

**BOARD OF COUNTY COMMISSIONERS
ZONING HEARINGS**

THURSDAY, JULY 22, 2010

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

TIME OF MEETING 9:30 A.M.

PREVIOUSLY DEFERRED

HEARING #

DISTRICT

A. VALENCIA SCHOOL DEVELOPMENT, LLC

09-106 (DIC)

8

Request: - Modification of students count for previously approved
Charter School

Location: 18491 SW 134 Avenue, Miami-Dade County, Florida.
Within the Urban Development Boundary (UDB).

CURRENT

1. RENAISSANCE CHARTER SCHOOL, INC.

09-071 (DIC)

12

Request: - Special Exception to permit the expansion of an existing
educational facility within the Miami International Airport
Critical Area Approach-Departure Zone.

Location: 8360 N.W. 33 Street, Miami-Dade County, Florida.
Within the Urban Development Boundary (UDB).

2. THE OFFICE PARK, LLC

09-157 (DIC)

8

Request: - Special Exception for a charter school.

Location: 9790 SW 107 Court, Miami-Dade County, Florida.
Within the Urban Development Boundary (UDB).

**BOARD OF COUNTY COMMISSIONERS
ZONING HEARINGS**

THURSDAY, JULY 22, 2010

<u>CURRENT</u>	<u>HEARING #</u>	<u>DISTRICT</u>
3. <u>GALAXY LIQUOR STORE CORP</u> Requests: - Special Exception for spacing for a liquor package store to be spaced less than required from a school. - Modification of previous agreement. Location: 14663 SW 104 Street, Miami-Dade County, Florida. Within the Urban Development Boundary (UDB).	10-014	11
4. <u>BROWNSVILLE VILLAGE III-V, LTD, AND</u> <u>MIAMI-DADE TRANSIT DEPARTMENT</u>	10-049 (DIC)	3
Request: - Special Exception to permit site plan approval for a residential development in the Rapid Transit Zone. Location: South of N.W. 53 Street, Lying Between N.W. 27 Avenue & 29 Avenue, Miami-Dade County, Florida. Within the Urban Development Boundary (UDB).		



Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, JULY 22, 2010

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. VALENCIA SCHOOL DEVELOPMENT, LLC. (10-5-CC-3/09-106)

**02-56-39
BCC/Districts 8**

- (1) MODIFICATION of Conditions #10 and #12 of Resolution No. Z-30-06, and last modified by Z-26-07, both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "10. That the charter school use shall be limited to Grades K through 8th for a maximum of 700 students:

TO: "10. That the charter school use shall be limited to Grades K through 8th for a maximum of 800 students.

FROM: "12. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

K – Grade 1: 7:30 AM – 1:30 PM (approx. 270 Students)
Grades 2-3: 7:30 AM – 2:30 PM (approx. 190 Students)
Grades 4-5: 8:00 AM – 3:00 PM (approx. 100 Students)
Grades 6-8: 8:30 AM – 3:30 PM (approx. 140 Students)"

TO: "12. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

K – Grade 1: 7:30 AM – 1:30 PM (approx. 221 Students)
Grades 2-3: 7:30 AM – 2:30 PM (approx. 206 Students)
Grades 4-5: 8:00 AM – 3:00 PM (approx. 215 Students)
Grades 6-8: 8:30 AM – 3:30 PM (approx. 158 Students)"

- (2) MODIFICATION of Paragraph #15, of a Declaration of Restrictions recorded in Official Record Book 24718, Pages 4115-4144 and last modified by a Second Modification of Declaration of Restrictions, recorded on Official Record Book 25884, Pages 3438-3449, reading as follows:

FROM: "15. The charter school shall be limited to grades K through 8. The maximum number of students at the charter school shall not exceed seven hundred (700)."

TO: "15. The charter school shall be limited to grades K through 8. The maximum number of students at the charter school shall not exceed eight hundred (800)."

- (3) MODIFICATION of Paragraphs #17 and #19 of an Amendment and Restatement of the Declaration of Restrictions recorded in Official Record Book 25488, Pages 231-243, last modified by a Second Modification of Declaration of Restrictions 25884, Pages 3438-3449, reading as follows:

FROM: "17. The charter school shall be limited to grades K through 8 and a maximum of seven hundred (700) students."

TO: "17. The charter school shall be limited to grades K - 8. The maximum number of students at the charter school shall not exceed eight hundred (800)."

FROM: "19. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

7:30 AM – 1:30PM K -Grade 1: (approx. 270 Students)
7:30 AM – 2:30PM Grades 2-3: (approx. 190 Students)
8:00 AM – 3:00M Grades 4-5: (approx. 100 Students)
8:30 AM – 3:30PM Grades 6-8: (approx. 140 Students)"

TO: "19. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

7:30 AM – 1:30PM K -Grade 1: (approx. 221 Students)
7:30 AM – 2:30PM Grades 2-3: (approx. 206 Students)
8:00 AM – 3:00PM Grades 4-5: (approx. 215 Students)
8:30 AM – 3:30PM Grades 6-8: (approx. 158 Students)"

The purpose of the requests is to allow the applicant to increase the total number of students permitted in the previously approved charter school.

The plans are on file and may be examined in the Department of Planning and Zoning entitled "Somerset Academy," as prepared by Civica, dated stamped received 7/8/09 and consisting of 8 sheets. Plans may be modified at public hearing.

LOCATION: 18491 S.W. 134 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3 Acres

Developmental Impact Committee
Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from 05-06-10

1. **RENAISSANCE CHARTER SCHOOL, INC. (10-7-CC-1/09-071)**

**27-53-40
BCC/Districts 12**

SPECIAL EXCEPTION to permit the expansion of an existing educational facility within the Miami International Airport Critical Area Approach-Departure Zone.

LOCATION: 8360 N.W. 33 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.56 Acres

Developmental Impact Committee
Recommendation:

Approval with conditions, subject to the Board's acceptance of the proffered covenant as set forth in the Department of Planning and Zoning's recommendation.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. THE OFFICE PARK, LLC (10-7-CC-2/09-157)

**06-55-40
BCC/Districts 8**

(1) SPECIAL EXCEPTION to permit a charter school.

(2) MODIFICATION of Condition #2 of Resolution No. CZAB12-45-01, last modified by Resolution No. CZAB12-22-07, both passed and adopted by Community Zoning Appeals Board #12, 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 'New Santa Fe Office Building for: The Office Park L. L. C.,' as prepared by Juan A. Rodriguez, R. A., Sheet 'A-1' dated stamped received 6/1/07 and the remaining 7 sheets dated stamped received 4-2-07 for a total of 10 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Santa Fe Charter School 9790 S.W. 107 Court,' as prepared by Juan A. Rodriguez, P. A., dated stamped received 4/12/10 with Sheets 'A-1' and 'L-1' last revised on 5/24/10 for a total of 11 sheets."

(3) MODIFICATION of Paragraphs #3 and #4 of a Declaration of Restriction recorded in Official Record Book 25875, Pages 2833-2840, reading as follows:

FROM: "(3) Controlling Site Plan: The Property shall be developed substantially in accordance with that certain site plan entitled 'New Santa Fe Office Building for: The Office Park L. L. C.,' as prepared by Juan A. Rodriguez, R. A., Sheets 'A-1' stamped dated received June 1, 2007 and the remaining sheets April 2, 2007, consisting of 10 sheets."

TO: "(3) Controlling Site Plan: The Property shall be developed substantially in accordance with that certain site plan entitled 'Santa Fe Charter School 9790 S.W. 107 Court,' as prepared by Juan A. Rodriguez, P. A., dated stamped received 4/12/10 with Sheets 'A-1' and 'L-1' last revised on 5/24/10 for a total of 11 sheets."

FROM: "(4) Emergency Vehicle Access. The Owner shall provide a controlled access for emergency vehicles only by installing a 'Knox Key Switch,' to restrict access from S.W. 107th Court ('Emergency Entrance'). The Emergency Entrance will comprise of compacted grass and shall comply with all requirements from the Miami-Dade County Fire Department prior to final plat approval."

TO: "(4)Emergency Vehicle Access. The Owner shall provide a controlled access for emergency vehicles only by installing a 'Knox Key Switch,' to restrict access from S.W. 107th Court ('Emergency Entrance'). The Emergency Entrance shall comply with all requirements from the Miami-Dade County Fire Department prior to final plat approval."

The purpose of Requests #2 and #3 is to allow the applicant to submit revised plans showing a charter school in lieu of a previously approved office development and to permit a paved emergency access in lieu of compacted grass.

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

LOCATION: 9790 S.W. 107 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.82 Acre

Developmental Impact Committee
Recommendation:

Denial without prejudice.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. GALAXY LIQUOR STORE CORP (10-7-CC-3/10-014)

**03-55-39
BCC/Districts 11**

- (1) SPECIAL EXCEPTION of spacing requirements to permit a liquor package store spaced less than the required 2,500' from a public school.
- (2) DELETION of Paragraph 5(b) of a Declaration of Restrictions, as recorded in Official Record Book 13313, Pages 2385-2394, reading as follows:

"5. Limitations of Uses: (b) package liquor stores."

The purpose of Request #2 is to remove a restriction of the package liquor store in order to permit the proposed package liquor store.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposal Liquor Store for: Galaxy Liquor Store," as prepared by Vicente Franco, consisting of Sheet "SP-1" dated stamped received 3/19/10 and Sheet 1 dated stamped received 2/17/10 and a Liquor Survey as prepared by Sergio Redondo, also dated stamped received 2/17/10 for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 14663 S.W. 104 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11 Acres

Department of Planning and
Zoning Recommendation:

Denial without prejudice.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

**4. BROWNSVILLE VILLAGE III-V, LTD, AND (10-7-CC-4/10-049)
MIAMI-DADE TRANSIT**

**21-53-41
BCC/Districts 3**

(1) SPECIAL EXCEPTION to permit site plan approval for a residential development and parking garage facility in the Rapid Transit Zone.

(2) MODIFICATION of Condition #2 of Resolution No. Z-3-09, last modified by Resolution No. Z-2-10, both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Everett Stewart Senior Brownsville Village Phase 11,' as prepared by Corwil Architects, Inc. and consisting of 29 sheets 12/23/09 and 7 sheets dated stamped received 1/22/10."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Brownsville Transit Village III, IV, V,' as prepared by Corwil Architects, Inc. dated stamped received 6/11/10 and consisting of 87 sheets."

(3) DELETION of Condition #3 of Resolution Z-2-10, passed and adopted by the Board of County Commissioners, reading as follows:

"3. That a recordable agreement be submitted to meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including but not limited to, sidewalks, drainage facilities, water sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such mortgagees, etc., and its improvements."

The purpose of Requests #2 and #3 is to allow the applicant to submit a new site plan to show three additional apartment buildings, a parking garage with townhouse villas for the previously approved residential development and to delete a condition requiring submittal of an agreement providing accessways within the development.

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: South of N.W. 53 Street, lying between N.W. 27 Avenue and N.W. 29 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.79 Acres

Developmental Impact Committee
Recommendation:

Approval with conditions, subject to the Board's acceptance of the proffered covenant as set forth in the Department of Planning and Zoning's recommendation.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

T H E E N D

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of 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. VALENCIA SCHOOL DEVELOPMENT, LLC.
(Applicant)

10-5-CC-3 (09-106)
BCC/District 08
Hearing Date: 07/22/10

Property Owner (if different from applicant) Same.

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

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1955	Catherine Reed	- Special permit for a dog kennel.	ZC	Approved w/conds.
1955	Catherine Reed	- Special Exception for lake excavation.	BCC	Approved w/conds.
2003	H.D. Cross Trust, ET AL	- Zone change from AU to EUM.	C14	Approved
2003	RL Homes L.L.C.	- Modify declaration of restrictions & Non-Use Variance.	C14	Approved w/conds.
2005	RL Homes LLC & Valencia School Development LLC	- Modify declaration of restrictions.	C14	Approved
2006	Valencia School Development, LLC	- Special Exception on a modified basis to permit a temporary expansion to a school.	BCC	Approved w/conds.
2007	Valencia School Development, LLC	- Modification of conditions #10 & #12 of Resolution Z-30-06.	BCC	Approved on a modified basis.

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

DATE: 5/6/10

#Z-ITEM: 3

APPLICANT: VALENCIA SCHOOL DEVELOPMENT, LLC
(10-5-CC-3/09-106)

MOTION: Deferred to July 22, 2010 due to loss of a quorum, with no further notice.

ROLL CALL

M/S

YES

NO

ABSENT

Barreiro				
Edmonson				
Gimenez				
Heyman				
Jordan				
Martinez				
Rolle				
Seijas				
Sorenson				
Sosa				
Souto				
Vice Chairman Diaz				
Chairman Moss				
TOTAL				

Memorandum



Date: July 22, 2010

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Valencia School Development LLC. (Z09-106)

SUMMARY OF REQUESTS:

The applicant, Valencia School Development, is seeking several modifications of Resolutions and Declarations of Restrictions to permit 800 students on a permanent basis.

LOCATION: 18491 SW 134 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee on March 10, 2010 because the applicant is requesting modifications for 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:

Denial without prejudice.

The Executive Council found that the proposed application is not in keeping with the Comprehensive Development Master Plan Land Use map designation for the subject parcel and is not 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 approval of the charter school site will be **inconsistent** with the Comprehensive Development Master Plan (CDMP), and will be contrary to the public interest. In addition, the Council also finds that the development will be **incompatible** with the surrounding area and would detrimentally impact same.

APPLICATION NO. Z09-106
VALENCIA SCHOOL DEVELOPMENT, LLC

Respectfully Submitted,

DIC Executive Council
March 03, 2010

Ysela Llorc
Assistant County Manager

Absent

Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Absent

Jose Luis Mesa, Director
Metropolitan Planning Organization Secretariat

Absent

Subrata Basu, Assistant Director of Planning
Department of Planning and Zoning



AYE

Esther Calas, P.E., Director
Public Works Department



AYE

Jose Gonzalez, P.E., Assistant Director
Department of Environmental Resources Mgmt



AYE

Bertha M. Goldenberg, Assistant Director
Miami-Dade Water and Sewer Department



AYE

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

APPLICANT: Valencia School Development LLC

PH: Z09-106 (09-02-BCC)

SECTION: 2-56-39

DATE: March 10, 2010

COMMISSION DISTRICT: 8

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A. INTRODUCTION:

o REQUESTS:

- (1) MODIFICATION of Conditions #10 and #12 of Resolution Z-30-06, and last modified by Z-26-07, both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "10. That the charter school use shall be limited to Grades K through 8th for a maximum of 700 students:

TO: "10. That the charter school use shall be limited to Grades K through 8th for a maximum of 800 students, and shall be further limited as follows:

FROM: "12. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

K-Grade 1:	7:30 AM- 1:30 PM (approx. 270 Students)
Grades 2-3:	7:30 AM – 2:30 PM (approx. 191 Students)
Grades 4-5:	8:00 AM – 3:00 PM (approx. 104 Students)
Grades 6-8:	8:30 AM – 3:30 PM (approx. 140 Students)"

TO: "12. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

K-Grade 1:	7:30 AM- 1:30 PM (approx. 221 Students)
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Grades 6-8:	8:30 AM – 3:30 PM (approx. 158 Students)"

- (2) MODIFICATION of Paragraph #15 of a Declaration of Restrictions recorded in Official Record Book 24718, Pages 4115-4144 and last modified by a Second Modification of Declaration of Restrictions, recorded in Official Record Book 25884, Pages 3438-3449, reading as follows:

FROM: "15. The charter school shall be limited to grades K through 8. The maximum number of students at the charter school shall not exceed seven hundred (700)."

TO: "15. The charter school shall be limited to grades K through 8. The maximum number of students at the charter school shall not exceed eight hundred (800)."

- (3) MODIFICATION of Paragraphs #17 and #19 of an Amendment and Restatement of the Declaration of Restrictions recorded in Official Record Book 25488, Pages 231-

243, last modified by a Second Modification of Declaration of Restrictions 25884, Pages 4115-4144, reading as follows:

FROM: "17. The charter school shall be limited to elementary grades K through 8. The maximum number of students at the charter school shall not exceed seven hundred (700)."

TO: "17. The charter school shall be limited to elementary grades K-8. The maximum number of students at the charter school shall not exceed eight hundred (800)."

FROM: "19. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

7:30 AM - 1:30 PM	K-Grade 1: (approx. 270 Students)
7:30 AM - 2:30 PM	Grades 2-3: (approx. 190 Students)
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TO: "19. That the staggered shifts of arrival and dismissal for students at the charter school shall be as follows:

7:30 AM - 1:30 PM	K-Grade 1: (approx. 221 Students)
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8:30 AM - 3:30 PM	Grades 6-8: (approx. 158 Students)"

The purpose of the requests is to allow the applicant to increase the total number of students permitted in the previously approved charter school.

o **SUMMARY OF REQUESTS:**

The applicant, Valencia School Development, is seeking several modifications of Resolutions and Declarations of Restrictions to permit 800 students on a permanent basis.

o **LOCATION:** 18491 SW 134 Avenue, Miami-Dade County, Florida.

o **SIZE:** 3 Acres

B. ZONING HEARINGS HISTORY:

In January 2003, the Community Zoning Appeals Board-14 granted a rezoning of the subject property from AU, Agricultural District, to EU-M, Estate Modified District. The Board accepted a Declaration of Restrictions which was proffered by the applicant that limited the development of the site to the plans that were submitted for said hearing for a residential development consisting of 144 single family residences. The aforementioned Declaration required the owner of the property to set aside a 3-acre site for the development of a charter school by August 2004. Pursuant to Resolution No. CZAB14-32-03, a Modification of Paragraph #4 of said Declaration of Restrictions was approved in order to give the applicant different timeframe options in which to develop said charter school. In 2006, pursuant to

Resolution No. Z-30-06, the Board of County Commissioners (BCC) approved 706 students in grades K-8 for the 2006-2007 school year with a permanent reduction to 600 students in grades K-8 for the 2007-2008 school year and thereafter. In addition, the BCC approved the middle school to be within a ½ mile of the Urban Development Boundary and to be located closer to the interior side property line than is permitted. Pursuant to Resolution No. Z-26-07, in August 2007 the Board of County Commissioners approved 700 students in lieu of the requested 706 and approved staggered shifts of arrival and dismissal for the students.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The adopted 2015 and 2025 Land Use Plan designates the subject property as being approximately **.25 miles east of and within the Urban Development Boundary for Estate Density**. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. **Land Use Element Goal.** Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.
3. **Policy LU-2A.** All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).
4. **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.
5. **Objective LU-5.** Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.
6. **Policy LU-5B.** All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

7. **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.
8. **Objective EDU-1.** Work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public School System while striving to attain an optimum level of service. Strive to provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools does not exceed 115% of current Florida Inventory of School Houses (FISH) capacity (both permanent and relocatables). Additionally, by 2010 Miami-Dade County Public Schools shall meet state requirements for class size. This numeric objective is adopted solely as a guideline for school facility planning and shall not be used as a Level of Service Standard or as a basis for denial of development orders.
9. **Policy EDU-1A.** Cooperate with the Miami-Dade County Public School System in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.
10. **Policy EDU-1C.** Cooperate with the Miami-Dade County Public School System in their efforts to develop and implement alternative educational facilities such as primary learning centers which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.
11. **Policy EDU-2D.** When considering a site for possible use as an educational facility, the district should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, fire flow and potable water, sanitary sewers, and police and fire services.
12. **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.
13. **Policy LU-9B.** Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate:
 - i) Land use consistent with the CDMP Land Use Element and CDMP Level of Service Standards;
 - ii) Subdivision of land;
 - iii) Protection of potable water wellfields
 - iv) Areas subject to seasonal or periodic flooding;
 - v) Stormwater management
 - vi) Signage; and
 - vii) On-site traffic flow and parking to ensure safety and convenience and that no avoidable off-site traffic flow impediments are caused by development.

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-M; charter school

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU; vacant property

Estate Density Residential, 1 to 2.5 dua

SOUTH: AU; grove/orchard
vacant property

Estate Density Residential, 1 to 2.5 dua

EAST: EU-M; single-family
and vacant

Estate Density Residential, 1 to 2.5 dua

WEST: AU; single-family
and vacant

Estate Density Residential, 1 to 2.5 dua

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plan submitted)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

Acceptable

Compatibility:

Unacceptable

Landscape Treatment:

Acceptable

Open Space:

Acceptable

Buffering:

Acceptable

Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Service Areas:

N/A

Signage:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

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

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

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.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No comment
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
WASD	No objection
Aviation	No objection

H. ANALYSIS:

The existing school was initially approved as a charter school through the Development Impact Committee (DIC) review process under application #Z03008009. Subsequently, the applicant has been approved for several modifications for the purpose of changing the numbers of students. Most recently in 2007, the applicant was approved by the Board of County Commissioners (BCC) as a K through 8 charter school for 700 students. At the time of the last hearing, the BCC expressed some concerns about traffic congestion and the applicant's request for 706 students was modified and approved for a total of 700 students in K-8. The two-story, 34' high charter school contains 34 classrooms and a 33,000 sq. ft. recreation area located at the northeastern portion of the site.

The subject property is designated **Estate Density** Use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The CDMP also indicates that other uses permitted in residential communities are neighborhood and community services including **schools** only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. Additionally, existing uses and zoning classifications are not specifically depicted on the LUP map; however, all existing lawful uses and zoning deemed to be consistent with the CDMP. The proposed charter school expansion provides an additional solution to school overcrowding (Objective EDU-1) and implements an operational alternative which mitigates the impacts of overcrowding while maintaining the instructional integrity of the educational program (Policy EDU-1D). Notwithstanding, Policy LU-4A of the CDMP's interpretative text states that when evaluating compatibility among proximate uses, the County shall consider, among other things, such factors as traffic, noise, access, and hours of operation. Staff is of the opinion that due to the size of the site, the proposed permanent expansion to 800 students will have a negative visual and aural effect on the surrounding properties. In addition, staff opines that because the existing charter school is not located on a major roadway, the ingress/egress to the site is not as desirable because it creates more congestion in the surrounding area. As such, staff is of the opinion that the expansion of students from 700 to 800 for grades K-8 on a permanent basis will be **incompatible** with the area and **inconsistent** with the provisions of the CDMP.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM requirements as indicated in their memorandum for this application. The Water and Sewer Department (**WASD**), Miami-Dade Transit (**MDT**) and the **Miami-Dade Aviation Department** have **no objections** to this application. The **Public Works Department** has **no objection** to this application and indicates in their memorandum that this application does not generate any new additional daily peak hour trips and meets the criteria set forth for an Initial Development Order. Miami-Dade Fire Rescue (**MDFR**) also has **no objections** to this application and indicates that the estimated average response time to the subject property is **7:17** minutes. The Miami-Dade County Public School (**MDCPS**) **does not object to this application**. Their memorandum provides capacity information for the schools in the surrounding area which indicates an overall surplus of student stations at the elementary and middle school levels of 629 and 463 respectively.

When requests #1- #3 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), in staff's opinion, the proposed modifications will generate excessive noise,

EZ

traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and be **incompatible** with the area. The modifications of conditions #10 and #12 of Resolution #Z-30-06 and last modified by Resolution #Z-26-07 which restricted the number of students to 700 and the modification of paragraphs #15, #17, and #19 of Declaration of Restrictions which also limited the number of students to 700 and delineated the arrival and dismissal times is not supported by staff. The Miami-Dade County Public Schools has indicated in their memorandum that there is an overall surplus of 1092 student stations at the elementary and middle school levels. Staff also notes that in the approval of Resolution #Z-26-07, the Board of County Commissioners (BCC) voted to modify the applicant's request for 706 students to 700 students. At that time, the BCC expressed concerns and staff had similar concerns that the size of the site created certain restrictions in accommodating an expansion of this type and that the permanent increase of students to 800 would generate excessive noise, traffic, and excessive overcrowding of the people. However, during the 2006-2007 school year staff noted that the applicant had made improvements to the site which alleviated some of the congestion to the surrounding areas. The improvements included newly constructed parking and stacking areas on the east side of the school. Additionally, staff notes that the applicant has provided a letter to the Department of Planning and Zoning which indicates that at the time of Certificate of Use renewal there were 700 students at the charter school. Notwithstanding the improvements and the letter verifying the number of students, staff opines that the size of the site creates certain restrictions in accommodating an additional 100 students in an area bounded on two sides with residences. It would be intrusive, create congestion and have a negative aural effect on the surrounding community and, as such, staff recommends denial without prejudice of this application.

Staff is of the opinion that the subject property is too small to accommodate the proposed expansion to 800 students on a permanent basis. This expansion would be intrusive on the adjoining properties and, in staff's opinion, will have a negative visual and aural impact on surrounding properties. It should also be noted that in 2007, staff recommended denial of the previous application to increase the number of students to 706 students on a permanent basis. Based on all of the aforementioned, staff is of the opinion that approval of this application is **incompatible** with the surrounding area and is **inconsistent** with the objectives and specifically Policy LU-4A of the CDMP. Accordingly, staff recommends denial without prejudice of requests #1- #3 under Section 33-311(A)(7) and staff is of the opinion that this recommendation would be in keeping with the spirit and intent of the BCC's decision in 2007.

I. **RECOMMENDATION:**

Denial without prejudice.

J. **CONDITIONS:** None.

DATE TYPED: 09/23/09
DATE REVISED: 10/26/09, 11/18/09, 11/20/09, 12/7/09, 1/19/10, 1/20/10, 2/3/10
DATE FINALIZED: 2/23/10
MCL:GR:NN:JV:CI



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

IV.
6/2

13

Memorandum



Date: December 4, 2009

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

From: Esther Calas, P.E., Director
Public Works Department

Subject: Recommendations for Somerset Academy/ Valencia School, Inc Process Number Z09-106

Miami Dade County Public Works Department has no objections to this application, subject to the following project requirements and standard comments.

The Public Works Traffic Engineering Division has reviewed the Letter of Intent, dated 6/19/09, Site Plan, revised 04/2006, and the "Traffic Impact Analysis," revised 07/2006, for the proposed facility located at 18491 SW 134 Avenue and has the following recommendations and comments:

- **Project Requirements**

1. The applicant must submit a signing and pavement marking plan for our review and approval prior to the schools expansion. The applicant will be required to implement the approved signing and pavement marking plan.
2. Proposed schedule of arrival and dismissal times including grade level and number of students are required to be provided in a covenant and/or "Letter of Intent" for this facility.
3. Provide a maintenance of traffic (MOT) operation plan, including provision of any traffic control devices (e.g. – cones, delineators) for arrival and dismissal periods in a covenant/"Letter of Intent" for this facility. The MOT must contain the following statement: "The applicant shall supply staff to direct any vehicles which may stack in through lanes or non-designated parking areas in the public rights of way onto the school site."

- **Standard Comments:**

1. 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.
2. 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.

3. 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.
4. 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.
5. 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 Mr. Jeff Cohen at (305) 375-2030.

cc: Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division
Robert Williams, P.E., Acting Chief, 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



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board

Dr. Solomon C. Stinson, Chair
Dr. Marta Pérez, Vice Chair
Agustin J. Barrera
Renier Diaz de la Portilla
Dr. Lawrence S. Feldman
Perla Tabares Hantman
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Ana Rivas Logan

Received by
Zoning Agenda Coordinator

November 23, 2009

DEC 30 2009

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

RECEIVED
DEC 16 2009

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING
BY _____

RE: 09-106. Valencia School Development, Inc. (Grades K-8)
18491 S.W. 134 Avenue

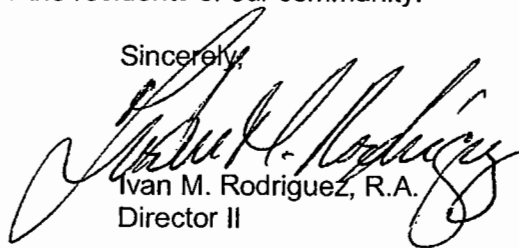
Dear Mr. LaFerrier:

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 application, please see the attached Public School Projected Capacity Analysis (Attachment A).

As you will note under Attachment A, the following elementary and middle schools are currently designated as the schools to serve the area of this application at the K through 8 grade levels: South Miami Heights Elementary, Miami Heights Elementary, Caribbean Elementary, Herbert A. Ammons Middle, Mays Middle and Jorge Mas Canosa Middle. The analysis provides capacity information for traditional public schools in the surrounding area, depicting an overall surplus of student stations at the elementary and middle school levels of 629 and 463 respectively.

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

IMR:ir
L167
Attachment

Received by
Zoning Agenda Coordinator

DEC 30 2009

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian G. Villaamil
Mr. Nick Nitti

RECEIVED
DEC 10 2009

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2009 12240

ATTACHMENT "A"

PUBLIC SCHOOL PROJECTED ANALYSIS

November 23, 2009

APPLICATION: 09-106 – Valencia School Development, LLC.
18491 S.W. 134 Avenue

Received by
Zoning Agenda Coordinator
DEC 30 2009

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY SCHOOL LEVEL: South Miami Heights Elementary – 12231 S.W. 190 Terrace
Miami Heights Elementary – 17661 S.W. 117 Avenue
Caribbean Elementary – 11990 S.W. 200 Street

MIDDLE SCHOOL LEVEL: Herbert A. Ammons Middle – 17990 S.W. 142 Avenue
Mays Middle – 11700 S.W. 216 Street
Jorge Mas Canosa Middle – 15735 S.W. 144 Street

Schools are located in Regional Centers IV and V.

The following student population and available facility capacity data is based on student enrollment as of October 2009:

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
South Miami Heights Elementary	653	714	91%	62	84%	123
Miami Heights Elementary	1,159	1,273	91%	152	81%	266
Caribbean Elementary	756	965	78%	22	77%	231

AVAILABLE STUDENT
STATIONS **620**

Middle Schools

Herbert A. Ammons Middle	1,175	0	0%	990	119%	-185
Mays Middle	523	943	55%	99	50%	519
Jorge Mas Canosa Middle	1,910	2,029	94%	0	94%	119

AVAILABLE STUDENT
STATIONS **453**

Memorandum



Date: September 2, 2009

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: DIC No. Z2009000106
Valencia School Development, LLC
18491 S.W. 134 Avenue
Modification of a Previous Agreement to Permit 800 Children for a
Previously Approved Charter School
(EU-M) (3 Acres)
02-56-39

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.

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 located 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 12,705 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.

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 sewer located abutting the subject property. Downstream flow is directed to the pump station # 30-1124 and then finally 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 the Code requirements.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the CDM. 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 alternative means of sewage disposal. Use of an alternative 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.

Wetlands

The subject property does not contain 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

The subject property contains tree resources. 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 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.

Hazardous Materials Management

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning required management practices.

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.

Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

Enforcement History

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

Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

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

Memorandum



Date: August 19, 2009

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

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

Subject: DIC # 2009000106 – Valencia School Development, LLC.
18491 SW 134 Avenue
Miami-Dade County, Florida

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately **16** fire and rescue calls annually. The estimated number of alarms results in a minimal impact to existing fire and rescue service. However, the existing stations serving this area will be able to handle the expected number of alarms.
- (B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesquirts 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 2008, the average travel time to the vicinity of the proposed development was **7:17 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
52	12105 Quail Roost Drive	Rescue, Tanker, Battalion	6
43	13390 SW 152 Street	Rescue, ALS Aerial	7
5	13150 SW 238 Street	Rescue, ALS Engine	7
34	10850 SW 211 Street	Rescue, ALS Aerial, Squad	9

ALS= Advanced Life Support

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau has reviewed and approved the plans entitled 'Valencia School Development, LLC' as prepared by Civica Architects, dated stamp received 7/8/09.

DIC # 2009000106 – Valencia School Development, LLC.
August 19, 2009
Page 2 of 2

- (B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire 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 Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4540.

HL:ch

Memorandum



Date: August 18, 2009

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

From: José A. Ramos, R.A., Chief, Aviation Planning Division
Aviation Department

Subject: DIC Application #09-106
Valencia School Development, LLC
DN-09-08-266

A handwritten signature in black ink, appearing to be "JR", with a long horizontal line extending to the right.

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #09-106, Valencia School Development, LLC. The applicant is requesting a modification of a previous agreement to permit 800 children for a previously approved charter school. The subject property is 3 acres and is located at 18951 SW 134 Avenue, Miami-Dade County, Florida.

Based on the available information, MDAD has determined that the proposed land use is compatible with operations from Kendall-Tamiami Executive Airport.

JR/RB/cf

C: M. Fajardo
S. Harman
Jorge Vital, Acting DIC Coordinator, Department of Planning & Zoning

Memorandum



Date: September 3, 2009

To: Jorge Vital
Acting DIC Coordinator
Department of Planning and Zoning

From: John Garcia
Principal Planner *J. Garcia*
Miami-Dade Transit / Transit Planning Section

Subject: Review of DIC Project No. 09-106 (Valencia School Development, LLC)

Project Description

The applicant is seeking to modify conditions of a previously approved 2007 Resolution in order for the applicant to submit revised plans and to permit an increase to the total number of students from 700 to 800. The subject property is 3 acres and is located at 18951 SW 134th Avenue, Miami-Dade County, Florida.

Current Transit Service

There is direct transit service within the immediate vicinity of the application site. The closest transit service is provided by Metrobus Route 137/West Dade Connection along SW 184th Street (Eureka Drive) which is approximately one block north of the subject property. The service headways for the above mentioned route (in minutes) is as follows:

Metrobus Route Service Summary
Valencia School Development, LLC Application Site

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
137/West Dade Connection	30	45	60	N/A	40	40	0.1	L

Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail
E means Limited-Stop Metrobus service

Future Transportation/Transit Improvements

Currently, the 2009 Transportation Improvement Program (TIP) shows under the Road Impact Fee section, a roadway widening project of 2 to 4 lanes on SW 184th Street from SW 127th to 137th Avenues. The 2030 Long Range Transportation Plan (LRTP) identifies the same roadway widening project as a Highway and Transit Priority 1 improvement.

The 2008 ten-year Transit Development Plan (TDP) does not identify in its 2018 Recommended Service Plan any new improvements/adjustments on the existing route serving the vicinity of the project. No new service is proposed in the immediate vicinity of this project within the 2018 Recommended Service Plan.

MDT Comments/Recommendations

Miami-Dade Transit (MDT) currently provides local bus service in close proximity to the application sites. 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



Date: September 1, 2009

To: Jorge Vital, DIC Coordinator
Department of Planning and Zoning

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

Subject: Valencia School Development LLC, DIC Application # - Z2009000106

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

Application Name: Valencia School Development LLC

Proposed Development: The applicant is requesting a special exception to permit the expansion of enrollment by one hundred (100) students, and as a result, the addition of five (5) teachers/staff. The school will have a total of eight hundred (800) students and forty seven (47) teachers/staff. The current water demand of the school is 7,630 gallons per day (gpd) and after said increase, it will be 8,705 gpd.

Project Location: The subject property is located at 18491 SW 134 Avenue, Miami-Dade County, Florida.

Water: The subject project is located within MDWASD's service area. The existing facility is currently being serviced by MDWASD. It will be required that the applicant extend an eight (8) inch water main from the North West corner of the property along SW 134th Avenue to connect to existing eight (8) inch water main just south of S.W. 184 street. The source of water for this project is the Alexander Orr. Water Treatment Plant. The plant is operating under a 20-year Water Use Permit issued by South Florida Water Management District on November 15, 2007. MDWASD will be the utility providing water services subject to the following conditions:

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

Sewer: The subject project is located within MDWASD's service area. The existing facility is currently being serviced by MDWASD. The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.
- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.

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

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

TEAM METRO

ENFORCEMENT HISTORY

VALENCIA SCHOOL
DEVELOPMENT, LLC

18491 SW 134 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2009000106

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Current case history:

Case 200901007387 was opened based on enforcement history request and inspected on 8-19-09. Inspected and received from the Registrar of the school the total number of students enrolled. The number permitted is 700. They have 700 students enrolled and are in compliance of their resolution. No other violations were observed and case was closed.

Previous Case history:

Case 20090106322 was opened based on enforcement history request and inspected on 7-15-09. Student roster is not yet available because school has not begun. No other code violations were observed and case was closed.

Case 200801006424 was opened based on an anonymous complaint for violation of the resolution. An inspection was conducted on 02-25-09. No violations were observed and case was closed.

Case 200701004476 was opened based on enforcement history request #07-156 and inspected on 7-27-07. No violations were observed and case was closed.

Case 200601006331 was opened based on anonymous complaint for violation of resolution. A citation was issued on 12-11-06. Compliance inspection was conducted on 6-6-07 and violation was corrected, citation paid in full 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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Valencia School Development, LLC, a Florida LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Wolfson Hutton Company, Inc., a Florida Corp.</u>	<u>100%</u>
<u>- Ignacio Zulueta, President and</u>	
<u>100% shareholder</u>	
_____	_____
_____	_____

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
Percentage of Ownership

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____

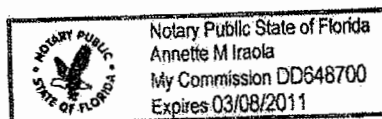
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant) Ignacio Zulueta

Sworn to and subscribed before me this 26 day of June, 20 09. Affiant is personally known to me or has produced _____ as identification.

Annette M. Iraola
(Notary Public)



My commission expires: 3/8/11

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

*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.

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

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

School Name: VALENCIA ACRESS School Address: S.W. 184 STREET & S.W. 134 AVE

Tax Folio # 30 -6902-026-1450 Total size of site: 3. acres

Is this an expansion to an existing school? X Yes No

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

700 STUDENTS and the Resolution # Z-30-06

Number of children/students requested: 800 (total) Grade Levels: K-8th Ages: 4-14 YRS OLD.

Number of classrooms: 34 Total square footage of classroom area: 23,980 S.F.

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) 23,020 S.F.

Total square footage of outdoor recreation/play area: 41,100 S.F.

Number of parking spaces provided for staff and transportation vehicles: 51 SPACES

Total parking spaces ^{REQUIRED} provided: 73 SPACES. Auto-stacking spaces provided: 45

Days and hours of operation: MON-FRI (7:00 AM - 4:00 PM)

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

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

WITNESSES:

[Signature]
[Signature]

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

My Commission Expires

LEGAL DESCRIPTION:

The west 1/2 of Lots 2, 3, 4, 7, 10, and 11, less the north 20' of Lot 2 and Lots 10 & 11, less the south 20' thereof, TROPICO, met book 2, page 37, lying and being in the NE 1/4 of Section 2, Township 56 South, Range 38 East, And the west 1/2 of the east 1/2 of Lot 2, less the west 720, 10' and the north 20' of said Lot 2 and less the north 2,160' of Lots 1, 4, 7, 10 and 11 of said L & T, Tropic, met book 2, page 37, lying and being in the NW 1/4 of Section 2, Township 56 South, Range 38 East, lying between S.W. 1/4 Sec 2 and S.W. 1/4 Sec 12 (When shown) & both sides of S.W. 1/4 Sec 12 (When shown) (See Plat No. 20-595-075-1500)

VEHICULAR SPEED:
15 MPH SCHOOL SPEED ZONE AND SPEED ZONE FLASHING SIGNALS
(EXISTING TO REMAIN)
HOURS OF OPERATION OF SPEED ZONE ARE 7:30AM-9:15AM
2-16PM-4:00PM

1 EXISTING SITE PLAN

EXISTING SITE PLAN

22' 57'

SCALE: 1" = 50'-0"

VEHICULAR SPEED:
15 MPH SCHOOL SPEED ZONE
(EXISTING TO REMAIN)
HOURS OF OPERATION OF S
2:15PM-4:00PM.

33

PART 1 - GENERAL

-
1. FLYWHEEL
 2. CRANKSHAFT
 3. CONNECTING ROD
 4. PISTON
 5. VALVE
 6. SPRING
 7. CYLINDER
 8. PUMP
 9. MOTOR
 10. DRIVE SHAFT
 11. GEAR
 12. BELT
 13. PULLEY
 14. HOSE
 15. TUBE
 16. FITTING
 17. NUT
 18. BOLT
 19. WASHER
 20. RING
 21. GASKET
 22. O-RING
 23. SEAL
 24. BRACKET
 25. MOUNTING
 26. BASE
 27. COVER
 28. LID
 29. DOOR
 30. HANDLE
 31. KNOB
 32. SWITCH
 33. BUTTON
 34. LEVER
 35. PEDAL
 36. FOOT
 37. TIRE
 38. WHEEL
 39. AXLE
 40. HUB
 41. RIM
 42. SPOKE
 43. CHAIN
 44. LINK
 45. PIN
 46. ROLLER
 47. GUIDE
 48. TENSIONER
 49. ADJUSTER
 50. TIGHTENER
 51. RELEASE
 52. CLAMP
 53. BUSHING
 54. BEARING
 55. COIL
 56. SPRING
 57. SHOCK
 58. DAMPER
 59. PISTON
 60. RING
 61. VALVE
 62. SPRING
 63. CYLINDER
 64. CRANKSHAFT
 65. CONNECTING ROD
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 67. DRIVE SHAFT
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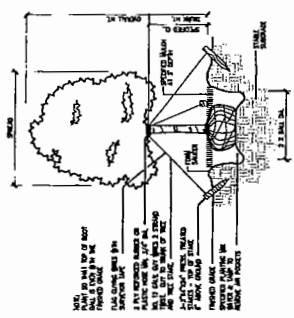
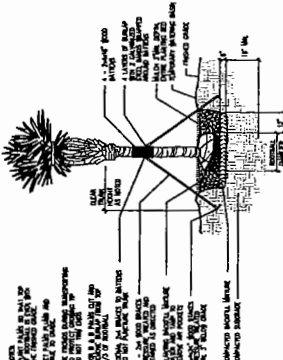
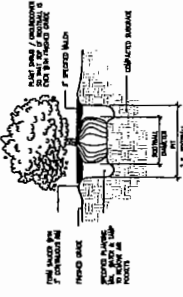


TABLE 1



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CAUTION
Acquaintance "Familiarity" for packing errors. Beware that for purposes of the 100% rule, the 100% coverage by means of an automatic sprayer can apply only to the material.

ing mix/backfill mix shall be clean and free of construction debris, weeds, rock and loose peels and scales. The planting areas shall be amended with a minimum of forty (40) percent of horticultural acceptable organic materials. The minimum topsoil depth shall be four (4) inches for ground cover areas and seeded grass areas.

When about ready, the plants should have a chemical analysis made. The plants should be fertilized at the time of planting with optimum planting levels, 20-10-5 (nitrogen, phosphorus, and potassium) per 100 sq ft. The plants should be planted with a minimum of 6" topsoil beneath the rootball.

soils type or parent
1-4-1-2 N-P-K with microelements. Apply at a rate of 1 lb. of nitrogen per 1000 sq. ft.
2-1-1-1 N-P-K with microelements.

background legislation to be 100% interpreted to meet local and state regulations with a minimum of any overlap. (see Phone and Space)

changes/ substitutions shall be made without prior consent of the designer, contractor and field verify locations of all utilities prior to installation.

Landscape contractor shall coordinate landscape crews shall be notified unless otherwise noted. Work shall that of the irrigation contractor.

any damage to utilities caused by the work.

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

3. Seed shall be clean and relbly free of weeds, noxious pests, and diseases.

minimum of 1/2" and back filed with peeling soil.

CIVICA
89323 NW 82nd Street
Suite No.206
Doral, FL 33126
tel: 305.963.9050
fax: 305.562.9555

**SOMERSET
ACADEMY**
18491 S.W. 134th Ave.
Miami, FL 33177.

OWNER:
PALENCIA SCHOOL
DEVELOPMENT
LLC
6355 HIND ROAD SEVEN, FL 33155
tel: (904) 661-2506

CNVCA PROJECT No:
2006-04

ISSUED FOR:
COUNTY
APPROVAL

[illegible]

DATE: 10/1/08
APPROVED BY: [Signature]
SCALE: 1:1000

SIGNATURE _____ 08-18-2009

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CIVICA

88227 NW 20th Street
Suite No. 209
Miami, FL 33126
Tel: 305.555.1234
Fax: 305.555.1235

STUDENT
ACADEMY
1947 S.W. 24th Ave.
Miami, FL 33135

OWNER
VALENCIA SCHOOL
DEVELOPMENT
LLC
SUNSHINE BUILDING CLASS
11000 SW 10th Ave.
Miami, FL 33156

CIVICA PROJECT INC.
2016-04

ISSUED FOR
COUNTY
APPROVAL

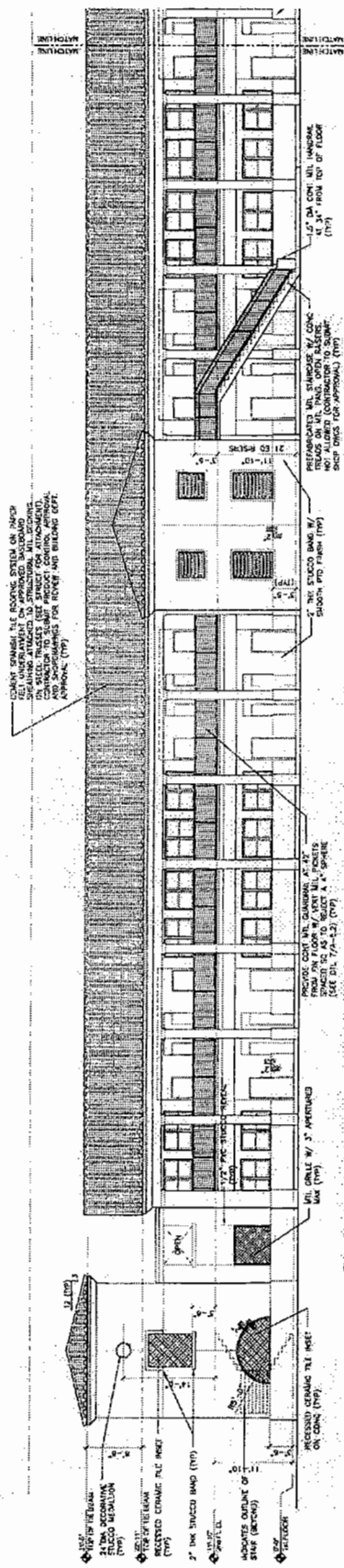
NO.	DATE	BY/CHK	DT
1	04/18/2016	JK	JK

DESIGNER
DATE
APPROVED
SCALE

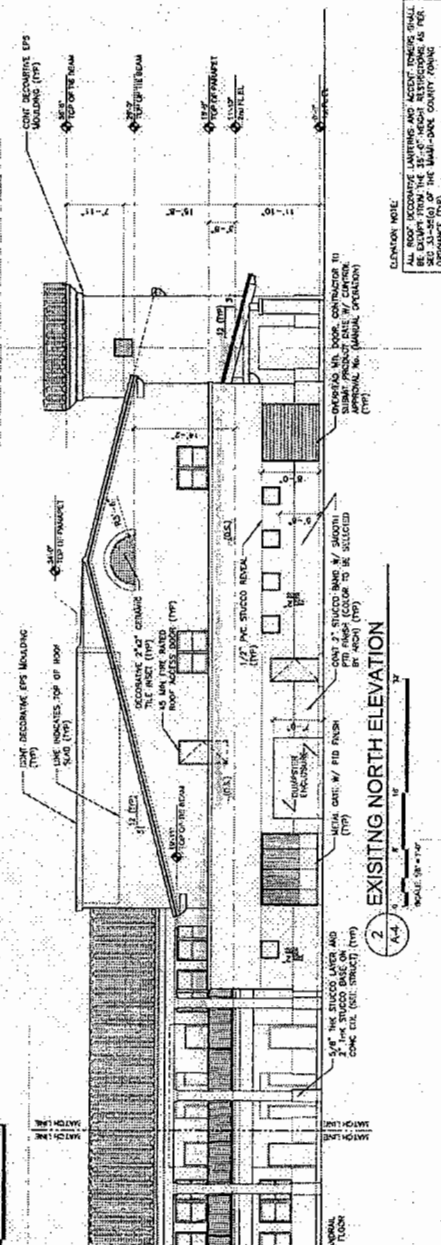
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EXISTING
WEST & NORTH
ELEVATIONS

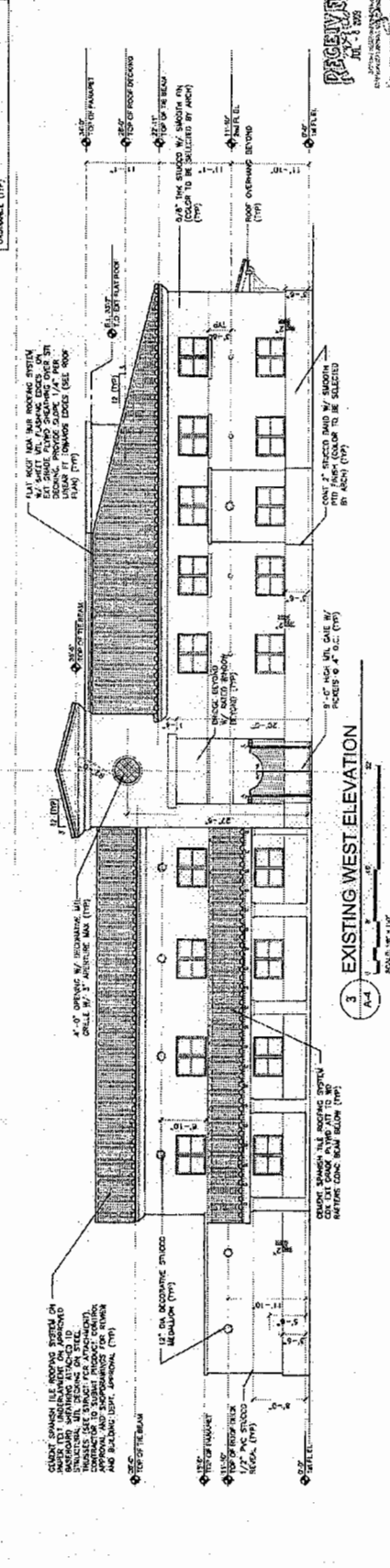
SHEET NUMBER
A-4



1 EXISTING NORTH ELEVATION



2 EXISTING NORTH ELEVATION



3 EXISTING WEST ELEVATION

CIVICA

3322 NW 82nd Street
Suite No. 201
Doral, FL 33176
Tel: 305.486.1800
Fax: 305.486.1801

OWNER
KINDERGARTEN
ACADEMY
14401 SW 13th Ave.
Miami, FL 33177

OWNER
VALENCIA SCHOOL
DEVELOPMENT
LLC
4100 NW 13th Ave. # 300
Miami, FL 33176

OWNER PROJECT NO.
2006-04

ISSUED FOR:
COUNTY
APPROVAL

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
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8			
9			
10			

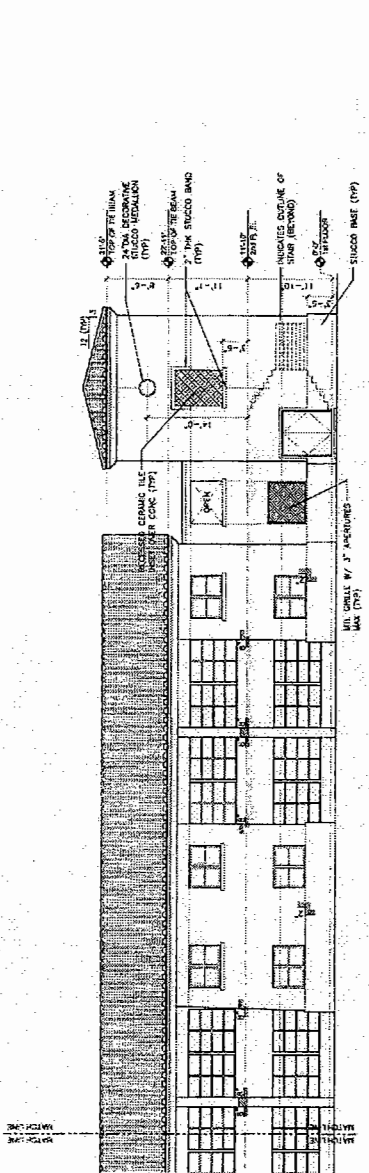
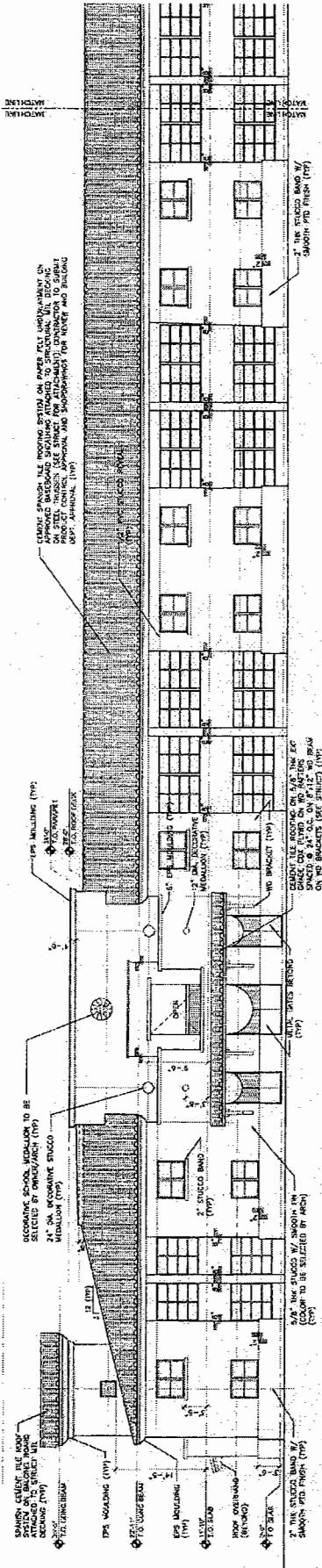
DRAWN BY: ARCHITECTURE
DATE: 04/2006
SCALE: AS SHOWN

SCALE: 1/8" = 1'-0"
DATE: 04-15-2008
PROJECT NO.: 2006-04

PROJECT NO.: 2006-04
SHEET NO.: 1 OF 1
SHEET TITLE: EXISTING SOUTH & EAST ELEVATIONS

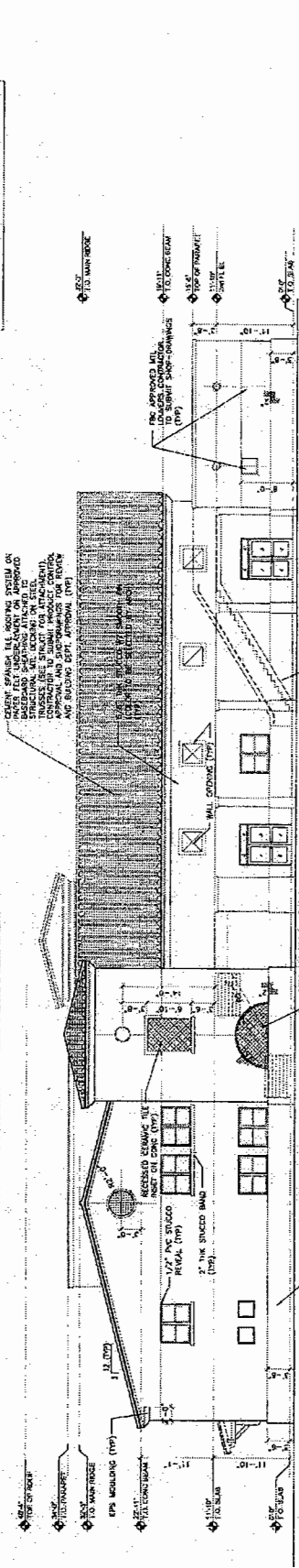
EXISTING
SOUTH & EAST
ELEVATIONS

SHEET NUMBER
A-5

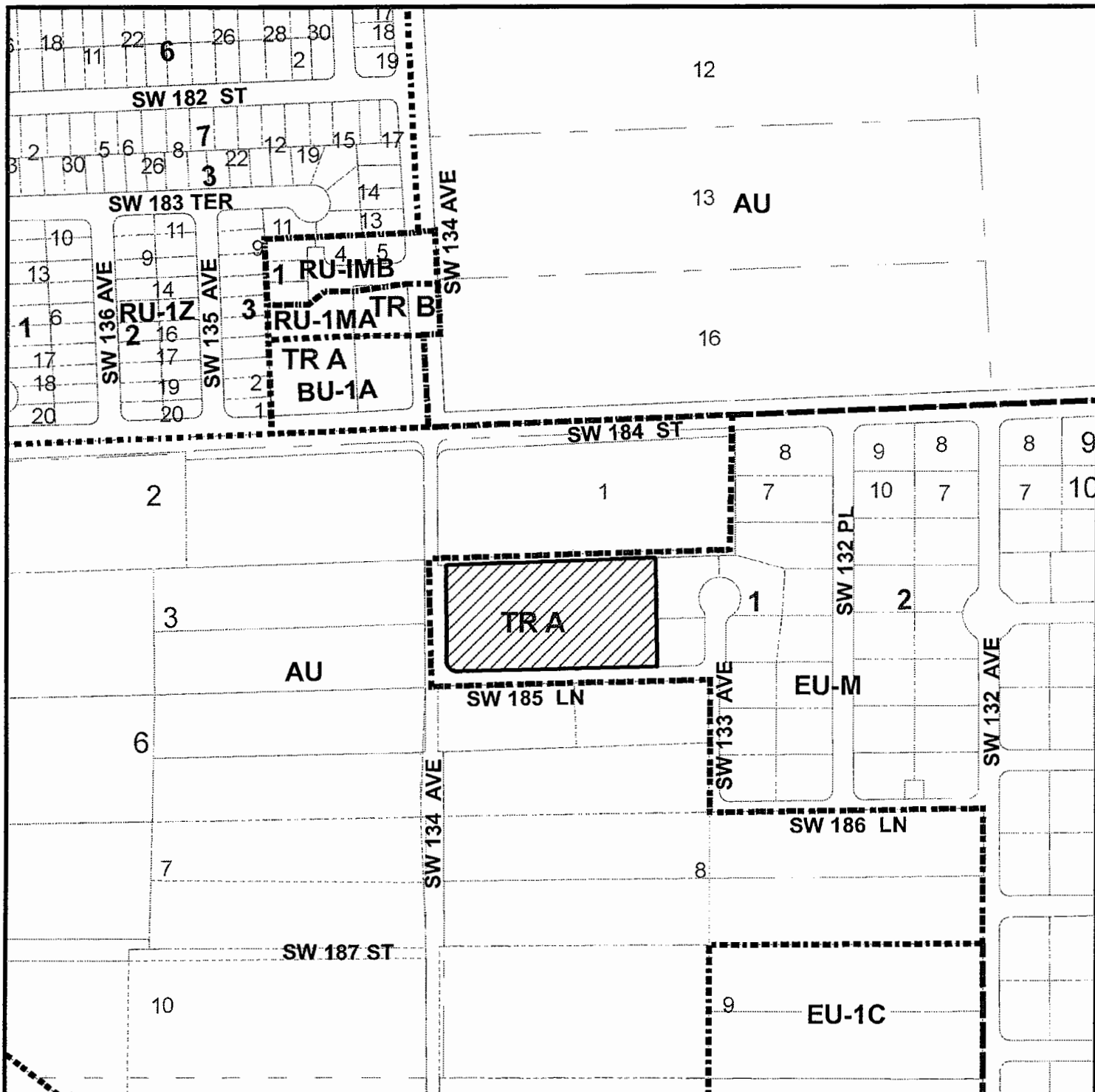


2. EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTE:
ALL ROOF ROUGHENING, LANTERNS AND ACCENT TOWERS SHALL
BE EXEMPT FROM THE 25'-0" HEIGHT RESTRICTIONS AS PER
ORDINANCE (TP) THE 25'-0" HEIGHT RESTRICTIONS AS PER
ORDINANCE (TP)



3. EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



MIAMI-DADE COUNTY
HEARING MAP

Process Number
09-106

Section:02 Township: 56 Range: 39
Applicant: VALENCIA SCHOOL DEVELOPMENT, LLC
Zoning Board: BCC
Commission District: 08
Drafter ID: KEELING
Scale: NTS
----- Zoning

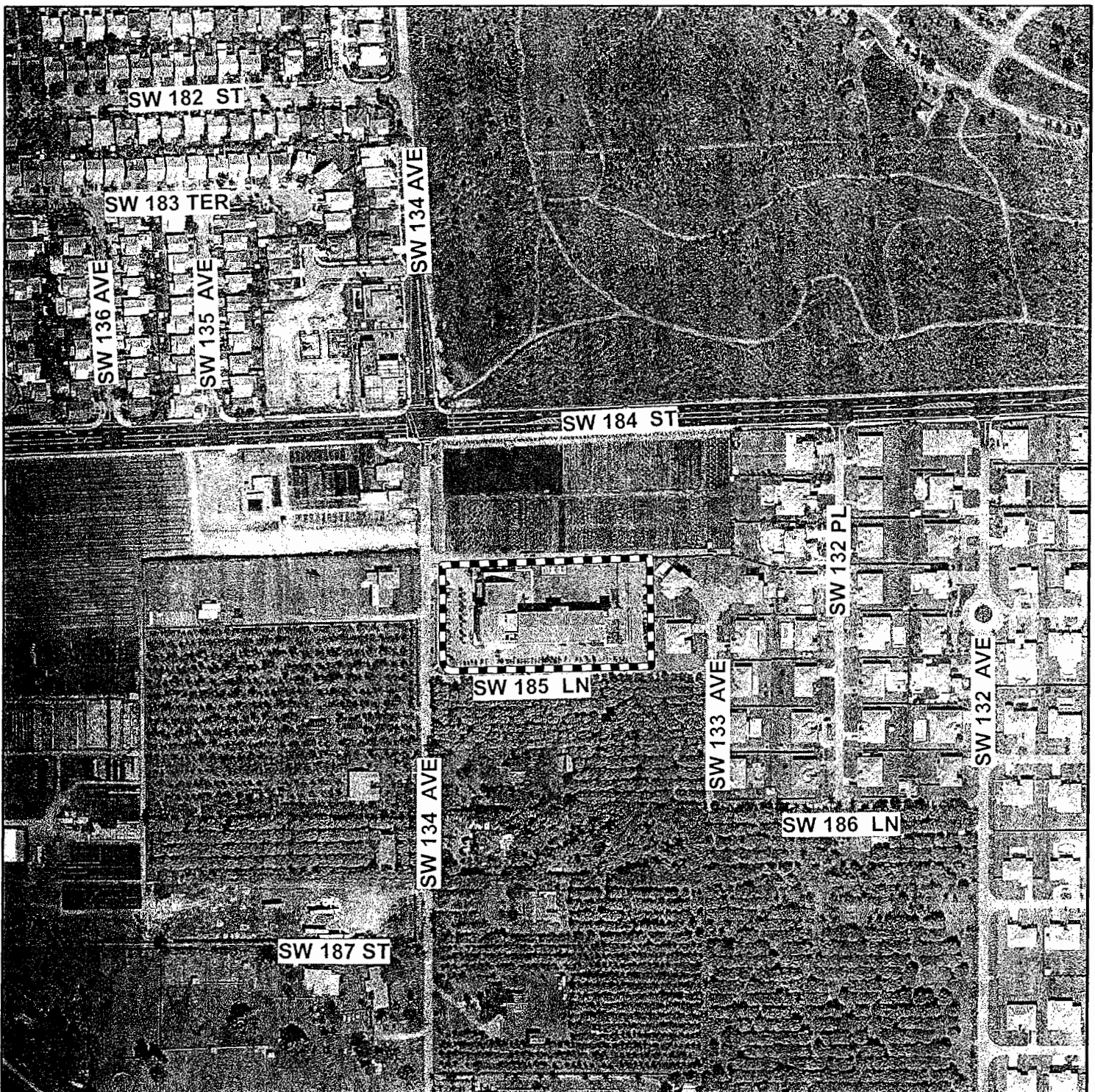


SUBJECT PROPERTY



SKETCH CREATED ON: 07/14/09

REVISION	DATE	BY
		39



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
09-106

Section:02 Township: 56 Range: 39
Applicant: VALENCIA SCHOOL DEVELOPMENT, LLC
Zoning Board: BCC
Commission District: 08
Drafter ID: KEELING
Scale: NTS
----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 07/14/09

REVISION	DATE	BY

1. RENAISSANCE CHARTER SCHOOL, INC.
(Applicant)

10-7-CC-1 (09-071)
BCC/District 12
Hearing Date: 07/22/10

Property Owner (if different from applicant) **DORAL CHARTER SCHOOL LIMITED.**

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

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1988	Ryder System, Inc.	- DRI	BCC	Approved w/conds.
1998	Westside Corporate Center, Inc.	- Special Exception school. - Non-Use Variance no building of public assemblage. - Non-Use Variance number of students. - Non-Use Variance outdoor recreation area.	C-9	Approved w/conds.
1998	Westside Corporate Center, Inc.	- Substantial Deviation to DRI.	C-9	Approved
1998	Westside Corporate Center, Inc.	- Substantial Deviation to DRI.	BCC	Approved
2003	Pan American-Cardel Group, L.C.	- Modification of resolution Z-258-88. - Modification of resolution Z-15-98.	BCC	Approved
2009	Renaissance Charter School, Inc.	- Modification of condition number CZAB9-42-98.	DOR	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.

Memorandum



Date: July 22, 2010

To: The Board of County Commissioners

From: Airport Developmental Impact Committee
Executive Council

Subject: Airport Developmental Impact Committee Recommendation

APPLICANT: Renaissance Charter School, Inc (Z09-071)

SUMMARY OF REQUEST:

The applicant is seeking to permit the expansion of an existing educational facility within the Miami International Airport Critical Area Approach-Departure Zone.

LOCATION: 8360 NW 33 Street, City of Doral, Florida.

COMMENTS:

This application went before the Airport Developmental Impact Committee because the applicant is requesting modifications for 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 CDMF 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 Airport DIC Executive Council was held on July 7, 2010 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions, subject to the Board's acceptance of the proffered covenant as set forth in the Department of Planning and Zoning's recommendation.

The Executive Council found that the proposed application, with the applied conditions, 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 approval of the expansion of the charter school, with the acceptance of the proffered covenant and 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 development will be **compatible** with the surrounding area and would not detrimentally impact same.

APPLICATION NO. Z09-71
RENAISSANCE CHARTER SCHOOL, INC.


Respectfully Submitted,

DIC Executive Council
July 07, 2010

Ysela Llort
Assistant County Manager

Absent

Giovannie Ulloa, Assistant Fire Chief
Miami-Dade Fire Rescue Department



AYE

Jose Luis Mesa, Director
Metropolitan Planning Organization Secretariat

Absent

Subrata Basu, Assistant Director of Planning
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

Bertha M. Goldenberg, Assistant Director
Miami-Dade Water and Sewer Department



AYE

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE AIRPORT DEVELOPMENT IMPACT COMMITTEE**

APPLICANT: Renaissance Charter School, Inc.

PH: Z09-071

SECTION: 27-53-40

ADIC DATE: July 7, 2010

COMMISSION DISTRICT: 12

=====

A. INTRODUCTION

o **REQUEST:**

SPECIAL EXCEPTION to permit the expansion of an existing educational facility within the Miami International Airport Critical Area Approach (CA-A) Departure Zone.

o **SUMMARY OF REQUEST:**

The applicant is seeking to expand an existing charter school located in the Critical Area Approach (CA-A) Zone of the Miami International Airport, in order to increase enrollment from 500 to 650 students.

o **LOCATION:**

8360 NW 33 Street, City of Doral, Florida

o **SIZE:** 1.56 Acres

B. ZONING HEARINGS HISTORY:

The subject property is part of a Development of Regional Impact (DRI), which was granted in 1988. The DRI was granted substantial deviation determinations and modifications in 1998 and 2003. In 1998, pursuant to Resolution #CZAB9-42-98, a special exception was granted to permit a school in the IU-2 district, non-use variances to permit a building of public assemblage in the IU-2 district that is not directly connected with a legally established industrial use, to permit 500 students where 93 students were permitted and to permit a reduction in the required outdoor play area.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property for Industrial and Office use. The **Industrial and Office** uses allowed in this category include manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited

commercial uses to serve the firms and workers in the industrial and office area are encouraged, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Free-standing retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

2. **Policy LU-2A.** All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).
3. **Objective LU-5.** Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Development Master Plan.
4. **Policy LU-5B.** All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.
5. **Objective AV-7.** Maximize compatibility between airports and the surrounding communities.
6. **Policy AV-7B.** Miami-Dade County shall update its airport compatible zoning ordinances to promote compatible land use around Miami International, Homestead Air Reserve Base, Opa-Locka, Kendall-Tamiami Executive, Opa-Locka West, and Homestead General Aviation Airports. These ordinances updates shall be based on the guidelines recommended in the following federal and state documents. Due to operational differences, all listed documents may not pertain to all airports.

(Federal) – Department of Transportation – Federal Aviation Regulation Part 77 (Objects affecting Navigable Airspace)

(Federal) – Department of Defense Air Installation Compatible Use Zone Report (AICUZ) for HAFB (August 1988)

(State) – Chapter 333, Florida Statutes, (Airport Zoning)

7. **Policy AV-7E.** To the extent feasible, utilize the CDMP Land Use Element to maximize compatibility of land uses around airports, reflecting recommendations in the federal and State guidance documents cited in Policy AV-7B.
8. **Uses and Zoning Not Specifically Depicted.** Some existing uses and zoning are not specifically depicted on the LUP map. All 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 districts and uses. All approval of new industrial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.
9. **Policy EDU-1D.** Cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students of Miami-Dade County, which operate on optimum capacity, in so far as funding available. Operational activities may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.
10. **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.
11. **Institutions, Utilities and Communications.** Neighborhood or community-serving institutional uses, cell towers and utilities **including schools**, libraries, sanitary sewer pump 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. 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:

Industrial (City of Doral); charter school

Industrial and Office (Miami-Dade)

SURROUNDING PROPERTIES:

NORTH: Downtown Mixed Use (City of Doral) Industrial and Office (Miami-Dade)
single-family residences

SOUTH: Industrial (City of Doral); office building Industrial and Office (Miami-Dade)

EAST: Industrial (City of Doral); office building Industrial and Office (Miami-Dade)

WEST: Industrial (City of Doral); school Industrial and Office (Miami-Dade)

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plans submitted.)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

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

(A) The County Commission shall have jurisdiction to directly hear the following applications:

- (4) Any application encompassing property located within a municipality when jurisdiction is vested in Miami-Dade County pursuant to applicable zoning regulations or municipal charter or interlocal agreement.

Section 33-336 Establishment of land use zoning classification maps, criteria and use restrictions for Miami International Airport and surrounding area.

(B) No land, body of water or structure shall be used, or permitted to be used and no structures shall be hereafter erected, constructed, moved or reconstructed, structurally altered or maintained for any purpose in the Miami International Airport (Wilcox Field) Zoning Area, which is designed, arranged, or intended to be used or occupied for any purpose otherwise permitted in the underlying zoning district, except in compliance with the following restrictions, limitations and prohibitions:

- (5) Critical Area Approach Zone (CA). Educational facilities in the CA (excluding aviation schools) are subject to the following prohibitions, restrictions and limitations. Exceptions listed in this paragraph shall be applicable to all sub-zones, except when particular sub-zones are expressly indicated.

CA-A. No new educational facilities (except aviation related schools and except as provided above) are permitted in the CA-A subzone. In no event shall this prohibition be varied.

Educational facilities existing as of the date of this ordinance (February 24, 2005), except as otherwise provided in this section, shall be permitted to expand, upon

demonstration that the requirements and standards established in Section 33-337(A), the underlying applicable zoning district standards, and all other standards of this Chapter have been met. **In no event shall this provision be varied.**

Section 33-337 Educational facilities standards.

(A) CA-B.

- (1) *Required information.* Except as otherwise provided in Section 33-336(B)(5), all applicants for educational facilities in the CA-B sub-zone shall submit the following applicable information to the Department in accordance with the filing provisions of Article XXXVI of this Chapter for review by the Department and for consideration at public hearing.

(a) Written information.

- (1) Total size of the site. Gross and net figures shall be provided.
- (2) Maximum number of students to be served.
- (3) Maximum number of teachers and administrative and clerical personnel.
- (4) Maximum number of classrooms and total square footage of classroom space.
- (5) Total square footage of non-classroom space.
- (6) Amount and location of exterior recreational/play area in square footage.
- (7) Maximum number and type of vehicles that will be used in conjunction with the operation of the facility.
- (8) Number of parking spaces provided for staff, visitors, and transportation and operation vehicles, and justification that those spaces are sufficient for this facility.
- (9) Grades or age groups that will be served.
- (10) Days and hours of operation, weekly and annually.
- (11) An explanation of any such activities anticipated to be conducted in association with the educational facility but typically conducted outside of the hours of operation of the educational facility.
- (12) Means of compliance with requirements by the Miami-Dade County Fire Department, Miami-Dade County Department of Public Health and Rehabilitative Services, and any Federal or State regulations applicable to the specific application.

- (13) A copy of the charter approved by the Miami-Dade County Public School Board in the case of a charter school.
 - (14) Where an educational facility is to be operated in a structure simultaneously used as a residence, religious facility or other type of facility, the area which will be specifically used for the educational facility during the hours of operation shall be clearly defined.
 - (15) The applicant of an educational facility shall additionally provide explanation regarding activities anticipated to be conducted in conjunction with the educational facility, including but not limited to educational classes, community outreach facilities, and civic building use. Such uses not determined by the Director to be directly associated with the educational facility operation shall require approval as otherwise specified within this code.
- (b) *Graphic Information.* The following graphic information shall be prepared by design professionals, such as registered Florida architects and landscape architects.
- (1) A plan indicating existing zoning on the site and adjacent areas.
 - (2) A plan indicating the applicable and adjacent sub-zones of Airport Land Use Zoning Map for Miami International Airport and Surrounding Area and distances from the application property line to the nearest property line of each subzone, and a plan depicting the maximum structure height in the applicable Airport Height Zoning Area Map for Miami International Airport.
 - (3) A dimensioned site plan drawn to scale indicating the following:
 - (a) Location of all structures and setback dimensions from all property lines.
 - (b) Parking area layout, automobile stacking area for drop-off and pick-up of children, and drives
 - (c) Walkways
 - (d) Location of recreation areas and play equipment which shall include surrounding fences and/or walls.
 - (e) Any other features which can appropriately be shown in plan form.
 - (4) Floor plans and elevations of all proposed structures.
 - (5) Landscape development plan listing quantities, size, height and names of all plants.

- (2) *Exception Standards.* Except as otherwise provided in section 33-336(B)(5), the establishment of an educational facility is permitted in the CA-B sub-zone after public hearing upon demonstration that the following standards have been met, when not otherwise in conflict with the requirements for school districts established by the Florida Statutes:
- a. *Public policy standard.* For each new educational facility or an expansion or modification to an existing educational facility, there shall be specific findings made that the public policy reasons for allowing construction of such a facility or expansion outweigh health and safety concerns of such construction at the specified location. The phrase "public policy reasons" includes the need for additional student stations to serve the immediate population within a specified area, as determined by data supplied by Miami-Dade County Public Schools.
 - b. *No comparable site.* Evidence that no suitable comparable site exists outside of the CA-B sub-zone where the facility could be located.
 - c. *Impact on aviation related industrial or commercial operations and activities.* Where educational facilities 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, traffic control methods and/or operational modifications. In particular it shall be clearly demonstrated how the impact on operations of those commercial and/or industrial areas whose primary mode of transport for goods is Miami International Airport is minimized.
 - d. *Operation of the airport.* No public hearing approval, or any condition or restriction on such approval, shall impose or result in any limitation or operational modification associated with the operation of the airport.
 - e. *Objection of transportation authorities.* Objections to the application by the Federal Aviation Administration (FAA) or the Florida Department of Transportation (FDOT) have been satisfactorily addressed.
 - f. *Ingress, egress and traffic compatibility.* Traffic generated by the users of the facility shall be controlled to an extent so that congestion is not created on adjoining rights-of-way and so that the ingress or egress of vehicles and/or pedestrians to, or associated with, the lawful use of adjoining properties is not impeded. The applicant shall demonstrate in its application how such control will be implemented and maintained through the use of traffic control measures, including but not limited to, traffic enforcement officers, hours of operation, speed limits and signalization.
 - g. *Auto Stacking.* Designated area(s) for auto stacking shall be included on any site plan for an educational facility and shall be located the farthest distance possible from the principal points of ingress/egress to the site. Sufficient auto stacking spaces shall be provided on site to eliminate any spillover of waiting vehicles onto adjacent rights-of-way or adjacent properties.

- h. *Hours of operation.* The hours of operation of the facility shall not cause or create pedestrian and/or vehicular conflicts with the lawful use of adjoining properties. The hours of operation of all activities associated with the educational facility shall be limited to those reasonable hours deemed compatible with the use of adjoining properties.
- i. *Environmental hazard potential.* The educational facility, expansion or modification shall not be located on any site that poses an environmental hazard potential to users of, or visitors to, the facility.
- j. *CDMP standards.* The educational facility, its site and operations, shall be consistent with the goals objectives and policies of the Comprehensive Development Master Plan, in particular those policies which seek to maximize compatibility of land use around airports.
- k. *Transportation Safety Analysis.* Historical transportation safety data shall be provided to demonstrate that the transportation of students via bus to a reasonable alternative educational facility site may place students at a greater safety risk than if the proposed educational facility is located in the CA-B sub-zone. Such data shall include but not be limited to, data on school bus accidents as compiled by Miami-Dade County Public Schools.
- l. *Noise.* Educational facilities with outdoor recreational areas shall not be located in the vicinity of any nonresidential property from which noise exceeding sixty (60) decibels at the property line is produced.
- m. *Gas transmission or fuel facilities.* Educational facilities shall not be located on a site within one hundred (100) feet of any gas transmission line or fuel facilities.
- n. *Emergency access.* Unobstructed on-site access for emergency equipment shall be provided.
- o. *Circulation.* Internal vehicular and pedestrian circulation systems shall be designed to function with existing and/or approved systems outside the development. Vehicular traffic generated from the educational facility should be routed in such a manner as to minimize impact on surrounding development.
- p. *Signs and outdoor lighting.* All lighting, signs or permanent outdoor advertising or identification features shall be designed as an integral part of and be harmonious with the building design and shall not interfere with the continued use and operation of Miami International Airport.
- q. *Roof installations and facilities.* All permitted installations housing mechanical or other equipment located on the roof shall be screened from ground view and from the view at the level at which the installations are located, and shall not interfere with the continued use and operation of Miami International Airport.

Section 33-342 Variances and exceptions limited.

- (1) Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or otherwise use property not in accordance with the regulations prescribed in this article, shall follow the procedures set forth below for a variance or exception from such regulations.
- (2) Applications expressly for variances, exceptions, or any other authorization for any structure or use not expressly authorized by this article shall be submitted and determined in accordance with the procedures provisions and requirements set forth herein and in Florida Statutes, Section 333.03 and Sections 333.07 through and including 333.11 (1998), as may be amended from time to time. Notwithstanding any other provisions of the Code of Miami-Dade County to the contrary, for the purpose of zoning applications within the incorporated and the unincorporated area filed under this Article, the Board of County Commissioners shall constitute the board of adjustment pursuant to Florida Statutes, Section 333.10, and shall utilize the procedures for processing zoning applications pursuant to this article.
- (3) Prior to filing any application for variance or exception, the applicant shall forward to the Florida Department of Transportation by certified mail, return receipt requested, a copy of the application for review and comment, if any, by the Florida Department of Transportation. Copies of the return receipt must be filed with the Director of the Department of Planning and Zoning at the time of filing the application. No public hearing on the application may commence less than forty-six (46) days after receipt of the application by the Florida Department of Transportation. Notwithstanding any other provision of this code, failure to comply with the requirements of this subsection shall be grounds for appeal as set forth in section 333.07(2)(a), Florida Statutes.

The applicant shall submit with the application documentation showing compliance with the federal requirement for notification of the proposed construction and a valid aeronautical evaluation of the application.

- (4) Approval of variances, when not specifically prohibited by this article, shall be limited to those cases in which it is duly found that a literal application or enforcement of the regulations would result in unnecessary hardship and the relief granted would not be contrary to the public interest but granting thereof would do substantial justice and be in accordance with the intent and purpose of this article. The intent and purpose of this article is to promote the health, safety and general welfare of the inhabitants of Miami-Dade County, Florida, by preventing the creation of an airport hazard or of a hazard to air navigation, thereby protecting the lives and property of users of Miami International Airport and of occupants of land in its vicinity and preventing destruction or impairment of the utility of the airport and the public investment therein. Any variance may be subject to any reasonable conditions necessary to effectuate the purposes of this Chapter.
- (5) In determining whether the standard set forth in paragraph (4) above has been met, the following factors pertaining to the public interest shall be considered:
 - (a) the nature of the terrain and height of existing structures;

- (b) public and private interest and investments;
- (c) the character of flying operations and planned future development of Miami International Airport;
- (d) federal airways as designated by the Federal Aviation Administration;
- (e) whether the construction of the proposed structure would cause an increase in the minimum descent altitude or the decision height at Miami International Airport;
- (f) technological advances;
- (g) the safety of persons on the ground and in the air;
- (h) land use density;
- (i) safe and efficient use of navigable airspace; and
- (j) the cumulative effects on navigable airspace of all existing structures, proposed structures identified in the Comprehensive Development Master Plan, and all other known proposed structures and uses in the area.

No variance shall be approved solely on the basis that the proposed structure or use will not exceed federal obstruction standards, or any other federal aviation regulation.

- (6) Notwithstanding the foregoing provisions of this section, in granting any variances or any other authorization for any structure or use not expressly authorized herein, the Board of County Commissioners shall require the owner of the structure or tree for which such authorization is being sought to install, operate and maintain thereon, at the owner's sole expense, such marking and lighting as may be necessary to indicate to aircraft pilots the presence of an obstruction, such marking and lighting to conform to the specific standards established by rule of the Florida Department of Transportation.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection*
Parks	No comment
MDTA	No comment
Fire Rescue	No objection
Police	No objection
Aviation	No objection
WASD	No objection
Schools	No objection

*Subject to conditions indicated in their memorandum

H. ANALYSIS:

The subject property is located within the boundaries of the City of Doral and subject to compliance with regulations of same. However, Miami-Dade County has jurisdiction regarding variances from the Miami International Airport Land Use Zoning Ordinance (#04-203) as indicated in Section 33-342 of the Zoning Code. Additionally, Section 33-314 of the Zoning Code specifies that the County Commission (Board of County Commissioners) shall have jurisdiction to directly hear any application encompassing property that is located within a municipality when jurisdiction is vested in Miami-Dade County pursuant to applicable zoning regulations, or municipal charter or interlocal agreement. Approval of this

application would permit the applicant to expand the number students at the charter school from 500 students to 650 students. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Industrial and Office** use. Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses are permitted. The interpretative text of the CDMP indicates that some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of the chapter titled "Concepts and Limitations of the Land Use Plan Map." As such, the existing charter school is **consistent** with the CDMP.

The 1.56-acre subject property is zoned Industrial pursuant to the City of Doral's zoning Code and is located at 8360 NW 33 Street which is within the City of Doral. The applicant is seeking to permit the expansion of the student enrollment at an existing charter school within the Miami International Airport Critical Area Approach Departure Zone. The existing charter school was previously approved for a maximum of 500 students, pursuant to Resolution #CZAB9-42-98. The applicant is seeking to increase enrollment on the site to 650 students. The plans and Child Care Checklist submitted for this application indicate that the existing structure will essentially remain the same except for minimal changes such as the removal of some landscaping, a new 5' concrete sidewalk, removal of a curb and gutter, the removal of a small portion the outdoor play area and the removal and replacement of chain link fences. The surrounding area is characterized by office buildings, a daycare center and a platted residential development to the north of the subject property.

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 Miami-Dade County Code. The Public Works Department has **no objections** to this application provided their comments and recommendations are adequately addressed. The Miami-Dade Fire Rescue Department (**MDFR**) **does not object** to this application. Its memorandum indicates that the estimated travel response time would be **6:12** minutes which comply with the performance objective of the national industry. The Miami-Dade Aviation Department (**MDAD**) **has no objection** to this application. Their memorandum states that it is important to note that there will be no expansion of the buildings involved with this request. Furthermore, the applicant meets all the criteria established in Section 33-337(A). In addition, Miami-Dade County Public Schools (**MDCPS**) has no objections. Their memorandum indicates that there are 314 student stations available in the area. Miami-Dade Water and Sewer Department (**WASD**) **does not object** to this application.

As indicated in Section 33-336(B) of the Code as established by the Miami International Airport Land Use Ordinance #04-203, no new educational facilities are permitted in the Critical Area Approach (CA-A) Zone. Educational facilities, however, that existed as of the effective date of Ordinance #04-203, February 24, 2004 are permitted to expand upon demonstration that the requirements and standards established in Section 33-337(A), the underlying applicable zoning standards of the Zoning Code, have been met. As previously noted, the existing charter school was previously approved pursuant to Resolution #CZAB9-42-98 and therefore is in compliance with Ordinance #04-203. The Letter of Intent from the applicant and the memorandum from the Miami-Dade Aviation Department reiterates that the facility will not be physically expanded and that it is located at the edge of the CA-A and that the applicant meets all the criteria established in Section 33-337(A). In addition,

Aviation Subelement Policy AV-7E of the CDMP specifies that to the extent feasible, the CDMP Land Use Element shall be utilized to maximize compatibility of land uses around airports. The proposed increase of 150 students to the existing charter school will continue to serve the community and staff opines that it will not endanger the public health, safety and welfare of the children and others who congregate in the vicinity. Staff opines that the proposed expansion is **compatible** with the Miami International Airport and its activities. The CDMP indicates that **neighborhood-or community-serving institutional uses including schools 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. 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. In staff's opinion, the proposed expansion of the charter school is **compatible** with aviation activity and therefore, **consistent** with the Master Plan.

When analyzed under Section 33-337, Educational Facilities Standards, staff opines that this application does meet all of the standards as enumerated. The information required in **Section 33-337 (A)(1)(a), Written Information, and (b), Graphic Information**, has been provided in the submitted Child Care Checklist, Letter of Intent and architectural plans. The Child Care Checklist submitted by the applicant indicates that the size of the site is 1.56 acres; the existing number of children that are served at the charter school is 500 and the proposed number is 650 children; the proposed number of teachers and administrative personnel is 35; the total number of classrooms is 25 with a total square footage of 15,400; the total non-classroom area is 14,483 sq. ft.; the total recreation/play area is 22,140 sq. ft.; there will be 35 parking spaces provided, but staff parks under an agreement with the facility next door and buses are subcontracted and park off site. The charter school will be open Monday thru Friday from 6:30 a.m. to 6:30 p.m. and will serve children from K-8 grades. The plan submitted by the applicant indicates all required information pertaining to the zoning on the site and adjacent areas; the site plan provides structure location, parking areas, recreation areas for the charter school and landscape areas. The applicant has indicated in their Letter of Intent that it is in compliance with the Miami-Dade County Fire Department, Miami-Dade County Department of Public Health, the Department of Health and Rehabilitative Services and any Federal or State regulations applicable to the application. However, only the Miami-Dade County Fire Department has submitted documentation indicating that the expansion of the charter school from 500 to 650 children would comply with their regulations and requirements.

Section 33-337(A)(2), the Exception Standards, provides for the approval of the expansion of an educational facility when said standards have been met. The Exception Standard in **Section 33-337(A)(2)(i), Environmental Hazard Potential**, requires that the educational facility, expansion or modification shall not be located on any site that poses an environmental hazard potential to users of, or visitors to, the facility. The Department of Environmental Resources Management (DERM) indicates in their memorandum that this application meets the minimum requirements of Chapter 24 of the Miami-Dade County Code. DERM does not identify the site as that containing a potential hazard; however, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses. Accordingly, this standard is met.

Section 33-337(A)(2)(h), Hours of Operation, requires that the hours of operation of the charter school not cause or create pedestrian and/or vehicular conflicts with the lawful use of adjoining properties. It further stipulates that the hours of operation of all activities associated with the charter school shall be limited to those reasonable hours deemed compatible with the use of adjoining properties. The applicant has proffered a covenant which delineates staggered pick-up and drop-off times for the children which staff opines will mitigate any potential traffic congestion in the area. It is staff's opinion, that the hours of operation for the charter school are **compatible** with other land uses in the area, therefore, this standard is met.

The Exception Standard in **Section 33-337(A)(2)(a), Public Policy Standard**, indicates that for each new educational facility or an expansion or modification to an existing educational facility, there shall be specific findings made that the public policy reason for allowing construction of such facility or expansion outweigh health and safety concerns of such construction at the specified location. "Public policy reasons" include the need for additional student stations to serve the immediate population within a specified area, as determined by data supplied by Miami-Dade County Public Schools. The applicant indicates that the expansion of the charter school will result in a de minimus impact on health and safety concerns, as the site is located at the very edge of the CA-A District and the expansion is to add 150 students without expanding the building. The Miami-Dade Aviation Department indicates in their memorandum they have no objection to the application and it meets the established criteria. The applicant has indicated in their Letter of Intent that there is an extreme demand in the area for additional choice, as evidenced by the current waiting list at the school of 768 students. In addition, the applicant contends that there are 11,000+ children between the ages of 5-14 within a 3-mile radius. The memorandum provided by the Miami-Dade County Public Schools indicates that there are four schools in the area serving grades K-5 and one K-8 center. MDCPS memorandum indicates that there are 314 student stations available in those grades. Based on the information provided by the applicant, Miami-Dade Aviation Department and the Miami-Dade County School Board staff opines the impact on health and safety is minimal and the need for the expansion of the charter school would outweigh any those concerns.

The Exception Standard in **Section 33-337(A)(2)(b), No Comparable Site**, indicates that evidence that no other suitable site exists outside of the CA-B sub zone where the facility could be located needs to be provided. The applicant indicates that there is very little land in the Doral area that would meet the needs of the charter school; that land is becoming increasingly expensive; and that the development of a charter school may not be economically feasible. In their Letter of Intent the applicant indicates that existing commercial/retail space has been evaluated to no avail but does not provide evidence of any other suitable comparable site in the area.

Sections 33-337(A)(2)(c), Impact on Aviation Related Industrial or commercial operations and Activities, and (d), Operation of the Airport, of the Exception Standards require that the applicant demonstrate how the impact of the charter school on aviation related industrial and commercial operations and activities will be minimized and how the approval of the expansion of the charter school will not impose or limit the operation of the airport. The applicant indicates that there are no external changes proposed to the site plan that would impact the commercial and industrial areas and that there are no restrictions and

conditions that would affect operations at Miami International Airport. Staff opines that there will be no impact on the airport's operation as a result of this request.

Section 33-337(A)(2)(e), Objection of Transportation Authorities, requires that objections to this application by the Federal Aviation Administration (FAA) or the Florida Department of Transportation (FDOT) be satisfactorily addressed by the applicant. The applicant has indicated that they are unaware of any concerns and objections from transportation authorities. They have indicated that the limited changes to the site plan are solely the result of accommodating Public Works' requests. Staff has not received comments from FDOT or FAA.

Section 33-337(A)(2)(f), Ingress, Egress and Traffic Compatibility, indicates that the traffic generated by the users of the facility shall be controlled so that congestion is not created on adjoining rights-of-way and so that the ingress or egress of vehicles and/or pedestrians to, or associated with, the lawful use of adjoining properties is not impeded. The applicant indicates in their Letter of Intent that traffic generated by the users of the facility shall be controlled to an extent so that congestion is not created on adjoining rights-of-way and so that ingress or egress of vehicles and/or pedestrians to, or associated with, the lawful use of the adjoining properties is not impeded. The applicant proposes to accomplish this through the utilization of signalization, staggered hours of operation, speed limits and enforcement officers. Furthermore, the Public Works Department has no objections to the application provided the applicant addresses the comments and recommendations in their memorandum.

When analyzed under **Section 33-337(A)(2)(g), Auto Stacking**, the request does meet this Standard. This section requires that designated area(s) for auto stacking be included on the site plan for the charter school and shall be located the farthest distance possible from the principal points of ingress/egress to the site. It further stipulates that sufficient auto stacking spaces shall be provided on site to eliminate any spillover of waiting vehicles onto adjacent rights-of-way or adjacent properties. Staff notes that the plans submitted by the applicant provide 35 auto stacking spaces which is in excess of the required five spaces. Section 33-337(A)(2)(g) requires that the proposed expansion locate the auto stacking the farthest distance possible from the principal points of ingress/egress to the site, which is reflected on the site plan submitted. The auto stacking is located on the southern portion of the site and furthest from the NW 33rd Street ingress and egress access points.

It must be noted that **Section 33-337(A)(2)(o), Circulation**, indicates that internal vehicular and pedestrian circulation systems shall be designed to function with existing and/or approved systems outside the development. Vehicular traffic generated from the educational facility should be routed in such a manner as to minimize impact on surrounding development. Staff notes that the abutting daycare center to the west provides a connecting driveway which serves the charter school as an egress drive for the school. In addition, there have been no significant modifications to the site plan which would negatively impact circulation. Also, as previously noted, the Public Works Department does not object to this application provided their comments and concerns are addressed. Staff opines that the charter school's traffic circulation will not be jeopardized by the proposed addition of 150 students to the charter school.

The Exception Standards in **Section 33-337(A)(2)(n), Emergency Access**, indicate that unobstructed on-site access for emergency equipment shall be provided; **Section 33-337(A)(2)(p), Signs and Outdoor Lighting**, requires that all lighting, signs or permanent outdoor advertising or identification features shall be designed as an integral part of and be harmonious with the building design; and shall not interfere with the continued use and operation of Miami International Airport; and **Section 33-337(A)(2)(q), Roof Installations and Facilities**, requires that all permitted installations housing mechanical or other equipment located on the roof shall be screened from ground view and from the view at the level at which the installations are located, and shall not interfere with the continued use and operation of Miami International Airport. As previously stated, it is an existing facility and the site plan submitted by the applicant does not indicate that any exterior alterations or modifications to the structure will be made. The applicant has indicated that unobstructed on-site access for emergency equipment shall be provided. Additionally, the Letter of Intent states that the existing signage and lighting have been designed and installed in compliance with applicable regulations and that there are no proposed changes to the signage or lighting. The site plan submitted by the applicant does not indicate changes to the mechanicals located on the roof of the charter school. Furthermore, the Miami-Dade Aviation Department and Miami-Dade Fire Rescue do not object to this application. The applicant has also indicated in their Letter of Intent that the aforementioned standards has been met.

The Exception Standards in **Section 33-337(A)(2)(k), Transportation Safety Analysis**, require that the applicant provide historical transportation safety data demonstrating how the transportation of students via bus to a reasonable alternative educational facility site may place students at a greater safety risk than if the proposed educational facility is located in the CA-B sub-zone. Such data shall include but not be limited to, data on school bus accidents as compiled by Miami-Dade County Public Schools. The applicant has not provided documentation, but has indicated they have requested supporting data from the Miami-Dade County Public Schools. Section 33-337(A)(2)(k) however, does not require data from MDPCS, but it may be included. The applicant contends the area surrounding the school has low traffic volume and has not experienced transportation safety issues. **Section 33-337(A)(2)(l), Noise**, requires that the charter school with outdoor recreational areas shall not be located in the vicinity of any non-residential property from which noise exceeding sixty (60) decibels at the property line is produced. The outdoor recreation area is located at the northern portion of the site. The applicant has not provided documentation as to the level of noise in decibels that is produced from the adjoining non-residential uses. Staff opines that the landscaping and setbacks are sufficient to mitigate any potential negative aural impact. **Section 33-337(A)(2)(m), Gas Transmission or Fuel Facilities**, also requires that the educational facility not be located on a site within one hundred (100) feet of any gas transmission line or fuel facilities. The applicant states in their Letter of Intent that the subject property is not located within 100 feet of any gas transmission line or fuel facilities. The applicant, however, has not provided documentation indicating the existing adjoining uses or their proximity to the subject property.

In addition, the Exception Standard in **Section 33-337(A)(2)(j), CDMP Standards**, indicates that the educational facility, its site and operations, shall be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan, in particular those policies which seek to maximize compatibility of land uses around airports. The interpretative

text of the CDMP indicates that some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of the chapter titled "Concepts and Limitations of the Land Use Plan Map." The application does not propose property boundary expansion or increase in building size, height or dimension and the proposed increased enrollment will not require any modifications to the site as originally approved except as those minor changes required by the Public Works Department. Additionally, the CDMP states that neighborhood or community-serving institutional uses, cell towers and utilities **including schools**, libraries, sanitary sewer pump 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. 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. Objective AV-7 of the Aviation Subelement states that compatibility between the airports and the surrounding communities should be maximized. As previously noted, the Miami-Dade Aviation Department does not object to this application. However, as a condition of approval, staff requires that the applicant provide notification of all approval of uses as provided in Section 33.343.1. Based on the aforementioned, staff opines that the existing charter school and proposed expansion is **compatible** with the area and therefore, is **consistent** with the CDMP.

Based on all of the aforementioned, the applicant meets the standards for approval under Section 33-337, the Exception Standards, when expanding an existing charter school (educational facility). Accordingly, staff recommends approval with conditions of this application.

I. **RECOMMENDATION:** Approval with conditions, subject to the proffered covenant.

J. **CONDITIONS:**

1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled: "Renaissance Elementary Charter School" as prepared by CDI Engineering and Planning dated stamped received May 26, 2010 and consisting of 1 sheet.
2. That the use be established and maintained in accordance with the approved plan.
3. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of the July 7, 2010 Aviation DIC of this application and incorporated herein by reference.

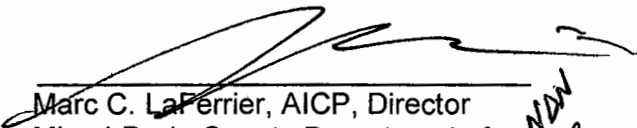
4. That any approval of uses in the CA-A subzone, including but not limited to approvals of permits, site plans, exceptions and variances, shall include the notice prominently displayed as required by Section 33-343.1, the Notice of Airport Proximity.

DATE TYPED: 06/09/10

DATE REVISED: 06/15/10

DATE FINALIZED: 06/29/10

MCL:GR:NN:JV:CXH:CI



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

NW
6R

Memorandum



Date: June 19, 2009

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

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

Subject: Renaissance Charter School (PH: 09-071)
MDAD DN-09-06-197

A handwritten signature in black ink, appearing to be "SH/rb", located to the right of the "From:" field.

As requested by the Department of Planning and Zoning (P&Z), the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for a Special Exception to permit a capacity expansion of an existing educational facility within the Miami International Airport's Critical Area Approach, Sub-zone "A" ("CA-A"). The subject property is located at 8360 NW 33 Street, Miami-Dade County, Florida. An earlier resolution limited enrollment to 500 students; this application seeks a Special Exception to permit the expansion of enrollment by 150 students for a total of 650.

Article XXXVII, Miami International Airport (Wilcox Field) Zoning, of the Code of Miami-Dade County, Section 33-336(B) states "Educational facilities existing as of the effective date of this ordinance (February 24, 2005) except as otherwise provided in this section, shall be permitted to expand, upon demonstration that the requirements and standards established in Section 33-337(A)...have been met."

It is important to note that there will be no expansion of the buildings involved with this request. The additional students can be accommodated in the existing facility which is located at the edge of the CA-A. Furthermore, the applicant meets all the criteria established in Section 33-337(A). Therefore, MDAD has no objection to this request and is forwarding this determination to P&Z without a recommendation.

Should you have any questions, please feel free to contact me at 305-876-7090.

SH/rb

C: J. Abreu
M. Fajardo
M. Southwell
N. Jolly
J. Ramos
R. Bergeron
File Zoning



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Alberto M. Carvalho

Miami-Dade County School Board

Dr. Solomon C. Stinson, Chair

Dr. Marta Pérez, Vice Chair

Agustin J. Barrera

Renier Diaz de la Portilla

Dr. Lawrence S. Feldman

Perla Tabares Hantman

Dr. Wilbert "Tee" Holloway

Dr. Martin Karp

Ana Rivas Logan

REVISED

August 27, 2009

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: **09-071, Renaissance Charter School (Grades K-5)**
8360 NW 33 Street

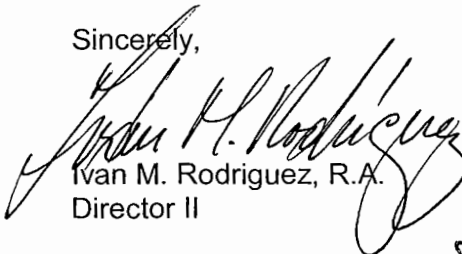
Dear Mr. LaFerrier:

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 application, please see the attached Public School Projected Capacity Analysis (Attachment A).

As you will note under Attachment A, the following elementary schools are currently designated as the schools to serve the area of this application at the K through 5 grade levels: John I. Smith, Charles R. Hadley, E.W.F. Stirrup and Seminole Elementary Schools, and Eugenia B. Thomas K-8 Center. The analysis provides capacity information for traditional public schools in the surrounding area, depicting an overall surplus of student stations at the elementary school level of 578.

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

IMR:ir
L077
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian G. Villaamil
Mr. Nick Nitti

RECEIVED
SEP - 1 2009

**MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING**

Planning, Design and Sustainability Department

Ana Rijo-Conde, AICP, Eco-Sustainability Officer • 1450 N.E. 2 Ave. • Suite 525 • Miami, FL 33132

305-995-7285 • (FAX) • 305-995-4760 • arijo@dadeschools.net

23

REVISED

ATTACHMENT "A"

PUBLIC SCHOOL PROJECTED ANALYSIS

August 27, 2009

APPLICATION: 09-071 – Renaissance Charter School, Inc.
8360 NW 33 Street

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY SCHOOL LEVEL: John I. Smith Elementary – 10415 N.W. 52 Street
Eugenia B. Thomas K-8 Center – 5950 N.W. 114 Avenue
Charles R. Hadley Elementary – 8400 N.W. 7 Street
E.W.F. Stirrup Elementary – 330 N.W. 97 Avenue
Seminole Elementary – 121 S.W. 78 Place

Schools are located in the North Central and South Central Regional Centers.

The following student population and available facility capacity data is based on student enrollment as of October 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
John I. Smith Elementary	1226	1205	102%	0	102%	-21
Eugenia B. Thomas K-8 Center	1358	1421	96%	176	85%	239
Charles R. Hadley Elementary	1083	790	137%	218	107%	-75
E.W.F. Stirrup Elementary*	862	916	94%	98	85%	152
Seminole Elementary	557	822	68%	18	66%	283

* Includes 264 student station addition recently opened

AVAILABLE STUDENT
STATIONS 578

Memorandum



Date: June 21, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name of the Assistant Director.

Subject: DIC #Z2009000071-3rd Revision
Renaissance Charter School, Inc.
8360 N.W. 33rd Street
Special Exception to Permit the Expansion of an Existing Educational
Facility within the Miami International Airport Critical Area Approach-
Departure Zone
(IU-2) (1.56 Acres)
27-53-40

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 line is a 12-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 2,775 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.

Sanitary Sewer Service

The property is located within the franchised sewer service area of MDWASD. The closest public sanitary sewer is a 10-inch gravity main abutting the subject property along N.W. 33rd Street; this directs the flow to pump station 30-0157, then to pump station 30-0187, and finally to the Central District Wastewater Treatment Plant, which has adequate capacity to meet projected demands from this project. Connection of the proposed development to the public sanitary system shall be required in accordance with the code requirements.

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

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

Wetlands

The subject property does not contain 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

The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. The site plan submitted with this zoning application entitled "Renaissance Elementary Charter School", dated April 30, 2009 (revised June 16, 2010), sheet SP-1 prepared by CDI Engineering and Planning, depicts a black olive tree located to the north of the property as "to be removed". The diameter at breast height of this tree is 16.5 inches; therefore it is not a specimen size tree. However, please be advised that 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 Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Also, please be advised that the proposed expansion may affect the existing trees root systems, thereby causing the effective destruction of the trees which would constitute a violation of Section 24-49 of the Code. Therefore, DERM recommends that appropriate actions be taken to not adversely impact trees resources near these additions.

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.

Pollution Control

There are no records of current contamination assessment/remediation issues or historical records of contamination assessment/remediation issues regarding non-permitted sites associated with this property.

Please be advised that on the abutting property north of N.W. 33rd Street there are records of current petroleum contamination assessment/remediation issues and historical records of contamination assessment/remediation issues regarding non-permitted sites (Ryder Systems Inc., 3600 N.W. 82nd Avenue, UT-935/F-5356). This site is in a state-funded program currently undergoing assessment. Except as noted above, there are no other abutting properties with records of current contamination assessment/remediation issues or historical records of contamination assessment/remediation issues regarding non-permitted sites.

Hazardous Materials Management

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning required management practices.

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.

Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

Enforcement History

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

Concurrency Review Summary

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

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review.

Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

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

Memorandum



Date: June 16, 2010

To: Jorge Vital
Educational Facilities Coordinator
Department of Planning and Zoning

From: Esther Calas, P.E., Director
Public Works Department

Subject: Recommendations for Renaissance Charter School, Inc
Process Number Z09-071

Miami Dade County Public Works Department Traffic Engineering Division (TED) has no objections to this application provided the comments and recommendations, as indicated below, are adequately addressed in the site plans and related documentation, and found acceptable to TED.

TED has reviewed the Site Plans, revised on 05/24/2010; "Re: Zoning Hearing Application #Z2009000071" letter, dated 04/15/2010; the Technical Memorandum "Addendum to 10/21/09 Traffic Report", dated 06/15/2010; and a draft Declaration of Restrictions, received on 06/15/2010, for the expansion of the facility located at 8360 NW 33 Street, and has the following recommendations and comments:

- Site Plan Review:

1. "No Left Turn" restriction signs with supplemental plaques specifying the hours of restriction must be provided adjacent to the entrance driveway for this school on NW 84 Avenue.
2. Curb is required along each side of the access driveway through the access easement from NW 84 Avenue through the site.
3. TED does not approve of a vehicular stacking queue during arrival and dismissal times to be provided in front of property owned by others thereby encumbering public road access to that property. In this case, the new proposed right turn lane restricts access to the property on the south to its southern boundary. However, these properties are within the City of Doral which has approved this access; therefore, TED will not object to this proposal at this time. Furthermore, a bypass lane is required for the entire length of the passenger vehicle stacking queue. The applicant's representatives have indicated they have no option, since the access lane is via an easement through property owned by others and they can not expand the easement. Again, this was approved by the City of Doral, and therefore, TED will not object to this proposal at this time. Note that the original charter school was not reviewed or approved by the School Section of TED and would not have been approved in its current configuration due to the aforementioned comments.

- Traffic Study Review:

The Technical Memorandum "Addendum to 10/21/09 Traffic Report", dated 06/15/2010, and prior Hughes and Hughes Traffic Report dated 10/21/09 are acceptable.

- Declaration of Restrictions Comments:

An updated maintenance of traffic (MOT) operation plan, including provision of any traffic control devices (e.g. – cones, delineators), for arrival and dismissal periods must be provided. The MOT must contain the following:

1. The statement: "The applicant shall supply staff to direct any vehicles which may stack in through lanes or non-designated parking areas in the public rights of way onto the school site." The applicant must explain how this can be accomplished, since there is no bypass lane provided, and therefore, no way to access parking areas onsite.
2. Staff must be positioned at the school onsite parking lot entrance in order that those vehicles using the designated visitor parking area may exit from this parking area through the exiting bypass lane in front of the school during arrival and dismissal periods.
3. The proposed schedule of arrival and dismissal times including grade level and number of students for this facility.
4. A description of arrival/dismissal vehicle and bus operations including number of buses (3) that is consistent with the proposed schedule of arrival and dismissal times.

A separate Cross-Parking Declaration of Restrictions for offsite staff parking that satisfies section 33-128 of the Miami-Dade County Code is required prior to any approval for this application. Furthermore, it must be demonstrated that the site where this parking will occur has sufficient excess parking for this purpose and that the school staff have adequate pedestrian access to the school.

- Project Requirements

1. All off-site improvements shall be constructed prior to any increase in school enrollment.
2. School Speed Zone signs (florescent yellow-green material must be used where applicable), pavement markings, and flashing beacons are required along NW 33 Street and NW 84 Avenue. The existing posted time intervals for the school speed zone are required to be modified for the new schedule, if applicable. Additional required beacons may be waived at this time with the provision that in the future, if the Miami-Dade Public Works Department determines the need for said devices, the school agrees to provide such traffic control devices at the expense of the school administration in a timely manner. To that end, the school must proffer the following statement within the Declaration of Restrictions: "Students living within a two mile radius of travel distance from the school without access to personal passenger vehicles shall be bused to and from the school at no expense due to the lack of sidewalks in the surrounding area."
3. A "Public Access Easement" or dedication of ROW must be provided along the offsite bus bay, since the sidewalk (and possible future extension thereof) and a portion of the bus bay extends onto school property.

- Standard Comments:

1. 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 "ladder" pavement markings.
2. 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, hedge and fence 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. Section of the Road, Bridge and Canal Maintenance 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.

3. 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.
4. 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.
5. 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 Mr. Jeff Cohen at (305) 375-2030.

cc: Eric T. Carpenter, P.E., Director, City of Doral Public Works Department
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division
Robert Williams, P.E., Acting Chief, 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, Concurrence Coordinator, Traffic Engineering Division
Vishnu Rajkumar, Signal Design Administrator, Traffic Engineering Division
Tiffanie A. Pauline, Executive Director, Charter School Operations, MDCPS
Mohammed Mansuri, P.E., Public Works Land Development
Leandro Rodriguez, Public Works Land Development

Memorandum



Date: June 3, 2010

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

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

Subject: DIC # 2009000071 – Renaissance Charter School, Inc.
8360 NW 33rd Street
Miami-Dade County, Florida (Revision No. 2)

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately 16 fire and rescue calls annually. The estimated number of alarms results in a minimal impact to existing fire and rescue service. However, the existing stations serving this area will be able to handle the expected number of alarms.
- (B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesquirts 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 2009, the average travel time to the vicinity of the proposed development was 6:12 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
48	8825 NW 18 Terrace	Rescue, ALS Engine, Battalion	8
45	9710 NW 58 Street	Rescue*, ALS Engine	7
17	7050 NW 36 Street	ALS Aerial, Haz Unit, Battalion	8
29	351 SW 107 Avenue	Rescue, ALS Aerial, Squad	9

ALS= Advanced Life Support

* Rescue 69 (this unit is temporarily being housed at Station No. 45 pending completion of the Doral North Station located at NW 74 St. & NW 112 Avenue)

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau has reviewed and approved the revised site plan entitled 'Proposed Ryder Charter Elementary School' as prepared by Wolfberg Alvarez & Partners, dated stamp received 5/26/10.

DIC # 2009000071 – Renaissance Charter School, Inc.
June 3, 2010
Page 2 of 2 (Revision No. 2)

- (B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire 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 Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

HL:ch

Memorandum



Date: September 3, 2009

To: Jorge Vital
Acting DIC Coordinator
Department of Planning and Zoning

From: John Garcia
Principal Planner
Miami-Dade Transit / Transit Planning Section

Subject: Review of DIC Project No. 09-071 (Renaissance Charter School, Inc.)

Project Description

The applicant is requesting a special exception to permit the expansion of an existing educational facility within the Miami International Airport Critical Area Approach-Departure Zone. The subject property is 1.56 acres and is located at 8360 NW 33rd Street, Miami-Dade County, Florida.

Current Transit Service

There is direct transit service within the immediate vicinity of the application site. The closest transit service is provided by Metrobus Route 87 and by one am and one pm peak period trip of the Route 95 along NW 87th Avenue which is approximately a third of a mile west of the subject property. The service headways for the above mentioned route (in minutes) is as follows:

Metrobus Route Service Summary
Renaissance Charter School, Inc. Application Site

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
87	30	40	30	N/A	40	60	0.3	F
95	*	N/A	N/A	N/A	N/A	N/A	0.3	L / E

Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail
E means Metrobus limited-stop or express service

* Service on Route 95 is only available through one am/pm peak period trip

Future Transportation/Transit Improvements

The 2010 Transportation Improvement Program (TIP) does not propose any improvements in the immediate vicinity of this project. The 2030 Long Range Transportation Plan (LRTP) also does not propose any improvements in the immediate vicinity of this project.

The 2008 ten-year Transit Development Plan (TDP) does not identify in its 2018 Recommended Service Plan any new improvements/adjustments on the existing route serving the vicinity of the project. No new service is proposed in the immediate vicinity of this project within the 2018 Recommended Service Plan.

MDT Comments/Recommendations

Miami-Dade Transit (MDT) currently provides local bus service in close proximity to the application sites. 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



Date: June 23, 2010

To: Jorge Vital, DIC Coordinator
Department of Planning and Zoning

Thru: Maria I. Nardi, Chief *M.I. N.*
Planning and Research Division

From: *J.M. B.* John M. Bowers, AICP/RLA
Landscape Architect 2
Planning and Research Division

Subject: Z09-071 Renaissance Charter School, Inc.

Application Name: Renaissance Charter School, Inc.

Project Location: The site is located at approximately 200' east of NW 84th Avenue, south of NW 33rd Street in the City of Doral. The site is currently used as a charter school.

Proposed Development: The applicant is requesting approval for expansion of an existing educational facility within the Miami International Airport Critical Area Approach-Departure Zone and a Special Exception to permit expansion of enrollment by 150 students, for a total of 650.

Impact and demand: Because this application is located within the City of Doral, this department does not provide local park services. In addition, 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.

Therefore, we have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

Memorandum



Date: May 3, 2010

To: Jorge Vital, DIC Coordinator
Department of Planning and Zoning

From: Maria A. Valdes *Maria A. Valdes*
Planning & Water Use Unit Supervisor

Subject: Renaissance Elementary Charter School
DIC Application # - Z2009000071 (Second Revision)

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

Application Name: Renaissance Elementary Charter School

Proposed Development: The applicant is requesting a special exception to permit the expansion of enrollment by one hundred fifty (150) students and as a result, the addition of five (5) teachers/staff. The school will have a total of six hundred and fifty (650) students and forty two (42) teachers/staff. The current water demand of the school is 5,555 gallons per day (gpd) and after said increase, it will be 7,130 gpd. The total number of students and staff have not changed with this second revision to the application, therefore the WASD comments remain the same.

Project Location: The subject property is located at 8360 NW 33rd Street, Miami-Dade County, Florida.

Water: The subject project is located within MDWASD's service area. The existing facility is currently being serviced by MDWASD. The source of water for this project is the Hialeah Preston Water Treatment Plant. The plant is operating under a 20-year Water Use Permit issued by South Florida Water Management District on November 15, 2007. MDWASD will be the utility providing water services subject to the following conditions:

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

Sewer: The subject project is located within MDWASD's service area. The existing facility is currently being serviced by MDWASD. The Central District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.
- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.

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

Should you have any questions, please call me at (786) 552-8198.

Memorandum



Date: August 31, 2009

To: Jorge Vital, DIC Coordinator
Department of Planning and Zoning

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

A handwritten signature in black ink, appearing to read "BM Goldenberg", written over the printed name of the sender.

Subject: Renaissance Elementary Charter School, DIC Application # - Z2009000071

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

Application Name: Renaissance Elementary Charter School

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

DISCLOSURE OF INTEREST*

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

CORPORATE NAME: Renaissance Charter School, Inc. (Not for Profit)

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>6245 North Federal Highway, 5th Floor</u>	<u>N/A—See *</u>
<u>Ft. Lauderdale, Florida 33308</u>	<u></u>
<u>Ken Haiko, President</u>	<u></u>
<u>*Not for profit with no stock ownership</u>	<u></u>

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

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u></u>	<u></u>
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 2

42

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

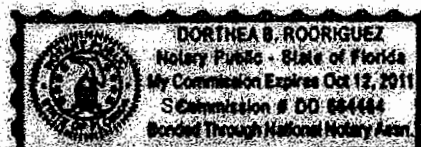
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Ken Harker*
(Applicant)

Sworn to and subscribed before me this 3 day of June, 2009. Affiant is personally known to me or has produced _____ as identification.

Dorinea B. Rodriguez
(Notary Public)

My commission expires: Oct 12, 2011



*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 not 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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ZONING HEARINGS SECTION
MIAMI-DADE COUNTY

DISCLOSURE OF INTEREST*

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

CORPORATE NAME: _____

NAME AND ADDRESS

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____

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

NAME AND ADDRESS

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Doral Charter School Limited Partnership

NAME AND ADDRESS

Percentage of Stock

<u>General Partner - R.I.S. Properties, Inc., P.O. Box 11</u>	<u>1 %</u>
<u>Palm Beach, Florida 33480 *</u>	_____
<u>Limited Partner - Robert Spiegel</u>	<u>99%</u>
<u>P.O. Box 11, Palm Beach, Florida 33480</u>	_____
<u>*Robert Spiegel is 100% owner</u>	_____

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ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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JUN - 5 2009

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

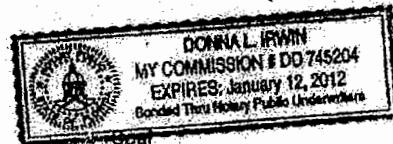
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 4th day of June, 2009. Affiant is personally known to me or has produced known as identification.

Donna L. Irwin
(Notary Public)

My commission expires: January 12, 2012



*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.

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

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

School Name: Renaissance Elementary Charter School School Address: 8360 NE 33 Street

Tax Folio # 30 27-001-0190 Total size of site: 1.56 acres

Is this an expansion to an existing school? X Yes No

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

500 Students/K-8 and the Resolution # CZAB9-42-98

Number of children/students requested: 650 Grade Levels: K-8 Ages: 5-14

Number of classrooms: 25 Total square footage of classroom area: 15,400

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) 14,483

Total square footage of outdoor recreation/play area: 22,140

Number of parking spaces provided for staff and transportation vehicles: 0 Staff parks under Agreement next door and busses are subcontracted and park off site.

Total parking spaces provided: 35 Auto-stacking spaces provided: 35

Days and hours of operation: Monday - Friday 6:30 A.M. - 6:30 P.M.

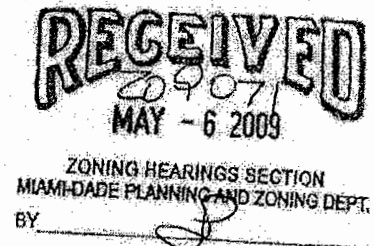
THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 6th day of May at Miami-Dade County, Florida.

WITNESSES:

Donna Woodkey
Donna A. M.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE



I hereby certify that on this 06th day of May, 2009, before me personally appeared Richard Page - P. OPERATIONS to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

My Commission Expires Personally Known

4/1/08
520177.1



KRISTEN L. NORTHUP
MY COMMISSION # DO-789368
EXPIRES: June 20, 2012
Booded Thru Budget Notary Services

SCHOOL QUESTIONNAIRE

for a Proposed New, or an Addition to an Existing, Private School (Countywide)

Name of application:	Renaissance Elementary Charter School		
T-Plat No.:	Zoning Hearing No.:	09-071	
School name:	Renaissance Elementary Charter School		
Location:	8360 NW 33 Street		
Site size (acres):	1.56	Section-Township-Range:	Folio : 35-3027-056-0010
Grade levels (proposed):	K-8	Total number of students (proposed): 650	

ATTENDANCE

	Arrival/Dismissal Times (e.g., 8:30am-3:00pm, xFri.-2:00pm) ³	Grade Levels (e.g., k - 5, 6 - 8, 9 - 12)	Number of Students	
			Existing	Proposed
School Session(s) ¹ :	8:30am - 2:45pm	K- 2	210	250
	8:30:00am - 3:15pm	3rd- 5th	210	250
	8:30am - 3:30pm	6th - 8th	80	150
Extended Session ² :	3:30pm - 6:30pm Aftercare	K- 8	250	270
Totals:			500	650

¹ These are for students who attend regularly scheduled classes only.

² This is for students who attend a session which includes before and/or after school care programs in addition to regularly scheduled classes. Do not double count students in this table.

³ The example indicates classes for a session, or shift, which start at 8:30 am and end at 3:00 pm every day except on Friday, classes end at 2 pm.

TRANSPORTATION

Indicate the approximate number and percentage of existing students (or if a new school, proposed students) that travel to and from school by the listed modes of transportation. Be as accurate as possible, however a field survey may be conducted to gather additional data and check these estimates.

Mode	Percentage	Number of Students*	
		Existing	Proposed
Walk	0%	0	0
Bicycle	0%	0	0
Passenger Vehicle/Commercial Van	84%	420	546
School Bus (large school owned)	0%	0	0
Private Bus (large non-school owned)	16%	80	104
Public School Bus (MDCPS)	0%	0	0
Student Vehicle (high school)	0%	0	0
Other (e.g., MDTA):	0%	0	0
Totals:		500	650

* Number of Students should equal totals in previous table.

Comments: Over 50% of the students remain at school for Aftercare. They are picked up by their parents during the hours of 3:45 - 6:30 pm

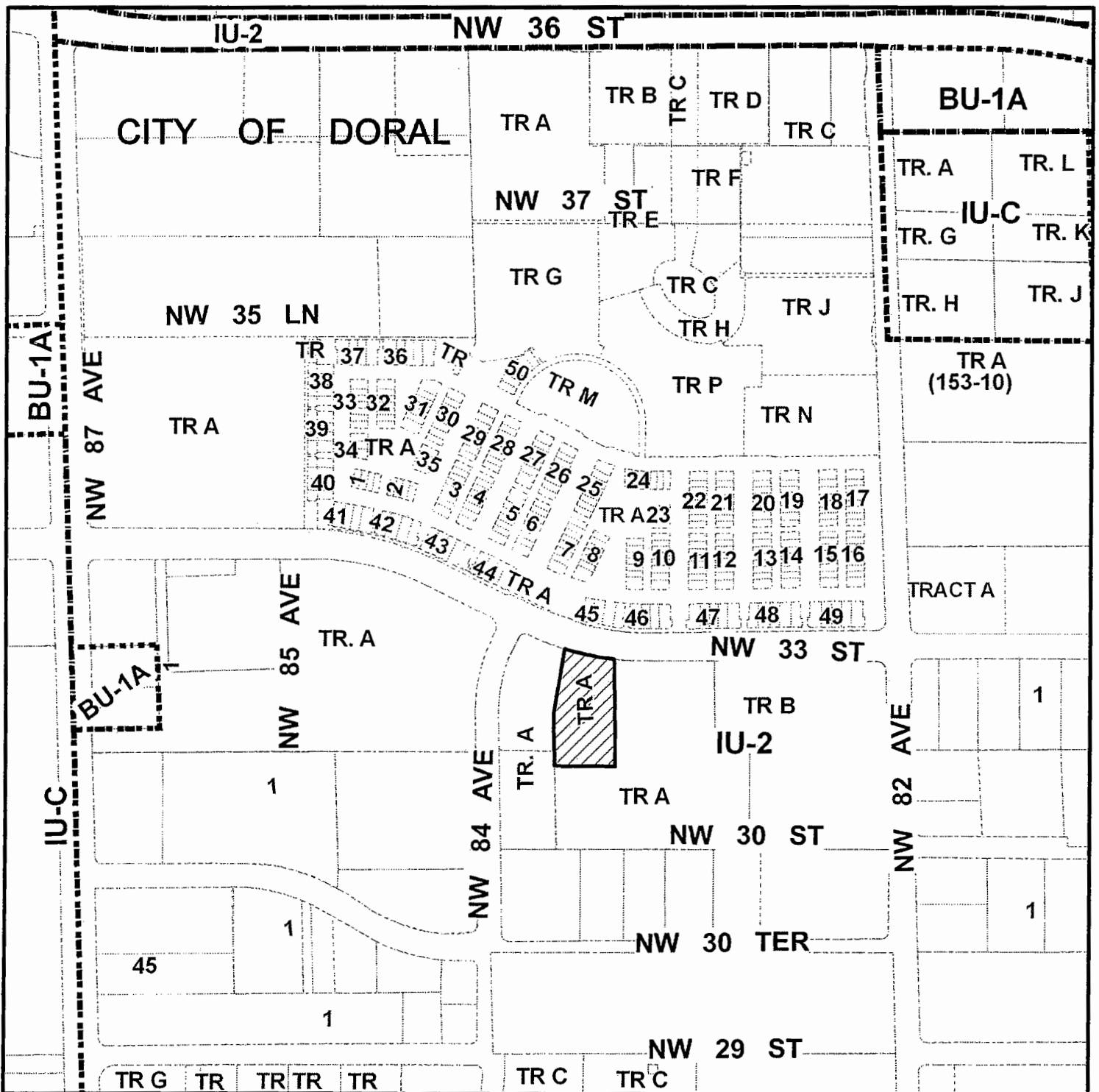
Please print school principal/administrator name, school mailing address, and telephone number below:

Ana Cordal- Principal
8360 NW 33 Street
Doral, FL 33122
305-591-2225

Signature of Principal/Administrator

10/26/19

Date



MIAMI-DADE COUNTY
HEARING MAP

Process Number

09-071

Section: 27 Township: 53 Range: 40
Applicant: RENAISSANCE CHARTER SCHOOL, INC
Zoning Board: BCC
Commission District: 12
Drafter ID: JEFFER
Scale: NTS
----- Zoning

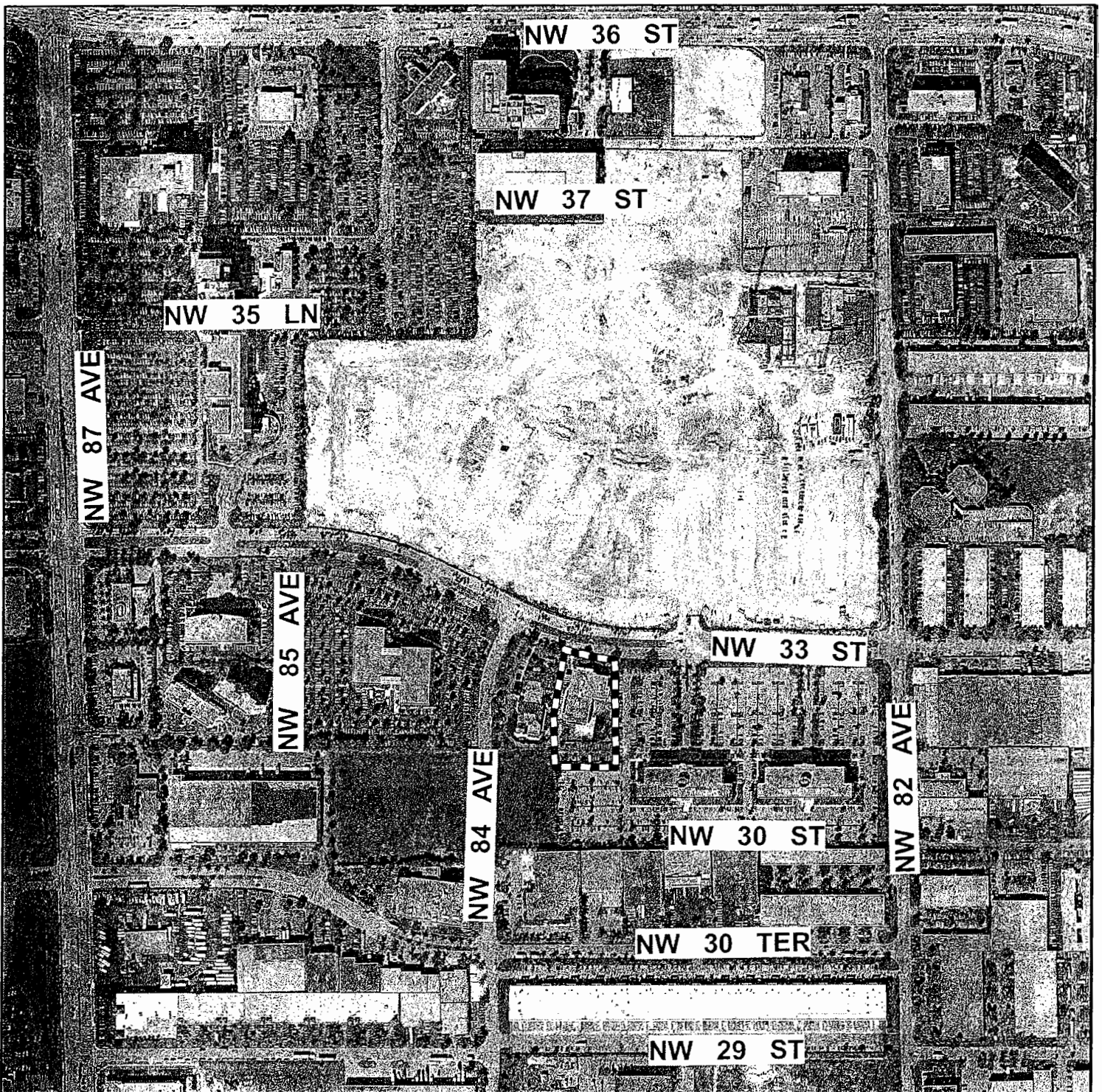


SUBJECT PROPERTY



SKETCH CREATED ON: 05/15/09

REVISION	DATE	BY
		48



MIAMI-DADE COUNTY

AERIAL YEAR 2008

Process Number

09-071

Section: 27 Township: 53 Range: 40

Applicant: RENAISSANCE CHARTER SCHOOL, INC

Zoning Board: BCC

Commission District: 12

Drafter ID: JEFFER

Scale: NTS

----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 05/15/09

REVISION	DATE	BY

2. THE OFFICE PARK, LLC
(Applicant)

10-7-CC-2 (09-157)
BCC/District 08
Hearing Date: 07/22/10

Property Owner (if different from applicant) **WACHOVIA TRUST COMPANY.**

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

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
2001	Herman & Beverly Press	- Zone change from AU to RU-5A. - Non-Use Variance of setback requirements.	C-12	Approved w/conds.
2007	The Office Park, LLC	- Modification of condition #2 and #7 of resolution CZAB 12-45-01.	C-12	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.

Memorandum



Date: July 22, 2010
To: The Board of County Commissioners
From: Developmental Impact Committee
Executive Council
Subject: Developmental Impact Committee Recommendation

APPLICANT: The Office Park, LLC (Z09-157)

SUMMARY OF REQUESTS:

The applicant is seeking to permit a charter school for 337 students in grades K-5. Additionally, the applicant seeks to modify a previously approved Resolution and Declaration of Restrictions to submit revised plans illustrating a charter school.

LOCATION: 9790 SW 107 Court, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee on June 16, 2010 because the applicant is requesting to permit a 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:

Denial without prejudice.

The Executive Council found that the proposed application is not in keeping with the Comprehensive Development Master Plan Land Use map designation for the subject parcel and is not 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 approval of the charter school site will be **inconsistent** with the Comprehensive Development Master Plan (CDMP), and will be contrary to the public interest. In addition, the Council also finds that the development will be **incompatible** with the surrounding area and would detrimentally impact same.

APPLICATION NO. Z09-157
THE OFFICE PARK, LLC

Respectfully Submitted,

DIC Executive Council
June 16, 2010

Ysela Llort
Assistant County Manager

Absent

Manny Mena, Assistant Fire Chief
Miami-Dade Fire Rescue Department



AYE

Irma San Roman, Deputy Director
Metropolitan Planning Organization Secretariat



AYE

Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

Absent

Esther Calas, P.E., Director
Public Works Department



AYE

Jose Gonzalez, P.E., Assistant Director
Department of Environmental Resources Mgmt



AYE

Bertha M. Goldenberg, Assistant Director
Miami-Dade Water and Sewer Department



AYE

**DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE DEVELOPMENT IMPACT COMMITTEE**

APPLICANT: The Office Park, LLC

PH: Z09-157 (10-07-BCC)

SECTION: 6-55-40

DIC DATE: June 16, 2010

COMMISSION DISTRICT: 8

A. INTRODUCTION

o REQUESTS:

- (1) SPECIAL EXCEPTION to permit a charter school.
- (2) MODIFICATION of Condition #2 of Resolution No. CZAB12-45-01, last modified by Resolution No. CZAB12-22-07, both passed and adopted by Community Zoning Appeals Board #12, 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 '~~New Santa Fe Office Building for: The Office Park L. L. C.,~~' as prepared by Juan A. Rodriguez, R. A., Sheet '~~A-1~~' dated stamped received 6/1/07 and the remaining 7 sheets dated stamped received 4-2-07 for a total of 10 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Santa Fe Charter School 9790 S.W. 107 Court,' as prepared by Juan A. Rodriguez, P. A., dated stamped received 4/12/10 with Sheets 'A-1' and 'L-1' last revised on 5/24/10 for a total of 11 sheets."

(3) MODIFICATION of Paragraphs #3 and #4 of a Declaration of Restriction recorded in Official Record Book 25875, Pages 2833-2840, reading as follows:

FROM: "(3) Controlling Site Plan: The Property shall be developed substantially in accordance with that certain site plan entitled '~~New Santa Fe Office Building for: The Office Park L. L. C.,~~' as prepared by Juan A. Rodriguez, R. A., Sheet '~~A-1~~' dated stamped received 6/1/07 and the remaining 7 sheets dated stamped received 4-02-07 for a total of 10 sheets."

TO: "(3) Controlling Site Plan: The Property shall be developed substantially in accordance with that certain site plan entitled 'Santa Fe Charter School 9790 S.W. 107 Court,' as prepared by Juan A. Rodriguez, P. A., dated stamped received 4/12/10 with Sheets 'A-1' and 'L-1' last revised on 5/24/10 for a total of 11 sheets."

FROM: "(4) Emergency Vehicle Access. The Owner shall provide a controlled access for emergency vehicles only by installing a 'Knox Key Switch,' to restrict access from S.W. 107th Court ('Emergency Entrance'). The Emergency Entrance ~~will comprise of compacted grass and~~ shall comply with all requirements from the Miami-Dade County Fire Department prior to final plat approval."

TO: "(4) Emergency Vehicle Access. The Owner shall provide a controlled access for emergency vehicles only by installing a 'Knox Key Switch,' to restrict access from S.W. 107th Court ('Emergency Entrance'). The Emergency Entrance shall comply with all requirements from the Miami-Dade County Fire Department prior to final plat approval."

The purpose of Requests #2 and #3 is to allow the applicant to submit revised plans showing a charter school in lieu of a previously approved office development and to permit a paved emergency access in lieu of compacted grass.

o **SUMMARY OF REQUESTS:**

The applicant is seeking a special exception for a charter school to be developed to serve 337 students in grades kindergarten through 5th (request #1). The applicant is also seeking to modify Condition #2 of Resolution No. CZAB12-45-01 last modified by CZAB12-22-07 and to modify Paragraph (3) of a Declaration of Restrictions recorded in Official Record Book 25875 Pages 2833-2840 in order to allow the applicant to submit revised plans illustrating a charter school in lieu of a previously approved office development (requests #2 and #3). Further, the applicant is requesting to delete a portion of Paragraph (4) of a Declaration of Restrictions which required that the emergency ingress/egress driveway along SW 107 Court consist of compacted grass in order to allow for said driveway to be paved.

o **LOCATION:** 9790 SW 107 Court, Miami-Dade County, Florida.

o **SIZE:** 0.82 acre

B. **ZONING HEARINGS HISTORY:**

In 2001, the subject property was rezoned from AU, Agricultural District, to RU-5A, Semi-Professional Office District, pursuant to Resolution #CZAB12-45-01. Additional requests were also approved for a special exception to permit site plan approval for the office development, as well as non-use variances to permit a proposed fountain to setback 7' from the front and 5' from the interior side property lines and to be located in front of the principal building. The Resolution also approved a flag-shaped rear lot with a frontage of 27' subject to various conditions, which among other things, prohibit access to the subject property from SW 107 Court. In 2007, the subject site was granted approval of a modification of Conditions #2 and #7 of Resolution No. CZAB12-45-01 in order to allow the applicant to submit revised plans for a previously approved office development showing a redesigned office building and to allow only fire and emergency vehicle access to the office building from SW 107 Court, pursuant to Resolution No. CZAB12-22-07. A Declaration of Restrictions was recorded in Official Record Book 25875 Pages 2833-2840 which provides the following: that access to the property from SW 107th Court except for fire and emergency vehicles be prohibited, that the height of the building be limited to no more than two (2) stories, that a landscape buffer consisting of a minimum three (3) inch caliper / 12 foot high trees be planted a minimum of 25' on center for the length of the Buffer, that the applicant provide a minimum six (6) foot high CBS or prefabricated concrete wall around the North, South, and West Perimeter of the Property, that water conservation recommendations as set forth by the Miami-Dade County Advisory Committee on Water and Conservation be utilized in the development of the site, that the property be developed

substantially in accordance with the plans approved at public hearing, that the applicant provide controlled access for emergency vehicles only by installing a "Knox Key Switch" to restrict access from SW 107th Court and that said emergency entrance will comprise of compacted grass and shall comply with all requirements from the Miami-Dade County Fire Department prior to final plat approval, and that the applicant will incorporate sustainable/green building practices in the construction and design of the office building.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property for **Office/Residential** use. The Office/Residential uses allowed in this category include both professional and clerical offices, hotels, motels and residential uses. Office developments may range from small scale professional office to large-scale office parks. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.
2. Neighborhood or community-serving institutional uses, cell towers and utilities including **schools**, libraries, sanitary sewer pump 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.
3. **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.
4. **Policy LU-5B.** All development orders authorizing a **new land use** or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.
5. **Policy LU-2A.** All development orders authorizing new or significant expansion of

existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvement Element (CIE).

6. **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.
7. **Policy EDU-1D.** Cooperate with the Miami-Dade County Public School System in their efforts to provide public school facilities to the students of Miami-Dade County, which operate on optimum capacity, in so far as funding available. Operational activities may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.
8. **Policy LU-9B.** Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate:
 - i) Land use consistent with the CDMP Land Use Element and CDMP Level of Service Standards;
 - ii) Subdivision of land;
 - iii) Protection of potable water wellfields;
 - iv) Areas subject to seasonal or periodic flooding;
 - v) Stormwater management
 - vi) Signage; and
 - vii) On-site traffic flow and parking to ensure safety and convenience and that no avoidable off-site traffic flow impediments are caused by development.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-5A; Office Building

Office/Residential

Surrounding Properties:

NORTH: AU; Private school

Office/Residential

SOUTH: AU; Religious facility

Office/Residential

EAST: RU-1; Single-family residences

Low Density Residential, 2.5 to 6 du

WEST: EU-M; Vacant parcel
and Religious facility

Office/Residential

E. SITE AND BUILDINGS:

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

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-314 of the Code of Miami-Dade County:

(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.

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 or 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.

Section 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.

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 regulation 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.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	Objects*
Parks	No objection
MDT	No objection
WASD	No objection*
Fire Rescue	No objection*
MPO	No objection*
Police	No objection
Schools	No objection
Aviation	No objection

*Subject to conditions indicated in their memoranda.

H. ANALYSIS

This application is being heard by the Board of County Commissioners pursuant to Section 33-314 of the Code of Miami-Dade County which states the County Commission shall have jurisdiction to directly hear applications for and, upon recommendation of the Developmental Impact Committee, grant or deny those special exceptions for public charter school facilities permitted by the regulations only upon approval after public hearing, provided the applied for special exception, in the opinion of the Board of County Commissioners, is found to be in compliance with the standards contained in Article XI and Section 33-311(A)(3) of this Code.

The 0.82-acre subject property is located at 9790 SW 107 Court and is currently improved with a recently constructed two (2) story office building. The site plans for said office building were initially approved in 2001 at public hearing and were later modified in 2007 after approval at public hearing. The applicant is seeking a special exception for a charter school to be developed to serve 337 students in grades kindergarten through 5th (request #1). The applicant is also seeking to modify Condition #2 of Resolution No. CZAB12-45-01 last modified by CZAB12-22-07 (request #2) and to modify Paragraphs (3) and (4) of a Declaration of Restrictions recorded in Official Record Book 25875 Pages 2833-2840 in order to allow the applicant to submit revised plans illustrating a charter school in lieu of a previously approved office development and to allow the emergency ingress/egress driveway along SW 107 Court to be paved (request #3).

The site plan for the charter school depicts a 9,738 sq. ft., two-story, 23'4" high building with fourteen (14) classrooms on the first and second floors. The applicant has provided 18 parking spaces located along the northern perimeter of the site and a 3,632 sq. ft. recreational area located along the southern perimeter of the site. However, staff notes that said recreational area is located to the rear of the existing building along the southern property line, is interrupted by an existing air conditioning unit, and is only 15' in width. As such, staff opines that although the applicant has provided 3,632 sq. ft. of recreational area, said area was originally designed to serve as a landscape buffer for the previously approved office development and as such is not designed in a manner that will facilitate active play. The site plan submitted depicts landscaping along the entire perimeter of the site. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates this site for **Office/Residential** use. The interpretative text of the CDMP states that neighborhood or community-serving institutional uses, including **schools**, in particular, may be approved where compatible **in all urban land**

use categories, in keeping with any conditions specified in the applicable category. A specific objective in designing developments to occur in the Office/Residential category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. Specifically **Policy LU-4A** states that 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. Moreover, **Policy LU-5B** states that all development orders authorizing a **new land use** shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map".

Staff acknowledges that the interpretative text of the CDMP states that neighborhood or community-serving institutional uses, including **schools**, in particular, may be approved where compatible **in all urban land use categories**, in keeping with any conditions specified in the applicable category. However, staff opines that the proposed charter school use is **inconsistent** with **Policy LU-4A** which states that 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. Although the applicant has provided 18 parking spaces where 17 parking spaces are required by Code and has provided the required 5 auto stacking parking spaces, staff notes that the Public Works Department objects to this application and has indicated several objections in their memorandum. The Public Works memorandum indicates that the applicant must provide a 5' wide sidewalk along the right-of-way line of SW 107 Court, which has not been included in the submitted plans. Staff opines that although the applicant has provided bicycle racks near the pedestrian path leading to SW 107 Court, the omission of the required sidewalk along SW 107 Court will likely discourage children residing in the residential area to the west of the site from walking or riding their bicycles to school, thereby increasing reliance on the automobile as a means of accessing the school. Moreover, the Public Works memorandum indicates a lack of availability of visitor parking during arrival and dismissal periods and insufficient turning diameter within the proposed roundabout located on the western portion of the site for the proposed by-pass lane, to name a few. Staff opines that an efficient and functional traffic circulation pattern is an essential component of a charter school use in order to avoid traffic conflicts within the site during arrival and dismissal times and traffic spilling onto the area roadways. As such staff opines that the proposed charter school's design is **inconsistent** with **Policy LU-4A** and **Policy LU-5B** of the CDMP and **incompatible** with the surrounding area because the applicant has not addressed the negative impacts of the traffic generated by the proposed charter school use, particularly the vehicular traffic circulation design, which staff opines, may pose a safety risk for students and parents attempting to navigate through the parking area.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Miami-Dade Transit (**MDT**), the **Miami-Dade Aviation Department**, and Miami-Dade Water and Sewer (**WASD**) have **no objections** to this application. The Public Works Department (**PWD**) **objects** to this application and their objections will be addressed in greater detail in the following paragraphs. The **Miami-Dade Fire Rescue Department (MDFR)** also has **no objection** to this application and their memorandum indicates that at the time of permitting the site plan shall illustrate that the chain link fence leading to SW 107th Court will be equipped with a Knox Padlock Model 3770. Their memorandum indicates that the estimated

travel response time would be **6:31** minutes which comply with the performance objective of national industry. Additionally, the Miami-Dade County Public School (**MDCPS**) indicates that there are three traditional K-5 public schools in the general area served by the application. Their memorandum indicates that there are **394 surplus student stations** at the elementary school level.

When analyzing the request for a special exception to permit a charter school under Section 33-311(A)(3), Standards for **Special Exceptions**, Unusual Uses and New Uses, staff is of the opinion that the proposed charter school will generate or result in excessive noise or traffic and will provoke excessive overcrowding or concentration of people or population. Staff notes that the proposed charter school will generate additional traffic particularly during arrival and dismissal times. Staff acknowledges that the subject property is located immediately west of and adjacent to a well-traveled section line roadway, SW 107 Avenue, which is comprised of a total of 80' of right-of-way. However, as previously mentioned, staff opines that the proposed charter school use on the subject site as illustrated on the submitted plans is **incompatible** with the surrounding area because the applicant has not addressed compatibility issues such as access, traffic, and safety. Specifically, staff notes that the **Public Works Department objects** to this application and has indicated in their memorandum that the designated visitor parking spaces located within the auto-stacking lane should not be used for visitor parking, handicap spaces may not be used for visitor/staff parking, vehicles may not stack over cross walk, the proposed by-pass lane has insufficient turning diameter, the outside roundabout lane and passenger loading lane do not meet minimum 4' clearance requirement and the submitted plans do not depict the required 5' side walk along SW 107 Court. Therefore, staff opines that the proposed parking configuration and pick-up/drop-off areas will not adequately accommodate the traffic generated by the proposed charter school use and will result in excessive traffic and overcrowding of people on this 0.82-acre site. Staff further notes that the subject site is neighbored by religious facilities to the south and west as well as a private school to the north, which staff's research reveals has an approved enrollment of 154 students in grades 1-12, pursuant to Resolution No. Z-97-79 and is currently seeking an increase in the number of students from 154 to 180 on a 3.1 acre site via the public hearing process (Process Number Z2010000035). Furthermore, staff notes that the subject site is located in close proximity to a large public community college and that the multiple traffic patterns associated with the various educational uses in the immediate area could be negatively impacted by the proposed charter school use. Moreover, as previously mentioned the Miami-Dade County Public School (**MDCPS**) indicates that there are **394 surplus student stations** at the elementary school level and staff opines that the approval of the application would deplete the availability of urban lands for office uses. Based on the aforementioned, staff opines that the applicant has not provided adequate design features in order to effectively mitigate the impacts of the proposed charter school and given the intensity of the surrounding religious and educational uses staff opines that approval of the proposed charter school use will provoke excessive overcrowding or concentration of people or population in the area. Therefore, staff recommends denial without prejudice of request #1, under Section 33-311(A)(3) (Special Exceptions, Unusual and New Uses).

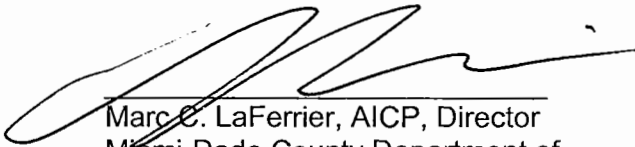
When requests #2 and #3 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the proposed redesign of the previously approved office building development with regards to the parking and internal circulation areas in order to accommodate a charter school use with a proposed enrollment of 337 students will, in staff's opinion, generate excessive noise or traffic, could 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, be contrary to the public interest. Specifically, the redesigned parking area for the proposed charter school will unduly burden or affect public transportation facilities as indicated by the site plan objections enumerated in the Public Works Department's memorandum which states that **it is highly unlikely that the subject school will meet projected stacking demand**. The previously approved plans illustrate a two-story office building situated along the southern portion of the site with 52 parking spaces provided in front of the office building along the northern portion of the site. Both the previously approved plans for the office development and the revised plans for the proposed charter school feature pedestrian connectivity via a proposed stamped concrete walkway, which connects to the existing sidewalk along SW 107 Avenue and runs along the front of the building. Furthermore, staff notes that both the previously approved plans and the plans submitted in conjunction with this application depict a controlled access gate for emergency vehicle access only in the northwest portion of the site. Said control access gate will limit ingress and egress onto the subject property via SW 107 Court to fire and emergency vehicles only, while prohibiting access to the subject property by other vehicles which staff notes complies with Condition #7 of Resolution No. CZAB12-22-07 and with Paragraph #4 of a Declaration of Restrictions recorded in Official Record Book 25875 Pages 2833-2840. However as previously mentioned, staff notes the applicant has not provided the required sidewalk along SW 107 Court as indicated in the Public Works memorandum and staff opines that the omission of the required sidewalk along SW 107 Court will likely discourage children residing in the residential area to the west of the site from walking or riding their bicycles to school thereby increasing reliance on the automobile as a means of accessing the school. Moreover, staff concurs with the Public Works Department and opines that the proposed parking configuration and pick-up/drop-off areas will not adequately accommodate the traffic generated by the proposed charter school use and will result in excessive traffic and overcrowding of people on this 0.82-acre site. In addition, staff is does not support the requested modification of Paragraph #4, to allow the emergency ingress/egress driveway along SW 107 Court to be paved rather than consist of compacted grass. Staff opines that the requested modification of Paragraph #4 will be contrary to the public interest and does not maintain the spirit and intent of the original Declaration of Restrictions which was to limit vehicular access to the site via SW 107 Court to emergency vehicles only. Moreover, staff opines that the compacted sod area driveway provides additional green open space to this site. 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 requests #2 and #3 will have an unfavorable effect on same, and will be contrary to the public interest. Based on all of the aforementioned, staff is of the opinion that the approval of requests #2 and #3) would be **incompatible** with the surrounding area.

Therefore, staff recommends denial without prejudice of request #1 and denial without prejudice of requests #2 and #3 under Section 33-311(A)(7) (Generalized Modification Standards).

- I. **RECOMMENDATION:** Denial without prejudice.
- J. **CONDITIONS** None.

DATE TYPED: 05/21/10
DATE REVISED: 05/24/10; 05/27/10; 06/07/10
DATE FINALIZED: 06/07/10
MCL:GR:NN:JV:NC



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

GR
ND

Memorandum



Date: May 10, 2010

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

From: Esther Calas, P.E., Director
Public Works Department

Subject: Recommendations for Advantage Academy Santa Fe Charter School, Process Number Z09-157

Miami Dade County Public Works Department Traffic Engineering Division recommends disapproval until the recommendations, as indicated below, are incorporated into the plans and related documentation.

The Traffic Engineering Division has reviewed the Site Plans, dated January 2010, and the Traffic Impact Study, dated 04/01/10, both received by the Department of Planning and Zoning on 04/12/10, for the proposed facility located at 9790 SW 107 Court (which is a resubmission of a previous unacceptable Traffic Impact Study) and has the following recommendations and comments:

- Site Plan Review

1. A revision date must be provided on the site plans that were revised after the January 2010 date.
2. Visitor parking stalls must be provided for during arrival and dismissal periods. Handicapped parking stalls cannot be used as required parking for staff or visitors; therefore additional parking stalls must be provided. The designated visitor parking stalls located in the stacking lane should not be used for any visitor stall requirements.
3. The stacking queue length and its vehicle capacity shall be provided on plans. Vehicles may not stack in crosswalks.
4. Lane geometry and channelization shall be illustrated on site plan, especially in turnaround where it appears the by-pass lane has insufficient turning diameter. An "Auto-Turn" illustration for a standard SUV vehicle navigating the inside "by-pass" lane within the roundabout shall be shown on the site plan.
5. Proposed SW 107 Avenue/ SR 985 improvements are subject to FDOT District VI approval.
6. The outside roundabout lane and passenger loading lane must meet the minimum 4 foot (where curb is provided) clear zone requirements. Clear zone dimensions shall be shown on plans.
7. A 5 foot sidewalk is required along the right-of-way line of SW 107 Court adjacent to the site.

- Traffic Study Comments:

An acceptable correlation between large school buses at the surrogate school and the equivalent number of parent vehicles at the subject school must be presented. The number of school buses observed at the surrogate school must then be factored into the parent vehicle on-site accumulation requirement. Due to this issue it is highly unlikely that the subject school will meet the projected stacking demand.


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

cc: Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division
Robert Williams, P.E., Acting Chief, 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

Date: April 20, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

Subject: DIC No. Z2009000157-2nd Revision
The Office Park, LLC
9790 S.W. 107th Court
Special Exception to Permit a Charter School
(RU-5A) (.82 Acres)
06-55-40

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.

Wellfield Protection

The subject property is located within the Average Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

Pursuant to Section 24-43(5) of the Code, hazardous wastes are prohibited within the Average Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Since the subject request is for a non-residential land use, 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 or wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

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 5310 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.

Sanitary Sewer Service

The property is located within the franchised sewer service area of the Miami-Dade County Water & Sewer Department (MDWASD). The closest public sanitary sewer is an 8-inch gravity main abutting the subject property. Downstream flow is directed 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 the 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, 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 alternative means of sewage disposal. Use of an alternative 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

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development plans 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.

Wetlands

The subject property does not contain 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

Tree Removal Permit 2007-TREE-PER-00500 was issued for this property to The Office Park LLC, on December 13, 2007 and expired on December 13, 2008. This property passed a final inspection performed by DERM Tree Program staff on December 29, 2009.

As per this permit a specimen size live oak tree located on the southwest corner of the property must be preserved. The applicant is aware of DERM preservation requirements and has submitted a landscape plan submitted with this application entitled "Santa Fe Charter School", prepared by Juan Rodriguez, dated July, 2006 (received on April 12, 2010), sheet L-1(2 of 19) which depicts this tree as "G" existing live oak. Therefore this Section recommends approval of this application.

Please be advised that a Tree Removal Permit is required for the removal or relocation of any trees that has not been previously permitted. Please contact this Program at (305) 372-6574 for information regarding tree permits.

Enforcement History

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

Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

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



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
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Perla Tabares Hantman, Vice Chair
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Dr. Lawrence S. Feldman
Dr. Wilbert "Tee" Holloway
Dr. Martin Stewart Karp
Ana Rivas Logan
Dr. Marta Pérez

February 5, 2010

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: **09-157 The Office Park, LLC/Advantage Academy Santa Fe (Grades K-5)**
9790 S.W. 107 Court

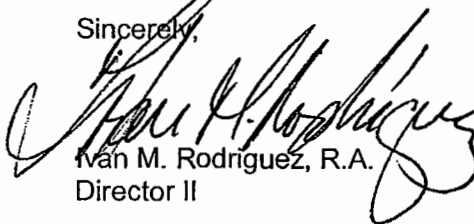
Dear Mr. LaFerrier:

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 application, please see the attached Public School Projected Capacity Analysis (Attachment A).

As you will note under Attachment A, the following elementary schools are currently designated as the schools to serve the area of this application at the K through 5 grade levels: Kendale Elementary, Sunset Park Elementary, and William H. Lehman Elementary Schools. The analysis provides capacity information for traditional public schools in the surrounding area, depicting an overall surplus of student stations at the elementary school level of 394.

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

IMR:ir
L 255
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian G. Villaamil
Mr. Nick Nitti

RECEIVED
FEB 11 2010

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING
201002243

Department of Planning, Design and Sustainability
Ana Rijo-Conde, AICP, Eco-Sustainability Officer • 1450 N.E. 2 Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • (FAX) • 305-995-4760 • arijo@dadeschools.net

ATTACHMENT "A"

PUBLIC SCHOOL PROJECTED ANALYSIS

February 5, 2010

APPLICATION: 09-157 – The Office Park, LLC/Advantage Academy Santa Fe
9790 S.W. 107 Court

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY SCHOOL LEVEL: Kendale Elementary – 10693 S.W. 93 Street
Sunset Park Elementary – 10235 S.W. 84 Street
William H. Lehman Elementary – 10990 S.W. 113 Place

Schools are located in Regional Center IV.

The following student population and available facility capacity data is based on student enrollment as of October 2009:

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
Kendale Elementary	554	724	77%	36	73%	206
Sunset Park Elementary	677	646	105%	58	96%	27
William H. Leahman Elementary	774	935	83%	0	83%	161

AVAILABLE STUDENT
STATIONS **394**

Memorandum



Date: May 5, 2010

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

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

Subject: DIC # 2009000157 – The Office Park, LLC
9790 SW 107th Court
Miami-Dade County, Florida (Revision No. 1)

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately **9** fire and rescue calls annually. The estimated number of alarms results in a minimal impact to existing fire and rescue service. However, the existing stations serving this area will be able to handle the expected number of alarms.
- (B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesquirts 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 2009, the average travel time to the vicinity of the proposed development was **6:31 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 complies with the performance objective of national industry.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
53	11600 SW Turnpike Highway	Rescue, Squad	5
23	7825 SW 104 Street	Rescue, 75' ALS Aerial	7
4	9201 SW 152 Street	Rescue, ALS Engine, Battalion	8
57	8501 SW 127 Avenue	Rescue, Battalion	4

ALS= Advanced Life Support

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau has reviewed and approved the revised site plan entitled 'Santa Fe Charter School' as prepared by Juan A. Rodriguez, R.A., dated stamp received 4/12/10, with the following condition:

At time of permitting, the site plan shall illustrate that the chain link fence leading to SW 170th Court will be equipped with a Knox Padlock Model 3770 with no interference from owner's alternate security device.

DIC # 2009000157 – The Office Park, LLC (Revision No. 1)
May 5, 2010
Page 2 of 2

- (B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire 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 Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

HL:ch

TEAM METRO

ENFORCEMENT HISTORY

THE OFFICE PARK, LLC

9790 S.W. 107 COURT, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2009000157

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Current case history;

Case 200902013754 was opened based on enforcement history request and inspected on 11-13-09. No violations were observed and case was closed.

Previous case history;

No previous cases.

Memorandum



Date: February 22, 2010

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

From: José A. Ramos, R.A., Chief, Aviation Planning Division
Aviation Department

Subject: DIC Application No. 09-157
The Office Park
MDAD DN-10-02-310

A handwritten signature in black ink, appearing to be "J. Ramos", written over the "From:" line of the memorandum.

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for a special exception to permit a charter school for 337 students in grades K-5. The subject property is 0.82 acres and is located at 9790 SW 107 Court, Miami-Dade County, Florida.

Based on our review of the project information provided to us, it was determined that the proposed land use at this location is compatible with operations from Kendall-Tamiami Executive Airport.

Should you have any questions, please feel free to contact me at 305-876-8080.

JR/rb

C: L. Stover
C. Jose
S. Harman
R. Bergeron
File

Memorandum



Date: February 12, 2010

To: Jorge Vital, DIC Coordinator
Department of Planning and Zoning

From: Maria A. Valdes *Maria A. Valdes*
Planning & Water Use Unit Supervisor

Subject: The Office Park, LLC DIC Application # - Z2009000157 (REVISED)

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

Application Name: The Office Park, LLC (Advantage Academy Santa Fe Charter School).

Proposed Development: The applicant is requesting a special exception to permit a public Charter School, grades kindergarten through the 5th grade. The proposed school will serve up to 337 students, along with a total of 17 teachers/staff. The project total water demand is 3,625 gallons per day (gpd).

It shall be noted that in February 15, 2008, agreement No. 19210 for water and sewer services was executed with the Department for the proposed use of a 20,374 sq. ft. of office building at the subject property. The total water demand for the proposed used was 2,037 gpd. Construction of the water and sewer infrastructure was completed over a year ago. However, this infrastructure has not been conveyed to the Department. Please be advised that connection to said infrastructure will not be allowed until the infrastructure is conveyed.

Project Location: The subject property is located at 9790 S.W. 107th Court, Miami-Dade County, Florida.

Water: The subject project is located within MDWASD's service area. The nearest point of connection for water is an existing eight (8) inch water distribution main along S.W. 107th Court abutting the property. The source of water for this project is the Alexander Orr Water Treatment Plant. The plant is operating under a 20-year Water Use Permit issued by South Florida Water Management District on November 15, 2007. MDWASD will be the utility providing water services subject to the following conditions:

- Existing 8-inch water main along S.W. 107th Ct. abutting the west property line as per agreement 19210 is fully conveyed to the MDWASD.
- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. The nearest point of connection for sewer is an existing eight (8) inch sanitary sewer gravity line along S.W. 107th Avenue abutting the subject property. The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Existing 8-inch sanitary gravity sewer along S.W. 107th Ave. as per agreement 19210 is fully conveyed to the MDWASD.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.
- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.

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


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

Memorandum



Date: January 15, 2010

To: Jorge Vital, DIC Coordinator
Department of Planning and Zoning

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

Subject: The Office Park, LLC DIC Application # - Z2009000157

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

Application Name: The Office Park, LLC (Santa Fe Charter School).

Proposed Development: The applicant is requesting a special exception to permit a public Charter School, grades kindergarten through the 5th grade. The proposed school will serve up to 338 students, along with a total of 17 teachers/staff. The project total water demand is 3,635 gallons per day (gpd).

It shall be noted that in February 15, 2008, agreement No. 19210 for water and sewer services was executed with the Department for the proposed use of a 20,374 sq. ft. of office building at the subject property. The total water demand for the proposed used was 2,037 gpd. Construction of the water and sewer infrastructure was completed over a year ago. However, this infrastructure has not been conveyed to the Department. Please be advised that connection to said infrastructure will not be allowed until the infrastructure is conveyed.

Project Location: The subject property is located at 9790 S.W. 107th Court, Miami-Dade County, Florida.

Water: The subject project is located within MDWASD's service area. The nearest point of connection for water is an existing eight (8) inch water distribution main along S.W. 107th Court abutting the property. The source of water for this project is the Alexander Orr Water Treatment Plant. The plant is operating under a 20-year Water Use Permit issued by South Florida Water Management District on November 15, 2007. MDWASD will be the utility providing water services subject to the following conditions:

- Existing 8-inch water main along S.W. 107th Ct. abutting the west property line as per agreement 19210 is fully conveyed to the MDWASD.
- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. The nearest point of connection for sewer is an existing eight (8) inch sanitary sewer gravity line along S.W. 107th Avenue abutting the subject property. The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Existing 8-inch sanitary gravity sewer along S.W. 107th Ave. as per agreement 19210 is fully conveyed to the MDWASD.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.
- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.

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

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

Memorandum



Date: March 5, 2010

To: Jorge Vital
DIC Coordinator
Department of Planning and Zoning

From: John Garcia
Principal Planner *J. Garcia*
Miami-Dade Transit - Transit Planning Section

Subject: Review of DIC Project No. 09-157 (The Office Park, LLC)

Project Description

The applicant is requesting a special exception to permit a charter school for 337 students in grades Kindergarten through 5th grade. The subject property is 0.82 acres and is located at 9790 SW 107 Court, Miami-Dade County, Florida.

Current Transit Service

There is direct transit service adjacent to the application site. Transit service is provided by Metrobus Route 71 along SW 107th Avenue. The service headways for the above mentioned route (in minutes) are as follows:

Metrobus Route Service Summary
The Office Park, LLC Application Site

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
71	30	60	50	N/A	60	60	0.0	L

Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail
E means Metrobus limited-stop or express service

Future Transportation/Transit Improvements

The 2010 Transportation Improvement Program (TIP) shows under the Primary State Highways and Intermodal projects a resurfacing project on SW 107th Avenue from Kendall Drive to Killian Parkway. The 2030 Long Range Transportation Plan (LRTP) also does not propose any improvements in the immediate vicinity of this project.

The 2009 ten-year Transit Development Plan (TDP) does not identify any service improvements on the existing routes serving the vicinity of the project within its 2019 Recommended Service Plan. Additionally, no new service is proposed in the immediate vicinity of this project within the 2019 Recommended Service Plan.

MDT Comments/Recommendations

Miami-Dade Transit (MDT) currently provides local bus service in close proximity to the application sites. Based on the information presented, MDT has no objections to this project.

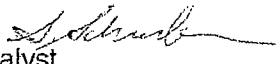
Concurrency

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.



Date: March 10, 2010

To: Jorge Vital
Acting DIC Coordinator
Department of Planning and Zoning

From: Susan Schreiber 
Transportation Analyst
Miami-Dade Metropolitan Planning Organization

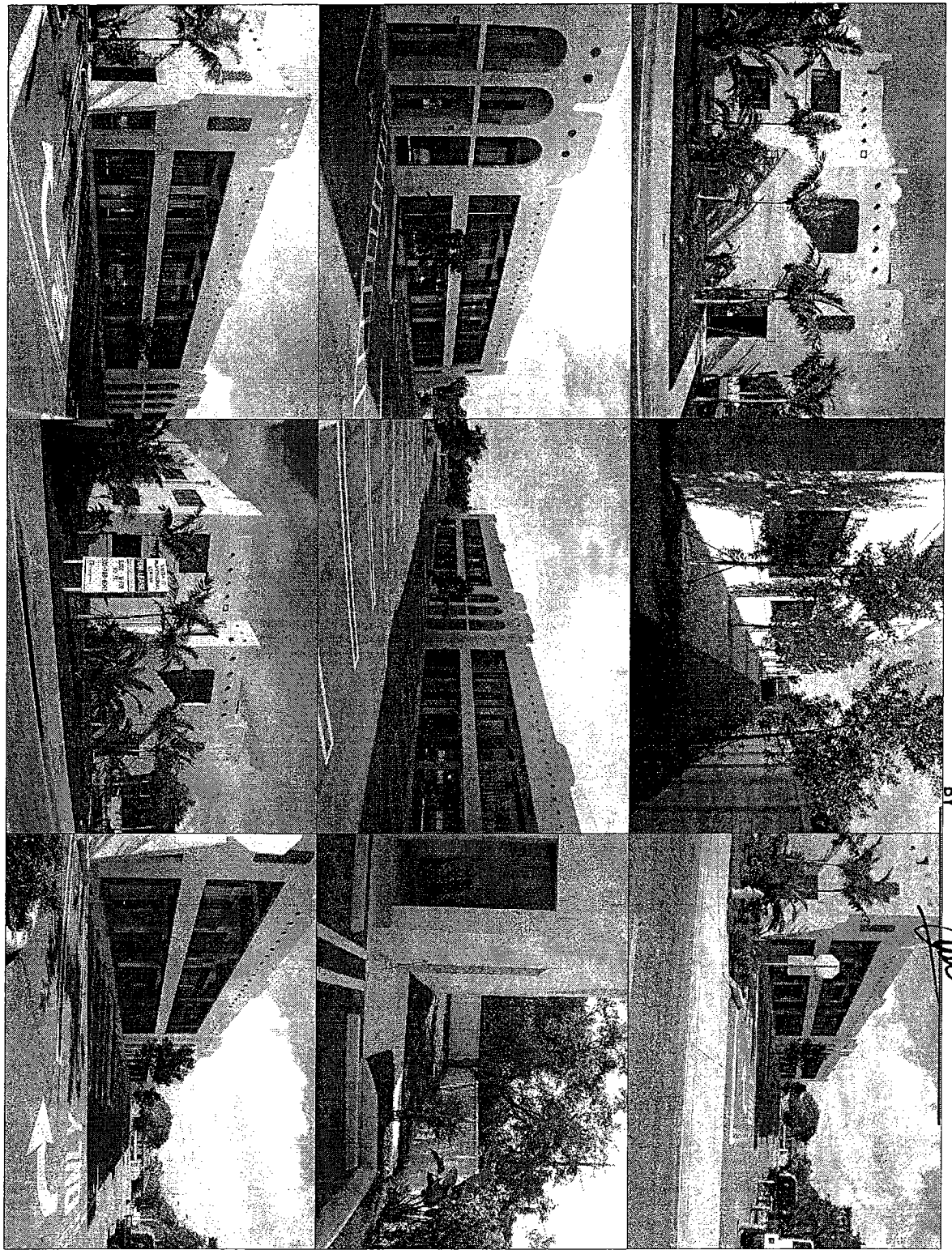
Subject: DIC Project No. 09-157 (The Office Park LLC - Special Exception for Charter School)

The Office Park, LLC is requesting a special exception to permit a charter school for 337 students in grades Kindergarten through 5th. The property is 0.82 acres and is located at 9790 SW 107th Court.

The MPO recommends that bicycle parking be provided on the school property, preferably in a covered area. Thank you for the opportunity to comment.

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 209-157
 APR 12 2010

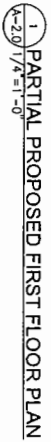
MIAMI, DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE



1 SITE PICTURES

APR 12 2010

By:



36

A-2.0

DATE : JULY, 1968
SCALE: INCHES
DRAWN BY: M. CASTELLON
CHECKED BY: L.C.
JOB NO: 440-02004

Answer:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

APR 12 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

83'-0"

MATCH LINE "A"

MATCH LINE "A"

1 PARTIAL PROPOSED FIRST FLOOR PLAN
A-2.1 1/4 = 1'-0"

A-2.1 1/4" = 1'-0"



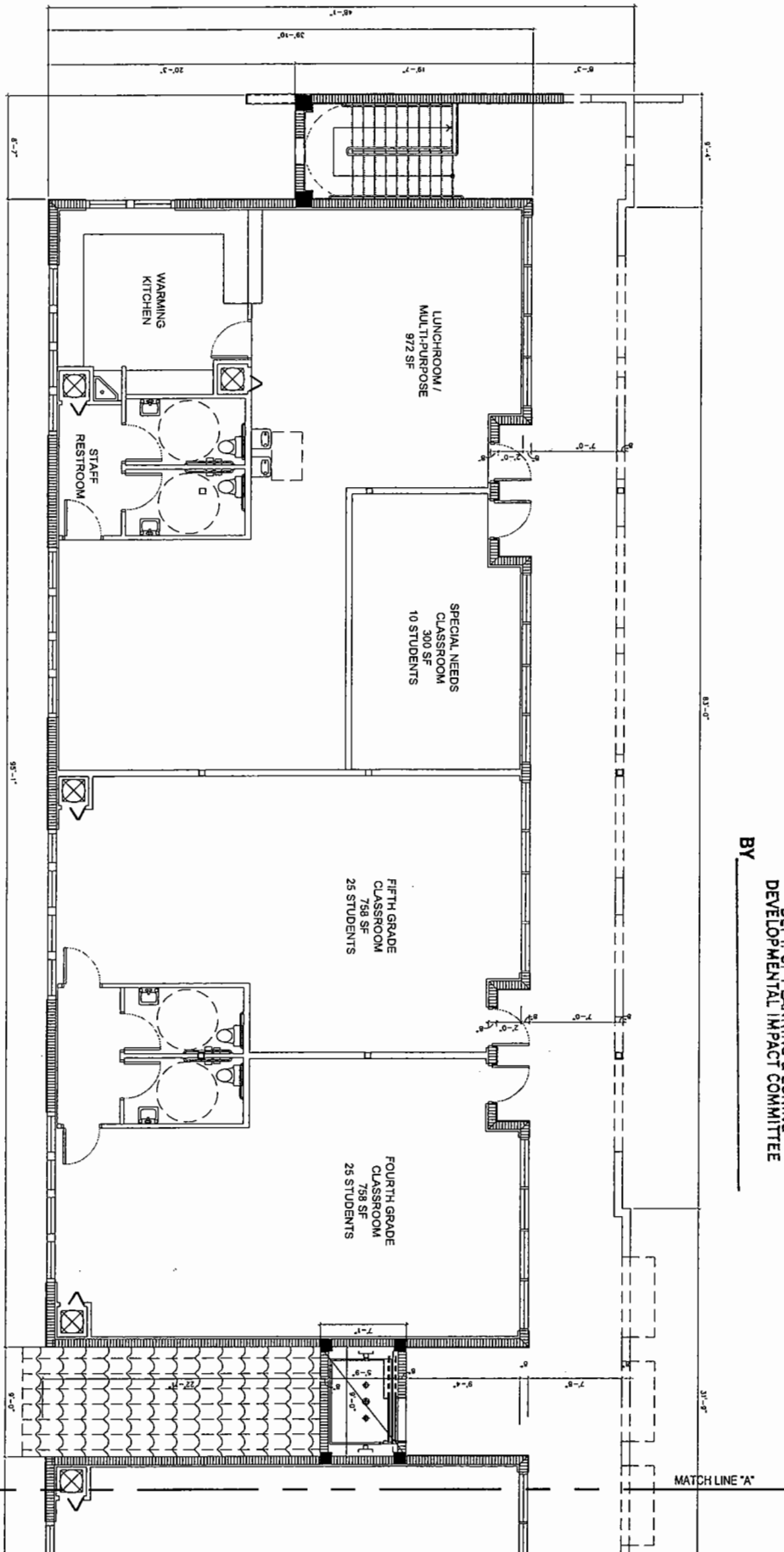
Juan A. Rodriguez -RA
JOMOLCA
ARCH 16/03/03, P.A. WHITE OCEAN PISCAGUA 10 15
250 CALADIA DE SURE 503, COEN CHARLES FLORIDA, 13354
ARCH 03/03/03-1376

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APR 12 2010

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DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

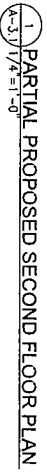
BY



1 PARTIAL PROPOSED SECOND FLOOR PLAN
A-3.0 1/4"=1'-0"

APR 12 2010

BY

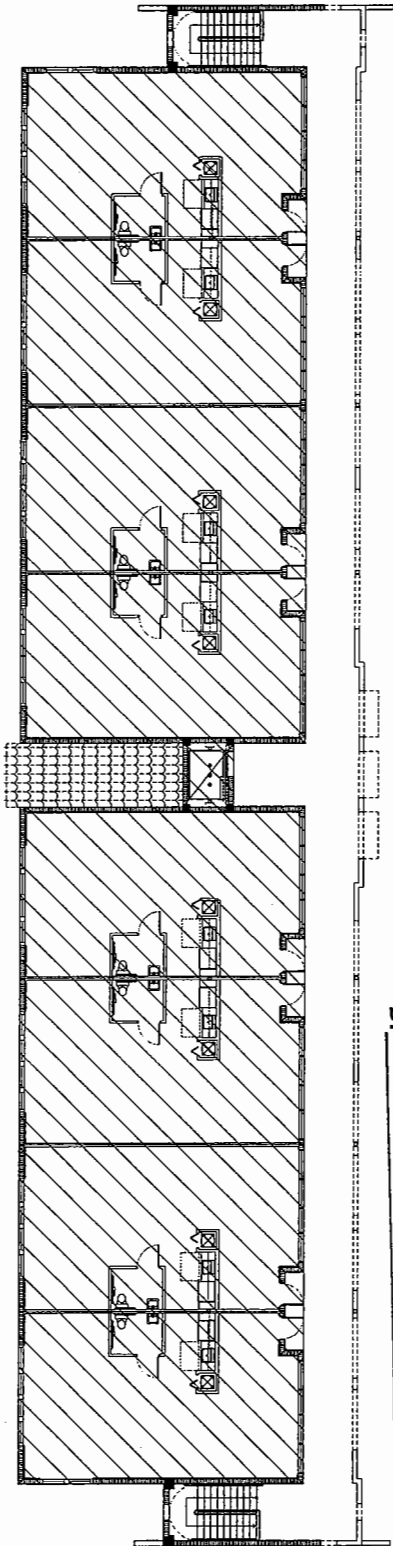


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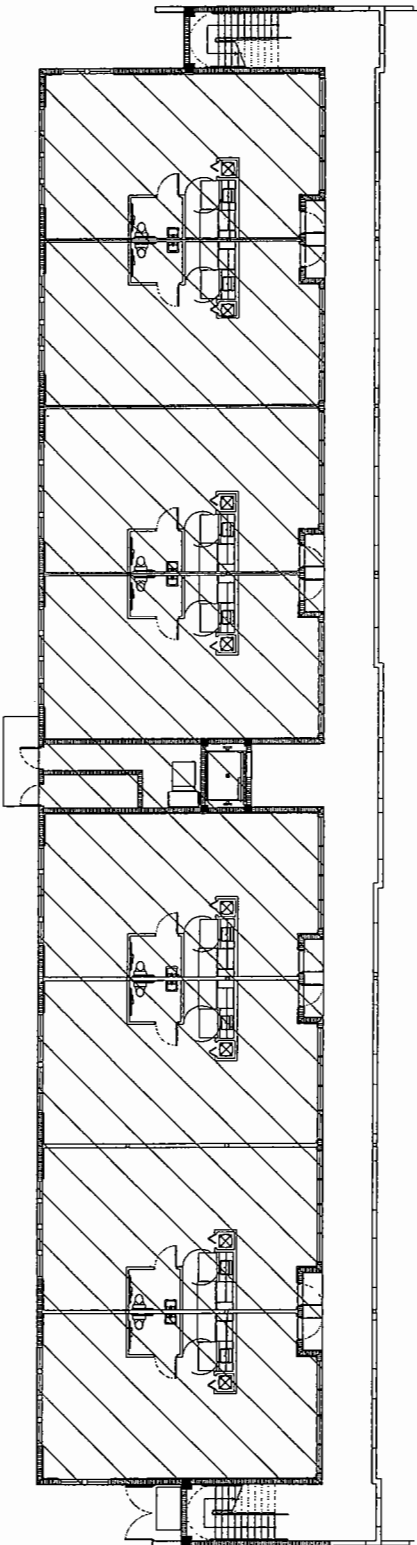
APR 12 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY _____



1 SECOND FLOOR PLAN EXISTING F.A.R. 7,640 SF
A-4.0 1/8"=1'-0"



1 FIRST FLOOR PLAN EXISTING F.A.R. 7,844 SF
A-4.0 1/8"=1'-0"

40

SANTA FE CHARTER SCHOOL
9790 S.W. 107 Court.
MIAMI, FL



Juan A. Rodriguez - RA
JOMOLCA
ARCHITECT, P.A.
200 COLLINS AVE. SUITE 200 CORAL GABLES, FL 33134
ARCHITECT: JRM

A-4.0

DATE: MAY 2009
SCALE: AS SHOWN
DESIGNED BY: L.A.
JOHN: 400-229733

REVISIONS:
1. 1/1/09
2. 1/1/09
3. 1/1/09
4. 1/1/09

SHEET NO. 1 OF 19

APR 12 2010

BY


$$\frac{A-5.0}{1/4} = 1'-0"$$

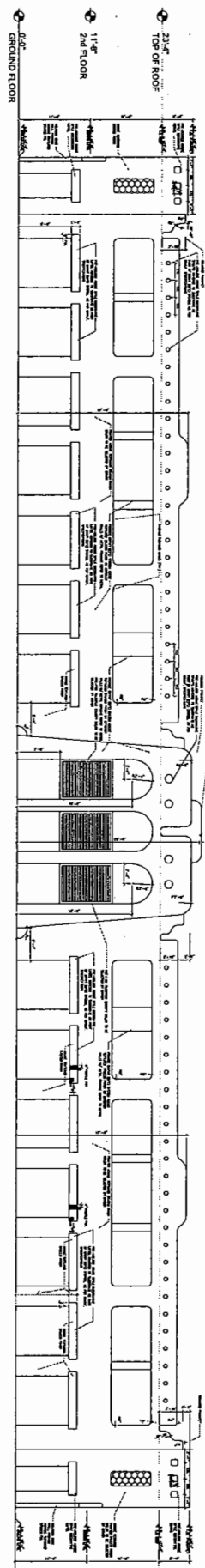
$$\frac{2}{A-5.0} \frac{EA(0.111)}{1/4} = 1' - 0$$

RECEIVED

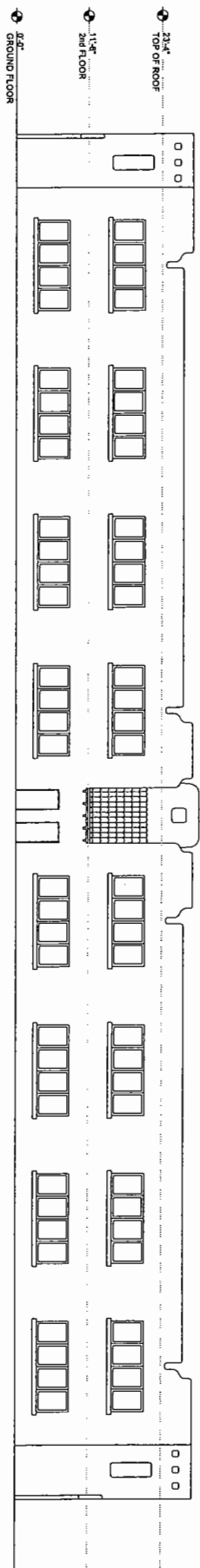
APR 12 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY



1 EXISTING NORTH ELEVATION
A-6.0 / A-1-0

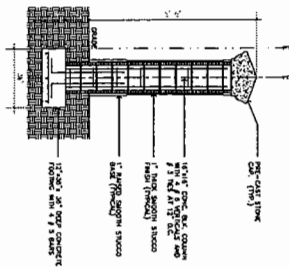


2 EXISTING SOUTH ELEVATION
A-6.0 / A-1-0

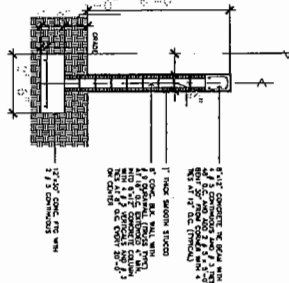
RECEIVED

APR 12 2010

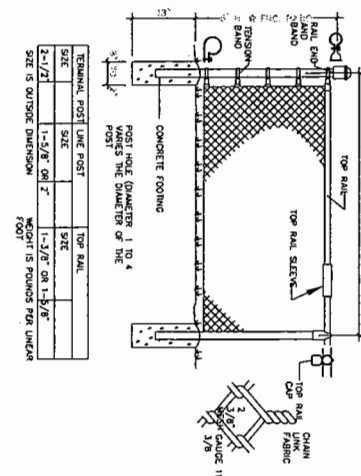
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE



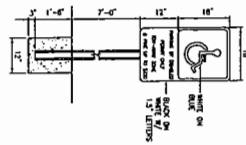
1.1 FENCE COLUMN DETAIL
SCALE: 1/4" = 1'-0"



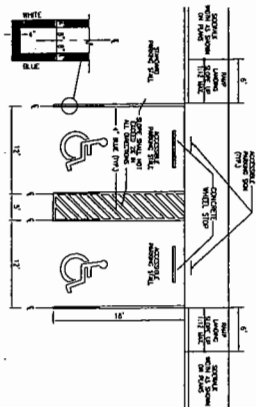
1.2 6' HIGH CBS WALL FENCE
SCALE: 1/4" = 1'-0"



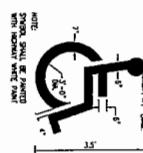
1.3 6' HIGH CHAIN LINK FENCE
SCALE: 1/4" = 1'-0"



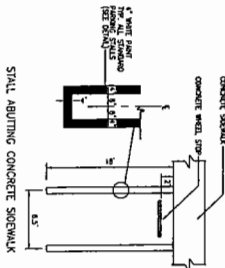
2.1 HANDICAP PARKING SIGN
SCALE: 1/4" = 1'-0"



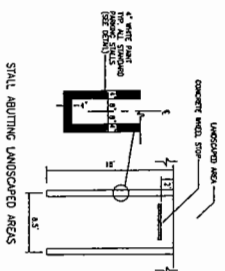
2.2 HANDICAP PARKING DETAIL
SCALE: 1/4" = 1'-0"



2.3 HANDICAP DETAIL PAINT SYMBOL
SCALE: 1/4" = 1'-0"



2.4 TYPICAL PARKING STALLS
SCALE: 1/4" = 1'-0"



SANTA FE CHARTER SCHOOL
9790 S.W. 107 Court.
MIAMI, FL



Juan A. Rodriguez - RA
JOMOLCA
ARCHITECT & ASSOCIATES
1100 S.W. 107th Avenue, Suite 100
Miami, FL 33186
(305) 674-1100
www.jomolca.com

A-7.0
10/27/09 1:00 PM

DATE: 10/27/09
SCALE: 1/4" = 1'-0"
DRAWN: J. RODRIGUEZ
CHECKED: J. RODRIGUEZ
APPROVED: J. RODRIGUEZ

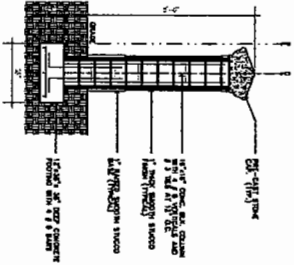
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1. 10/27/09
2. 10/27/09
3. 10/27/09
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5. 10/27/09

RECEIVED

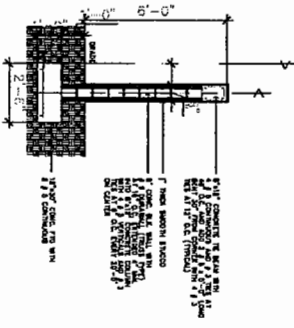
APR 12 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

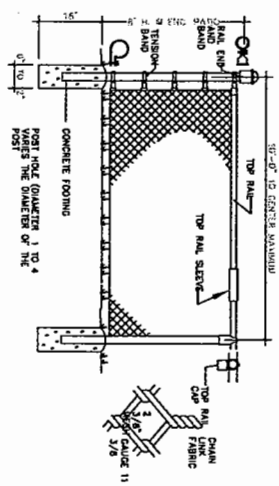
BY _____



2.1 FENCE COLUMN DETAIL
SCALE: 1/4" = 1'-0"

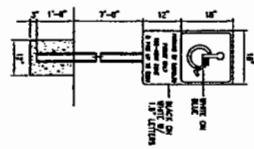


2.2 6' HIGH CHAIN LINK FENCE
SCALE: 1/4" = 1'-0"

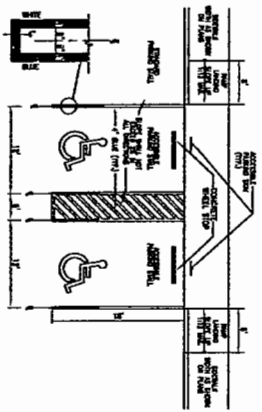


2.3 6' HIGH CHAIN LINK FENCE
SCALE: 1/4" = 1'-0"

SIZE	POST	POST	POST
2-1/2"	1-1/2"	1-1/2"	1-1/2"
2-1/2"	1-1/2"	1-1/2"	1-1/2"
2-1/2"	1-1/2"	1-1/2"	1-1/2"



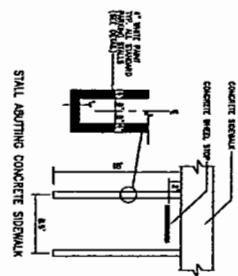
2.4 HANDICAP PARKING SIGN
SCALE: 1/4" = 1'-0"



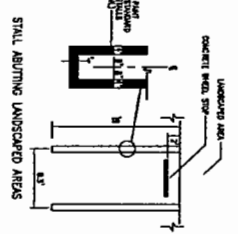
2.5 HANDICAP PARKING DETAIL
SCALE: 1/4" = 1'-0"



2.6 HANDICAP DETAIL PAINT SYMBOL
SCALE: 1/4" = 1'-0"



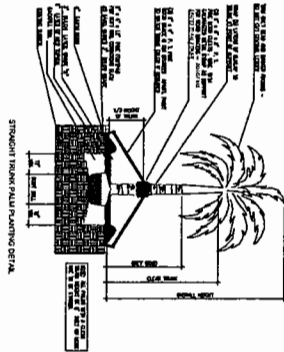
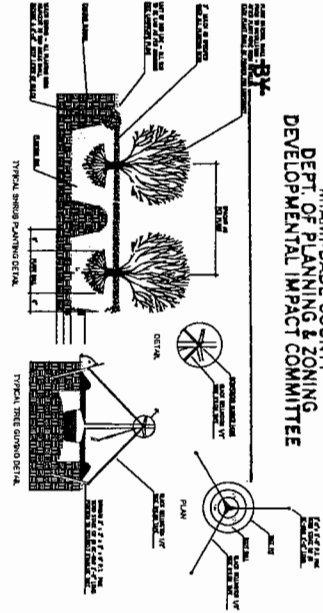
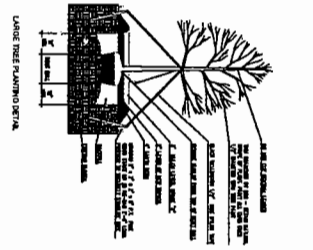
2.7 TYPICAL PARKING STALLS
SCALE: 1/4" = 1'-0"



RECEIVED

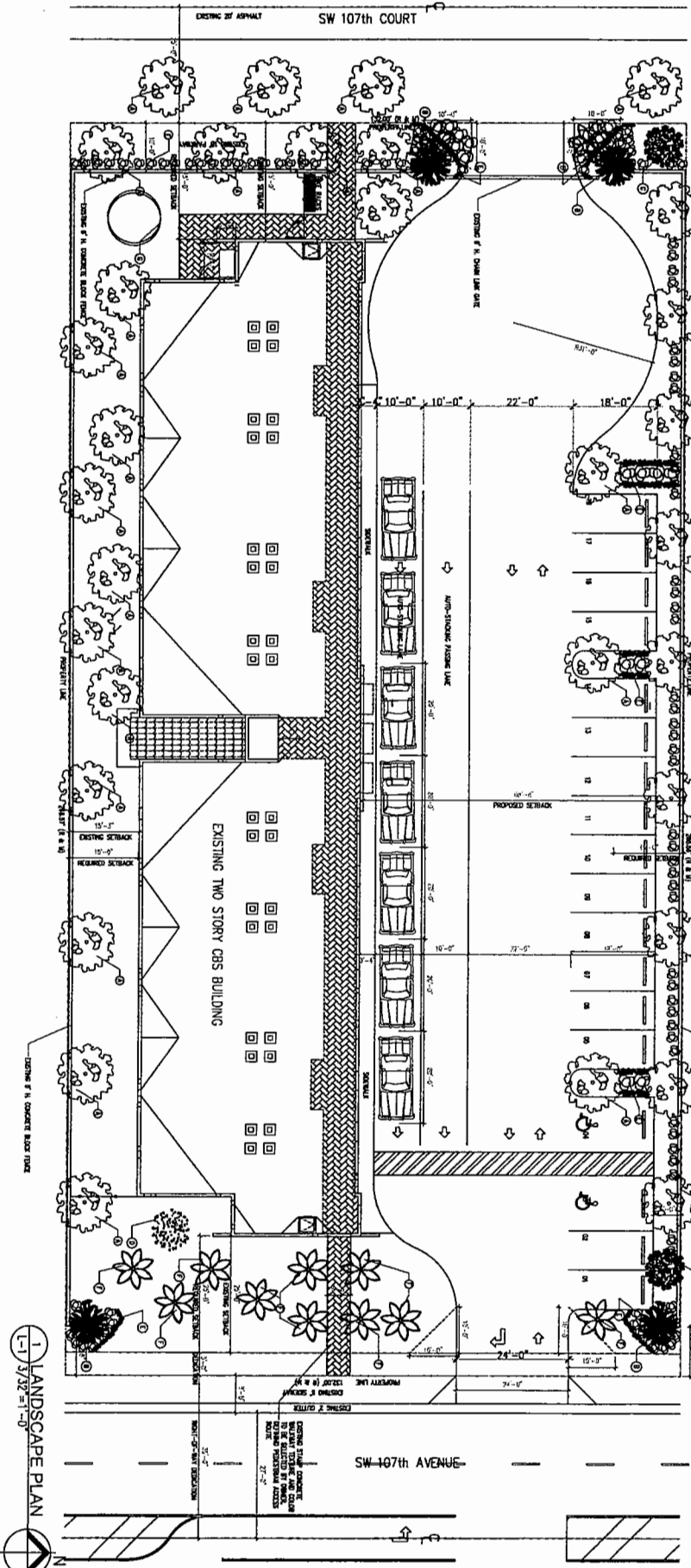
APR 12 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE



LANDSCAPE LEGEND

ITEM	QTY	DESCRIPTION	UNIT	REMARKS
1	1	12" DBH PALM TREE	EA	12" DBH PALM TREE
2	1	12" DBH PALM TREE	EA	12" DBH PALM TREE
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99	1	12" DBH PALM TREE	EA	12" DBH PALM TREE
100	1	12" DBH PALM TREE	EA	12" DBH PALM TREE



LANDSCAPE PLAN
1-1

SANTA FE CHARTER SCHOOL
9790 S.W. 107 Court,
MIAMI, FL



Juan A. Rodriguez - RA
JOMOLCA
ARCHITECTS, P.A.
2500 S.W. 107th Avenue, Suite 100, Miami, FL 33156
Tel: 305.444.1111
Fax: 305.444.1112

Exhibit "A"

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].

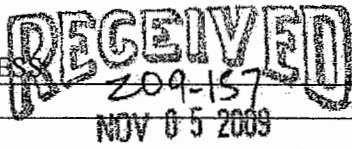
CORPORATION NAME: The Office Park, LLC

NAME AND ADDRESS	Percentage of Stock
Luis Machado 305 Alcazar Ave Suite 3 C. Gables, FL 33134	65 %
Ralph Padron 15901 NW 83 rd Place Miami, FL 33016	25 %
Davlor Investments LLC 8803 Stonehaven Ct. Potomac, MD 20854	10%

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
N/A	


 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AK

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

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.

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

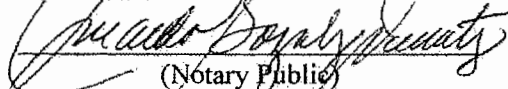
Signature of Applicants:

Signature: _____

Luis Machado

(Applicant's Signature)

Sworn to and subscribed before me this 4 day of November, 2008. Affiant is personally known to me or have produced _____ as identification.


(Notary Public)
My commission expires 5/9/2011



*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.

RECEIVED
209-157
NOV 05 2009

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AA

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Advantage Academy of Miami, Inc., d/b/a

NAME AND ADDRESS

Percentage of Stock

(Not-For-Profit)

<u>Nathaniel Grash, 4300 N. University Dr. C-201 Sunrise, FL</u>	<u>0</u>
<u>Helena del Monte, 25 E. 4th St. Hialeah, FL 33010</u>	<u>0</u>
<u>Bassem Isikandaran, 1401 N. University Dr. Coral Springs</u>	<u>0</u>
<u>Teresa Walker-Accuado, 24851 SW 129 Court, Princeton FL 33032</u>	<u>0</u>

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

TRUST/ESTATE NAME _____

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 the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percentage of Ownership

RECEIVED
209.157
FEB 09 2010

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 other similar

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

NAME OF PURCHASER: _____

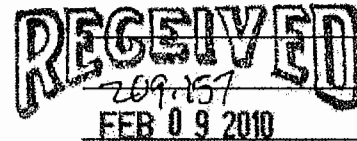
NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

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

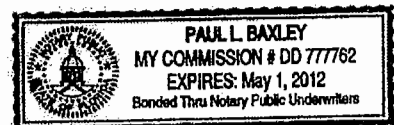
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____

(Applicant)

Sworn to and subscribed before me this 2nd day of February, 20 10. Affiant is personally known to me or has produced known as identification.

(Notary Public)



My commission expires: MAY 1, 2012

Seal

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

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

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

ADVANTAGE ACADEMY Santa Fe School Name: _____ School Address: 9790 SW 107th Court
Miami, FL 33176

Tax Folio # 30-5006-036-0010 Total size of site: .82 acres

Is this an expansion to an existing school? Yes ☒ No

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

_____ and the Resolution # _____

Number of children/students requested: 337 Grade Levels: K-5 Ages: 5-11

Number of classrooms: 14 Total square footage of classroom area: 10218

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) 5266

Total square footage of outdoor recreation/play area: 1370

Number of parking spaces provided for staff and transportation vehicles: 17

Total parking spaces provided: 18 Auto-stacking spaces provided: 10

Days and hours of operation: Monday-Friday 8:30AM-3:30PM

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

Signed, sealed, executed and acknowledged on this 22 day of January, 2010 at Miami-Dade County, Florida.

WITNESSES:

Jonarda G. Benitez
Melissa Medina

Luis Machado

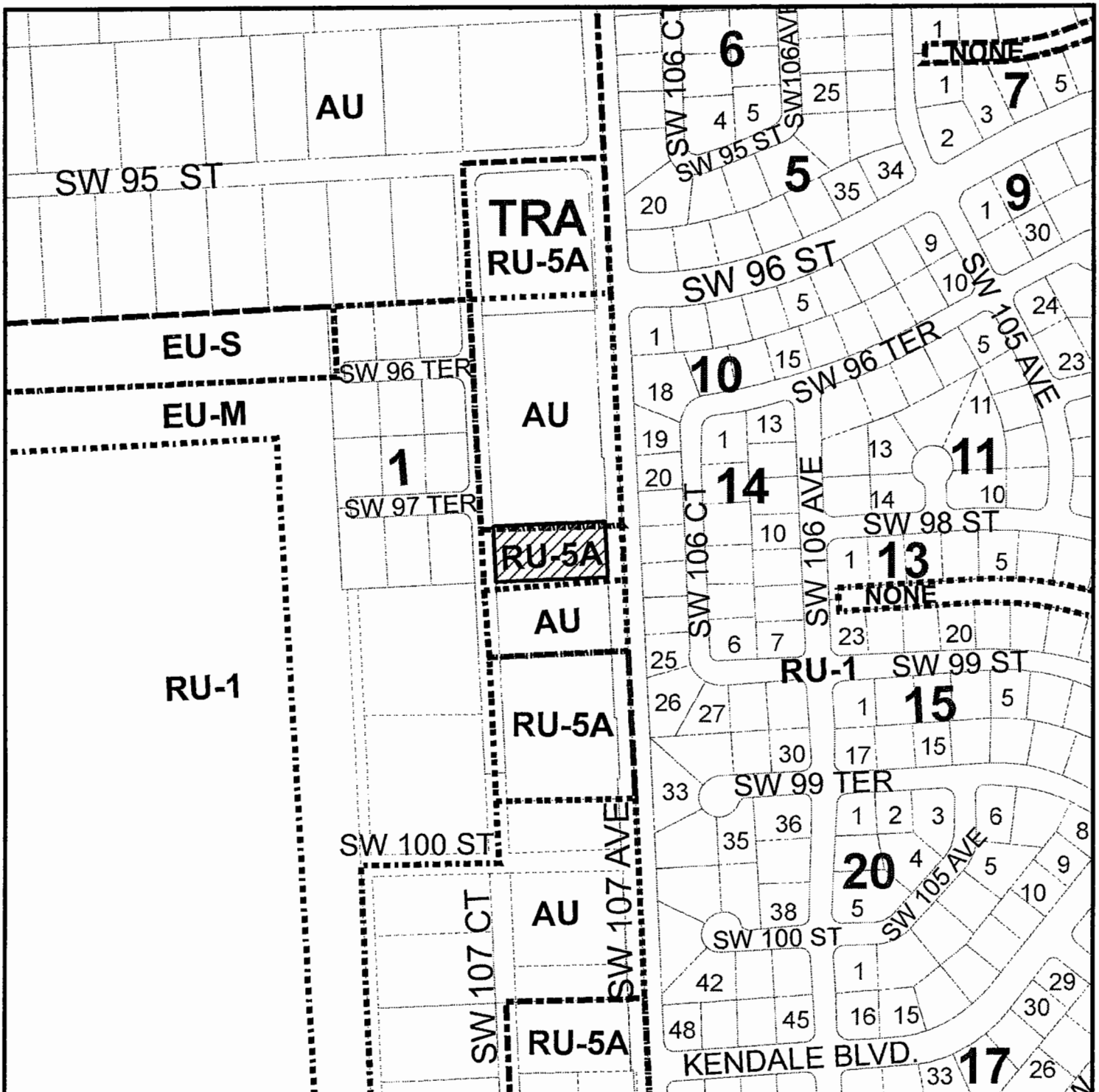
RECEIVED
209,157
JAN 28 2010

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 22 day of January, 2010, before me personally appeared Luis Machado, to me known to be the person described in an who executed the foregoing instrument and he/she acknowledge to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

My Commission Expires 5/9/2011

Jonarda Gonzalez Benitez
Jonarda Gonzalez Benitez
Comm# DD0651981
Expires 5/9/2011
Florida Notary Assn., Inc.



MIAMI-DADE COUNTY
HEARING MAP

Section: 06 Township: 55 Range: 40
 Applicant: THE OFFICE PARK, LLC
 Zoning Board: C12
 Commission District: 08
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning

Process Number
09-157

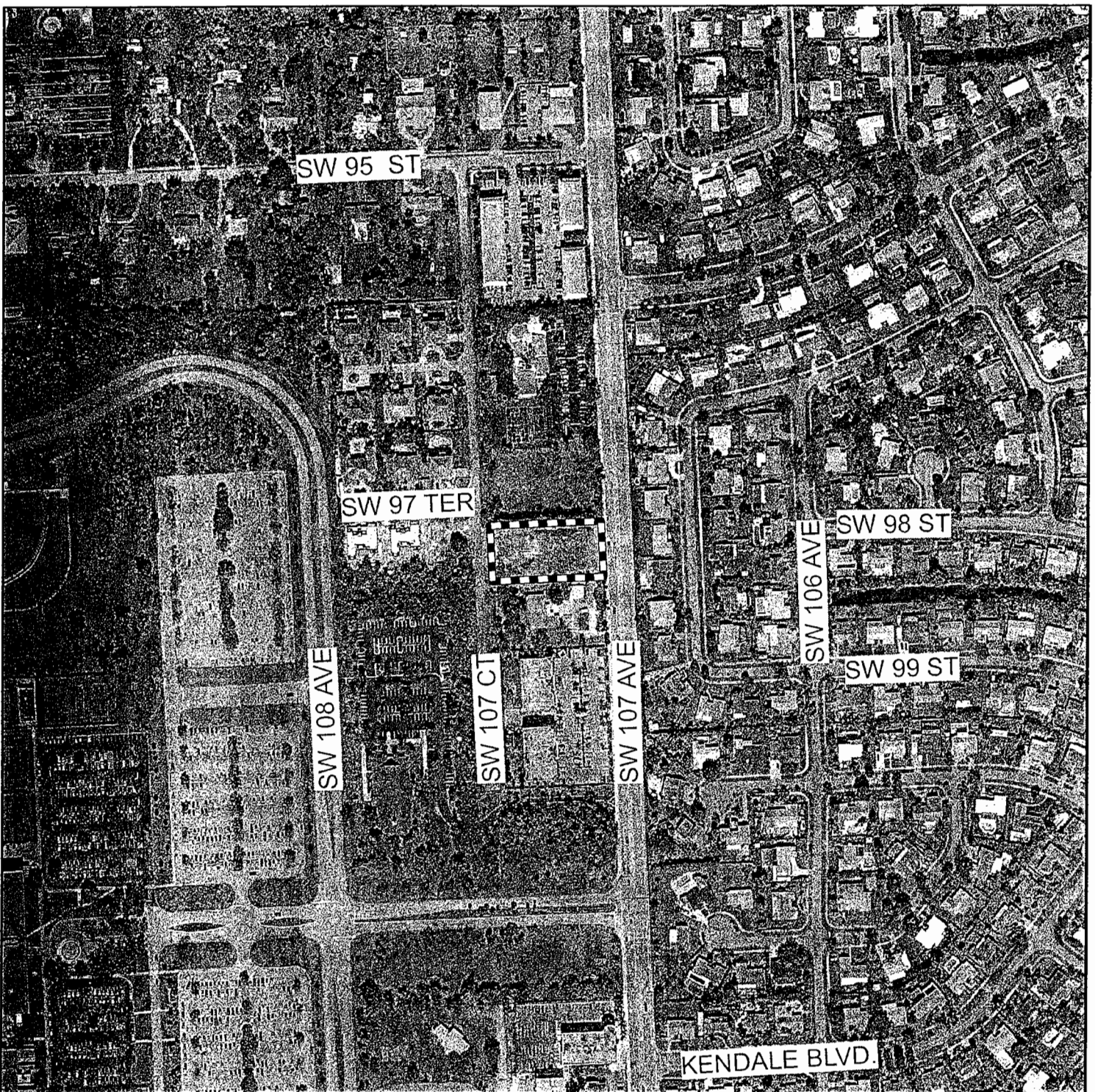


SUBJECT PROPERTY



SKETCH CREATED ON: 11/13/09

REVISION	DATE	BY
Add street name	11/17/09	KWS
		51



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
09-157

Section: 06 Township: 55 Range: 40
 Applicant: THE OFFICE PARK, LLC
 Zoning Board: C12
 Commission District: 08
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 11/13/09

REVISION	DATE	BY
Add street name	11/17/09	KWS

3. GALAXY LIQUOR STORE CORP
(Applicant)

10-7-CC-3 (10-014)
BCC/District 11
Hearing Date: 07/22/10

Property Owner (if different from applicant) **WACHOVIA TRUST COMPANY.**

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

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1987	104 th Associates	<ul style="list-style-type: none">- Zone change from RU-TH to RU-2.- Zone change from RU_TH to BU-1A.- Special Exception shopping center.- Variance 2nd 300sf. detached sign (1 permitted).- Unusual Use entrance features 20'high archways, walls, tiered fountain & pool.- Deletion of Track U portion of declaration in Official Record Book 8864 pgs. 28-63.	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.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Galaxy Liquor Store Corp.

PH: Z10-014 (10-7-BCC-2)

SECTION: 3-55-39

DATE: July 22, 2010

COMMISSION DISTRICT: 11

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

- (1) SPECIAL EXCEPTION of spacing requirements to permit a liquor package store spaced less than the required 2,500' from a public school.
- (2) DELETION of Paragraph 5(b) of a Declaration of Restrictions, as recorded in Official Record Book 13313, Pages 2385-2394, reading as follows:

"5.Limitations of Uses: (b) package liquor stores."

The purpose of Request #2 is to remove a restriction of the package liquor store in order to permit the proposed package liquor store.

The plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposal Liquor Store Galaxy Liquor Store," as prepared by Vicente Franco, consisting of Sheet "SP-1" dated stamped received 3/19/10 and Sheet 1 dated stamped received 2/17/10 and a Liquor Survey as prepared by Sergio Redondo, also dated stamped received 2/17/10 for a total of 3 sheets. Plans may be modified at public hearing.

- o **SUMMARY OF REQUESTS:** This application would allow a proposed liquor packaged store spaced less than required from a school and will release the subject site from a restriction which does not allow liquor package stores on the subject property.

- o **LOCATION:** 14663 S.W. 104 Street, Miami-Dade County, Florida.

- o **SIZE:** 11 acres

B. ZONING HEARINGS HISTORY:

In May 1987, the subject parcel was approved for a zone change among other things from RU-TH, Townhouse District, to BU-1A, Limited Business District, pursuant to Resolution #Z-136-87 and a Special Exception to permit site plan approval for the then proposed shopping center. At the time of approval of the aforementioned resolution, the then owner also proffered a covenant which, among other things, limited the BU-1A uses allowed on the subject parcel.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the southern, approximately 383' of the subject property as being within the Urban Development Boundary for **Business and Office** use. This category accommodates the full range of sales and service activities. Included are **retail**, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication 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 to Land Use Element 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.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
BU-1A; shopping center	Business & Office
<u>Surrounding Properties</u>	
<u>NORTH:</u> RU-TH; townhouse residences	Low-Medium Density Residential, 6 to 13 dua
<u>SOUTH:</u> RU-TH/RU-1; townhomes single-family residences BU-1A ; restaurant and gas station	Low Density Residential, 2.5 to 6 dua Business & Office
<u>EAST:</u> RU-2; duplex residences	Low-Medium Density Residential, 6 to 13 dua
<u>WEST:</u> RU-3M; townhouse and single-family residences	Low Density Residential, 2.5 to 6 dua

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	N/A
Service Areas:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(3) Special Exception, Unusual and New Uses. Hear applications for and grant or deny **special exceptions**; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide 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 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 of 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, and to modify or **eliminate** any condition of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(c)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection

MDT
Fire Rescue
Police
Schools

No objection
No objection
No objection
Objects

H. ANALYSIS:

The subject property is currently zoned BU-1A, Limited Business District, and is located at 14663 SW 104 Street. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Business and Office** use. The existing BU-1A zone allows uses such as pubs and liquor package stores as well as uses allowed in the BU-1A zone, such as restaurants. As such, staff opines that the existing BU-1A uses and the proposed liquor package store use are **consistent** with the LUP map of the CDMP and with the interpretative text of the CDMP. At the time of the approval of the current BU-1A zoning on the subject site in 1987, the then owner proffered a covenant restricting certain BU-1A district uses on the subject property, one of which was the proposed liquor package store use. The purpose of this application is to allow the applicant to establish a liquor package store spaced 1,202' from a school (request #1) and to delete the condition from the aforementioned covenant which restricted this use on the subject property. Staff opines that the approval of the proposed liquor package store with reduced spacing from a public school would be **incompatible** with the area.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application. Furthermore, the application does not generate any new additional daily peak hour trips and it meets the traffic concurrency criteria. The Miami-Dade Fire Department (**MDFRD**) has no objections to this application and their memorandum indicates that the estimated average travel response time is **6:24** minutes. However Miami-Dade County Public Schools (**MDCPS**) **objects** to this application and, as a matter of policy, is opposed to any liberalization of existing laws governing the sale of liquor in the vicinity of school property. Their memorandum indicates that the School District would appreciate the incorporation of a condition restricting the hours during which alcohol can be sold, should this application be approved.

When analyzing request #1 under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff opines that approval of the aforementioned request will not result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads or highways, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception and unusual use in relation to the present and future development of the area and the compatibility of the applied for exception and unusual use with the area and its development. Staff also notes that the memoranda provided by DERM and the Public Works Department, indicates that the proposed liquor package store will not reduce the Levels of Service (LOS) Standards as set forth in the CDMP. Notwithstanding, staff opines that approval of the requests to allow the liquor package store spaced 1,202' from the elementary school will set a negative precedent for the development of similar uses within close proximity to schools in this section of the County. Staff's research of the zoning hearing records for similar uses within this section of Miami-Dade County, (Section 03, Township 55 and Range 39), did not indicate any approvals

as intense as what is being requested herein. In 1982, a property located at the southwest corner of SW 142 Avenue and SW 88 Street, was approved to allow a package liquor store in a shopping center spaced 2,200' from an existing school, pursuant to Resolution #4-ZAB-91-82. Similarly, in 1985, a property located due north of the subject property at the southwest corner of SW 147 Avenue and SW 88 Street, was approved to allow a package liquor store spaced 1,753' from a school, pursuant to Resolution #Z-21-85. As such, staff opines that approval of the request to allow a liquor package store more than 500' closer to a school than any previous approval would be overly intensive and therefore **incompatible** with the existing surrounding commercial and residential developments in this area. Based on the aforementioned, staff therefore recommends denial without prejudice of request #1 under Section 33-311(A)(3).

Similarly, when request #2 is analyzed under Section 33-311(A)(7) Generalized Modification Standards, as previously mentioned, staff notes that based on memoranda from the Public Works Department and MDFRD, approval of this request 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. Further, staff opines that the requested package liquor store use is similar to the other retail and service uses located in the shopping center. However, as previously mentioned, staff opines that approval of the liquor package store approximately 1,200' from an elementary school, is out of character with the existing residential and commercial uses in the area and more intensive than any previous approval of similar uses in this section of Miami-Dade County. As such, staff opines that approval of the request to delete a paragraph of a previously accepted covenant which restricts this use in the shopping center, will have a negative impact on the surrounding residential and commercial uses and on the elementary school, located approximately 1,202' (2,500' required) northwest of the store. Therefore, staff opines that approval of request #2 would be **incompatible** with the area and therefore, recommends denial without prejudice of this request.


As previously mentioned, staff is of the opinion that although the proposed liquor package store is **consistent** with the LUP map of the CDMP, it is **incompatible** with the surrounding commercial and residential uses. Based on the aforementioned, staff therefore recommends denial without prejudice of the applicant's request for a Special Exception to permit liquor package store spaced less than the required 2,500' from an existing school (request #1) and the request to delete the condition from the covenant that prevents a liquor store use in the shopping center (request #2).

I. **RECOMMENDATION:**

Denial without prejudice.

J. **CONDITIONS:** None.

DATE TYPED: 05/07/10
DATE REVISED: 05/12/10, 05/14/10, 06/01/10, 06/23/10
DATE FINALIZED: 06/23/10
MCL:GR:NN:AA:CH



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

NOW
GR

Memorandum



Date: March 2, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: C-11 #Z2010000014
Galaxy Liquor Store Corp.
14663 S.W. 104 Street
Special Exception to Permit a Liquor Store Spaced Less than Required
from a School or Religious Facility
(BU-1A) (11 Acres)
03-55-39

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.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

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 CDMF 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 Christine Velazquez at (305) 372-6764.

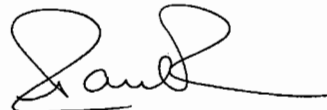
PH# Z2010000014
CZAB - C11

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: GALAXY LIQUOR STORE CORP

This Department has no objections to this application.

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

A handwritten signature in black ink, appearing to read "Raul", with a stylized flourish extending to the right.

Raul A Pino, P.L.S.

09-APR-10



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

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

April 21, 2010

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: GALAXY LIQUOR STORE CORP. – APPLICATION 10-014
14663 SW 104 STREET**

Dear Mr. LaFerrier:

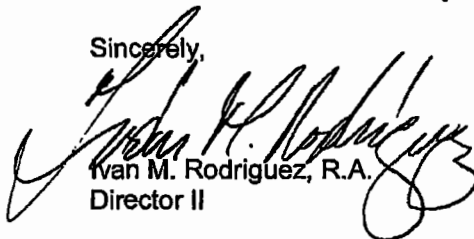
Pursuant to the information provided by Miami-Dade County, the applicant is requesting a special exception to permit a liquor package store spaced less than the required distance from a public school.

According to the liquor survey sketch as prepared by Sergio Redondo, P.S.M., Professional Surveyor and Mapper, Claude Pepper Elementary School is located within 1,202 feet and Hammocks Middle School is located within 2,730 feet from the proposed liquor store.

The School Board, as a matter of policy, is opposed to any liberalization of existing laws governing the sale of liquor in the vicinity of school property. As such, the School District opposes the granting of applicant's request. However, should the County decide to approve the special exception request, the School District would appreciate the imposition of conditions, including a restriction on the hours during which alcohol can be sold.

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

IMR:ir
L331

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albueme
Ms. Vivian Villaamil
Ms. Melisa Orozco

Department of Planning, Design and Sustainability
Ana Rijo-Conde, AICP, Eco-Sustainability Officer • 1450 N.E. 2 Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • (FAX) • 305-995-4760 • arijo@dadeschools.net

Memorandum



Date: 05-MAR-10
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2010000014

Fire Prevention Unit:

APPROVAL

No objection to this application.

Service Impact/Demand

Development for the above Z2010000014
located at 14663 SW 104 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1853 is proposed as the following:

N/A	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
1,395	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 0.42 alarms-annually.
The estimated average travel time is: 6:24 minutes

Existing services

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

Station 36 - Hammocks - 10001 Hammock Blvd.
Rescue, ALS 50' Squirt

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on plans date stamped February 17, 2010.

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

DATE: 02-MAR-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

GALAXY LIQUOR STORE CORP

14663 SW 104 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000014

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT
NEIGHBORHOOD COMPLIANCE
DIVISION

ENFORCEMENT HISTORY

NAME: GALAXY LIQUOR STORE CORP ADDRESS: 14663 SW 104 ST

DATE: 3/2/10

CURRENT ENFORCEMENT HISTORY:

Open Cases:
No current open cases.

Closed Cases:

Case 201002001780 was opened based on enforcement history request and inspected on 2-24-10. No violations were observed and case was closed.

Case 200702014159 was opened based on a complaint of overgrowth and inspected on 12-19-07. A warning notice was issued for a violation of Ch 19, overgrowth. A re-inspection conducted on 1-

18-08 revealed the property in compliance and the case was closed.

Case 200302003910 was opened based on a complaint of an advertising balloon without a permit and inspected on 6-4-03. A warning notice was issued for a violation of Ch 33-99, a sign without a permit. A re-inspection conducted on 6-17-03 revealed the property in compliance and the case was closed.

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

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: Galaxy Liquor Store Corp.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Mr. Rodolfo Gonzalez, 4713 SW 143rd Avenue, Miami, FL 33175</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME: Wachovia Trust Company

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>MCW – RC FL Shoppes At 104, LLC, a Delaware Limited Liability Company</u>	<u>100 %</u>
<u>(3001 PGA Blvd., Suite 202, Palm Beach Gardens, FL 33410)</u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

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

RECEIVED
210-04
FEB 17 2010

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 public hearing, a supplemental disclosure of interest is required.

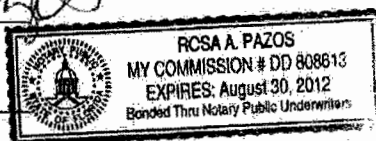
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ (Applicant)

Sworn to and subscribed before me this 5 day of February, 2010. Affiant is personally known to me or has produced FLA DRIVER'S license as identification.

Rosa A. Pazos
(Notary Public)

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.

RECEIVED
210-014
FEB 17 2010

ZONING HEARING SECTION
COMMUNITY PLANNING AND ZONING DEPT.
BY _____ 15

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: Galaxy Liquor Store Corp.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Mr. Rodolfo Gonzalez, 4713 SW 143rd Avenue, Miami, FL 33175</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME: Wachovia Trust Company, National Association, as Trustee of Regency/Macquarie Trust 1, a Delaware statutory trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>MCW – RC FL Shoppes At 104, LLC, a Delaware limited liability company</u>	<u> </u>
<u>3001 PGA Blvd., Suite 202, Palm Beach Gardens, FL 33410, wholly owned by</u>	<u> </u>
<u>Regency Centers, LP, a Delaware limited partnership, its Sole Member</u>	<u>100%</u>
<u>Regency Centers Corporation, a Florida corporation, its General Partner</u>	<u>Publicly Traded</u>

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

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

RECEIVED
210-014
JUL 13 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JRK

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

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

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

Signature: _____ / Jay Kanik
(Owner)

Sworn to and subscribed before me this 19th day of February, 2010 Affiant is personally known to me or has produced DRIVER'S LICENSE as identification.

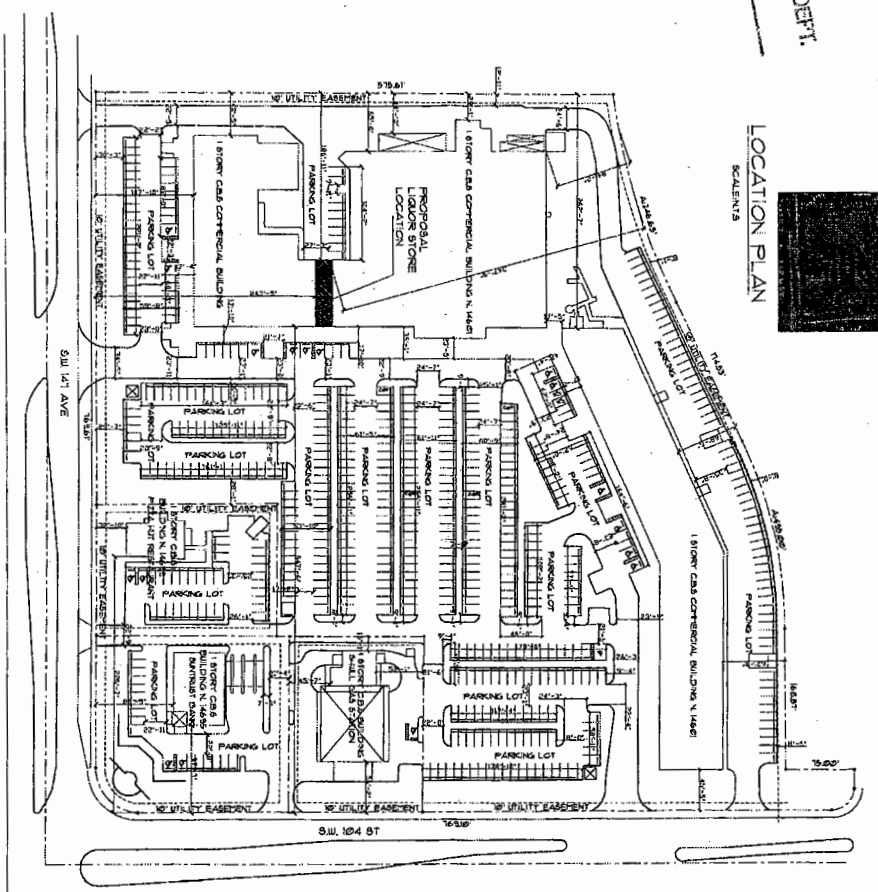
Sarah Garber
(Notary Public)



My commission expires 5/11/13

*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.

by _____ ZONING HEARINGS SECTION
MUNICIPAL PLANNING AND ZONING DEPT.



SITE PLAN

[illegible]

PAPER		NO.	DATE
TOTAL PAGES WRITTEN	N/A	PT	
TOTAL WORDS EXPANDED	N/A	SM	
TOTAL WORDS ANALYZED	N/A	S	
TOTAL PAGE PARAGRAPHS	N/A	P	
TOTAL COMMENTS		ACT	

TRACTS A, B, C AND D OF MARKET PLACE SQUARE,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105,
AT PAGE 75, OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

[illegible]SP-1
1 OF 1

SHEET NO:

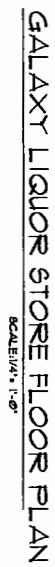
DATE:
SCALE: AS SHOWN
REVISIONS:
NUMBER:
DATE: 08/27/09

VICENTE FRANCO
P.E. 62531
10776 N.W 84 LN #5
MIAMI, FL, 33178
(305) 305 5631

PROPOSAL LIQUOR STORE FOR :
GALAXY LIQUOR STORE
 GALAXY LIQUOR STORE CORPORATION
 14663 SW 104 STREET, MIAMI FL 33186

18

FEB 1 1964
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____



LIQUOR STORE CORP.
14663 BU RD STREET, MIAMI FL 33186

021570

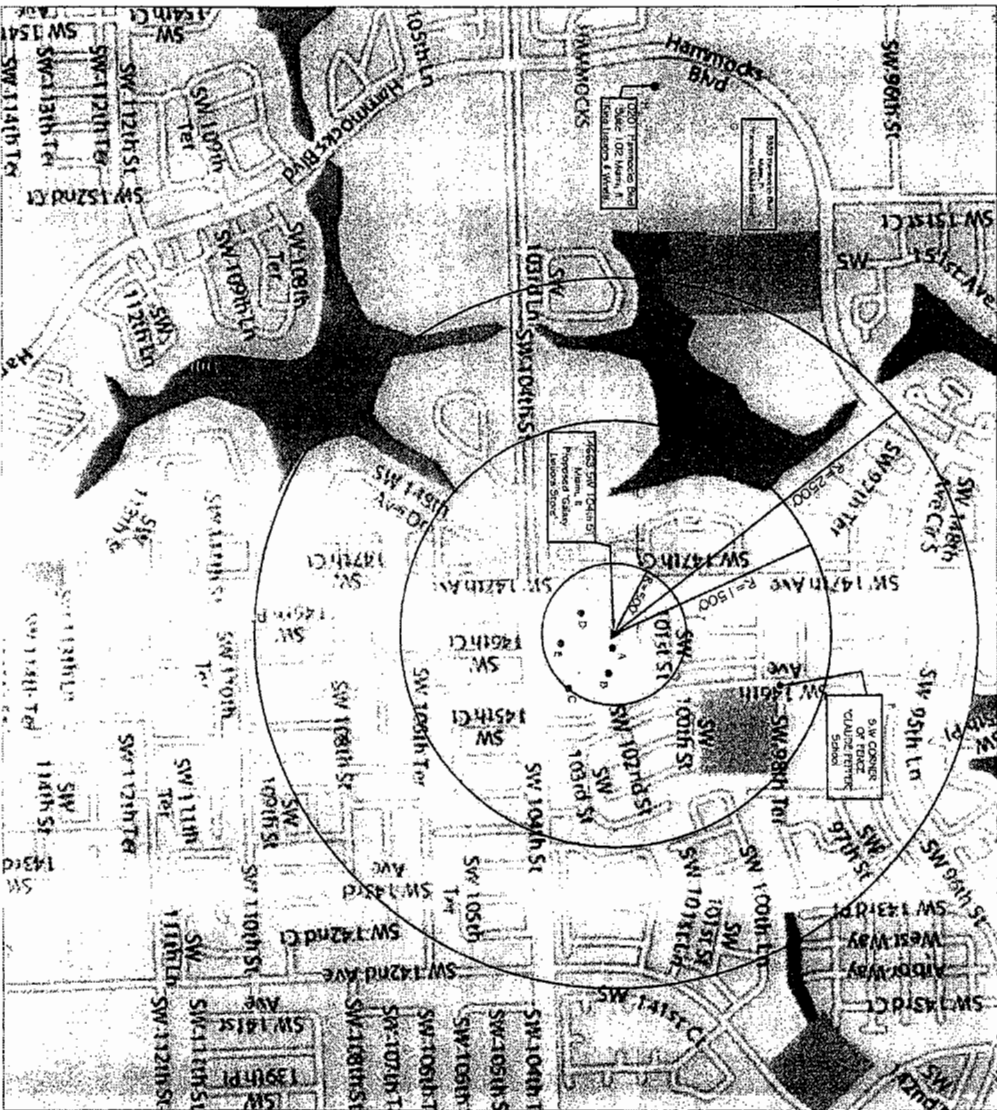
19

SHEET:
1 of 1

SCALE: 1"=600'

ZONING HEARINGS SECTION
MARI-DADE PLANNING AND ZONING DEPT.

BY



DISTANCES FROM PROPOSED GALAXY LIQUIDS STORE		
NUMBER	TO OTHER LIQUOR ESTABLISHMENTS	DISTANCE
A	WANN DRIVE (14655 SW 104TH ST)	100.00'
B	PERUVIAN EXPRESS RESTAURANT (14649 SW 104TH ST)	260.00'
C	SPORTS GRILL (14619 SW 104TH ST)	495.00'
D	PIZZA HUT (14699 SW 104TH ST)	270.00'
E	SHELL GAS STATION (14651 SW 104TH ST)	575.00'

NUMBER	DISTANCES FROM PROPOSED GALAXY 10,000'S TO RE- TO OTHER TOLLER ESTABLISHMENTS	DISTANCE
F	CLAUDE PEPPER SCHOOL (14550 SW 96TH ST)	1202.00
G	HAMMOCKS MIDDLE SCHOOL (9609 HAMMOCKS BLVD)	2730.00

DISTANCES FROM PROPOSED GALAXY LIQUORS STORE:		
NUMBER	TO OTHER LIQUOR ESTABLISHMENTS	DISTANCE
11	2 KING LIQUORS & WINES (1201 HAMMOCKS BLVD SUITE 102)	3700.00'

SURVEYORS NOTES:

THIS IS NOT A BOUNDARY SURVEY

THIS IS A SPECIFIC PURPOSE SURVEY

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH DISTANCES BETWEEN THE PROPOSED LIQUOR ESTABLISHMENT AND EXISTING LIQUOR ESTABLISHMENTS, SCHOOLS, AND CHURCHES.

CERTIFICATION:

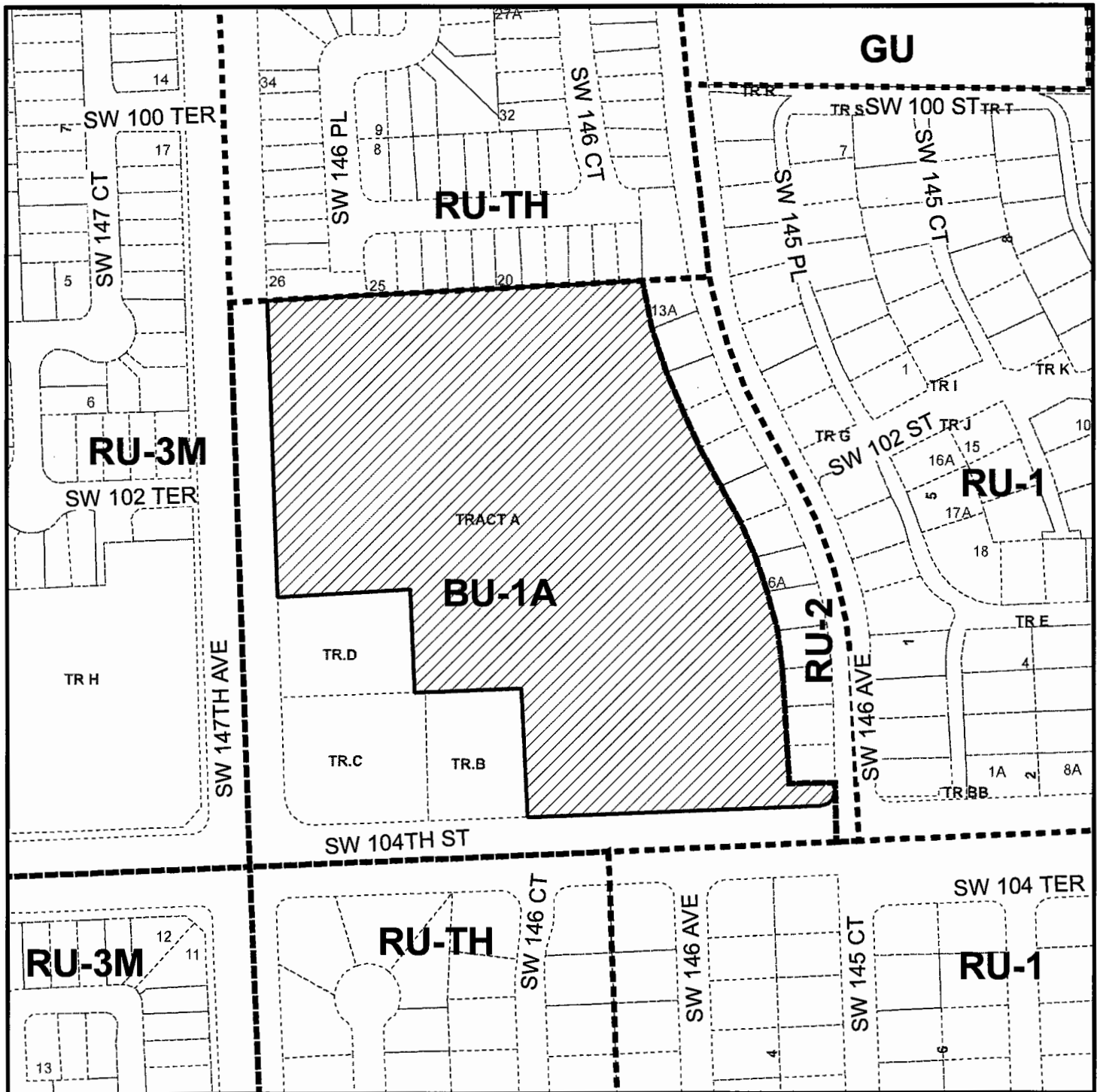
THE DISTANCES SHOWN ON THE ATTACHED SKETCH ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

By: *Sergio Padron*
Sergio Padron P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No. 3162

8
BUSH, GEORGE W. 1946-1992
5Y

20-0-1A

20





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000014

Section: 03 Township: 55 Range: 39
 Applicant: GALAXY LIQUOR STORE CORP
 Zoning Board: C11
 Commission District: 11
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, February 24, 2010

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number
Z2010000014

Legend

 Subject Property



Section: 03 Township: 55 Range: 39
Applicant: GALAXY LIQUOR STORE CORP
Zoning Board: C11
Commission District: 11
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS



SKETCH CREATED ON: Wednesday, February 24, 2010

REVISION	DATE	BY

**4. BROWNSVILLE VILLAGE III-V, LTD, AND
MIAMI-DADE TRANSIT
(Applicant)**

**10-4-CC-4 (10-049)
Area BCC/District 3
Hearing Date: 07/22/10**

Property Owner (if different from applicant) **MIAMI-DADE COUNTY TRANSIT AGENCY.**

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

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1965	ABC Machinery Equip, CO.	- Zone Change from RU-1 to IU-1.	BCC	Appeal Approved, Application Approved
1965	ABC Machinery Equip, CO.	- Zone Change from RU-1 to IU-1.	ZAB	Recommended for Approval
2009	Carlisle Group IV, LTD.	- Special Exception to permit a residential development in the RTZ.	BCC	Approved w/conds.
2010	Carlisle Group IV, LTD. and Brownsville Village II, LTD.	- Special Exception to permit site plan approval for a residential development in the RPD zone. - Modification of condition #2 of resolution.	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.

Memorandum



Date: July 22, 2010

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANTS: Brownsville Village III, IV and V LTD and Miami-Dade Transit Department (Z10-049)

SUMMARY OF REQUESTS:

The applicants are seeking to expand a previously approved 196 unit multi-family residential apartment development by adding 270 units for a total of 466 units and by expanding the previously approved parking structure on the 8.79 acre site.

LOCATION: The southeast corner of NW 29 Avenue and NW 53 Street, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee due to the number of residential units requested. 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 on July 7, 2010 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions, subject to the Board's acceptance of the proffered covenant as set forth in the Department of Planning and Zoning's recommendation.

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with conditions and the acceptance of the proffered covenant, will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that this application will permit a development which is **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z10-49
BROWNSVILLE VILLAGE III-V, LTD, AND MIAMI-DADE TRANSIT
DEPARTMENT


Respectfully Submitted,

DIC Executive Council
July 07, 2010

Ysela Llort
Assistant County Manager

Absent

Giovannie Ulloa, Assistant Fire Chief
Miami-Dade Fire Rescue Department



AYE

Jose Luis Mesa, Director
Metropolitan Planning Organization Secretariat

Absent

Subrata Basu, Assistant Director of Planning
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

Bertha M. Goldenberg, Assistant Director
Miami-Dade Water and Sewer Department



AYE

**DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANTS: Brownsville Village III, IV and V LTD
and Miami Dade Transit Department

PH: Z10-049 (10-7-CC-5)

SECTION: 21-53-41

DATE: July 22, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 5

A. INTRODUCTION

o REQUESTS:

(1) SPECIAL EXCEPTION to permit site plan approval for a residential development and parking garage facility in the Rapid Transit Zone.

(2) MODIFICATION of Condition #2 of Resolution No. Z-3-09, last modified by Resolution No. Z-2-10, both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Everett Stewart Senior Brownsville Village Phase 11,' as prepared by Corwil Architects, Inc. and consisting of 29 sheets 12/23/09 and 7 sheets dated stamped received 1/22/10."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Brownsville Village III, IV, V,' as prepared by Corwil Architects, Inc. dated stamped received 5/5/10 and consisting of 51 sheets."

(3) DELETION of Condition #3 of Resolution Z-2-10, passed and adopted by the Board of County Commissioners, reading as follows:

"3. That a recordable agreement be submitted to meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicants, including but not limited to, sidewalks, drainage facilities, water sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such mortgagees, etc., and its improvements."

The purpose of Requests #2 and #3 is to allow the applicants to submit a new site plan to show three additional apartment buildings, a parking garage with townhouse villas for the previously approved residential development and to delete a condition requiring submittal of an agreement providing access ways within the development.

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

- o **SUMMARY OF REQUESTS:** The applicants are seeking to expand a previously approved 196 unit multi-family residential apartment development by adding 270 units for a total of 466 units and by expanding the previously approved parking structure on the 8.79 acre site.
- o **LOCATION:** The southeast corner of NW 29 Avenue and NW 53 Street, Miami-Dade County, Florida.
- o **SIZE:** 8.79 acres

B. ZONING HEARINGS HISTORY:

In March, 2010, pursuant to Resolution #Z-2-10, the Board of County Commissioners granted the approval for a special exception for a 106 unit multi-family residential development on this site and in 2009, pursuant to Resolution #Z-3-09, the Board of County Commissioners granted the approval of a 90 unit multi-family apartment development on 2.7 acres which, is a portion of the 8.79 acres included in this application. These two approvals represent a combined total of 196 units on this site.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for the Brownsville Rapid Transit Station and the Dr. Martin Luther King, Jr. Corridor Subzone which is designated in the CDMP as a **Rapid Transit Station and Urban Center**.
2. **Objective LU-7.** Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services.
3. **Policy LU-7A.** Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.
4. **Policy LU-7B.** It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and

architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominately to the rear and sides of buildings, primary buildings entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.

5. **Policy LU-7F.** Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) with $\frac{1}{4}$ mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between $\frac{1}{4}$ and $\frac{1}{2}$ mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within $\frac{1}{4}$ mile walking distance from the station, 106 employees per acre within 700 feet, and minimum of 50 employees per acre between $\frac{1}{4}$ and $\frac{1}{2}$ mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.
6. **Policy LU-9F.** Miami-Dade County shall formulate and adopt zoning or other regulations to implement the policies for development and design of Metropolitan and Community Urban Centers established in the CDMP through individual ordinances for each urban center.
7. **Urban Center.** Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate to high intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to nearby expressway or major roadways to ensure a high level of countywide accessibility.

The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.

The core of the centers should contain business, employment, civic, and/or high or moderate-density residential uses, with a variety of moderate-density housing types

within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses that serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning and evening commute or lunch hour.

Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development of these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses are encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Radius. The area developed as an urban center shall extend to one mile radius around the core or central transit station of a Regional Urban Center designated on the LUP

map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edged landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixture and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenade, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous

blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Density and Intensity

The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Urban Centers	greater than 3.0 in the core	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Land Use Policy LU-7F.

8. **Policy MT-8B.** In the planning and design of rapid transit sites and stations and transit centers, high priority shall be given to providing a safe, attractive and comfortable environment for pedestrians and transit users; such amenities shall include weather protection, ample paved walkways, sidewalks, lighting, and landscaping, and ancillary uses that provide conveniences to transit patrons such as cafes, news stands and sundries sales.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

IU-1; Parking Lot (Brownsville Rapid Transit Center)
BU-2, RU-3 and RU-4

Community Urban Center
Dr. Martin Luther King, Jr.
Corridor Subzone

Surrounding Properties:

<u>NORTH:</u>	RU-1Z and BU-3; one-story single-family residence, vacant	Low Density Residential, 2.5 to 6 dua
<u>SOUTH:</u>	RU-2 and RU-1; Duplexes and Single Family Residences	Low Density Residential, 2.5 to 6 dua
<u>EAST:</u>	BU-3, BU-2 and RU-4; Commercial and apartments	Medium Density Residential, 13 to 25 dua
<u>WEST:</u>	RU-1; single-family residences	Low Density Residential, 2.5 to 6 dua

The subject property is located at the southeast corner of NW 29 Avenue and NW 53 Street, Miami-Dade County, Florida. The surrounding area is characterized by single family residences to the north and west; the Miami-Dade Transit station and commercial buildings and apartments to the east, and duplexes and single family residences to the south.

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
Urban Design:	Acceptable

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 the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Section 33C-2 Rapid Transit Zone.

- (A) Definition. The "Rapid Transit Zone" consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System, including all station sites, parking areas and yard and maintenance shop facilities.
- (B) Designation of land included. The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.
- (C) Jurisdiction of County. Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary.
- (D) Permitted land uses. The following land uses are permitted within the Rapid Transit Zone and no others:
 - (1) Fixed guideways for the Rapid Transit System.
 - (2) Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.
 - (3) Parking lots and parking structures.
 - (4) Bus stops and shelters.
 - (5) Streets and sidewalks.

- (6) Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.
 - (7) Landscaping.
 - (8) Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.
 - (9) (a) Such other uses, including commercial, office and residential uses, as may be appropriate to and compatible with the operation of the Rapid Transit System and the convenience of the ridership thereof.
 - (b) Subzones; development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.
 - (c) Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.
- (E) Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:
- (1) *Existing structures.* All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.
 - (2) *All other lands.* No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:
 - (a) The estimated construction costs does not exceed ten thousand dollars (\$10,000.00) in any consecutive two-year period; or

- (b) The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.

Section 33C-7. Dr. Martin Luther King, Jr. Corridor Subzone.

- (1) *Boundaries.* Pursuant to the provisions of Section 33C-2(D)9(b), the Dr. Martin Luther King Jr. Corridor Subzone (MLK Corridor Subzone) of the Rapid Transit Zone is hereby established; the boundaries of the Subzone include all portions of the Rapid Transit Zone located north of NW 51st Street and east of NW 32nd Avenue, as described in and incorporated into Section 33C-2(B) hereof; said boundaries shall be certified by the Clerk of the Board as part of this section, and transmitted to the Department of Planning and Zoning for custody.
- (2) *Development regulations.* The following development regulations shall apply within the MLK Corridor Subzone:
- (a) Mixed uses, as provided by Section 33C-2(D)9(a) shall be permitted, said uses including but not limited to, residential, office, hotel, clubs, restaurants, theatres, retail, etc.
 - (b) Parking for single use projects shall be provided at no less than ninety (90) percent or no greater than one hundred ten (110) percent of the following standards:
 - i. Residential—One (1) parking space for each dwelling unit.
 - ii. Office—One (1) parking space for each four hundred (400) square feet of gross floor area.
 - iii. Hotel—One (1) parking space for every two (2) guestrooms.
 - iv. Other uses—Ninety (90) percent of the required parking per Section 33-124.
 - (c) Parking for mixed-use projects (two (2) or more land uses) shall be calculated by applying the ULI Shared Parking Methodology (Library of Congress Card Number 8351648) to the parking requirements as specified above. Parking shall fulfill between ninety (90) percent and one hundred ten (110) percent of the ULI calculation.
 - (d) Setbacks. See site plan review standards and criteria herein.

- (e) The maximum floor area ratio shall not exceed 3.0.
 - (f) The maximum building height shall not exceed one hundred fifty (150) feet.
 - (g) The minimum open space shall be twenty-five (25) percent; said open space may be provided at grade or on abovegrade surfaces, provided that at least fifteen (15) percent is outdoor at grade, and shall include landscape areas improved and maintained with grass, shrubbery, and trees, water fountains and features, art displays, and other landscape elements and features.
 - (h) Sign(s), to direct traffic flow and locate entrances and exits to developments and/or to identify developments within the subzone area and on abutting properties shall be permitted in connection with any permitted uses. Said signs shall be reviewed by the Department of Planning and Zoning and Miami-Dade Transit Agency for compliance with the standards and criteria set forth in Section 33C-7(3) below.
- (3) Site plan review standards and criteria. The purpose of the site plan review is to encourage logic, imagination and variety in the design process in an attempt to insure the congruity of the proposed development and its compatibility with the surrounding area. The following site plan review standards and criteria shall be utilized as a guide by the Developmental Impact Committee or the Department of Planning and Zoning and by the Board of County Commissioners in the consideration of requests for special exception for site plan approvals with the MLK Corridor Subzone:
- (a) All development shall conform foremost with the guidelines for development of Urban Centers contained in the Comprehensive Development Master Plan, and shall be reviewed for its compatibility with the Miami-Dade County Urban Design Manual, the Metrorail compendium of design criteria, and, as applicable, the Brownsville Station Area design and development plan, the Northside Station Area design and development plan and the Dr. Martin Luther King, Jr. Station Area Design and Development Plan.
 - (b) Mixed, twenty-four-hour activity uses should be encouraged to be incorporated into the design of development projects.
 - (c) Setbacks may not be required due to the unique locational characteristics associated with the MLK Corridor Subzone site; however, building locations shall be reviewed to assure compatibility with surrounding existing, proposed, and anticipated development and uses and to assure that no visual or other safety hazards are created in connection with existing, proposed, and anticipated pedestrian and vehicular circulation systems.
 - (d) Pedestrian open space, in the form of plazas, arcades, courtyards, landscaped areas, etc., particularly at the level of the station, with convenient connections between the station and restaurants, theatres, retail uses, etc., so as to provide easy access thereto, should be encouraged to be incorporated into the design of all development projects.
 - (e) The scale of all development projects should be designed to be compatible with surrounding existing, proposed, and anticipated development and uses, and, therein,

step-down buildings may be encouraged to be incorporated into the design of the project, and all development should be architecturally and aesthetically compatible with the station and enhance the surrounding area.

- (f) Open space and landscaping should be incorporated into the design of all development projects to allow sufficient light and air to penetrate the project, to direct wind movements, to shade and cool, to visually enhance architectural features and relate the structure design to the site, and to functionally enhance the projects; outdoor graphics and exterior art displays and water features should be encouraged to be designed as an integral part of the open space and landscaped areas.
- (g) All development projects should be designed so as to reduce energy consumption. Energy conservation methods may include, but not be limited to, the natural ventilation of structures, the siting of structures in relation to prevailing breezes and sun angles, and the provision of landscaping for shade and transpiration.
- (h) All development projects should be designed so that the pedestrian and vehicular circulation systems adequately serve the needs of the project and are compatible and functional with the circulation systems exterior to the site.
- (i) All development projects should be designed with a coordinated outdoor lighting and signage system that is adequate for and an integral part of the project and that is compatible and harmonious with the project and the surrounding area.

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 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.

G. NEIGHBORHOOD SERVICES:

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

*Subject to the conditions as indicated in their memoranda.

H. ANALYSIS:

The 8.79 acre subject property is located at the southeast corner of NW 29 Avenue and NW 53 Street. The Brownsville Metrorail station is located in unincorporated Miami-Dade County and within the Rapid Transit Zone as provided for in Chapter 33C of the Code of Miami-Dade

County and the Dr. Martin Luther King, Jr. Corridor Subzone as provided for in Chapter 33C-7 of the Code of Miami-Dade County. Section 33C-2(D)(9)(a) allows for uses including commercial, office, and residential uses, as may be appropriate to and compatible with the operation of the Rapid Transit System and the convenience of the ridership. In addition, Section 33C-2(D)(9)(b) requires that in the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall identify the boundaries of the individual subzones and establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) and approved pursuant to subsection (9)(c). Section 33C-2(D)(9)(c) states that requests for approval of development permitted pursuant to (9)(a) and (b) are a special exception for site plan approval to be considered and acted upon by the Board of County Commissioners on these regulations. Jurisdiction of this application belongs to the Board of County Commissioners. The Dr. Martin Luther King, Jr. Corridor Subzone was approved on March 17, 1981 pursuant to Ordinance No. 81-31.

The subject property is designated by the CDMP as a Rapid Transit Station, within a Community Urban Center. Site plan review standards and criteria are created to encourage logic, imagination and variety in the design process in an attempt to insure congruity of the proposed development and its compatibility with the surrounding area. The additional Phases (Phases III, IV and V) will add 270 units to the previously approved apartment development under Phases I and II, which when combined results in a total of 466 units, which is **consistent** with the Dr. Martin Luther King, Jr. Corridor Subzone (Section 33C-7). As previously mentioned, the plans submitted by the applicants, depict three (3) additional Phases (Phases III, IV and V) for a total of five (5) Phases. Phase I (approved pursuant to Resolution #Z-3-09) granted the approval of a ten (10) story building with 90 multi-family apartment units; Phase II (approved pursuant to Resolution #Z-2-10), granted the approval of a fourteen (14) story building with 106 multi-family apartment units; and proposed Phases III, IV and V, which are the subject of this application, depict a proposed ten (10) story multi-family apartment building with 103 units, a proposed fourteen (14) story apartment building with 102 units and a proposed eight (8) story multi-family apartment building with 65 units respectively, which results in a combined total of 466 units in all five (5) Phases. In addition, the plans submitted with this application, depict a proposed expansion to a previously approved three (3) level parking structure (Phases I and II). Said expansion, consisting of a three (3) level parking structure, to be constructed in Phases III and IV. Staff notes, that when this parking structure addition is completed the total number of parking spaces provided for the 466 unit apartment development will be 736, which will exceed the required number parking spaces by 239. Although, staff recognizes that the scale, mass and placement of the proposed 10-story (Phase III), 14-story (Phase IV) and 8-story,(Phase V) buildings could have a negative visual impact on the neighboring residential community to the north, west and south of the subject site, staff notes that in order to diminish said negative visual impact from the neighboring properties, the plans submitted by the applicantss depict dense landscaping consisting of a row of trees, hedges and shrubs along said north, west and south boundaries of the subject property, including additional landscaped areas in front of the façade and sides of the aforementioned proposed buildings. Moreover, the submitted plans depict a total proposed landscaped area of 43% which exceeds the required 25% landscaped area in Section 33C-7. Staff also notes, that the plans submitted for this application depict architectural elements which are similar to the previously approved plans in Phases I and II, said architectural elements consisting of balconies with decorative iron railings, barrel tile roof, canopies, concrete moldings, and other architectural features. Staff notes, that similar to the previously approved plans in Phases I and II, the design of the buildings and the site are in accordance with standard Urban Center guidelines which

encourage high density developments and have also incorporated Section 33C-7 guidelines into the design. As such, the application is **consistent** with both the CDMP and in keeping with the spirit and intent of Section 33C-7 of the Code of Miami-Dade County.

The Department of Environmental Resources Management (**DERM**) **has no objections** to this application and indicates in their memorandum that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department (**PWD**) **has no objections** to this application but indicates additional improvements may be needed at time of permitting. Their memorandum indicates that this application meets the traffic concurrency criteria because it lies within the urban infill area. Notwithstanding, the location of the proposed apartment building adjacent to the transit station will encourage residents to utilize rapid transit, thus reducing the overall traffic to be generated by the proposed use. Miami-Dade Transit (**MDT**) **has no objections** to this application. The **Miami-Dade County Public Schools** has **no objections** to this application as indicated in their memorandum there is sufficient capacity available to serve the number of students generated by this application. The Miami-Dade Fire Rescue Department (**MDFRD**) also has **no objections** to this application and has indicated that the estimated average travel response time for this site is **5:44** minutes.

The CDMP states that Miami-Dade shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporarily to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. As previously mentioned, the proposed development has been designed to be compatible with the surrounding area, consistent with the CDMP as it pertains to development around rapid transit stations, and meets the development standards for the Dr. Martin Luther King, Jr. Corridor Subzone development standards. In addition, staff is of the opinion that the site plan maintains the basic intent and purpose of the zoning and other land use regulations, and would not be detrimental to the community. Based on all of the aforementioned, staff recommends approval with conditions of Request #1 under Section 33-311(A)(3) (Special Exceptions and Unusual Uses).

When requests #2 and #3 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff is of the opinion that the approval of request #2 on a modified basis to remove the pedestrian path adjoining the south side of the proposed Phase V apartment building, as depicted on Sheets A-1.01 and L-1.0 of said plans, and replace with landscaping consisting of hedges, shrubs and ground cover materials compatible with the remaining portion of the project. Additionally, staff is of the opinion that the expansion of the previously approved residential development will not adversely impact the surrounding area and will be **compatible** with same. As previously mentioned, the proposed expansion to the previously approved residential development is designed with a building area that meets the standards of Section 33-C-7 and in staff's opinion the 270 additional units would not add excessive noise or traffic to the surrounding area due to its proximity to NW 27 Avenue which is a section line road and also to the accessibility to the rapid transit corridor and metro rail

station; would not tend to create a fire or other equally or greater dangerous hazard; or would not tend to provoke a nuisance due to the residential character and architectural design of the proposed buildings including the parking structure; or would not be incompatible with the area concerned. In addition, staff opines that the site plan along with the modification to remove the pedestrian path and instead install additional landscaping will represent the final plan of the proposed development and depicts adequate access ways within the development. As such, staff is of the opinion that said condition is no longer necessary and recommends approval of request #3. Therefore, staff recommends approval with a condition of Requests #2 and #3 under Section 33-311(A)(7).

I. RECOMMENDATION:

Approval with conditions of requests #1 and #3, including the approval to execute and to record the proffered declaration of restrictions, and approval of request #2, on a modified basis to remove the pedestrian path, adjoining the south side of the proposed Phase V apartment building.

J. CONDITIONS:

1. That all the conditions of Resolutions #Z-3-09 and #Z-2-10 remain in full force and effect.
2. In the event of conveyance and in order to preserve the integrity and maintenance of the common areas of the proposed development on the subject property, a Unity of Title or Declaration of Restrictions be submitted, to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County.
3. Street trees shall be installed in grates within the NW 53 Street sidewalk promenades and within the sidewalk promenade proposed parallel to and adjoining the Phase II and Phase IV apartment buildings, at a maximum average spacing of twenty-five (25) feet on center, and at time of planting, have an average overall height of eighteen (18) feet or higher and a minimum caliper of six (6) inches. Palms shall not be used as a street tree.
4. Street lighting shall be installed along a line setback five (5) feet from the right-of-way of NW 29 Avenue and NW 53 Street and along a line setback five (5) feet from the outer edge of the sidewalk promenade adjoining Phases II, III and IV. All light fixtures shall be of a pedestrian scale, with a maximum height of eighteen (18) feet and a maximum spacing between fixtures of fifty (50) feet.
5. Lot trees and a hedge shall be planted along the south property line, where the proposed Phase V apartment building abuts the residential area to the south. Trees, at time of planting, shall be installed at a maximum average spacing of twenty-five (25) feet on center, have an overall height of sixteen (16) feet or higher and a minimum four (4) inch caliper. The hedge shall consist of a drought and shade tolerant species planted at a minimum of four (4) feet and spaced no more than thirty-six (36) inches apart at time of planting.
6. Landscaping shall be installed between the sidewalk promenade and the north and east sides of the proposed Phase III apartment building, and between the sidewalk promenade and the east side of the Phase IV apartment building, consistent with plant species, number and height of plants, and spacing of plant material at time of installation

which is proposed between the NW 29 Avenue and NW 53 Street sidewalk promenade and the north and west sides of the Phase I apartment building.

7. Landscaping within the right of way line of NW 29 Avenue and the Phase V apartment building shall be installed, consistent with plant species, number, sizes and height of plants, including plant material spacing shown for the adjoining townhouse type units facing NW 29 Avenue.
8. Prior to the issuance of a certificate of use for Phase V of the Brownsville Transit Village development, the applicant shall submit to the Department of Planning and Zoning and the Miami Dade Transit Department for its review and approval, a landscaping and improvement plan for the enhancement of the transitional areas between the Brownsville Metro Rail Transit Station and the proposed apartment development.

DATE TYPED: 06/21/2010
DATE REVISED: 06/24/2010; 06/25/10; 06/29/10; 06/30/10; 07/01/10
DATE FINALIZED: 07/01/2010
MCL:GR:NN:JV:TA



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

N/DW
GR

Memorandum



Date: June 22, 2010

To: Marc C. LaFerrier
Director
Planning & Zoning Department

From: Esther L. Calas, P.E.
Director
Public Works Department

Subject: DIC10-049
Name: Brownsville Village 111, IV, V, LTD, Miami Dade Transit Department
Location: n/o 53rd Street from NW 27th Avenue to NW 29th Avenue
Sec. 21 Twp. 53 Rge. 41

I CARDINAL DISTRIBUTION

North 35.0 % East 56.0 %
South 8.0 % West 1.0 %

II EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

NW 54 th Street	SW 27 th Avenue	NW 46 th StreetS	W 32 nd Avenue
Section Line	Section Line	Section Line	1/2 Section Line

II IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9422 located on NW 32nd Avenue Street n/o NW 36th Street, has a maximum LOS "E+50" of 5475 vehicles during the PM Peak Hour. It has a current Peak Hour Period of 1208 vehicles and 44 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9422** with its 1252 PHP and assigned vehicle is at LOS "C".

Station F541 located on NW 54th Street w/o NW 37th Avenue, has a maximum LOS "E+20" of 3924 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1808 vehicles and 36 vehicles have been assigned to this section of road from previously approved Development Orders. **Station F541** with its 1844 PHP and assigned vehicles is at LOS "C".

Station F2543 located on NW 27th Avenue n/o NW 54th Street, has a maximum LOS "E+50" of 4905 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2722 vehicles and 154 vehicles have been assigned to this section of road from previously approved Development Orders. **Station F2543** with its 2876 PHP and assigned vehicles is at LOS "D".

Station F417 located on NW 27th Avenue, n/o NW 36th Street, has a maximum LOS "E+50" of 4680 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2611 vehicles and 143 vehicles have been assigned to this section of road from previously approved Development Orders. **Station F417** with its 2754 PHP and assigned vehicles is at LOS "E".

IV. SITE PLAN REQUIRED CONDITIONS

- A. Some proposed columns obstruct vehicular movements and pedestrian visibility. Both can be resolved by denoting the two proposed vehicular pass-throughs between the phase I garage and phase IV garage on sheet A-1.01 as one way pairs (the western pass-through as one way southbound and the eastern pass-through as one way northbound. If upper levels of the garage are similar, then this comment applies there as well.
- B. The suggested change in phase IV will provide a wider striped pedestrian space inside the garage next to the elevator and elevator lobby that are adjacent to the canvas covered walkway.

V. STANDARD CONDITIONS THAT APPLY TO THIS DEVELOPMENT

- A. The following certification signed and sealed by a State of Florida registered engineer shall be provided in a letter or plan submitted at the time a Plat or building permits are requested:
"I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Green book) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, intersection sight distance, horizontal/clear zone clearance, vertical clearance, super elevation, shoulder widths, grades, bridge widths, etc."
- B. Street lights, as well as other right of way improvements are required per PWD Standards.
- C. Provide appropriate radii to allow large vehicles from Fire, Rescue and Solid Waste Departments and school buses from Miami Dade County Public Schools.
- D. Driveways shall be no less than twenty two feet (22') in width and shall be resilient enough for large vehicles.
- E. All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code; G5.3 of the PWD Manual; and Index 546, FDOT Design Standards for Design Construction, Maintenance and Utility Operations on the State Highway System.
- F. Entrance features are not reviewed and/or approved under this application. They must be submitted to the Plat Committee as an entrance feature application.
- G. All traffic signing, markings and signal plans, on site and offsite, shall be submitted to the PWD for Paving & Drainage in the SPCC review and approval prior to permitting.

This application **meets** the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. The development is within the infield area. "This project will require payment of Road Impact Fees at The time of building permits are sought."

cc: Jorge Vital, Development Impact Coordinator. Planning and Zoning Department
Joan Shen, P.E., PhD, Manager, Traffic Engineering Division. PWD
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division. PWD
Armando E. Hernandez, Special Administrator. Traffic Concurrency Coordinator. PWD



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
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Dr. Lawrence S. Feldman
Dr. Wilbert "Tee" Holloway
Dr. Martin Stewart Karp
Ana Rivas Logan
Dr. Marta Pérez

June 15, 2010

VIA ELECTRONIC MAIL

Mr. Ryan D. Bailine
Brownsville Village III, IV, V, Ltd.
2950 SW 27 Avenue
Miami, Florida

**RE: PRELIMINARY SCHOOL CONCURRENCY ANALYSIS
(SCHOOLS PLANNING LEVEL REVIEW)
BROWNSVILLE VILLAGE III, IV, V, LTD. – Z2010000049
LOCATED APPROXIMATELY AT NW 27 AVENUE AND NW 53 STREET
PH3010061000204 – Folio No. 3031210590010**

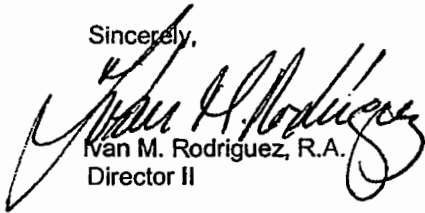
Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the requested zoning would yield a maximum residential density of 270 multifamily dwelling units, which generates 100 students; 48 elementary, 30 middle, and 22 senior high students. **At this time, the schools serving the area have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. **As such, this analysis does not constitute a Public School Concurrency approval.**

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,


Ivan M. Rodriguez, R.A.
Director II

IMR:mo
L445

Attachment

cc: Ms. Ana Rijo-Conde, AICP
Mr. Fernando Albuerne
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

Department of Planning, Design and Sustainability
Ana Rijo-Conde, AICP, Eco-Sustainability Officer • 1450 N.E. 2 Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • (FAX) • 305-995-4760 • arijo@dadeschools.net

22



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number:
Date Application Received:
Type of Application:

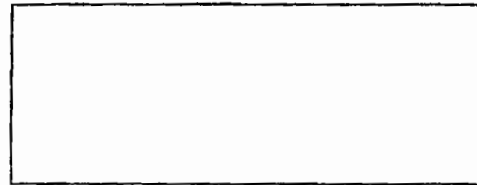
PH3010061000204
6/10/2010 2:15:32 PM
Public Hearing

Local Government (LG): Miami-Dade
LG Application Number: Z2010000049
Sub Type: Zoning

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

BROWNSVILLE VILLAGE 111 IV, V, LTD
2950 SW 27 AVE
3031210590010

PROPOSED # OF UNITS 270
SINGLE-FAMILY DETACHED UNITS: 0
SINGLE-FAMILY ATTACHED UNITS: 0
MULTIFAMILY UNITS: 270



CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3181	MELROSE EL - EARLINGTON HEIGHTS EL	158	48	48	YES	Current CSA
6521	MIAMI SPRINGS MIDDLE	-64	22	0	NO	Current CSA
6521	MIAMI SPRINGS MIDDLE	0	22	0	NO	Current CSA Five Year Plan
7511	MIAMI SPRINGS SENIOR HIGH	92	30	30	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

6031	BROWNSVILLE MIDDLE	624	22	22	YES	Adjacent CSA
------	--------------------	-----	----	----	-----	--------------

*An Impact reduction of 14.01% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax /
concurrency@dadeschools.net

Memorandum



Date: June 21, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: BCC #Z2010000049-1st Revision
Brownsville Village III, LTD; Brownsville Village IV, LTD; and
Southwest Corner of N.W. 29th Avenue and N.W. 53rd Street
Modification to a Previously Approved Site Plan Requesting Special
Exception for Multi-Family Development in a Rapid Transit Zone
(RTZ) (6.87 Acres)
21-53-41

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 6-inch water main abutting the subject property on N.W. 29th Avenue, another 6-inch main along N.W. 53rd Street, and a 12-inch main along N.W. 27th Ave. In addition to abutting lines, the 12-inch line along N.W. 27th Ave., two 12-inch water lines enter the property and from them 8-inch and 6-inch service lines are currently servicing this property. The estimated demand for this project is 54,370 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.

Sanitary Sewer Service

The property is located within the franchised sewer service area of the Miami-Dade County Water and Sewer Department (MDWASD). There are three 8-inch gravity sewer mains abutting the subject property; one along N.W. 29th Avenue, another along N.W. 53rd Street, and another along N.W. 27th Avenue. The gravity sewer mains along N.W. 29th Avenue and N.W. 53rd Street convey the sewage to pump station (PS) 30-0104, while the sewer main along N.W. 27th Ave conveys the flow to PS 30-0018.

The flow of both pump stations are directed to PS-30-0001 and then to the Central District Wastewater Treatment Plant. All pump stations are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree. At this time, the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

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 alternative means of sewage disposal. Use of an alternative 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 public works 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 and shall not cause flooding of adjacent properties.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Control

DERM has reviewed the information regarding the above referenced site and it indicates that there are no records of current contamination assessment or remediation issues on the property or abutting the property.

Please be advised that there are historical records of petroleum contamination assessment or remediation issues regarding non-permitted sites on the abutting property to the east (N.W 27th Avenue 66 Station, 5201 N.W. 27th Ave, UT-1872/F-8184). Except for the above, there are no other abutting properties with historical records of contamination assessment/remediation issues regarding non-permitted sites.

Wetlands

The subject property does not contain 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

Tree Removal Permit 2008-TREE-PER-00510 was issued for this property to Carlisle Group IV Ltd, on November 4, 2008 and expired on November 4, 2009. This permit was amended on January 29, 2010 to include Phase II of the project; therefore the new expiration date is November 4, 2010. Please be advised that this permit is only for the northwest portion of this property which includes Phase One (Everett-Stewart Senior Village/Brownsville Village Phase 1 and the 4 level parking garage) and Phase Two, therefore all other phases of this project are not included and will require an amendment of this permit. The subject property contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. This Program recommends approval of this application with the condition that an amendment of Tree Removal Permit 2008-TREE-PER-00510 is obtained prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal 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 tree permitting procedures and requirements prior to site development.

Enforcement History

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

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMF 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 Christine Velazquez at (305) 372-6764.

Memorandum



Date: June 21, 2010

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

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

Subject: DIC # 2010000049 – Brownsville Village 111, IV, V, LTD.
SE corner of NW 27th Avenue and NW 53rd Street
Miami-Dade County, Florida (Revision No. 1)

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately **76** fire and rescue calls annually. Although the number of calls will result in a severe impact to existing fire and rescue service, the construction of the Arcola Fire Rescue Station No. 67 will absorb the impact to existing stations. Station No. 67 will be constructed at 1275 NW 79th Street. It is anticipated that the Station will be completed in 2015.
- (B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesquirts 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 2009, the average travel time to the vicinity of the proposed development was **5:44 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
2	6460 NW 27 Avenue	Rescue, Aerial, Squad	9
7	9350 NW 22 Avenue	Rescue, Engine, Squad	9
30	9500 NE 2 Avenue	Rescue, Engine	7
35	201 Westward Drive	Rescue, Engine	7

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau has reviewed and approved the site plan entitled 'Brownsville Transit Village III, IV & V' as prepared by Corwill Architects, Inc., dated stamp received 6/11/10.

- (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 Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

HL:ch

Memorandum



Date: June 4, 2010

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

From: José A. Ramos, R.A., Chief, Aviation Planning Division
Aviation Department

Subject: DIC Application #10-049
Brownsville Village III, IV, V, Ltd.
DN-10-05-346

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #10-049, Brownsville Village III, IV, V, Ltd. The applicant is requesting a special exception and modification of a previously approved site plan. The size of the property is 6.87 acres and is located South of NW 53 Street, lying between NW 27th and 29th Avenues in Miami-Dade County, Florida.

Based on the available information, MDAD has determined that the referenced property is clear of any land use restrictive zones as defined in the Code of Miami-Dade County, Article XXXVII Miami International Airport (Wilcox Field) Zoning, Section 33-336.

In addition, a proposed maximum building elevation of 152-9' AGL (Above Ground Level) at this location conforms to the Miami International Airport (Wilcox Field) Zoning Ordinance. This height determination is an estimate issued on a preliminary or advisory basis. Please note that as a preliminary height determination it does not constitute approval by MDAD for construction until coordination and a "No-Hazard" determination from the Federal Aviation Administration (FAA) is obtained. Please note, any proposed construction at this location reaching or exceeding 200 feet AMSL (Above Mean Sea Level) is required to be filed with the Federal Aviation Administration (FAA) using Form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'.

In addition, any construction cranes for this project at this location reaching or exceeding 200 feet AMSL must be filed by the construction contractor using the same form. Thus, for any crane reaching or exceeding 200 feet AMSL, FAA form 7460-1 must be filed. The form is available through this office or through the FAA website: <https://oeaaa.faa.gov>. 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 applicant may "e-file" online at <https://oeaaa.faa.gov>. MDAD's Planning Division must review and approve the construction cranes height and locations associated with this construction project. The crane operator is required to complete a permissible crane height determination form which may be found on the MDAD webpage at the following location: http://www.miami-airport.com/pdfdoc/Permissible_Crane_Height_Determination_Form_Rev-051209.pdf. The completed form is to be submitted to MDAD's Planning Division allowing for 5 days to review and approve the crane(s).

C: S. Harman
Jorge Vital, Acting DIC Coordinator, Department of Planning & Zoning

RECEIVED
JUN 14 2010

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

201006259

29

DATE: 21-JUN-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

BROWNSVILLE VILLAGE III-V, LTD,
AND MIAMI-DADE TRANSIT
DEPARTMENT

SOUTH OF N.W. 53 STREET,
LYING BETWEEN N.W. 27 AVENUE
& 29 AVENUE , MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000049

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: NO VIOLATIONS FOUND. BLDG ENFORCEMENT: NO VIOLATIONS
FOUND.

BROWNSVILLE VILLAGE III

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

Memorandum



Date: June 4, 2010

To: Jorge Vital
DIC Coordinator
Department of Planning and Zoning

From: John Garcia
Principal Planner *J Garcia*
Miami-Dade Transit - Transit Planning Section

Subject: Review of DIC Project No. 10-049 (Brownsville Village III, IV, V, Ltd.)

The applicant is requesting a special exception and modification of a previously approved site plan. Miami-Dade Transit (MDT) has reviewed the subject application for Phase III, IV and V and as the Master Site Plan and has incorporated staff's comments and recommendations. The subject property for this application is approximately 6.87 acres and is located at the south side of NW 53rd Street, lying between NW 27th Avenue and NW 29th Avenue (immediately west of the Brownsville Metrorail station) in Miami-Dade County, Florida.

Current Transit Service

There is direct transit service within the immediate vicinity of the proposed site. The closest transit service is provided by Metrobus Routes 27, 46/Liberty City Connection, 54 and 254/Brownsville Circulator directly at the Brownsville Metrorail station. The Route 32 provides service along NW 32nd Avenue which is approximately one half mile from the proposed site. The service headways for these routes (in minutes) are as follows:

Metrobus Route Service Summary
Brownsville Village III, IV, V, Ltd. Application Site

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
27	15	15	24	60	20	30	0.0	F
32	24	30	30	N/A	40	60	0.5	F
46	40	N/A	N/A	N/A	N/A	N/A	0.0	F
54	24	30	30	N/A	30	30	0.0	F
254/Brownsville Circulator	N/A	30	N/A	N/A	N/A	N/A	0.0	F

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

Future Transportation/Transit Improvements

Currently, the 2010 Transportation Improvement Program (TIP) shows under the Miami-Dade Transit section the Orange Line Phase 2 North Corridor Metrorail extension extending the Metrorail alignment north along NW 27th Avenue from the existing Dr. Martin Luther King, Jr. station to a terminus just south of the Florida Turnpike. The 2030 Long Range Transportation Plan (LRTP) identifies the same improvement as a Highway and Transit Priority 1 improvement.

The Draft 2010 ten-year Transit Development Plan (TDP) shows as part of the incremental and affordable transit improvements along the Orange Line Phase 2 North Corridor, an new enhanced bus project along NW 27th Avenue connecting to Metrorail and the Miami Intermodal Center along with Miami International Airport.

MDT Comments/Recommendations

For the Phase 3-5 proposed multi-family buildings and parking structure, MDT has the following comments:

Transit Patron Parking: There are currently approximately 420 existing surface parking spaces provided for Metrorail patrons at this station. During the construction of any of the dwelling units or the second parking structure, a minimum of 100 of the available spaces will be reserved for Transit patrons and the developer cannot overtake these spaces for construction crew parking, staging or any other uses during any of the construction phases. The accessible/stroller spaces within this surface lot during any of the construction shall be located closest to the walkway for the Metrorail station as shown on the Master Site Plan. Any relocation required to accommodate this requirement shall be completed by the developer. Additionally, the southern-most parking lot driveway entrance/exit from NW 29th Avenue shall also remain open and un-obstructed by any construction equipment during the Phase 3-5 construction. Furthermore, any use of the remaining surface lot area as a construction staging area must be reviewed and approved by MDT's Office of Safety and Security prior to any actions by the developer so that any impact to the surface parking lot is minimized.

ADA (Americans with Disabilities Act): MDT recommends that the accessible/stroller parking spaces for either of the parking garages should be located on opposite sides of the garage elevator and walkway opening (ground floor) as illustrated in the site plan. ADA requirements call for a specific number of accessible/stroller parking spaces for parking structures and we insist that the developer conform to the ADA requirements. Push-button open-door mechanisms must be installed at all garage entrance/exit doorways, whether leading to any of the housing units or to any walkways including the Metrorail walkway as required under ADA requirements.

Phase 5 Loading Zone: The Phase 5 loading zone is self-sufficient and will be entered/exited to/from NW 29th Avenue without affecting Metrobus/Metrorail operations. MDT has no objections to this zone.

For the Master Site Plan of this development, MDT has the following comments:

Bus Bays: Currently, there are five (5) existing bus bays at the Brownsville Metrorail station along the front entrance of the station. These bus bays are for routes serving NW 27th Avenue, NW 54th Street and circulator routes serving the Brownsville and surrounding areas. These existing bus bays at the Brownsville Metrorail station provide connections for cross-town Metrobus routes in addition to bus-to-rail/rail-to-bus connections. There will be no change or obstruction allowed at any time to these existing bus bays.

Transit Patron Parking: MDT requires that the dedicated 100 transit parking spaces within the future 3-story parking garage structure for Phases 3-5 be located closest to the covered walkway for the Metrorail station. When parking spaces are temporarily transferred to the Phase 1 and 2 parking garage during construction of the future garage the same would apply as to lessen the distance that Metrorail patrons would have to walk.

ADA (Americans with Disabilities Act): The accessible/stroller spaces required for the 100 dedicated transit parking spaces to be located within the future Phase 3-5 parking garage shall be situated closest to the transit accessible covered walkway to the Metrorail station entrance/exit. ADA requirements call for a specific number of accessible/stroller parking spaces for parking structures and we insist that the developer conform to the ADA requirements. As with the Phase 1 and 2 parking garage, push-button open-door mechanisms must be installed at all Phase 3-5 garage entrance/exit doorways, whether leading to any housing units or to the Metrorail walkway as required under ADA requirements.

Covered Walkway to Metrorail station: MDT requires that the developer provide a covered, canopied walkway from the Phase 3-5 parking garage structure to the fare-gate entrance of the Brownsville Metrorail station.

Loading Zones: Any concerns with the other two loading zones on the easternmost side of the Master Site Plan (located adjacent to the current Kiss and Ride driveway) have been mitigated by the developer with the creation of the separate service vehicle driveway. Essentially, the developer has proposed using the existing Metrobus driveway on NW 27th Avenue as a joint-use driveway. MDT requires that the developer maintain the exclusivity of the Kiss and Ride driveway for transit patrons and build a separate driveway which would serve the proposed loading zones on the eastern side of the Master Site Plan. This new "service/loading zone" driveway will then merge with the Kiss and Ride driveway both exiting onto the Bus driveway near the exit onto NW 53rd Street. MDT requires that first priority be given at this merging point to all exiting Metrobuses with stop signs for the Kiss and Ride/service vehicles. The service/loading zone driveway and the Kiss and Ride driveway must be separated by curbing with decorative fencing and landscaping. MDT recommends that any fencing dividing the service/loading zone driveway from the Kiss and Ride driveway be of material more secure than chain link fencing and should be at least 5 feet high and can be of the same decorative style to any other fencing the developer may install elsewhere within the entire project. MDT is not opposed to the developer shifting the Kiss and Ride driveway closer to the Metrobus driveway so that the new "loading zone" driveway has as much space as needed; provided that a divider (curbing with a minimum 4 foot high decorative fence) be installed by the developer between the Metrobus and Kiss and Ride driveways along with an accessible sidewalk or walkway which is sufficiently wide enough under ADA standards on the drop-off curbside. This Kiss and Ride/Accessible sidewalk or walkway shall feed into the covered and canopied walkway that connects the future Phase 3-5 parking garage

structure to the fare-gate entrance of the Brownsville Metrorail station. If the developer decides to shift the Kiss and Ride driveway closer to the Metrobus driveway, the current and existing width of the Kiss and Ride driveway shall be maintained. The Metrobus driveway shall not be altered or modified at any time by the developer except to reconfigure the merging lanes and exit onto NW 53rd Street.

In essence, these proposed requirements and recommendations would eliminate the potential safety hazard of service vehicles backing up into on-coming Kiss and Ride vehicular traffic.

MDT's Proposed Orange Line Phase 2 rail extension: The proposed North Corridor heavy rail extension will not impact this development site. The proposed guideway alignment will run further north of this application site along NW 27th Avenue north of the Dr. Martin Luther King, Jr. station. The existing and planned transit improvements provide a great opportunity for this development to maximize the benefits of mass transit to serve the users of this project.

Based on the information presented, but dependant on the compliance of MDT's requests being approved, MDT has no objections to Phases 3, 4 or 5 (application Z2010049) or the Master Site Plan of 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



Date: June 21, 2010

To: Jorge Vital, DIC Coordinator
Department of Planning and Zoning

Thru: Maria I. Nardi *M.I. Nardi*
Chief, Planning and Research Division

From: *John M. Bowers* John M. Bowers, AICP/RLA
Landscape Architect 2
Planning and Research Division

Subject: Brownsville Transit Village Phase III, IV and V
DIC Application# Z201000049

Application Name: Brownsville Village Phase III, IV, V Ltd.

Project Location: The site is located west of the Brownsville Metrorail Station; South of NW 53rd Street, lying between NW 27th Avenue and 29th Avenue. The site is currently used as a surface parking lot.

Proposed Development: The applicant is requesting a Special Exception and Modification of a previously approved site plan. Phase I was previously approved for 196 DU's on March 10, 2010 by the Board of County Commissioners. Phases 3, 4 and 5 contain 270 DU's. The overall site plan provides for 466 affordable housing units.

Impact and demand: The proposed development is estimated to produce a population of 983 based on current population estimates prepared by the Research Division of the Planning and Zoning Department. The population generates a need for 2.70 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

A. Open Space (Local Parks)

- a. The nearest Community Park is the Marva Y. Bannerman Park (.34 mile)
- b. The nearest Neighborhood Park is Partners for Youth Park (.58 mile)

B. Facilities

- a. The facilities at the Marva Y. Bannerman Park include tot lots, basketball, tennis, and swimming. The pool is currently under construction.
- b. The facilities at Partners Park include baseball and tennis.

Concurrency/Capacity Status

This application is located in Park Benefit District 1, which has a surplus of 414.73 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

Site Plan Critique & Quality of Life Issues

The site plan includes tot lots within the housing development. At the Brownsville Transit Station is a green space that is accessible to residents of the proposed development as well as the surrounding neighborhood. The open space at the transit station offers opportunities for a variety of special events as well as everyday activities. The site plan is acceptable.

If you need additional information or clarification on this matter, please contact John Bowers, Landscape Architect 2, at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW #Z10-049

Director of the Department of Planning and Zoning

Application: **Brownsville Village III, IV, and V, LTD** is requesting approval for a Special Exemption and Modification to a Previously Approved Site Plan.

Size: The subject property is 6.87 acres.

Location: The subject property is generally located south of N.W. 53 Street, lying between N.W. 27th Avenue & N.W. 29th Avenue Miami, Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The County's 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 22, 2009, 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 (Commercial and Multi-Family Development)

The project proposes multi-family residential uses in the form of 270 affordable housing units, commercial retail use, and a multi level parking garage within a Rapid Transit Zone. Chapter 15 of the Miami-Dade Code entitled Solid Waste Management requires the following of commercial and multi-family developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

According to **Section 15-2** this project falls within the DSWM waste collection service area but presently **the DSWM does not actively pursue commercial or multifamily residential accounts**. Per the code, "every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

The code continues to state "[e]ach residential unit, multi-family residential establishment or commercial establishment located in any area where Miami-Dade County solid waste collection and disposal service is provided shall have a sufficient number of garbage cans, plastic garbage bags or portable containers to accommodate all garbage, bundled yard trash or other trash to be removed by Miami-Dade County or other approved contractors."

As a result the landlord or property owner is required to contact a commercial waste hauler and recycler for recycling services which is permitted to provide collection services and subsequent containers within the DSWM service area. The collected material will subsequently be disposed of at DSWM facilities.

3A. Recycling: Multifamily Units

The following language from **Section 15-2.2a** requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

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.

3B. Recycling: Commercial Establishments

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development 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



Date: May 26, 2010

To: Jorge Vital, DIC Coordinator
Department of Planning and Zoning

From: Maria A. Valdes *Maria A. Valdes*
Planning & Water Use Unit Supervisor

Subject: Brownsville Transit Village Phase III, IV and V ("Project")
DIC Application # - Z2010000049

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

Application Name: Brownsville Transit Village Phase III, IV and V ("Project")

Proposed Development: The applicant is requesting a site plan approval for 461 affordable housing units (apartments) and 5 townhomes for a total of 466 units. Although the site is permitted for the development of 1,000 units, the applicant's representative has stated that the applicant intends to build 466 units at said site with folio number 30-3121-059-0010. In addition, the applicant has indicated that they do not intend to develop all the units permitted by the existing zoning. The project total water demand generated by the 466 units is 93,450 gpd.

Project Location: S.W. corner of tract "A" Brownsville Station; Bound by NW 53 Street on the North; On the South by NW 51 Street; On the east by NW 27 Avenue, and on the West by NW 29th Avenue, in Miami-Dade County, Florida.

Water: The subject project is located within MDWASD's service area. The MDWASD and the applicant have entered into an agreement for the proposed development associated with this application. Agreement No. 20261 and 20635 have been executed and Agreement No. 20711 is under pending status. As indicated under the executed agreements, it will be required that the applicant connect to an existing twelve (12)-inch water main on N.W. 27th Avenue and N.W. 53rd Street and extend westerly along N.W. 53rd Street a new twelve (12)-inch water main to interconnect to an existing eight (8)-inch water main in N.W. 27th Place and to an existing six (6)-inch water main at N.W. 29th Avenue. In addition, from the proposed twelve (12)-inch water main on N.W. 53rd Street and N.W. 29th Avenue, a new twelve (12)-inch water main shall be extended southerly along N.W. 29th Avenue to the southwest corner of the Developer's property, interconnecting to an existing six (6)-inch water main in N.W. 52nd Street and N.W. 29th Avenue.

The source of water for this project is the Hialeah Preston Water Treatment Plant. The plant is operating under a 20-year Water Use Permit issued by South Florida Water Management District on November 15, 2007. MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.

- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. There is an eight (8)-inch sanitary gravity sewer lines abutting the property from which the developer can connect to. The Central District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

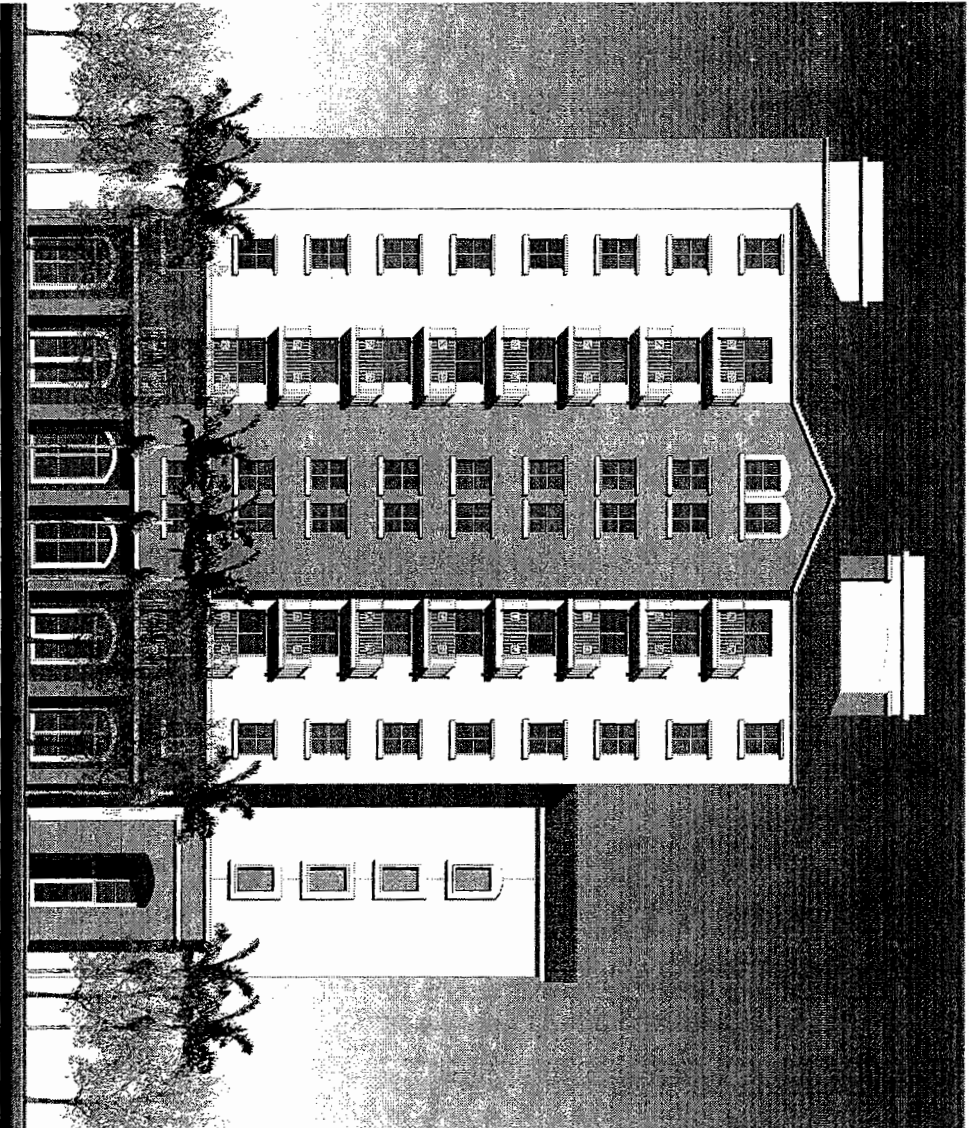
Should you have any questions, please call me at (786) 552-8198.

BROWNSVILLE TRANSIT VILLAGE

PHASES III, IV & V
ASPR SUBMITTAL

5200 NW 27th AVENUE

MIAMI DADE, FLORIDA



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210-49
JUN 11 2010

MIAMI DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY 

ARCHITECT

CORWIL ARCHITECTS, INC.
4102 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
O: (305) 448-7383 F: (305) 448-8853

CIVIL

HSQ GROUP, INC.
1849 WEST PALMETTO PARK ROAD, SUITE 340
BOCA RATON, FLORIDA 33486
O: (561) 392-0221 F: (561) 392-6458

DEVELOPER

THE CARLISLE GROUP
2950 S.W. 27th STREET, SUITE #200
MIAMI, FLORIDA 33133
O: (305) 357-4732 F: (305) 357-4745

STRUCTURAL

SIDDIQ KHAN & ASSOCIATES, INC.
7400 S.W. 50TH TERRACE, SUITE 105
MIAMI, FLORIDA 33155
O: (305) 662-2301 F: (305) 498-9370

MEP

JMM CONSULTING ENGINEERS, LLC
8353 S.W. 124 STREET, SUITE #108
MIAMI, FLORIDA 33156
O: (305) 255-1621 F: (305) 255-1732

JUN 11 2010

MILITARY DEVELOPMENT LEGEND

[illegible]

LEGAL DESCRIPTION

UNIT BREAKDOWN							PROJECT DATA - PHASE III	
FLOOR	UNIT COUNTRY PER FLOOR						TOTAL NUMBER OF UNITS PER FLOOR	10% RESERVES UNIT/FLOOR
	A	B	B+C	C	D	E		
GROUND	1	-	-	-	1	1	3	3
2ND	2	1	1	5	1	1	11	11
3RD	2	3	1	5	1	1	13	13
4TH	2	3	1	5	1	1	13	13
5TH	2	3	1	5	1	1	13	13
6TH	2	3	1	5	1	1	13	13
7TH	2	3	1	5	1	1	13	13
8TH	1	2	-	3	1	2	8	8
9TH	1	2	-	3	1	2	8	8
10TH	1	2	-	3	1	2	8	8
TOTAL # OF UNITS	15	23	5	33	10	14	100	

FLOOR	10% RESERVES UNIT/FLOOR
GROUND	3
TOTAL	3

PROJECT DATA - PHASE III

UNIT QUANTITY PER FLOOR										TOTAL NUMBER OF UNITS PER FLOOR	TOWERS/CO- OP UNITS/LOD- GE
FLOOR	A	B-1C	B	B-H-C	C	C-H-C	C-I	FLOOR STANDARD TOTAL	FLOOR STANDARD TOTAL		
GROUND	-	-	4	-	-	2	-	-	8	2	
1ST	2	-	4	-	-	-	-	-	8		
2ND	2	-	4	-	-	2	-	-	8		
3RD	2	-	4	-	-	2	-	-	8		
4TH	2	-	3	-	-	2	-	-	8		
5TH	2	-	3	-	-	2	-	-	8		
6TH	2	-	3	-	-	2	-	-	8		
7TH	2	-	3	-	-	2	-	-	8		
8TH	2	-	3	-	-	2	-	-	8		
9TH	2	-	3	-	-	2	-	-	8		
10TH	2	-	3	-	-	2	-	-	8		
11TH	2	-	3	-	-	2	-	-	8		
12TH	1	1	3	1	1	1	-	-	8		
13TH	1	-	2	-	-	1	-	-	4		
14TH	1	-	2	-	-	1	-	-	4		
TOTAL / OF UNITS	23	2	41	2	22	2	8		100		

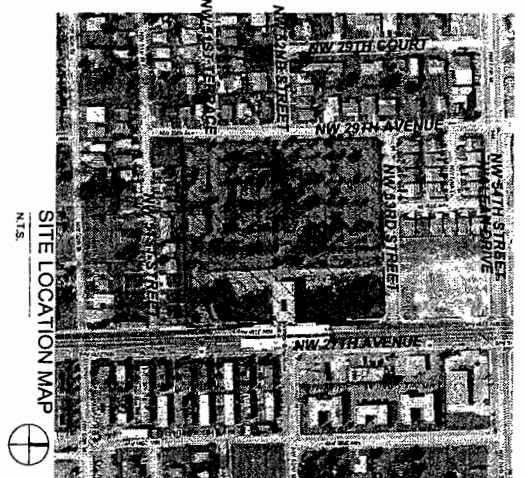
PROJECT DATA - PHASE IV

PROJECT DATA - PHASE V					
UNIT BREAKDOWN					
ROOM	UNIT QUANTITY PER ROOM				TOTAL NUMBER OF UNITS PER ROOM
	A	B	C		
GRABBAR	-	3	2		5
200	1	5	4		10
300	1	5	4		10
414	1	5	4		10
514	1	5	4		10
614	1	5	4		10
714	1	5	2		5
814	1	5	2		5
TOTAL # OF UNITS	7	53	20		80

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A-3.1	PHASE III - SOUTH ELEVATION	U-2	UNIT 2
A-3.2	PHASE III - EAST ELEVATION	TD-2	TREE DISPOSITION PLAN
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A-3.4	PHASE III - GARAGE - SOUTH ELEVATIONS		
A-3.5	PHASE III - GARAGE - EAST & WEST ELEVATIONS		
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A-4.4	PHASE III - UNIT E		
A-4.5	PHASE III - TOWNHOUSE ENLARGED PLANS GROUND		
A-4.6	PHASE III - TOWNHOUSE ENLARGED PLANS SECOND		
A-4.7A	PHASE III - TOWNHOUSE ENLARGED PLANS SECOND		
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A-4.9	PHASE III - TOWNHOUSE ENLARGED PLANS SECOND		
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A-4.99	PHASE III - TOWNHOUSE ENLARGED PLANS SECOND		
A-5.00	PHASE III - TOWNHOUSE ENLARGED PLANS SECOND		

INDEX OF DRAWINGS



SITE LOCATION MAP



CONSULTANTS

THE CARLISLE GROUP

OM

FLORIDA

BROWNSVILLE MEX
STATION 5200 N.W.

AT:

TRANSIT VILLAGE

BROWNSYLLI

PROJECT NAME:

15. **NO. ACTION IN THE PAST**

4102 LAGUNA 5

ARTICLES

C O R W

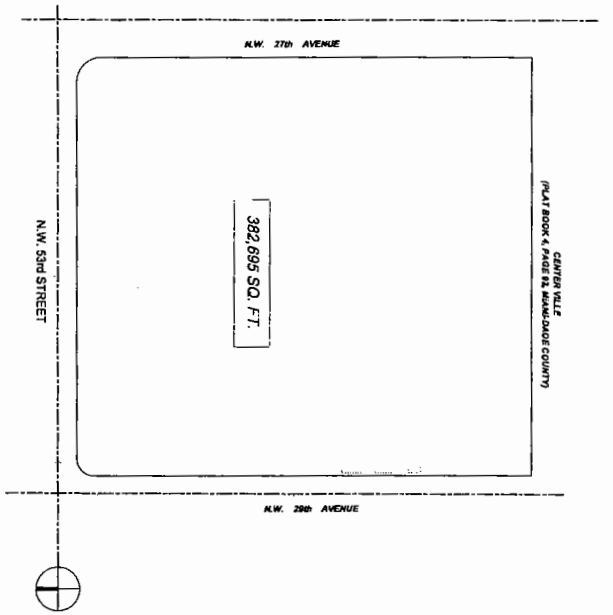
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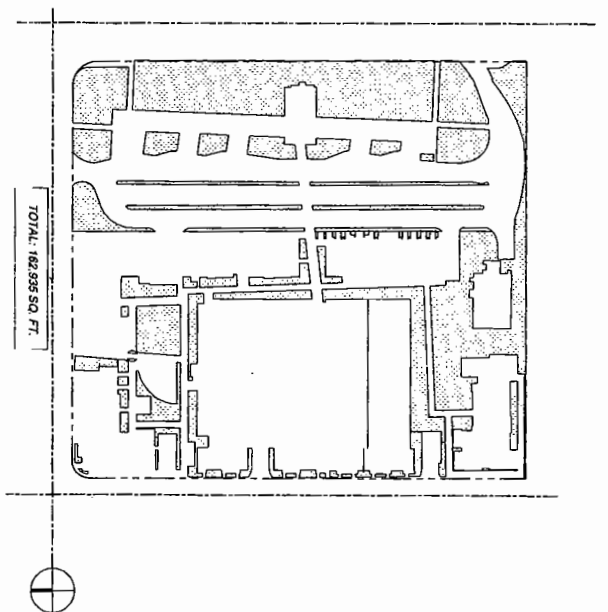
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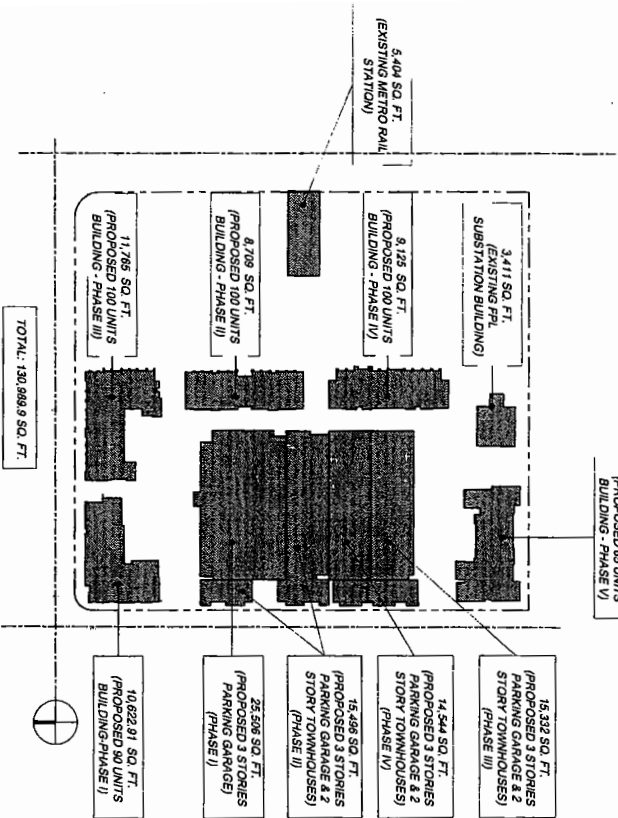
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1
NET LOT AREA
SCALE: N.T.S.



2
GREEN AREA
SCALE: N.T.S.



3
BUILDING FOOTPRINT
SCALE: N.T.S.

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JUN 11 2010
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY _____

SITE DIAGRAM

DATE: 02/08/201
JOB NO: 2010-1
DRAWN BY: VITRINA
APP'D: AMO
REV: 2010-1

SHEET NO. A-0.02

PROJECT NAME: BROWNSVILLE TRANSIT VILLAGE III, IV & V
OWNER: BROWNSVILLE TRANSIT VILLAGE III, IV & V
ADDRESS: 2500 N.W. 27th Avenue, Miami, FL 33142
CONSULTANT: THE CARLISLE GROUP

$A = 80.0669^\circ$
 $L = 55.05^\circ$ —
 $Cn = 49.55^\circ$
 $Ch. Brg. = S47^\circ 14.32'$
 $T = 35.07'$

CORWIN
ARCHITECTS, INC.

PROJECT NAME: CORAL GABLES, FL 3314
LIC. NO. 6600000101 TEL. 305-444-7722

BROWNSVILLE
TRANSIT VILLAGE
III, IV & V

BROWNSVILLE METRO RAIL
STATION 5200 N.W. 27TH
AVENUE MIAMI-DADE,
FLORIDA

**THE CARUSLE
GROUP**

CONSULTANTS

PHASE

SUBMITTAL
INSTRUCTIONS

—

—

COPIES RECEIVED AND
OTHERWISE PROVIDED /
CONTACT THE CONTINUING

TO BY THE ALLEGATIONS/BA
SHEET THE

SITE PLAN

DATE: 03/03

DECLASSIFIED BY: 6880

100

SHEET NO.

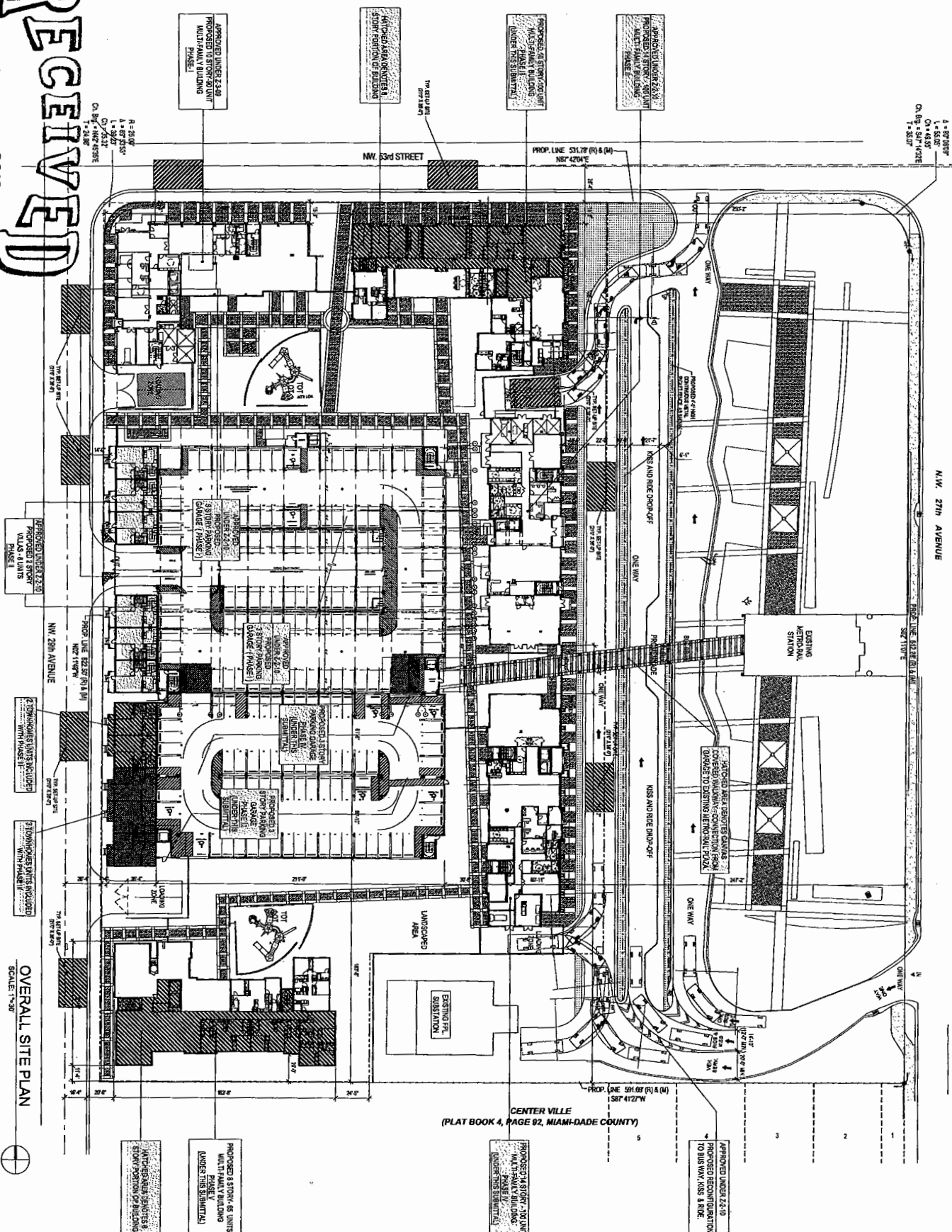
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MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

By



MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

4102 LAGUNA STREET
CORAL GABLES, FL 33146
LIC. NO. MC-0001151 TEL: (305) 444-7983

PROJECT NAME:

APPROXIMATE

**BROWNSVILLE
TRANSIT
VILLAGE III**

AI:
BROWNSVILLE METROPOLITAN
STATION 5200 N.W. 27TH
AVENUE MIAMI-DADE,
FLORIDA

OWNER:

**THE CARLSLE
GROUP**

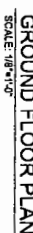
CONSULTANT:

SEA

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SHALL NOT BE TRANSMITTED TO ANY
OTHER PARTY EXCEPT AS AGREED
TO BY THE ARCHITECT/ENGINEER.

DATE	03/08/2010
ISS NO.	2010-11
QUANTITY	V8/TR/M/L
APPROV	AMC
FILE	2010-11
DIRECT NO.	

A-2.0



	REIN. CHILL WALL, W/OUT FLARING
	1" REIN. BRICK WALL, 6" W/OUT REIN.
	FTON. PAVEMENT WALL, 6" FT. TH.
	FTON. PAVEMENT WALL, TYPE 84, 6" TH. & 6" SLOPE
	TYPE 1, 1/4" DIA. THIN SET SPREAD/CHANGES BARBER
	W/ITL. BTVD. MANTION WALL, REFER TO OVERALL
	DOOR FLOOR ON WALL, TYPE
	3" FLOOR, 1" SLOPED MANTION WALL
	CONCRETE AREA, OF OVERALL WALL, LOADS 6000
	DOOR, 1" SLOPED MANTION WALL, 6" TH. (SLOPED CHANGES MANTION)
	WINDOW TYPE, REFER TO WINDOW SCHEDULE
	IDENTIFIED GLAZING
	DOOR NUMBER, REFER TO DOOR SCHEDULE
	CENTER LINE
	ELECTRICAL PANEL (COORDINATE WITH ELECTRICAL DRAWINGS)
	WALL TYPE, SEE SHEET A-42
	STAIRS, STAIR TYPE, REFER TO SHEET A-42
	LOOKING FROM, REFER TO SHEET A-42
	DOOR/NOT DOOR TYPE, REFER TO SHEET A-42A

[illegible][illegible][illegible]

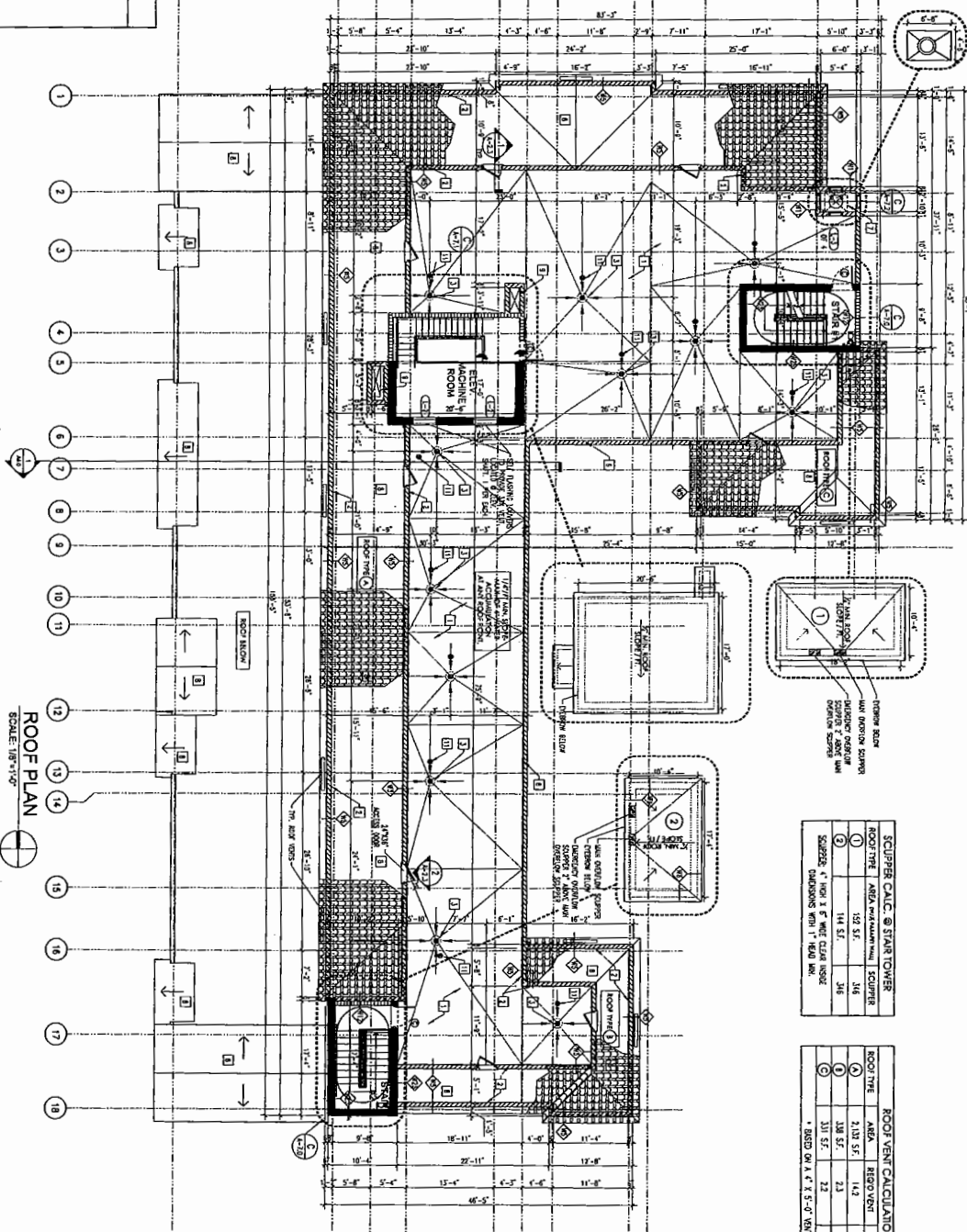
JUN 11 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

[illegible]

WALL & SYMBOL LEGEND

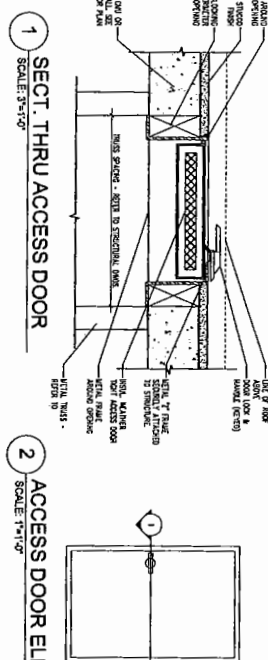
- [illegible]



GENERAL ROOFING NOTES

1. THE PERSONS AND THE PROPERTY OF THE PERSONS OF THE FOLLOWING COUNTRIES ARE TO BE PROTECTED BY THE UNITED STATES OF AMERICA:
2. AUSTRIA, BELGIUM, CANADA, CUBA, DENMARK, FRANCE, GERMANY, GREECE, ITALY, JAPAN, LUXEMBOURG, NETHERLANDS, NORWAY, POLAND, PORTUGAL, SWEDEN, SWITZERLAND, UNITED KINGDOM OF GREAT BRITAIN AND IRELAND, UNITED STATES OF AMERICA.
3. CHINA, SOUTH KOREA, TAIWAN, HONG KONG, MACAU, AND THE PEOPLE'S REPUBLIC OF CHINA, HONG KONG AND MACAU, ARE TO BE PROTECTED BY THE UNITED STATES OF AMERICA.
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ROOF PLAN
SCALE: 1/8" = 1'-0"



SCUPPER CALC. @ STAIR TOWER		
ROOF TYPE	AREA (SQ. FEET) (MIN.)	SCUPPER
①	152 SF.	1/16
②	114 SF.	1/16

SCUPPER: 4" HIGH X 6" WIDE CLEAR INSIDE
DOWNSPOUTS WITH 1" HEAD W/IN.

ROOF VENT CALCULATION			
ROOF TYPE	AREA	RIGID VENT	PROVIDED
(A)	2,131 S.F.	14.2	9 = 15.3
(B)	138 S.F.	2.3	2 = 3.4
(C)	331 S.F.	2.2	2 = 3.6

* BASED ON A 4" X 5'-0" VENTS

47

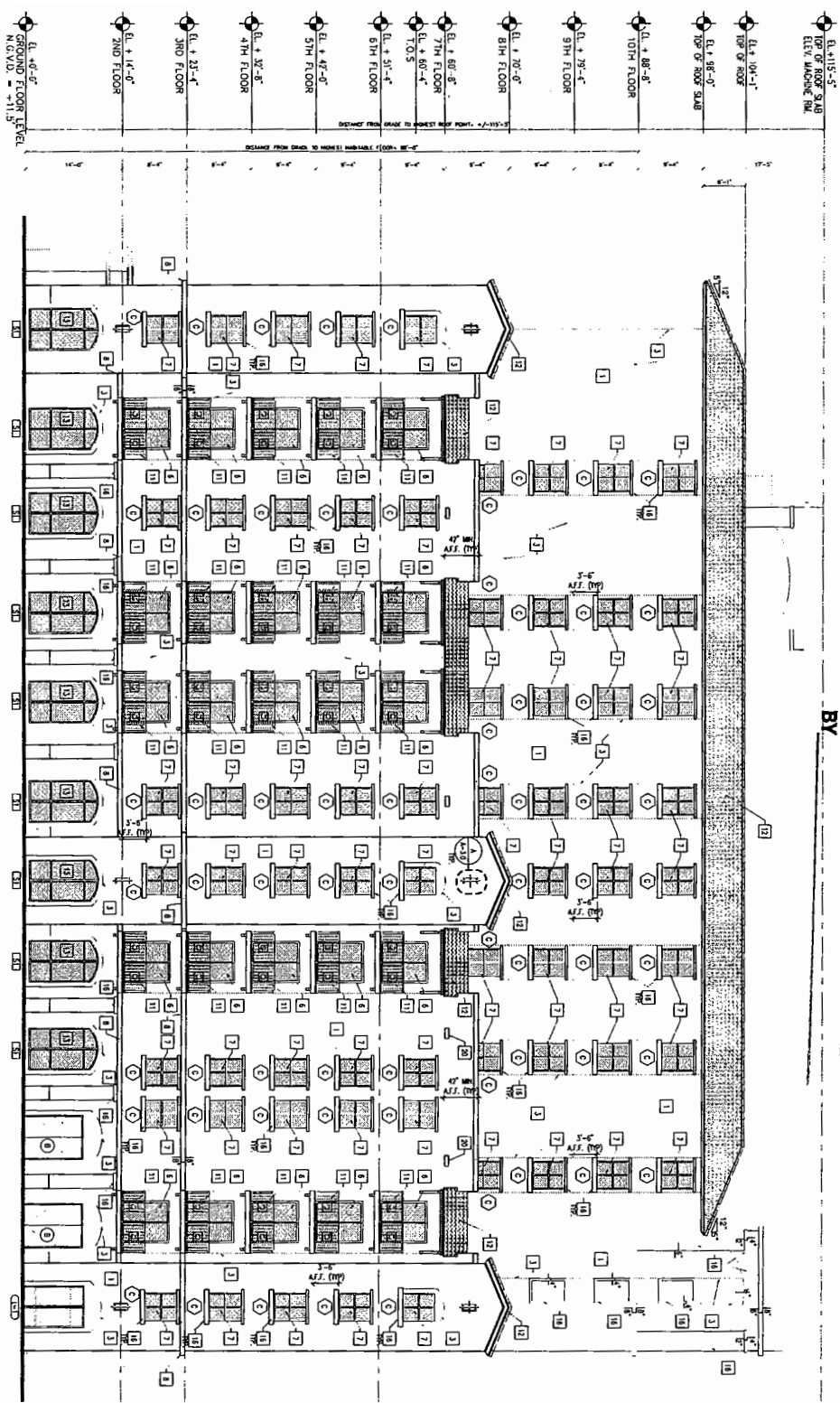
48

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JUN 1 1 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY

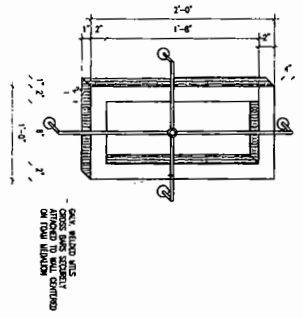


1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

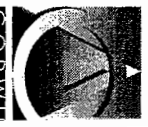
ELEVATION LEGEND

1. FINISH: BRICK - 1/2" (SEE SPEC.)
2. 1/2" BRICK - 1/2" (SEE SPEC.)
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100. 1/2" BRICK - 1/2" (SEE SPEC.)

A DECORATIVE DETAIL
SCALE: 1/2"=1'-0"



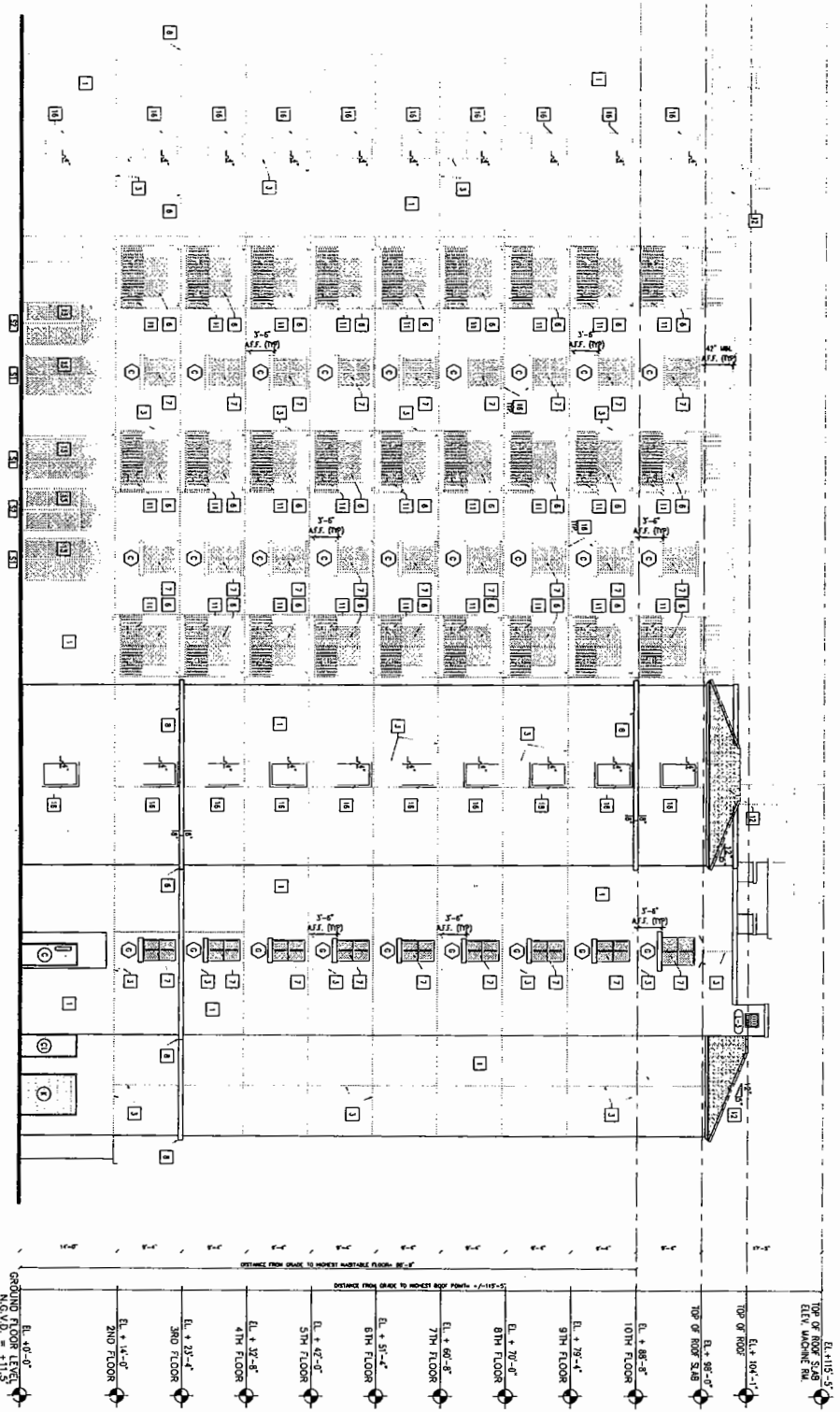
DATE: 03/09/2010
DRAWN BY: VAV/RYW
CHECKED BY: AM
DATE: 20/10/10
PROJECT NO.: A-30



PROJECT NAME:
BROWNSVILLE
TRANSIT
VILLAGE III
AT
BROWNSVILLE
STATION 5200 N.W. 27TH
AVENUE MIAMI-DADE
COUNTY, FLORIDA

CONSULTANT:
THE CARLISLE
GROUP

NOTES:
1. SEE SPEC. FOR FINISHES AND MATERIALS.
2. SEE SPEC. FOR WINDOW AND DOOR SCHEDULES.
3. SEE SPEC. FOR ROOFING AND EXTERIOR WALLS.
4. SEE SPEC. FOR INTERIOR WALLS AND CEILING.
5. SEE SPEC. FOR FLOORING AND PARTITIONING.
6. SEE SPEC. FOR MECHANICAL, ELECTRICAL, AND PLUMBING.
7. SEE SPEC. FOR SPECIALTIES AND MILLWORK.
8. SEE SPEC. FOR SIGNAGE AND GRAPHICS.
9. SEE SPEC. FOR SECURITY AND ACCESS CONTROL.
10. SEE SPEC. FOR FURNITURE AND FIXTURES.
11. SEE SPEC. FOR EQUIPMENT AND UTENSILS.
12. SEE SPEC. FOR SUPPLIES AND MATERIALS.
13. SEE SPEC. FOR LABOR AND SUBCONTRACTORS.
14. SEE SPEC. FOR PERMITS AND INSURANCE.
15. SEE SPEC. FOR SCHEDULING AND COST ESTIMATING.



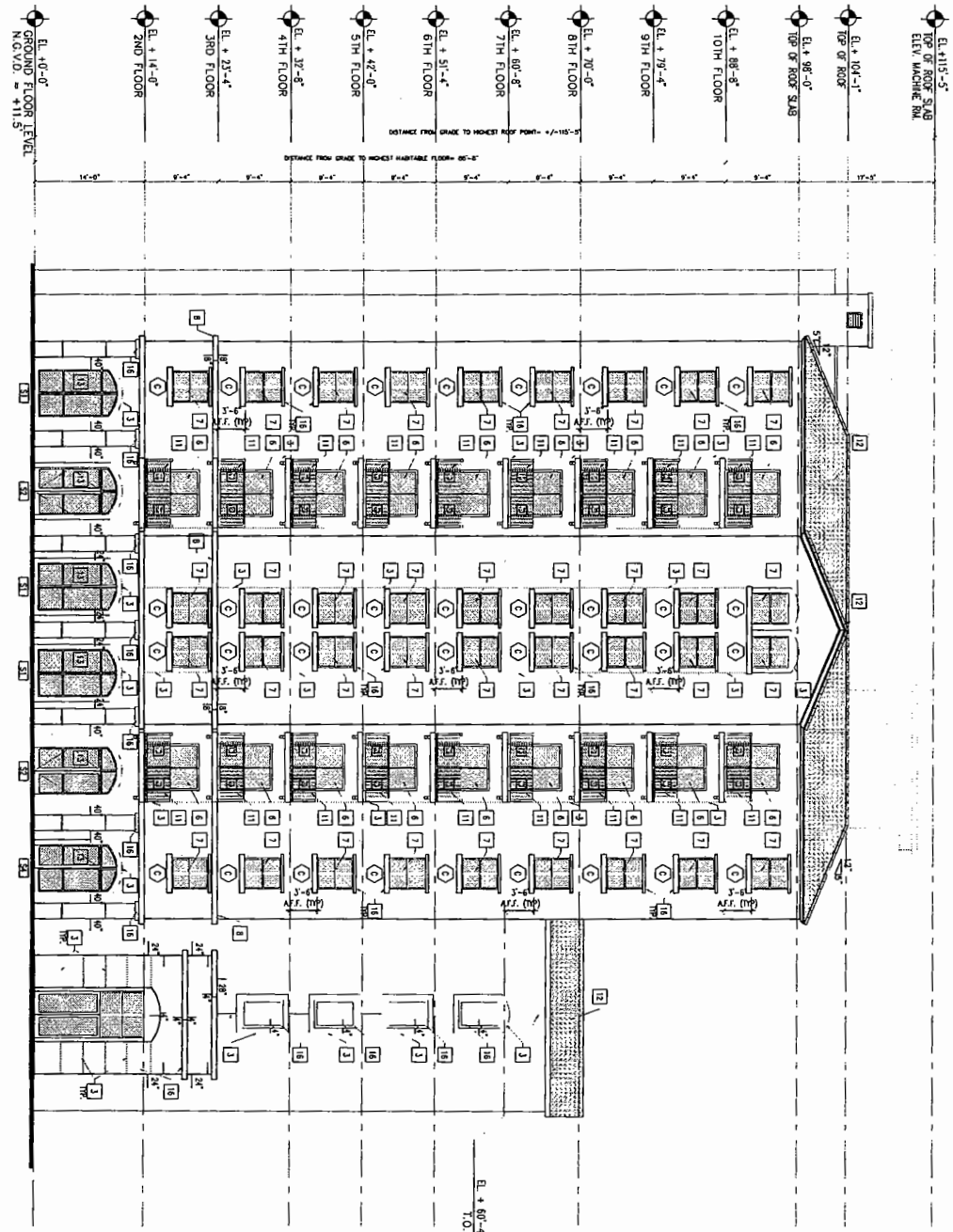
(1) SOUTH ELEVATION
SCALE: 1/8"=1'-0"

RECEIVED
JUN 11 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY _____

ELEVATION LEGEND	
1	FINISH SMOOTH STUCCO (INDICATED BY 'S')
2	4" W. A.F. EXTERIOR
3	1" STUCCO ROOF
4	REINFORCED CONCRETE W/ STUCCO FINISH (INDICATED BY 'R')
5	REINFORCED CONCRETE W/ STUCCO FINISH (INDICATED BY 'R')
6	REINFORCED CONCRETE W/ STUCCO FINISH (INDICATED BY 'R')
7	REINFORCED CONCRETE W/ STUCCO FINISH (INDICATED BY 'R')
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50	REINFORCED CONCRETE W/ STUCCO FINISH (INDICATED BY 'R')

DATE: 05/06/2010
BY: [Signature]
PROJECT: [Project Name]
SHEET: [Sheet Number]



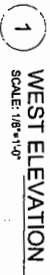
1 EAST ELEVATION
SCALE: 1/8"=1'-0"

RECEIVED
JUN 11 2010
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY _____

ELEVATION LEGEND	
1	PAINTED STUCCO STUCCO FINISH (M.F.)
2	4" W. A.F.T. CHIMNEY
3	1" STUCCO FINISH
4	REINFORCED CONCRETE W/ STUCCO STUCCO FINISH (M.F.) REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
5	4" HIGH ALUMINUM CLAD GLASS PANELS REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
6	SLATED DOOR W/ ALUMINUM FRAME & GLASS GLASS (M.F.) APPROVAL: DCA No. 08-002203
7	PAINTED STUCCO W/ ALUMINUM FRAME & GLASS GLASS (M.F.) APPROVAL: DCA No. 08-002203
8	PAINTED STUCCO W/ ALUMINUM FRAME & GLASS GLASS (M.F.) APPROVAL: DCA No. 08-002203
9	CONCRETE (SEE SHEET 1) SEE STRUCT. DRAWINGS FOR ADDITIONAL INFORMATION.
10	ALUMINUM CLAD GLASS REFER TO SHEET A-101 FOR MORE INFORMATION.
11	4" HIGH ALUMINUM CLAD GLASS REFER TO SHEET A-101 FOR MORE INFORMATION.
12	ROOF TILE
13	STUCCO FINISH SEE SHEET A-101 FOR ADDITIONAL INFORMATION. REFER TO SHEET A-102 FOR DETAILS.
14	ALUMINUM CLAD GLASS REFER TO SHEET A-101 FOR ADDITIONAL INFORMATION.
15	ALUMINUM CLAD GLASS REFER TO SHEET A-101 FOR ADDITIONAL INFORMATION.
16	ROOF CHIMNEY & ROOF
17	UPPER CLADDING - TYPED WINDOW
18	4" x 16" PICTURE WINDOW - SEE SHEET A-101 FOR DETAILS.
19	4" W. CLAD GLASS PANEL FROM SHED DRAWING FROM TO INFORMATION.
20	ALUMINUM CLAD GLASS PANEL FROM SHED DRAWING FROM TO INFORMATION.
21	ALUMINUM CLAD GLASS PANEL FROM SHED DRAWING FROM TO INFORMATION.
22	ALUMINUM CLAD GLASS PANEL FROM SHED DRAWING FROM TO INFORMATION.
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25	ALUMINUM CLAD GLASS PANEL FROM SHED DRAWING FROM TO INFORMATION.

[illegible]

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY _____



WEST ELEVATION
SCALE: 1/8"=1'-0"

WEST
ELEVATION

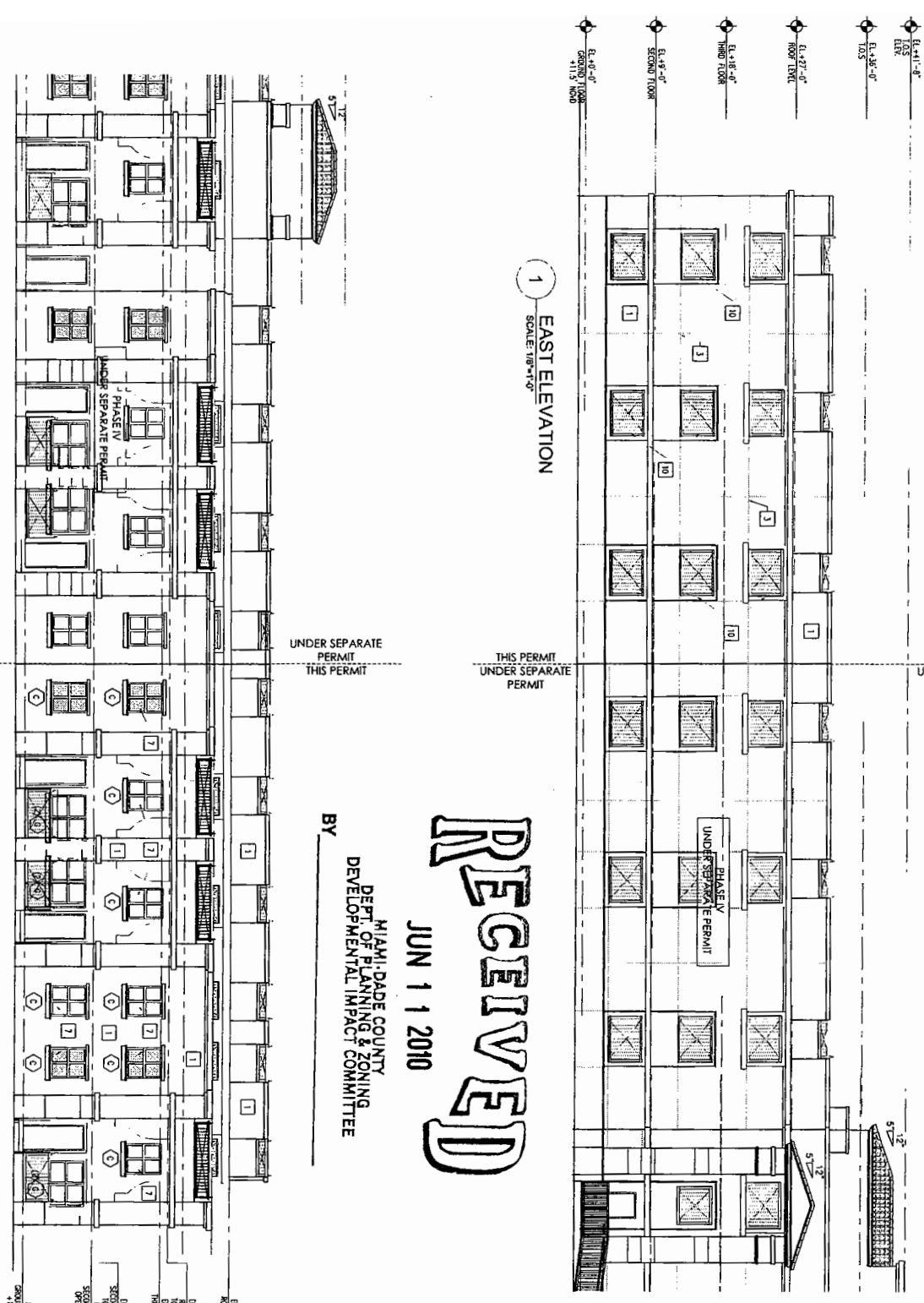
SHEET NO. 1

ELEVATION LEGEND

1. FINISH STUCCO FINISH (MF)
2. 4" W. A.T. EXTERIOR
3. 1" STUCCO FILL
4. REINFORCED CONCRETE W/ STUCCO FINISH (MF) REFER TO STRUCTURAL DRAWING FOR REINFORCEMENT
5. 4" W. A.T. EXTERIOR
6. STUCCO FILL
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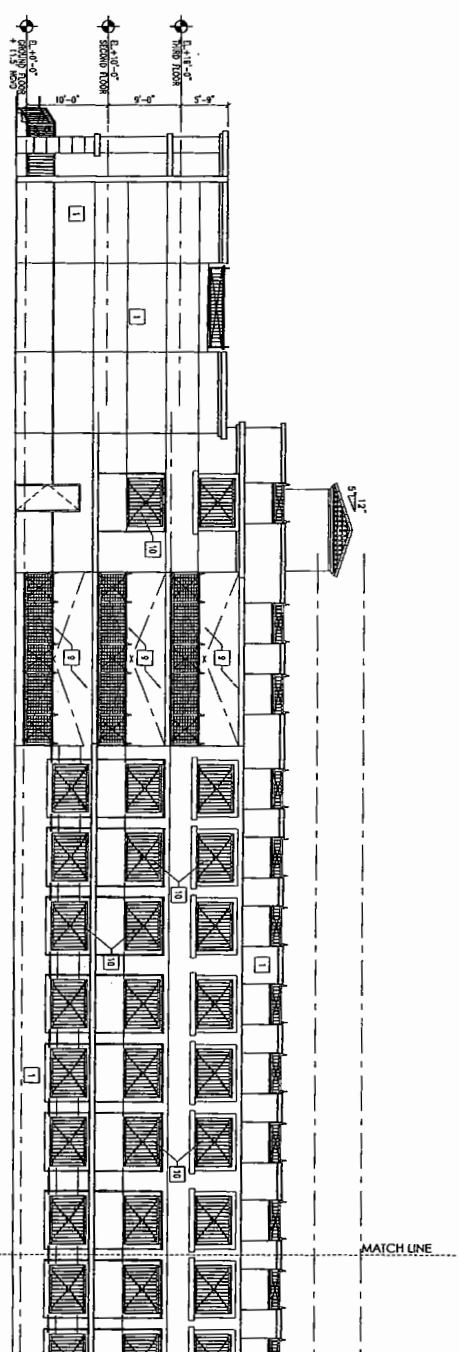
EAST - FIRE SEPARATION (15%/MAX.)			
FLOOR LEVEL	ELEVATION	PERCENTAGE OF OPENINGS	MAX. OPENING
GROUND FLOOR	5'11"	15%	15% MAX.
SECOND FLOOR	5'11"	15%	15% MAX.
THIRD FLOOR	5'11"	15%	15% MAX.

NOTES:
1. ALL STUCCO FINISH SHALL BE UNIFORM AND STUCCO
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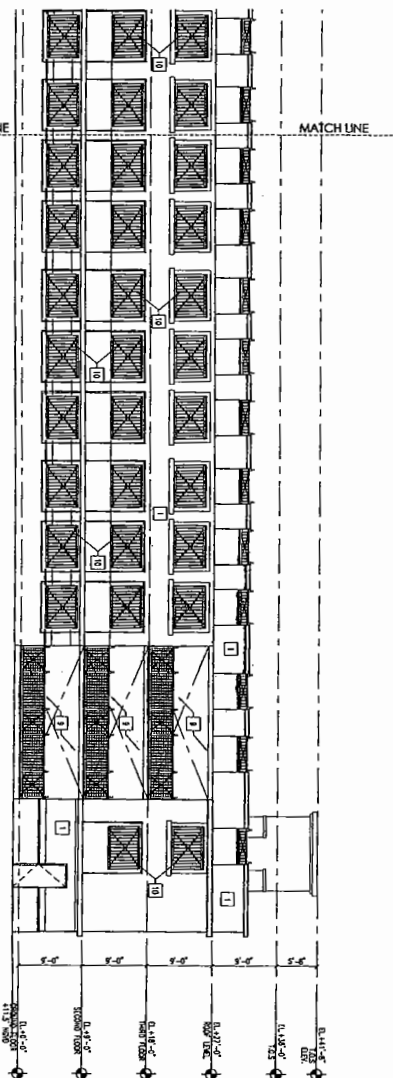


RECEIVED
JUN 11 2010
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

DATE: 03/08/2011
JOB NO.: 2010-1
DRAWN BY: VERTANI
CHECKED BY: ANK
DATE: 2010-1
SHEET NO.: A-3.4



1 SOUTH ELEVATION
SCALE 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE 1/8"=1'-0"

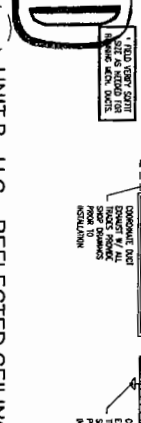
ELEVATION LEGEND

- 1. FINISH SOUTH SIDE (SEE PLAN)
- 2. 1" STAINLESS STEEL
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SOUTH - FIRE SEPARATION			
FLOOR LEVEL	ELEVATION	DESCRIPTION	REMARKS
GROUND FLOOR	0.00	1.00	1.00
FIRST FLOOR	1.00	2.00	2.00
SECOND FLOOR	2.00	3.00	3.00
THIRD FLOOR	3.00	4.00	4.00
FOURTH FLOOR	4.00	5.00	5.00
FIFTH FLOOR	5.00	6.00	6.00
SIXTH FLOOR	6.00	7.00	7.00
SEVENTH FLOOR	7.00	8.00	8.00
EIGHTH FLOOR	8.00	9.00	9.00
NINTH FLOOR	9.00	10.00	10.00
TENTH FLOOR	10.00	11.00	11.00
ELEVENTH FLOOR	11.00	12.00	12.00
TWELFTH FLOOR	12.00	13.00	13.00
THIRTEENTH FLOOR	13.00	14.00	14.00
FOURTEENTH FLOOR	14.00	15.00	15.00
FIFTEENTH FLOOR	15.00	16.00	16.00
SIXTEENTH FLOOR	16.00	17.00	17.00
SEVENTEENTH FLOOR	17.00	18.00	18.00
EIGHTEENTH FLOOR	18.00	19.00	19.00
NINETEENTH FLOOR	19.00	20.00	20.00
TWENTIETH FLOOR	20.00	21.00	21.00
21ST FLOOR	21.00	22.00	22.00
22ND FLOOR	22.00	23.00	23.00
23RD FLOOR	23.00	24.00	24.00
24TH FLOOR	24.00	25.00	25.00
25TH FLOOR	25.00	26.00	26.00
26TH FLOOR	26.00	27.00	27.00
27TH FLOOR	27.00	28.00	28.00
28TH FLOOR	28.00	29.00	29.00
29TH FLOOR	29.00	30.00	30.00
THIRTIETH FLOOR	30.00	31.00	31.00
THIRTY-FIRST FLOOR	31.00	32.00	32.00
THIRTY-SECOND FLOOR	32.00	33.00	33.00
THIRTY-THIRD FLOOR	33.00	34.00	34.00
THIRTY-FOURTH FLOOR	34.00	35.00	35.00
THIRTY-FIFTH FLOOR	35.00	36.00	36.00
THIRTY-SIXTH FLOOR	36.00	37.00	37.00
THIRTY-SEVENTH FLOOR	37.00	38.00	38.00
THIRTY-EIGHTH FLOOR	38.00	39.00	39.00
THIRTY-NINTH FLOOR	39.00	40.00	40.00
FOURTIETH FLOOR	40.00	41.00	41.00
FOURTY-FIRST FLOOR	41.00	42.00	42.00
FOURTY-SECOND FLOOR	42.00	43.00	43.00
FOURTY-THIRD FLOOR	43.00	44.00	44.00
FOURTY-FOURTH FLOOR	44.00	45.00	45.00
FOURTY-FIFTH FLOOR	45.00	46.00	46.00
FOURTY-SIXTH FLOOR	46.00	47.00	47.00
FOURTY-SEVENTH FLOOR	47.00	48.00	48.00
FOURTY-EIGHTH FLOOR	48.00	49.00	49.00
FOURTY-NINTH FLOOR	49.00	50.00	50.00
FIFTIETH FLOOR	50.00	51.00	51.00
FIFTY-FIRST FLOOR	51.00	52.00	52.00
FIFTY-SECOND FLOOR	52.00	53.00	53.00
FIFTY-THIRD FLOOR	53.00	54.00	54.00
FIFTY-FOURTH FLOOR	54.00	55.00	55.00
FIFTY-FIFTH FLOOR	55.00	56.00	56.00
FIFTY-SIXTH FLOOR	56.00	57.00	57.00
FIFTY-SEVENTH FLOOR	57.00	58.00	58.00
FIFTY-EIGHTH FLOOR	58.00	59.00	59.00
FIFTY-NINTH FLOOR	59.00	60.00	60.00
SIXTIETH FLOOR	60.00	61.00	61.00
SIXTY-FIRST FLOOR	61.00	62.00	62.00
SIXTY-SECOND FLOOR	62.00	63.00	63.00
SIXTY-THIRD FLOOR	63.00	64.00	64.00
SIXTY-FOURTH FLOOR	64.00	65.00	65.00
SIXTY-FIFTH FLOOR	65.00	66.00	66.00
SIXTY-SIXTH FLOOR	66.00	67.00	67.00
SIXTY-SEVENTH FLOOR	67.00	68.00	68.00
SIXTY-EIGHTH FLOOR	68.00	69.00	69.00
SIXTY-NINTH FLOOR	69.00	70.00	70.00
SEVENTIETH FLOOR	70.00	71.00	71.00
SEVENTY-FIRST FLOOR	71.00	72.00	72.00
SEVENTY-SECOND FLOOR	72.00	73.00	73.00
SEVENTY-THIRD FLOOR	73.00	74.00	74.00
SEVENTY-FOURTH FLOOR	74.00	75.00	75.00
SEVENTY-FIFTH FLOOR	75.00	76.00	76.00
SEVENTY-SIXTH FLOOR	76.00	77.00	77.00
SEVENTY-SEVENTH FLOOR	77.00	78.00	78.00
SEVENTY-EIGHTH FLOOR	78.00	79.00	79.00
SEVENTY-NINTH FLOOR	79.00	80.00	80.00
EIGHTIETH FLOOR	80.00	81.00	81.00
EIGHTY-FIRST FLOOR	81.00	82.00	82.00
EIGHTY-SECOND FLOOR	82.00	83.00	83.00
EIGHTY-THIRD FLOOR	83.00	84.00	84.00
EIGHTY-FOURTH FLOOR	84.00	85.00	85.00
EIGHTY-FIFTH FLOOR	85.00	86.00	86.00
EIGHTY-SIXTH FLOOR	86.00	87.00	87.00
EIGHTY-SEVENTH FLOOR	87.00	88.00	88.00
EIGHTY-EIGHTH FLOOR	88.00	89.00	89.00
EIGHTY-NINTH FLOOR	89.00	90.00	90.00
90TH FLOOR	90.00	91.00	91.00
91ST FLOOR	91.00	92.00	92.00
92ND FLOOR	92.00	93.00	93.00
93RD FLOOR	93.00	94.00	94.00
94TH FLOOR	94.00	95.00	95.00
95TH FLOOR	95.00	96.00	96.00
96TH FLOOR	96.00	97.00	97.00
97TH FLOOR	97.00	98.00	98.00
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101ST FLOOR	101.00	102.00	102.00
102ND FLOOR	102.00	103.00	103.00
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120TH FLOOR	120.00	121.00	121.00
121ST FLOOR	121.00	122.00	122.00
122ND FLOOR	122.00	123.00	123.00
123RD FLOOR	123.00	124.00	124.00
124TH FLOOR	124.00	125.00	125.00
125TH FLOOR	125.00	126.00	126.00
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128TH FLOOR	128.00	129.00	129.00
129TH FLOOR	129.00	130.00	130.00
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131ST FLOOR	131.00	132.00	132.00
132ND FLOOR	132.00	133.00	133.00
133RD FLOOR	133.00	134.00	134.00
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141ST FLOOR	141.00	142.00	142.00
142ND FLOOR	142.00	143.00	143.00
143RD FLOOR	143.00	144.00	144.00
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181ST FLOOR	181.00	182.00	182.00
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183RD FLOOR	183.00	184.00	184.00
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187TH FLOOR	187.00	188.00	188.00
188TH FLOOR	188.00	189.00	189.00
189TH FLOOR	189.00	190.00	190.00
190TH FLOOR	190.00	191.00	191.00
191ST FLOOR	191.00	192.00	192.00
192ND FLOOR	192.00	193.00	193.00
193RD FLOOR	193.00	194.00	194.00
194TH FLOOR	194.00	195.00	195.00
195TH FLOOR	195.00	196.00	196.00
196TH FLOOR	196.00	197.00	197.00
197TH FLOOR	197.00	198.00	198.00
198TH FLOOR	198.00	199.00	199.00
199TH FLOOR	199.00	200.00	200.00
200TH FLOOR	200.00	201.00	201.00
201ST FLOOR	201.00	202.00	202.00
202ND FLOOR	202.00	203.00	203.00
203RD FLOOR	203.00	204.00	204.00
204TH FLOOR	204.00	205.00	205.00
205TH FLOOR	205.00	206.00	206.00
206TH FLOOR	206.00	207.00	207.00
207TH FLOOR	207.00	208.00	208.



JUN 11 2010



UNIT B - H.C. - REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

LIGHT & VENTILATION CALC.			
ROOM NAME	AREA SQ. FT.	GLAZING SQ. FT.	PERCENTAGE LIGHT & VENTILATION PROVIDED
WATER ROOM	41	77.5	18.2
RECEIVING	110	17.5	15.8
UNIT ROOM/STORE	185	22	12.2

1	RESERVING SPACE (PRINTING, COPIING, FAX, ETC. MACH.)
2	WALL MOUNTED SHOT
3	SHOWERHEAD
4	SHOWER ONLY AND WETROOM, SHOWER
5	LOCK OF CLOSET, ARMOR
6	3" HO. COUNTER
7	3" HO. COUNTER
8	3" HO. COUNTER
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98	3" HO. COUNTER
99	3" HO. COUNTER
100	3" HO. COUNTER

1	2	3	4
SELECTED BY OWNER	ACCORD FROM SELECTED BY		
IMPACT ALTIMETER CALIBRATION	OWNER (AUTO/PROOF)		
1	2	3	4
"C" MARK 20 MINUTES FINE	NOT USED		
PAINTED	TEST-APPLIED BUSHES - TYPE		
4	5	6	7
HOLLOW CORE WOOD	CORRECT		
5	6	7	8
METAL	"C" WOOD BASE		

1	SOUD CORE WOOD	5	USE IDENTICAL FINISH & COAT
2	WITH ALUMINUM THRESHOLD 9"	6	PAINT - COLOR TO BE SELECTED.
3	MAX.	7	ONE COAT W/ ROOFING OIL
4	TEXTURE		
5	THRESHOLD BINDER BOARD @ MET		
6	AREAS AND AROUND TUB &		

12	FLOOR MOUNTED DOOR STOP	8	SPRINKLER
13	PANIC MORTARLESS DEVICE	9	FULL HEIGHT FIRE FIGHTER
14	SEE STATION/FLOOR ELEVATIONS	10	PAINTED & PAULID
15	8" UREX WITH UR. BATIO	11	EXT. STUCCO FRESH PRODUCT & PAINTED - COLOR TO BE
	CLONES		
16	SEE WALLS, SITES.	12	SELECTED - PROVIDE SHIP LODGE
			LOCAL PROPOSED CHAIRMAN

[illegible]

26	SMOOTH PAINT FRESH	14	WITH SLEIGH SEATING
27	DOOR STOP (MIL/1/004)	15	UNDERMOUNT)
28	MOUNTED)		
29	CHECKED SUE CLOSER		8 1/2" CERAMIC TILE FINISH
30	ELECTRIC FRESH		PROVIDE WASHES & DRYER
31	2" COLDWALL STYLE WOOD CLASING		NOOK-UP AND DOWNST NOOK UP
32			BOOTS

12	4" W. PRE PAID	15	WALL COVER ALLOWED, MINIMUM SHELVING AND IN INTERIOR OF
13	4" W. PRE PAID	16	CABINETS
14	BASEMENT NOT APPLICABLE	17	4" SOUP UPPER CABINETS WITH SOLID WOOD BASED PANELS
15	1ST FLOOR - N.E. - COLON AND TYPE TO BE SELECTED BY	18	DOORS.

19	ADJUSTABLE SWELLING IN BENDROVA
20	CLUSTERS
21	PROVIDE CHAIR/PATIENT
22	MOCK-UP - REFER TO ELECT.
23	DRAWINGS
24	MOCK-UP PILED HOLE
25	IMPACT RESISTANT EXT. DOOR
26	WITH WALKER TRAIL STAY AND
27	WALK. INTERIOR
28	DOOR IS A/C CLUSTERS SHALL BE

NOTES

ADDER TO OVERALL FLOOR PLAN FOR OVERALL DIMENSION OF UNITS. OVERALL DIMENSION OF UNITS MAY VARY, BUT NO MORE THAN 6". DISCREPANCIES SHALL BE ADJUSTED TO RESPECT.

FLOOR SHALL BE AT AN OF 50.

REAR OF A/C CONDENSATE

- Disease tests shall with a 5% of 50, postmortem in bulls and farm pigs shall be scald, lime, incinerated, or otherwise treated to maintain required rating.

[illegible]

UNIT DOOR SCHEDULE									
DOOR NO.	SIZE ACTUAL			DOOR			FIRE RATING	HIGHER SET NO.	REMARKS
	WIDTH	HEIGHT	T.	MAT.	TYPE	FRAME			
1	3'-0"	6'-8"	3/4"	3	A	3	---	32 DOOR	20
2	3'-0"	6'-8"	3/4"	19	B	12	---	32 DOOR	20
3	2'-10"	6'-8"	3/4"	19	B	11	---	32 DOOR	20
4	3'-0"	6'-8"	3/4"	19	B	---	---	32 DOOR	20
5	3'-0"	6'-8"	3/4"	19	B	---	---	32 DOOR	20
6	3'-0"	6'-8"	3/4"	19	B	---	---	32 DOOR	20
7	3'-0"	7'-0"	---	3	---	---	---	32 DOOR	20
8	6'-0"	6'-8"	---	1	2	1	---	32 DOOR	19

[illegible][illegible][illegible][illegible][illegible]

1. CONTRACTOR SHALL PROVIDE ALL HARDWARE INCLUDING BUT NOT LIMITED TO: BRIMS, LOCKS, SELF-CLOSERS, HOLDERS, DOOR STOPPERS AND TEMPLATES AS AVAILABLE. DOOR LOCKS SHALL BE MANUFACTURED BY SCHLAGE OR APPROVED EQUAL. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
2. TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT OF ITEMS.
3. ALL HARDWARE SHALL BE LEVEL TRUE AND SHALL MEET ALL REQUIREMENTS ACCORDING TO SECTION 4.11.9 OF THE PLATONIC ACCESSIBILITY GUIDELINES.
4. PROVIDE CLASS C COMBINATION FOR ALL DOOR PANS INCLUDING SELF CLOSING DEVICE.
5. BRIDG DOOR 2'-10" OR LESS IN WIDTH SHALL BE EQUIPPED W/ JOHNSON 1801 HARDWARE SYSTEM, WHERE 32" CLEAR DOOR OR MORE SHALL BE EQUIPPED W/ JOHNSON 1802 HARDWARE SYSTEM.

THRESHOLDS, KICK PLATES, PUSH PLATES, PULL PLATES, AND OTHER ACCESSORIES. PROVIDE A COMPLETE HARDWARE SCHEDULE TO BE USED FOR ALL HARDWARE. PROVIDE A HARDWARE SCHEDULE TO BE USED FOR ALL HARDWARE. PROVIDE A HARDWARE SCHEDULE TO BE USED FOR ALL HARDWARE.

NOTES

JUN 1 1 2010

MIAMI-DADE COUNTY DEPT. OF PLANNING & ZONING DEVELOPMENTAL IMPACT COMMITTEE LANDSCAPE LEGEND - CHAPTER 18A SITE DATA

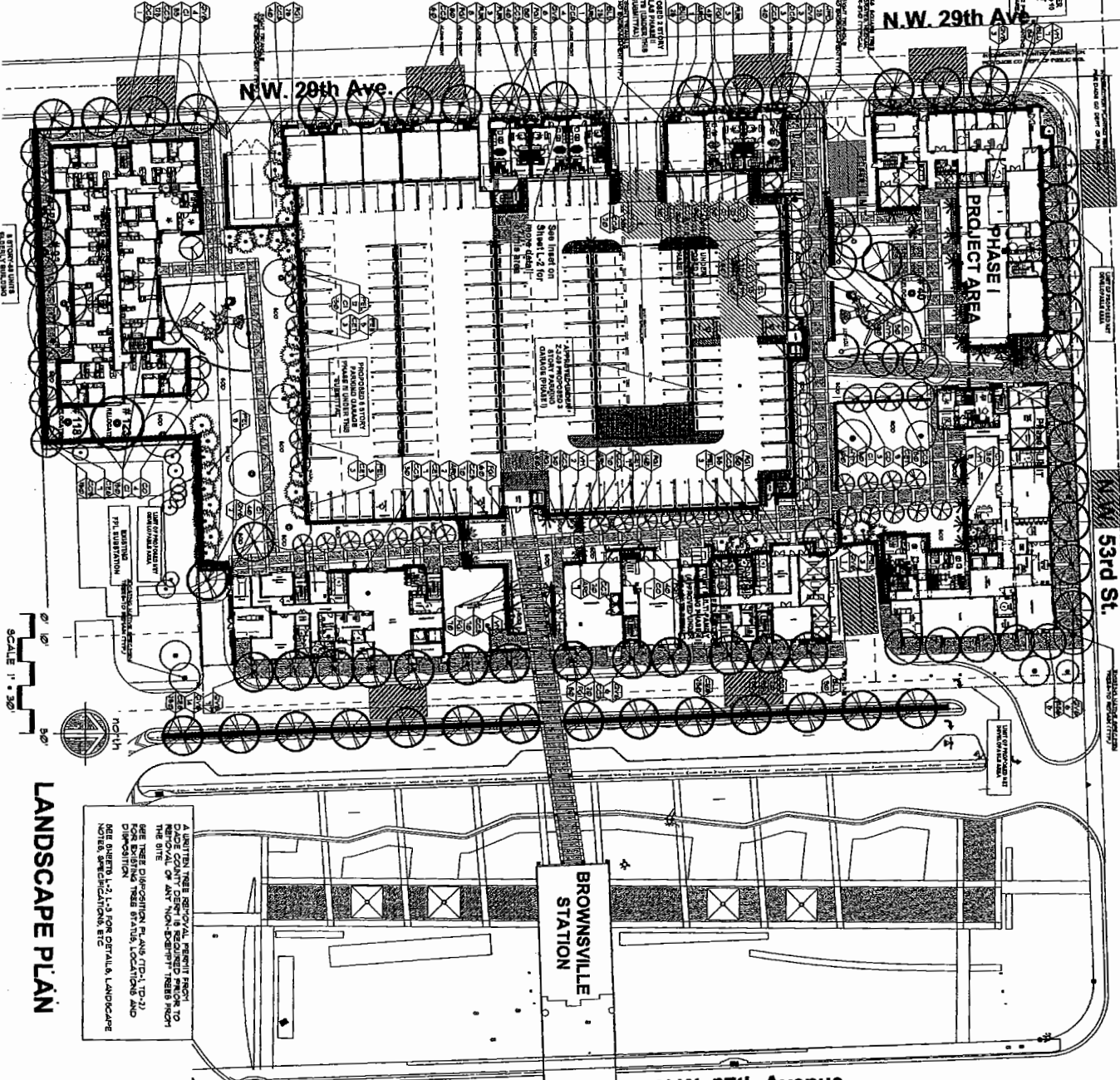
SECTION 1: TOTAL SITE AREA (ACRES)	67.3 AC (28.94 MI ²)
SECTION 2: TOTAL SITE AREA (ACRES)	67.3 AC (28.94 MI ²)
SECTION 3: TOTAL SITE AREA (ACRES)	67.3 AC (28.94 MI ²)
SECTION 4: TOTAL SITE AREA (ACRES)	67.3 AC (28.94 MI ²)
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SECTION 29: TOTAL SITE AREA (ACRES)	67.3 AC (28.94 MI ²)
SECTION 30: TOTAL SITE AREA (ACRES)	67.3 AC (28.94 MI ²)

STREET TREE TABULATIONS

STREET	REQUIRED	PROPOSED
N.W. 63rd Street	10	12
N.W. 28th Avenue	18	18
N.W. 27th Avenue	18	18
TOTAL	28	30

PLANTLIST

SYM	NATIVE	NAME	SPECIFICATION
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
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14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
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24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30



LANDSCAPE PLAN

DATE: 05/06/10
DRAWN: JFS
CHECKED: JFS
DATE: 05/06/10
SCALE: 1" = 30'

LANDSCAPE PLAN

DATE: 05/06/10
DRAWN: JFS
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LANDSCAPE PLAN

DATE: 05/06/10
DRAWN: JFS
CHECKED: JFS
DATE: 05/06/10
SCALE: 1" = 30'

60

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

WALL & SYMBOL LEGEND

PKAG

RIVE

PROJECT NAME: BROWNSVILLE
TRANSIT
VILLAGE IV
AT:
BROWNSVILLE METROPOLITAN
STATION 5000 N.W. 27TH
AVENUE MIAMI-CADE,
FLORIDA
OWNER:

CORW1
ARLIIIQIS 1160

SECURITY NOTES

A-2.0

THIS DRAWING IS THE PROPERTY OF
COWI, INCORPORATED, INC. UNLESS
OTHERWISE PROVIDED FOR BY
CONTACT. THE CONTENTS OF THE
DRAWING ARE CONFIDENTIAL AND
SHALL NOT BE TRANSMITTED TO ANY
OTHER PARTY WITHOUT AS AGREE
TO BY THE ARCHITECT/ENGINEER.

Sheet 11111

JUN 11 2010

BY

WALL & SYMBOL LEGEND

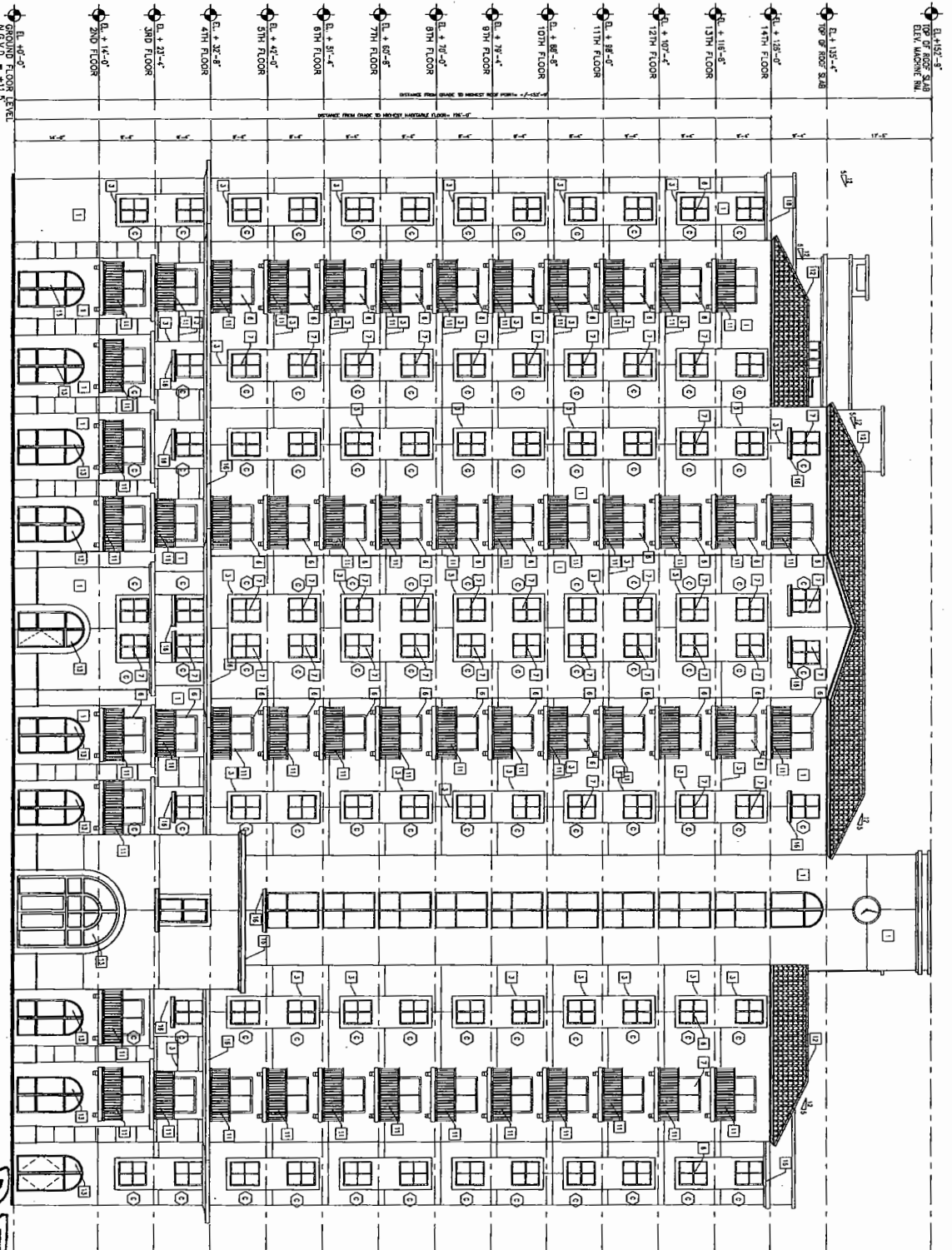
NOTE LEGEND

NOTES



A-2.7

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SHALL NOT BE REPRODUCED OR
CONSTRUCTED FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN
CONSENT OF CONVEX ARCHITECTS
P.C. ANY REUSE OF THIS
DRAWING FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN
CONSENT OF CONVEX ARCHITECTS
P.C. SHALL BE CONSIDERED A
VIOLATION OF THE ARCHITECTURAL
CODE OF ETHICS AND SHALL
BE SUBJECT TO THE PENALTIES
IMPOSED BY THE BOARD OF
ARCHITECTS.



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION LEGEND	
1	FINISH: SMOOTH STUCCO OVER GYPSUM
2	4" W. A.T. PROTECT.
3	1" STUCCO ROCK.
4	BRICKWORK: COMMON BRICK, 8" X 8" X 16" (SEE SPEC. FOR DETAILS)
5	4" W. A.T. PROTECT. OVER BRICKWORK
6	1" STUCCO ROCK.
7	BRICKWORK: COMMON BRICK, 8" X 8" X 16" (SEE SPEC. FOR DETAILS)
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99	1" STUCCO ROCK.
100	BRICKWORK: COMMON BRICK, 8" X 8" X 16" (SEE SPEC. FOR DETAILS)

RECEIVED
JUN 11 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY _____

A-3.0

DATE: 02/08/2010
JOB NO.: 2010-12
DRAWN BY: VENTURA
APP'D BY: AWC
DATE: 2010-12
SHEET NO.

EAST
ELEVATION

NOTES:
1. SEE SPEC. FOR FINISHES.
2. SEE SPEC. FOR MATERIALS.
3. SEE SPEC. FOR DETAILS.
4. SEE SPEC. FOR NOTES.

SCALE

MADE

REVISION

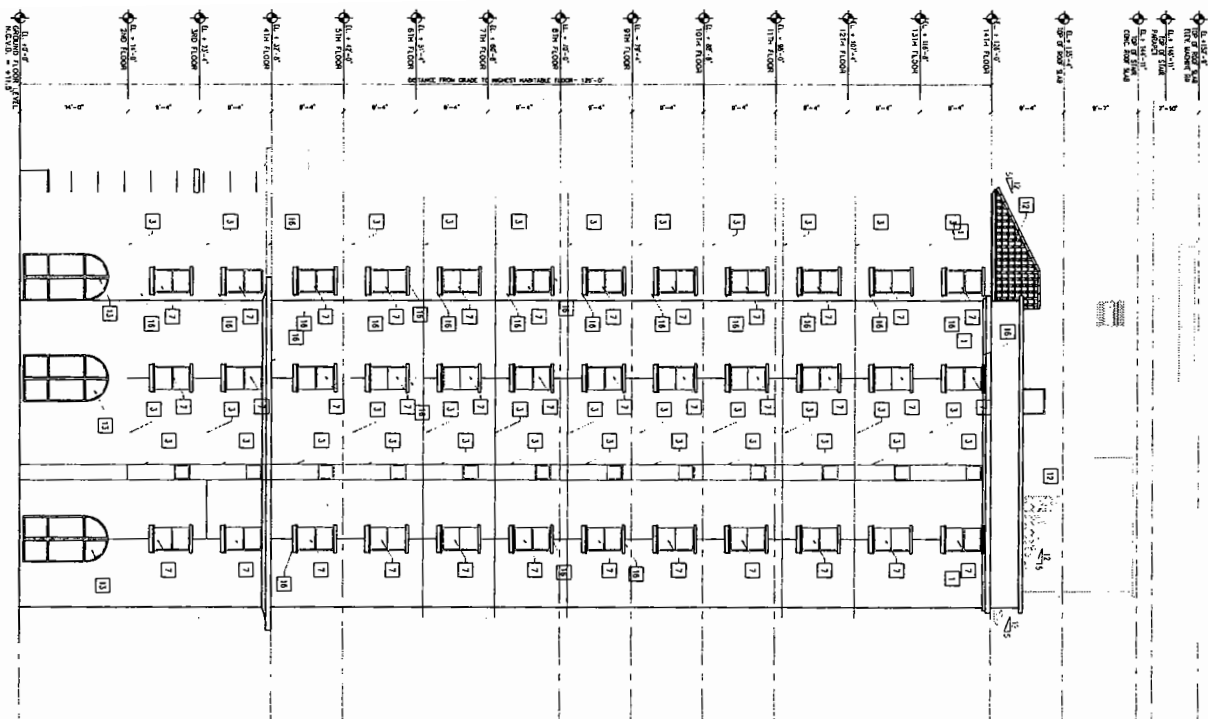
THE CARISSE
GROUP

OWNERS:
BROWNVILLE
TRANSIT
VILLAGE IV
AT:
BROWNVILLE
AVENUE
MIAMI-DADE
COUNTY
FLORIDA

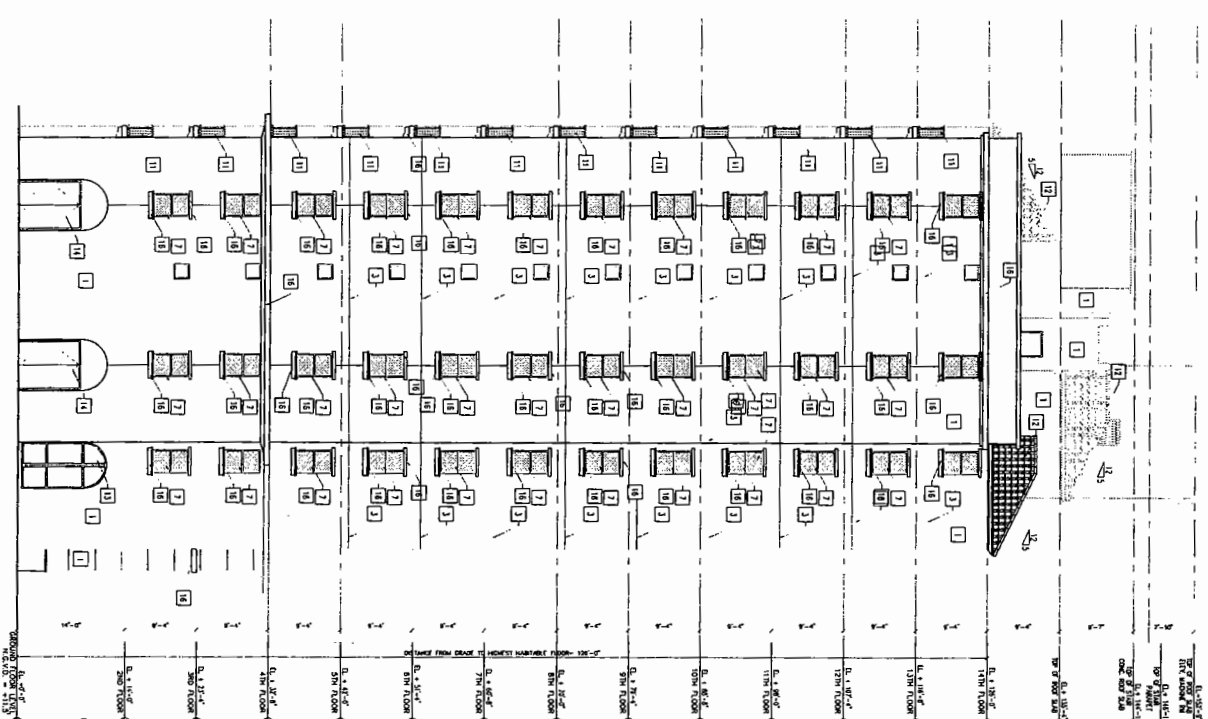
PROJECT NAME:

CORWILL
ARCHITECTS, P.C.
1000 N. W. 10th Ave., Suite 1000
Miami, FL 33136
Tel: 305.371.1100
Fax: 305.371.1101
www.corwill.com

63



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION LEGEND	
1	PAVED SIDEWALK (10' WIDE)
2	2" X 4" CEMENT
3	1" X 6" BOARD
4	CONCRETE CURB (4" HIGH) SET TO STREET
5	CONCRETE CURB (4" HIGH) SET TO STREET
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RECEIVED
JUN 11 2010
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY

DATE: 03/06/2010
JOB NO: 2010-1
DRAWN BY: VERTMAN
APP'D: AMT
SHEET NO: 2010-1

A-3.2

THE CARLISE GROUP
CONSULTANTS

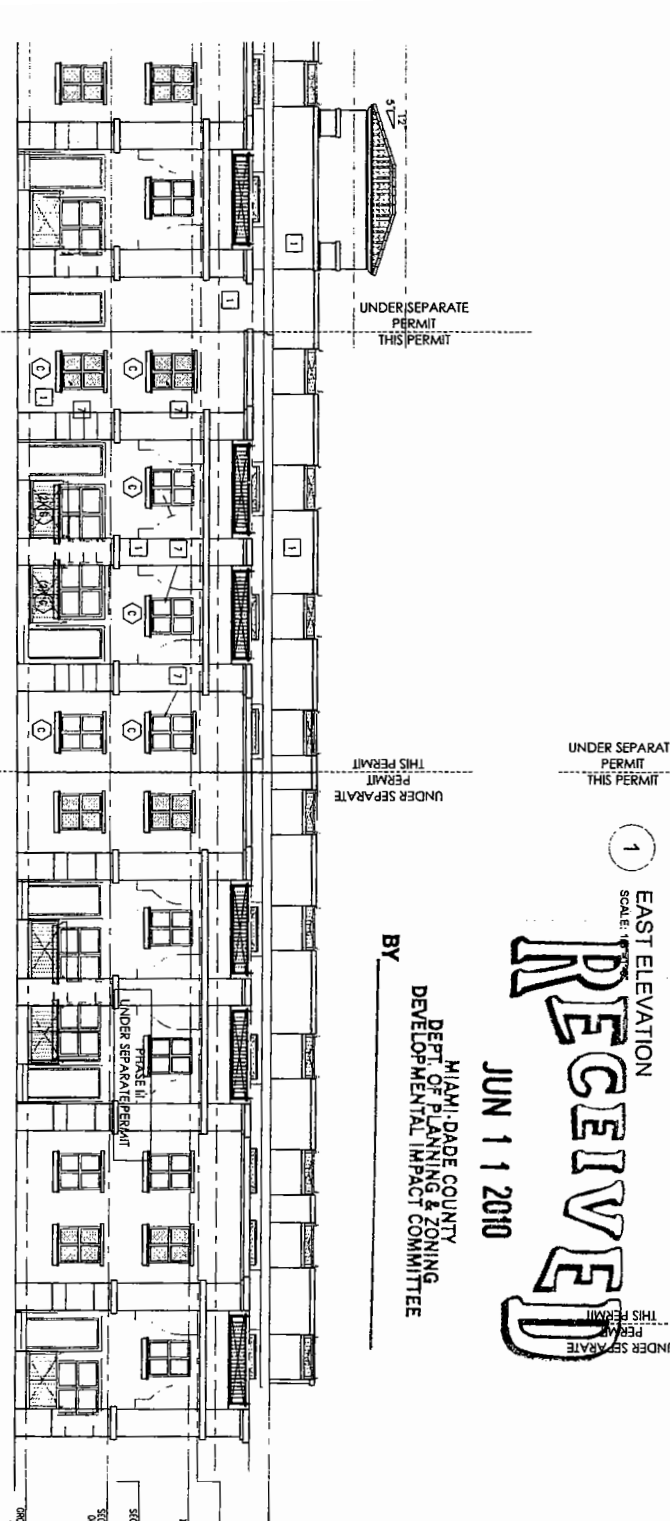
BROWNSVILLE TRANSIT VILLAGE IV
AT BROWNSVILLE AIRPORT/AVENUE 40102
FLORIDA



[illegible]

EAST - FIRE SEPARATION (15%MAX.)				
FLOOR LEVEL	ELEVATION S.F.	OPENING S.F.	PERCENTAGE OF MAX. ALLOWED	PERCENTAGE OF MAX. ALLOWED OBTAINED
GROUND FLOOR	541	81	14.8%	15% MAX.
SECOND FLOOR	541	81	14.8%	15% MAX.
THIRD FLOOR	541	81	14.8%	15% MAX.

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE



UNDER SEPARATE
PERMIT

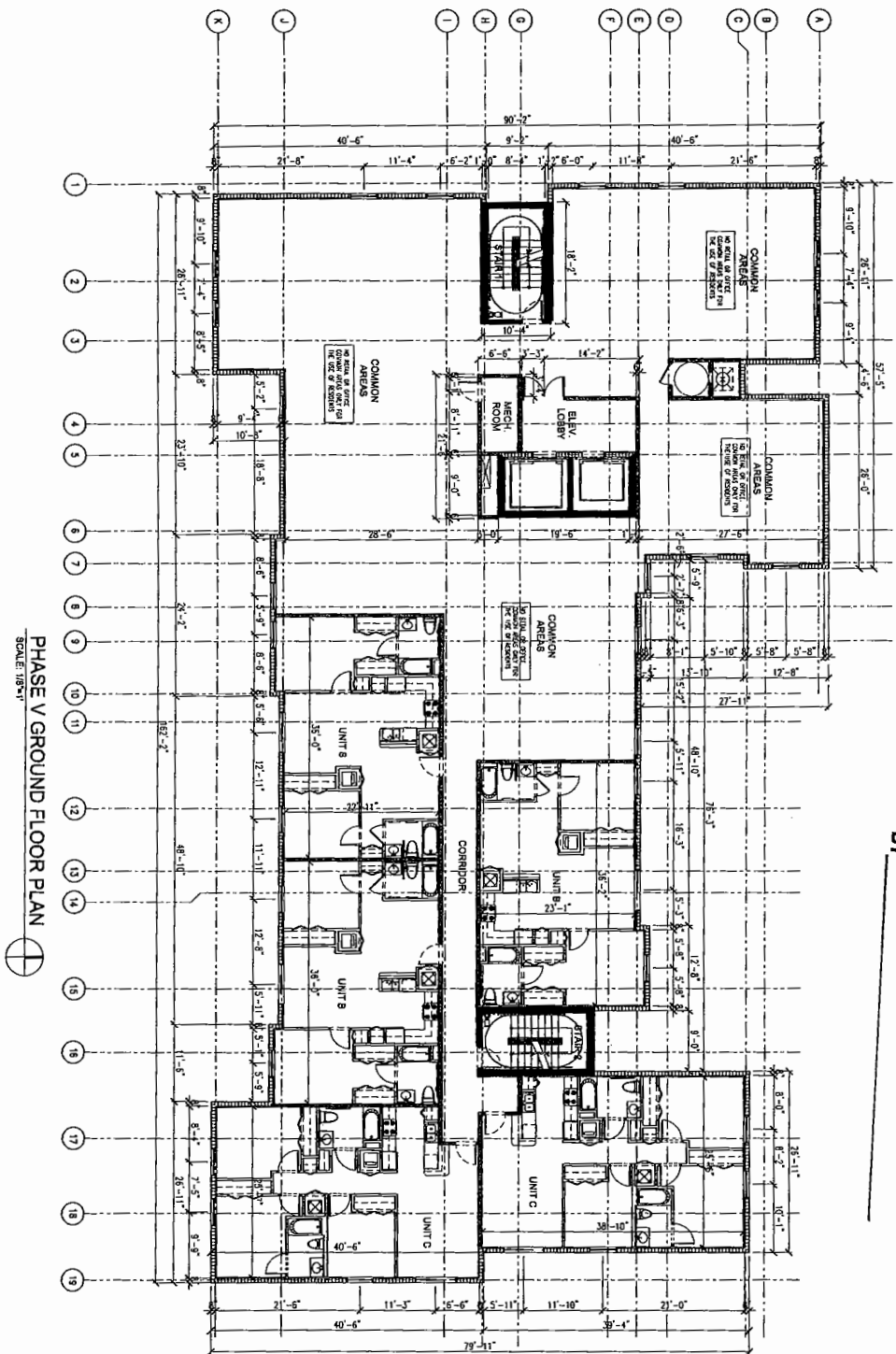
THIS PERMIT

DATE:	03/06/2010
JOB NO.	2010-12
CRASH RT	V87/R/ML
APPE RT	AMC
FILE	2010-12
SHEET NO.	

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JUN 11 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE



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DATE: 03/09/09
DRAWN BY: VMM
CHECKED BY: JLM
DATE: 06/01/10
SCALE: 1/8"=1'

PHASE V
GROUND FLOOR PLAN

A-2.12

THE CARLISLE GROUP

PROJECT NAME:
BROWNSVILLE
TRANSIT
VILLAGE
AT
BROWNSVILLE
STATION 2000 NW
AVENUE MIAMI
FL 33142

OWNER:
THE CARLISLE GROUP

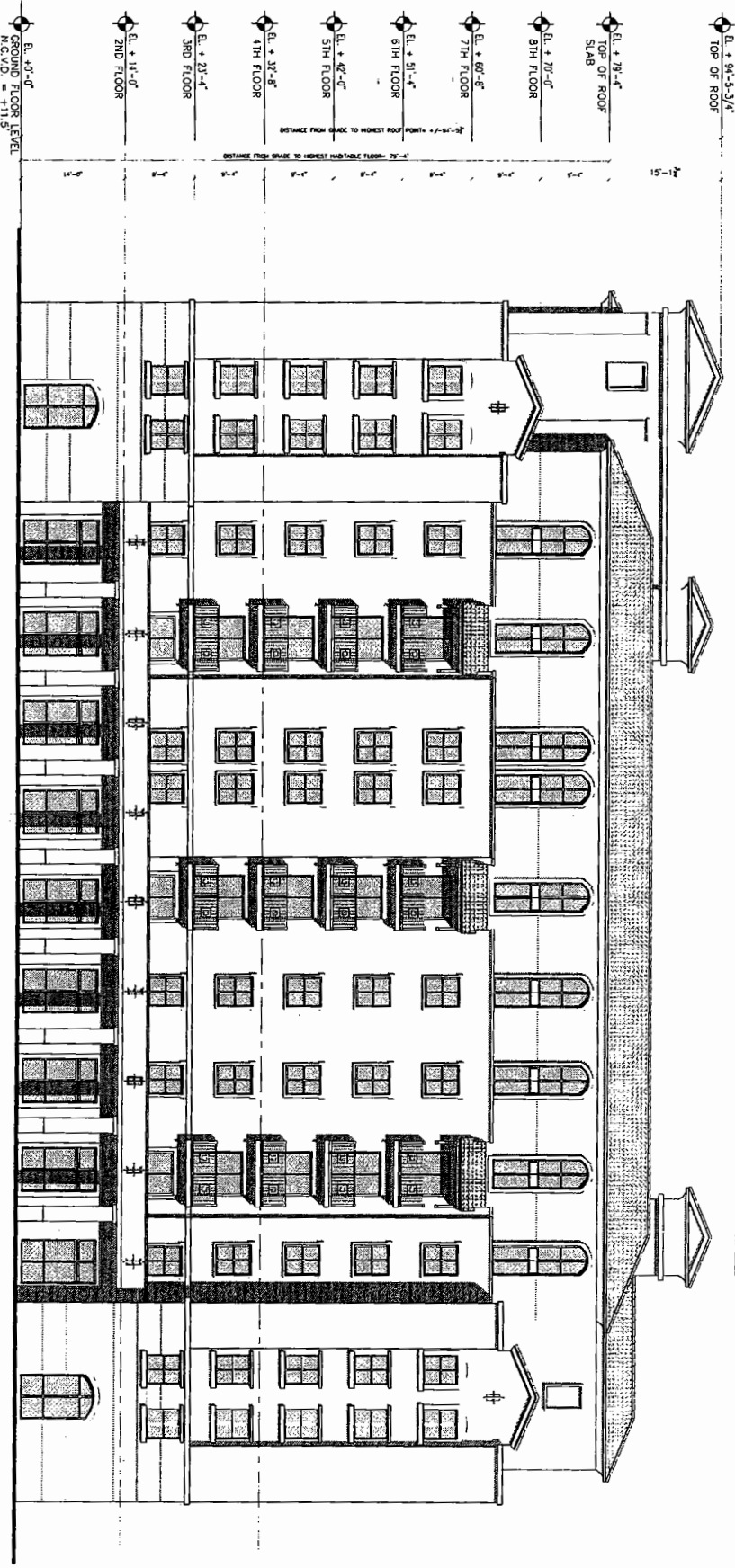
CONSULTANT:
CORWAX PLLC

RECEIVED

JUN 11 2010

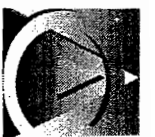
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY



1 PHASE V NORTH ELEVATION
SCALE: 1/8"=1'-0"

66



CORWELL
ARCHITECTS, INC.
1102 LAGUNA STREET
CORAL GABLES, FL 33134
TEL: 305-442-1111
FAX: 305-442-1112

PROJECT NAME:

BROWNSVILLE
TRANSIT
VILLAGE V

AT:
BROWNSVILLE METROPOLITAN
STATION 5200 N.W. 27TH
AVENUE MIAMI, FLORIDA

OWNER:

THE CARISLE
GROUP

CONTRACTOR:

PHASE
A.S.P.R.
SUBMITTAL

SCALE

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SYSTEMS WITHOUT PERMISSION IN
WRITING FROM CORWELL ARCHITECTS,
INC.

PHASE V
NORTH
ELEVATION

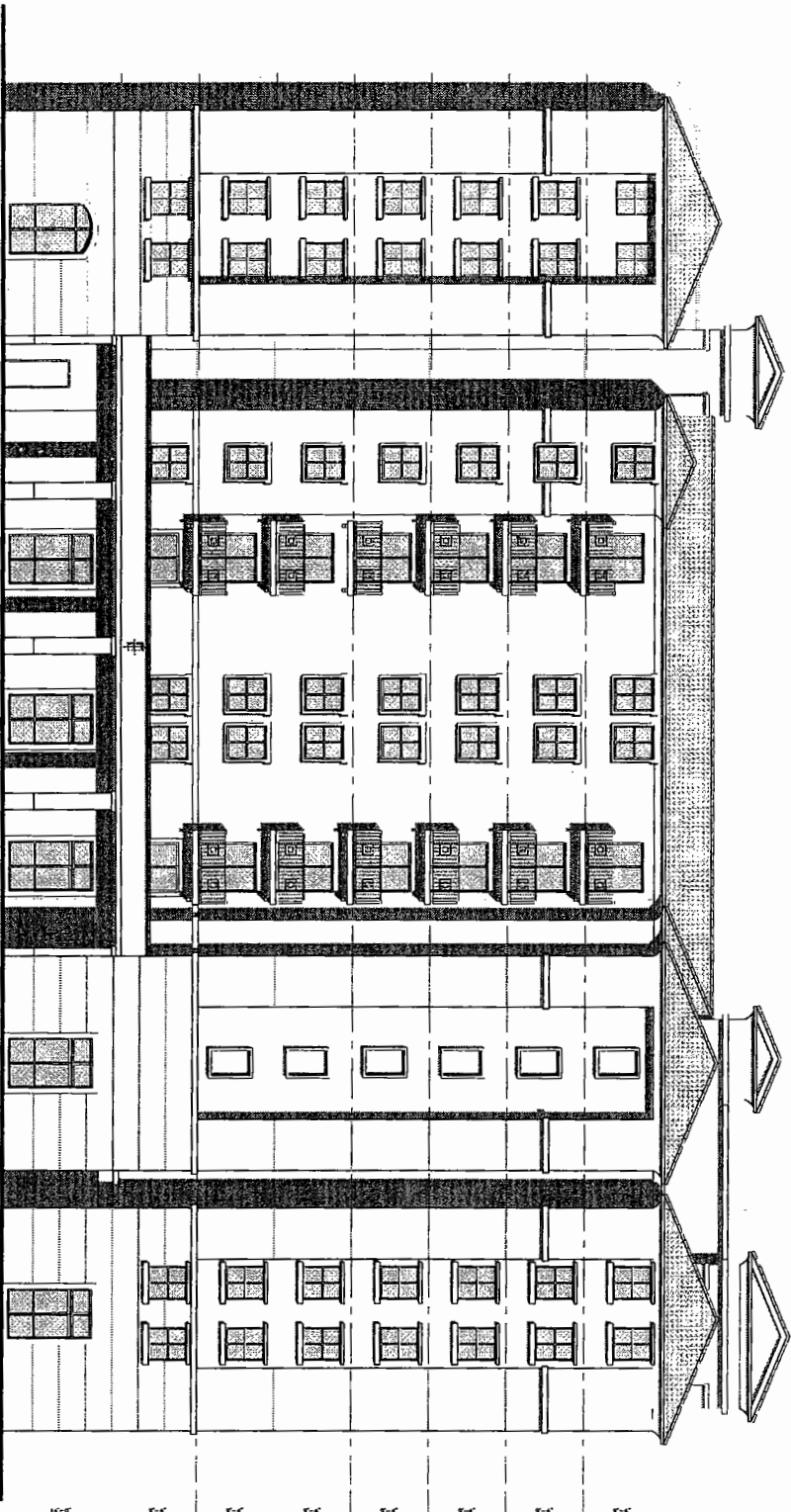
DATE: 02/08/2010
JOB NO.: 2010-12
DRAWN BY: VJ/RYM/L
APPROVED BY: A.M.C.
DATE: 2010-12
SHEET NO.:
A-3.7

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MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY



EL. + 94'-5 1/4"	TOP OF ROOF
EL. + 79'-4"	TOP OF ROOF SLAB
EL. + 70'-0"	8TH FLOOR
EL. + 60'-8"	7TH FLOOR
EL. + 51'-4"	6TH FLOOR
EL. + 42'-0"	5TH FLOOR
EL. + 32'-8"	4TH FLOOR
EL. + 23'-4"	3RD FLOOR
EL. + 14'-0"	2ND FLOOR
EL. + 0'-0"	GROUND FLOOR LEVEL

N.C. 101 = +11.15'

1 PHASE V SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

67



PROJECT NAME:
BROWNSVILLE
TRANSIT
VILLAGE V
AT:
BROWNSVILLE
3100 S. MIAMI AVENUE
MIAMI, FL 33133
FLORIDA

OWNER:
THE CARLSLE
GROUP

CONSULTANT:

PHASE:
A.S.P.R.
SUBMITTAL

SEAL

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DATE: 03/08/2014
JOB NO.: 2010-11
DRAWN BY: V.B./T.M.
CHECKED BY: A.M.C.
DATE: 2010-11
SHEET NO.

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JUN 11 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY

89



CORWILL
ARCHITECTS, INC.
4102 LAGUNA STREET
CORAL GABLES, FL 33146
TEL: 305-443-0201 FAX: 305-443-1328

PROJECT NAME:

BROWNSVILLE
TRANSIT
VILLAGE V

AT:

BROWNSVILLE METROPOLITAN
STATION 5200 N.W. 27TH
AVENUE MIAMI-DADE
COUNTY
FLORIDA

OWNER:

THE CARLISLE
GROUP

CONSULTANT:

PHASE
A.S.P.R.
SUBMITTAL

REVISION

SCALE

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SHEET TITLE

PHASE V
EAST

ELEVATION

DATE: 03/08/2010

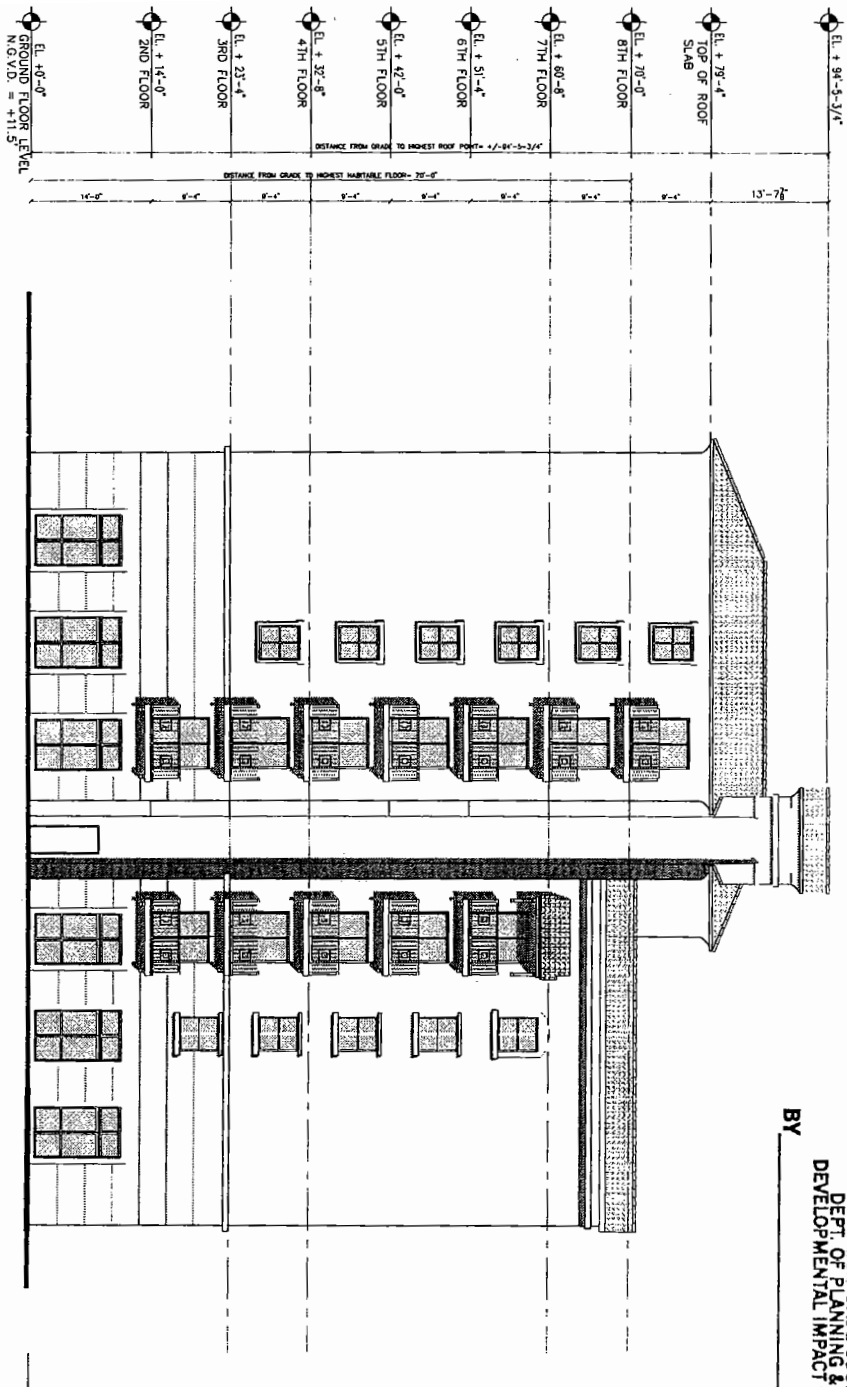
JOB NO. 2010-12

DRAWN BY: VAS/7836AL

APP'D BY: AMC

DATE: 2010-12

SHEET NO.



1 PHASE V EAST ELEVATION
SCALE: 1/8"=1'-0"

RECEIVED
JUN 11 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE



CORNELL
ARCHITECTS, INC.
4102 LAGUNA STREET
CORAL GABLES, FL 33146
TEL: (305) 442-0333 FAX: (305) 442-0330

PROJECT NAME:

BROWNSVILLE
TRANSIT
VILLAGE V

AT:

BROWNSVILLE METROPOLITAN
STATION 3000 N.W. 27TH
AVENUE MIAMI GARDENS,
FLORIDA

OWNER:

THE CARLISLE
GROUP

CONSULTANTS:

PHASE
A.S.P.R.
SUBMITTAL

REVISIONS

SEAL

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AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF
CORNELL ARCHITECTS, INC.

SHEET TITLE

PHASE V
WEST

ELEVATION

DATE: 03/08/2010

JOY NO. 2010-12

DRAWN BY: VJ/7/8/NA

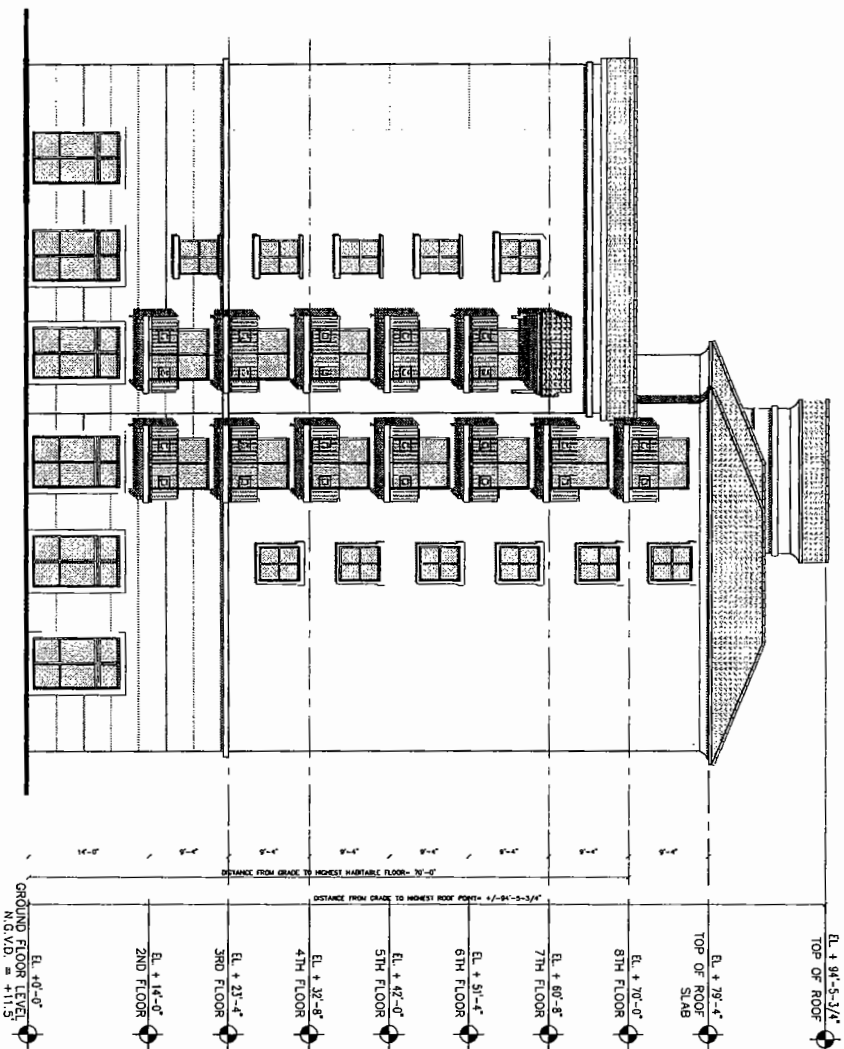
APPROVED: JAMC

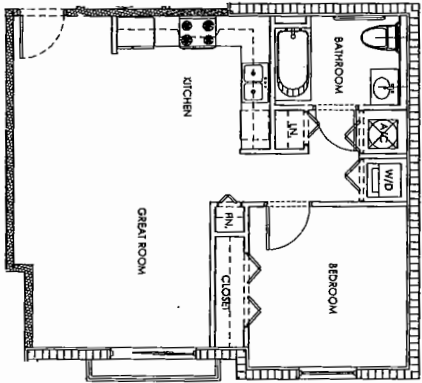
FILE: 2010-12

SHEET NO.

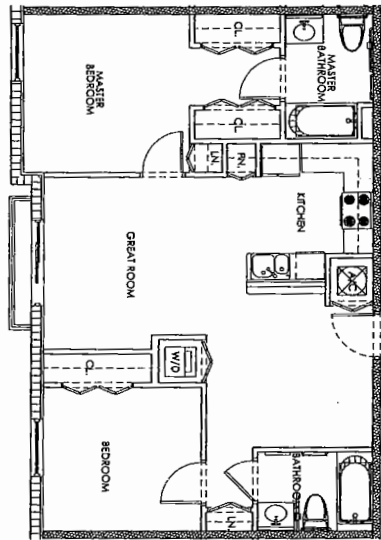
A-3.10

1 PHASE V WEST ELEVATION
SCALE: 1/8"=1'-0"

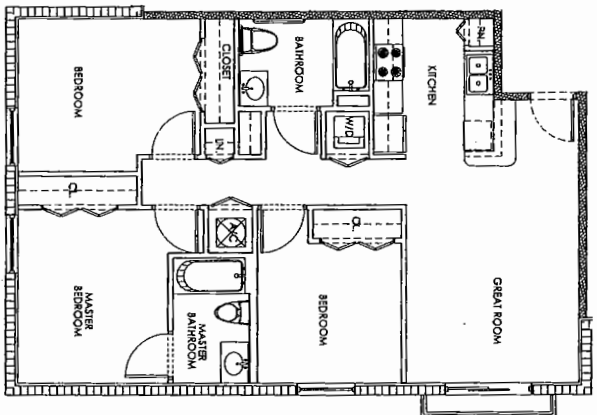




UNIT A - FLOOR PLAN
SCALE: 1/4"=1'



UNIT B - FLOOR PLAN
SCALE: 1/4"=1'



UNIT C - FLOOR PLAN
SCALE: 1/4"=1'

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JUN 11 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY _____

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PROJECT: BROWNSVILLE TRANSIT VILLAGE
AT: 10000 BROWNSVILLE AVENUE, MIAMI, FLORIDA
OWNER: THE CARLI GROUP
CONSULTANT: A.S.P.R. SUBMITTAL

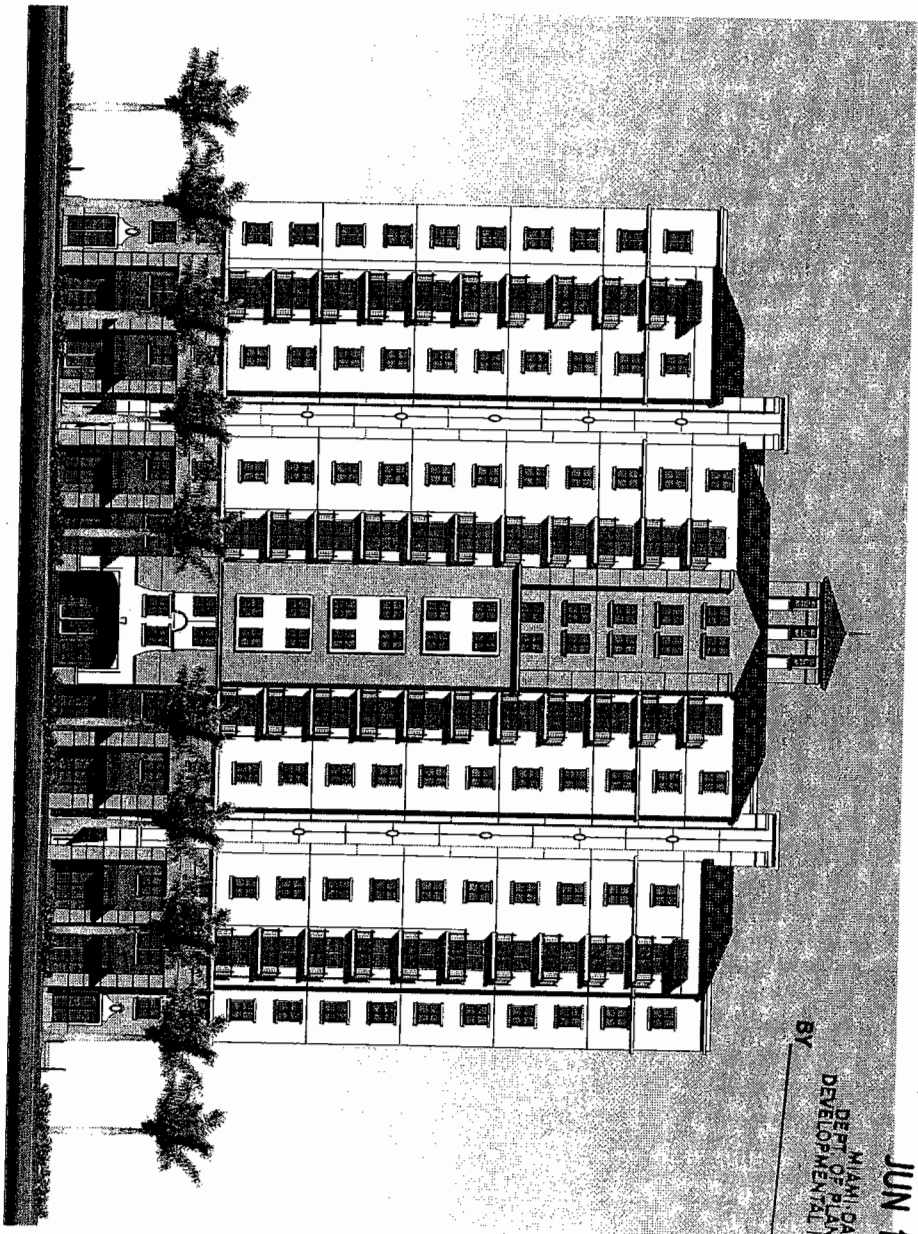
DATE: 05/09
REVISED: 2
DRAWN BY: VAI
CHECKED BY: JAE
IN CHARGE: JAE

PHASE: TYPICAL UNITS
SHEET NO. A-4.2

EVERETT - STEWART SR.
BROWNSVILLE VILLAGE - PHASE II
ASPR SUBMITTAL
5200 NW 27th AVENUE
MIAMI DADE, FLORIDA

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JUN 11 2010

MIAMI DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY



ARCHITECT

CORWIL ARCHITECTS, INC.
4102 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
O: (305) 448-7383 F: (305) 448-8863

CIVIL

HSQ GROUP, INC.
1849 WEST PALMETTO PARK ROAD, SUITE 340
BOCA RATON, FLORIDA 33486
O: (561) 392-0221 F: (561) 392-6458

DEVELOPER

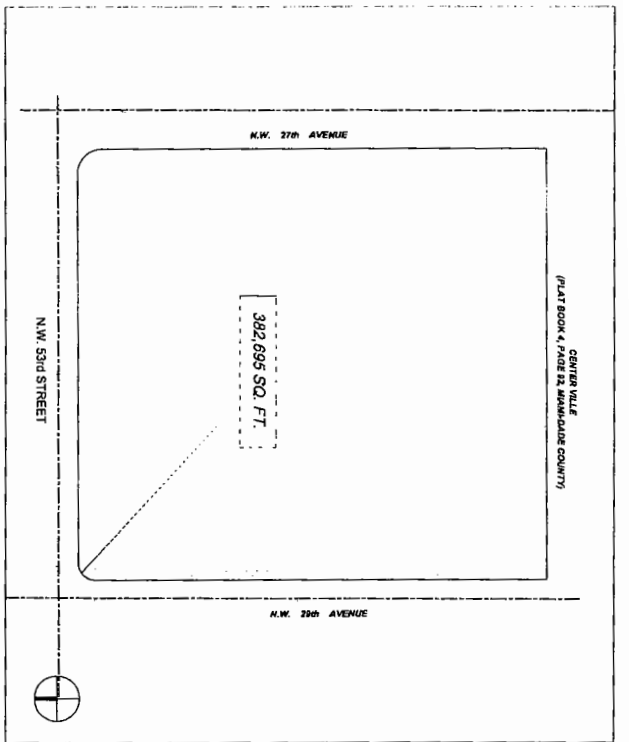
THE CARLISLE GROUP
2950 S.W. 27th STREET, SUITE #200
MIAMI, FLORIDA 33133
O: (305) 357-4732 F: (305) 357-4745

STRUCTURAL

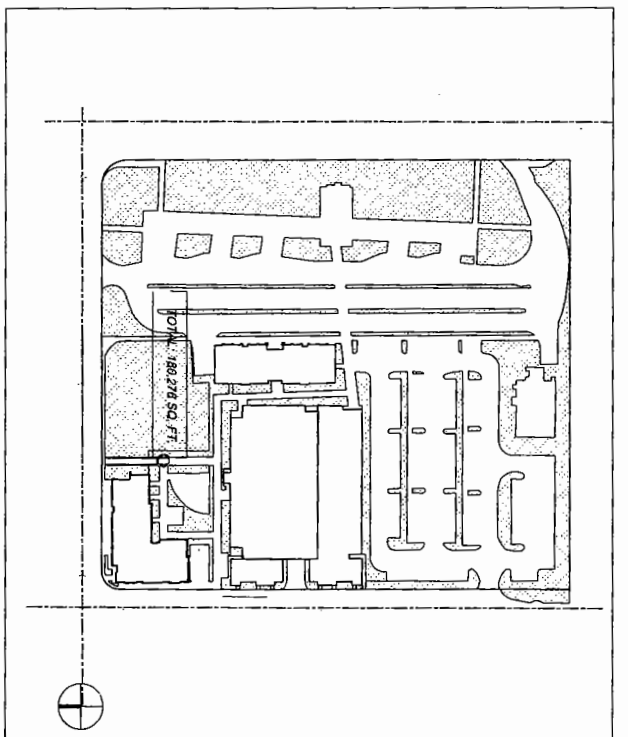
SIDDIQ KHAN & ASSOCIATES, INC.
7400 S.W. 50th TERRACE, SUITE 105
MIAMI, FLORIDA 33155
O: (305) 562-2301 F: (305) 498-9370

MEP

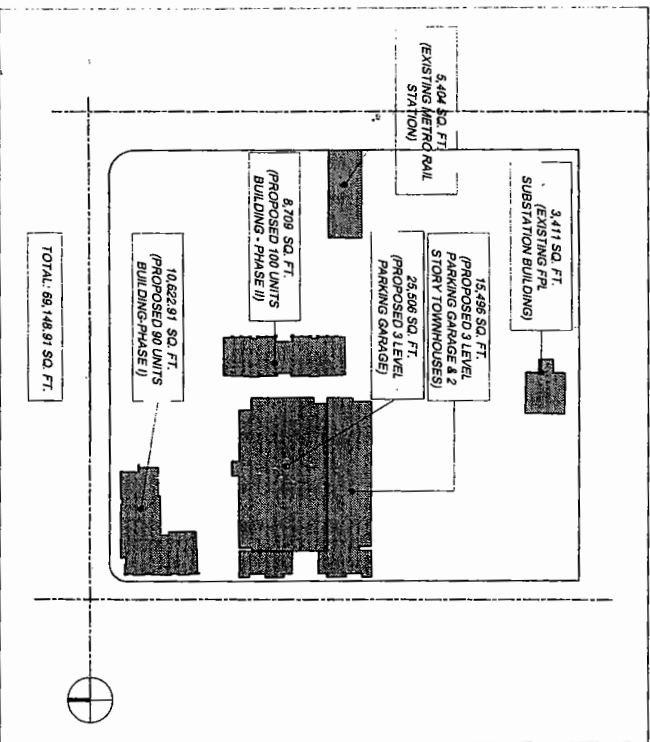
JMM CONSULTING ENGINEERS, LLC
8353 S.W. 124 STREET, SUITE #108
MIAMI, FLORIDA 33156
O: (305) 255-1621 F: (305) 255-1732



1
NET LOT AREA
SCALE: N.T.S.



2
GREEN AREA
SCALE: N.T.S.



3
BUILDING FOOTPRINT
SCALE: N.T.S.

RECEIVED
JUN 11 2010
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY _____

SITE DIAGRAM

DATE: 07/11/2001

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04



CORWILL
ARCHITECTS, INC.

4102 LAGUNA STREET
CORAL GABLES, FL 33134
TEL: 305.442.1111 FAX: 305.442.1112

PROJECT NAME:
EVERETT
STEWART SR.
BROWNSVILLE
VILLAGE PHASE I

5200 N.W. 27TH AVENUE
MIAMI, FL 33150

OWNER:
THE CARLISLE
GROUP

CONSULTANT:
THE CARLISLE
GROUP

DATE: 07/11/2001

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

DATE: 2008-04

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DATE: 2008-04

DATE: 2008-04

RECEIVED
JUN 11 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

PROJECT NAME:
STEVAN SR.
BROWNSVILLE
VILLAGE PHASE I
5000 N. 27th Avenue
MIAMI-DADE, FL 33146

OWNER:
THE CARLISLE GROUP

CONSULTANTS:

PHASE
A.S.P.R. SUBMITTAL
(PHASE II)
REVISIONS:
DATE: 07/14/2001
BY: JCB/NO
CHECKED BY: JCB/NO
DATE: 07/14/2001
BY: JCB/NO
DATE: 07/14/2001
BY: JCB/NO

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WRITTEN PERMISSION OF CORWILL
ARCHITECTS, INC.

MASTER SITE
PLAN

DATE: 07/14/2001

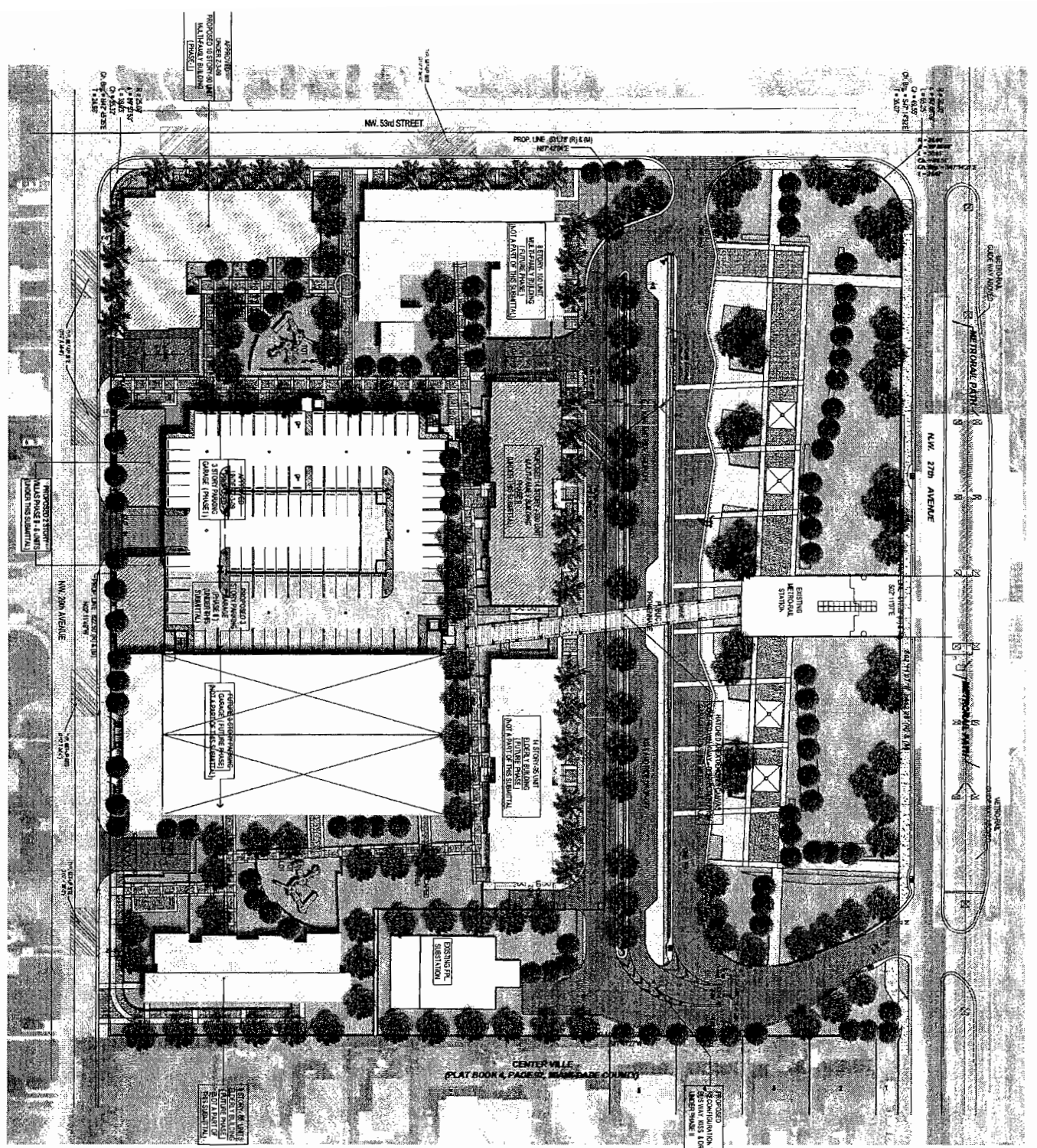
2006-04

06/07/2001

06/07/2001

06/07/2001

06/07/2001



BUILDING LEGEND
PHASE I (APPROVED UNDER 2-0-09)
PHASE II (PROPOSED UNDER THIS SUBMITTAL)
FUTURE PHASE

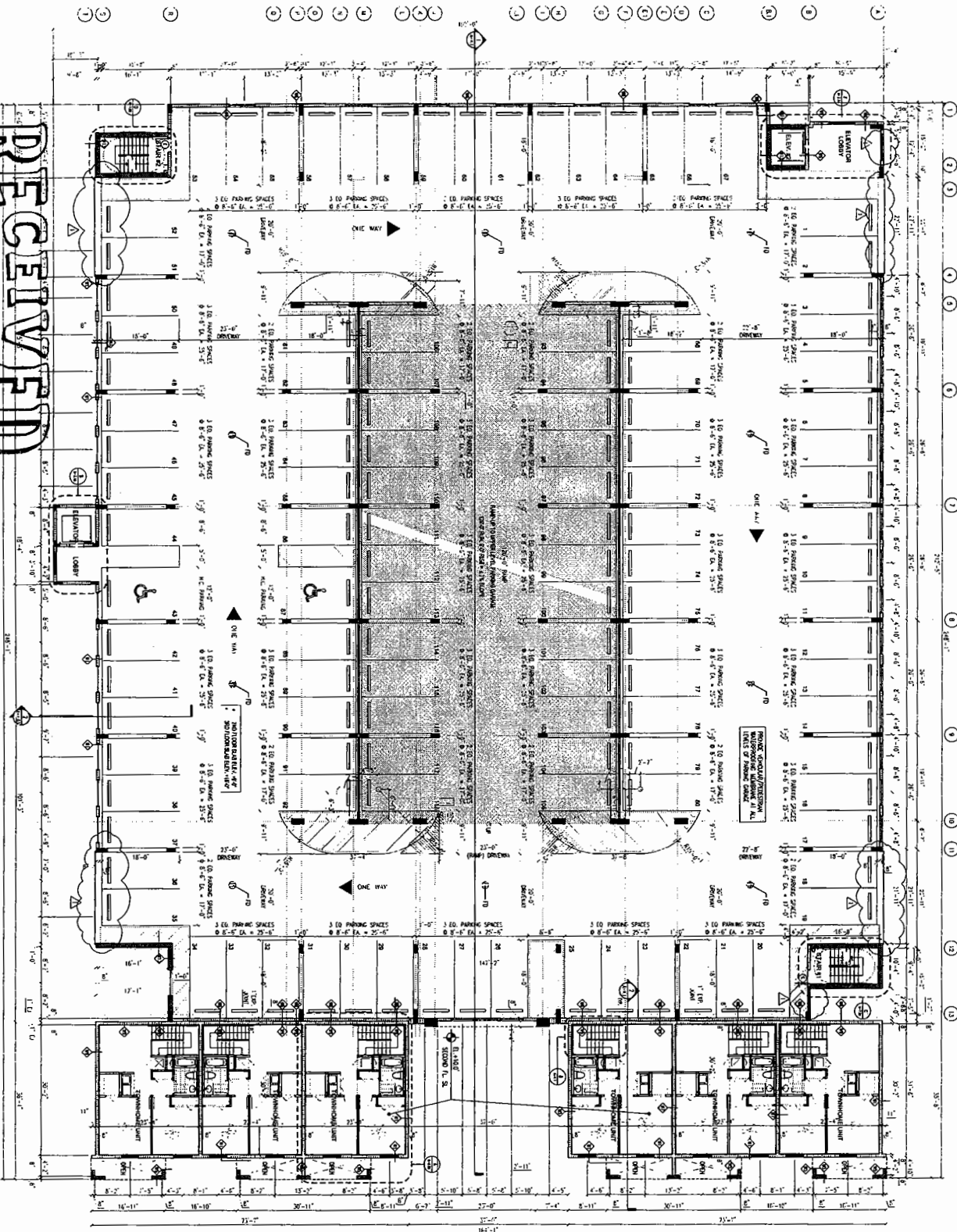
PRELIMINARY DEVELOPMENT CONCEPT
SCALE: 1" = 40'



JUN 1 1 2010

RECEIVED
JUN 24 2010

SECOND LEVEL PARKING GARAGE



WALLS & SYMBOL LEGEND

- [illegible]

GARAGE LEGEND

- [illegible]

NOTES

- AT 5:00PM, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, 1055, 1060, 1065, 1070, 1075, 1080, 1085, 1090, 1095, 1100, 1105, 1110, 1115, 1120, 1125, 1130, 1135, 1140, 1145, 1150, 1155, 1160, 1165, 1170, 1175, 1180, 1185, 1190, 1195, 1200, 1205, 1210, 1215, 1220, 1225, 1230, 1235, 1240, 1245, 1250, 1255, 1260, 1265, 1270, 1275, 1280, 1285, 1290, 1295, 1300, 1305, 1310, 1315, 1320, 1325, 1330, 1335, 1340, 1345, 1350, 1355, 1360, 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400, 1405, 1410, 1415, 1420, 1425, 1430, 1435, 1440, 1445, 1450, 1455, 1460, 1465, 1470, 1475, 1480, 1485, 1490, 1495, 1500, 1505, 1510, 1515, 1520, 1525, 1530, 1535, 1540, 1545, 1550, 1555, 1560, 1565, 1570, 1575, 1580, 1585, 1590, 1595, 1600, 1605, 1610, 1615, 1620, 1625, 1630, 1635, 1640, 1645, 1650, 1655, 1660, 1665, 1670, 1675, 1680, 1685, 1690, 1695, 1700, 1705, 1710, 1715, 1720, 1725, 1730, 1735, 1740, 1745, 1750, 1755, 1760, 1765, 1770, 1775, 1780, 1785, 1790, 1795, 1800, 1805, 1810, 1815, 1820, 1825, 1830, 1835, 1840, 1845, 1850, 1855, 1860, 1865, 1870, 1875, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3310, 3315, 3320, 3325, 3330, 3335, 3340, 3345, 3350, 3355, 3360, 3365, 3370, 3375, 3380, 3385, 3390, 3395, 3400, 3405, 3410, 3415, 3420, 3425, 3430, 3435, 3440, 3445, 3450, 3455, 3460, 3465, 3470, 3475, 3480, 3485, 3490, 3495, 3500, 3505, 3510, 3515, 3520, 3525, 3530, 3535, 3540, 3545, 3550, 3555, 3560, 3565, 3570, 3575, 3580, 3585, 3590,

PARKING

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      • M.C. PAPERING= 2
      • STANDARD PAPERING= 117
TOTAL PGR NGR = 11

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A-2.6

DATE: 09/11/17
 FOR NO: 2000
 DRAWING: V&P/RS
 ANY BY: A
 FILE: 2000

SECOND LEVE

GARAGE

1

DEPARTMENT OF THE ARMY
WASHINGTON, D.C.

APR 21 1967

1400

A-76

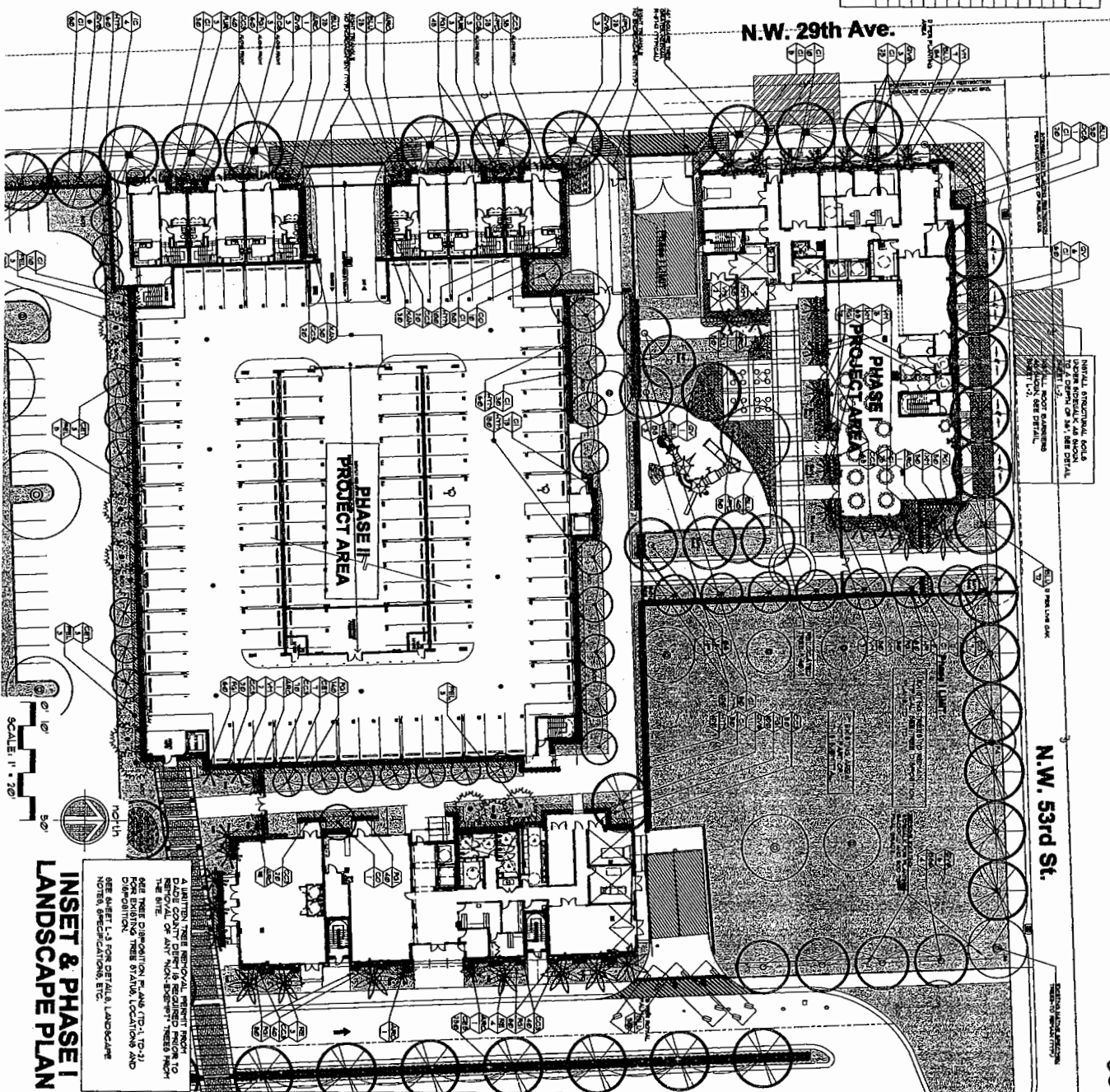
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JUN 11 2010

JUN 11 2010

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY



INSEI & PHASE I LANDSCAPE PLAN

SCALE: 1" = 20'

L-2.0

DATE	09/14/2008
JOB NO.	200808
DRAWN BY	WJ/NOY/RL/M/L
APP BY	AL
PLT	200808
SHEET NO.	

[illegible]

OWNER:
THE CARLISLE
GROUP

PROJECT NAME:
4102 LAGUNA STREET
CORAL GABLES, FL 33134
LIC. NO. AC-0000001 TEL. 305-444-1111



CORWIN
ARCHITECTS, INC.

80

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

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

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

TRUST/ESTATE NAME _____

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

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210.044
MAY 05 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: XU

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: BROWNSVILLE VILLAGE III, LTD.,

BROWNSVILLE VILLAGE IV, LTD., AND BROWNSVILLE VILLAGE V, LTD.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
BROWNSVILLE VILLAGE III, LTD. BROWNSVILLE VILLAGE IV, LTD.; AND BROWNSVILLE VILLAGE V., LTD. 2950 SW 27 TH AVENUE, SUITE 200 COCONUT GROVE, FLORIDA 33133 MATTHEW S. GREER, MANAGER	SEE ATTACHED FOR FURTHER DISCLOSURE
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: SEE ATTACHED SIGNATURE PAGES

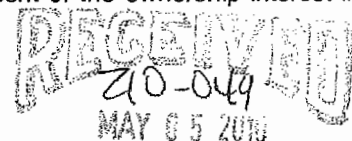
(Applicant)

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

(Notary Public)

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.



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AB

Brownsville Transit Village III

Applicant:

Brownsville Village III, Ltd.
A Florida Limited Partnership

General Partner:
(.01% ownership)

Brownsville Village III, LLC
A Florida Limited Liability Company
Matthew Greer, Manager

Co-Member:

1754 LLC (99% owner)
A Florida Limited Liability Company
Principal: Matthew Greer, Manager (100% owner)

Co-Member:

1754 MM Inc. (1% owner)
A Florida Corporation
Principal: Matthew Greer, President (100% owner)

Officers/Directors:

N/A

Limited Partner (99.99% ownership):

Matthew Greer &/or assigns

Developer:

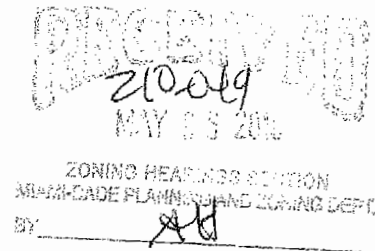
Brownsville Village III Development, LLC
A Florida Limited Liability Company
Matthew Greer, Manager

Member:

1754 Development, LLC
A Florida limited liability company
Principal: Matthew Greer, President/Secretary

Member:

1754 LLC
A Florida Limited Liability Company
Principal: Matthew Greer, Manager



Brownsville Transit Village IV

Applicant: **Brownsville Village IV Ltd.**
A Florida Limited Partnership

General Partner: **Brownsville Village IV, LLC**
(.01% ownership) A Florida Limited Liability Company
Matthew Greer, Manager

Co-Member: 1754 LLC (99% owner)
A Florida Limited Liability Company
Principal: Matthew Greer, Manager (100% owner)

Co-Member: 1754 MM Inc. (1% owner)
A Florida Corporation
Principal: Matthew Greer, President (100% owner)

Officers/Directors: N/A

Limited Partner (99.99% ownership): Matthew Greer &/or assigns

Developer: **Brownsville Village IV Development, LLC**
A Florida Limited Liability Company
Matthew Greer, Manager

Member: **1754 Development, LLC**
A Florida limited liability company
Principal: Matthew Greer, President/Secretary

Member: **1754 LLC**
A Florida Limited Liability Company
Principal: Matthew Greer, Manager

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MAY 05 2016
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Brownsville Transit Village V

Applicant: **Brownsville Village V Ltd.**
A Florida Limited Partnership

General Partner:
(.01% ownership) **Brownsville Village V, LLC**
A Florida Limited Liability Company

Co-Member: 1754 LLC (99% owner)
A Florida Limited Liability Company
Principal: Matthew Greer, Manager (100% owner)

Co-Member: 1754 MM Inc. (1% owner)
A Florida Corporation
Principal: Matthew Greer, President (100% owner)

Officers/Directors: N/A

Limited Partner (99.99% ownership): Matthew Greer &/or assigns

Developer: **Brownsville Village V Development, LLC**
A Florida Limited Liability Company

Member: **1754 Development, LLC**
A Florida limited liability company
Principal: Matthew Greer, President/Secretary

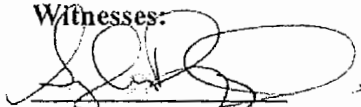
Member: **1754 LLC**
A Florida Limited Liability Company
Principal: Matthew Greer, Manager

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2009
MAY 05 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Alt

ZONING HEARING APPLICATION FOR SPECIAL EXCEPTION
Applicant Signature Page

Witnesses:



Suslen Rodriguez

Print Name:



Amber Green

Print Name:

Applicant:

**BROWNSVILLE VILLAGE III, LTD., a
Florida limited partnership**

**By: Brownsville Village III, LLC, a Florida
limited liability company, its sole general
partner**

By:



Matthew S. Greer, Manager

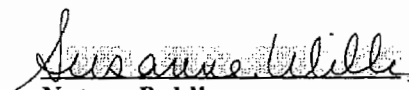
STATE OF FLORIDA)

) ss

COUNTY OF MIAMI-DADE)

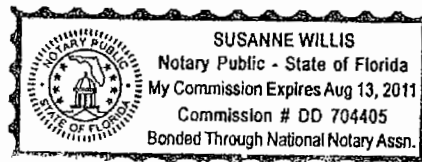
The foregoing instrument was acknowledged before me this ____ day of _____, 2010 by Matthew S. Greer, as Manager of Brownsville Village III, LLC, a Florida limited liability company, the sole general partner of Brownsville Village III, Ltd., a Florida limited partnership. He is personally known to me or has produced _____ as identification.

20-049
[Faint notary stamp and signature]



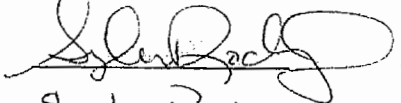
Notary Public


My Commission Expires: 8/13/2011



ZONING HEARING APPLICATION FOR SPECIAL EXCEPTION
Applicant Signature Page

Witnesses:


Sybil Rodriguez
Print Name:


Amber Green
Print Name:

Applicant:

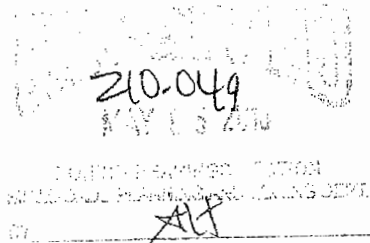
**BROWNSVILLE VILLAGE IV, LTD., a
Florida limited partnership**

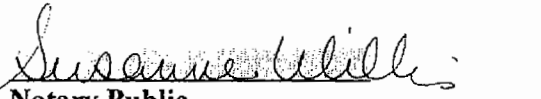
By: **Brownsville Village IV, LLC, a Florida
limited liability company, its sole general
partner**

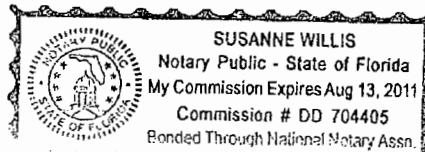
By: 
Matthew S. Greer, Manager

STATE OF FLORIDA)
) ss
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2010 by Matthew S. Greer, as Manager of Brownsville Village IV, LLC, a Florida limited liability company, the sole general partner of Brownsville Village IV, Ltd., a Florida limited partnership. He is personally known to me or has produced _____ as identification.

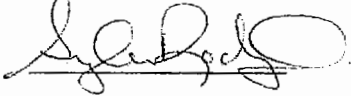

210-049
MAY 13 2010
SUSANNE WILLIS
NOTARY PUBLIC
STATE OF FLORIDA
My Commission Expires Aug 13, 2011
Commission # DD 704405
Bonded Through National Notary Assn.


Notary Public
My Commission Expires: 8/13/2011




ZONING HEARING APPLICATION FOR SPECIAL EXCEPTION
Applicant Signature Page

Witnesses:



Sullyen Rodriguez
Print Name:


Amber Green
Print Name:

Applicant:

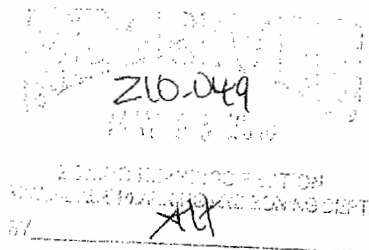
**BROWNSVILLE VILLAGE V, LTD., a
Florida limited partnership**


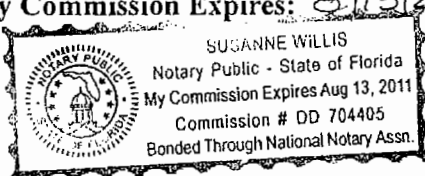
By: **Brownsville Village V, LLC, a Florida
limited liability company, its sole general
partner**

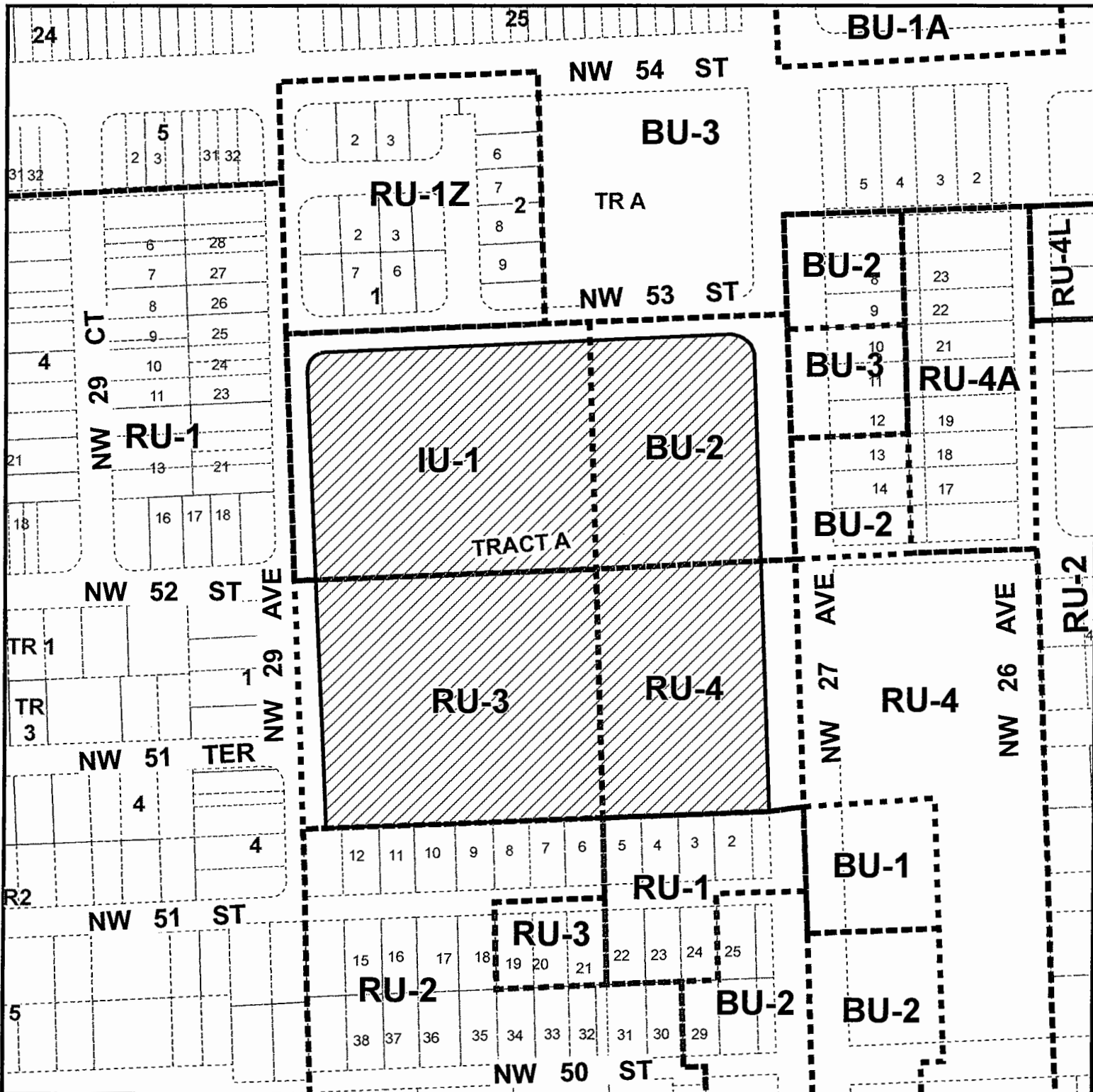
By: 
Matthew S. Greer, Manager

STATE OF FLORIDA)
) ss
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2010 by Matthew S. Greer, as Manager of Brownsville Village V, LLC, a Florida limited liability company, the sole general partner of Brownsville Village V, Ltd., a Florida limited partnership. He is personally known to me or has produced _____ as identification.


210-049
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION # DD 704405
BONDED THROUGH NATIONAL NOTARY ASSN.


Notary Public
My Commission Expires: 8/13/2011

SUSANNE WILLIS
Notary Public - State of Florida
My Commission Expires Aug 13, 2011
Commission # DD 704405
Bonded Through National Notary Assn.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000049

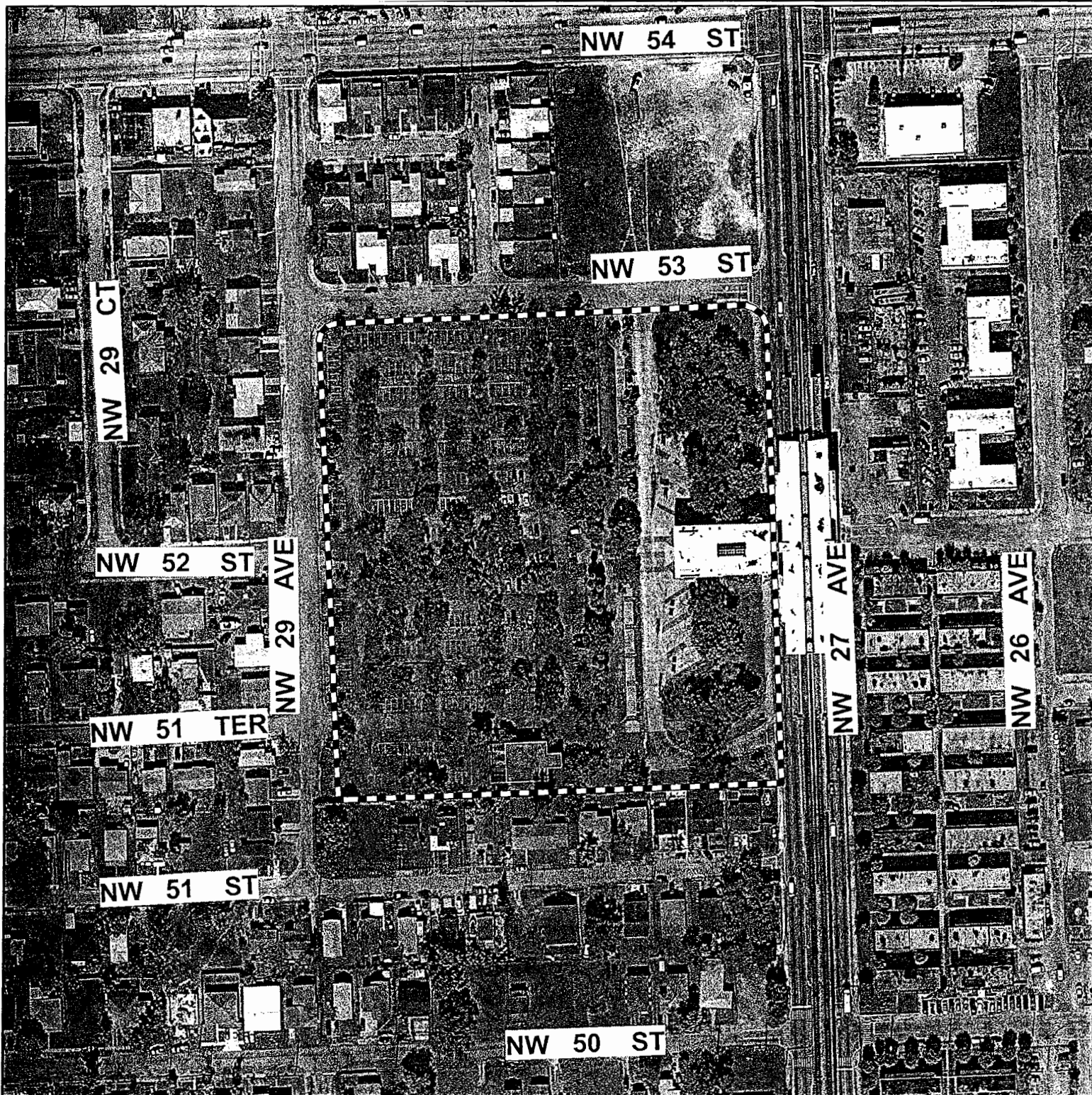
Section: 21 Township: 53 Range: 41
 Applicant: BROWNSVILLE VILLAGE 111, IV, V, LTD
 Zoning Board: BCC
 Commission District: 3
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
	89	



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000049

Legend



Subject Property



Section: 21 Township: 53 Range: 41
 Applicant: BROWNSVILLE VILLAGE 111, IV, V, LTD
 Zoning Board: BCC
 Commission District: 3
 Drafter ID: JEFFER GURDIAN
 Scale: NTS



SKETCH CREATED ON: Wednesday, May 26, 2010

REVISION	DATE	BY