

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

PH: Z19-126

July 23, 2020

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	Marist Brothers of the Schools, Inc.
Summary of Requests	The applicant seeks to modify a condition of a prior resolution in order to submit revised plans showing a classroom building in lieu of a sports wellness center for the previously approved private school. Additionally, the applicant seeks ancillary non-use variances of setbacks and building height requirements.
Location	3000 SW 87 Avenue, Miami-Dade County, Florida.
Property Size	16.41 Acres
Existing Zoning	RU-2, Two-Family Residential District, 7,500 sq. ft. net
Existing Land Use	Private School
2020-2030 CDMP Land Use Designation	Low-Medium Density Residential, 6 to 13 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standard, Section 33-311(A)(4)(b) Non-Use Variance From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

1. MODIFICATION of site plan approval pursuant to Resolution 7031, last modified by Condition #2 of Resolution #Z-8-17, both passed and adopted by the Board of County Commissions, 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 "Christopher Columbus High Bleacher Installation" as prepared by Eduardo Llano Architect, dated stamped received 9/12/16, consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Marist Brothers of the School, Inc., dated stamped received 12/12/19, consisting of 15 sheets."

The purpose of Request #1 is to allow the applicant to submit a revised site plan showing a proposed classroom building in lieu of an all sports wellness center for the previously approved private school.

2. NON-USE VARIANCE to permit a proposed classroom building setback 20'-9" (50' required) from the interior side (north) property line.
3. NON-USE VARIANCE to permit the proposed classroom building with a height of 57'-6" (35' maximum permitted) and to permit 4 stories (2 stories maximum permitted).

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

PROJECT HISTORY & DESCRIPTION:

Between 1954 and 2011, the subject property had several zoning approvals that pertained to the establishment of a private school, with grades 6 through 12. The latest, pursuant to Resolution #Z-8-17, approved a modification of the site plan to show bleachers that setback less than required from property lines, along with a reduction in the parking requirements.

The applicant now seeks to modify the previously approved plans in order to show a classroom building in lieu of the previously approved all sports wellness center. In addition, the applicant seeks to permit the classroom building with a greater height and number of stories than permitted by Code and to encroach into the interior side setback area.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; private school	Low-Medium Density Residential (6 to 13 dua)
North	RU-2; private high school	Low-Medium Density Residential (6 to 13 dua)
South	RU-2; private elementary school	Low-Medium Density Residential (6 to 13 dua)
East	RU-1; Miami-Dade County Parks, single-family residences	Low-Medium Density Residential (6 to 13 dua)
West	RU-1; single-family residences	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD CHARACTER:

As previously mentioned, the 16.41-acre subject lot is located at 3000 SW 87 Avenue and is currently used as a high school with grades 6 through 12th and an enrollment of 1,740 students. The surrounding area is characterized by institutional uses, single-family residences and a County Park.

SUMMARY OF IMPACT:

The approval of this application will allow the applicant to make certain improvements to the site, which will allow for the conversion of the existing all sports wellness center to a classroom building. Staff notes that although the applicant is proposing a new classroom building, the student count will remain the same. Therefore, subject to the conditions outlined in the Platting and Traffic Review's memorandum, approval of the application will not have further impact on the abutting roadways. Further, staff opines that although the proposed building was previously approved for a different use, it will not encroach further into the setbacks abutting neighboring properties than the previously approved buildings, and therefore, will not have a major negative visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as **Low-Medium Density Residential** use. This category allows a range in

density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. *This density category is generally characterized by single family housing, e.g., single family detached, cluster and townhouses. 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 and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which are access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable.

Staff notes that the existing private school was approved in 1954, pursuant to Resolution #6817. The applicant seeks to convert the previously approved all sports wellness center into a classroom building (request #1). Additionally, the applicant is seeking to permit the classroom building with a greater height and number of stories than permitted by code and setback less than required from a property line (requests #3 and #4). For the reasons that will be expanded upon in the zoning analysis below, staff opines that the expansion, as well as the approval of the ancillary non-use variances will not result in a change to the previously approved educational facility that will be out of character with the surrounding area. Therefore, since the application will not change the existing and previously approved educational facility, staff opines that the approval would be compatible with the area based on the criteria outlined in the CDMP Land Use Element, **Policy LU-4A**, and therefore **consistent** with the CDMP Land Use Element interpretative text for the **Residential Communities** and the CDMP Land Use Plan map Low-Medium Density Residential designation for the subject property.

ZONING ANALYSIS:

The subject property is a 16.41-net acre parcel, which contains an existing private school. The subject property is currently zoned RU-2 and is surrounded by educational facilities to the north and south and residential uses to the east and west. The applicant is now seeking to convert the previously approved all sports wellness center into a 4-story classroom building (request #1), along with non-use variances to permit the proposed building with a greater height and number of stories, encroaching into the interior side (north) setback area (requests #2 and #3).

When analyzing request #1, to modify the previously approved plans to permit the classroom building in-lieu of the all sports wellness center under Section 33-311(A)(7), Generalized Modification Standards, staff opines that the proposed use will not generate excessive traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and would be **compatible** with the area.

The submitted plans depict a 4-story classroom building with parking located on the 2nd floor and classrooms on the 1st and 3rd floors. Said plans indicate the location of the existing and proposed buildings, which are orientated to the easterly side of the property that abuts SW 87 Avenue, a section line roadway. Staff notes that the proposed classroom building will be developed near the center of the school campus between the school's existing gymnasium and existing brotherly home. Further staff notes that the applicant is not requesting an increase in the student enrollment count and is also in compliance with the physical standards for private schools in accordance with the requirements of the Code of Miami-Dade County. In addition to the ample size of the property, the school and the proposed classroom addition is surrounded by similar institutional uses to the north and south.

Similarly, based on the memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER) indicates that the

approval of the aforementioned request will not have an unfavorable impact on the environmental resources of the County. In addition, based on the memoranda of the other departments reviewing the application including the Miami-Dade Fire Rescue Department and the Platting and Traffic Review Section of the RER, staff opines that approval of this application will not generate or result in excessive noise or traffic, or 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. Further, staff notes, that the Traffic and Engineering Division (TED) of the Department of Transportation and Public Works (DTPW) has indicated in their memoranda that the application is not proposing to increase student enrollment; therefore, a traffic study is not required. In addition, the applicant has submitted an updated accumulation analysis showing that the proposed classroom building, and the additional proposed parking spaces are sufficient to accommodate parking within the subject site. As such, staff opines that approval of the requested modification (request #1), will not create any negative impact on the surrounding area. **Therefore, staff recommends approval with conditions of request #1 under Section 33-317(A)(7), Generalized Modification Standards.**

The applicant also seeks approval of ancillary non-use variances to permit the proposed classroom building encroaching 29.25' into the interior side (north) setback area (request #2). Additionally, the applicant is seeking to permit the classroom building with a height of 57'-6" (35' maximum permitted) and to permit 4 stories (2 stories maximum permitted) (requests #2 and #3). Staff opines that requests #2 and #3, are inextricably tied to the applicant's request to modify the approved private school plans (request #1). When these requests are analyzed under the Non-Use Variance From Other Than Airport Regulations, under Section 33-311(A)(4)(b), staff opines that the approval of same would be **compatible** with the surrounding area.

Staff notes that the proposed classroom building, which encroaches into the interior side north setback area is adequately mitigated by a row trees and as noted earlier abuts an educational facility on the adjacent property to the north (request #2). Further, staff notes that the previously approved all sport wellness center was granted a variance to allow a setback of 7'-6" from the interior side (north) property line, pursuant to Resolution #CZAB10-31-06, which was more intense than what the applicant is now proposing. Additionally, the applicant has indicated in its letter of intent that the architecture of the new classroom building, which includes structure parking will be designed to be architecturally compatible with the existing school facilities.

Further staff opines, the applicant request to permit the classroom building with a height of 57'-6" and 4 stories (request #3) would not negatively affect the stability and appearance of the community and would not be detrimental to the neighborhood. Staff notes as mentioned earlier, that the proposed classroom building will be constructed, as depicted in the submitted plans, to match the scale of the existing school. Staff notes that the applicant was previously approved, pursuant to Resolution #4-ZAB-142-83, to permit a 3-story building within the school campus. Staff also note that an additionally approval was previously granted to permit one of the buildings within the campus with a height of 50' pursuant to Resolution #CZAB10-31-06. Staff notes although what was previously approved for the number of stories and building height is less intensive than what the applicant is currently requesting, staff opines that classroom building is not overly excessive and would not have a negative visual impact on the adjacent residential properties to the east and west. Staff notes that the proposed classroom building will be spaced approximately 994' to the residential development to the west and spaced approximately 811' to the residential development to the east. As such, staff opines that approval of the requests would maintain the basic intent and purpose of zoning and other land use regulations, which is to protect the stability and appearance of the community and that approval of the requests would be **compatible** with the surrounding land uses and would not be detriment to the area. **Therefore,**

staff recommends approval with conditions of requests #2 and #3, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate two (2) ingress/egress drives along the eastern property line abutting SW 87 Avenue.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

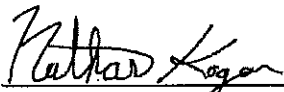
OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #CZAB10-21-11 and #Z-8-17 remain in full force and effect, except as herein modified.
2. That the applicant comply with all applicable conditions and requirements in the memorandum from the Traffic and Engineering Division of the Department of Transportation and Public Works dated August 23, 2019.
3. That the applicant comply with all applicable conditions and requirements in the memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources dated August 23, 2019.

NK:JB:NN:CH:CDH



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

ZONING RECOMMENDATION ADDENDUM

Marist Brothers of the Schools, Inc.
PH: Z19-126

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

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

Low-Medium Density Residential (Pg. I-29)	<i>The Adopted Land Use Plan designates the subject property as being within the Urban Development Boundary for Low-Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
Residential Communities (Pg. I-24)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses and their relationships.</i>
Policy LU-4A (Page I-9)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not</i>

ZONING RECOMMENDATION ADDENDUM

Marist Brothers of the Schools, Inc.
PH: Z19-126


	<p><i>tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
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Memorandum



Date: August 23, 2019

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

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources 

Subject: Z2019000126
Marist Brothers of the Schools, Inc.
3000 SW 87th Avenue
Modification of Resolution CZAB10-21-11 to Add New 4-Story
Classroom Building
(RU-2) (16.40 Acres)
16-54-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to Sections 24-43.1 and 24-43.5 of the Code. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

Wellfield Protection

The subject property is located within the Maximum Day 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.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

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

with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Any development/ redevelopment involving 2 acres or more of impervious area shall require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. The submitted tree survey entitled "Christopher Columbus High School -Tree Disposition Plan", Page 1-20, and stamped received by Miami-Dade County on August 05, 2019 indicates that the tree resources will be impacted, specifically non-specimen trees. DERM has no objections provided that the applicant obtains a Miami-Dade County Tree Removal Permit.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required prior to reviewing the tree removal permit application. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standard and CON 8A of the CDMP.

Finally, in accordance with Section 24-49.9 of the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact the Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History

The subject property has no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM 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. This concurrency approval

is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

This memorandum shall constitute written approval of the application to the extent required by Chapter 24 of the Code.

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


cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: August 21, 2019

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

From: 
Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2019000126
Name: Marist Brothers of the Schools, Inc.
Location: 3000 SW 87 Avenue
Section 16 Township 54 South Range 40 East

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

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

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

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review.
- 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 and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: December 19, 2019

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

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - Marist Brothers of the Schools, Inc.
Application No. Z2019000126 - (Pre-App. No. Z19P-103) Revision No. 1

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. The applicant is advised to consult with their engineers and WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: Marist Brothers of the Schools, Inc.

Location: The proposed project is located on approximately 16.40 Acres at 3000 SW 87th Avenue with Folio No. 30-4016-003-0011, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a Non-Use Variance and a Modification of Previous Resolution/Plan CZAB10-21-11 to allow the addition of a New 4- Story Building with 69,528 sq. ft. to an existing school.

The proposed development results in an increase in water demand of 8,344 gallons per day (gpd).

Please note that the subject property has a 12 foot WASD's Utility easement inside the property line (12-foot-wide and 25-foot minimum vertical clearance above the finished grade) along the northern and western boundaries of the subject project side.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the County's Comprehensive Development Master Plan (CDMP).

The project site is currently being served by WASD. If a new connection is necessary, there is an existing 8-inch water main (E13909-2) in an easement within the property to the northern and western side of the project's site, to where the developer may connect to provide service to the proposed project.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests a WASD Agreement.*

There are water mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and

relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by WASD's forces at owner's expense. Services to existing customers cannot be interrupted.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests a WASD Agreement. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

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

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development are transmitted to Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

The project site is currently being served by WASD. The existing site is served by a private pump station. The new development may connect to the existing private sewer system.

If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

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

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or

any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

In addition, below please find links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief Planning & Water Certification Section at (786) 552-8198, Alfredo B. Sanchez at (786) 552-8237 or Delcy Munoz-Percy at (786) 552-8484.

Memorandum



Date: August 26, 2019

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

From: Alejandro Zizold, PROS Master Plan Manager *AZ*
Planning & Design Excellence Division
Parks, Recreation and Open Spaces Department

Subject: Z2019000126 – Christopher Columbus High School (*Pre-App Z2019P00103*)

Applicant Name: Marist Brothers of the Schools, Inc., a New York not-for-profit corporation

Project Location: The subject property is approx. 16.40 acres and located at 3000 SW 87th Avenue, in unincorporated Miami-Dade County, Florida (Folio: 30-4016-003-0011)

Proposed Development: The applicant is requesting a non-use variance to permit a new classroom building with a height of 57 feet 6 inches and 4 stories, and to increase the number of off-street parking spaces on the school campus. The applicant is also requesting the modification of Resolution No. CZAB10-21-11, as amended by resolution No. Z-8-17, and further amended by Administrative Modification No. M2018000003 in order to submit a revised set of plans which include a new 4-story classroom building. The application does not propose an increase in student enrollment.

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

Recommendations: PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, nor do we perform concurrency review. Based on our findings and recommendations described herein PROS does not have any objections to this application.

If you need additional information or clarification on this matter, please contact Rachael Kardys at (305) 755-7955.

AZ:rk

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RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z19-126
DATE: AUG 5 2019
BY: CABR

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

School Name: Christopher Columbus Sr. High School

School Address: 3000 SW 87th Avenue Tax Folio # 30 - 4016-003-0010

1. Is this an expansion to an existing school Yes No If yes, indicated the number of students: 1740 and age and grade ranges originally approved: 9 thru 12.
2. Total size of site: x = 714,848 + 43,560 sq. ft. = 16.41 acres
3. Number of children or students requested: 1740 Ages: 9th thru 12th Grade.
4. Number of teachers: 126 Number of administrative & clerical personnel: 33.
5. Number of classrooms: 81 Total square footage of classroom area: 69,528.
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
98,397
7. Amount of outdoor recreation/play area in square footage: 381,290.

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
None
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 437 parking spaces required by §33-124(L) .
10. Indicate the number of auto stacking spaces: provided required.
11. Proposed height for the structure(s): 57'-6" See §33-151.18(g).
12. Size of identification sign: x = sq. ft. See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: Monday to Friday 8AM-2:30 PM (Primary School Hours)
14. Does the subject facility share the site with other facilities? Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans).

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

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

CLASSROOM SPACE: Calculated by grade levels.

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

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

b. Elementary Grades 1-6

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

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

25 sq. ft. x 1740 (number of children) = 43,500 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 267,000

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 381,290

OUTDOOR RECREATION SPACE:

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

45 sq. ft. x (½ of children) =

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

300 sq. ft. x (remaining children) =

c. Grades 7-12 800 sq. ft. x 30 (first 30 children) = 24,000

300 sq. ft. x 300 (next 300 children) = 90,000

150 sq. ft. x 1410 (remaining children) = 211,500

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 325,500

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 381,290

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

a. 28 trees are required per net acre. Trees required: Trees provided:

b. Ten shrubs are required for each tree required. Shrubs required Shrubs provided

c. Grass area for organized sports/play area in square feet:

d. Lawn area in square feet (exclusive of organized sports/play area):

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School Address: 3000 SW 87th AVE Zip Code: 33165⁴.

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

Signed, sealed, executed and acknowledged on this 30th day of July, 2019 at Miami-Dade County, Florida.

Thomas Kroczek
Signature

WITNESSES: Jubna Lee Zulma Trujillo
[Signature] Anthony Lopez

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 30th day of July, 2019, before me personally appeared Thomas Kroczek, 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:



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MIAMI-DADE COUNTY
PROCESS NO: Z19-126
DATE: AUG 5 2019
BY: CABR

Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-8-17

WHEREAS, MARIST BROTHERS OF THE SCHOOLS, INC. applied for the following:

(1) MODIFICATION of Condition #2 of Resolution CZAB10-21-11, passed and adopted by Community Zoning Appeals Board 10, 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 "Columbus High All-Sport Fitness Complex & Bernhardt Student Wellness Center" as prepared by Eduardo Llano Architect, Sheet ES-1 date stamped received 9/12/11, sheet L-1 dated stamped received 6/6/11, and the remaining 3 sheets dated stamped received 4/25/11 for a total of 5 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Christopher Columbus High Bleacher Installation" as prepared by Eduardo Llano Architect, dated stamped received 9/12/16, consisting of 3 sheets."

(2) NON-USE VARIANCE to permit the proposed bleachers seats to setback 4' (50' required) from the interior side (south) property line;

(3) NON-USE VARIANCE to permit 351 parking spaces (447 parking spaces required).

SUBJECT PROPERTY: THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, EXCEPTING THE SOUTH ONE THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; ALSO EXCEPTING THE SOUTH ONE THIRD OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; ALSO EXCEPTING THE EAST 1175 FEET OF THE WEST 1307 FEET OF THE EAST 1882 FEET OF THE NORTH 50 FEET OF THE SOUTH 100 FEET OF THE NORTH TWO THIRDS OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 16; AND ALSO EXCEPTING THE WEST 1307 FEET OF THE EAST 1882 FEET OF THE SOUTH 50 FEET OF THE NORTH TWO THIRDS OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 16; LESS AND EXCEPT THE EAST 35.00 FEET OF THE NORTH TWO THIRDS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; LESS AND EXCEPT THE WEST 25.00 FEET OF THE NORTH TWO THIRDS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER

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OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND LESS ALSO LESS AND EXCEPT THOSE LANDS IN PARCEL NO. 43 PURSUANT TO FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 8935 PAGE 735, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 12.00 FEET OF THE EAST 47.00 FEET OF THE NORTH TWO THIRDS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

EASEMENT GRANTED IN FAVOR OF ST. BRENDAN SCHOOL AND CHURCH:

A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND ACCESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS; THE SOUTH 50.00 FEET OF THE NORTH 99.95 FEET OF THE WEST, 95.68 FEET OF THE SOUTH, 320.23 FEET OF THE SE $\frac{1}{4}$, SW $\frac{1}{4}$, LESS THE WEST 25 FEET THEREOF FOR ROAD RIGHT OF WAY, ALL IN SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST AND LYING IN MIAMI-DADE COUNTY, FLORIDA.

LOCATION: 3000 SW 87 Ave, Miami-Dade County, Florida; and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested MODIFICATION of Condition #2 of Resolution CZAB10-21-11, passed and adopted by Community Zoning Appeals Board 10 (Request #1), the NON-USE VARIANCE to permit the proposed bleachers seats to setback 4' from the interior side (south) property line (Request #2), and the NON-USE VARIANCE to permit 557 parking spaces (Request #3) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure

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Ordinance and would be consistent with the Comprehensive Development Master Plan,
and

WHEREAS, a motion to approved the application (Requests #1 through #3), was
offered by Commissioner Javier D. Souto, seconded by Commissioner Rebecca Sosa, and
upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Joe A. Martinez	aye
Daniella Levine-Cava	aye	Jean Monestime	aye
Jose "Pepe" Diaz	absent	Dennis C. Moss	absent
Audrey M. Edmonson	aye	Rebecca Sosa	aye
Sally A. Heyman	aye	Sen. Javier D. Souto	aye
Barbara J. Jordan	absent	Xavier L. Suarez	aye
		Esteban Boyo, Jr.	aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners,
Miami-Dade County, Florida, that the requested MODIFICATION of Condition #2 of
Resolution CZAB10-21-11, passed and adopted by Community Zoning Appeals Board 10
(Request #1), the NON-USE VARIANCE to permit the proposed bleachers seats to setback
4' from the interior side (south) property line (Request #2), and the NON-USE VARIANCE
to permit 35T parking spaces (Request #3) be and the same are hereby approved, subject to
the following conditions:

1. That all other conditions of Resolution #CZAB10-21-11 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Christopher Columbus High Bleachers Installation", as prepared by Eduardo Llano Architect, dated stamped received 9/12/16 consisting of 3 sheets.
3. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.

BE IT FURTHER RESOLVED that the requested MODIFICATION of Condition #2 of
Resolution CZAB10-21-11, passed and adopted by Community Zoning Appeals Board 10,
shall read as follows:

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MIAMI-DADE COUNTY
PROCESS NO: Z19-126
DATE: AUG 5 2019
BY: CABR STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-8-17 adopted by said Board of County Commissioners at its meeting held on the 28th day of March, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 12th day of May, 2017.



Rosa Davis, Deputy Clerk (218345)
Miami-Dade County Department of Regulatory and
Economic Resources.

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2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled "Christopher Columbus High Bleacher Installation" as prepared by Eduardo Llano, Architect, dated stamped received 8/12/16, consisting of 3 sheets."

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 23rd day of March, 2017, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

rd

HARVEY ROVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida

By CHRISTOPHER AGRIPPA
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 12TH DAY OF MAY, 2017.

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ATTACHMENT A

School Traffic Operations Plan (TOP) Form

School Traffic Operation Plan (TOP) Form

This form has been created by Miami-Dade County Department of Transportation and Public Works (DTPW) to document a school's traffic operations and commitments. All form worksheets and illustrations have been completed for the operation at Christopher Columbus High School

Contents

1.0	Definitions	5.6	Service Vehicle Operations
2.0	School Location	6.0	Pedestrian and Bicycle Facilities
3.0	Educational Program and Enrollment	7.0	Onsite Traffic Personnel and Devices
4.0	School Schedule	8.0	School Crossing and Speed Zone
4.1	School Schedule Commitment	9.0	Offsite Traffic Control Officers
4.2	School Schedule Example	9.1	State Crossing Guards
5.0	Vehicle Operations	10.0	Special Event Provisions
5.1	Vehicle Routes	11.0	Parent Traffic Handbook
5.2	Vehicle Stacking and Staging Spaces	12.0	Table Worksheets
5.3	Automobile Curbside Passenger Loading Zone	13.0	Attachments
5.4	School Bus Passenger Loading Zone	14.0	Endorsement
5.4a	School Bus Commitment		
5.5	Parking Stall Operations		

1.0 Definitions

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

- (1) *Educational program*: A planned curriculum with specific instructional beginning, progression and ending for the enrolled students.
- (2) *Schedule Shift*: A period of time when students are anticipated to be at the school facility to engage in programmed activities
- (2.1) *Instructional Shift*: A period of time when students enrolled in a particular educational program must be in attendance. The beginning of this shift is often referred to as the "first bell" and the ending of this shift is often referred to as a "last bell."
- (2.2) *Early Arrival Shift*: A period of time when students are allowed into the facility prior to the start of an instructional shift. This period may include other types of programs (e.g. breakfast, before care, etc.).
- (2.3) *After School Shift*: A period of time when students are allowed to remain at the facility after the end of all instructional shifts. This period may include other types of programs (e.g. after care, extra-curricular, sports, etc.)
- (2.4) *Study Hall*: A scheduled period of time, which begins with the school's first instructional shift (arrival time) and ends at the school's last instructional shift (dismissal time), where car-pooling students that arrive prior to their instructional shift and/or are dismissed earlier than their pick-up time (due to co-passenger students) are provided free of charge care.
- (2.5) *Arrival Period*: A time or period of time when students come to school to participate in an educational program. The time or period of time is set by the beginning of one or more instructional shifts.

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Christopher Columbus High School
School Traffic Operations Plan (TOP) Form

- (2.6) *Dismissal Period:* A time or period of time when students leave school due to the end of an educational program. The time or period of time is set by the end of one or more instructional shifts.
- (3) *Vehicle Route:* A maneuverable continuous vehicle path that provides access to the stacking and staging spaces.
- (4) *Vehicle Stacking Space:* A space in which pickup and delivery of children can take place.
- (5) *Vehicle Queuing Space:* A space where a vehicle can idle while waiting to enter into a stacking space.
- (6) *Vehicle Staging Space:* A space where a service vehicle may remain idle while providing their service.
- (7) *Parked Stacking Space:* A parking space designated for student drop-off and pick-up use during the arrival and dismissal operations.
- (8) *By-Pass Lane:* A minimum 10 foot wide vehicle travel lane adjacent to stacking and queuing spaces whose direction of travel is in the same direction as the stacking and queuing vehicles.
- (9) *Open Parking Space:* A parking space that has no assigned use during the arrival and dismissal operations.
- (10) *Staff Parking Space:* A parking space designated for staff use during the school's hours of operation.
- (12) *Student Parking:* A parking space designated for student use during the school's hours of operation.
- (13) *Pedestrian Route:* A continuous exclusive walking path that provides access from the public right-of-way to a school building entrance.
- (14) *Bicycle Route:* A continuous biking path that provides access from the public right-of-way to the school's bicycle storage.
- (15) *Bicycle Storage:* A designated area where bicycles may be secured and remain in place for the school day.
- (16) *School Traffic Personnel:* A school employee who reinforces the onsite traffic operations by guiding vehicles and pedestrians along designated routes within the school property.
- (17) *Traffic Control Officer:* An individual who has been authorized by a police department to direct traffic or operate a traffic control device as per section 316.640 of Florida Statute.
- (18) *School Special Event:* An organized event at a school facility that generates a peak vehicle trip count or a vehicle accumulation demand greater than the traffic parameters established by the school traffic operation plan.
- (19) *School Crossing:* An official school student crossing on an adopted school route plan of a school safety program. Any crossing not so officially designated is termed a "pedestrian crossing."

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2.0 School Location

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

3.0 Educational Program and Enrollment

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

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

4.0 School Schedule

A school schedule is composed of *schedule shifts*. A schedule shift may be classified as either a non-instructional shift (Breakfast Program, After School Care, or Extra Curricular Activity) or an *instructional shift*. The educational programs are scheduled by *instructional shifts*. Therefore, every schedule will include at least one instructional shift. A school's *arrival period*, as well as *dismissal period*, should not exceed 1.5 hours because of its effect on school speed zone hours. The different educational programs may be scheduled independently or concurrently, but an educational program may not be divided by multiple instructional shifts. Instructional shifts must be scheduled a minimum of 20 minutes apart to have their vehicle accumulation events be considered as independent events. The schedule may also include an *early arrival shift* and an *after school shift*. A school that proposes to operate with multiple instructional shifts must enact the multiple shifts from inauguration, regardless of student enrollment. For example, a K-8 school, which has two educational programs (K-5 and 6-8), may operate with one or two instructional shifts, but may not operate with three instructional shifts.

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

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

4.1 School Schedule Commitment

The school schedule will maintain the maximum number of students allowed per instructional shift and operate with the number of instructional shifts stated in **Table 4.1-1**, with a minimum 20 minute separation between any two instructional shifts. Parental vehicular access to onsite passenger loading facilities shall be open a minimum of 30 minutes prior to all arrival and dismissal time(s).

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

4.2 School Schedule Example

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

School may offer educational programs that vary substantially from programs typically offered in schools. Provide a description of the school's schedule shifts in **Table 4.22**.

5.0 Vehicle Operations

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

5.1 Vehicle Routes

Vehicle routes consist of an entry, a pathway, and an exit. All routes must provide the appropriate geometry (e.g. lane width, effective radii) to accommodate the intended vehicles. The route should minimize the number of conflict throughout its pathway. Each portion of the route must be identified using the following formats stated below.

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

Table 5.1-1 Route Name Key

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

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

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

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

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

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

Table 5.1-3 Route Restrictions Note Key

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

5.2 Vehicle Stacking and Staging Spaces

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

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

5.3 Automobile Curbside Passenger Loading Zone Operations

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

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Christopher Columbus High School
School Traffic Operations Plan (TOP) Form

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

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

5.4 School Bus Passenger Loading Zone Operations

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

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

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

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

5.4a School Bus Commitment

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

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

5.5 Parking Stall Operations

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

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

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

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

5.6 Service Vehicle Operations

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

6.0 Pedestrian and Bicycle Facilities

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

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

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

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

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

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

7.0 Onsite Traffic Personnel & Devices

A functioning school TOP requires adherence to the prescribed routes and operations. Often *school traffic personnel* is required to guide pedestrians within passenger loading zones, assist with traffic flow at route conflict points, and encourage adherence to prescribed routes in areas not defined by the infrastructure's geometry. The school shall supply staff to direct any vehicles which may stage or stack in through travel lanes or non-designated parking areas within the public rights-of-way onto the school site.

Christopher Columbus High School
School Traffic Operations Plan (TOP) Form

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

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

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

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

7.1 School Personnel Commitment

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

8.0 School Zone and Crossings

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

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

Christopher Columbus High School
School Traffic Operations Plan (TOP) Form

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

A school speed zone should not have a continuous duration longer than two hours. If this school is served by a school speed zone, then specify the zone's posted hours in **Table 8.0-3**. Enter "none" for the period to indicate no posted hours. Use DTPW School Speed Zone Policy to determine appropriate time periods. Note that if the school is located in close proximity to an existing school speed zone (less than 300 feet), the zone and time period may be modified to cover both schools. Indicate below if the times are paired. If paired, provide areal illustrating adjacent school(s).

9.0 Offsite Traffic Control Officers

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

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

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

9.1 State Crossing Guards

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

10.0 School Special Events

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

11.0 Parent Traffic Handbook

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

12.0 Table Worksheets

Complete this worksheet as per the instructions provided in sections 1.0 through 11.0 of this document.

Educational Program Worksheet

Table 2.0-1 School Location

Name	Christopher Columbus High School
Address	3000 SW 87th Avenue, Miami, FL 33165
Folio Number(s)	30-4016-003-0011
Hours of Operations	7:00 am - 6:00 pm

Table 3.0-1 Educational Program and Enrollment

Educational Program	Grades	Average Maximum Enrollment per Grade	Maximum Enrollment
High School	9th - 12th	455	1726
Total Facility Enrollment			1726

Table 3.0-2 Educational Program Descriptions

Educational Program	Description
High	Grades 9th - 12th Instructional Typical

School Schedule Worksheet

Table 4.1-1 School Schedule Commitment

Period	Maximum Number of Students Allowed within a Schedule Shift	Minimum Number of Instructional Shifts at Full Enrollment
Arrival	1726	1
Dismissal	1726	1

Table 4.2-1 School Schedule Example at Full Capacity

Schedule Shift	Grades	Days [M, Tu, W, Th, F]	Begin Time	End Time	No. of Students
High School (seniors)	12th	M, Tu, F	7:40 am	2:40 pm	392
High School (all other grades)	9th - 11th	W	7:40 am	2:45 pm	1334
High School (seniors)	12th	Th	7:40 am	2:25 pm	392
High School (all other grades)	9th - 11th	Th	7:40 am	2:30 pm	1334
High School (seniors)	12th	W	7:40 am	1:20 pm	392
High School (all other grades)	9th - 11th	W	7:40 am	1:25 pm	1334

* School rotates dismissal schedule on a weekly bases

Automobile Passenger Curbside Loading Zone Worksheet

Table 5.3-1 Automobile Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction	Description
A1(9th - 12th)	DW-2	<input type="checkbox"/>	Right In Only	DW-3	<input checked="" type="checkbox"/>	Right Out Only	to Main Drop-off / Pick-up
		<input type="checkbox"/>	One Way Only		<input type="checkbox"/>	One Way Only	
A2(9th - 12th)	DW-2	<input type="checkbox"/>	Right In Only	DW-3	<input checked="" type="checkbox"/>	Right Out Only	to Cafeteria Drop-off / Pick-up
		<input type="checkbox"/>	One Way Only		<input type="checkbox"/>	One Way Only	
A3(9th - 12th)	DW-1	<input checked="" type="checkbox"/>	Right In Only	DW- 1	<input checked="" type="checkbox"/>	Right Out Only	to Marist Circle Drop-off / Pick-up
		<input type="checkbox"/>	One Way Only		<input type="checkbox"/>	One Way Only	
A4(9th - 12th)	DW-3	<input type="checkbox"/>	Right In Only	DW-2	<input checked="" type="checkbox"/>	Right Out Only	to Secondary Drop-off / Pick-up
		<input type="checkbox"/>	One Way Only		<input type="checkbox"/>	One Way Only	

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

Route Name	Stacking Space Capacity	Queuing Spaces Capacity	Total Capacity
A1(9th - 12th)	7	11	18
A1(Dismissal)	-	11	11
A2(9th - 12th)	3	5	8
A3(9th - 12th)	6	25	31
A4(9th - 12th)	3	12	15

Bus Passenger Loading Zone Worksheet

Table 5.4-1 School Bus Passenger Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction
A3(9th-12th)	DW-1	<input checked="" type="checkbox"/>	Right In Only	DW-1	<input checked="" type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out

*Private vans use the Marist Circle Drop-off / Pick-up area (LZ-3) via the A3 route

Table 5.4-2 Bus Loading Zone Vehicle Accumulation Capacity Summary

Route Name	Stacking Spaces Capacity	Queuing Spaces Capacity	Bus Capacity
none	0	0	4

Table 5.4a-1 Bussing Commitment

Minimum Number of Inbound Buses Required During the Arrival Period	Minimum Number of Outbound Buses Required During the Dismissal Period
None	none

Table 5.4a-2 Bus Type and Capacity

Quantity	Bus Type	Length	Width	Capacity	Student Total by Type
0	S-BUS-11 [S-BUS-36]	45	10	65	0
0	S-BUS-12 [S-BUS-40]	50	10	84	0
Students Grand Total					0

Parking Summary Worksheet

Table 5.5-1 Proposed Parking Use Summary

Parking Space Use	Onsite			Offsite
	Req. by Code	Req. by Study	Provided	Provided
Staff	-	129	129	
Student	-	310	350	
Parked Stacking	-			
Open	-			
Total	-	439	479	

Table 5.5-2 Parked Loading Zone Route Description

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

Service Vehicle, Pedestrian and Bicycle Routes Worksheet

Table 5.6-1 Service Vehicle Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction	Operation Period (times)
SV-1	DW-3	<input type="checkbox"/>	Right In Only	DW-3	<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out	
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out	
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out	

Table 6.0-1 Pedestrian Route Description

Route Name	Off-Site Entrance Point	Building Entrance Point	Operation Period (0:00-0:00)
PED	E-1	E-2	7:00 am - 6:00 pm
PED	E-1	E-3	7:00 am - 6:00 pm
PED	E-1	E-4	7:00 am - 6:00 pm

Table 6.0-2 Bicycle Route Description

Route Name	Entrance Point	Exit Point	Operation Period (0:00 - 0:00)
N/A			

Table 6.0-3 Bicycle Storage Description

Bicycle Storage Location	Bicycle Capacity
N/A	

Traffic Personnel, Equipment, Enforcement Worksheet

Table 7.0-1 Onsite School Traffic Personnel

Station Label	Personnel Duties (Loading, Conflict, Diverting)	Arrival Duty Period		Dismissal Duty Period	
		From	To	From	To
S-1	Loading - Main (LZ-1)	7:25 am	7:50 am	2:15 pm	3:00 pm
S-2	Diverting (DW-2)	7:25 am	7:50 am	2:15 pm	3:00 pm
S-3 - S-4	Diverting (DW-3)	7:25 am	7:50 am	2:15 pm	3:00 pm
S-5 - S-6	Conflict - Internal Intersections	7:25 am	7:50 am	2:15 pm	3:00 pm
S-7	Loading - Cafeteria (LZ-2)	7:25 am	7:50 am	2:15 pm	3:00 pm
S-8	Loading - Marist Circle (LZ-3)	7:25 am	7:50 am	2:15 pm	3:00 pm
S-9	Diverting - Student parking	7:25 am	7:50 am	2:15 pm	3:00 pm
S-10	Diverting - Student parking	7:25 am	7:50 am	2:15 pm	3:00 pm

Table 7.0-2 Onsite Temporary Traffic Control Devices

Location Label	Device Description (Number of Cones, Barricades, or Gates)	Arrival Duty Period		Dismissal Duty Period	
		From	To	From	To
Parking	Temporary cones for faculty parking	7:15 am	8:00 am		

Table 8.0-1 School Crossing Description

Location	East-West	North-South	Mid-Block	Uncontrolled
N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Christopher Columbus High School
 School Traffic Operations Plan (TOP) Form

Table 8.0-2 School Zone Description

Location	Existing [x]	Proposed [x]	Signs & Markings [x]	Speed Zone [x]	Flashing Beacons [x]
SW 87th Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SW 32nd Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Table 8.0-3 School Speed Zone Posted Times

Is this a paired Zone? No Yes

Days of the Week	Arrival Period AM		Dismissal Period PM	
	From	To	From	To
Monday	7:30 AM	8:45 AM	1:45 PM	3:30 PM
Tuesday	7:30 AM	8:45 AM	1:45 PM	3:30 PM
Wednesday	7:30 AM	8:45 AM	1:45 PM	3:30 PM
Thursday	7:30 AM	8:45 AM	1:45 PM	3:30 PM
Friday	7:30 AM	8:45 AM	1:45 PM	3:30 PM

Table 9.0-1 Traffic Control Officer Enforcement Plan

No. of Officers	Intersection or Segment with Boundaries	Arrival	Dismissal	Semester Start	All Year
1	Main Driveway on SW 87th Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Table 9.0-2 Traffic Control Officer Reinforcement Commitment

Check Box [x]	Reinforcement Commitment
<input checked="" type="checkbox"/>	By marking this check box, the school agrees to provide all necessary resources to ensure traffic control officers will be present to enforce the TOP, as stated in Table 9.0-1.

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

Intersection	Required (R) Voluntarily (V)	Arrival Time Period		Dismissal Time Period	
		From	To	From	To
none					

School Traffic Operations Plan (TOP) Form

Table 9.1-1 Crossing Guard Stations

No. of Guards	School Crossing Station (Intersection)	Arrival AM Time Period		Dismissal PM Time Period	
		From	To	From	To
None					

Table 10.0-1 School Special Event Provisions

Event Type	Provision Descriptions
None	

42

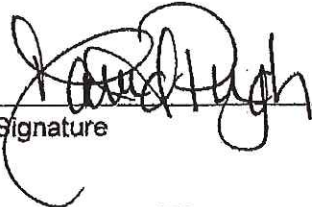
13.0 Attachments

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

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

14.0 Endorsement

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

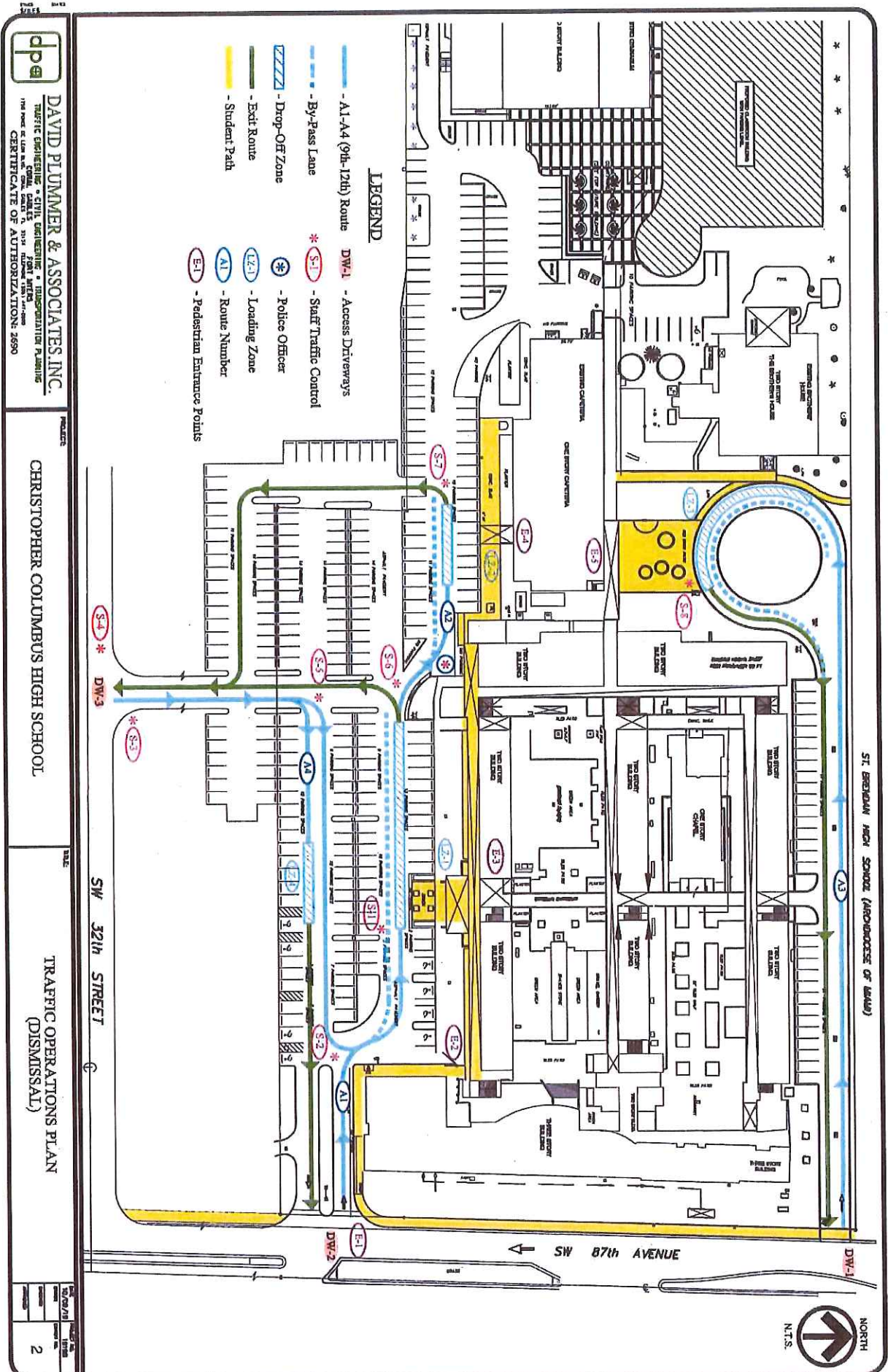

Signature

10/14/19
Date

David Pugh
Print Owner Name

43

45



- LEGEND**
- A1-A4 (9th-12th) Route
 - By-Pass Lane
 - Drop-Off Zone
 - Exit Route
 - Student Path
 - DW-1 - Access Driveways
 - S-1 - Staff Traffic Control
 - PO - Police Officer
 - L-1 - Loading Zone
 - A1 - Route Number
 - E-1 - Pedestrian Entrance Points

DAVID PLUMMER & ASSOCIATES, INC.
 TRAFFIC ENGINEERING - CIVIL ENGINEERING - SUBOPERATIONAL PLANNING
 1705 POWER & LIGHT BUILDING, SUITE 100, WEST PALM BEACH, FLORIDA 33411
 CERTIFICATE OF AUTHORIZATION: 2690

PROJECT: CHRISTOPHER COLUMBUS HIGH SCHOOL

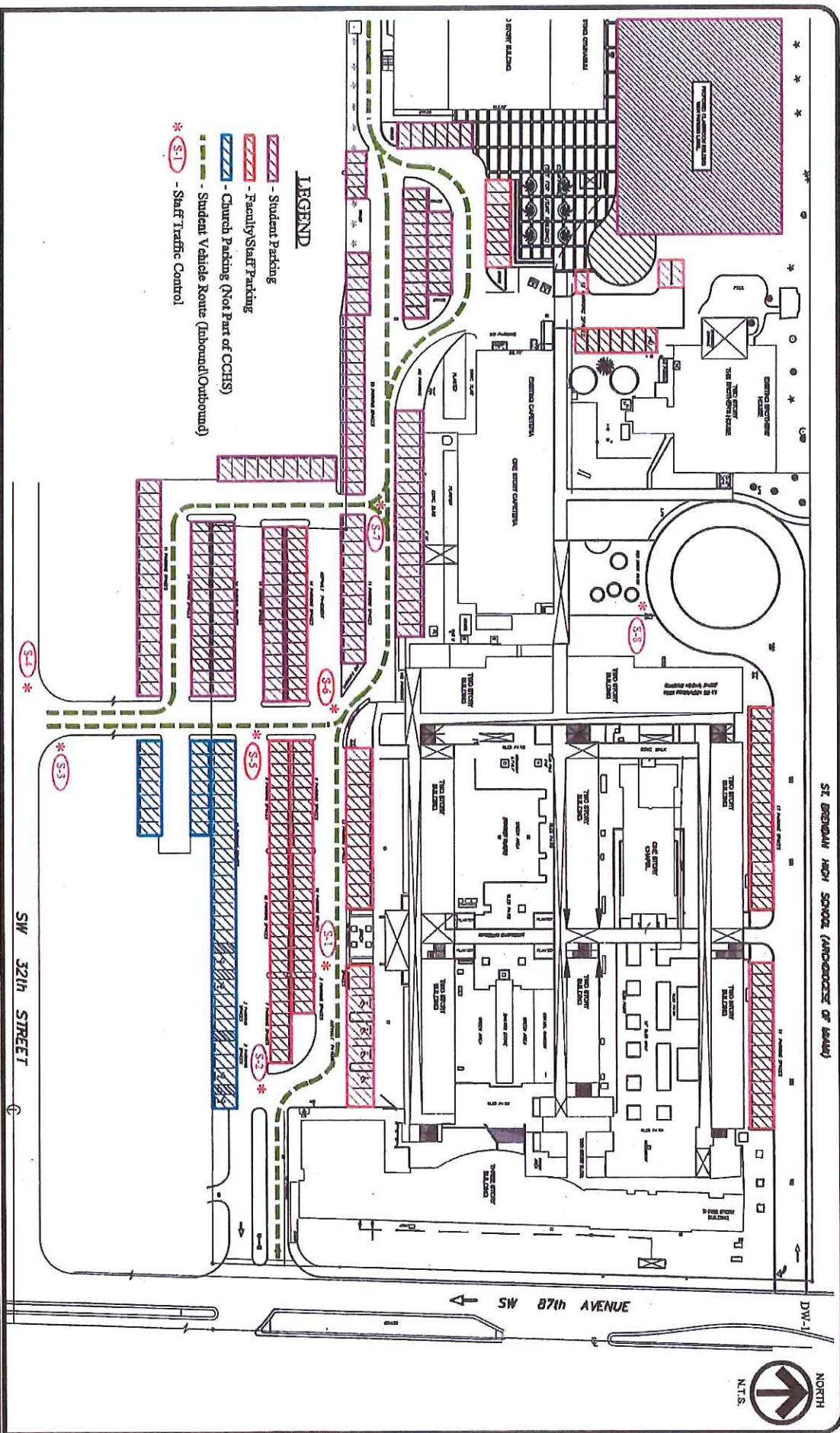
TITLE: TRAFFIC OPERATIONS PLAN (DISMISSAL)

DATE	NO. OF SHEETS
10/20/10	2








46

ST. BERNARD HIGH SCHOOL (LANDSCAPE OF LAWN)



LEGEND

-  - Student Parking
-  - Faculty/Staff Parking
-  - Church Parking (Not Part of CCHS)
-  - Student Vehicle Route (Inbound/Outbound)
-  - Staff Traffic Control



DAVID PLUMMER & ASSOCIATES, INC.
 TRAFFIC ENGINEERING • CIVIL ENGINEERING • INSURANCE CLAIMS
 1750 NORTH W. 14TH AVE., SUITE 100, MIAMI, FL 33143 TELEPHONE: 305-441-4400
 CERTIFICATE OF AUTHORIZATION: 2690

PROJECT: CHRISTOPHER COLUMBUS HIGH SCHOOL

TITLE: TRAFFIC OPERATIONS PLAN (PARKING ASSIGNMENTS)

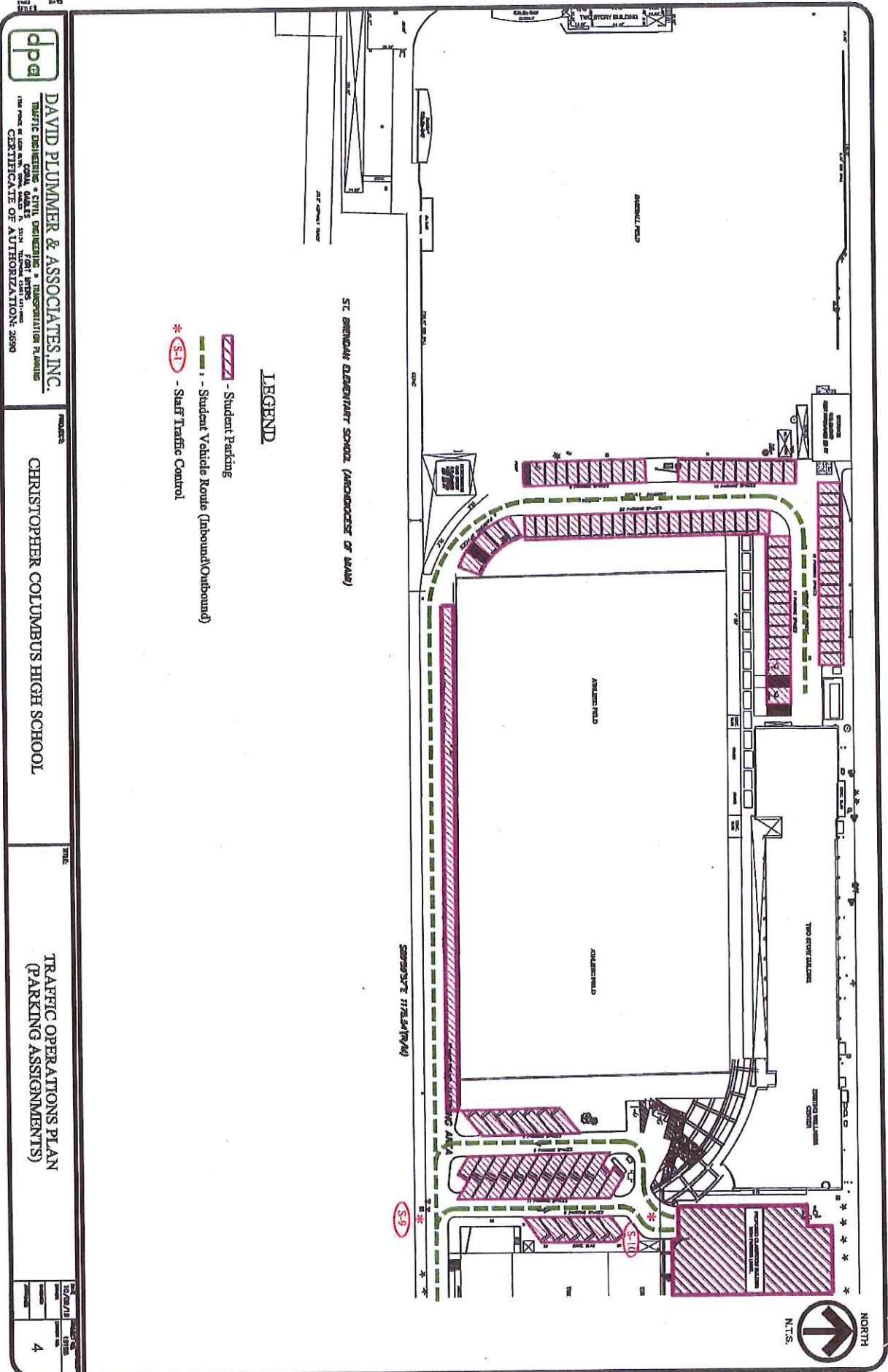
DATE	10/27/03	REVISION	
BY		NO.	3






SW 87th AVENUE

SW 32th STREET

47



LEGEND

-  - Student Parking
-  - Student Vehicle Route (Inbound/Outbound)
-  - Staff Traffic Control

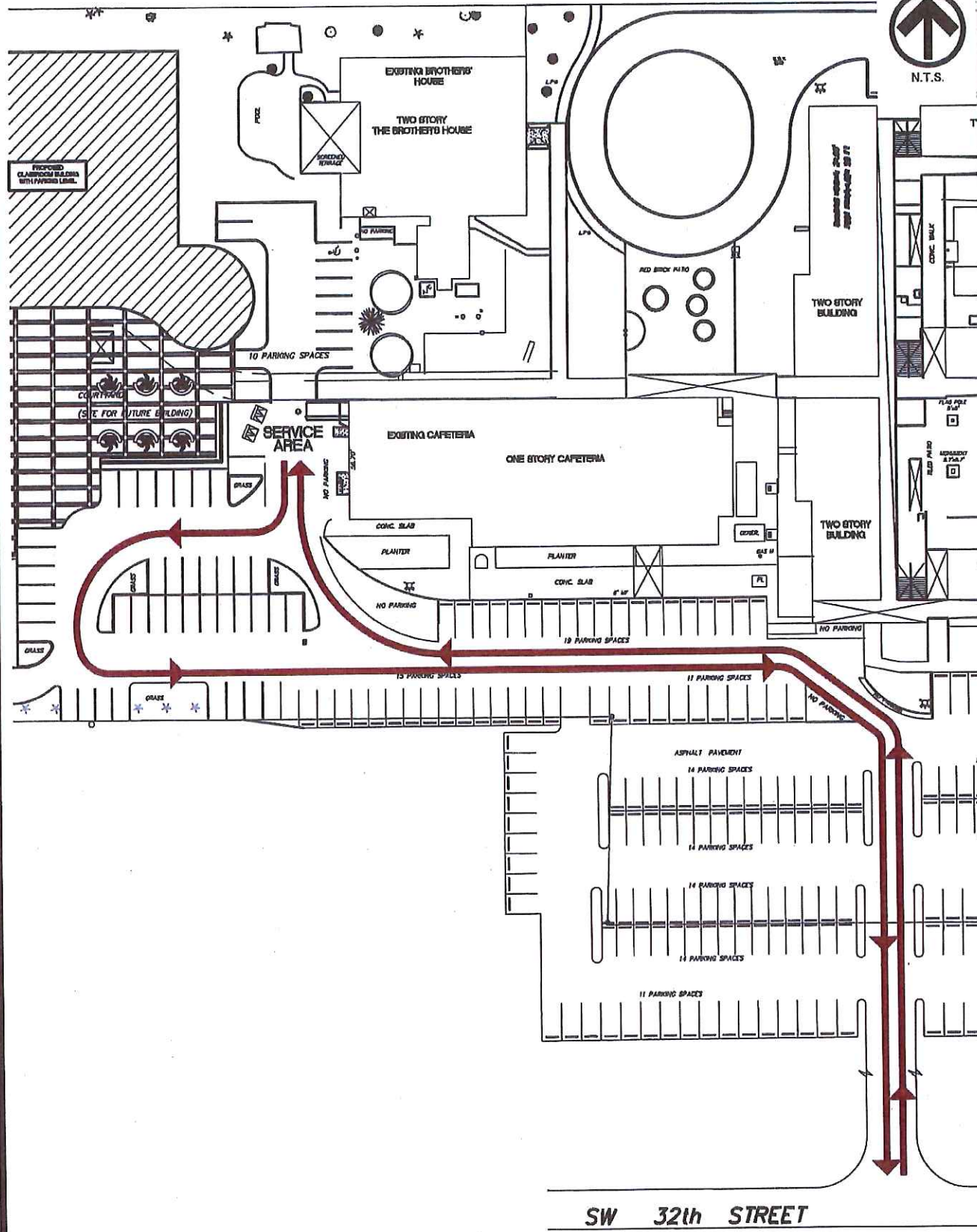


DAVID PLUMMER & ASSOCIATES, INC.
 MARINE ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING
 1840 PINE BLVD., SUITE 200, CHARLOTTE, NC 28203
 CERTIFICATE OF AUTHORIZATION: 2690

CHRISTOPHER COLUMBUS HIGH SCHOOL

**TRAFFIC OPERATIONS PLAN
(PARKING ASSIGNMENTS)**

DATE	01/27/19
SCALE	AS SHOWN
PROJECT NO.	19-001
REVISION	4



SW 32th STREET

DATE: 08/25/11
SCALE: 1/8" = 1'-0"



PROJECT:
**CHRISTOPHER COLUMBUS
 HIGH SCHOOL**

**TRAFFIC OPERATIONS PLAN
 (SERVICE VEHICLE ROUTE)**

EXHIBIT NO.

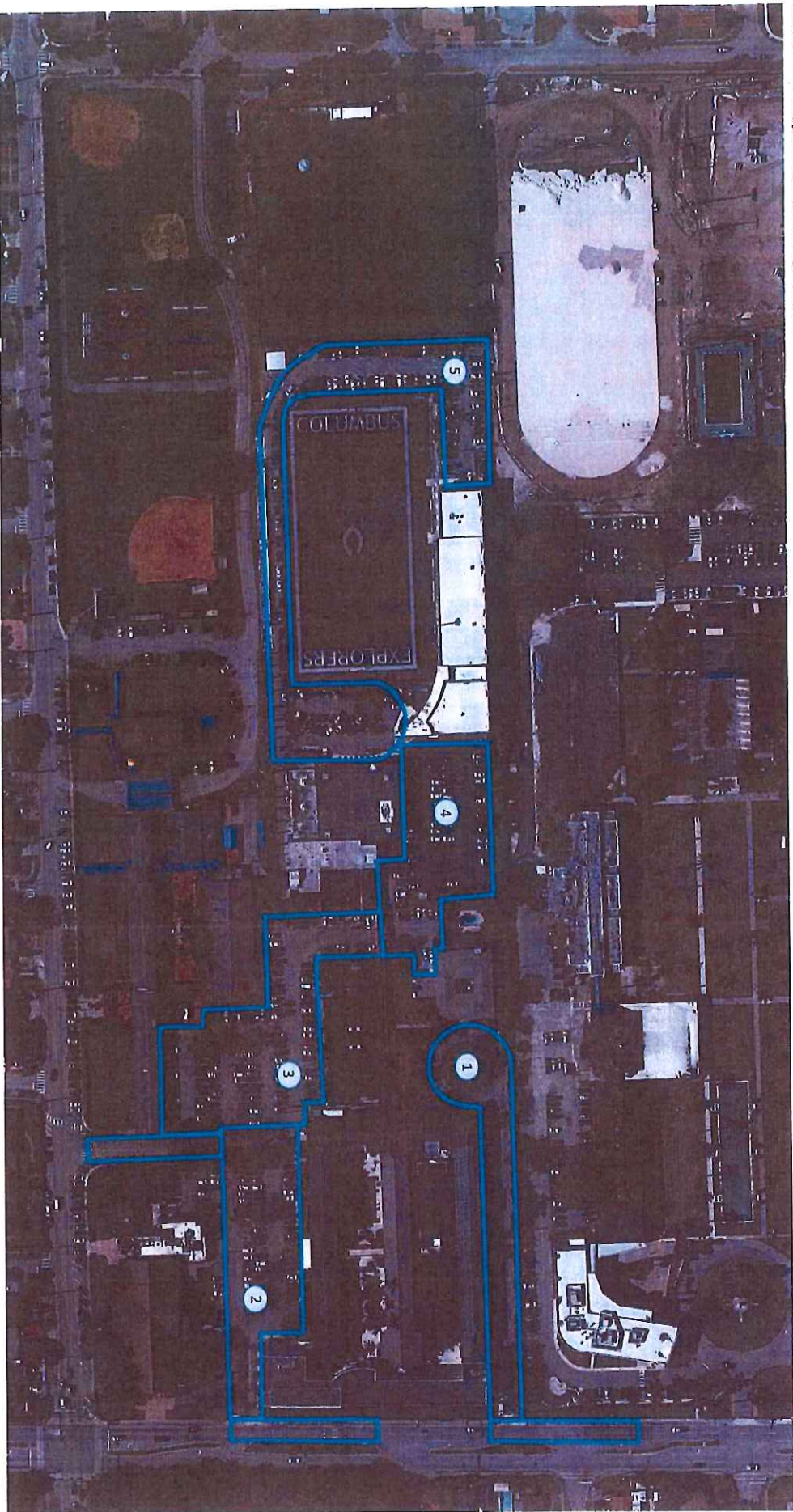
5

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ATTACHMENT B

Accumulation Analysis Worksheets

19198 – Christopher Columbus High School



Christopher Columbus
 3000 SW 87th Avenue
 Miami, Florida 33165
 Main Office: 305.223.5650

Thursday September 26, 2013 (Arrival 7:20 AM – 7:55 AM) (Dismissal 2:10 PM – 3:00 PM)

Area 1 (Drop-off / Pick-up A)	Queue Lane / Faculty Parking
Area 2 (Drop-off / Pick-up B)	Queue Lane / Faculty Parking
Area 3 (Parking Lot)	Student Parking / Faculty Parking
Area 4 (Tennis Court Parking)	Student Parking
Area 5 (West Parking Lot)	Student Parking

Arrival / Dismissal Schedule
 Grades 9 – 11 7:40 AM – 2:30 PM
 Grade 12 7:40 AM – 2:25 PM

05

Memorandum



Date: August 28, 2019
To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2019000126

The Miami-Dade Fire Rescue Department has **no objection** to the existing site plan uploaded to "Energov" on 08/05/19.

For additional information, please contact Alejandro Cuello at 786-331-4545 or via email at Alejandro.cuello@miamidade.gov.

SS

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MARIST BROTHERS OF THE SCHOOL, INC.

3000 SW 87 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2019000126

DATE

HEARING NUMBER

FOLIO: 30-4016-003-0011

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

December 18, 2019

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

MARIST BROTHERS OF THE SCHOOL INC.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z19-126
DATE: AUG 5 2019
BY: CABR

DISCLOSURE OF INTEREST¹

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: Marist Brothers of the Schools, Inc., a New York not-for-profit corporation

NAME AND ADDRESS	Percentage of Stock
	A non-profit corporation

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z19-126
DATE: AUG 5 2019
BY: CABR

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

Date of contract: _____

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

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

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

Signature: *Thomas Kruszek*

Thomas Kruszek, President
Dr. PATRICK A. WILSON

Sworn to and subscribed before me this 23 day of JULY, 2019. Affiant is personally known to me or has produced personally known as identification.

Rosario R. Beruvides
(Notary Public)

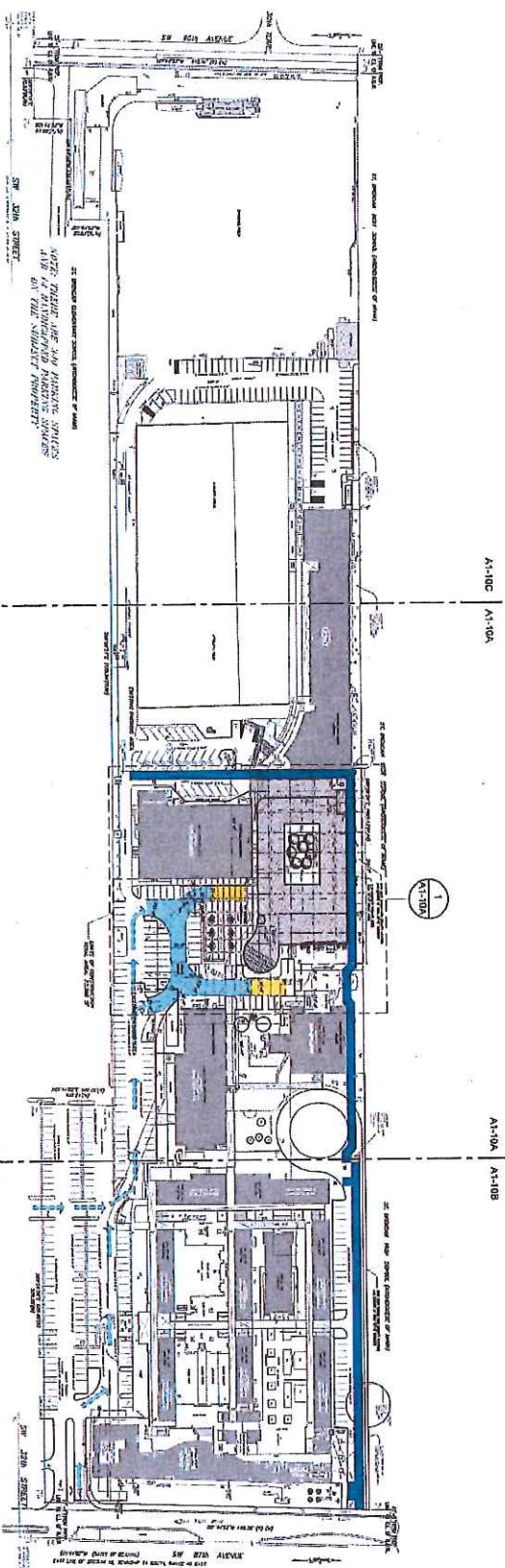


My commission expires NOV 21, 2019

*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.

58

59



1 OVERALL SITE PLAN

LOT COVERAGE	SITE DATA	PLANNING REGULATIONS	CLASSIFIED USES
<p>Lot Area: 11,400 sq. ft. (341 sq. m.)</p> <p>Front Setback: 15 ft. (4.6 m.)</p> <p>Side Setback: 5 ft. (1.5 m.)</p> <p>Back Setback: 10 ft. (3.0 m.)</p> <p>Height: 35 ft. (10.7 m.)</p> <p>Use: Office Building</p>	<p>Site Area: 11,400 sq. ft. (341 sq. m.)</p> <p>Building Footprint: 10,000 sq. ft. (305 sq. m.)</p> <p>Open Space: 1,400 sq. ft. (42 sq. m.)</p> <p>Site Elevation: 100 ft. (30.5 m.)</p>	<p>Minimum Lot Area: 10,000 sq. ft. (305 sq. m.)</p> <p>Minimum Front Setback: 15 ft. (4.6 m.)</p> <p>Minimum Side Setback: 5 ft. (1.5 m.)</p> <p>Minimum Back Setback: 10 ft. (3.0 m.)</p> <p>Maximum Height: 35 ft. (10.7 m.)</p>	<p>Office Building</p> <p>Professional Office</p> <p>Research and Development</p> <p>Manufacturing</p> <p>Warehouse</p> <p>Storage</p>

LEAD DESCRIPTION:

The site is located in the City of Miami, Florida, and is zoned for Office Use. The site is currently vacant and is being offered for sale. The site is located on the corner of SW 22nd Avenue and SW 23rd Avenue. The site is approximately 11,400 square feet in area and is bounded by SW 22nd Avenue to the north, SW 23rd Avenue to the south, and SW 23rd Street to the east. The site is currently vacant and is being offered for sale. The site is located in the City of Miami, Florida, and is zoned for Office Use. The site is currently vacant and is being offered for sale. The site is located on the corner of SW 22nd Avenue and SW 23rd Avenue. The site is approximately 11,400 square feet in area and is bounded by SW 22nd Avenue to the north, SW 23rd Avenue to the south, and SW 23rd Street to the east. The site is currently vacant and is being offered for sale.

NO.	DATE	DESCRIPTION
1	2/17/26	PRELIMINARY SITE PLAN
2	2/17/26	FINAL SITE PLAN



AECOM
 600 Douglas University, Suite 1000
 2000 S.W. 8th Avenue, Fort Lauderdale, FL 33304
 Phone: (954) 473-2000
 www.aecom.com

PROJECT:
 PROFESSIONAL OFFICE BUILDING
 2000 S.W. 8th Avenue, Fort Lauderdale, FL 33304
 PROJECT NO.: 202500

DATE:
 2/17/26

SCALE:
 1" = 20'

BY:
 [Signature]

FOR:
 [Signature]

DATE:
 2/17/26

SCALE:
 1" = 20'

BY:
 [Signature]

FOR:
 [Signature]

DATE:
 2/17/26

SCALE:
 1" = 20'

BY:
 [Signature]

FOR:
 [Signature]

DATE:
 2/17/26

25'-1" FROM PROP.
LINE TO CL OF R.O.W.

ST. BRENDAN HIGH SCHOOL (ARCHDIOCESE OF MIAMI)

SW 90th AVENUE

TERRACE

501'46'57"W 440.41' (R/M)

25'-1" FROM PROP.
LINE TO CL OF R.O.W.

589'59'15"E
170.03'(R/M)

501'44'02"W
50.00'(R/M)

589'59'58"W 132.06'(R/M)

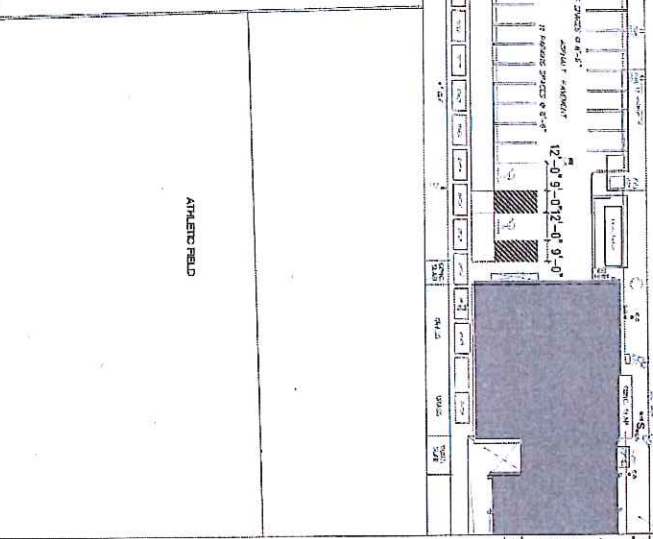
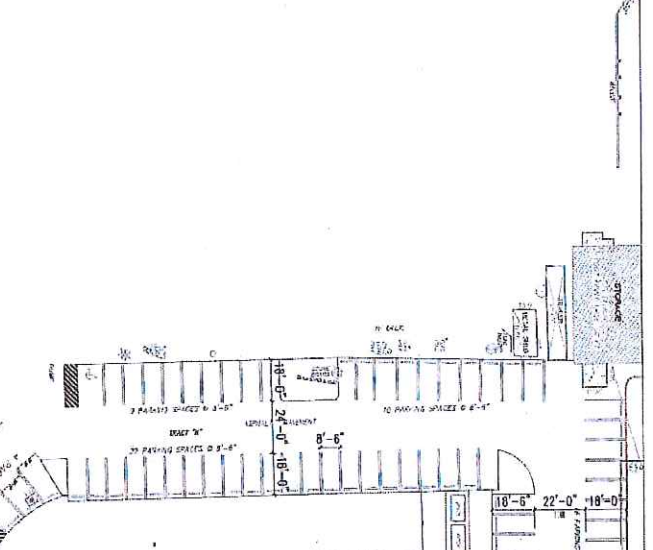
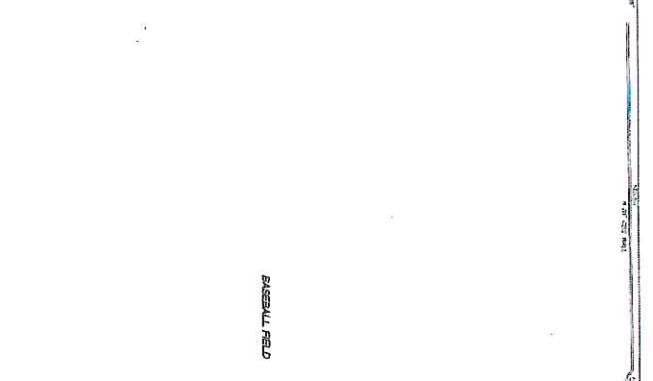
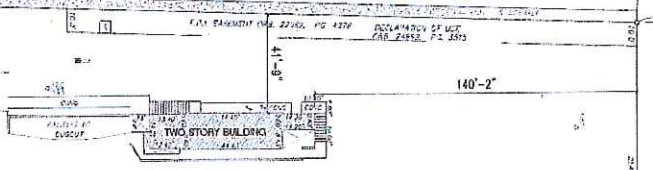
501'44'02"W
50.03'(R/M)

SW 32th STREET

NOTE: THERE ARE 340 PARKING SPACES
AND 14 HANDICAPPED PARKING SPACES
ON THE SUBJECT PROPERTY

ST. BRENDAN ELEMENTARY SCHOOL (ARCHDIOCESE OF MIAMI)

1 ENLARGED SITE PLAN



AECOM

ARCHITECT
ST. BRENDAN ELEMENTARY HIGH SCHOOL
3200 SW 13th Avenue, Golden Gate
Miami, Florida 33135

DATE: 02/20/13

REVISIONS
NO. DESCRIPTION
1.00 INITIAL DESIGN
1.01 REVISIONS TO PERIODIC INSPECTION
1.02 REVISIONS TO PERIODIC INSPECTION
1.03 REVISIONS TO PERIODIC INSPECTION

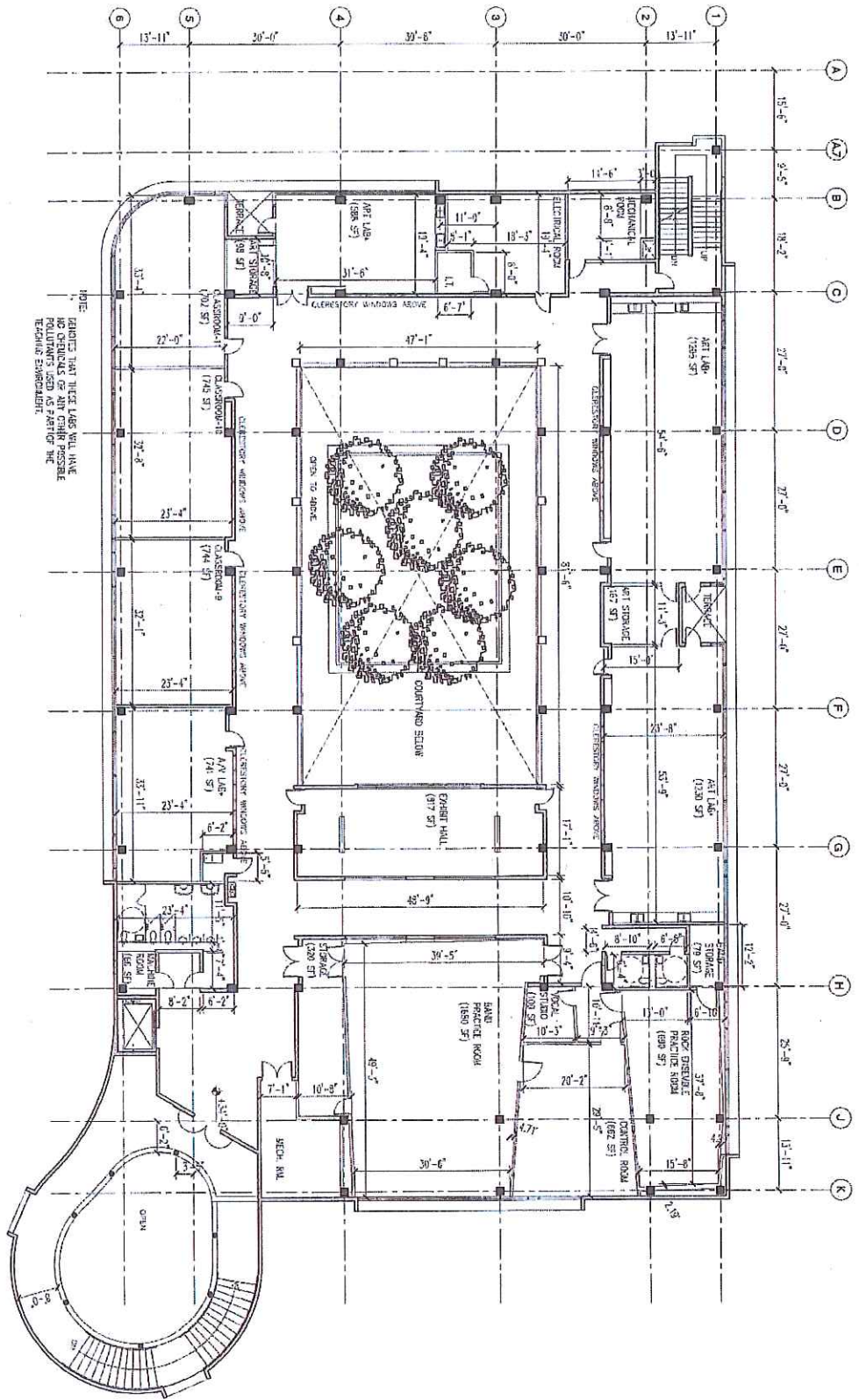
NO.	DATE	DESCRIPTION
1	02/20/13	INITIAL DESIGN
2	02/20/13	REVISIONS TO PERIODIC INSPECTION
3	02/20/13	REVISIONS TO PERIODIC INSPECTION
4	02/20/13	REVISIONS TO PERIODIC INSPECTION
5	02/20/13	REVISIONS TO PERIODIC INSPECTION
6	02/20/13	REVISIONS TO PERIODIC INSPECTION
7	02/20/13	REVISIONS TO PERIODIC INSPECTION
8	02/20/13	REVISIONS TO PERIODIC INSPECTION
9	02/20/13	REVISIONS TO PERIODIC INSPECTION
10	02/20/13	REVISIONS TO PERIODIC INSPECTION



ENLARGED SITE PLAN

A1-10C

62



1 | FOURTH LEVEL FLOOR PLAN
DATE: 12/12/10

4/9/12
REV. 12/26
REV. 1/10

RECEIVED
2/9/12
REV. 12/26
REV. 1/10

A2-40



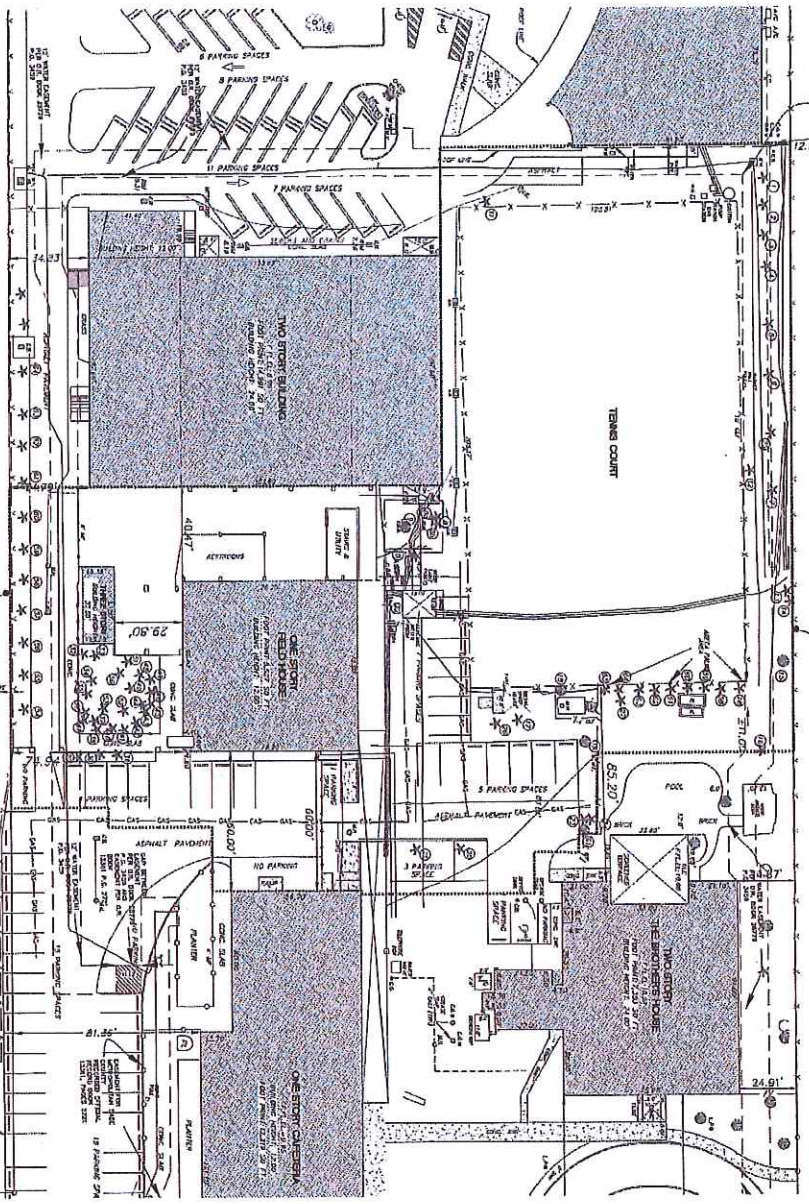
CHRISTOPHER COLUMBUS HIGH SCHOOL
3000 N. ...
Mesa, AZ 85205

AECOM
Architectural, Engineering, Planning, Construction Management
4000 ...
Mesa, AZ 85205

REVISIONS
NO. DESCRIPTION
DATE

DATE: 12/12/10
PROJECT: ...
DRAWN BY: ...
CHECKED BY: ...
SCALE: ...
SHEET: ...

66



LIMITS OF CONSTRUCTION
TOTAL AREA: 72,822 SF

LIMITS OF CONSTRUCTION
TOTAL AREA: 73,506 SF

1 EXISTING TREE SURVEY
L1-10 REFERENCE LINE EXISTING TREE SURVEY

SCALE: 1" = 20'



LEGEND
 (Symbol) EXISTING TREE
 (Symbol) EXISTING PAVE
 (Symbol) EXISTING WALL

NO.	SCIENTIFIC NAME	COMMON NAME
1	Asplenium platyneuron	Rock Fern
2	Asplenium nidus	Rock Fern
3	Asplenium nidus	Rock Fern
4	Asplenium nidus	Rock Fern
5	Asplenium nidus	Rock Fern
6	Asplenium nidus	Rock Fern
7	Asplenium nidus	Rock Fern
8	Asplenium nidus	Rock Fern
9	Asplenium nidus	Rock Fern
10	Asplenium nidus	Rock Fern
11	Asplenium nidus	Rock Fern
12	Asplenium nidus	Rock Fern
13	Asplenium nidus	Rock Fern
14	Asplenium nidus	Rock Fern
15	Asplenium nidus	Rock Fern
16	Asplenium nidus	Rock Fern
17	Asplenium nidus	Rock Fern
18	Asplenium nidus	Rock Fern
19	Asplenium nidus	Rock Fern
20	Asplenium nidus	Rock Fern
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24	Asplenium nidus	Rock Fern
25	Asplenium nidus	Rock Fern
26	Asplenium nidus	Rock Fern
27	Asplenium nidus	Rock Fern
28	Asplenium nidus	Rock Fern
29	Asplenium nidus	Rock Fern
30	Asplenium nidus	Rock Fern
31	Asplenium nidus	Rock Fern
32	Asplenium nidus	Rock Fern
33	Asplenium nidus	Rock Fern
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35	Asplenium nidus	Rock Fern
36	Asplenium nidus	Rock Fern
37	Asplenium nidus	Rock Fern
38	Asplenium nidus	Rock Fern
39	Asplenium nidus	Rock Fern
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41	Asplenium nidus	Rock Fern
42	Asplenium nidus	Rock Fern
43	Asplenium nidus	Rock Fern
44	Asplenium nidus	Rock Fern
45	Asplenium nidus	Rock Fern
46	Asplenium nidus	Rock Fern
47	Asplenium nidus	Rock Fern
48	Asplenium nidus	Rock Fern
49	Asplenium nidus	Rock Fern
50	Asplenium nidus	Rock Fern
51	Asplenium nidus	Rock Fern
52	Asplenium nidus	Rock Fern
53	Asplenium nidus	Rock Fern
54	Asplenium nidus	Rock Fern
55	Asplenium nidus	Rock Fern
56	Asplenium nidus	Rock Fern
57	Asplenium nidus	Rock Fern
58	Asplenium nidus	Rock Fern
59	Asplenium nidus	Rock Fern
60	Asplenium nidus	Rock Fern



CHRISTOPHER COLUMBUS HIGH SCHOOL
 3000 SW 40th Avenue (Gateway Road)
 Miami-Dade County, Florida

AECOM

Regional Office
 800 Douglas Lakeside, Suite 2000
 Coral Gables, Florida 33134
 Phone: 305.444.1000
 Fax: 305.444.1001
 www.aecom.com

O'Leary Richards Design Associates, Inc.
 10000 SW 15th Street, Suite 100
 Coral Gables, Florida 33134
 Phone: 305.444.1000
 Fax: 305.444.1001
 www.olearyrichards.com

REVISIONS
 NO. DATE DESCRIPTION
 1 11/17/10
 2 11/17/10
 3 11/17/10
 4 11/17/10
 5 11/17/10
 6 11/17/10
 7 11/17/10
 8 11/17/10
 9 11/17/10
 10 11/17/10

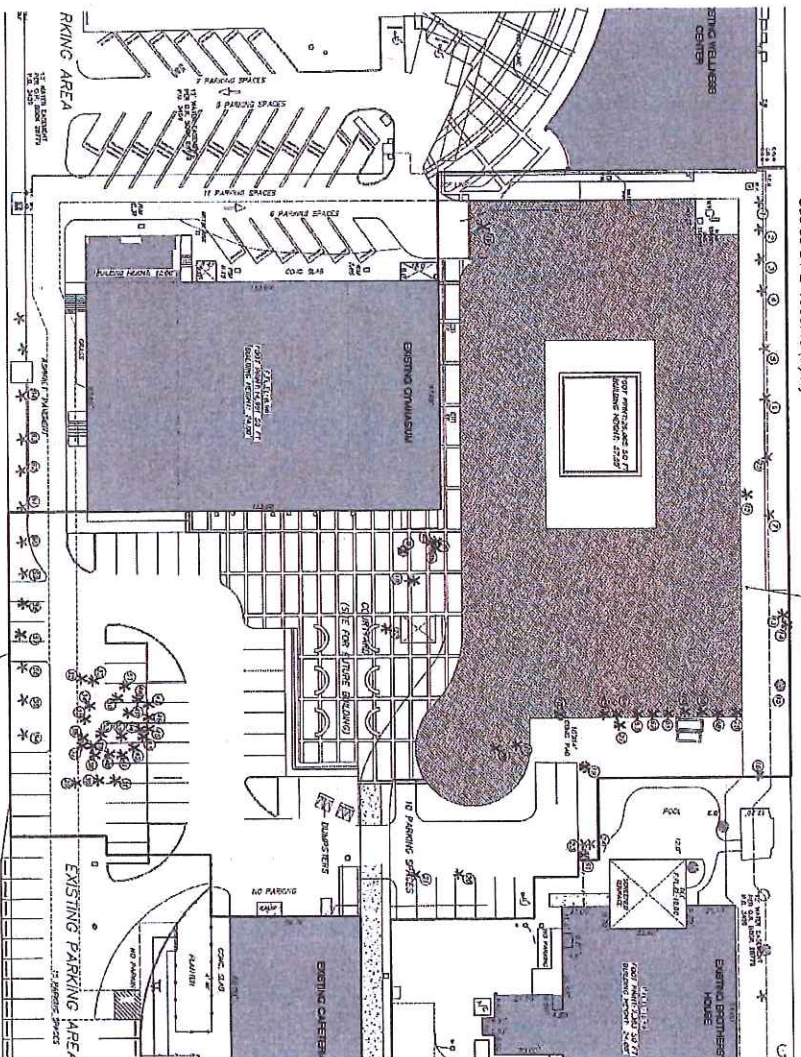
DATE: 11/17/10
 DRAWN: J. J. J.
 CHECKED: J. J. J.
 SCALE: 1" = 20'
 SHEET NO.: L1-10



EXISTING TREE SURVEY
 L1-10

NO.	DESCRIPTION	CONTRACT NO.	DATE	HT. (FT.)	DBH (IN.)	SPREAD	CONDITION	REMARKS	DATE
1	Redwood			12	10	10	Good		
2	Redwood			12	10	10	Good		
3	Redwood			12	10	10	Good		
4	Redwood			12	10	10	Good		
5	Redwood			12	10	10	Good		
6	Redwood			12	10	10	Good		
7	Redwood			12	10	10	Good		
8	Redwood			12	10	10	Good		
9	Redwood			12	10	10	Good		
10	Redwood			12	10	10	Good		
11	Redwood			12	10	10	Good		
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13	Redwood			12	10	10	Good		
14	Redwood			12	10	10	Good		
15	Redwood			12	10	10	Good		
16	Redwood			12	10	10	Good		
17	Redwood			12	10	10	Good		
18	Redwood			12	10	10	Good		
19	Redwood			12	10	10	Good		
20	Redwood			12	10	10	Good		
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22	Redwood			12	10	10	Good		
23	Redwood			12	10	10	Good		
24	Redwood			12	10	10	Good		
25	Redwood			12	10	10	Good		
26	Redwood			12	10	10	Good		
27	Redwood			12	10	10	Good		
28	Redwood			12	10	10	Good		
29	Redwood			12	10	10	Good		
30	Redwood			12	10	10	Good		
31	Redwood			12	10	10	Good		
32	Redwood			12	10	10	Good		
33	Redwood			12	10	10	Good		
34	Redwood			12	10	10	Good		
35	Redwood			12	10	10	Good		
36	Redwood			12	10	10	Good		
37	Redwood			12	10	10	Good		
38	Redwood			12	10	10	Good		
39	Redwood			12	10	10	Good		
40	Redwood			12	10	10	Good		
41	Redwood			12	10	10	Good		
42	Redwood			12	10	10	Good		
43	Redwood			12	10	10	Good		
44	Redwood			12	10	10	Good		
45	Redwood			12	10	10	Good		
46	Redwood			12	10	10	Good		
47	Redwood			12	10	10	Good		
48	Redwood			12	10	10	Good		
49	Redwood			12	10	10	Good		
50	Redwood			12	10	10	Good		
51	Redwood			12	10	10	Good		
52	Redwood			12	10	10	Good		
53	Redwood			12	10	10	Good		
54	Redwood			12	10	10	Good		
55	Redwood			12	10	10	Good		
56	Redwood			12	10	10	Good		
57	Redwood			12	10	10	Good		
58	Redwood			12	10	10	Good		
59	Redwood			12	10	10	Good		
60	Redwood			12	10	10	Good		

Note: 1. Existing trees to be removed from site boundaries shown provided by Thomas & Son, Inc. 2/19/04.
 2. Existing trees to be retained from site boundaries shown provided by Thomas & Son, Inc. 2/19/04.
 3. Existing trees to be retained from site boundaries shown provided by Thomas & Son, Inc. 2/19/04.



1 TREE DISPOSITION PLAN
 SCALE: 1" = 20'
 TOTAL AREA: 73,506 SF

CHRIST THE KING CATHOLIC SCHOOL
 3895 S.W. 54th Ave., Suite 100
 Miami, FL 33155
 Phone: (305) 224-1234

AECOM
 1000 Brickell Avenue, Suite 1000
 Miami, FL 33131
 Phone: (305) 370-1234

OLSON
 1000 Brickell Avenue, Suite 1000
 Miami, FL 33131
 Phone: (305) 370-1234

RECEIVED
 1/11/06
 11:11 AM

DATE: 1-25-06

NO. PLAN: 113

SCALE: 1" = 20'

TITLE: TREE DISPOSITION PLAN

891

TREE PRESERVATION & PROTECTION NOTES

1. Tree Protection Requirements during Construction

General: During all development and construction on property, all reasonable steps shall be taken to prevent the destruction or damaging of trees for the tree work items listed herein. Trees destroyed or severely damaged must be replaced by trees of equal or greater size and species as the original trees. The protection zones must be established for all trees that remain in the construction area. The protection zones must be established for all trees that remain in the construction area. The protection zones must be established for all trees that remain in the construction area.

2. Tree Protection Specifications

A. As a condition of approval of the site plan for any project, the following tree protection, root pruning, tree relocation, tree pruning, tree preservation and replacement specifications shall be followed. Additional protective measures may be required as determined by the City of Denver. The minimum required specifications are as follows: 1) All trees shall be protected by the City of Denver. The minimum required specifications are as follows: 1) All trees shall be protected by the City of Denver.

2. Root Pruning

The cutting of roots with a diameter of two inches or larger is prohibited unless there is no feasible conservation alternative, as determined by the City Urbanist, such as trench lines and utility construction, is indicated away from trees.

1. Root Pruning:
 - a. Root Pruning: Root pruning shall be performed by hand using sharp hand pruners or root saws. Root pruning shall be performed by hand using sharp hand pruners or root saws.
 - b. Root Pruning: Root pruning shall be performed by hand using sharp hand pruners or root saws. Root pruning shall be performed by hand using sharp hand pruners or root saws.
 - c. Root Pruning: Root pruning shall be performed by hand using sharp hand pruners or root saws. Root pruning shall be performed by hand using sharp hand pruners or root saws.
 - d. Root Pruning: Root pruning shall be performed by hand using sharp hand pruners or root saws. Root pruning shall be performed by hand using sharp hand pruners or root saws.
 - e. Root Pruning: Root pruning shall be performed by hand using sharp hand pruners or root saws. Root pruning shall be performed by hand using sharp hand pruners or root saws.

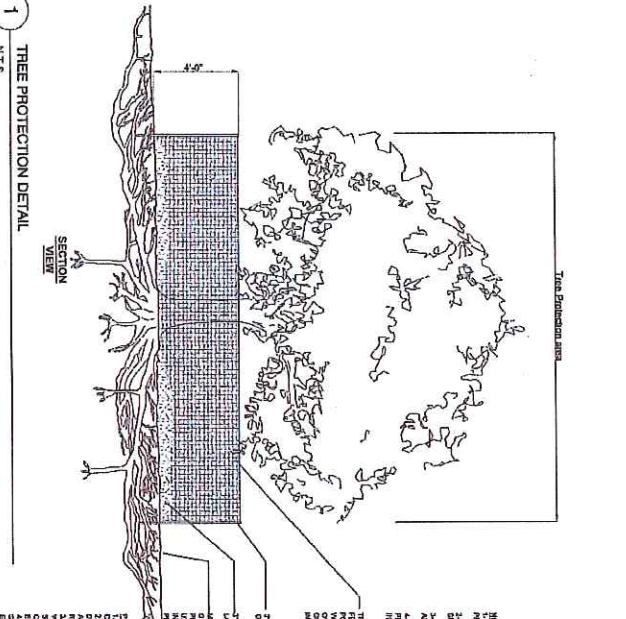
4. Tree Pruning

The pruning is to be performed in accordance with ANSI A300 Standards and good horticultural practices. Heading, girdling, spading or any other pruning practices that effectively destroy a tree(s) are prohibited.

- a. Tree Pruning: Tree pruning shall be performed by hand using sharp hand pruners or root saws. Tree pruning shall be performed by hand using sharp hand pruners or root saws.
- b. Tree Pruning: Tree pruning shall be performed by hand using sharp hand pruners or root saws. Tree pruning shall be performed by hand using sharp hand pruners or root saws.
- c. Tree Pruning: Tree pruning shall be performed by hand using sharp hand pruners or root saws. Tree pruning shall be performed by hand using sharp hand pruners or root saws.
- d. Tree Pruning: Tree pruning shall be performed by hand using sharp hand pruners or root saws. Tree pruning shall be performed by hand using sharp hand pruners or root saws.
- e. Tree Pruning: Tree pruning shall be performed by hand using sharp hand pruners or root saws. Tree pruning shall be performed by hand using sharp hand pruners or root saws.

5. Tree Relocation and Replacement

Should any trees or plants be damaged they shall be replaced by the Owner's Representative in a like-for-like replacement. The replacement shall be performed in accordance with ANSI A300 Standards and good horticultural practices.



1. Tree Protection Detail Notes:
 - a. Tree Protection Detail Notes: Tree protection shall be installed prior to any site work.
 - b. Tree Protection Detail Notes: Tree protection shall be installed prior to any site work.
 - c. Tree Protection Detail Notes: Tree protection shall be installed prior to any site work.
 - d. Tree Protection Detail Notes: Tree protection shall be installed prior to any site work.
 - e. Tree Protection Detail Notes: Tree protection shall be installed prior to any site work.



AECOM
 1600 17th Street, Suite 1700
 Denver, Colorado 80202
 Phone: 303.733.8000
 Fax: 303.733.8001
 www.aecom.com

Oil Energy
 Design
 1600 17th Street, Suite 1700
 Denver, Colorado 80202
 Phone: 303.733.8000
 Fax: 303.733.8001
 www.oilenergy.com

Associates
 1600 17th Street, Suite 1700
 Denver, Colorado 80202
 Phone: 303.733.8000
 Fax: 303.733.8001
 www.associates.com

REVISIONS

NO.	DATE	DESCRIPTION
1	10/11/11	ISSUED FOR PERMIT

PROJECT INFO

PROJECT NO.	11-0001
CLIENT	11-0001
DATE	11-0001
REV. PLAN	11-0001

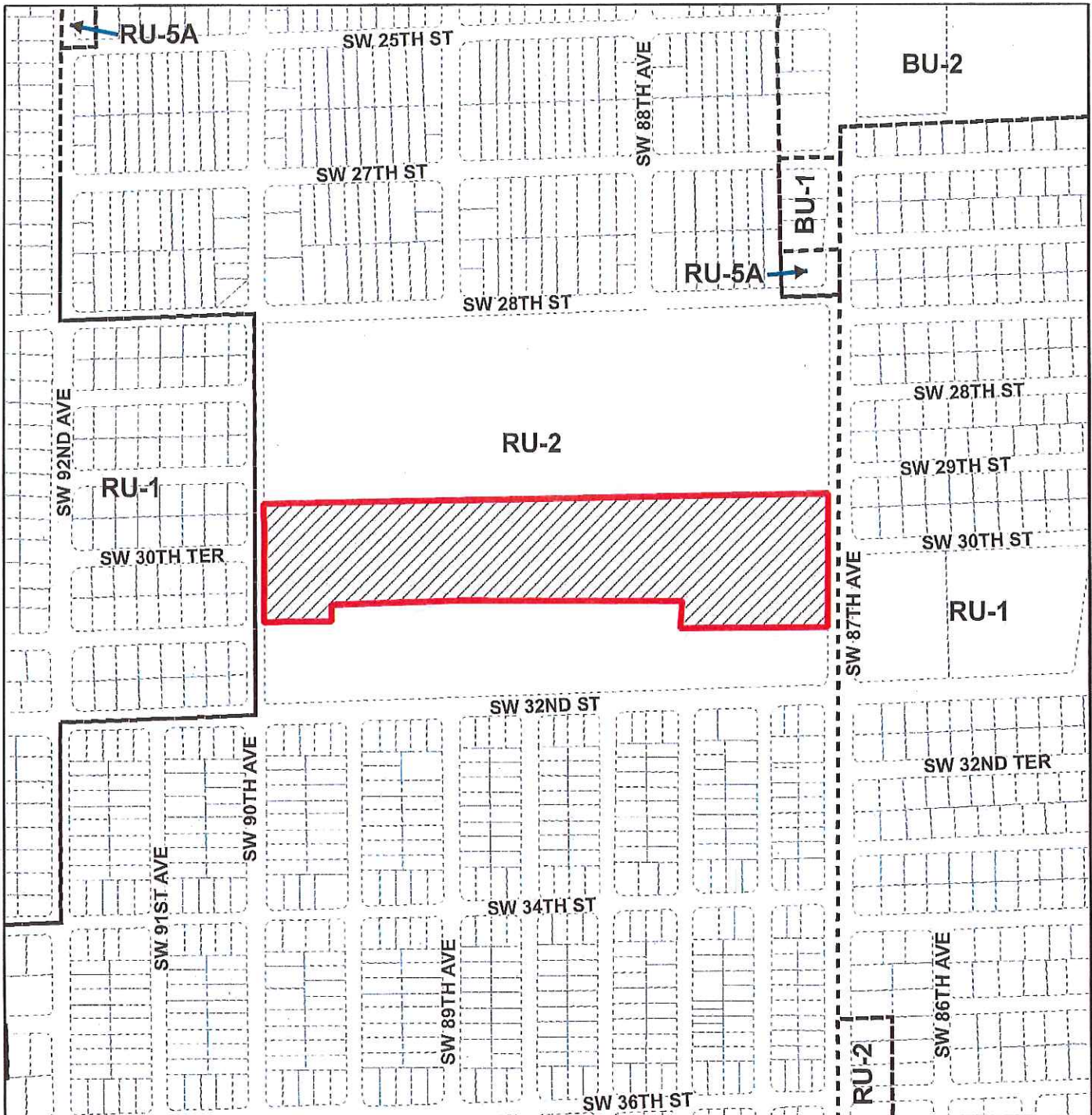
DESIGNER

Oil Energy Design
 1600 17th Street, Suite 1700
 Denver, Colorado 80202
 Phone: 303.733.8000
 Fax: 303.733.8001
 www.oilenergy.com

THREE DISPOSITION CHART AND NOTES

L1-30

69





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2019000126

Section: 16 Township: 54 Range: 40
 Applicant: Marist Brothers of the Schools Inc
 Zoning Board: BCC
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, August 06, 2019

REVISION	DATE	BY
		74



MIAMI-DADE COUNTY

AERIAL YEAR 2018

Process Number

Z2019000126

Legend



Subject Property

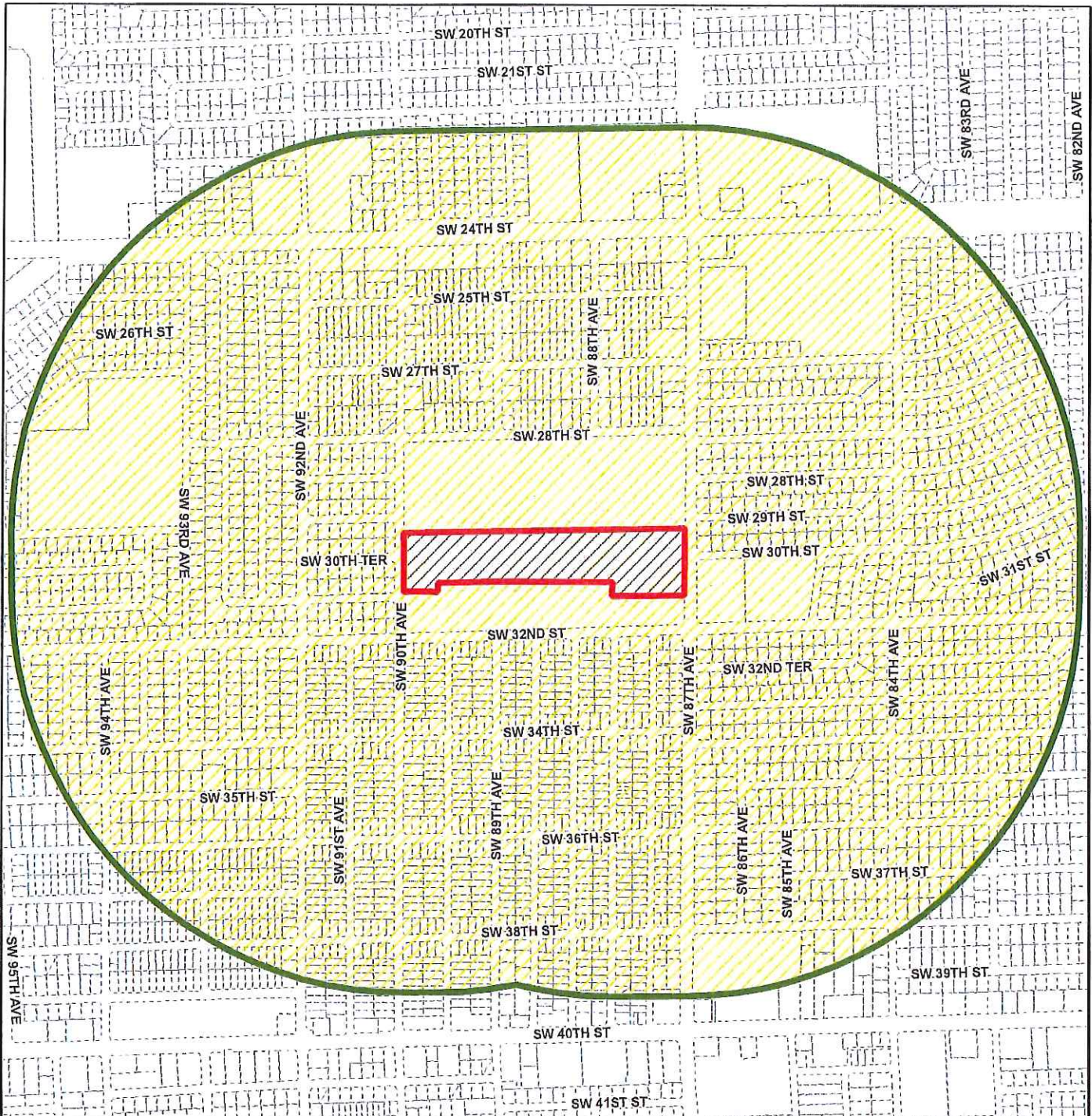


Section: 16 Township: 54 Range: 40
 Applicant: Marist Brothers of the Schools Inc
 Zoning Board: BCC
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, August 06, 2019

REVISION	DATE	BY
		75



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2019000126
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries

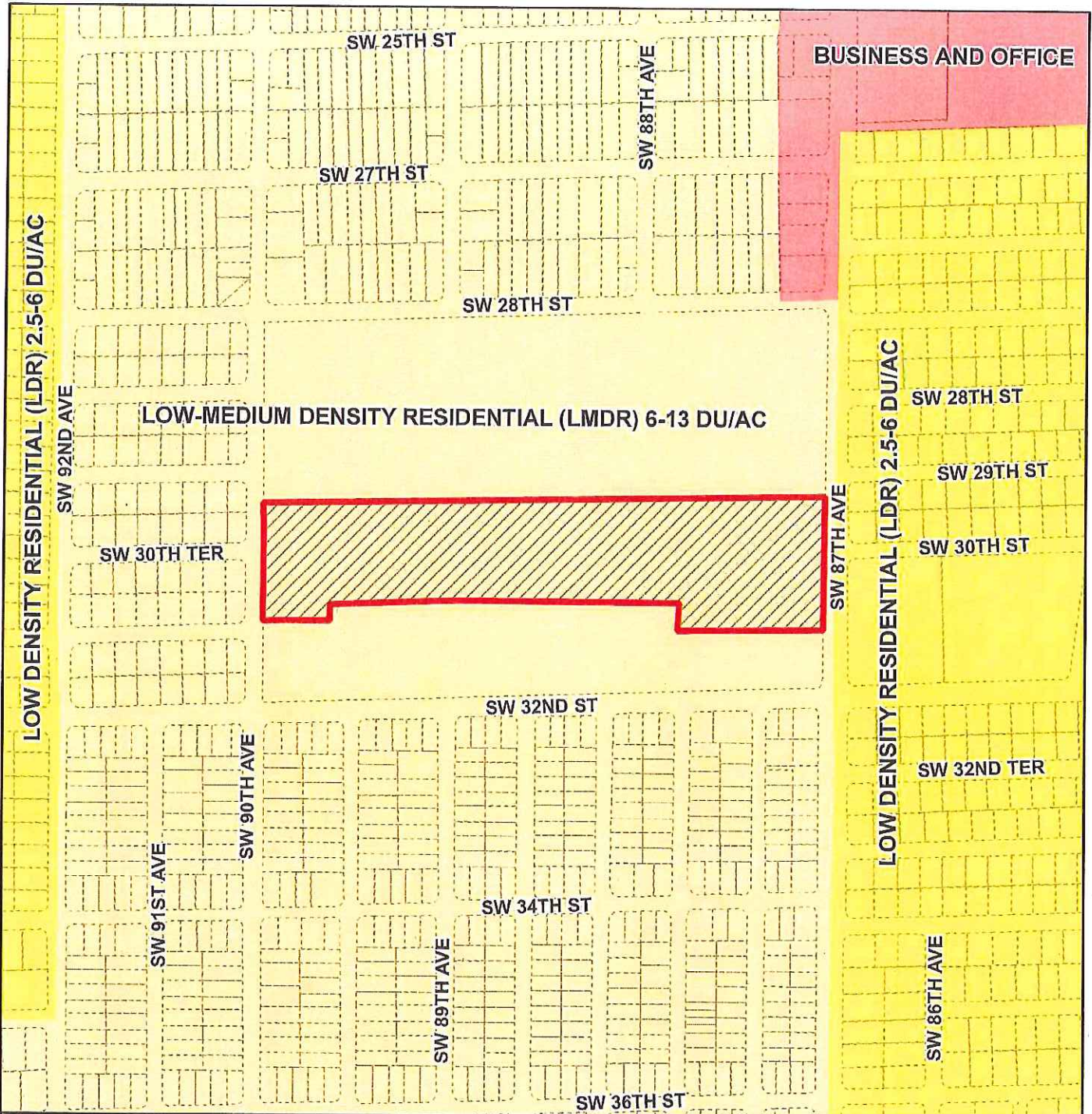


Section: 16 Township: 54 Range: 40
 Applicant: Marist Brothers of the Schools Inc
 Zoning Board: BCC
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, August 06, 2019

REVISION	DATE	BY
		76



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2019000126

Section: 16 Township: 54 Range: 40
 Applicant: Marist Brothers of the Schools Inc
 Zoning Board: BCC
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, August 06, 2019

REVISION	DATE	BY