

SOMERSET ACADEMY AT PINWOOD ACRES

9500 SW 97TH AVE
MIAMI, FL 33176

APPLICANT:

- LONES FAMILY, LP.
- PINWOOD ACRES SCHOOL INC.
- LEE S. JUDY C. LONES

ISSUED FOR: D.I.C. SUBMITTAL

DATE: 10.25.2013
CIVICA PROJECT: 129915

ARCHITECT:

CIVICA
L L C
ARCHITECTURE & URBAN DESIGN

8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959

AA #26001093

TRAFFIC ENGINEER

RGA

RICHARD GARCIA & ASSOCIATES, INC.
13117 NW 107th AVENUE, UNIT #4
HIALEAH GARDENS, FL 33018
TEL: (305) 595-7505

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PROJECT LOCATION



LOCATION MAP

N.T.S.

LEGAL DESCRIPTION

FOLIO # 30-5005-002-0220, 30-5005-000-0120, 30-5005-000-0130, 30-5005-000-0150, 30-5005-000-0252

Lots 27 and 28, less the West 900 feet and the East 15 feet thereof, in GREATER MIAMI DEVELOPMENT, SECTION A, as recorded in Plat Book 14, Page 65, of the Public Records of Miami Dade County, Florida; less that portion lying within the South 10 feet of said Lot 28; and less the area bounded by the North line of the South 10 feet of said Lot 28 and bounded by the West line of the East 15 feet of said Lot 28 and bounded by a 25 foot radius arc concave to the Northwest, said arc being tangent to both of the last described lines; And

The West 399.3 feet of the East 439.3 feet of the North 1/2 of the Northeast 1/4 of the Southeast 1/4, less the South 225 feet and the North 35 feet thereof, in Section 5, Township 55 South, Range 40 East, Miami-Dade County, Florida, less the area bounded by the South line of the North 35 feet of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 5 and bounded by the West line of the East 40 feet of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 5 and bounded by a 25 foot radius arc concave to the Southwest, said arc being tangent to both of the last described lines; And

The North 1/2 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4, less the West 798.32 feet and less the East 439.3 feet and less the North 35.00 feet for road, of Section 5, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida; And

The South 225 feet of the East 237.15 feet of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 55 South, Range 40 East, Miami-Dade County, Florida, less the East 40 feet and the South 25 feet thereof.



REVISIONS

NO.	DATE	REVISION
1	01.03.2014	DIC COMMENTS (3rd Deficiency Ltr)
2	02.04.2014	PUBLIC WORKS (Traffic Comments)
3	07.28.2014	PUBLIC WORKS MEMO (T.E.D. COMMENTS)
4	11.21.2014	PUBLIC WORKS MEMO (T.E.D. COMMENTS)
5	06.26.2014	TREE DEPARTMENT (DERM)
6	12.04.2015	TREE DEPARTMENT (DERM)
7	02.19.2016	ZONING DEPARTMENT ZONING INFO FRAGMENTATION

Parking Calculation Note:
As per Florida Statutes Chapter 1002.33 (18) Facilities:

- The local governing authority shall not adopt or impose any local building requirements or site-development restrictions, such as parking and site-size criteria, that are addressed by and more stringent than those found in the State Requirements for Educational Facilities of the Florida Building Code.
- Somerset Academy Charter School parking calculations are based on State Requirements for Educational Facilities 2014 FBC / Sec 453.10.2.8:
 - Faculty and staff - One space for each member.
 - Visitors - One space for every 100 students.
 - High Schools - One space for every 10 students in grades 11 and 12.

ZONING INFORMATION (SOUTH CAMPUS)

ZONING CLASSIFICATION:	EU-1 - SINGLE FAMILY ONE ACRE ESTATE USE	
LAND USE:	EDUCATIONAL PRIVATE	
NET LOT AREA:	235,804 S.F. (5.41 ACRES)	
TOTAL BLDG AREA		
1st FLOOR:	20,088.23 S.F. (BLDG MASS)	14,249.23 S.F. (EXT CIRCULATION AND CANOPIES)
2nd FLOOR:	20,079.57 S.F. (BLDG MASS)	9,416.74 S.F. (EXT CIRCULATION)
* GRAND TOTAL:	40,167.80 S.F. (BLDG MASS)	23,665.97 S.F. (EXT CANOPIES)
		63,833.77 S.F. (TOTAL AREA)

SETBACKS	ALLOWABLE	PROPOSED
* FRONT	25'-0"	83'-0"
* REAR	75'-0"	75'-0"
* SIDE	25'-0"	60'-0"
* INTERIOR SIDE	75'-0"	129'-9"
HEIGHT	35'-0" (2 STORIES)	35'-0" (2 STORY)
LOT COVERAGE	35,370 S.F. (15%)	34,337.46 S.F. (14.56%)

SOUTH CAMPUS PARKING TABLE
Parking Data: 840 Students (Grades 3rd - 8th)

Type	Required	Provided
Staff (1 Pkg Space per e.a Staff)	56	33
Visitor (1 Pkg Space per 100 Students)	9	9
Students (1 Pkg Space per every 10 Stdntrs in 11th & 12th Grades)	N/A	N/A
Additional parking provided on North Campus	0	49**
TOTAL	65	42 (On-Site) + 49 (at North Lot) = 91 Spaces

ACCESSIBILITY NOTE:
* 3 ADA Accessible spaces required as per FBC. 4 ADA Spaces Provided.
** 23 Parking spaces for staff and 26 surplus spaces provided on North Campus

- KEY NOTES**
- PEDESTRIAN ENTRANCE
 - PASSENGER VEHICLE MAIN ENTRANCE
 - PASSENGER VEHICLE MAIN EXIT
 - NOT USED
 - BUILDING MAIN ENTRANCE
 - 6" MASONRY WALL
 - 6" METAL PICKET FENCE
 - TRASH ENCLOSURE
 - AUTOMATED VEHICULAR GATE
 - SAFETY SIGHT TRIANGLE (40' x 260')
 - SAFETY SIGHT TRIANGLE (10' x 10')
 - BUS LOADING ZONE
 - START DROP-OFF/PICKUP QUEUE.
 - AUXILIARY ENTRANCE/EXIT
 - CONCRETE SLAB
 - FENCED PLAYGROUND AREA
 - BASKETBALL/COURT
 - KNOX BOX
 - PROPERTY LINE
 - CONCRETE SIDEWALK
 - BICYCLE RACK
 - 6" HIGH MASONRY COLUMNS
 - END OF DROP OFF/PICKUP QUEUE
 - EMERGENCY VEHICLE (FIRE TRUCK 8' x 32'-6")
 - GRASS PAVE (BAHIA SOD) PARKING STALLS

ZONING INFORMATION (AGGREGATE /TOTAL)

ZONING CLASSIFICATION:	EU-1 - SINGLE FAMILY ONE ACRE ESTATE USE	
LAND USE:	EDUCATIONAL PRIVATE	
NET LOT AREA:	359,455.21 S.F. (8.251 ACRES)	
TOTAL BLDG AREA		
NORTH CAMPUS BUILDING:	24,588.50 S.F.	
SOUTH CAMPUS BUILDING:	63,833.77 S.F.	
* GRAND TOTAL COMBINED:	88,422.27 S.F.	

	ALLOWABLE	PROPOSED
HEIGHT	35'-0" (2 STORIES)	35'-0" (2 STORY)
LOT COVERAGE	53,918.28 S.F. (15%)	48,027.46 S.F. (13.36%)

OVERALL CAMPUS PARKING TABLE
Parking Data @ 1,260 Students (Grades Pk - 8th)

Type	Required	Provided
Staff (1 Pkg Space per e.a Staff)	84	84
Visitor (1 Pkg Space per 100 Students)	13	14
Students (1 Pkg Space per every 10 Stdntrs in 11th & 12th Grades)	N/A	N/A
Surplus parking	0	38
TOTAL	97	136

ACCESSIBILITY NOTE:
* 4 ADA Accessible parking spaces required as per 2014, Florida Building Code.
* 8 ADA Spaces Provided

ZONING INFORMATION (NORTH CAMPUS)

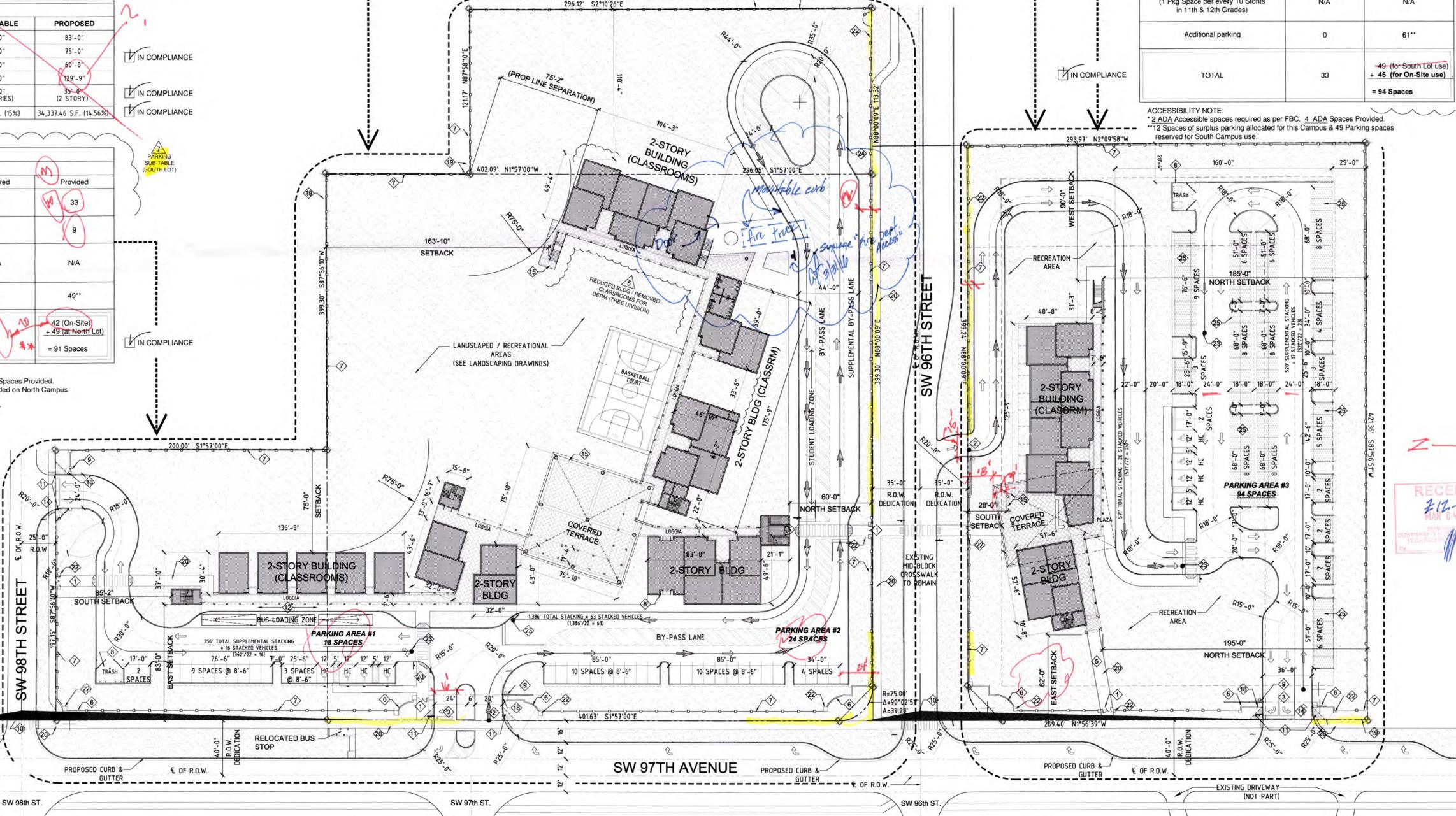
ZONING CLASSIFICATION:	EU-1 - SINGLE FAMILY ONE ACRE ESTATE USE	
LAND USE:	EDUCATIONAL PRIVATE	
NET LOT AREA:	123,650.28 S.F. (2.83 ACRES)	
1st FLOOR:	8,344.40 S.F. (BLDG MASS)	5,345.60 S.F. (EXT CIRCULATION)
2nd FLOOR:	8,341.70 S.F. (BLDG MASS)	2,556.80 S.F. (EXT CANOPIES)
* GRAND TOTAL:	16,686.10 S.F. (BLDG MASS)	7,902.40 S.F. (EXT CANOPIES)
		24,588.50 S.F. (TOTAL AREA)

SETBACKS	ALLOWABLE	PROPOSED
* FRONT	25'-0"	62'-0"
* REAR	75'-0"	90'-0"
* SIDE	25'-0"	28'-0" ***
* INTERIOR SIDE	75'-0"	185'-0"
HEIGHT	35'-0" (2 STORIES)	35'-0" (2 STORY)
LOT COVERAGE	18,547 S.F. (15%)	13,690 S.F. (11.07%)

NORTH CAMPUS PARKING TABLE
Parking Data: 420 Students (Grades Pk - 2nd)

Type	Required	Provided
Staff (1 Pkg Space per e.a Staff)	28	28
Visitor (1 Pkg Space per 100 Students)	5	5
Students (1 Pkg Space per every 10 Stdntrs in 11th & 12th Grades)	N/A	N/A
Additional parking	0	61**
TOTAL	33	49 (for South Lot use) + 45 (for On-Site use) = 94 Spaces

ACCESSIBILITY NOTE:
* 2 ADA Accessible spaces required as per FBC. 4 ADA Spaces Provided.
** 12 Spaces of surplus parking allocated for this Campus & 49 Parking spaces reserved for South Campus use.



CIVICA
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info@civicagroup.com

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- PINWOOD ACRES SCHOOL INC.
- LEE S. JUDY C. LONES

ISSUED FOR:
D.I.C. SUBMITTAL
CIVICA PROJECT No : 129915

No.	DATE	REVISION	BY
1	01.03.2014	DIC COMMENTS (3rd Delinquency Lit)	TM
2	03.05.2014	PUBLIC WORKS MEMO	TM
3	07.28.2014	PUBLIC WORKS MEMO (T.E.D.)	TM
4	11.21.2014	PUBLIC WORKS MEMO (T.E.D.)	TM
5	6.26.2015	DERM (TREE DIVISION)	IAF
6	12.04.2015	DERM (TREE DIVISION)	IAF

DRAWN BY: AD, TM
APPROVED BY: RL
DATE: JAN. 26, 2015
SCALE: AS SHOWN

RECEIVED
2/12-15/16
MIA CIVIC GROUP

SEAL SIGNATURE

02.23.16
ROLANDO LLANES
AR - 0013160

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SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0

NOTE:
ALL ENTRANCE FEATURES (AUTOMATIC GATES) ARE NOT A PART OF THIS APPLICATION AND WILL BE SUBMITTED TO THE COUNTY UNDER SEPARATE COVER IN ACCORDANCE WITH ARTICLE VI, DIVISION 4, OF THE CODE OF MIAMI-DADE COUNTY.

1. EXCLUSIVE NORTHBOUND LEFT TURN LANE AND ADEQUATE SOUTHBOUND RIGHT TURN LANE FROM SW 97TH AVE TO THE SITE INGRESS ACCESS POINTS TO BE CONSTRUCTED BY THE APPLICANT AS PER MIAMI DADE COUNTY TRAFFIC ENGINEERING STANDARDS.
2. CURB AND GUTTER TO BE CONSTRUCTED BY THE APPLICANT AS PER MIAMI DADE COUNTY CIVIL ENGINEERING STANDARDS.

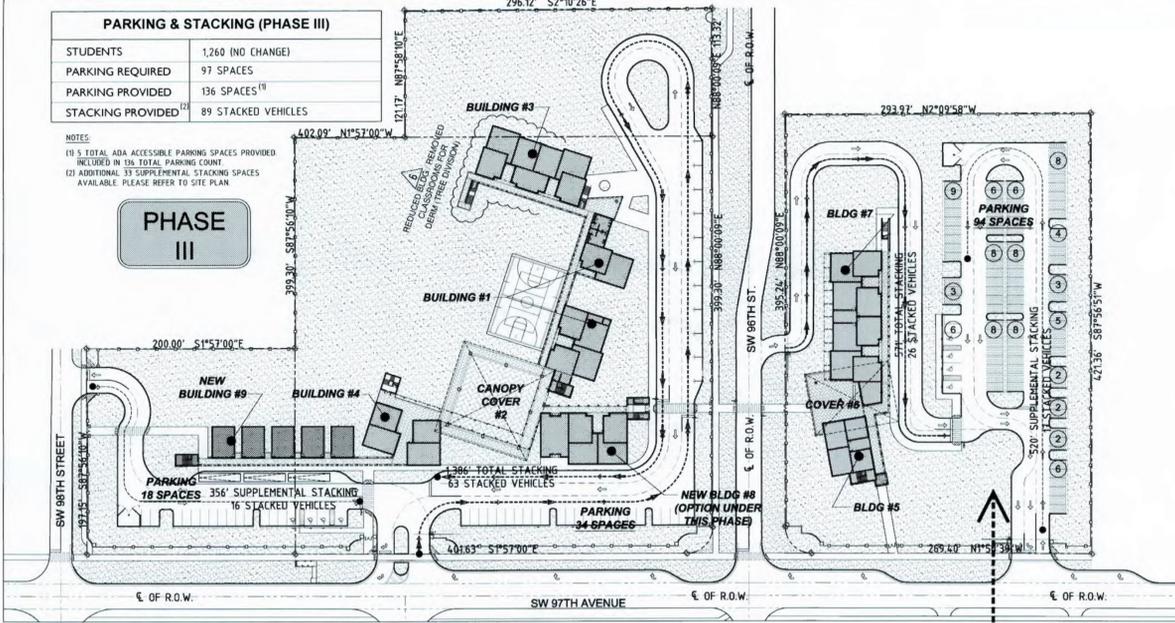
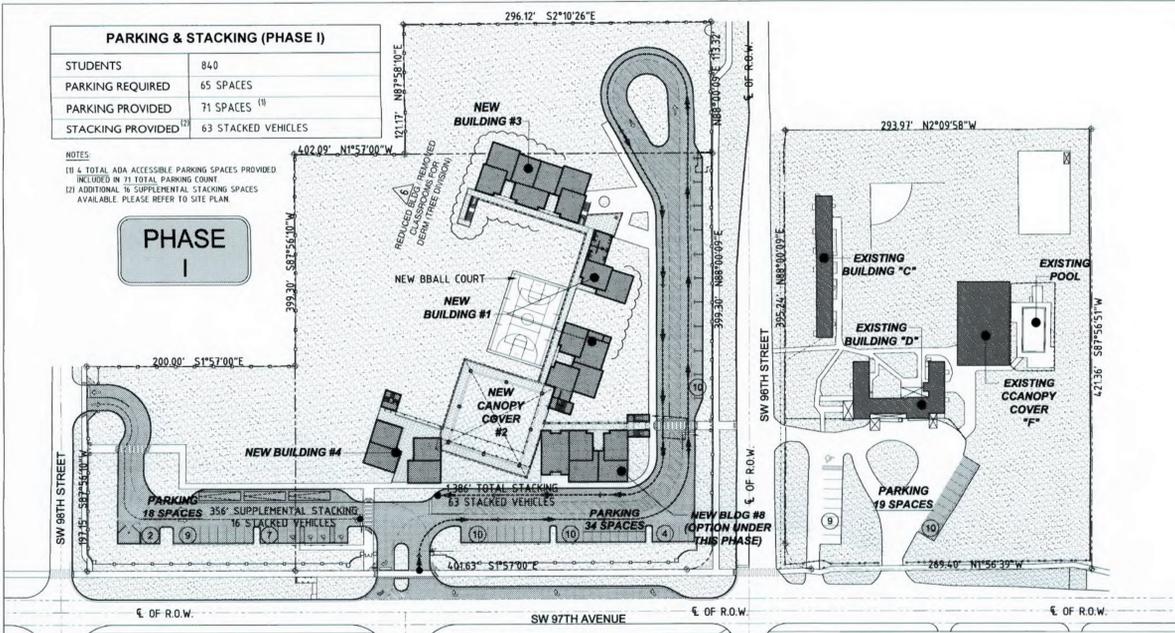
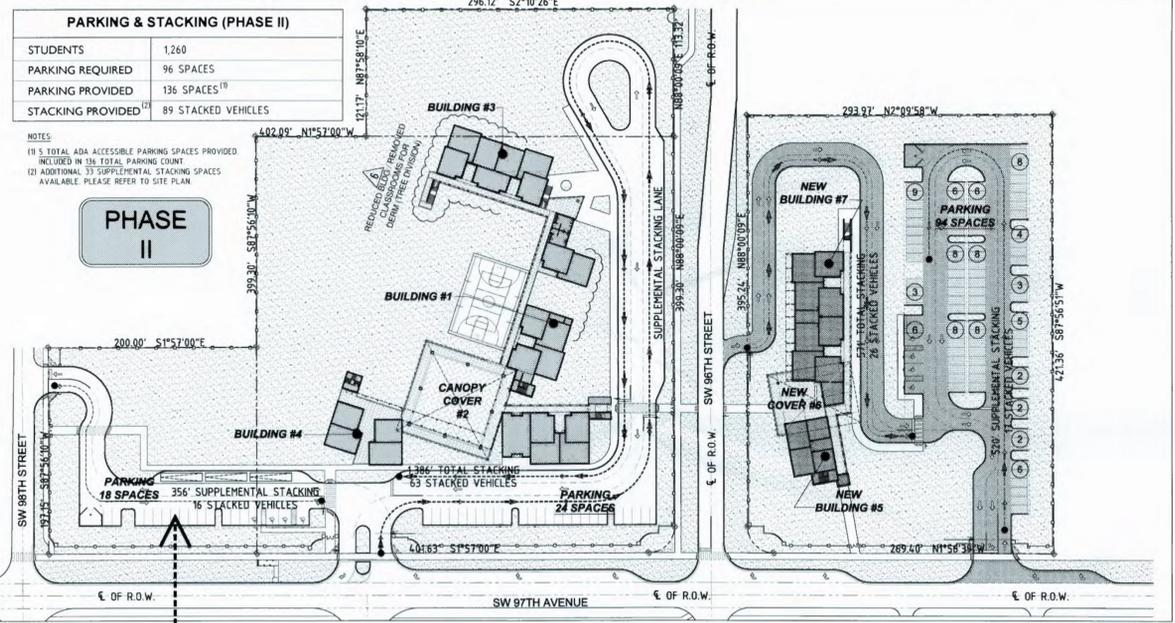
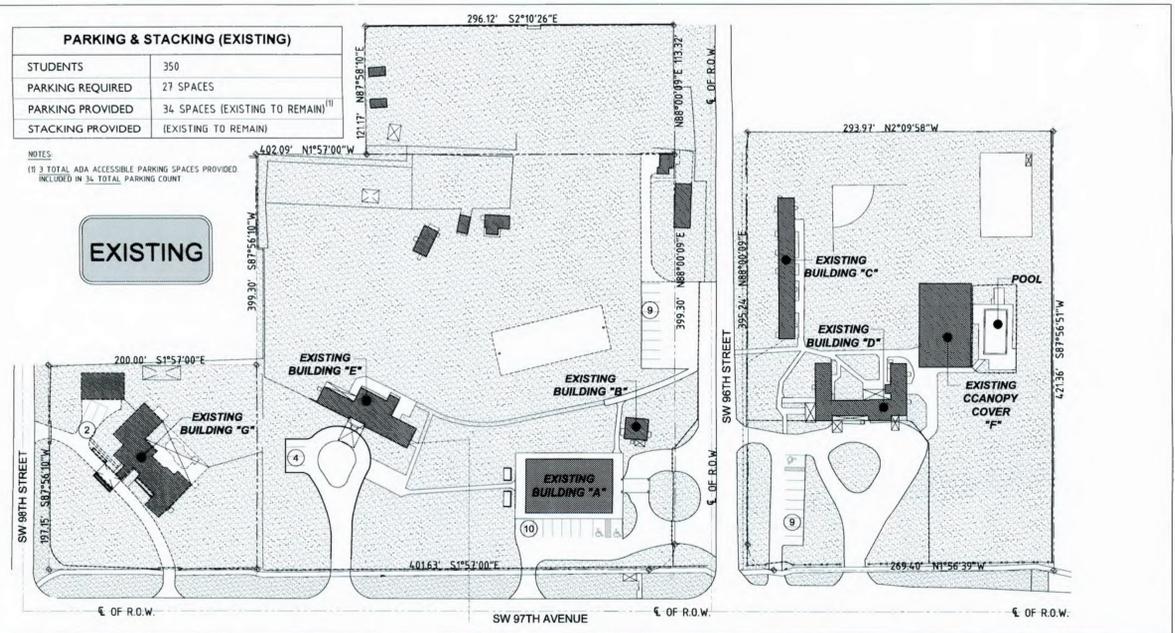
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CIVICA PROJECT No :
129915

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5	6.26.2015	DERM (THREE DIVISION)	IAF
6	12.04.2015	DERM (THREE DIVISION)	IAF
7	02.19.2016	ZONING INFO FRAGMENTATION AS PER ZONING DEPT REQUEST	IAF

DRAWN BY: AD, TH
DATE: JAN. 26, 2015
APPROVED BY: RL
SCALE: AS SHOWN



- SITE LEGEND**
- EXISTING SCHOOL BLDGS.
 - NEW BUILDING (PHASE)
 - NEW SITE WORK (PHASE)
 - COMPLETED NEW BLDG
 - LANDSCAPING
 - PARKING STALL GRASS
 - PAVED

SOUTH CAMPUS

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS
A signed charter contract from the Miami-Dade County School Board must accompany this application which matches the location, and not to exceed # of students and grade levels of the proposed application.

School Name: **SOMERSET ACADEMY CHARTER SCHOOL - PINWOOD ACRES**
School Address: 9500 SW 97th Ave. Miami, Florida 33176
Tax Folio #: 30-5005-000-0120 / 30-5005-000-0150 / 30-5005-000-0130 / 30-5005-000-0252

Total size of site: **235,804.93 S.F. (5.41 ACRES)**

Is this an expansion to an existing school? YES NO

If yes, then indicate the # of students and grade levels previously approved:
N/A and the Resolution # N/A

Number of students / children requested: **840** Grade Levels: **3rd-8th Grades** Ages: **8-14 Yrs Old**

Number of classrooms: **52 Total Classrooms**

Total square footage of classroom area: **33,354 Sq.Ft.**

Total square footage of non-classroom area (cover canopies, offices, bathrooms, kitchens, etc.): **30,479.77 Sq.Ft.**

Total square footage of outdoor recreation/play area: **76,872 Sq.Ft.**

Number of parking spaces provided for staff and transportation vehicles: **56 staff + 6 Transportation (3 Bus + 3 Vans)**

Total parking spaces provided: **42 Spaces** (49 additional spaces reserved on the north lot)

Auto-stacking spaces provided: **(63 Stacking + 17 Supplemental) = 80 Vehicles**

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

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.
Signed, sealed, executed and acknowledge on this _____ day of _____ at Miami-Dade County, Florida.

WITNESSES: _____ SIGNATURE: _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

My Commission Expires _____

MAIN - GENERAL

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS
A signed charter contract from the Miami-Dade County School Board must accompany this application which matches the location, and not to exceed # of students and grade levels of the proposed application.

School Name: **SOMERSET ACADEMY CHARTER SCHOOL - PINWOOD ACRES**
School Address: 9500 SW 97th Ave. Miami, Florida 33176
Tax Folio #: 30-5005-000-0120 / 30-5005-000-0150 / 30-5005-000-0130 / 30-5005-000-0252

Total size of site: **359,455.21 S.F. (8.251 ACRES)**

Is this an expansion to an existing school? YES NO

If yes, then indicate the # of students and grade levels previously approved:
N/A and the Resolution # N/A

Number of students / children requested: **1,260** Grade Levels: **K-8th Grades** Ages: **4-14 Yrs Old**

Number of classrooms: **74 Total Classrooms**

Total square footage of classroom area: **45,449 Sq.Ft.**

Total square footage of non-classroom area (cover canopies, offices, bathrooms, kitchens, etc.): **42,973.27 Sq.Ft.**

Total square footage of outdoor recreation/play area: **105,272 Sq.Ft.**

Number of parking spaces provided for staff and transportation vehicles: **84 staff + 6 Transportation (3 Bus + 3 Vans)**

Total parking spaces provided: **(42 south lot + 94 north lot) = 136 Spaces**

Auto-stacking spaces provided: **(89 Stacking + 32 Supplemental) = 121 Vehicles**

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

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.
Signed, sealed, executed and acknowledge on this _____ day of _____ at Miami-Dade County, Florida.

WITNESSES: _____ SIGNATURE: _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

My Commission Expires _____

NORTH CAMPUS

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS
A signed charter contract from the Miami-Dade County School Board must accompany this application which matches the location, and not to exceed # of students and grade levels of the proposed application.

School Name: **SOMERSET ACADEMY CHARTER SCHOOL - PINWOOD ACRES**
School Address: 9500 SW 97th Ave. Miami, Florida 33176
Tax Folio #: 30-5005-000-0220

Total size of site: **123,650.28 S.F. (2.83 ACRES)**

Is this an expansion to an existing school? YES NO

If yes, then indicate the # of students and grade levels previously approved:
N/A and the Resolution # N/A

Number of students / children requested: **420** Grade Levels: **Pk-2nd Grades** Ages: **2-7 Yrs Old**

Number of classrooms: **22 Total Classrooms**

Total square footage of classroom area: **12,095 Sq.Ft.**

Total square footage of non-classroom area (cover canopies, offices, bathrooms, kitchens, etc.): **12,493.5 Sq.Ft.**

Total square footage of outdoor recreation/play area: **28,400 Sq.Ft.**

Number of parking spaces provided for staff and transportation vehicles: **28 staff**

Total parking spaces provided: **(45 for on-site use + 49 for south lot) = 94 Spaces**

Auto-stacking spaces provided: **(26 Stacking + 21 Supplemental) = 47 Vehicles**

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

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.
Signed, sealed, executed and acknowledge on this _____ day of _____ at Miami-Dade County, Florida.

WITNESSES: _____ SIGNATURE: _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

My Commission Expires _____



SEAL/SIGNATURE

02.23.16
ROLANDO LLAMES
AR - 0013160
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SHEET TITLE
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A-2.0