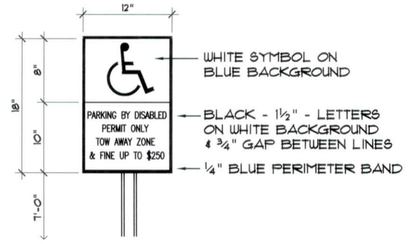
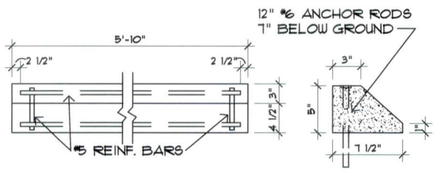
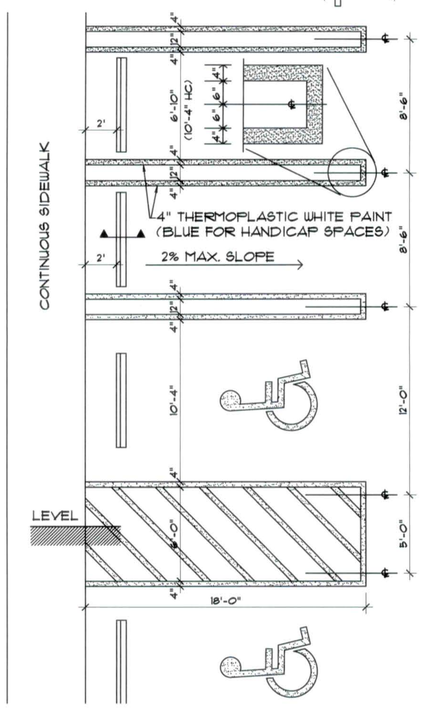



HANDICAP POST SIGN NTS




PARKING SPACE & CAR STOP DETAIL NTS

## SITE SUMMARY

LOCATION — SW 15th STREET AND 147th AVENUE
MIAMI, FLORIDA 33184

FOLIO NO. — 30-4910-003-0050 (TOTAL PROPERTY)

ZONING — AU

ZONING RESOLUTIONS — N/A

TOTAL EXISTING LOT AREA — GROSS: 108,563 S.F. (2.49 ACRES)
TOTAL NET: N/A – NOT YET SUBDIVIDED

PROPOSED LOT AREAS:

PARCEL 'A' LOT AREA — GROSS: 56,915 S.F. (1.31 ACRES)
TOTAL NET: 42,696 S.F. (0.98 ACRES)

PARCEL 'B' LOT AREA — GROSS: 51,648 S.F. (1.18 ACRES)
TOTAL NET: 40,321 S.F. (0.93 ACRES)

PARCEL 'B' TO BE SUBDIVIDED INTO 6 RU-1MA RESIDENTIAL LOTS

PROPOSED BUILDINGS:

1) TWO STORY HIGHER LEARNING EDUCATIONAL CENTER

| | | |
|---|---|---|
| COVERED DROP OFF | 557 SQ. FT. | |
| FIRST FLOOR AREA | 8,533 SQ. FT. | |
| SECOND FLOOR AREA | 3,051 SQ. FT. | |
| PROPOSED SCHOOL BUILDING AREA = | 12,141 SQ. FT. | |
| TOTAL PROPOSED BUILDING LOT COVERAGE = | 9,090 SQ. FT. | 21.3 % |
| TOTAL PROPOSED BUILDING AREA = | 12,141 SQ. FT. | |

SETBACKS:

| | |
|---|---|
| FRONT – NORTH (TO DROP OFF) | 8'-0" |
| FRONT – NORTH (TO BUILDING WALL) | 26'-0" |
| SIDE STREET – WEST | 27'-3" |
| SIDE – EAST | 98'-4" |
| REAR – SOUTH | 55'-4" |

SUMMARY OF OVERALL LOT COVERAGE:

| | | |
|---|---|---|
| TOTAL PROPOSED BUILDING LOT COVERAGE | 9,090 SQ. FT. | 21.3 % |
| ASPHALT PAVED, SIDEWALKS AND PAVERED AREAS | 14,708 SQ. FT. | 34.4 % |
| LANDSCAPE OPEN SPACE | 18,898 SQ. FT. | 44.3 % |
| TOTAL AREA = | 42,696 SQ. FT. | 100.0 % |
| OUTDOOR RECREATION AREA | 11,350 SQ. FT. | 26.6 % |

PARKING REQUIRED: AS PER 33-124 MDC ZONING CODE

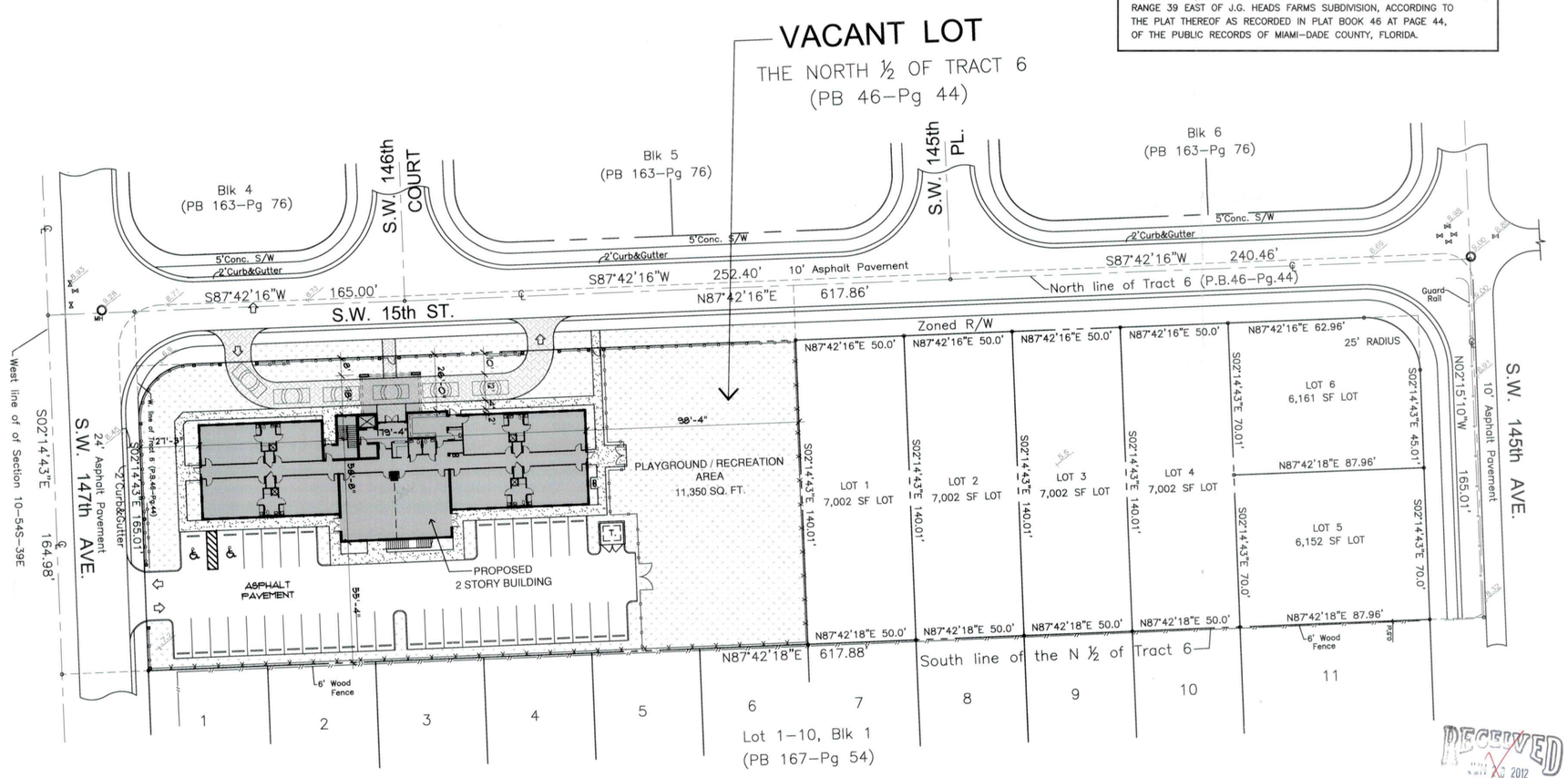
| | |
|---|---|
| – SCHOOL (INFANTS – PK TO 2nd GRADE) AS PER 33-124(L)1 & 2 INFANTS – PK TO 2nd GRADE: 1 SPACE PER STAFF x 20 = 20 SPACES | 20 SPACES |
| TOTAL PARKING REQUIRED | 20 SPACES |

PARKING PROVIDED:

| | |
|---|---|
| – STANDARD – 8.5' X 18' | 34 SPACES |
| – HANDICAP – 12.0' X 18'. | 2 SPACES |
| TOTAL PARKING PROVIDED | 36 SPACES |

LOCATION — N.T.S.

LEGAL DESCRIPTION:
THE NORTH 1/2 OF TRACT 6, LYING IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST OF J.G. HEADS FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.




N

PROPOSED SITE PLAN — 1" = 30'

REFER TO SHEET A-3 FOR COMPLETE SITE PLAN DIMENSIONS

REFER TO SHEET A-2 FOR CHILDCARE CHECKLIST

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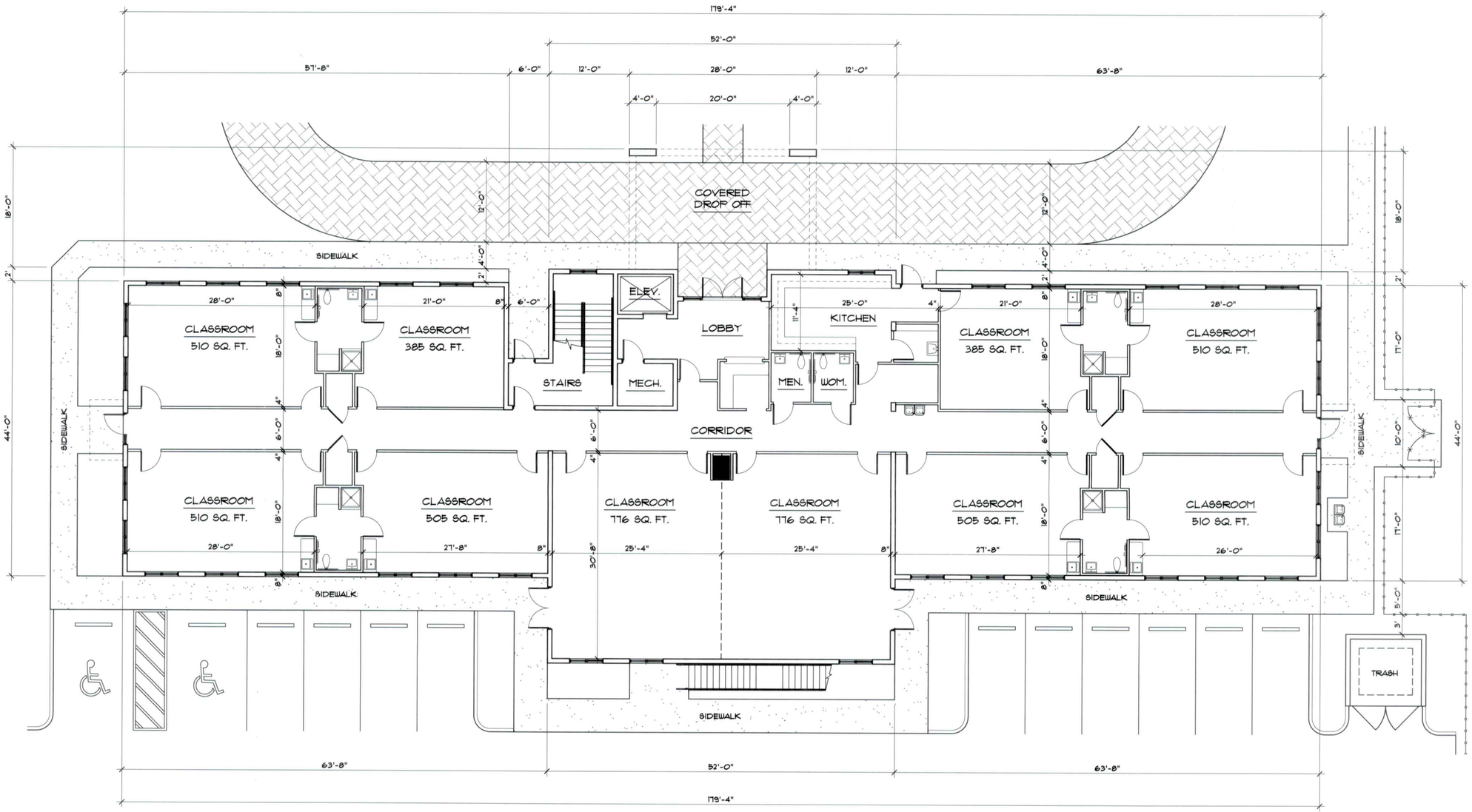
REVISIONS :

HIGHER LEARNING EDUCATIONAL CENTER
AND
6 RESIDENTIAL LOTS
FOLIO # 30-4910-003-0050
VACANT LAND ON SW 15th STREET AND 147th AVENUE

Corporation Licence #AA0003989
Architectural Seal
JORGE L VILLAVICENCIO
NO. AR0012110


VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-8181
CONSULTANT :


| | |
|---|---|
| DATE : 06-15-'12 | SCALE : 1" = 30' |
| DATE SUBMITTED FOR BDS: — | |
| DRAWING NO : A-1 OF 7 | |




N

PROPOSED FIRST FLOOR PLAN — 1/8" = 1'-0"
9,090 SQ. FT.

2/2-085
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BY

REVISIONS :

**HIGHER LEARNING EDUCATIONAL CENTER AND 6 RESIDENTIAL LOTS**
FOLIO # 30-4910-003-0050
VACANT LAND 0 I
th AVENUE

Corporation Licence
#AA0002589
Architectural Seal
JORGE L. VILLAVICENCIO
NO. AR0012110

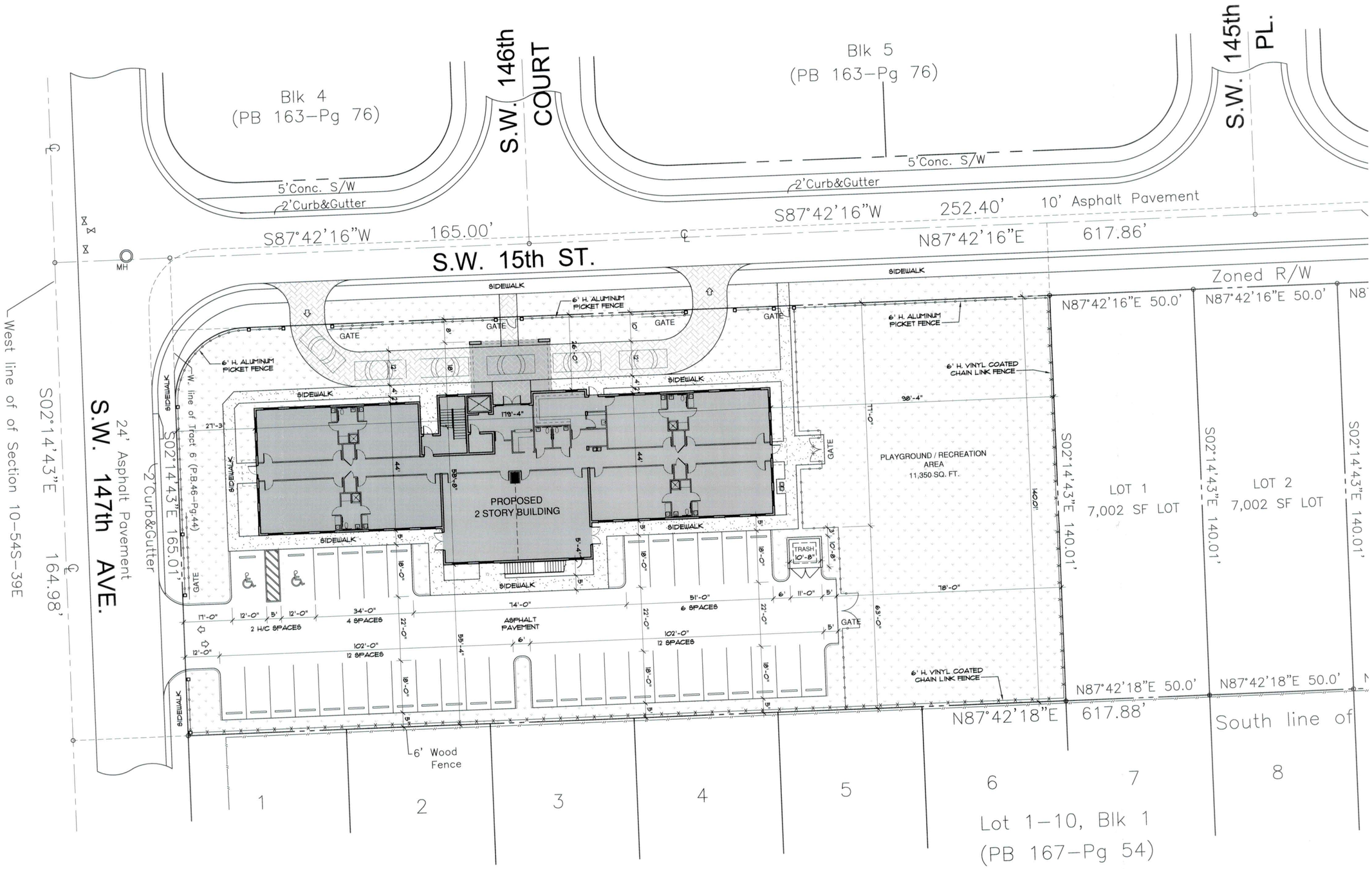

**VILLA & ASSOCIATES INC.**
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-6181


CONSULTANT :

| DATE : | SCALE : |
|---|---|
| 06-15-'12 | 1/8" |

DATE SUBMITTED FOR INSP.: —

DRAWING NO : A-4 OF 7




PROPOSED SITE PLAN 1/16" = 1'

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

REVISIONS :

**HIGHER LEARNING EDUCATIONAL CENTER AND 6 RESIDENTIAL LOTS**
FOLIO # 30-4910-003-0050
VACANT LAND ON SW 15th STREET AND 147th AVENUE

Corporation Licence #AA0003589
Architectural Seal
JORGE I. VILLAVICENCIO NO. AR0012110


**VILLA & ASSOCIATES INC.**
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - MIAMI FL. 33155 - (305) 661-8181


CONSULTANT :

| DATE : | SCALE : |
|---|---|
| 06-15-'12 | 1/16" = 1' |

DATE SUBMITTED FOR BIDS: —

DRAWING NO : A-3 OF 7

Department of Planning and Zoning
Zoning Hearings Section
111 N.W. 1 Street, 11th Floor
Miami, Florida 33128
(305) 375-2640

# CHILD CARE CHECKLIST REQUIREMENTS FOR ZONING HEARING

1. Day nurseries, day care centers and kindergartens require a public hearing unless the property intended for such use is zoned RU-3, RU-3M, RU-3B, RU-4L, RU-4M, RU-4, RU-4A, RU-5, RU-5A, OPD, BU (Business) or IU (Industrial) and meet all requirements including setbacks for buildings of public assemblage where occupancy is for 25 or more, or other applicable setbacks. Must also comply with all other code requirements including, but not limited to, handicap accessibility and plumbing fixture count.

   Private schools are permitted on properties zoned RU-3, RU-3M, RU-3B, RU-4L, RU-4M, RU-4, RU-4A, AU and BU (Business) subject to compliance with the aforementioned requirements.

2. Must comply with all requirements of Article XA, (§33-151.11 through 33-151.22) Zoning Code of Miami-Dade County.

3. Submit one full set of folded plans and 1 C.D. (PDF Format) containing an identical set of plans for zoning hearing review, including:

   a. Site plans with zoning legend, showing outdoor playground area with a fence, parking spaces and automobile stacking.

   b. Floor plans identifying classroom area(s) – dimensioned (note: an architect or engineer must seal the plans for 50 or more children,).

   c. Completed Child Care Checklist (attached)

   d. Landscape plans, Landscape Legend and Certification of Compliance with Chapter 18A (Landscape Code).

4. Day care centers may require a traffic analysis. Contact Harvey Bernstein at the Public Works Department at 305-375-1874 for more information.

The Department of Planning and Zoning will review this application and accompanying plans. Early contact with the sections involved would be beneficial to the applicant. Contact the Zoning Information Section at (305) 375-1806, the Zoning Processing Section at (786) 315-2650 and the Planning Division at (305) 375-2800. Apply for a building permit at 11805 S.W. 26 Street, between the hours of 7:30 a.m. and 10:00 a.m. Tuesday through Friday. If you have any questions regarding the process for applying for a building permit, please contact the Permit Section at (786) 315-2100.



## DEFINITIONS

| | |
|---|---|
| **Day Nursery** | Childcare for infants and children up to the age of six (6). |
| **Kindergarten** | Childcare and preschool programs for children ages four (4) through six (6). |
| **After-School Care** | Childcare and recreation for children above the age of five (5) when no formal schooling program is conducted and where the care provided is generally after school, on weekends, school holidays and vacation. |
| **Babysitting Service for Shoppers** | Childcare for limited time periods (maximum three [3] hours) provided within a shopping center solely for the convenience of the patrons, and limited to not more than forty (40) children at any one time. |
| **College or University** | An institution of higher learning beyond the high school level. |
| **Family Day Care** | Childcare and recreation with a maximum of five (5) children including the day care operator's own children. |
| **Private School** | This term as used herein refers to any private institution providing childcare and/or instruction at any level from infants through the college level. |
| **Elementary, Junior, and/or Senior High** | Reference to these schools are to be broadly interpreted to compass any schools, graded or ungraded, whose students are within the age ranges typically found at these school levels. |
| **Child, Student, Pupil** | The terms "child", "student", or "pupil" and their plurals are used interchangeably. |



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

School Name: HIGHER LEARNING EDUCATIONAL CENTER

School Address: Vacant land on SW 147th Avenue & 15th Street Tax Folio # 30-4910-003-0050

1. Is this an expansion to an existing school ☐ Yes ☑ No If yes, indicated the number of students: _____ and age and grade ranges originally approved: _____.
2. Total size of site: _____ x _____ = 42,696 sq. ft. / 43,560 sq. ft. = 0.98 acres
3. Number of children or students requested: 200 Ages: Infant - 8 years old (Infant-Pk-2nd Grade)
4. Number of teachers: 16 Number of administrative & clerical personnel: 4.
5. Number of classrooms: 12 Total square footage of classroom area: 7,082 sq. ft.
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 5,059 sq. ft. - Includes Stairs and Elevator
7. Amount of outdoor recreation/play area in square footage: 11,350 sq. ft.

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: 2
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided = 36 spaces parking spaces required by §33-124(L) = 20 spaces
10. Indicate the number of auto stacking spaces: 5 provided 5 required.
11. Proposed height for the structure(s): 35'-0" See §33-151.18(g).
12. Size of identification sign: n/a x n/a = n/a 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: Infants - Pk - 2nd Grd School shall operate M to F 7 am to 6:30 pm.
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). No Residential Uses



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 160 (number of children) = 5,600 sq. ft. of classroom area required.

b. Elementary Grades 1-6

   30 sq. ft. x 40 (number of children) = 1,200 sq. ft. of classroom area required.

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

   25 sq. ft. x 0 (number of children) = 0 sq. ft. of classroom area required.

   TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 6,800 sq. ft.
   TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 7,082 sq. ft.

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
   45 sq. ft. x 80 (½ of children) = 3,600 sq. ft.

b. Grades 1-6 500 sq. ft. x 30 (first 30 children) = 15,000 sq. ft.
   300 sq. ft. x 10 (remaining children) = 3,000 sq. ft.

c. Grades 7-12 800 sq. ft. x 0 (first 30 children) = 0 sq. ft.
   300 sq. ft. x 0 (next 300 children) = 0 sq. ft.
   150 sq. ft. x _____ (remaining children) = _____

   TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 21,600 sq. ft.
   TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 11,350 sq. ft.

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: 44.6 Trees provided: 48
b. Ten shrubs are required for each tree required. Shrubs required: 446 Shrubs provided: 500.
c. Grass area for organized sports/play area in square feet: 11,350 sq. ft. total recreation area
d. Lawn area in square feet (exclusive of organized sports/play area): 6,620 sq. ft.



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# CHILD CARE CHECKLIST

REVISIONS :

HIGHER LEARNING EDUCATIONAL CENTER
AND
6 RESIDENTIAL LOTS
FOLIO # 30-4910-003-0050
VACANT LAND ON SW 15th STREET AND 147th AVENUE

Corporation Licence #AA0003589
Architectural Seal
JORGE I. VILLAVICENCIO
NO. AR0012110

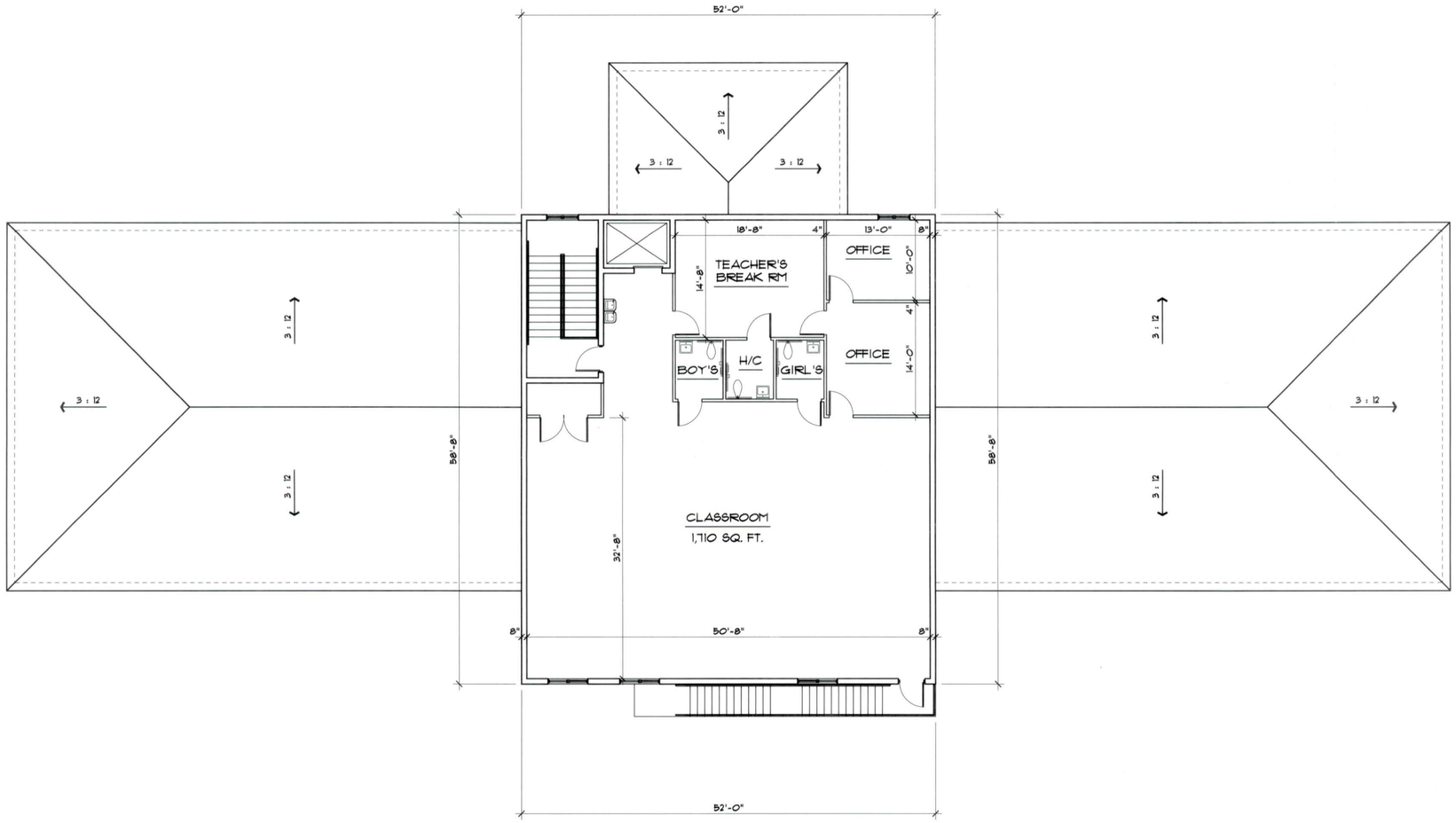
VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - MIAMI FL. 33155 - (305) 661-8181

CONSULTANT :

| DATE : | SCALE : |
|---|---|
| 06-15-12 | 1" = 1' |

DATE SUBMITTED FOR BIDS: —

DRAWING NO : A-2 OF 7




N

PROPOSED SECOND FLOOR PLAN —— 1/8" = 1'-0"
3,051 SQ. FT.

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

REVISIONS :

**HIGHER LEARNING EDUCATIONAL CENTER**
**AND**
**6 RESIDENTIAL LOTS**
**FOLIO # 30-4910-003-0050**
**VACANT LAND ON SW 15th STREET AND 147th AVENUE**

Corporation Licence #AA0000389

Architectural Seal

JORGE L. VILLAVICENCIO
NO. AR0012110


**VILLA & ASSOCIATES INC.**
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-6161


CONSULTANT :

| DATE : | SCALE : |
|---|---|
| 06-15-'12 | 1/8" |

DATE SUBMITTED FOR BIDS: —

DRAWING NO : A-5 OF 7