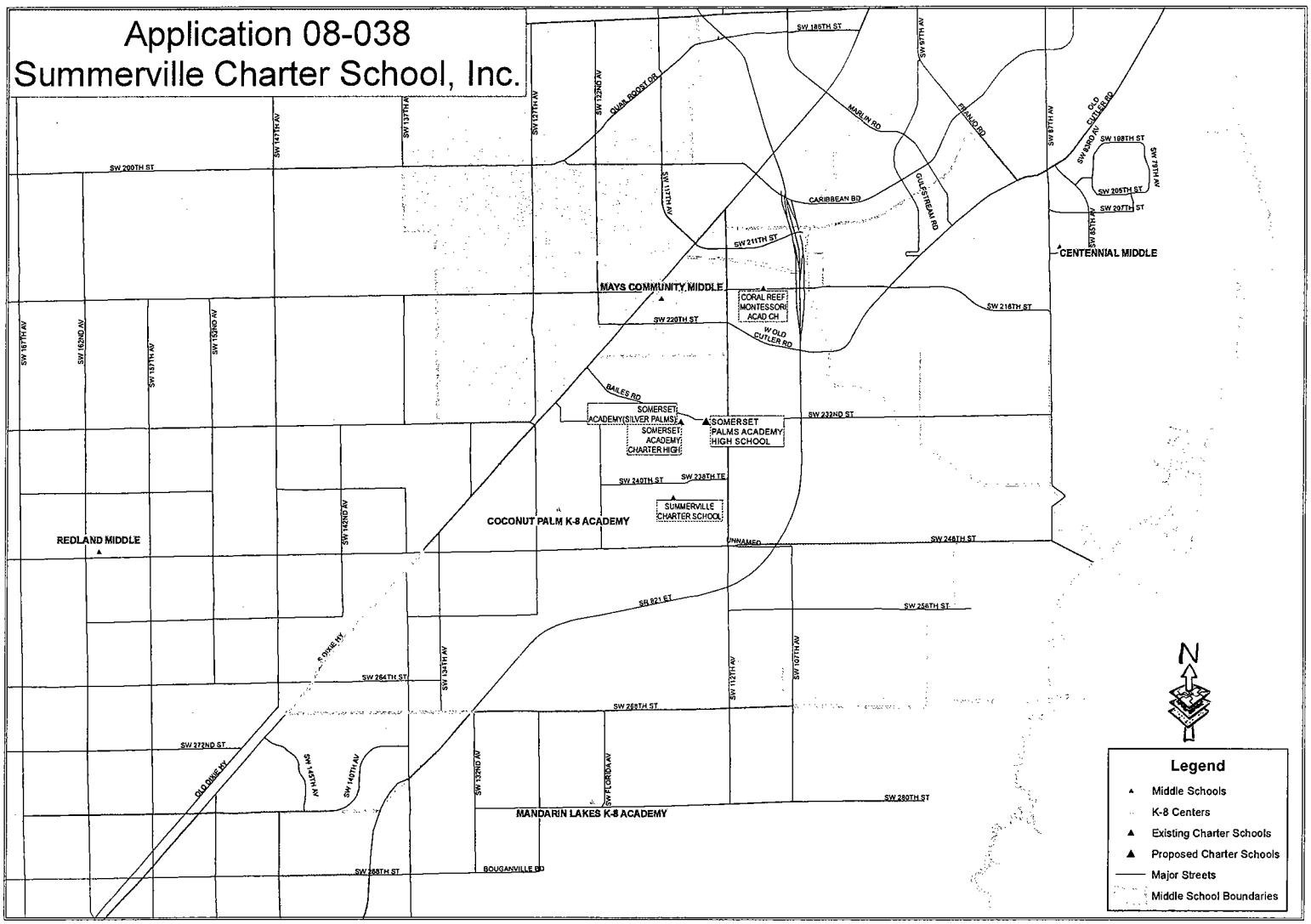
Application 08-038
Summerville Charter School, Inc.
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SW 102ND AV
SW 97TH AV
SW 87TH AV
SW 82ND AV
SW 77TH AV
SW 72ND AV
SW 67TH AV
SW 162ND AV
SW 157TH AV
SW 152ND AV
SW 142ND AV
SW 145TH AV
SW 140TH AV
SW 132ND AV
SW FLORIDA AV
SW 185TH ST
QUAIL ROOST DR
MARLIN RD
FRANJO RD
OLD CUTLER RD
SW 198TH ST
SW 205TH ST
SW 207TH ST
CARIBBEAN BD
GULFSTREAM RD
SW 211TH ST
CENTENNIAL MIDDLE
MAYS COMMUNITY MIDDLE
CORAL REEF MONTESSORI ACAD CH
SW 216TH ST
SW 220TH ST
W OLD CUTLER RD
BAILES RD
SOMERSET ACADEMY(SILVER PALMS)
SOMERSET ACADEMY CHARTER HIGH
SOMERSET PALMS ACADEMY HIGH SCHOOL
SW 232ND ST
SW 240TH ST
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COCONUT PALM K-8 ACADEMY
REDLAND MIDDLE
UNNAMED
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MANDARIN LAKES K-8 ACADEMY
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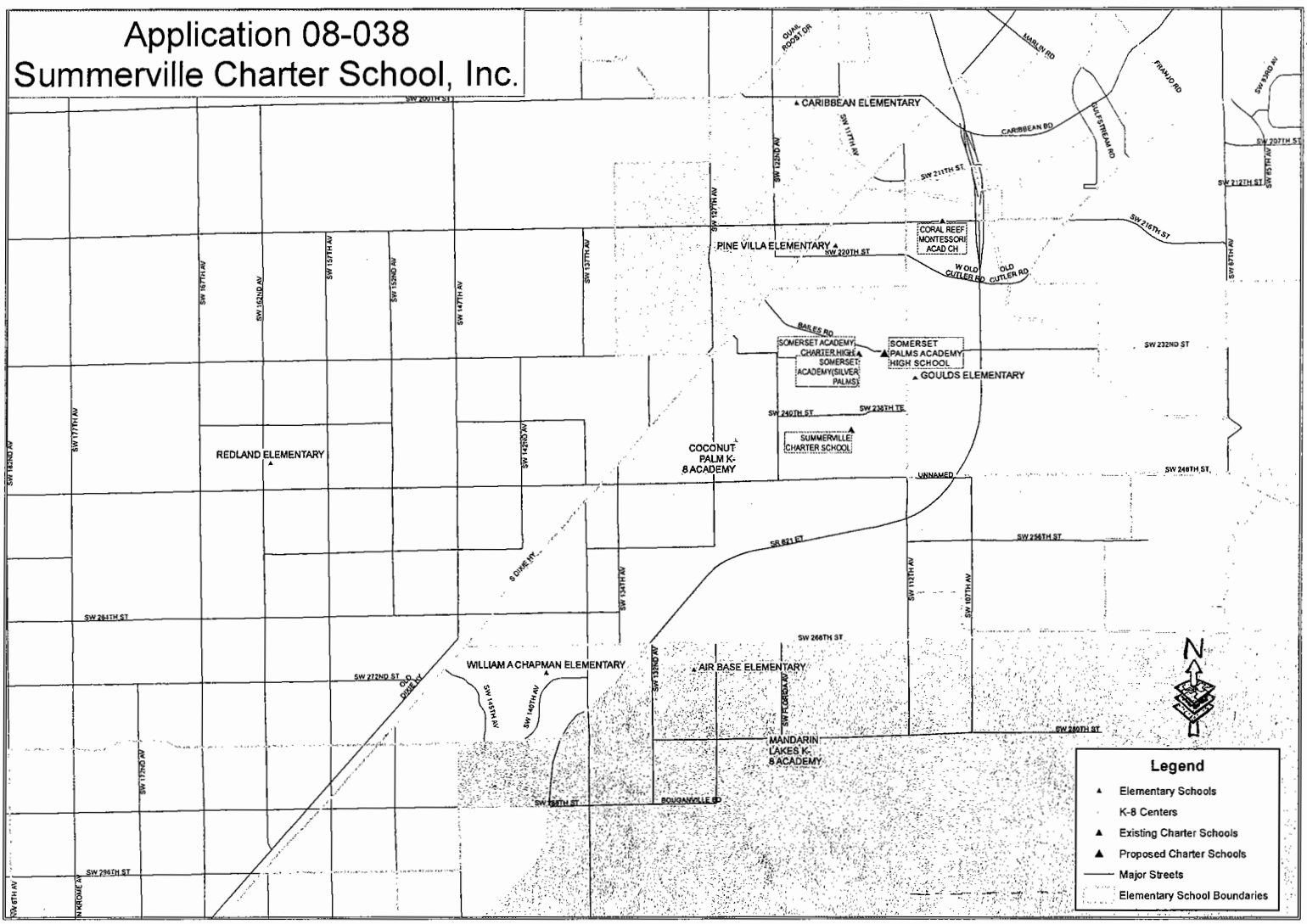
Middle Schools
K-8 Centers
Existing Charter Schools
Proposed Charter Schools
Major Streets
Middle School Boundaries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REDLAND ELEMENTARY
COCONUT PALM K-8 ACADEMY
WILLIAM A CHAPMAN ELEMENTARY
AIR BASE ELEMENTARY
MANDARIN LAKES K-8 ACADEMY
SW 200TH ST
SW 220TH ST
SW 216TH ST
SW 212TH ST
SW 211TH ST
SW 232ND ST
SW 240TH ST
SW 236TH TE
SW 246TH ST
SW 256TH ST
SW 264TH ST
SW 266TH ST
SW 272ND ST
SW 280TH ST
SW 288TH ST
SW 296TH ST
SR 821 ST
CARIBBEAN BD
BAILES RD
OLD CUTLER RD
W OLD CUTLER RD
BOUGAINVILLE RD
UNNAMED
Legend
Elementary Schools
K-8 Centers
Existing Charter Schools
Proposed Charter Schools
Major Streets
Elementary School Boundaries

Memorandum

MIAMI-DADE COUNTY

Date: May 8, 2008

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

From: Jeff Cohen, P.E., Assistant Chief
Traffic Engineering Division
Public Works Department

Subject: Recommendations for Summerville Advantage Academy Charter School
Process No.: Z2008000038

This project is acceptable subject to the following list of requirements, recommendations and comments on the Site Plans, undated (but received by the P&Z Dept. March 24, 2008), and the Traffic Impact Study, dated Revised April 25, 2008, (but revised since then) and received May 8, 2008, (today), for the facility located at SW 243rd St. and SW 116th Ct.:

Site Specific Comments:

- Site Plan Review

    1. Previously required signing and striping, and curbing need to be revised and corrected due to prior improper installations. These must be completed prior to the beginning of the 2008/2009 school year. Paving and Drainage, Sign, and Striping Plans are required for this purpose to be provided for review and approval.
    2. Post "No Outlet" signs for northbound and eastbound traffic at the SE corner of the intersection of SW 242nd St. and SW 116th Ct., and for northbound traffic at the NE corner of SW 243rd St. and SW 116th Ct., since SW 242nd St. is an eastbound one-way one-lane street from SW 117th Ave. that terminates at the Summerville School north entrance.
    3. The site plans must properly show existing and proposed paving, sidewalks, swale areas, pavement markings, signs, etc. around the site including dimensions where applicable.
    4. School Speed Zone posted time intervals must be modified as required by the new proposed staggered arrival and dismissal shifts. These times must be shown on the site plans, as well as, the P&D Plans when submitted, and completed prior to the beginning of the 2008/2009 school year. In addition, our Traffic Signals and Signs Division must be notified of the new times so that they may modify the school flashing signal operations.
    5. Plans must clearly indicate which stalls are for staff and which are for visitor including quantity for each.
    6. Maintain pedestrian Safe Sight Distance Triangles at all Summerville driveways.
    7. No fence gate or other structures may protrude into or over the public ROW. In particular, staff noted on a field inspection that the fence gate from the parking lot on SW 243rd St. was swung into the public ROW.

- Traffic Impact Review

    1. Due to site distance considerations, the on-street parking along SW 243rd St. can only accommodate 2 vehicles; however, the net overall available space is still sufficient to accommodate the projected PM vehicle accumulation for each proposed shift.

2. Staggered shifts must be separated by a minimum 30 minutes for arrival and dismissal times to clear traffic between shifts.
3. The specific times for beginning and ending of classes per shift including grade levels, and number of students (see Table 11 of the Traffic Impact Study and item 4 above) must be provided in a covenant for this facility. Included in this covenant must be an agreement that the school administration will take corrective measures if conditions change in the future where passenger vehicles are stacked or parking in the public ROW.

Standard Comments:

- Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps 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 ft 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 this Department. Also, any relocation or removal of trees must be approved by DERM. 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 record, 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, MDPWD 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.

- The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please contact me at (305) 375-2030.

cc: Esther Calas, P.E., Director
Muhammed M. Hasan, P.E., Chief, Traffic Engineering Division
Robert Williams, P.E., Head, Traffic Control Center, Traffic Signals and Signs Division
Raul A. Pino, P.L.S., Chief, Land Development Division
David Cardenas, Chief, Right of Way and Aesthetic Assets Management Division

Harvey L. Bernstein, Educational Facilities Administrator, Traffic Engineering Division
Armando Hernandez, Concurrency Coordinator, Traffic Engineering Division

Memorandum

MIAMI-DADE COUNTY

Date: March 28, 2008

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

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

Subject: DIC # 08-038 Summerville Charter School
24325 SW 117 Avenue, Miami-Dade County, FL

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately **8** fire and rescue calls annually.

(B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

Based on data retrieved during calendar year 2007, the average travel time to the vicinity of the proposed development was **6.94** 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.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
5	13150 SW 238 Street	Rescue, BLS Engine	7
34	10850 SW 211 Street	Rescue, 50' BLS Squrt	7
52	12105 Quail Roost Drive	Rescue, ALS Tanker	7
55	21501 SW 87 Avenue	ALS Engine	4

SITE PLAN REVIEW:

(A) Fire Engineering & Water Supply Bureau has reviewed and approved the plans entitled 'Summerville Charter School,' as prepared by Juan A. Rodriguez, R.A., dated stamp received March 5, 2008.

(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 Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

If you need additional information, please contact the Planning Section at 786-331-4540.

Memorandum

MIAMI-DADE COUNTY

Date: April 3, 2008

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

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

Subject: DIC No. Z2008000038
Summerville Charter School, Inc.
24325 S.W. 117th Avenue
Modification of Resolution Z-24-05 to Increase the Number of Students
(PAD) (2.5 Acres)
19-56-40

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 Miami-Dade County Water & Sewer Department (MDWASD). The closest public water is an 8-inch water main abutting the subject property. 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 8,250 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for this water main is MDWASD's Alexander Orr 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 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.

Wastewater Disposal

The property is located within the franchised sewer service area of the MDWASD. The closest public sanitary sewer is a 10-inch gravity main abutting the subject property along S.W. 243rd Street.

Downstream flow is directed to Pump Station 30-1107 and then to the South District Treatment Plant, which has adequate capacity to meet projected demands from this project. Connection of the proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

Existing 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 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

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 platting and/or site development, or Miami-Dade Public Works Department approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section 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 LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at 305-372-6700.

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.

Wetlands
The subject property does not contain jurisdictional wetlands, as defined by 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.

Tree Preservation
An After-the-Fact Specimen Tree Removal Permit 2005-759 was issued for this property to Summerville Development, Inc., on July 26, 2005, renewed on February 15, 2007, and is scheduled to expire July 11, 2008. 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 After-the-Fact Specimen Tree Removal Permit 2005-759 shall be required prior to the removal or relocation of any other tree on the subject property. The applicant is advised to contact the DERM Tree Program at (305) 372-6574 for further information.

Enforcement History
DERM has found the following enforcement records for the subject property:

Summerville Development, Inc. (TREE-309):
On July 11, 2005, DERM executed a Consent Agreement for the subject site for a tree permit violation. On August 1, 2005, DERM received payment in full for settlement costs as required by the Consent Agreement and the case was closed due to compliance.

Summerville Charter School (ASB-77):
On September 27, 2006, DERM issued a Notice of Violation (NOV) for failure to submit an asbestos notification and for not providing thorough inspection. On October 15, 2007, the penalty was paid and the case was closed due to compliance.

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.

Memorandum

MIAMI-DADE COUNTY

Date: April 9, 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. 08-038 (Summerville Charter School, Inc.)

Project Description

The applicant is seeking to revise the application to include a special exception to permit the expansion of the school's student population, to increase the permitted grade levels and to modify the arrival and dismissal times for the students of the charter school. The subject property is ±2.5 acres and is located at 24325 SW 117th Avenue in Miami-Dade County, Florida.

Current Transit Service

There is no direct transit service within the immediate vicinity of the proposed site. The closest transit service is provided by Metrobus Route 70 along SW 112th Avenue which is approximately one half mile from the application site. The service headways for the Route 70 (in minutes) are as follows:

Route	Peak	Off-Peak	Evening	Overnight	Sat	Sun
70	30	30	60	n/a	60	60

Future Transportation/Transit Improvements

The 2008 Transportation Improvement Program (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.

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 70: Improve peak headway from 30 to 15 minutes.
Improve weekend headway from 60 to 30 minutes.
Realign along South Miami-Dade Busway extension.

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: April 11, 2008

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

From: Sunil Harman, Director, Aviation Planning, Land-Use & Grants
Aviation Department

Subject: DIC Application #08-038
Summerville Charter School, Inc.

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #08-038 for Summerville Charter School, Inc. The applicant is requesting a modification of a previous Resolution in order to modify the approved site plan and to increase the number of students on the property from 455 to 550 in grades K through 5. The subject property is approximately 2.5 acres and is located at 24325 SW 117 Avenue in Miami-Dade County, Florida.

MDAD has determined that the application is compatible with operations from Homestead General Aviation Airport. Please note that since school is located in proximity to Homestead Air Reserve Base, the applicant is required to coordinate with the Base to ensure conformity with Article XXXV Homestead Air Reserve Base Zoning (Code of Miami-Dade County §§33-292--33-301). Please be advised that MDAD does not have jurisdiction over Homestead Air Reserve Base. The contact at the Base is Major Tim Arnett, 305-224-7306, tim.arnett@homestead.af.mil.

SH/rb

C: Max Fajardo, E.I., Deputy Aviation Director
John Cosper, P.E., Deputy Aviation Director – CIP
José Ramos, R.A., Chief, Aviation Planning
File DIC

Memorandum

MIAMI-DADE COUNTY

Date: March 13, 2008

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

From for Maria T. Capote
Phillip Torres, P.E.
Miami-Dade Water and Sewer Department
Manager, Plans Review Section

Subject: DIC

The Miami-Dade Water and Sewer Department comments and recommendations are as follows:

1. **Project:** Summerville Charter School, Inc. (08-038)
   Location: 24325 SW 117 Ave.

WATER:

Connect to any of the existing eight (8)-in W.M.(s) in S.W. 242 St., SW 243 St. and/or SW 116 Ct. Any W.M. extension within the property shall be eight (8)-in. min. in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C.(s)

Please refer to water conservation requirements attached.

SEWER:

Connect to any of the existing and/or proposed eight (8)-in gravity sewers in SW 243 St. and/or SW 242 St. respectively. If Unity of title does not apply, then any gravity sewer within the property shall be public and eight (8)-in minimum in diameter.

GENERAL NOTES:

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12)-in. min. in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-in. min. in diameter required for low and medium density residential zonings. Please note that the aforementioned zonings are Miami-Dade County or equivalent, based on total amount of units per acre.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27th, 1993, the First Amendment to Settlement Agreement between DEP and County dated December 21st, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and

the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

Should you have any questions, please do not hesitate to call me at 786-268-5214.

Cc: Jorge S. Rodriguez, Assistant Director

WATER CONSERVATION

Miami-Dade County is currently developing recommendations for new development that would achieve higher water use savings than currently required by code.

The following is a list of water saving practices to be used as a guide to achieve additional water savings above current code requirements. These recommendations are targeted at new commercial and institutional construction projects and are based on the following principles:

- Use waterless technologies where available
- Maximize use of on-site sources of water
- Choose equipment that is water and energy efficient
- Install automatic shot offs, solenoids and controllers to turn water off when not in use
- Install flow restrictors when possible
- Eliminate once-through cooling

Plumbing Fixtures and Practices

Toilets and Urinals

- Ensure all water closets use no more than 1.3 gallons per flush, high efficiency toilets (HETs) can achieve 20 to 25% water use savings.
- Use toilets included the Uniform North American Requirements (UNAR) certified list.
- Consider waterless urinals

Faucets

- Install hand washing faucets or aerators that use no more than 1.0 gallons per minute
- Install sensor controls on hand washing faucets in public restrooms
- Install showerheads that use no more than 1.5 gallons per minute

Plumbing Design

- Use tankless water heating or other devices that reduce water wasted waiting for the water to get hot where possible
- Post prominent signs in all restrooms and other water using areas listing telephone numbers to promptly report leaks and other plumbing problems.

Metering and Sub-Metering

- Install a separate meter and keep monthly records of all major water-using function such as cooling towers and individual buildings.

Heating Ventilation and Air Conditioning Equipment

Cooling Towers

- Eliminate all once-through cooling
- On cooling towers, install both makeup and blowdown meters
- Equip cooling towers with overflow sensors on the overflow pipes to alert the operator to problems that can waste thousands of gallons daily
- All cooling towers should achieve at least (5.0) cycles of concentration

Boilers

- Equip boilers with makeup meters and conductivity controllers for blowdown control
- Reuse or return steam condensate to the boiler wherever possible
- Install makeup meters on all recirculating closed water loops used for heating and cooling systems so that leaks in the recirculating systems can be easily detected.

Food Service

Equipment Selection

- Eliminate all water cooled equipment using once-through cooling
- All water-cooled equipment should be eliminated unless it uses chilled water or cooling tower loop. This includes ice makers, refrigeration equipment, and ice cream machines.

Dishwashing Equipment

- Dishwashers should use less than 1.2 gallons per rack for fill-and-dump machines and less than 0.9 gallons per rack for all other types of machines. For under the counter machines, water use should not exceed 1.0 gallons per rack for high-temperature machines and 1.7 gallons per rack for low-temperature machines and 1.7 gallons per rack for low temperature machines.
- Pre-rinse spray valves that use 1.6 gallons per minute and have a shot off valve

Food Preparation

- Use connectionless steamers. They do not need either a water supply or a wastewater drain.
- Select ice machines that use no more than 20 gallons per hundred pounds of ice made.

Efficient Landscape Irrigation

Water can be conserved through the use of a properly designed and managed landscape irrigation systems, and choice of plant material.

Irrigation controllers

- Moisture sensing shut-off switch equipment for automatic irrigation systems to avoid irrigation during periods of sufficient soil moisture. Said equipment shall consist of an automatic mechanical or electronic sensing devise or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

Irrigation equipment and design

- Use drip irrigation or microsprinklers for planning beds (once plants are established, irrigation is not usually needed)
- Irrigated areas shall not be less than 4 feet wide, except when next to contiguous property or using micro or drip irrigation.
- Create hydrozoned areas, with beds and turf watered separately (plant beds may not need irrigation after plants are established)
- Design systems to maintain manufacturer-recommended pressure to prevent misting and unnecessary pipe wear

Soil

- Terrace any area that exceeds a 3.1 slope
- Do not add soil on top of tree roots

Mulch

- Use organic, preferably locally derived mulch, such as pine bark, dyed landscape mulch, or enviromulch. Avoid cypress mulch which encourages deforestation of natural areas.
- Limit use of rock mulch due to increased heat and reflection
- Mulch should be 3-4 inches deep over the root zone and several inches away from the base of plants

Plant Selection

- Use low-maintenance (drought tolerant) species. The Extension Service's Florida Yards and Neighborhoods Program list these in a publication for South Florida. http://miami-dade.ifas.ufl.edu/programs/fyn/publications/dtpl.htm
- Plant selection should be based on the plant's adaptability to the existing conditions present at the landscaped area and native plant communities. Select plants that are drought and freeze tolerant.
- For areas with limited soil space such as parking lots, use naturally small stature trees or use palms. Information for small stature trees for restricted spaces, such as narrow swales and limited space residential lots where canopy and roots can become problem can be found at http://miami-dade.ufledu/programs/urbanhort/publications/PDF/Samll%20Trees%20for%20Miami-Dade.pdf
-
- Xeriscape or Florida-friendly landscape principles should be applied. These principles conserve water and protect the environment and include efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance. (Ref. 373.185 F.S.)

Memorandum

MIAMI-DADE COUNTY

Date: March 12, 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 08-038
Summerville Charter School, Inc
Sec 19 Twp 56 Rge 40

Randy Koper

The applicant is requesting a modification of a previous Resolution in order to modify the approved site plan and to increase the number of students on the property from 455 to 550 in grades K through 5. The subject property is approximately 2.5 acres and is located at 24325 SW 117 Avenue 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: Barbara Falsey, Planning and Research Division

CHARTER SCHOOL INFORMATION SHEET

Miami-Dade County Public Schools
Charter School Facilities Information

School Number/ Location Number	Name of School	Address	Grade Levels	SY Open	Municipality	Expiration Dates					Enrollment					Specified Use on CO/CU	Issues/Concerns	Non-Compliance Letters
						Fire Permit	Certificate of Occupancy	Certificate of Use	Occupational License	Health Permit	Contract Cap	CO/CU Cap	Architect's Letter Cap	Other Official Document Cap	Actual Enrollment (PARIS 1/9/2008)			
0300	Rosa Parks Charter School (6-8)	713 West Palm Drive Florida City, FL 33034	6-8	1999	Florida City	1/14/2008		Permanent (Florida City)			600 (K-8)	None	107	N/A	52 (6-8 as per PARI)	Commercial	never been uploaded	to remove vented hood from kitchen area
7030	SIA Tech - Main Campus	12350 SW 285 Street Homestead, FL 33033	9-12	2004	Federal Property	9/9/2008	Exempt	Exempt			800 (both campuses)	N/A	N/A	300	405 (both campuses)	Job Corps Program: Federal Property	U. S. Dept. Of Labor letter on file defining exempt status and enrollment cap	
7030	SIA Tech - North Campus	3050 NW 183 Street Miami Gardens, FL 33056	9-12	2004	Federal Property	4/19/2008	Exempt	Exempt			800 (both campuses)	N/A	N/A	496	405 (as per school)	Job Corps Program: Federal Property	U. S. Dept. Of Labor letter on file defining exempt status and enrollment cap	
0520	Somerset Academy	18491 SW 134 Avenue Miami, FL 33177	K-5	2004	County	8/18/2008	Permanent	9/30/2008			700	700	N/A	N/A	539	Bus. Use: School Other than Listed; Use Specific: Charter School	(Housed with 6004)	3/28/2007
6004	Somerset Academy Middle	18491 SW 134 Avenue Miami, FL 33177	6-8	2004	County	8/18/2008	Permanent	9/30/2008			300	700	N/A	N/A	161	Bus. Use: School Other than Listed; Use Specific: Charter School	(Housed with Loc. 0520)	3/28/2007
7042	Somerset Academy High School	11400 SW 232 Street Miami, FL 33032	9-12	2004	County	10/21/2008	Permanent	9/30/2008			500	800 (07-08) and 1100 (08-09) between both schools	N/A	N/A	32	Charter High School	(Housed with Loc. 0332)	
0332	Somerset Silver Palms (K-8)	11400 SW 232 Street Miami, FL 33032	K-8	2007	County	10/21/2008	Permanent	9/30/2008			1100	800 (07-08) and 1100 (08-09) between both schools	N/A	N/A	733	Bus. Use: School Other than Listed; Use Specific: 1-12 Grade Charter School	(Housed with Loc. 7042)	
6029	Spirit City Academy	285 NW 199 Street Miami Gardens, FL 33169	6-8	2005	City of Miami Gardens	9/11/2008		12/31/2008 (City of Miami Gardens)			350	None	100	N/A	53	Permitted Use: C004		12/1/2006; 10/24/2007
0072	Summerville Charter School	11575 SW 243 Street Miami, FL 33032	K-5	2007	County	8/27/2008	Permanent	9/30/2008			600	455	N/A	N/A	452	Charter School: K-5		10/24/2007
1010	Waterstone	855 Waterstone Way Homestead, FL 33033	K-8	2005	City of Homestead	2/4/2009	Permanent (City of Homestead)	N/A			1150	1150	N/A	N/A	1117	School: Non-Profit		

CHARTER CONTRACT SUMMARY
Hearing #08-038

Summerville Advantage Academy Charter School
SW 117th Avenue and 246th Street
Miami, Florida

- **Sponsor:** Advantage Academy of Miami, Inc.

- **Contract Date:** July 13, 2006.

- **Term:** Five years (1st day of 2007-2008 school year and ending June 30, 2012) If eligible, contract may be renewed up to 15 years.

- **School Concept:** K-8 International Learning Environment

- **Enrollment:** K-8 750 students/contingent on the student capacity as stated on the valid Certificate of Occupancy (CO), Certificate of Use (CU) and Fire Permit issued by Miami-Dade County. Monthly payments shall not be paid for students in excess of the school's enrollment capacity, as defined by the valid CO, CU or Fire Permit, nor in excess of the projected enrollment for the school year

- **Demographics:** School shall strive to achieve a racial/ethnic balance reflective of the community it serves or within the racial/ethnic range of other public schools in the school district

- **Length of School Year:** consistent with school district's year

- **Zoning:** School shall comply with all applicable laws, ordinances, and codes of federal, state, and local governance and obtain all necessary licenses, permits, zoning, use approval, facility certifications and other approvals as required and be responsible for all associated costs

- **Facilities:** School agrees to use facilities that comply with the Florida Building Code. School agrees to give School District the documentation regarding school's property interest (owner or lessee) in the property and facility. If school does not own property, must show proof of a signed lease 30 days before the initial opening day of classes.

- **General Conditions:** Must not be part of an organization holding more than 15 charters statewide

- **Reporting:** Must report annually to School District and adopt and maintain annual operating budget

DATE: 05/22/08
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

SUMMERVILLE CHARTER SCHOOL, INC.	11575 SW 243 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2008000038

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Current case history;
Case 200801003235 was opened based on enforcement history request and inspected on 5-12-08.
No violations were observed and case was closed.

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: Summerville Charter School, Inc.

NAME AND ADDRESS	Percentage of Stock
Luis Machado, 305 Alcazar Ave Suite # 3 Coral Gables, Fl. 33134	Non-Profit
Ceferino Machado, 305 Alcazar Ave Suite # 3 Coral Gables, Fl. 33134	Non-Profit
Joaquin Avino, P.O. Box 831766 Miami, Fl. 33283	Non-Profit

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

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ZONING HEARINGS
MIAMI-DADE PLANNING
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 p

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 20th day of February, 2008. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

SIUBY FLEITES
MY COMMISSION # DD 413270
EXPIRES: April 16, 2009
Bonded Thru Notary Public Underwriters

My commission expires _____

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

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MIAMI-DADE COUNTY, FLORIDA
BY _____

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PLANNING & ZONING
DATE MAR 30 2006
BY: VALERIE

SUMMERVILLE CHARTER SCHOOL

JRJ

Juan A. Rodriguez AIA
PRINCIPAL

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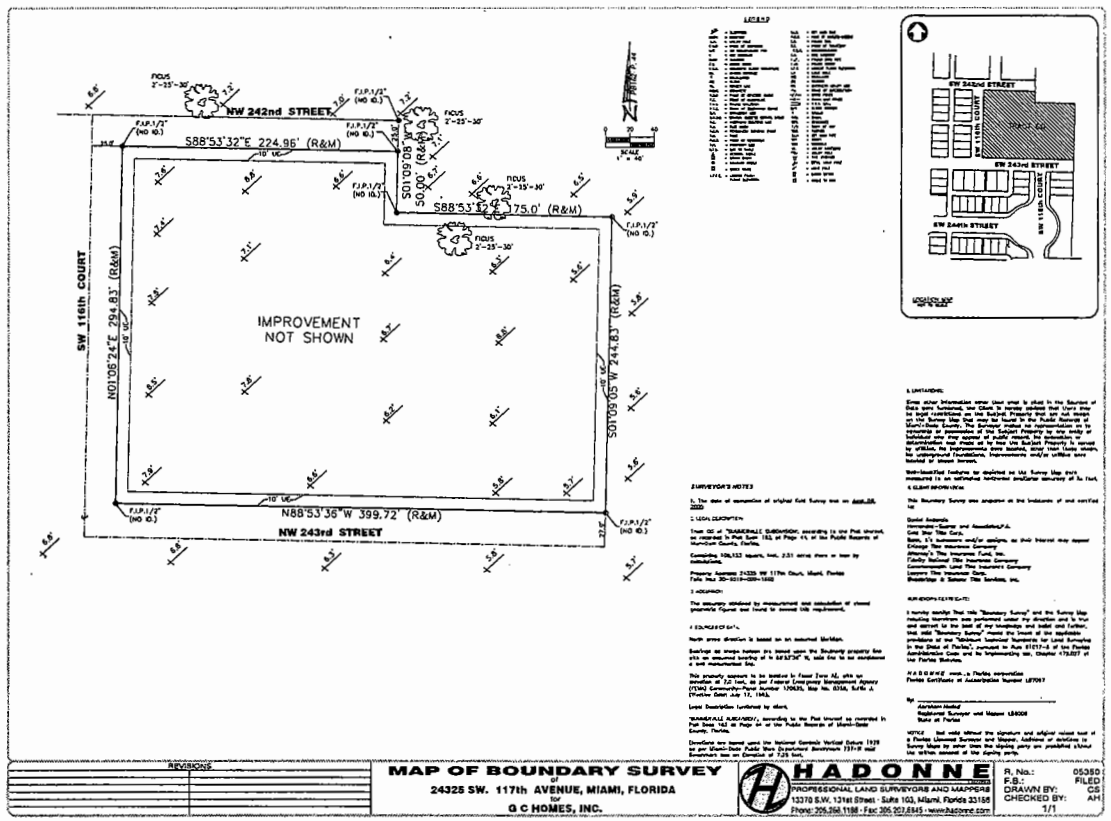
PROCESSING # 7000466
DATE: MAR 24 2008
BY: VALDEVY



LEGEND

1. SURVEYOR'S NOTES

2. LEGAL DESCRIPTION

3. ADJOINERS

4. BEARINGS

5. LIMITATIONS:

6. CLIENT INFORMATION:

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and this Survey Map resulting therefrom was performed under my direction and to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveys in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE corp., a Florida corporation
Florida Certificate of Authorization Number LB7067

By: _____
Abraham Hadad
Registered Surveyor and Mapper LS5008
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

REVISIONS	

MAP OF BOUNDARY SURVEY
of
24325 SW. 117th AVENUE, MIAMI, FLORIDA
for
G C HOMES, INC.

HADONNE
PROFESSIONAL LAND SURVEYORS AND MAPPERS
13370 S.W. 131st Street - Suite 103, Miami, Florida 33186
Phone: 305.364.1188 - Fax: 305.971.8845 - www.hadonne.com

R. No.:	05360
F.B.:	FILED
DRAWN BY:	CS
CHECKED BY:	AH
	1/1

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PROCESSED ZONING
DATE: MAR 24 2005
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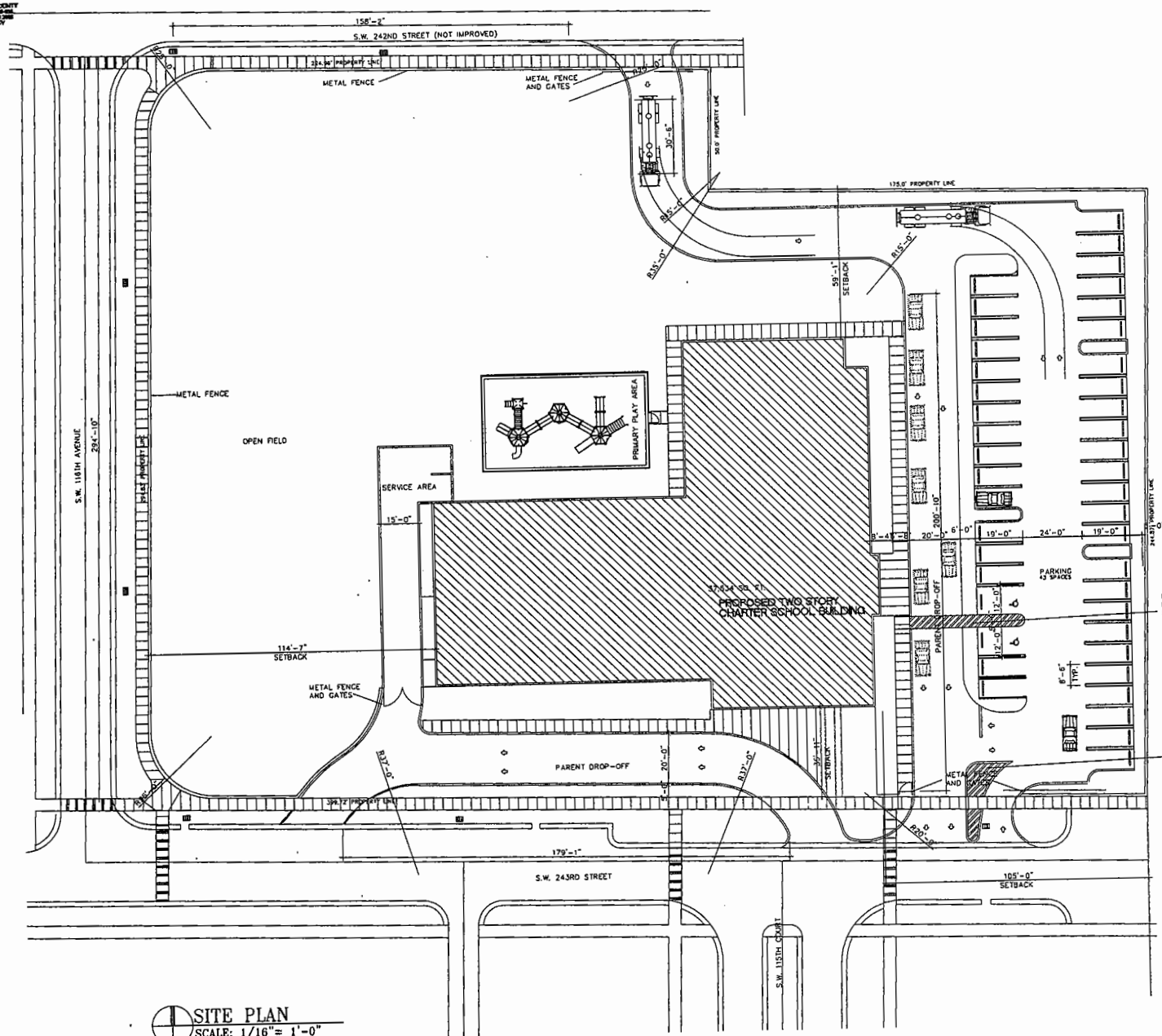

SITE PLAN
SCALE: 1/16"= 1'-0"

ZONING ANALYSIS

ZONING DATA
BASED ON MIAMI DADE COUNTY ZONING REQUIREMENTS.

USE: ELEMENTARY CHARTER SCHOOL (K THRU 5TH GRADE)

ZONING CLASSIFICATION: PAD (PLANNED AREA DEVELOPMENT DISTRICT)
RESOLUTION NO. CZAB15-22-02

TOTAL NET LOT AREA: 109,133 SQ. FT. (2.51 ACRES)

GROSS BUILDING AREAS:
PROPOSED CHARTER SCHOOL BUILDING = 37,534 SQ. FT.

LOT COVERAGE:
ACTUAL = 18,766 SQ. FT. (17 %)

STUDENT CAPACITY:
KINDERGARTEN-5th GRADE
TOTAL= 550 STUDENTS

STAFF CAPACITY:
ADMINISTRATION AND SUPPORT STAFF= 11
TEACHERS (KINDERGARTEN THRU 5TH GRADE)= 27
TOTAL= 38 STAFF MEMBERS

CLASSROOM SPACE:
TOTAL NUMBER OF CLASSRODUS= 23
CLASSROOM AREAS= 17,351 SQ. FT.

OUTDOOR PLAY AREA:
REQUIRED= NONE (ORDINANCE NO. 04-108)
PROVIDED OUTDOOR PRIMARY PLAY AREA= 2,600 SQ. FT.
OPEN FIELD AREA= 43,234 SQ. FT.

SETBACKS:

FRONT (SOUTH)	35'-11"
REAR (NORTH)	59'-1"
SIDE (EAST)	105'-0"
SIDE (WEST)	114'-0"

BUILDING HEIGHT:
ALLOWED: 2 STORIES (35'-0") (33-52)
ACTUAL: 2 STORIES (31'-8")

PARKING:
REQUIRED: 38 SPACES (33-124 L,1,2)
PROVIDED: 43 SPACES (5 SPACES FOR VISITORS)

AUTO STACKING:
REQUIRED= 5 SPACES (33-151.18,C) AND (ORDINANCE NO. 04-108)
PROVIDED= 5 SPACES

LANDSCAPE: REFER TO LANDSCAPE DRAWINGS

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

A2.01

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PROCESS & ZONING
DATE: MAR 30 2005
BY: VALDERY

plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition; February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
9. Any wire guys and/or fabric straps shall be flagged w/ flouresent colored tape as shown in details.
10. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmacote" time release pellets (or approved equal) according to manufacturers recommendations.
12. All trees in sod areas to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
13. Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving , gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
16. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc..
21. All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.
22. All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.
23. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
24. All areas labelled mulch/gravel to recieve a 2" layer of material over a weed barrier material.

landscape legend

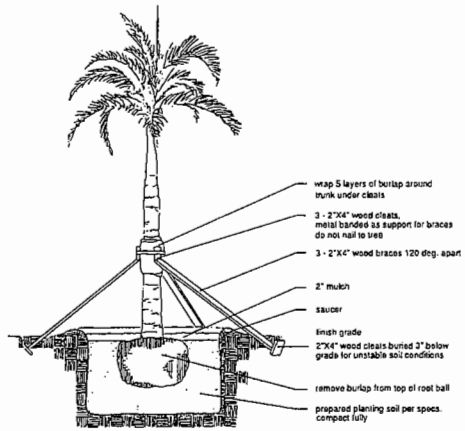
Zoning District: RU-1 (Under Alternate Use) — Land Use - Educational Facility
Net Lot Area: 2.5 acres 109,144 s.f.

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required by Chapter 22, as indicated on site plan: Net Lot Area = 109,144 s.f. x 60 % = 65,486 s.f.	65,486	56,993
LAWN AREA CALCULATION		
A. 65,486 total s.f. of landscaped open space required by chapter 33	32,793	25,141 (Bermuda is not considered a type of grass) 21,111 (St. Agustine)
B. Maximum lawn area (sod) permitted = 40 % x 56,993 s.f. =		
TREES		
A. No. trees required per net lot acre 28 — Less existing number of trees meeting minimum requirements 28 trees x 2.5 Net Lot Acres	70	58
B. % Palms allowed: No trees provided x 30%	21	15
% Palms permitted to count as street trees on 1:1 basis x 30%	7	0
C. % Natives Required: No. trees provided x 30%	21	47
D. Street Trees (maximum average spacing of 35' o.c.): 800' linear feet along street / 35	22	22
SHRUBS		
A. No. trees required x 10 + No. of shrubs required	992	1,189
B. % Natives required: No. shrubs required x 30%	297	542

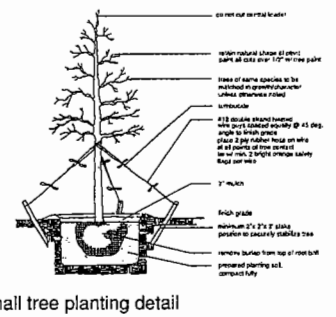
PLANT LIST

	Key	L1.02	L1.03	Description	Specification
Trees	dr	3		Delonix Regia Royal Poinciana	12' ht. x 6-8' spr. 5" c.t. full head 2 1/2" cal.
	cd	4		Coccoloba Diversifolia (Native) Pigeon Plum	12' ht. x 6-8' spr. 5" c.t. 2 1/2" cal.
	cs	15		Conocarpus erectus (Native) Buttonwood	10' ht. x 6-8' spr. 4' c.t. full head 2" cal.
	sp	2		Ravenala Madagascariensis Traveler Tree	12'-18' c.t.
	tb	14		Tabebuia heterophylla Pink Trumpet	10' ht. x 5-6' spr. x 4' c.t. full head
	tc	16		Tabebuia cariba Yellow Trumpet	10' ht. x 5-6' spr. x 5' c.t. full head
	qv	20		Quercus virginiana (Native) Live Oak	12' ht. x 6-8' spr. 5" c.t. 2 1/2" cal.
	wr	22		Swietenia Mahagoni Mahagoni	12' ht. x 6-8' spr. 5" c.t. full head 2 1/2" cal.
	pe	29		Ptychosperma Elegans Alexander Palm	16" o.a. ht. matched, full head stagerred
Shrubs					
	chr	542		Chrysobalanus icaco (Native) Cocoplum	3 gal 24" ht. x 16" spr. full 34" o.c.
	jv	258		Jasmin Volubile Wax Jasmine	3 gal 24" ht. x 16" spr. full to base 24" o.c.
	pm	161		Podocarpus Macrophylla Yew Podocarpus Maki	3 gal 24" ht. x 18-16" spr. 24" o.c.
	sa	227		Schefflera Arboricola Dwarf Var. Schefflera	3 gal 24" ht. x 18-20" spr. 30" o.c.
	sod			St. Augustine 'Flor-Tam'	Solid Sod -all areas without shrubs or groundcovers, unless otherwise noted

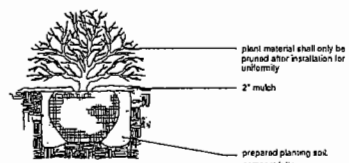
plant details



palm/large tree planting detail



small tree planting detail



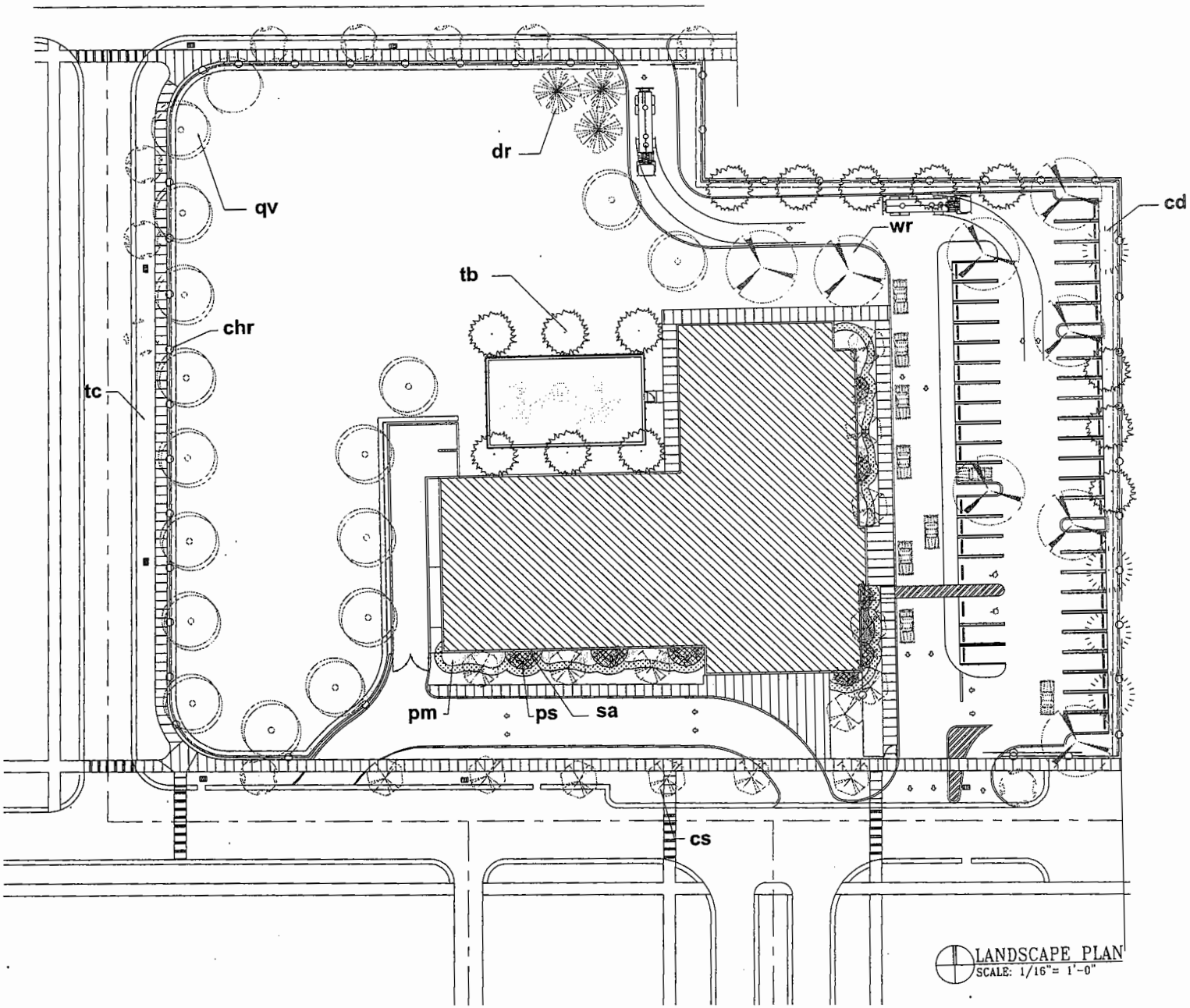
shrub planting detail

51

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

L-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 2007-000
DATE: MAY 30 2008
BY: VALDIVIEV



LANDSCAPE PLAN
SCALE: 1/16"= 1'-0"

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

L-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 00-00
DATE: MAR 24 2000
BY: VALDIEV

plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
9. Any wire guys and/or fabric straps shall be flagged w/ flourescent colored tape as shown in details.
10. All trees shall be fertilized at installation w/ "Agriform Pats", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmacote" time release pellets (or approved equal) according to manufacturers recommendations.
12. All trees in sod areas to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
13. Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving , gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
16. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc..
21. All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.
22. All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.
23. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
24. All areas labelled mulch/gravel to recieve a 2" layer of material over a weed barrier material.

landscape legend

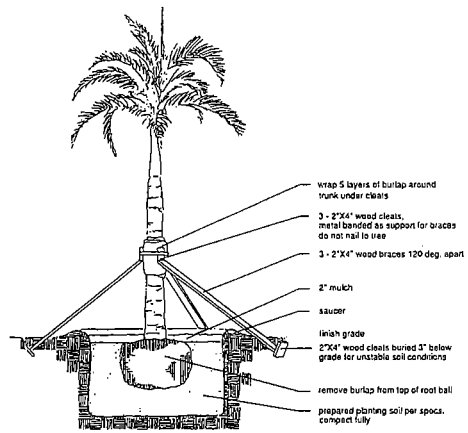
Zoning District: RU-1 (Under Alternate Use) — Land Use - Educational Facility
Net Lot Area: 2.5 acres 109,144 s.f.

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required by Chapter 22, as indicated on site plan: Net Lot Area = 109,144 s.f. x 60 % = 65,486 s.f.	65,486	56,993
LAWN AREA CALCULATION		
A. 65,486 total s.f. of landscaped open space required by chapter 33	22,793	26,141 (Bermuda is not considered a type of grass) 21,111 (St. Agustine)
B. Maximum lawn area (sod) permitted = 40 % x 56,993 s.f. =		
TREES		
A. No. trees required per net lot acre 28 — Less existing number of trees meeting minimum requirements 28 trees x 2.5 Net Lot Acres	70	56
B. % Palms allowed: No trees provided x 30%	21	15
% Palms permitted to count as street trees on 1:1 basis x 30%	2	0
C. % Natives Required: No. trees provided x 30%	21	47
D. Street Trees (maximum average spacing of 35' o.c.): 800' linear feet along street / 35	22	22
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	990	1,188
B. % Natives required: No. shrubs required x 30%	297	542

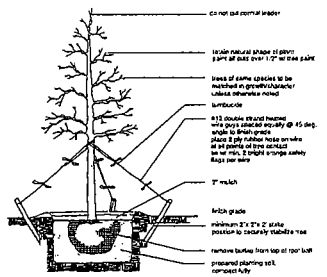
PLANT LIST

	Key	L1.02	L1.03	Description	Specification
Trees	dr	3		Delonix Regia Royal Poinciana	12' ht. x 6-8' spr. 5' c.t. full head 2 1/2" cal.
	cd	4		Coccoloba Deversifola (Native) Pigeon Plum	12' ht. x 6-8' spr. 5' c.t. 2 1/2" cal.
	cs	15		Conocarpus erectus (Native) Buttonwood	10' ht. x 6-8' spr. 4' c.t. full head 2" cal.
	sp	2		Ravenala Madagascariensis Traveler Tree	12'-18' c.t.
	tb	14		Tabebuia heterophylla Pink Trumpet	10' ht. x 5-6' spr. x 4' c.t. full head
	tc	16		Tabebuia cariba Yellow Trumpet	10' ht. x 5-8' spr. x 5' c.t. full head
	qv	20		Quercus virginiana (Native) Live Oak	12' ht. x 6-8' spr. 5' c.t. 2 1/2" cal.
	wr	22		Swietenia Mahagoni Mahagoni	12' ht. x 6-8' spr. 5' c.t. full head 2 1/2" cal.
	pe	29		Ptychosperma Elegans Alexander Palm	16' o.a. ht. matched, full head staggered
Shrubs					
	chr	542		Chrysobalanus icaco (Native) Cocoplum	3 gal 24" ht. x 16" spr. full 34" o.c.
	jv	258		Jasmin Volubile Wax Jasmine	3 gal 24" ht. x 18" spr. full to base 24" o.c.
	pm	161		Podocarpus Macrophylla Yew Podocarpus Maki	3 gal 24" ht. x 16-18" spr. 24" o.c.
	sa	227		Schefflera Arboricala Dwarf Var. Schefflera	3 gal 24" ht. x 18-20" spr. 30" o.c.
	sod			St. Augustine 'Flor-Tam'	Solid Sod -all areas without shrubs or groundcovers, unless otherwise noted

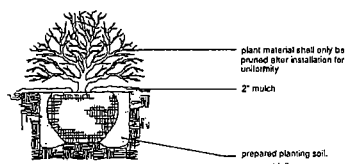
plant details



palm/large tree planting detail



small tree planting detail



shrub planting detail

S3

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

L-1

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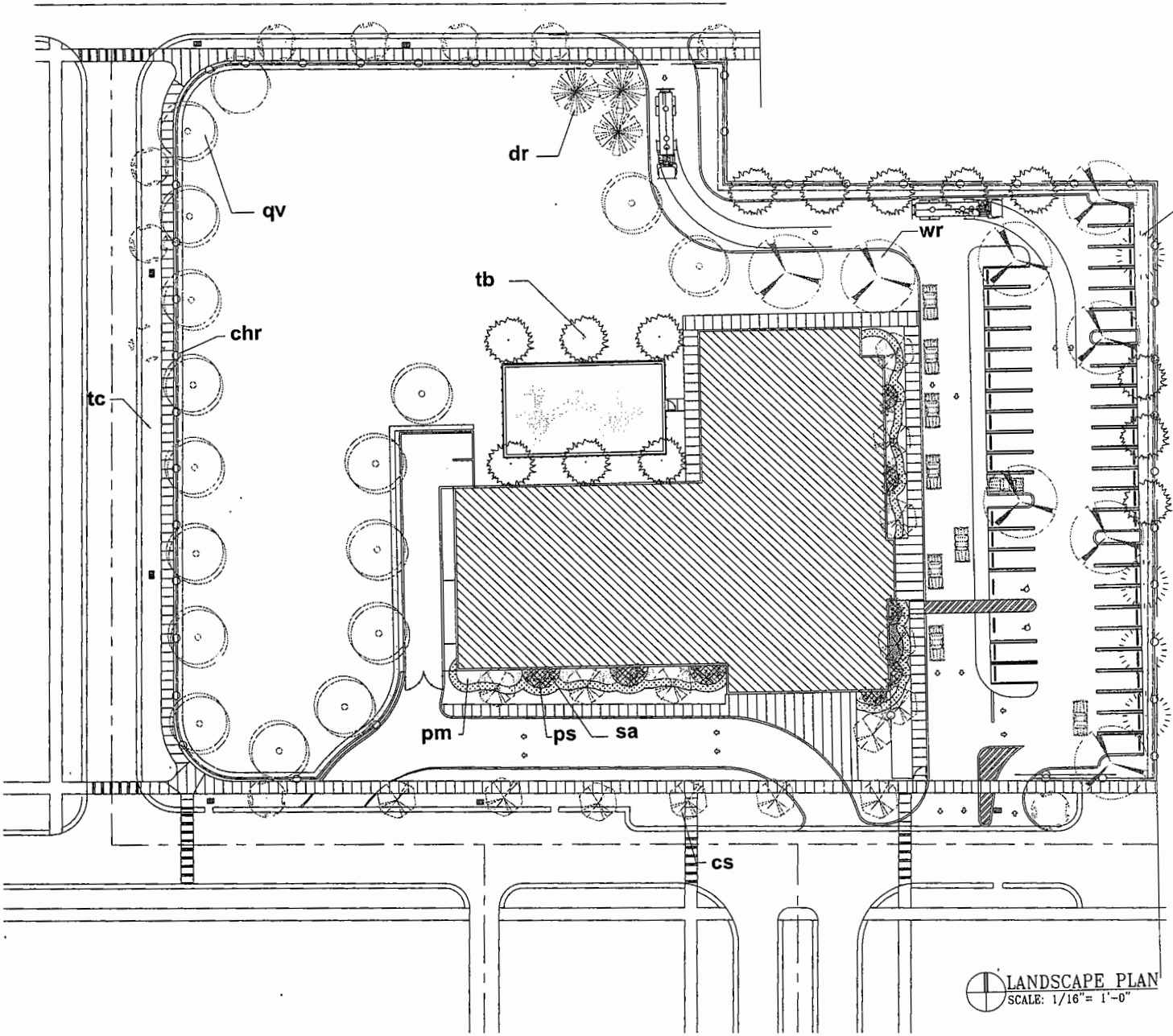
MIAMI-DADE COUNTY
PROCESSED
DATE: MAR 24 2008
BY: VALLERY



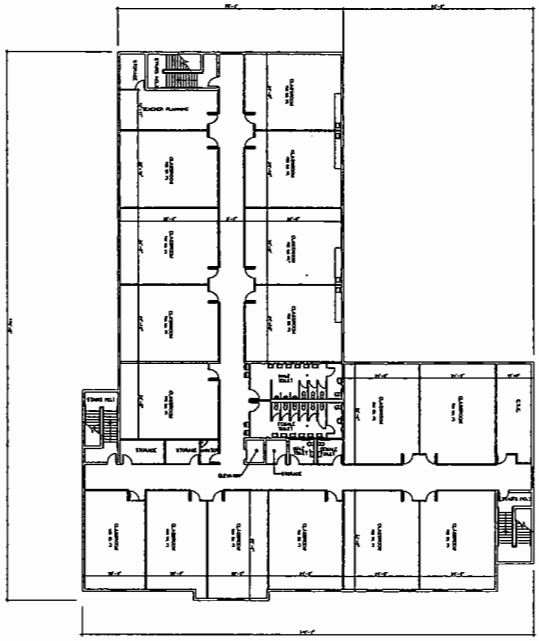
LANDSCAPE PLAN
SCALE: 1/16"= 1'-0"

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

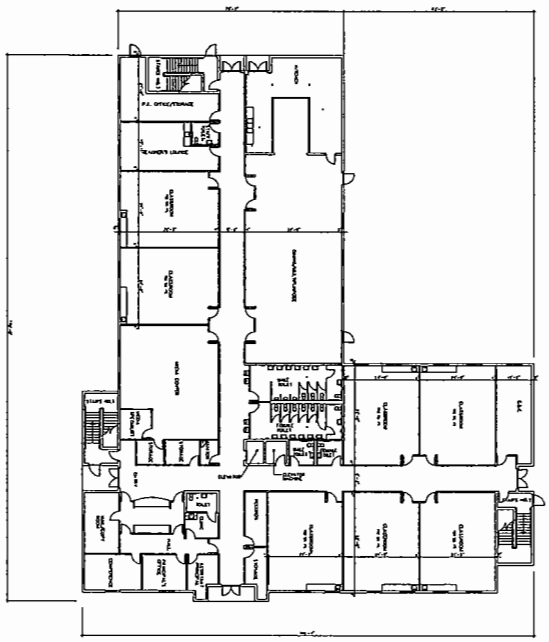
L-2

54

RECEIVED
MIAMI-DADE COUNTY
DATE: 11/13/2018
FILE NO. 181109



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

BUILDING AREA:
FIRST FLOOR= 18,767 SQ.FT.
SECOND FLOOR= 18,767 SQ.FT.
TOTAL= 37,534 SQ.FT.

A3.01

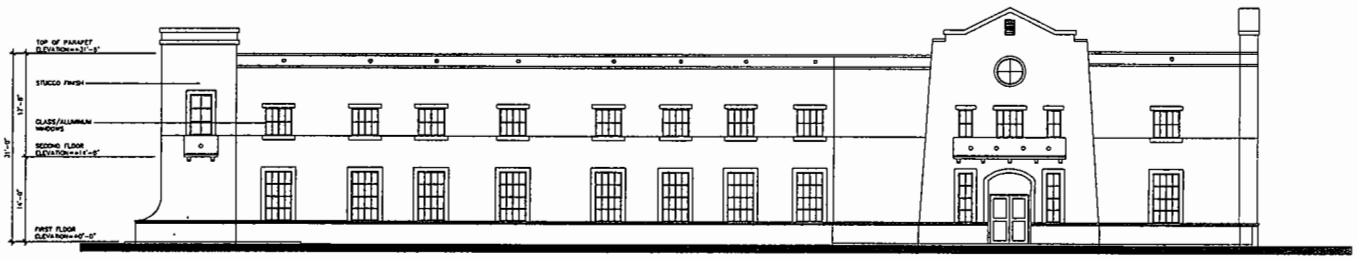
SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

Juan A. Rodriguez RA
JOMOLCA

55

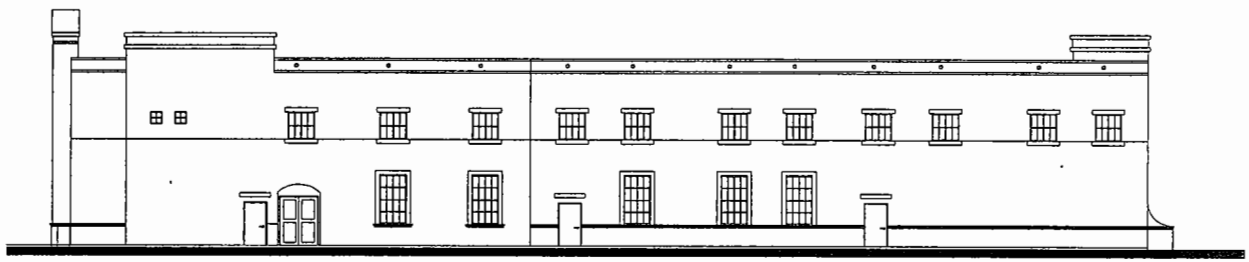
RECEIVED
MIAMI-DADE COUNTY
PROCESS & ZONING
DATE MAR 24 2008
BY VALDES

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



SOUTH ELEVATION
SCALE: 1/8"= 1'-0"

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



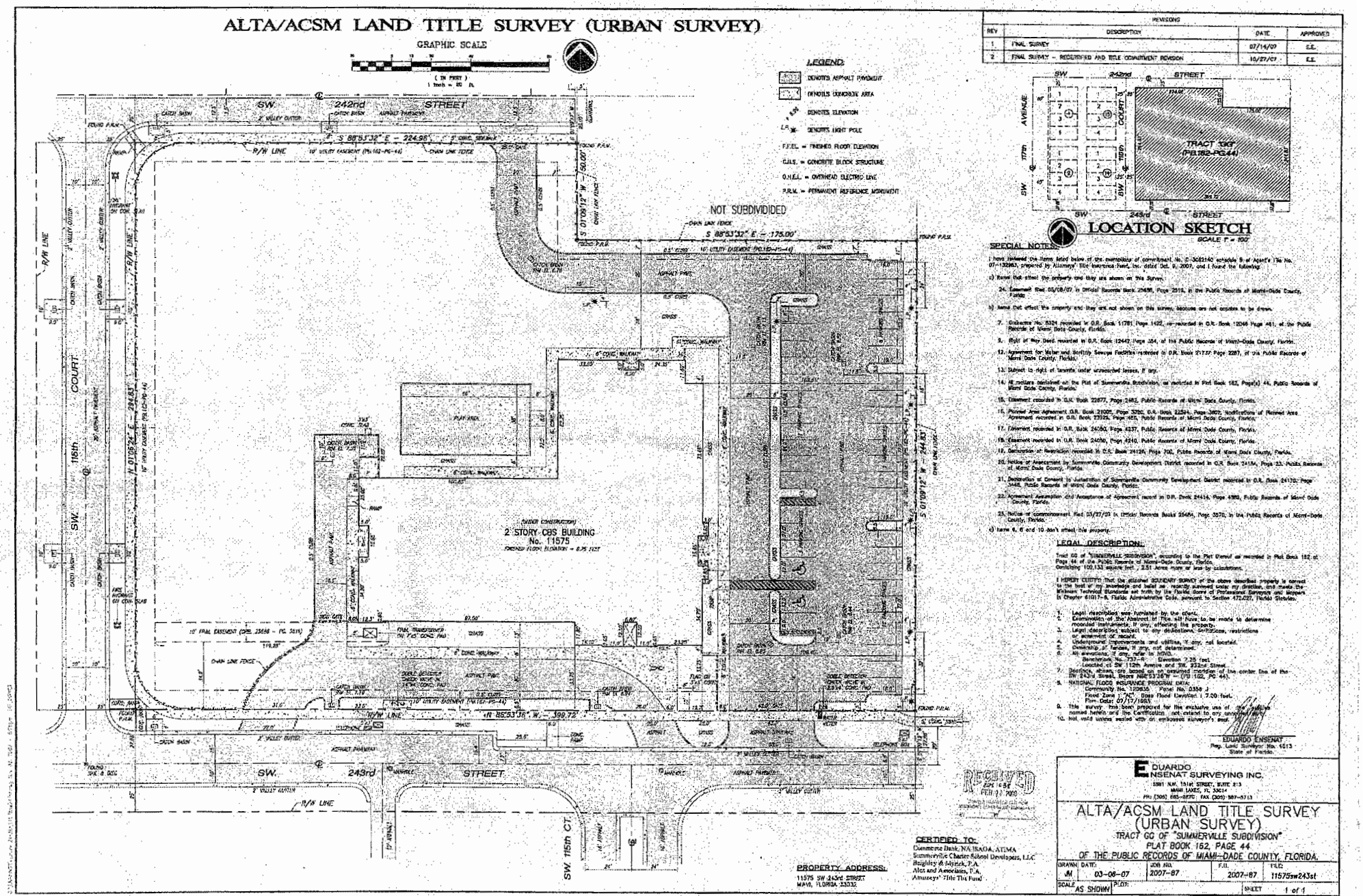
NORTH ELEVATION
SCALE: 1/8"= 1'-0"

Juan A. Rodriguez RA
JOMOCA

SUMMERVILLE CHARTER SCHOOL
Dade County, Florida

A4.01

ALTA/ACSM LAND TITLE SURVEY (URBAN SURVEY)



REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
1	FINAL SURVEY	07/14/09	E.E.
2	FINAL SURVEY - RECERTIFIED AND TITLE COMMITMENT REVISION	10/27/11	E.E.

LOCATION SKETCH

SCALE 1" = 100'

SPECIAL NOTES:

I have reviewed the items listed below of the exceptions of commitment No. C-3082140 schedule B of Agent's File No. 07-12263, prepared by Attorneys' Title Insurance Fund, Inc. dated Oct. 9, 2007, and I found the following:

a) Items that affect the property and they are shown on the Survey.

24. Easement Rec. 05/08/07 in Official Records Book 25456, Page 2915, in the Public Records of Miami-Dade County, Florida.

b) Items that affect the property and they are not shown on this survey, because are not required to be shown.

7. Ordinance No. 8324 recorded in O.R. Book 11781, Page 1422, as restated in O.R. Book 12066 Page 461, of the Public Records of Miami Dade County, Florida.

9. Right of Way Deed recorded in O.R. Book 12442, Page 354, of the Public Records of Miami-Dade County, Florida.

12. Agreement for Water and Wastewater Service Facilities recorded in O.R. Book 21737 Page 2287, of the Public Records of Miami Dade County, Florida.

13. Subject to rights of tenants under unrecorded leases, if any.

14. All matters contained on the Plat of Summerville Subdivision, as recorded in Plat Book 162, Page(s) 44, Public Records of Miami Dade County, Florida.

15. Easement recorded in O.R. Book 22877, Page 2482, Public Records of Miami Dade County, Florida.

16. Planned Area Agreement O.R. Book 21005, Page 3250, O.R. Book 22544, Page 3672, Modifications of Planned Area Agreement recorded in O.R. Book 23725, Page 4615, Public Records of Miami Dade County, Florida.

17. Easement recorded in O.R. Book 24050, Page 4237, Public Records of Miami Dade County, Florida.

18. Easement recorded in O.R. Book 24050, Page 4240, Public Records of Miami Dade County, Florida.

19. Declaration of Restriction recorded in O.R. Book 24120, Page 700, Public Records of Miami Dade County, Florida.

20. Notice of Assessment by Summerville Community Development District recorded in O.R. Book 24184, Page 33, Public Records of Miami Dade County, Florida.

21. Declaration of Consent to Jurisdiction of Summerville Community Development District recorded in O.R. Book 24170, Page 3448, Public Records of Miami Dade County, Florida.

22. Agreement Assumption and Acceptance of Agreement record in O.R. Book 24414, Page 4382, Public Records of Miami Dade County, Florida.

23. Notice of commencement Rec. 03/27/09 in Official Records Books 25484, Page 3570, in the Public Records of Miami-Dade County, Florida.

c) Items 8, 6 and 10 don't affect the property.

LEGAL DESCRIPTION:

Tract GG of "SUMMERVILLE SUBDIVISION", according to the Plat thereof as recorded in Plat Book 162 at Page 44 of the Public Records of Miami-Dade County, Florida.
Containing 100,133 square feet / 2.341 Acres more or less by calculations.

I HEREBY CERTIFY That the attached BOUNDARY SURVEY of the above described property is correct to the best of my knowledge and belief as recently surveyed under my direction, and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

1. Legal description was furnished by the client.
2. Examination of the Abstract of Title will have to be made to determine recorded instruments, if any, affecting this property.
3. Legal description subject to any dedications, limitations, restrictions or easement of record.
4. Underground improvements and utilities, if any, not located.
5. Ownership of fences, if any, not determined.
6. All elevations, if any, refer to NGVD.
   Benchmark No. 737-R Elevation 7.25 (ref.
   Located at SW 112th Avenue and SW. 232nd Street
7. Bearings, if any, are based on an assumed meridian of the center line of the SW 243rd Street, Bears N88°53'36"W - (PB 162, PG 44).
8. NATIONAL FLOOD INSURANCE PROGRAM DATA:
   Community No. 120635 Panel No. 0358 J
   Flood Zone : "AE" Base Flood Elevation : 7.00 feet.
   Firm Date: 09/11/2009
9. This survey has been prepared for the exclusive use of the parties named hereon and the certification not extend to any unnamed party.
10. Not valid unless sealed with an embossed surveyor's seal.

EDUARDO ENSENAT
Reg. Land Surveyor No. 4513
State of Florida.

EDUARDO ENSENAT SURVEYING INC.
8981 N.W. 154st STREET, SUITE 213
MIAMI LAKES, FL 33014
PH: (305) 685-8772 FAX (305) 387-5713

RECEIVED
FEB 13 2008

CERTIFIED TO:
Commerce Bank, NA ISAOA, ATIMA
Summerville Charter School Developers, LLC
Heights & Jaytek, P.A.
Alex and Associates, P.A.
Attorneys' Title Tix Fund

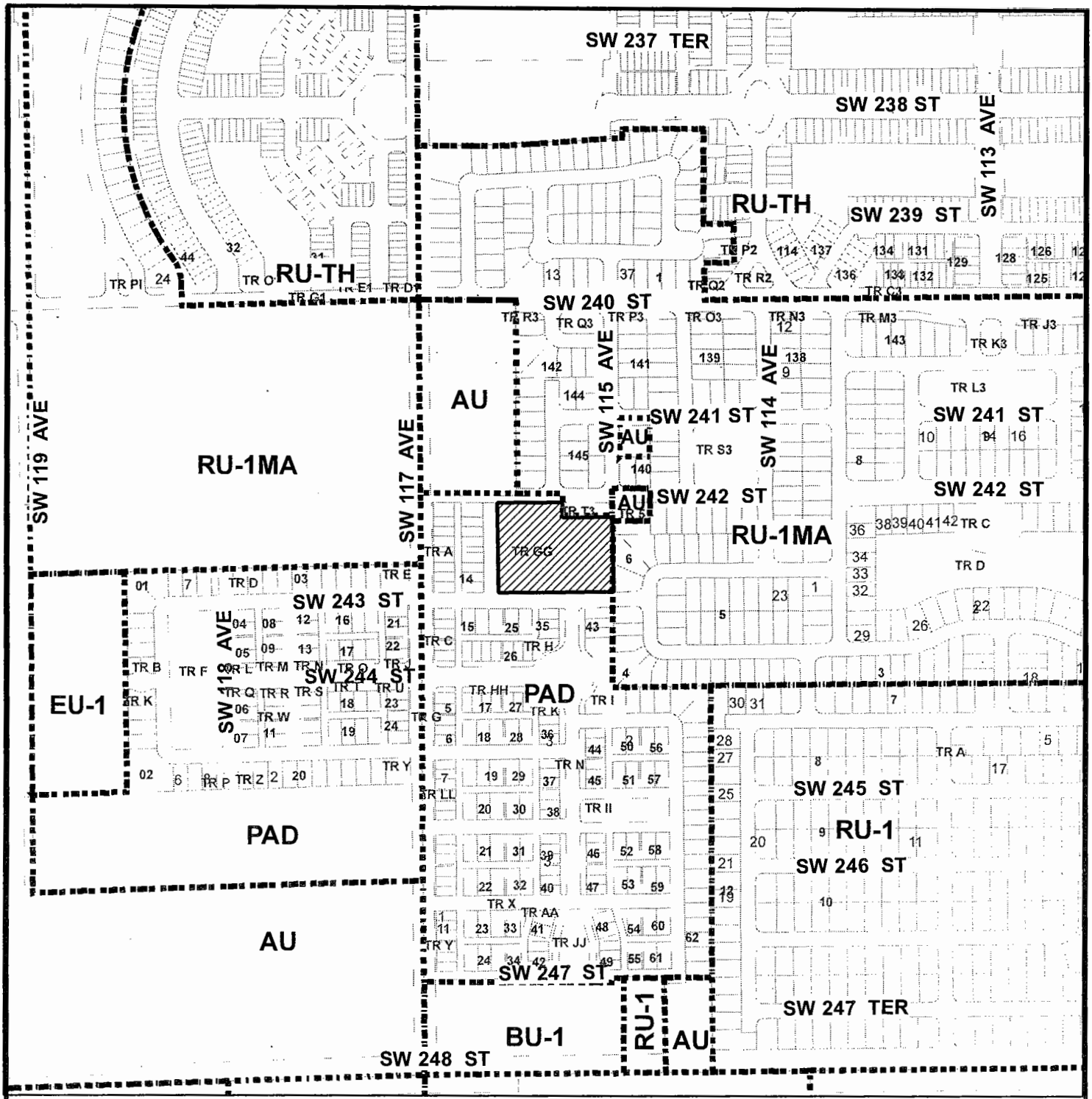
PROPERTY ADDRESS:
11575 SW 243rd STREET
MIAMI, FLORIDA 33032

ALTA/ACSM LAND TITLE SURVEY (URBAN SURVEY)

TRACT GG OF "SUMMERVILLE SUBDIVISION"
PLAT BOOK 162, PAGE 44
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DRAWN	DATE	JOB NO.	F.B.	FILE
JM	03-06-07	2007-87	2007-87	11575sw243st
SCALE	AS SHOWN	PLOT:		SHEET 1 of 1

LS



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
08-038

Section: 19 Township: 56 Range: 40
Applicant: SUMMERVILLE CHARTER SCHOOL, INC.
Zoning Board: C15
District Number: 08
Drafter ID: ALFREDO
Scale: NTS

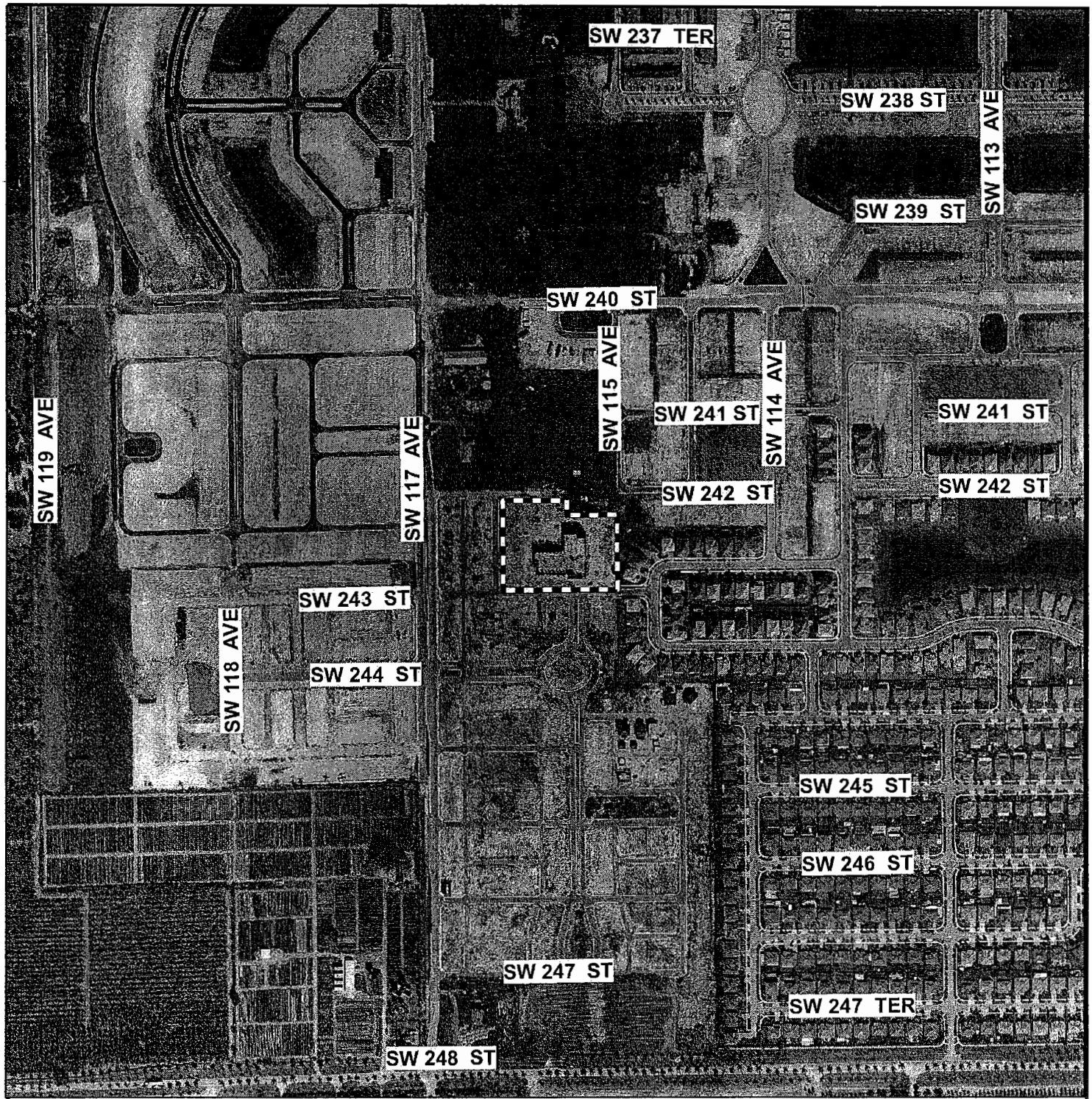
N
W E
S

SUBJECT PROPERTY

MIAMI-DADE COUNTY

CREATED ON: 03/03/08

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

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SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

CREATED ON: 03/03/08

REVISION	DATE	BY