

Memorandum



Date: July 17, 2014

To: The Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Advance Learning Charter School, Inc. (Z14-017)

SUMMARY OF REQUESTS:

The applicant seeks to permit a charter school grades K-1st for 125 students.

LOCATION: 17701 NW 57 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee because the applicant is requesting approval for a charter school. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

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

The meeting of the DIC Executive Council was held on June 4, 2014 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions, as set forth in the Department of Regulatory and Economic Resources' recommendation.

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with conditions will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable

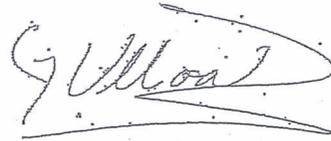
use of the premises. As such, the Executive Council finds that approval of this application will be **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z14-17
ADVANCED LEARNING CHARTER SCHOOL, INC.

Respectfully Submitted,

DIC Executive Council
June 04, 2014

Giovannie Ulloa, Fire Chief
Miami-Dade Fire Rescue Department



AYE

Eric Silva, AICP
Sustainability, Planning and Economic Enhancement
Department



AYE

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



AYE

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



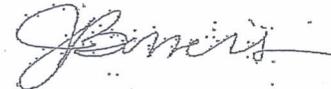
AYE

David Henderson, Bicycle/Pedestrian Specialist
Metropolitan Planning Organization



AYE

John Bowers, Parks Property Management Supervisor
Parks, Recreation and Open Spaces



AYE

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Development Impact Committee**

PH: Z14-017

DIC Date: June 4, 2014

Recommendation Summary	
Commission District	13
Applicant	Advance Learning Charter School, Inc.
Summary of Requests	The applicant seeks to permit a charter school for 125 students in grades Kindergarten (K) and First (1 st).
Location	17701 NW 57 Avenue, Miami-Dade County, Florida.
Property Size	3.40 acres
Existing Zoning	RU-1, Single-family Residential District 7,500 Sq. Ft. Net
Existing Land Use	Church and Daycare
2020-2030 CDMP Land Use Designation	Low Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-303.1(D)(7) Developmental Impact Committee, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

REQUESTS:

1. SPECIAL EXCEPTION to permit a charter school.
2. Modification of Condition #2 of Resolution #4-ZAB-309-73, passed and adopted by the Zoning Appeals Board, last modified by Resolution #CZAB5-14-04, passed and adopted by Community Zoning Appeals Board 5, 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 'International Bible Baptist Church,' as prepared by Jerry Clawson, Architect, dated stamped received 8/25/04 and consisting of 12 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive - Kindergarten / 1st Grade" as prepared by Sol Arch, consisting of 5 sheets, a floor plan entitled "A New Church Facility For International Bible Baptist Church", as prepared by Jerry Clawson / Architects, consisting of 1 sheet and a landscape plan entitled "International Bible Baptist Church", as prepared by Land Form Design Group, consisting of 1 sheet, for a total of 7 sheets, with sheet A-100 dated stamped received 04/21/14 and the remaining 6 sheets dated stamped received 04/02/14.

The purpose of request #2 is to allow the applicant to submit a revised site plan showing a charter school in lieu of the previously approved private school, kindergarten and day care center.

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

PROJECT DESCRIPTION AND PROJECT HISTORY:

Pursuant to Resolution #4-ZAB-309-73, the subject property was approved to permit a day nursery and a kindergarten in a private school. Staff notes that there were several other approvals throughout the years. Finally, in 2004, pursuant to Resolution #CZAB5-14-04, the subject property was approved for a religious facility, and a private school containing kindergarten and day care uses for up to 56 children. The applicant now seeks approval of a charter school for 125 students in grades K-1st in place of the previously approved uses.

The submitted plans depict the proposed kindergarten and 1st grade charter school on the 3.40-acre subject property abutting NW 57 Avenue (Red Road) located to the west. Said plans indicate the proposed school comprised of two (2) existing buildings; a two-story church building located towards the southeast corner of the site and a one-story school building located towards the northeast corner of the subject property. A large parking area is shown on the westerly portion of the site and additional parking is shown along the north, south, and east property lines. Adequate landscaping is provided along the perimeter of the site with the exception of ingress and egress areas and it is also provided throughout the site.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; Church, private school and daycare	Low Density Residential 2.5 dua to 6 dua
North	RU-1; single-family residences	Low Density Residential 2.5 dua to 6 dua
South	RU-1; single-family residences	Low Density Residential 2.5 dua to 6 dua
East	RU-1; single-family residences	Low Density Residential 2.5 dua to 6 dua
West	IU-C; Offices	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The 3.40-acre subject property is located at 17701 NW 57 Avenue and is surrounded by residential uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community with additional education services for up to 125 students. However, the proposed increase of one grade level and 69 additional students could have visual, aural and traffic impacts on the surrounding residential area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross

acre. Staff notes that the applicant is requesting to establish a charter school on the subject property with grades K-1st for a maximum of 125 students.

Staff further notes that the CDMP Land Use Element interpretative text for **residential communities** permits neighborhood or community services including **schools** when compatible with the neighborhood. Further, the **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *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*. Staff notes that to mitigate any potential traffic impact the charter school will be required to comply with the Traffic Operations Plan submitted to the Traffic Engineering Division (TED) of the Public Works and Waste Management (PWWM).

The applicant proposes to utilize the existing buildings on the subject site for a new kindergarten and 1st grade charter school use with a maximum of 125 students. Staff notes that the subject property was previously approved for a private school containing kindergarten and day care uses for up to 56 children. Staff opines that although the proposed increase in students (69 more) and the additional grade level (1st) could generate additional traffic for the surrounding area, the use is compatible with the area given that: the bulk and scale of the structures are similar to the abutting residential developments; does not exceed the maximum height requirement for this residential zoning designation; provides adequate access to the property, and exceeds the minimum parking requirements. Therefore, staff opines that approval of the proposed charter school use is compatible with the surrounding neighborhood. Staff also opines that the proposed kindergarten and 1st grade charter school use would be adequately buffered by the existing landscaping elements which include the required street and lot trees and hedges. Staff further opines that approval of same would not have a negative visual impact on the surrounding properties or on passersby along NW 57 Avenue. For these reasons, staff is of the opinion that the approval of the proposed charter school use is **compatible** with the area based on the criteria described in the CDMP Land Use Element **Policy LU-4A** and **consistent** with the CDMP Land Use Element interpretative text for the **Residential Communities**, and the CDMP Land Use Plan map designation for the subject property.

ZONING ANALYSIS:

When analyzing request #1, to permit a charter school for grades K-1st with 125 students under Section 33-311(A)(3) **Special Exceptions**, Unusual Uses and New Uses, based on the foregoing analysis, staff is of the opinion that the approval of the request with conditions would be **compatible** with the surrounding area. Further, staff opines that based on the memoranda submitted by the departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, will not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the expansion will have a negative impact on fire rescue services in the area. Staff notes that the memoranda submitted by the Departments of Park, Recreation and Open Spaces, Water and Sewer, and Transit indicate no objection to the application. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities.

As part of this application, the applicant submitted a Traffic Impact Study, Site plans and a School Traffic Operations Plan for the Traffic Engineering Division (TED) of the Public Works and Waste Management (PWWM) to review. The PWWM has indicated in its memorandum dated May 6, 2014, that the application will generate 46 PM and 56 AM Peak Hour trips based on the Institute of Traffic Engineering (ITE) standards and will not exceed the Level of Service (LOS) on the surrounding roadways. Therefore, its memorandum indicated that the application meets the Traffic Concurrency criteria. However, said Department indicated in its memorandum certain requirements that need to be met by the applicant among which are that a declaration of restrictions in favor of Miami-Dade County Public Works and Waste Management Department must be recorded in the official records of Miami-Dade County prior to the date of the school opening. Based on the aforementioned analysis, staff opines that approval with conditions of the application would not have a negative impact on traffic on the abutting roadways and would be **compatible** with the surrounding area.

Therefore, when considering the necessity for and reasonableness of the applied for use in relation to the present and future development of the area and the compatibility of the applied for use with the area and its development, staff opines that the proposed charter school is **compatible** with the same based on the reasons stated above. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

The applicant also seeks approval to modify the previously approved plans (request #2) in order to submit a revised site plan showing a charter school in lieu of the previously approved private school, kindergarten and day care center. Staff opines that when request #2 is analyzed under the General Modification Standards, Section 33-311(A)(7), said request would be not generate excessive noise, traffic, provoke excessive overcrowding of people, tend to provoke a nuisance and would be **compatible** with the surrounding area for the reasons stated below. The submitted plans depict the proposed kindergarten and 1st grade charter school on the 3.40-acre subject property abutting NW 57 Avenue (Red Road) located to the west. Staff notes that the buildings' footprints are not changing to accommodate the additional 69 students. However, the applicant is enhancing the parking and traffic configuration to allow for the drop off and pick up of the anticipated 125 total students. Staff opines that the overall design of the existing buildings and location provide for a cohesive campus for the proposed charter school because the façade and scale were previously designed to match that of the existing surrounding residential community. Additionally, staff opines that the proposed charter school use within the existing buildings will not create any new visual impacts and will be adequately buffered from the adjacent properties by landscaping that includes hedges and trees, and therefore, any visual impact generated by the proposed charter school use would be minimal.

Further, as previously mentioned, based on the memoranda from the Departments reviewing the application including the Miami-Dade Fire Rescue and other departments, approval of the application will not generate excessive noise, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned. **Based on the aforementioned, staff recommends approval with conditions of request #2 under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate two (2) ingress/egress drives along the western property line abutting NW 57 Avenue. The applicant has provided 94 more parking spaces than the required 63 parking spaces for the 125 students and staff of the proposed charter school. Additionally, the submitted plans indicate 21 stacking spaces for the drop off and pick-up of students within the subject property which staff opines is adequate to accommodate the number of students and staff.

NEIGHBORHOOD SERVICES PROVIDER REVIEW:

Aviation

The Miami-Dade County Aviation Department (MDAD) has no objections to this application.

Division of Environmental Resources Management (Department of Regulatory and Economic Resources)

The Division of Environmental Resource Management (DERM) does not object to this application subject to conditions after a review for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County.

The DERM memorandum states that a concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein. Its memorandum indicates that the property is located within the Miami-Dade Water and Sewer Department's water and sewer franchised service areas. Its memorandum further indicates that the applicant is required to comply with the tree permitting requirements and must meet the standards of Section 24.49.2 and 24.49.4 of the Code that includes the submittal of a tree survey. The subject properties do not contain any jurisdictional wetlands.

Miami-Dade Fire Rescue

The Miami-Dade Fire Rescue Department (MDFRD) does not object to this application.

Its memorandum indicates that the proposed development could generate approximately 15 fire and rescue calls annually. The department states that the estimated number of alarms would result in a moderate impact to the existing fire and rescue service and current stations serving the area will be able to handle the additional number of alarms. The average travel time to the vicinity of the proposed development is 6:12 minutes (based on 2013 data). Travel time to the vicinity of the proposed development complies with the national performance objective.

Miami-Dade Police Department

The Miami-Dade Police Department (MDPD) does not object to this application. Its memorandum indicated that based on data pertaining to the charter school, it cannot be projected as to any increase in calls for service. However, the MDPD memorandum indicates that experience lends itself to anticipate that when additional citizens are present in the area, traffic increases, truants may be present and calls for service may rise. The MDPD memorandum also stated that current staffing should accommodate any slight increase in the volume of calls for service. Its memorandum also encouraged the applicant and developers to work with police during any future application, design or construction changes to determine the best possible solutions or security options.

Miami-Dade Transit

The Miami-Dade Transit Department (MDT) has no objections to this application.

Its memorandum indicates that the proposed development meets the mass transit Level-Of-Service standards established for Miami-Dade County. The MDT indicates in its memorandum that there is no direct transit service currently serving this site. However, its memorandum indicates that the planned transit improvements as identified in the 2023 Recommended Service Plan will accommodate the transit demand generated by the proposed development.

Parks, Recreation and Open Spaces

The Miami-Dade Parks, Recreation and Open Spaces Department (MDPROS) does not object to this application.

The MDPROS indicates in its memorandum that the application does not generate any residential population applicable to CDMP Open Space Spatial Standards; therefore, the Department has no pertinent comments concerning impact or demand on existing County parks.

Public Works and Waste Management Department (Traffic Engineering Division):

The Public Works and Waste Management Department, does not object to this application subject to the conditions outlined in its memorandum.

Its memorandum indicates that the anticipated trip generation based on Institute of Transportation Engineers (ITE) is 46 PM and 56 AM Peak Hour trips generated by this development; however, the traffic distribution of these trips will not exceed the acceptable Levels of Service (LOS) on the surrounding roadways.

Its memorandum indicates that the application meets the criteria for traffic concurrency for an Initial Development Order. The memorandum further indicates that no vehicle trips have been reserved by this application and that this project is subject to the payment of Road Impact Fees.

Public Works and Waste Management Department (Fiscal, Planning and Performance Management Division)

The Public Works and Waste Management Department, Fiscal, Planning and Performance Management Division does not object to this application.

Its memorandum indicates that the school will likely be considered a commercial establishment per Chapter 15 of the County Code. The PWWM memorandum indicates that the Department does not actively compete for commercial waste collection service at this time and that waste collection services may be provided by a private hauler, therefore, this application will have no impact or any associated costs.

Water and Sewer Department

The Miami-Dade County Water and Sewer Department (MDWASD), has no objections to this application subject to the conditions. Its memorandum indicates that the subject property is located within the MDWASD service area for water and sewer services within the Urban Development Boundary (UDB).

Miami-Dade County Public Schools

The Miami-Dade County Public Schools does not object to this application.

Its memorandum indicates that the contract status for the charter school has been approved and is awaiting final execution.

OTHER: Not applicable.

RECOMMENDATION:
Approval with conditions.

CONDITIONS FOR APPROVAL :

1. That all the conditions of Resolution #CZAB5-14-04 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 "Hive - Kindergarten / 1st Grade" as prepared by Sol Arch, consisting of 5 sheets, a floor plan entitled "A New Church Facility For International Bible Baptist Church", as prepared by Jerry Clawson / Architects, consisting of 1 sheet and a landscape plan entitled "International Bible Baptist Church", as prepared by Land Form Design Group, consisting of 1 sheet, for a total of 7 sheets, with sheet A-100 dated stamped received 04/21/14 and the remaining 6 sheets dated stamped received 04/02/14.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Occupancy.
5. That the applicant shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as may be contained in its memorandum dated May 6, 2014.
6. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources as contained in its memorandum dated April 23, 2014.
7. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That the school gates be opened at least 45 minutes prior to the arrival and dismissal times.
9. That at the time of Certificate of Use renewal and each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.

10. That the charter school use be limited to grades Kindergarten through 1st and be limited to a maximum of 125 students.
11. That the owner shall have trained personnel on site to manage the traffic operations during the arrival and dismissal period.
12. That the applicant shall provide an annual traffic report to be submitted and reviewed by the Public Works and Waste Management Department and the Department of Regulatory and Economic Resources prior to the issuance of the annual Certificate of Use, that verifies compliance with the approved Traffic Operations Plan (TOP).
13. That at the time of Certificate of Use renewal and with each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter or approved form from the Public Works and Waste Management Department showing that the school facility is in compliance with the traffic impact study and the TOP that was submitted as part of the hearing application.
14. That no outside speakers other than in connection with emergency systems shall be permitted on the property.
15. That the waste pick-up for the charter school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except during arrival and dismissal times.
16. That night activities and/or special events shall be limited to twelve (12) events per year and shall end no later than 10:00 PM.
17. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.
18. That if the charter school fails after establishment, the owner, within thirty-six months of the charter school's closure shall:
 - a) Cause the charter school to be in full compliance with all zoning regulations applicable to the Property allowing a use other than the charter school.
 - b) Transfer the operation of the charter school to another charter school operator or to the Miami-Dade County School Board after securing the necessary approvals from the Miami-Dade School Board; or
 - c) Convert the charter school to a permitted use within the zoning district applicable to the property, provided said use has first been authorized through the issuance of the appropriate permits from the Department; or
 - d) Secure necessary public hearing approvals to convert the charter school to a use not otherwise permitted within the zoning district applicable to the property.

ES:MW:NN:CH:JV

A handwritten signature in black ink, appearing to read "Eric Silva", is written over a horizontal line.

Eric Silva, AICP, Development Coordinator
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Advance Learning Charter School, Inc.
Z14-017

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

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

Low Density Residential <i>(Pg. I-31)</i>	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Residential Communities <i>(Pg. I-26)</i>	<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 <i>(Page I-11)</i>	<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

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 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</i>
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ZONING RECOMMENDATION ADDENDUM

Advance Learning Charter School, Inc.
Z14-017

	<i>standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
Section 33-311(A)(3) Special Exception, Unusual and New Uses.	<i>Hear applications for and grant or deny special exceptions; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.</i>

3. ADVANCED LEARNING CHARTER SCHOOL, INC.
(Applicant)

14-7-CC-2 (14-017)
BCC/District 13
Hearing Date: 07/17/14

Property Owner (if different from applicant) **David K. O'Rear.**

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

If so, who are the interested parties? **Advanced Learning Charter School.**

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1973	Ruston Academy	- Special Exception to permit continuous use of existing private school. - Unusual Use to permit kindergarten and day nursery.	ZAB	Approved In Part
1983	Spanish Bible Baptist Church	- Special Exception to permit an expansion of church and school. - Modification of resolution.	ZAB	Approved with Condition(s)
1992	Spanish Bible Baptist Church	- Modification of condition of resolution. - Non-Use Variance of classroom square footage.	ZAB	Approved with Condition(s)
2004	International Bible Baptist Church Inc.	- Modification of condition of resolution. - Non-Use Variance of parking setbacks and trees. - Non-Use Variance to waive zoning regulations.	C05	Approved with Condition(s)

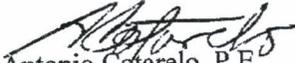
Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: May 6, 2014

To: Eric Silva
Development Coordinator
Department of Regulatory and Economic Resources

From: 
Antonio Cotarelo, P.E.
County Engineer

Public Works and Waste Management Department

Subject: DIC 14-017
Name: Advanced Learning Charter School, Inc./DBA Hive Preparatory School
Section 07 Township 52 Range 41

I. PROJECT LOCATION:

The property is located at 17701 NW 57 Avenue.

II. APPLICATION REQUEST:

This application is seeking a special exemption to permit a 125 student charter school for Kindergarten and First grade.

III. RECOMMENDATION:

This project is located within the jurisdiction of Miami-Dade County. It meets Traffic Concurrency for an initial review. This project may be subject to the payment of Road Impact Fees. Miami-Dade County Public Works and Waste Management Department (PWWM) recommends approval of this application subject to the completion of the project requirements stated below.

IV. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the site is available from the north and the south from NW 57 Avenue and from the east and the west from NW 183 Street and NW 173 Street.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers)

46 PM Peak Hour trips are generated by this development (This application does not generate additional PM Peak trips)

56 AM Peak Hour trips are generated by this development (This application generates 10 additional AM Peak trips)

B. Cardinal Distribution

North	23%	East	24%
South	42%	West	11%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-2516 located on Miami Gardens Drive/NW 183 Street w/o NW 57 Avenue, has a maximum LOS "EE" of **4296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3512** vehicles and an additional **35** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2516** with its PHP and assigned vehicles is at LOS "D". The **1** vehicle trip is generated by this development when combined with the **3512** and those previously approved through Development Orders, **35**, equal **3548** and will cause this segment to remain at LOS "D" whose range is 3421 to 3580.

Station F-2514 located on NW 57 Avenue n/o Miami Gardens Drive/NW 183 Street, has a maximum LOS "D" of **5080** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2346** vehicles and an additional **47** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2514** with its PHP and assigned vehicles is at LOS "B". The **2** vehicle trips generated by this development when combined with the **2346** and those previously approved through Development Orders, **47**, equal **2395** and will cause this segment to remain at LOS "B" whose range is 701 to 4240.

Station F-1233 located on Miami Gardens Drive/NW 183 Street e/o NW 57 Avenue, has a maximum LOS "EE" of **6468** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2316** vehicles and an additional **43** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1233** with its PHP and assigned vehicles is at LOS "C". The **1** vehicle trips generated by this development when combined with the **2316** and those previously approved through Development Orders, **43**, equal **2360** and will cause this segment to remain at LOS "C" whose range is 1 to 5250.

Station 9436 located on NW 37 Avenue s/o SR 826, has a maximum LOS "E+20" of **2532** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1987** vehicles and an additional **89** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9436** with its PHP and assigned vehicles is at LOS "E". The **1** vehicle trip generated by this development when combined with the **1987** and those previously approved through Development Orders, **89**, equal **2077** and will cause this segment to remain at LOS "E" whose range is 1501 to 2110.

Station F-1190 located on NW 57 Avenue s/o NW 173 Street, has a maximum LOS "EE" of **6468** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4894** vehicles and an additional **37** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1190** with its PHP and assigned vehicles is at LOS "C". The **5** vehicle trips generated by this development when combined with the **4894** and those previously approved through Development Orders, **37**, equal **4936** and will cause this segment to remain at LOS "C" whose range is 1 to 5250.

VII. PROJECT REQUIREMENTS:

- All off-site improvements required below shall be constructed prior to the school opening.
- A School Speed Zone composed of signs (fluorescent yellow-green material must be used where applicable), pavement markings, and flashing beacons, is required to be installed along the school's frontage roads (NW 57 Avenue) upon the Florida Department of Transportation's (FDOT) approval. The installation of this school speed zone may be waived by PWWM if a school policy explicitly stating that all students walking to this school must be accompanied by an adult is provided within a covenant for this facility and published as school policy; and with the provision that in the future, if the PWWM determines the need for said devices, the school agrees to provide such traffic control devices at the expense of the school administration in a timely manner.
- A "Declaration of Restrictions" in favor of PWWM must be recorded in the Official Records of Miami-Dade County, Florida prior to the date of the school opening. The "Declaration of Restrictions" shall include a TOP narrative and plan that has been found acceptable by PWWM.

VIII. SITE PLAN CRITIQUE

- This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract C of Plat Book 65, Page 144.

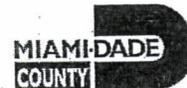
IX. STANDARD CONDITIONS:

1. A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
2. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian ramps that meet American with Disability Act (ADA) specifications where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
3. Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 feet within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of the Parks Recreation and Open Spaces Department. Also, any relocation or removal of trees must be approved by RER. These approvals should be applied for, and received, prior to DIC Executive Council approval of this project. A "Covenant for Maintenance" agreement, recorded in the public records, must be provided prior to permitting any of these types of installations within the public right-of-way.
4. Plans submitted for Permit shall conform to MUTCD, PWWM and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and Drainage submittal is required to review compliance with

- DIC conditions for approval and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
5. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.
 6. PWWM reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources
Joan Shen, Ph. D., P.E., PTOE, Chief, Traffic Engineering Division, PWWM
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWWM

Memorandum



Date: May 16, 2014

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

From: Ammad Riaz, P.E. *A.R.*
Chief of Aviation Planning
Aviation Department

Subject: DIC Application #14-017
Advanced Learning Charter School, Inc./DBA Hive Preparatory School
MDAD DN-14-04-1328

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Hearing Application Number 14-017. The applicant is requesting a special exception to permit a charter school, and a modification of a previous resolution to show a charter school in lieu of the previously approved private school. The site is located at 17701 NW 57 Avenue in Miami-Dade County, Florida. The size of the property is 3.40 acres.

MDAD does not object to the request provided that the applicant complies with any applicable federal, state and local aviation regulations including the Code of Miami-Dade County, Chapter 33, as it pertains to airport zoning.

C: Jorge Vital, DIC Coordinator, Department of Regulatory and Economic Resources
Dulce Conde, Sol-ARCH



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
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Carlos L. Curbelo
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

April 22, 2014

DELIVERY VIA ELECTRONIC MAIL

Mr. Nicholas Nitti, DIC Coordinator
Zoning Evaluation Section
NDN@miamidade.gov

RE: Highly Inquisitive & Versatile Education (HIVE) Preparatory School (1014)

Dear Mr. Nitti:
As per your request, please see the information below in response to your inquiry regarding Advanced Learning Charter School, Inc., on behalf of **Highly Inquisitive & Versatile Education (HIVE) Preparatory School (1014)**.

Application Approval:	12/19/07
Contract Status	
Original Contract:	Approved at the April 22, 2009 School Board Meeting: https://www.dropbox.com/home#!/home/HIVE%20fka%20Adv.%20Learning%20CS
First Renewal:	Approved at the May 8, 2013 School Board Meeting: https://www.dropbox.com/home#!/home/HIVE%20fka%20Adv.%20Learning%20CS
First Amendment to the 1 st Renewal:	Approved at the April 9, 2014 School Board Meeting: <ul style="list-style-type: none"> Amended contract currently on the process of getting executed. Please see below and attached School Board Item for specifics on the approval item.
School location(s):	5855 N.W. 171 Street, Miami, Florida 33015 Folio No.
	17701 N.W. 57 Avenue, Miami, Florida 33055 Folio No. 30-2107-005-3140 (Kindergarten and First Grade will be housed at this location commencing with the 2014-2015 school year.)
(As per School Board Policy 9800, <i>Charter Schools</i> , and Charter School Contract, Section 5: Facilities, "the School shall not allow the enrollment at any time to exceed the number of students permitted by this Contract, zoning capacity, certificates of use and/or occupancy, applicable laws and regulations.")	

Contract Details	
Original Contract:	5 years; August 2009 to June 30, 2014.
First Renewal:	(1) Contract renewed for a 5-year term; and (2) change the School's name from Advanced Learning Charter School to Highly Inquisitive & Versatile Education (HIVE) Preparatory School.
First Amendment to the 1 st Renewal:	(1) Added grade six through grade eight; (2) increase student enrollment to: (a) 2014-2015 – maximum of 552 students; (b) 2015-2016 – maximum of 900 students; (c) modify the term of the renewal contract from a 5-year term to a 15-year term, commencing with the 2013-2014 school year and ending on June 30, 2028; and (d) add an additional facility located at 17701 N.W. 57 th Avenue, Miami, Florida 33055; Folio No. 30-2107-005-3140, commencing with the 2014-2015 school year.
Enrollment Capacity:	2014-2015 SY – maximum of 552 students 2015-2028 SY – maximum of 900 students. <i>(The enrollment capacity may fluctuate during the term of the contract but cannot exceed the maximum capacity stated in the contract.)</i>
Allowable Grade levels:	Grades K-8 <i>(Grades six through eight, will commence with the 2014-2015 school year.)</i>
Additional Information:	Approved School Board Item (Original Contract): http://pdfs.dadeschools.net/Bdarch/2009/Bd042209/agenda/C31.pdf Approved School Board Item (First Renewal): http://pdfs.dadeschools.net/Bdarch/2013/Bd050813/agenda/C30rev.pdf Approved School Board Item (First Amendment to the 1 st Renewal): http://pdfs.dadeschools.net/Bdarch/2014/Bd040914/agenda/C30.PDF

If you have any questions or require additional information, please contact me, at 305 995-1403 or tpauline@dadeschools.net.

Sincerely,

Tiffanie Pauline, 

Tiffanie Pauline
Assistant Superintendent

TP:elg
L172

DATE: 10-APR-14
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

ADVANCED LEARNING CHARTER
SCHOOL, INC.

17701 NW 57 AVENUE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000017

HEARING NUMBER

HISTORY:

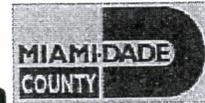
ENFORCEMENT HISTORY: NC: No open cases. BNC: No bss cases open/closed.

Advanced Learning Charter School, LLC

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

REPORTER NAME:

Memorandum



Date: April 23, 2014

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

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

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

Subject: C-05 #Z2014000017-2nd Revision
International Bible Baptist Church, Inc.
17701 NW 57 Avenue, Miami, Florida 33015
Special Exception to permit a Charter School.
Modification of a previous Resolution to show a Charter School in
lieu of the previously approved private school.
(RU-1) (3.40 Acres)
07-52-41

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

The subject property is located within the Miami-Dade Water and Sewer Department (MDWASD) water franchised service area. The property is connected to the MDWASD water distribution system. The property has an abutting 8" water distribution main and a 48" water transmission main, along NW 57th Avenue. Said mains are owned and operated by MDWASD.

The source for these water supplies is the Hialeah Preston Water Treatment Plant, which are owned and operated by MDWASD. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets federal, state, and county drinking water standards.

Wastewater Disposal

The subject property is located within MDWASD sanitary sewer franchised service area. This property is connected to the WSD sanitary sewer system. This property has an abutting 8" gravity main coming from NW 55th Court.

The flow from the 8" gravity sewer that serves the property goes to PS 30-0355, PS 30-0415, PS 30-1310 or PS 30-0300 and to the North District Wastewater Treatment Plant. At this time, the pump stations 30-0355; 30-0415; 30-1310; 30-0300 and the North District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

The pump stations 30-0355; 30-0415; 30-1310; 30-0300 and the North District Wastewater Treatment Plant are owned and operated by MDWASD, and they comply within the mandated criteria set forth in the New Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

Stormwater Management

An Environmental Resources Permit from DERM may be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans.

Stormwater shall be retained on site utilizing properly 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.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The proposal to permit a charter school will not impact tree resources. However, be advised that a site inspection performed by the Tree Permitting Program staff on February 10, 2004, revealed that specimen sized (trunk diameter at breast height 18 inches or greater) trees exist on the site. Specifically, a specimen sized mahogany tree located along the northern part of the site which was required to be preserved as part of the approval of a previous zoning application.

Please be advised that review of records and arials (2003 through 2013) revealed that tree resources, including the specimen sized mahogany tree, were removed from the site without first obtaining the required Miami-Dade County Tree Removal/Relocation Permit. However, on March 27th, 2014 the applicant submitted photos in an email to the DERM Tree Permitting Program. These photos demonstrate that the mahogany tree was damaged due to a hurricane; therefore DERM made the decision to not require an after the fact tree removal permit.

DERM Tree Permitting Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal/Relocation 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.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

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

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

This memorandum shall constitute written approval as 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: April 24, 2014
To: Jack Osterholt, Director
Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: DIC 2014000017 – Advanced Learning Charter School, Inc. (Revision No. 1)

According to the revised letter of intent dated March 10, 2014, the applicant is seeking a special exception to permit a charter school.

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately 15 fire and rescue calls annually. Although the estimated number of alarms results in a minimal impact to existing fire and rescue service, current stations serving this area will be able to absorb the additional number of alarms.
- (B) Based on data retrieved during calendar year 2013, the average travel time to the vicinity of the proposed development was **6:12** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.
- (C) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
1	16699 NW 67 Avenue	Rescue, Aerial, Battalion	8
51	4775 NW 199 Street	Rescue, Engine	7
64	8205 Commerce Way	Engine	4
44	7700 NW 186 Street	Rescue, Engine	7

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau reviewed and approved the revised site plan entitled 'Hive Kindergarten/1st Grade' as prepared by So Arch Architects, dated stamp received April 1, 2014.

DIC 2014000017 – Advanced Learning Charter School, Inc. (Revision No. 1)

April 24, 2014

Page 2 of 2

- (B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Engineering & Water Supply Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards, including all applicable conditions set forth during the DIC review process.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor at 786-331-4544.

Memorandum



DATE: March 20, 2014

TO: Jorge Vital
DIC Coordinator
Department of Regulatory and Economic Resources

FROM: Jacqueline Carranza *Jacqueline Carranza*
Transit Planner 2
Miami-Dade Transit - Engineering, Planning & Development Division

SUBJECT: DIC Project No. 18-017 Advanced Learning Charter School, Inc.
MDT Project No. OSP006
FSC No. 41.04

MDT Comments/Recommendations

The subject site is currently developed with a church and kindergarten/daycare facility and is located at 17701 N.W. 57th Avenue. Miami-Dade Transit (MDT) Metrobus Routes 75 and 286 (North Ponte Circulator), with the nearest bus stop located approximately 175 feet from the subject property, currently provide local bus service with 30 minute or better AM/PM peak hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the mass transit level of service standards established for Miami-Dade County. **As such, MDT has no objections to this application.**

Project Description

14-017 – Advanced Learning Charter School, Inc. is requesting a special exception to permit a 125 student Kindergarten/1st Grade Charter School. The site is currently developed with a church and kindergarten/daycare facility, which was approved in March 1992. The site plan submitted proposes no new construction. The subject property is approximately 3.40 acres and is located at 17701 N.W. 57th Avenue in Miami-Dade County, Florida.

Current Transit Service

Existing transit service is located adjacent to and approximately 175 feet to the south of the subject site and is provided by Routes 286 and 75, respectively. The alignments for these routes are illustrated on the attached maps. The service headways for these routes (in minutes) are as follows:

Metrobus Route Service Summary
Advanced Learning Charter School, Inc.

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
75	30	30	60	n/a	45	60	0.03	L
286	48	48	n/a	n/a	48	n/a	0	L

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

November 2013 Line Up

Future Transportation/Transit Improvements

The 2014 Transportation Improvement Program (TIP) does not propose any improvements on the roadways within the immediate vicinity of the site.

The 2035 Long Range Transportation Plan (LRTP) does not propose any improvements on the roadways within the immediate vicinity of the site.

The 2013 ten-year Transit Development Plan (TDP) does not identify any improvements/adjustments on the existing routes serving the vicinity of the project in its 2023 Recommended Service Plan.

In addition, the 2013 ten-year TDP does not identify any new routes that will serve the vicinity of the project in its 2023 Recommended Service Plan.

- c: Monica D. Cejas, P.E., Senior Professional Engineer
- Nilia Cartaya, Principal Planner
- Douglas Robinson, Principal Planner
- Gerald Bryan, Transit Planning Section Chief
- Eric Zahn, Transit Planning Section Supervisor

Memorandum



Date: April 7, 2014

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

From: Maria I. Nardi, Chief *M.I.N.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2014000017: ADVANCED LEARNING CHARTER SCHOOL, INC.
Revised plans submitted dated 4/1/2014

Application Name: ADVANCED LEARNING CHARTER SCHOOL, INC.

Project Location: The site is located at 17701 NW 57 AVENUE, Miami-Dade County.

Proposed Development: The request is approval of a special exception for a charter school.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards.

Recommendation: 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 a concurrency review. And, therefore, based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: March 14, 2014

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: *[Signature]*
J.D. Patterson, Director
Miami-Dade Police Department

Subject: Review – Developmental Impact Committee - Zoning Application
Case: No. Z2014000017 – Advance Learning Charter School, Inc.

APPLICATION

The applicant, Advance Learning Charter School, Inc., is requesting a public hearing for a Special Exception to permit a public charter school facility to be located on 3.4 acres at 17701 NW 57 Avenue. The request would include grades kindergarten through the 1st grade and serve up to 125 students.

CURRENT POLICE SERVICES

The school would be located in unincorporated Miami-Dade County and serviced by our Northwest District, located at 5975 Miami Lakes Drive East, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A police check of crimes/calls for service of the area was completed and has been provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (school), it cannot be predicted as to any projected increase in calls for service. Experience lends itself to anticipate that when additional citizens are present, traffic increases, and calls for police service will rise. Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service. Additionally, it is recommended that the Advance Learning Charter School, Inc. work closely with the local police district command staff in considering security options for the site, especially during high volume times, to include but not limited to, school start/dismissal times and special events.

The MDPD does not object to any proposed zoning modifications to complete this project. The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

Eric Silva, AICP, Assistant Director
March 14, 2014
Page 2

In addition to the above comments, the MDPD recommends the following to be implemented if the proposed zoning modifications are approved.

- Install additional traffic control devices on the appropriate streets surrounding the school as necessary.
- Establish an internal system and protocols to locate and identify the residence of any sexual offenders residing within 1,000 and 2,500 feet of the school as reflected in Florida Statute 775.215 and the Code of Miami-Dade County, Section 21.281(a) respectively.
- Develop and implement a parking and traffic plan that includes, but is not limited to, adequate parking during special events, traffic flow, and safe street crossing for pedestrians in and around the immediate area surrounding the campus.
- Meet regularly with residents in the surrounding neighborhoods to discuss and remedy issues of mutual concern.

Should you have any questions or require additional information, Sergeant Keith Hedrick, of the Strategic Planning and Development Section, may be contacted at (305) 471-1990.

JDP/kh
Attachment

Memorandum



Date: April 11, 2014

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Advanced Learning Charter School, Inc. update (DIC #14_017)

The Department's review of the above-referenced item is provided below. This review updates a previous response, dated March 10, 2014, and is based on revised documents provided by the applicant. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: *Advanced Learning Charter School, Inc.*, is requesting a special exception and a modification of Resolutions No. 4-ZAB-106-92 and No. 4-ZAB-309-73 to permit a charter school at a facility currently permitted as a church, kindergarten and elementary school.

Size: The subject property is 3.4 acres.

Location: The subject property is located at 17701 N.W. 57 Avenue in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the school on the property meets the County Code definition of a commercial establishment. Per the Code the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service, once the building is developed.

3. Recycling

The following language from **Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Section 15-2.3 of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- "T" shaped turnaround 60 feet long by 10 feet wide
- Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with

sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: March 17, 2014

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Advanced Learning Charter School, Inc. - DIC Application No. Z2014000017

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

Recommendation: Approval based on conditions noted below.

Application Name: Advanced Learning Charter School, Inc

Proposed Development: The applicant is requesting a public hearing to obtain a special exception to permit a 125 students Kindergarten through 1st Grade Charter School. There is currently a Church and Kindergarten/Daycare on the property. The Kindergarten/Daycare building will house the proposed Charter School. The existing kindergarten/day care facility's water demand is estimated at 20 gpd/100 SF, and the total water demand for the proposed development is estimated at 12 gpd/100 SF. Therefore, the proposed development results in a no-net increase for water demand.

The total water demand in gallons per day (gpd) for this project is described below:

Projected Water Demand				
Uses	Unit	Total	Flow Rate (GPD)	Total GPD
Proposed School (Kindergarten-1 st Grade)	Sq.ft	3,922	12 gpd / 100 SF	471.0
Total				471.0

Project Location: The subject property is located at 17701 NW 57th Ave, Miami, in unincorporated Miami-Dade County.

Water: The subject project is located within MDWASD's service area. The source of water for the project is the Hialeah Preston Water Treatment Plant. The existing facility is currently being served by MDWASD. All comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for the proposed development. Said Certification will be issued at the time a Verification Form is offered. The Certification is required to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.

- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters is obtained.

Sewer: The subject project is located within MDWASD's service area. The existing facility is currently being served by MDWASD.

The North District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree, and the new USEPA/FDEP Consent Decree effective on December 6, 2013.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

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/conservation/library/WUE_standards_manual_final.pdf

Should you have any questions, please call me at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.

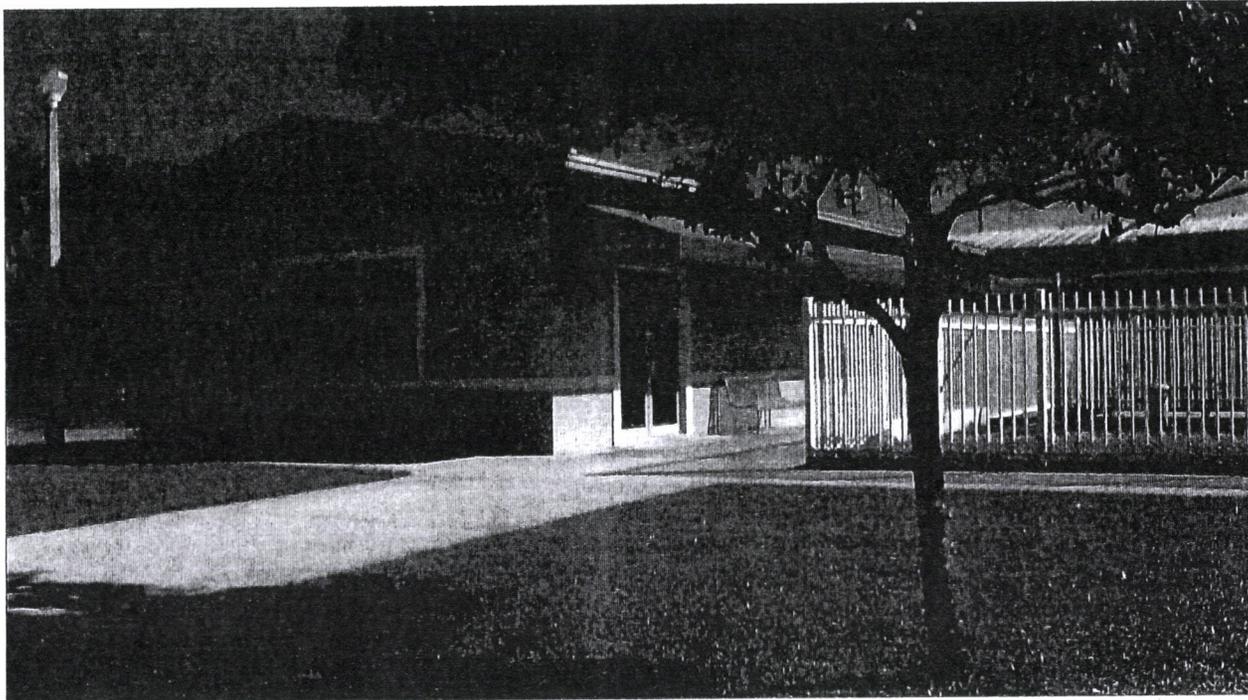
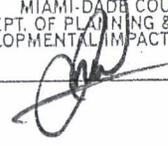
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APR 02 2014

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

HIVE - KINDERGARTEN / 1st GRADE

17701 NW 57th AVENUE
MIAMI, FLORIDA

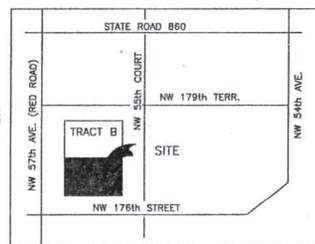
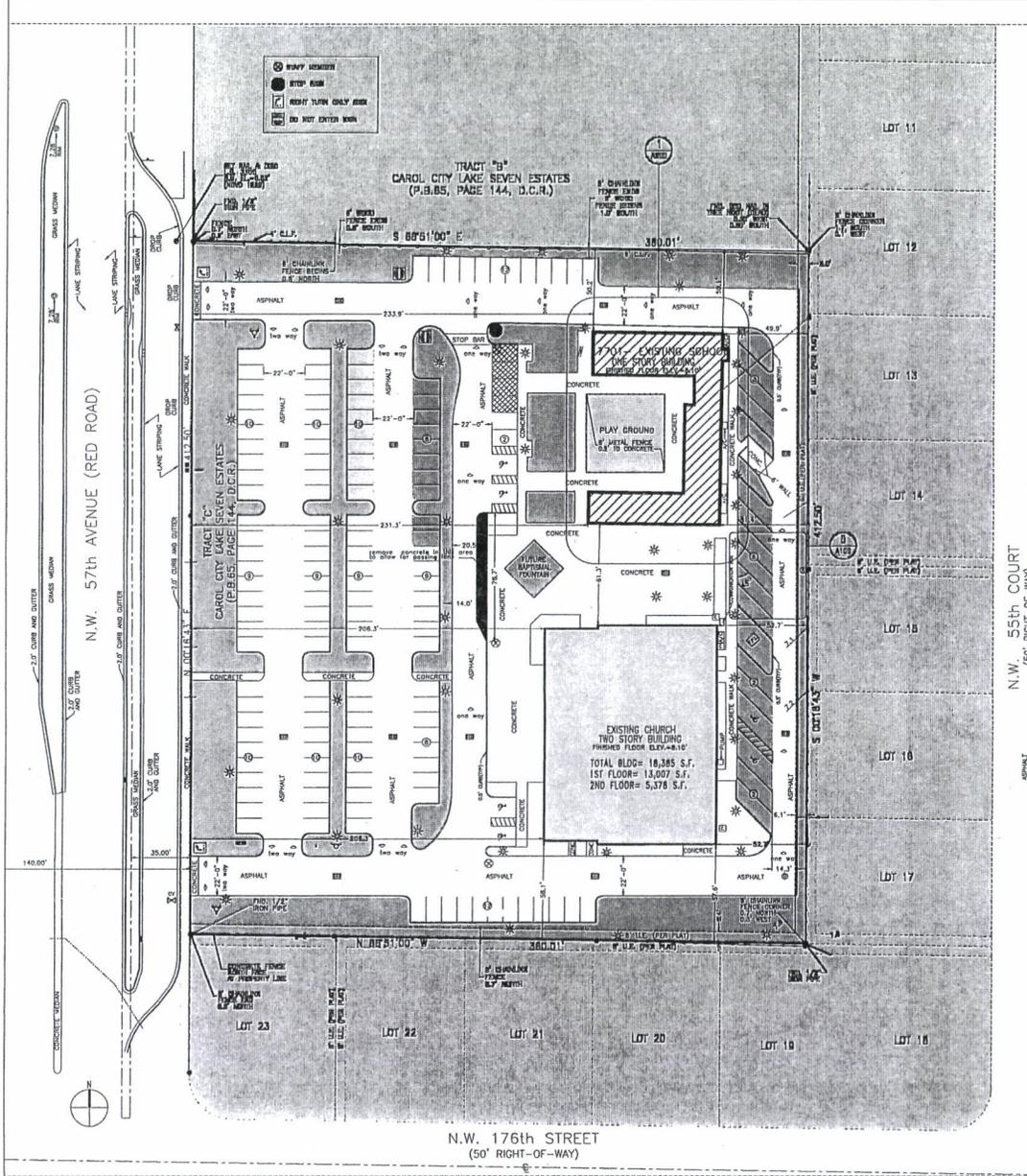


MARCH 31, 2014
CONSTRUCTION DOCUMENTS FOR INTERIOR REMODELING
FOR HIVE KINDERGARTEN / 1st GRADE

ARCH

ARCHITECTURE AND PLANNING
4917 SW 74TH COURT MIAMI FL 33155 · P 305 740 4860 · F 305 740 0718

ARCH



LAND DESCRIPTION:
 A parcel of land in Section 7, Township 52 South, Range 41 East, Dade County, Florida being more particularly described as follows:
 Tract "C", Carol City Lake Seven Estates, according to the Plat thereof as recorded in Plat Book 65, Page 144 of the Public Records of Dade County, Florida.
 Said lands situate in Dade County, Florida and containing 148,487 square feet (3.41 acres) more or less.

ZONING: RH
 NET W/ SIZE 148,487 SF - 3.41 ACRES
 FOLIO #: 50-2107-009-5140
 ADDRESS: 17701 NW 57th Avenue, MIAMI, FL 33065

LEGEND	AREA	SQUARE FOOTAGE
EXISTING CHURCH	18,385 S.F.	
EXISTING SCHOOL	13,207 S.F.	
EXISTING PLAYGROUND	2,192 S.F.	
EXISTING GREEN SPACE	57,019 S.F.	
EXISTING 25 VISITOR PARKING / DROP-OFF (2)	N/A	
EXISTING 10 TEACHER / STAFF PARKING	N/A	

LOT COVERAGE	PROMISED
LOT COVERAGE	17.8% SF / 12%
F.A.R.	25,099 SF / 16%
GREEN	57,019 SF / 25%
HEIGHT (SCHOOL / SCHOOL)	28' / 14'

PARKING	PROMISED
CHILD - 6500 S.I./100 - 65 SPACES	122 SPACES
SCHOOL	10 SPACES
TEACHER / STAFF	25 SPACES
PARENT DROP-OFF	
TOTAL	157 SPACES

50' FOOTAGE (SCHOOL BLDG)	PROMISED
CLASSROOM	3,007 SF.
NON-CLASSROOM	1,207 SF.
EXTERIOR PLAYGROUND	2,192 SF.

SCHOOL INFORMATION	
GRADES & AGES SERVED:	K-1 / 5-7
DAYS & HOURS OF OPERATION:	M-F 7:00am - 6:30pm - days of operation same as DCS schedule
ACTIVITIES OUTSIDE HRS OF OPERATION:	NONE
MAX STUDENTS:	125
TEACHERS / PERSONNEL:	7 TEACHERS / 1 ADMINISTRATOR / 2 STAFF = 10 TOTAL
MAX # & TYPE OF VEHICLES ASSOCIATED W/ OPERATION:	0 - NONE
MAX CLASSROOMS:	7

NO PARKING ZONE

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 APR 02 2014

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

General Notes

SCALE: NTS

LANDSCAPE LEGEND (1 inch landscape is equivalent to 100 feet in the plan)

Symbol	Item	Quantity	Notes
○	OPEN SPACE		
□	EXISTING CHURCH	1	
□	EXISTING SCHOOL	1	
□	EXISTING PLAYGROUND	1	
□	EXISTING GREEN SPACE	1	
□	EXISTING 25 VISITOR PARKING / DROP-OFF (2)	2	
□	EXISTING 10 TEACHER / STAFF PARKING	10	

TREES

Symbol	Item	Quantity	Notes
○	EXISTING TREE	1	
○	PROPOSED TREE	1	

Landscape Legends

SCALE: NTS

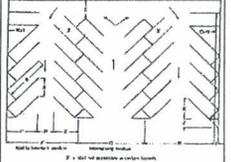


Figure 5-2. Parking layout dimensions (ft) for 9 ft stalls at various angles.

Dimensions	On diagram	45°	60°	75°	90°
Stall width parallel to curb	A	117	104	83	93
Stall length to curb	B	219	223	263	165
Stall depth to curb	C	175	180	193	185
Stall width between curb lines	D	110	140	220	160
Stall depth between curb lines	E	193	172	188	183
Stall width, wall to curb	F	118	124	113	113
Stall depth, wall to curb	G	193	172	188	183
Stall width, wall to curb	H	118	124	113	113
Stall depth, wall to curb	I	193	172	188	183
Stall width, wall to curb	J	118	124	113	113
Stall depth, wall to curb	K	193	172	188	183
Stall width, wall to curb	L	118	124	113	113
Stall depth, wall to curb	M	193	172	188	183

1 Site Plan - No Work Proposed
 SCALE: 1/32" = 1'-0"

2 Site Information
 SCALE: NTS

5 Parking Stall Dimensions - 45°
 SCALE: NTS

WORK BEING DONE: INTERIOR REMODELING OF EXISTING DAY CARE CENTER
 HIVE KINDERGARTEN / 1st GRADE
 17701 NW 57th Avenue
 MIAMI, FL 33065-3530
 PROJECT NO.: 14-004-00
 ISSUE DATE: 3-31-2014
 PLOT DATE: 3-31-2014
 DRAWN BY: JCD
 CHECKED BY: DC/PCP
 SHEET: A100

ARCHITECTURE, INTERIORS, PLANNING, SUSTAINABLE DESIGN, VISUALIZATION
 ARCHITECT
 1975 NW 107th COURT MIAMI FL 33188
 P. 305 551 2777 F. 305 551 2778

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Advanced Learning Charter School, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See Exhibit A - Non for Profit</u>	<u>0 %</u>

RECEIVED
2/14/07
FEB 21 2007
ZONING & PLANNING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

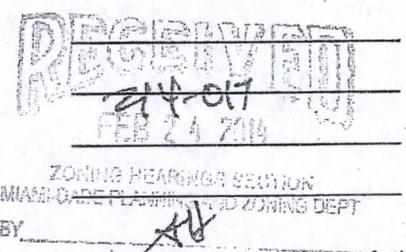
If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other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

NAME OF PURCHASER: _____

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

Date of contract: _____

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



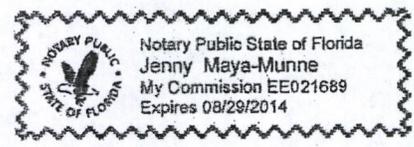
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *Joaquin A. Novoa* (Applicant) Joaquin A. Novoa (Print Applicant Name)

Sworn to and subscribed before me this 24th day of February 2014. Affiant is personally know to me or has produced Driver's License FL. as identification.

Jenny Maya-Munne
(Notary Public)
My commission expires: 8/29/2014



Seal

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

Exhibit A.

NAME AND ADDRESS

Percentage of Stock

Title O

Garcia-Becerra, Ana – Non for Profit
9727 SW 106 TERRACE
Miami, FL 33176

0%

Title O

Giorgini, Renato Victor – Non for Profit
6950 SW 75 AVENUE
Miami, FL 33143

0%

Title O

Novoa, Joaquin A. – Non for Profit
10821 SW 67 COURT
Miami, FL 33156

0%

RECEIVED
214-017
FEB 24 2014

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

DISCLOSURE OF INTEREST*

RECEIVED
214-017
FEB 24 2014
ZONING HEARING SECTION
MAY 15 11 45 AM 2014

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

CORPORATION NAME: International Bible Baptist Church, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See Exhibit B - Non for Profit</u>	<u>0%</u>
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

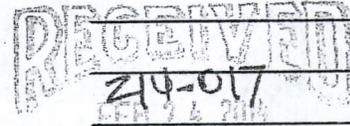
<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest



ZONING NEIGHBORS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY AD

Date of contract: _____

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

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

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

Signature

David K. O'Rear

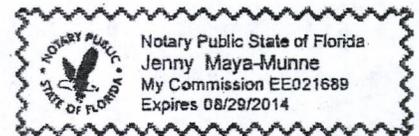
(Applicant)

(Print Applicant Name)

Sworn to and subscribed before me this 24th day of February 2014. Affiant is personally know to me or has produced Driver's License Fl. as identification.

(Notary Public)

My commission expires: 8/29/2014



Seal

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

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

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

School Name: Advanced Learning Charter School, Inc School Address: 17701 NW 57th AVE, Miami, FL 33015

Tax Folio # 30-2107-005-3140 Total size of site: 3.40 acres

Is this an expansion to an existing school? Yes No

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

56/Kindergarten and the Resolution # 4-ZAB-106-92

Number of children/students requested: 125 Grade Levels: K and 1st Ages: 5-7 years

Number of classrooms: 7 Total square footage of classroom area: 3,007 s.f.

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) 1,207 s.f.

Total square footage of outdoor recreation/play area: 2,152 s.f.

Number of parking spaces provided for staff, visitors, and transportation vehicles: 15

Days and hours of operation: 5 days; Monday - Friday, 7:00 AM to 6:30 PM

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

Signed, sealed, executed and acknowledged on this 13th day of March at Miami-Dade County, Florida.

WITNESSES:

[Signature]

214-017

[Signature]
Joaquin A. Novoa

RECEIVED

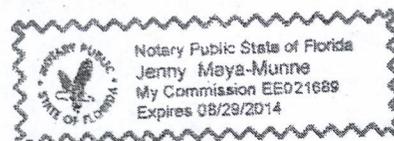
APR 02 2014

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

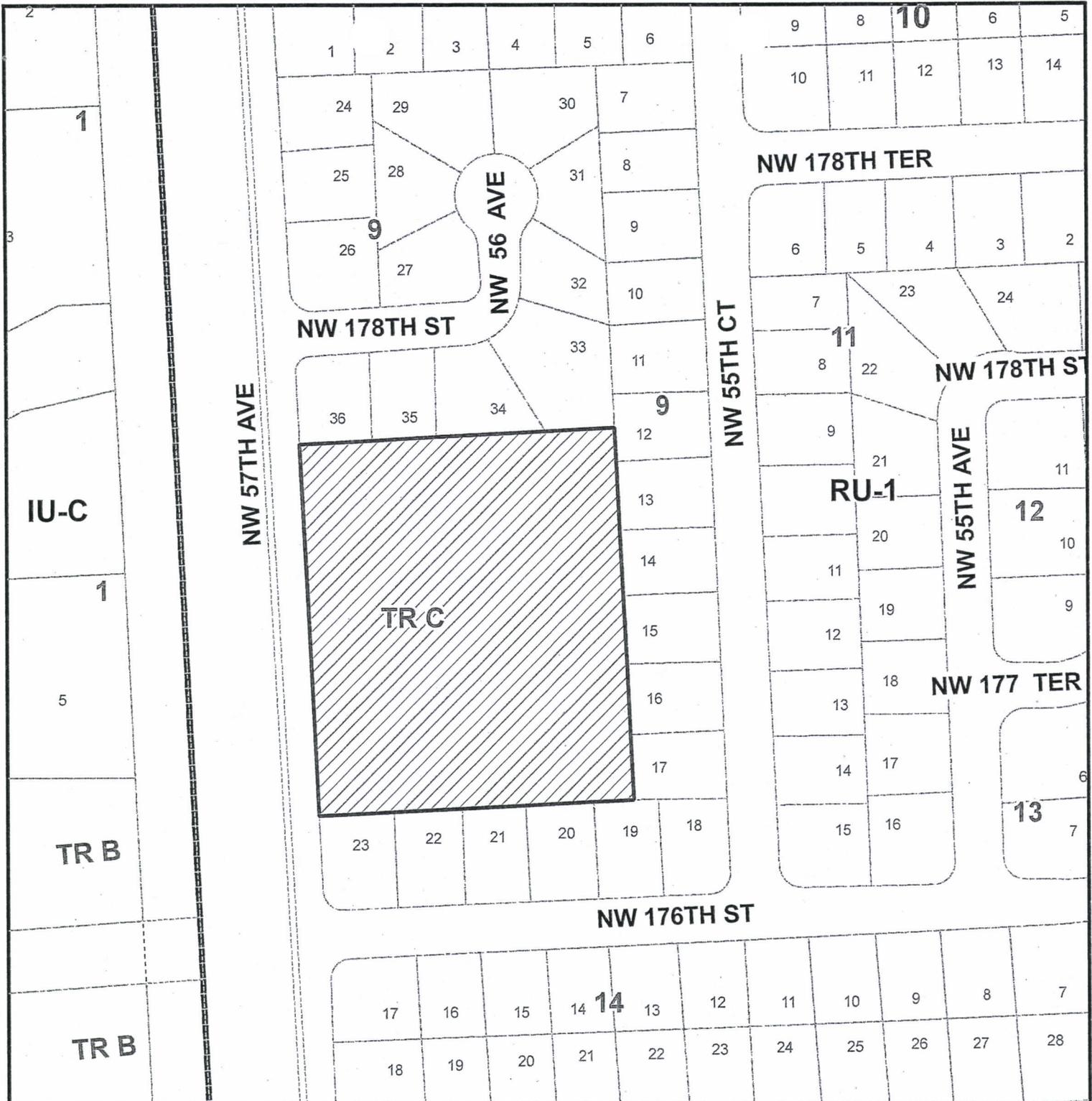
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENT IMPACT COMMITTEE

I hereby certify that on this 13th day of March, 2014 by me personally appeared Joaquin A. Novoa, 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 8/29/2014



4/1/08 [Signature]



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2014000017



Section: 07 Township: 52 Range: 41

Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC./DBA HIVE PREPARATORY SCHOOL**

Zoning Board: C5

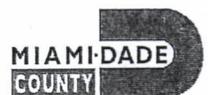
Commission District: 1

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend

 Subject Property Case



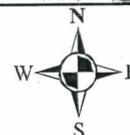
REVISION	DATE	BY
		53



MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number

Z2014000017



Section: 07 Township: 52 Range: 41

Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC./DBA HIVE PREPARATORY SCHOOL**

Zoning Board: C5

Commission District: 1

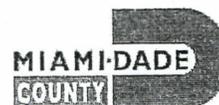
Drafter ID: **JEFFER GURDIAN**

Scale: NTS

Legend

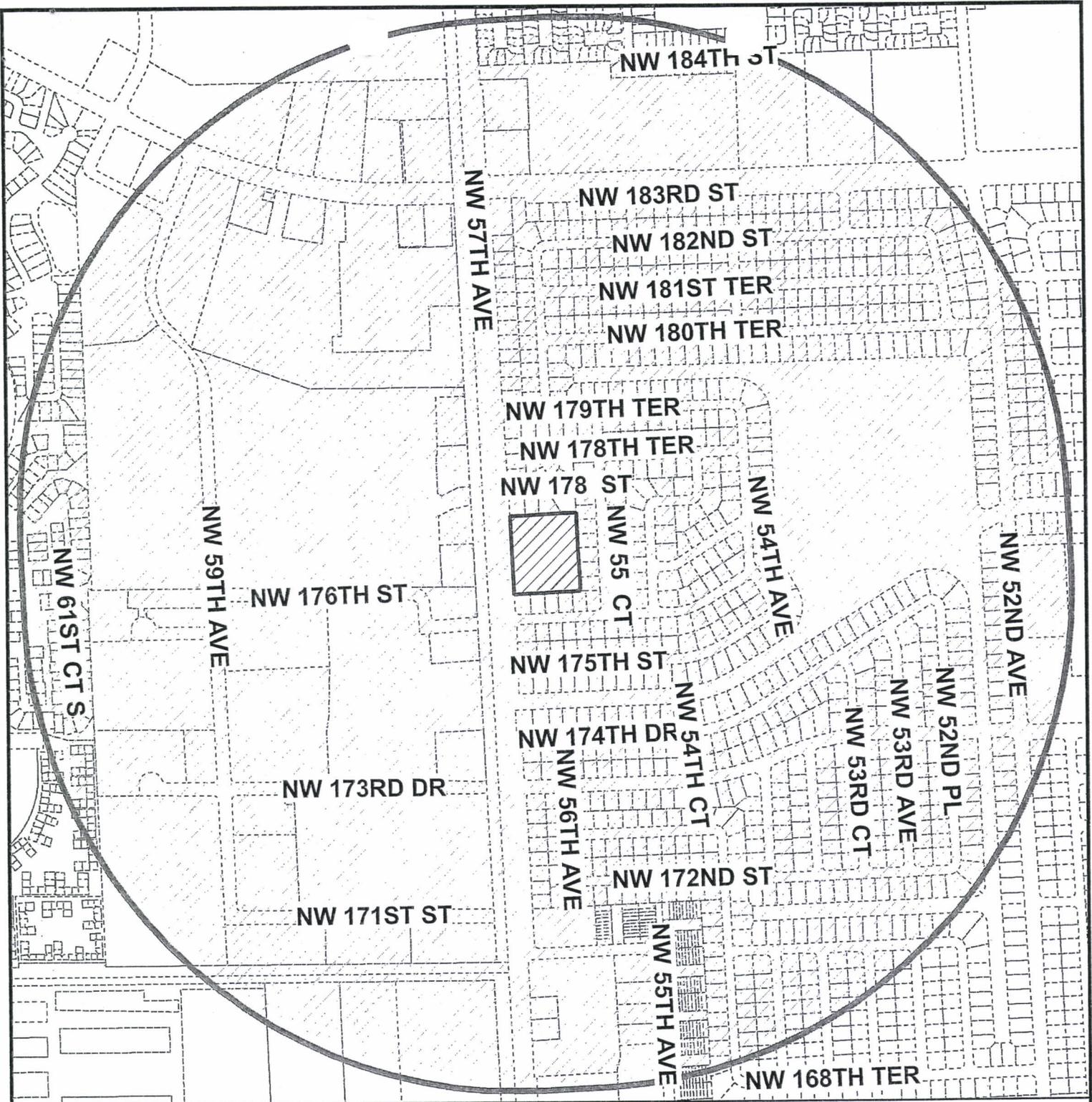


Subject Property



SKETCH CREATED ON: Wednesday, March 5, 2014

REVISION	DATE	BY
		54



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2014000017

RADIUS: 2640



Section: 07 Township: 52 Range: 41

Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC./DBA HIVE PREPARATORY SCHOOL**

Zoning Board: C5

Commission District: 1

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend

 Subject Property

 Buffer



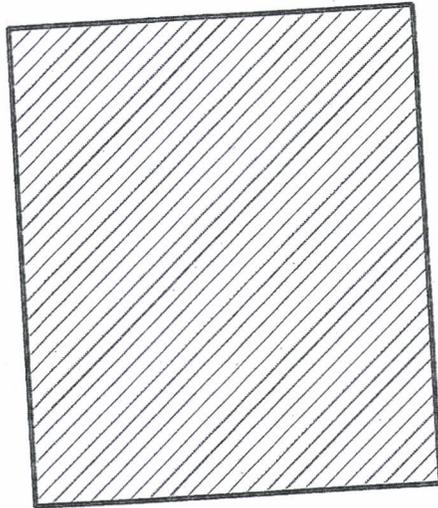
REVISION	DATE	BY
		SS

**BUSINESS
AND OFFICE**

NW 57TH AVE

NW 178TH ST

NW 56 AVE



(LDR) 2.5-6 DU/AC

NW 178TH TER

NW 55TH CT

NW 178TH ST

NW 55TH AVE

NW 177 TER

**INDUSTRIAL
AND OFFICE**

NW 176TH ST

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000017



Section: 07 Township: 52 Range: 41

Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC./DBA HIVE PREPARATORY SCHOOL**

Zoning Board: C5

Commission District: 1

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend



Subject Property Case

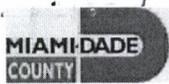


Zoning



SKETCH CREATED ON: Wednesday, March 5, 2014

REVISION	DATE	BY



Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2014000017

BOARD: BCC

LOCATION OF SIGN: 17701 NW 57 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 24-JUN-14

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

HEARING NO. 14-7-CC-2 (14-17)

07-52-41
BCC
Comm. Dist. 13

FA
T.G.

APPLICANT: ADVANCED LEARNING CHARTER SCHOOL, INC.

- (1) SPECIAL EXCEPTION to permit a Charter School.
- (2) MODIFICATION of Condition #2 of Resolution 4-ZAB-309-73, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB5-14-04, passed and adopted by Community Zoning Appeals Board #5, 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 'International Bible Baptist Church,' as prepared by Jerry Clawson, Architect, dated stamped received 8/25/04 and consisting of 12 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hive-Kindergarten/1st Grade" as prepared by Sol Arch, consisting of 5 sheets, a floor plan entitled "A New Church Facility for International Bible Baptist Church" as prepared by Jerry Clawson, Architect, consisting of 1 sheet and a landscape plan entitled "International Bible Baptist Church" as prepared by Land Form Design Group" consisting of 1 sheet, for a total of 7 sheets, with sheet A-100 dated stamped received 4/21/14 and the remaining 6 sheets dated stamped received 4/2/14.

The purpose of request #2 is to allow the applicant to submit a revised site plan showing a charter school in lieu of the previously approved private school, kindergarten and day care center.

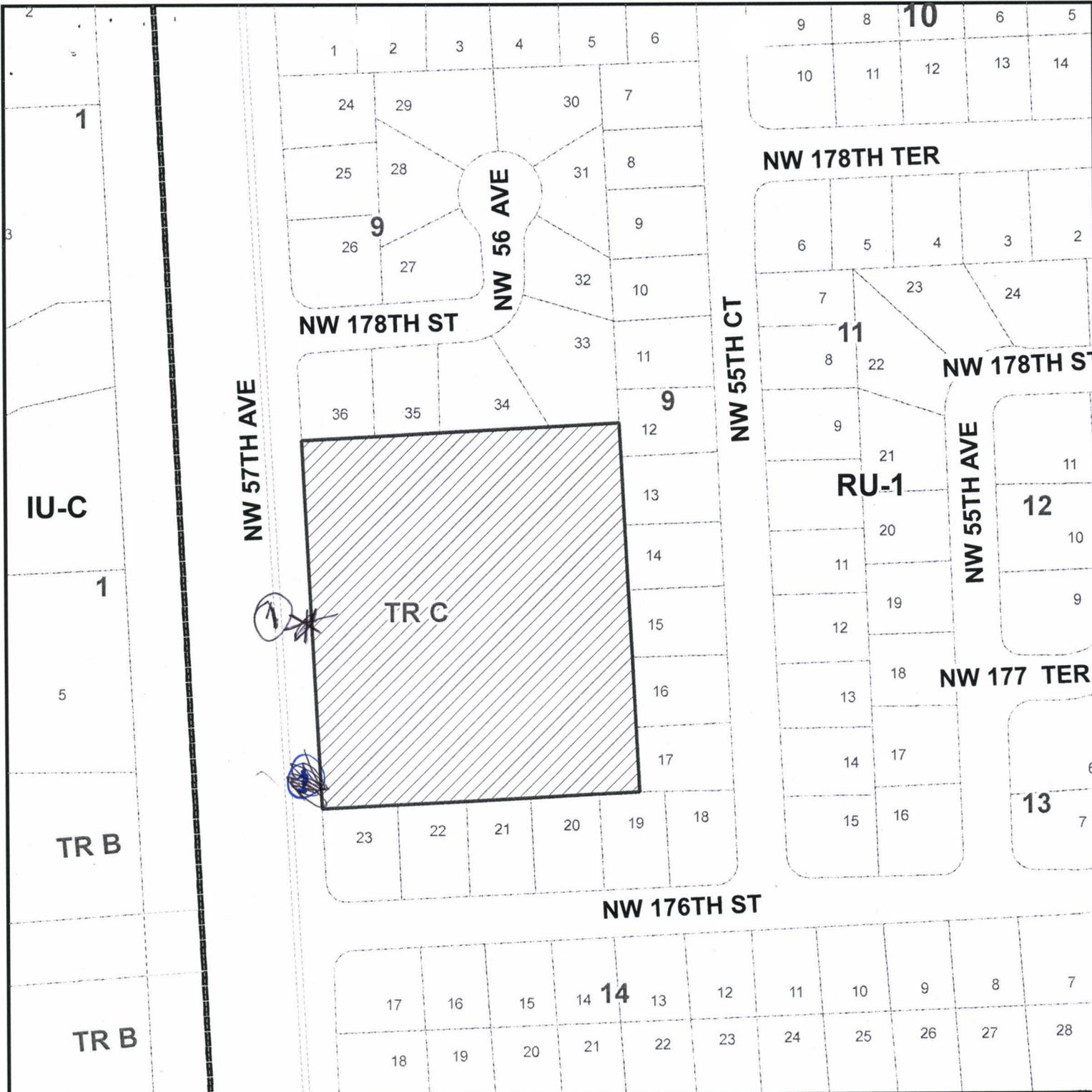
The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 17701 NW 57 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.40 Acres

PRESENT ZONING: RU-1 (Single Family Residential 7,500 sq. ft. net)

FA



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000017



Section: 07 Township: 52 Range: 41
 Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC./DBA HIVE PREPARATORY SCHOOL**
 Zoning Board: C5
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend
 Subject Property Case



REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number

Z2014000017



Section: 07 Township: 52 Range: 41

Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC./DBA HIVE PREPARATORY SCHOOL**

Zoning Board: C5

Commission District: 1

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend

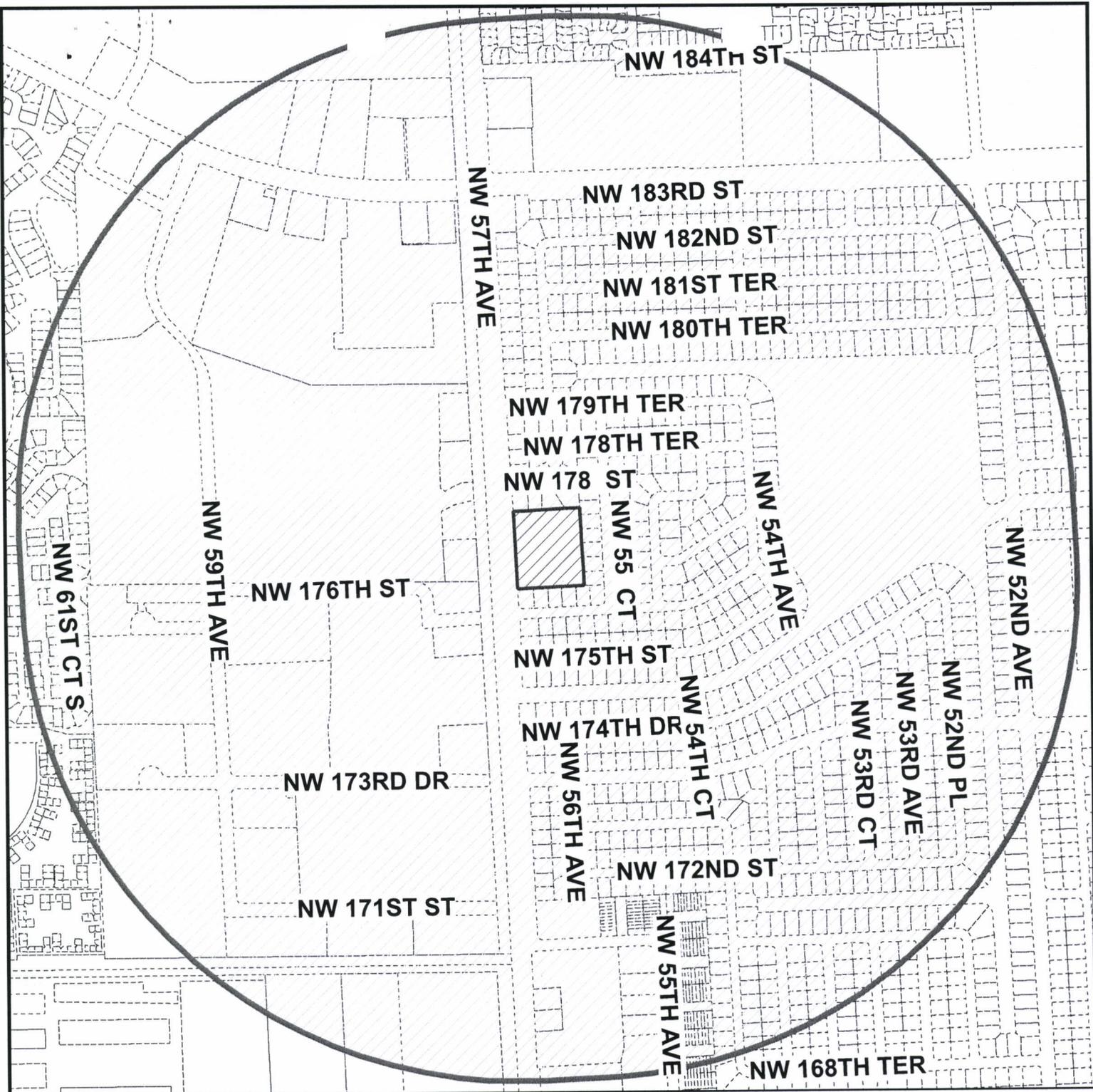


Subject Property



SKETCH CREATED ON: Wednesday, March 5, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

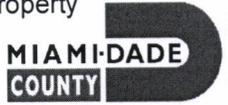
Process Number
Z2014000017
 RADIUS: 2640



Section: 07 Township: 52 Range: 41
 Applicant: ADVANCED LEARNING CHARTER SCHOOL, INC./DBA HIVE PREPARATORY SCHOOL
 Zoning Board: C5
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property
-  Buffer



REVISION	DATE	BY

**BUSINESS
AND OFFICE**

NW 57TH AVE

NW 178TH ST

NW 56 AVE

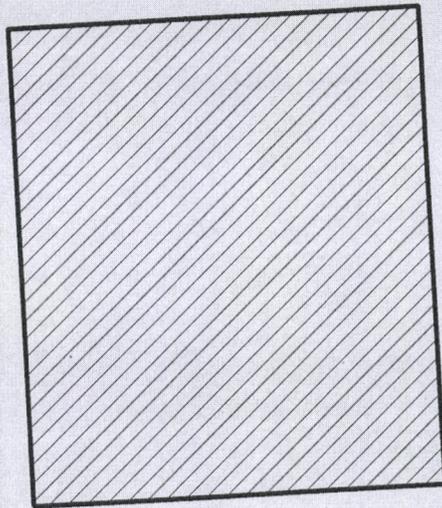
NW 178TH TER

NW 55TH CT

NW 178TH ST

NW 55TH AVE

NW 177 TER



(LDR) 2.5-6 DU/AC

NW 176TH ST

**INDUSTRIAL
AND OFFICE**

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000017



Section: 07 Township: 52 Range: 41

Applicant: **ADVANCED LEARNING CHARTER SCHOOL, INC./DBA HIVE PREPARATORY SCHOOL**

Zoning Board: C5

Commission District: 1

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend



Subject Property Case



Zoning



SKETCH CREATED ON: Wednesday, March 5, 2014

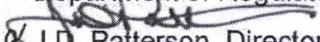
REVISION	DATE	BY

Memorandum



Date: March 14, 2014

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From:  J.D. Patterson, Director
Miami-Dade Police Department

Subject: Review – Developmental Impact Committee - Zoning Application
Case: No. Z2014000017 – Advance Learning Charter School, Inc.

APPLICATION

The applicant, Advance Learning Charter School, Inc., is requesting a public hearing for a Special Exception to permit a public charter school facility to be located on 3.4 acres at 17701 NW 57 Avenue. The request would include grades kindergarten through the 1st grade and serve up to 125 students.

CURRENT POLICE SERVICES

The school would be located in unincorporated Miami-Dade County and serviced by our Northwest District, located at 5975 Miami Lakes Drive East, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A police check of crimes/calls for service of the area was completed and has been provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (school), it cannot be predicted as to any projected increase in calls for service. Experience lends itself to anticipate that when additional citizens are present, traffic increases, and calls for police service will rise. Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service. Additionally, it is recommended that the Advance Learning Charter School, Inc. work closely with the local police district command staff in considering security options for the site, especially during high volume times, to include but not limited to, school start/dismissal times and special events.

The MDPD does not object to any proposed zoning modifications to complete this project. The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

In addition to the above comments, the MDPD recommends the following to be implemented if the proposed zoning modifications are approved.

- Install additional traffic control devices on the appropriate streets surrounding the school as necessary.
- Establish an internal system and protocols to locate and identify the residence of any sexual offenders residing within 1,000 and 2,500 feet of the school as reflected in Florida Statute 775.215 and the Code of Miami-Dade County, Section 21.281(a) respectively.
- Develop and implement a parking and traffic plan that includes, but is not limited to, adequate parking during special events, traffic flow, and safe street crossing for pedestrians in and around the immediate area surrounding the campus.
- Meet regularly with residents in the surrounding neighborhoods to discuss and remedy issues of mutual concern.

Should you have any questions or require additional information, Sergeant Keith Hedrick, of the Strategic Planning and Development Section, may be contacted at (305) 471-1990.

JDP/kh
Attachment



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000017 - Advanced Learning Charter School
Complaint Date Range: Jan 1, 2013 - Dec 31, 2013



EMERGENCY

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
0099	15 MEET AN OFFICER	0	1	0
	17 TRAFFIC ACCIDENT	1	0	1
	29 ROBBERY	0	0	1
	32 ASSAULT	0	2	1
	41 SICK OR INJURED PERSON	14	14	14
	44 ATTEMPTED SUICIDE	0	2	0
	49 FIRE	1	0	0
TOTAL FOR GRID 0099		16	19	17
0174	15 MEET AN OFFICER	3	3	2
	17 TRAFFIC ACCIDENT	4	10	13
	32 ASSAULT	1	3	0
	41 SICK OR INJURED PERSON	31	34	32
	44 ATTEMPTED SUICIDE	0	0	1
	49 FIRE	1	2	2
TOTAL FOR GRID 0174		40	52	50
0175	15 MEET AN OFFICER	2	1	0
	17 TRAFFIC ACCIDENT	4	3	4
	18 HIT AND RUN	0	1	0
	32 ASSAULT	1	1	1
	41 SICK OR INJURED PERSON	18	20	27
	44 ATTEMPTED SUICIDE	1	0	0
	49 FIRE	0	0	1
TOTAL FOR GRID 0175		26	26	33
0231	15 MEET AN OFFICER	1	3	0
	17 TRAFFIC ACCIDENT	5	4	8
	32 ASSAULT	1	2	0
	41 SICK OR INJURED PERSON	13	13	7
TOTAL FOR GRID 0231		20	22	15
0232	15 MEET AN OFFICER	1	0	1
	17 TRAFFIC ACCIDENT	1	1	6
	18 HIT AND RUN	0	0	1
	32 ASSAULT	1	1	1
	41 SICK OR INJURED PERSON	33	39	30
	49 FIRE	2	0	4
TOTAL FOR GRID 0232		38	41	43
		Reported: 20	Reported: 35	Reported: 30
		Not Reported: 120	Not Reported: 125	Not Reported: 128
TOTAL EMERGENCY		140	160	158

MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z201400017 - Advanced Learning Charter School
Complaint Date Range: Jan 1, 2013 - Dec 31, 2013



PRIORITY

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
0099	14 CONDUCT INVESTIGATION	2	4	2
	17 TRAFFIC ACCIDENT	0	1	0
	32 ASSAULT	4	2	2
	34 DISTURBANCE	2	5	5
	44 ATTEMPTED SUICIDE	0	1	0
	49 FIRE	0	0	2
	TOTAL FOR GRID 0099	8	13	11
	14 CONDUCT INVESTIGATION	3	9	6
0174	14 CONDUCT INVESTIGATION	3	9	6
	27 LARCENY	0	4	7
	29 ROBBERY	0	1	0
	32 ASSAULT	4	10	8
	34 DISTURBANCE	4	5	7
	49 FIRE	0	1	0
	TOTAL FOR GRID 0174	11	30	28
	14 CONDUCT INVESTIGATION	4	4	2
0175	14 CONDUCT INVESTIGATION	4	4	2
	15 MEET AN OFFICER	1	0	2
	26 BURGLARY	0	1	0
	32 ASSAULT	4	9	3
	34 DISTURBANCE	6	6	7
	49 FIRE	0	1	0
	TOTAL FOR GRID 0175	15	21	14
	14 CONDUCT INVESTIGATION	0	1	1
0231	14 CONDUCT INVESTIGATION	0	1	1
	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	1	0	0
	18 HIT AND RUN	0	0	1
	26 BURGLARY	0	0	1
	29 ROBBERY	0	0	1
	32 ASSAULT	0	4	3
	34 DISTURBANCE	4	4	4
TOTAL FOR GRID 0231	6	9	11	
14 CONDUCT INVESTIGATION	5	3	5	
0232	14 CONDUCT INVESTIGATION	5	3	5
	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	1	1	1
	26 BURGLARY	1	0	0
	27 LARCENY	0	0	1
	32 ASSAULT	6	13	8
	34 DISTURBANCE	9	8	10
	47 BOMB OR EXPLOSIVE ALERT	1	0	0
49 FIRE	1	2	3	
TOTAL FOR GRID 0232	23	21	23	



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000017 - Advanced Learning Charter School
Complaint Date Range: Jan 1, 2013 - Dec 31, 2013



Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
TOTAL FOR GRID 0232		25	27	28
		Reported: 37	Reported: 50	Reported: 51
		Not Reported: 28	Not Reported: 50	Not Reported: 41
TOTAL PRIORITY		65	100	92



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000017 - Advanced Learning Charter School
Complaint Date Range: Jan 1, 2013 - Dec 31, 2013



ROUTINE

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
0099	13 SPECIAL INFORMATION/ASSIGNMENT	18	22	32
	14 CONDUCT INVESTIGATION	50	43	37
	15 MEET AN OFFICER	4	3	4
	17 TRAFFIC ACCIDENT	5	8	10
	18 HIT AND RUN	2	2	3
	19 TRAFFIC STOP	92	190	408
	20 TRAFFIC DETAIL	2	1	1
	21 LOST OR STOLEN TAG	1	0	1
	22 AUTO THEFT	10	3	2
	25 BURGLAR ALARM RINGING	18	18	22
	26 BURGLARY	30	19	23
	27 LARCENY	1	5	6
	28 VANDALISM	2	4	1
	29 ROBBERY	0	1	1
	31 HOMICIDE	0	0	2
	32 ASSAULT	5	4	9
	33 SEX OFFENSE	1	2	1
	34 DISTURBANCE	38	66	39
	36 MISSING PERSON	5	7	18
	37 SUSPICIOUS VEHICLE	2	7	3
	38 SUSPICIOUS PERSON	2	5	3
	39 PRISONER	5	9	8
	41 SICK OR INJURED PERSON	2	0	0
	43 BAKER ACT	4	21	4
44 ATTEMPTED SUICIDE	0	1	1	
45 DEAD ON ARRIVAL	0	1	1	
52 NARCOTICS INVESTIGATION	6	1	4	
54 FRAUD	9	6	2	
TOTAL FOR GRID 0099		319	449	646
0174	13 SPECIAL INFORMATION/ASSIGNMENT	125	180	248
	14 CONDUCT INVESTIGATION	157	236	237
	15 MEET AN OFFICER	14	18	24
	16 D.U.I.	0	3	3
	17 TRAFFIC ACCIDENT	22	95	117
	18 HIT AND RUN	13	27	33
	19 TRAFFIC STOP	164	348	1,308
	20 TRAFFIC DETAIL	7	12	8
21 LOST OR STOLEN TAG	19	8	14	
22 AUTO THEFT	14	21	20	



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000017 - Advanced Learning Charter School
Complaint Date Range: Jan 1, 2013 - Dec 31, 2013



Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
0174	25 BURGLAR ALARM RINGING	57	78	83
	26 BURGLARY	16	28	30
	27 LARCENY	349	378	373
	28 VANDALISM	4	19	11
	29 ROBBERY	3	6	8
	32 ASSAULT	19	20	20
	33 SEX OFFENSE	1	3	1
	34 DISTURBANCE	92	108	113
	35 INTOXICATED PERSON - MYERS ACT	0	0	1
	36 MISSING PERSON	2	8	3
	37 SUSPICIOUS VEHICLE	12	10	12
	38 SUSPICIOUS PERSON	6	16	18
	39 PRISONER	40	24	47
	41 SICK OR INJURED PERSON	12	11	13
	43 BAKER ACT	13	5	6
	49 FIRE	2	3	1
	52 NARCOTICS INVESTIGATION	8	7	17
	54 FRAUD	54	31	42
55 WEAPONS VIOLATION	0	1	1	
TOTAL FOR GRID 0174		1275	1704	2812
0175	13 SPECIAL INFORMATION/ASSIGNMENT	62	55	38
	14 CONDUCT INVESTIGATION	44	64	74
	15 MEET AN OFFICER	7	8	10
	16 D.U.I.	3	0	2
	17 TRAFFIC ACCIDENT	25	41	54
	18 HIT AND RUN	8	9	3
	19 TRAFFIC STOP	58	123	452
	20 TRAFFIC DETAIL	14	4	4
	21 LOST OR STOLEN TAG	3	7	6
	22 AUTO THEFT	6	9	14
	25 BURGLAR ALARM RINGING	29	19	36
	26 BURGLARY	20	20	28
	27 LARCENY	9	16	9
	28 VANDALISM	7	5	4
	29 ROBBERY	2	4	1
	32 ASSAULT	11	13	17
	33 SEX OFFENSE	1	0	1
	34 DISTURBANCE	84	104	71
35 INTOXICATED PERSON - MYERS ACT	1	0	0	
36 MISSING PERSON	9	4	8	



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000017 - Advanced Learning Charter School
Complaint Date Range: Jan 1, 2013 - Dec 31, 2013



Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
0175	37 SUSPICIOUS VEHICLE	6	4	9
	38 SUSPICIOUS PERSON	13	4	6
	39 PRISONER	4	9	7
	41 SICK OR INJURED PERSON	2	6	6
	43 BAKER ACT	5	2	3
	45 DEAD ON ARRIVAL	2	1	2
	49 FIRE	0	0	1
	52 NARCOTICS INVESTIGATION	2	1	1
	54 FRAUD	5	10	10
	55 WEAPONS VIOLATION	2	1	0
TOTAL FOR GRID 0175		444	543	877
0231	13 SPECIAL INFORMATION/ASSIGNMENT	62	65	74
	14 CONDUCT INVESTIGATION	74	66	61
	15 MEET AN OFFICER	6	14	10
	16 D.U.I.	0	1	0
	17 TRAFFIC ACCIDENT	34	63	72
	18 HIT AND RUN	20	16	16
	19 TRAFFIC STOP	69	136	525
	20 TRAFFIC DETAIL	4	6	5
	21 LOST OR STOLEN TAG	2	2	3
	22 AUTO THEFT	7	3	19
	25 BURGLAR ALARM RINGING	80	100	116
	26 BURGLARY	25	9	19
	27 LARCENY	36	34	26
	28 VANDALISM	6	5	4
	29 ROBBERY	2	3	2
	32 ASSAULT	12	7	3
	33 SEX OFFENSE	1	1	1
	34 DISTURBANCE	34	32	35
	36 MISSING PERSON	0	2	1
	37 SUSPICIOUS VEHICLE	6	5	2
	38 SUSPICIOUS PERSON	3	3	5
	39 PRISONER	5	6	5
	41 SICK OR INJURED PERSON	0	1	2
	43 BAKER ACT	2	4	2
	44 ATTEMPTED SUICIDE	2	1	1
	45 DEAD ON ARRIVAL	0	0	2
	49 FIRE	1	2	1
	52 NARCOTICS INVESTIGATION	3	4	11
	54 FRAUD	5	15	17



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000017 - Advanced Learning Charter School
Complaint Date Range: Jan 1, 2013 - Dec 31, 2013



Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
0231	55 WEAPONS VIOLATION	1	0	0
TOTAL FOR GRID 0231		502	606	1040
0232	13 SPECIAL INFORMATION/ASSIGNMENT	70	55	67
	14 CONDUCT INVESTIGATION	98	94	101
	15 MEET AN OFFICER	18	13	11
	16 D.U.I.	2	2	1
	17 TRAFFIC ACCIDENT	46	37	52
	18 HIT AND RUN	7	8	8
	19 TRAFFIC STOP	83	57	381
	20 TRAFFIC DETAIL	9	16	12
	21 LOST OR STOLEN TAG	10	13	9
	22 AUTO THEFT	17	13	23
	25 BURGLAR ALARM RINGING	42	30	46
	26 BURGLARY	31	32	32
	27 LARCENY	18	23	10
	28 VANDALISM	8	1	5
	29 ROBBERY	7	3	3
	30 SHOOTING	0	0	1
	32 ASSAULT	12	20	18
	33 SEX OFFENSE	0	0	2
	34 DISTURBANCE	116	116	133
	35 INTOXICATED PERSON - MYERS ACT	1	0	0
	36 MISSING PERSON	4	10	7
	37 SUSPICIOUS VEHICLE	7	6	14
	38 SUSPICIOUS PERSON	9	11	9
	39 PRISONER	3	11	8
	41 SICK OR INJURED PERSON	4	2	7
	43 BAKER ACT	7	2	3
	45 DEAD ON ARRIVAL	4	1	2
	49 FIRE	0	0	1
	52 NARCOTICS INVESTIGATION	3	7	8
	54 FRAUD	12	15	18
TOTAL FOR GRID 0232		648	598	992
		Reported: 1617	Reported: 1777	Reported: 1904
		Not Reported: 1571	Not Reported: 2123	Not Reported: 4463
TOTAL ROUTINE		3188	3900	6367
GRAND TOTAL		3393	4160	6617



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Report Filters



Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

Grid: 0174, 0099, 0231, 0175, 0232

Signal: 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION

Agency: MIAMI-DADE

District:

Call Type: PRIORITY, ROUTINE, EMERGENCY

Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package



MIAMI DADE POLICE DEPARTMENT
60B - Part I and II by Grids Year Comparison - Grand Total
Z2014000017 - Advanced Learning Charter School
Report Period: Jan 1, 2013 - Dec 31, 2013



Grid 0099

UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
Part 1	090A - MURDER - NONNEG MANSLAUGHTER	0	0	0
	1200 - ROBBERY	1	1	3
	130A - AGGRAVATED ASSAULT	1	1	5
	2200 - BURGLARY	5	8	7
	230C - SHOPLIFTING	0	0	1
	230F - THEFT FROM A MOTOR VEHICLE	18	10	10
	230G - THEFT FROM ALL OTHERS	4	5	7
	2400 - MOTOR VEHICLE THEFT	5	2	1
Part 1 Total:		34	27	34
Part 2	130B - SIMPLE ASSAULT	6	7	4
	260A - FRAUD CON/SWINDLE/FALSE PRET.	1	0	0
	260D - IMPERSONATION	7	2	3
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5	1	4
Part 2 Total:		19	10	11
Grid 0099 Total:		53	37	45

Grid 0174

UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
Part 1	110C - FONDLING	0	1	0
	1200 - ROBBERY	3	5	6
	130A - AGGRAVATED ASSAULT	1	6	8
	2200 - BURGLARY	1	1	3
	230A - POCKET PICKING	1	0	2
	230C - SHOPLIFTING	313	299	287
	230F - THEFT FROM A MOTOR VEHICLE	14	20	27
	230G - THEFT FROM ALL OTHERS	77	69	80
	2400 - MOTOR VEHICLE THEFT	7	9	12
	Part 1 Total:		417	410
Part 2	1000 - KIDNAPPING - ABDUCTION	0	0	1
	130B - SIMPLE ASSAULT	14	10	12
	260A - FRAUD CON/SWINDLE/FALSE PRET.	10	4	17
	260B - FRAUD CREDIT CARD/ATM	8	13	10
	260D - IMPERSONATION	16	11	13
	2700 - EMBEZZLEMENT	2	2	0
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	7	5	12
Part 2 Total:		57	45	65
Grid 0174 Total:		474	455	490



MIAMI DADE POLICE DEPARTMENT
60B - Part I and II by Grids Year Comparison - Grand Total
Z2014000017 - Advanced Learning Charter School
Report Period: Jan 1, 2013 - Dec 31, 2013



Grid 0175

UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
Part 1	110C - FONDLING	1	0	0
	1200 - ROBBERY	2	3	0
	130A - AGGRAVATED ASSAULT	11	5	2
	2200 - BURGLARY	5	9	11
	230C - SHOPLIFTING	0	0	1
	230F - THEFT FROM A MOTOR VEHICLE	7	7	14
	230G - THEFT FROM ALL OTHERS	10	17	12
	2400 - MOTOR VEHICLE THEFT	1	6	6
Part 1 Total:		37	47	46
Part 2	130B - SIMPLE ASSAULT	6	11	5
	260B - FRAUD CREDIT CARD/ATM	1	1	1
	260D - IMPERSONATION	4	5	8
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3	0	2
Part 2 Total:		14	17	16
Grid 0175 Total:		51	64	62

Grid 0231

UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
Part 1	1200 - ROBBERY	4	3	2
	130A - AGGRAVATED ASSAULT	3	2	2
	2200 - BURGLARY	3	2	7
	230C - SHOPLIFTING	11	6	7
	230D - THEFT FROM BUILDING	0	1	0
	230F - THEFT FROM A MOTOR VEHICLE	18	6	14
	230G - THEFT FROM ALL OTHERS	27	25	20
	2400 - MOTOR VEHICLE THEFT	7	3	13
Part 1 Total:		73	48	65
Part 2	130B - SIMPLE ASSAULT	7	5	1
	260A - FRAUD CON/SWINDLE/FALSE PRET.	0	2	2
	260B - FRAUD CREDIT CARD/ATM	3	3	2
	260D - IMPERSONATION	2	6	6
	2700 - EMBEZZLEMENT	1	0	0
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1	4	7
Part 2 Total:		14	20	18
Grid 0231 Total:		87	68	83

Grid 0232



MIAMI DADE POLICE DEPARTMENT
60B - Part I and II by Grids Year Comparison - Grand Total
Z2014000017 - Advanced Learning Charter School
Report Period: Jan 1, 2013 - Dec 31, 2013



UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
Part 1	1200 - ROBBERY	6	3	4
	130A - AGGRAVATED ASSAULT	0	3	5
	2200 - BURGLARY	10	17	14
	230C - SHOPLIFTING	1	1	1
	230E - THEFT FROM A COIN MACHINE	0	1	0
	230F - THEFT FROM A MOTOR VEHICLE	14	9	14
	230G - THEFT FROM ALL OTHERS	26	35	15
	2400 - MOTOR VEHICLE THEFT	10	10	13
Part 1 Total:		67	79	66
Part 2	130B - SIMPLE ASSAULT	12	22	12
	130E - SIMPLE STALKING	0	1	0
	260A - FRAUD CON/SWINDLE/FALSE PRET.	4	3	3
	260B - FRAUD CREDIT CARD/ATM	2	1	2
	260D - IMPERSONATION	10	8	9
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2	9	6
Part 2 Total:		30	44	32
Grid 0232 Total:		97	123	98

UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
Part 1	090A - MURDER - NONNEG MANSLAUGHTER	0	0	0
	110C - FONDLING	1	1	0
	2400 - MOTOR VEHICLE THEFT	30	30	45
	230G - THEFT FROM ALL OTHERS	144	151	134
	230F - THEFT FROM A MOTOR VEHICLE	71	52	79
	230E - THEFT FROM A COIN MACHINE	0	1	0
	230D - THEFT FROM BUILDING	0	1	0
	230C - SHOPLIFTING	325	306	297
	230A - POCKET PICKING	1	0	2
	1200 - ROBBERY	16	15	15
	130A - AGGRAVATED ASSAULT	16	17	22
	2200 - BURGLARY	24	37	42
Part 2	260A - FRAUD CON/SWINDLE/FALSE PRET.	15	9	22
	130E - SIMPLE STALKING	0	1	0
	130B - SIMPLE ASSAULT	45	55	34
	1000 - KIDNAPPING - ABDUCTION	0	0	1
	2700 - EMBEZZLEMENT	3	2	0
	260D - IMPERSONATION	39	32	39
	260B - FRAUD CREDIT CARD/ATM	14	18	15



MIAMI DADE POLICE DEPARTMENT
60B - Part I and II by Grids Year Comparison - Grand Total
Z2014000017 - Advanced Learning Charter School
Report Period: Jan 1, 2013 - Dec 31, 2013



UCR Part Indicator	UCR Code & Description	Current Year	Last Year	Prior L/Year
Part 2	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	18	19	31
	Grand Total	762	747	778

Grand Total	Current Year	Last Year	Prior L/Year
Part 1	628	611	636
Part 2	134	136	142
Grand Total	762	747	778



MIAMI DADE POLICE DEPARTMENT
60B - Part I and II by Grids Year Comparison - Grand Total
Report Filters



Reported Date: Jan 1, 2013 - Dec 31, 2013

UCR Code: in ('*090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000')

Excludes Clearance Type 'Unfounded'

Excludes AOA(s)

Report Written = 'Y'

Grids: 0174, 0099, 0231, 0175, 0232

Report Type: BY_UCR

* **Justifiable** murder cases are not counted

CDW Package

Memorandum



Date: September 21, 2013

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

From: *cn*
9/25 - Jack Kardys *[Signature]*
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

This memorandum updates the blanket concurrency approval memo of September 26, 2012. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2014. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

c: Helen Brown, Metropolitan Planning, RER
Maria I. Nardi, Chief, Planning and Research Division, MDPROS



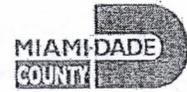
Miami-Dade County
Park and Recreation Department
LOS-2013

Report # 4 Table 34
Local Recreation Open Space Level of Service

PBD	Estimated 2013 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public Local Park Acres	Concurrency* Acres	Total Local Park acres	School Acres	Private Open Space Acres	Total Recreation Open Space Acreage	Surplus (Deficient) Acres	Percentage of Standard %
1	377,389	1,037.82	347.46	291.00	638.46	299.82	267	1205.28	167.46	1.16
2	596,796	1,641.19	721.61	595.00	1316.61	356.3	473	2145.91	504.72	1.31
3	156,544	430.50	231.06	232.93	463.99	96.62	89	649.61	219.11	1.51
Total	1,130,729	3,109.50	1300.13	1118.93	2419.06	752.74	829	4000.80	891.30	1.29

Note:
Public Local Park Acres is Miami-Dade Parks Only
Private Recreation Open Space Updated 1/9/09
*Concurrency Acres are District park Acres utilized for local Recreation

Memorandum



Date: September 25, 2013

To: Mark R. Woener, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Solid Waste Disposal Concurrency Determination

A handwritten signature in cursive script, appearing to read "Paul Mauriello", written over the printed name in the "From:" field.

The Public Works and Waste Management Department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nineteen (19) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2031-32 or fourteen (14) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2014), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

- c: Aneisha Daniel, Assistant Director, Administration
- Asok Ganguli, Assistant Director, Technical Services
- Michael Moore, Assistant Director, Disposal Operations
- Deborah Silver, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2013-14 Through Fiscal Year 2031-32

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity				
OCT. 1, 2013 TO SEPT. 30, 2014	1,543,000	2,873,330	127,900	2,745,430	6,122,095	301,000	5,821,095	1,735,051	111,400	1,623,651	250,000	790,300	752,700	
OCT. 1, 2014 TO SEPT. 30, 2015	1,543,000	2,745,430	127,900	2,617,530	5,821,095	301,000	5,520,095	1,623,651	111,400	1,512,251	250,000	790,300	752,700	
OCT. 1, 2015 TO SEPT. 30, 2016	1,543,000	2,617,530	127,900	2,489,630	5,520,095	301,000	5,219,095	1,512,251	111,400	1,400,851	250,000	790,300	752,700	
OCT. 1, 2016 TO SEPT. 30, 2017	1,543,000	2,489,630	127,900	2,361,730	5,219,095	301,000	4,918,095	1,400,851	111,400	1,289,451	250,000	790,300	752,700	
OCT. 1, 2017 TO SEPT. 30, 2018	1,543,000	2,361,730	127,900	2,233,830	4,918,095	301,000	4,617,095	1,289,451	111,400	1,178,051	250,000	790,300	752,700	
OCT. 1, 2018 TO SEPT. 30, 2019	1,543,000	2,233,830	127,900	2,105,930	4,617,095	301,000	4,316,095	1,178,051	111,400	1,066,651	250,000	790,300	752,700	
OCT. 1, 2019 TO SEPT. 30, 2020	1,543,000	2,105,930	127,900	1,978,030	4,316,095	301,000	4,015,095	1,066,651	111,400	955,251	250,000	790,300	752,700	
OCT. 1, 2020 TO SEPT. 30, 2021	1,543,000	1,978,030	127,900	1,850,130	4,015,095	301,000	3,714,095	955,251	111,400	843,851	250,000	790,300	752,700	
OCT. 1, 2021 TO SEPT. 30, 2022	1,543,000	1,850,130	127,900	1,722,230	3,714,095	301,000	3,413,095	843,851	111,400	732,451	250,000	790,300	752,700	
OCT. 1, 2022 TO SEPT. 30, 2023	1,543,000	1,722,230	127,900	1,594,330	3,413,095	301,000	3,112,095	732,451	111,400	621,051	250,000	790,300	752,700	
OCT. 1, 2023 TO SEPT. 30, 2024	1,543,000	1,594,330	127,900	1,466,430	3,112,095	301,000	2,811,095	621,051	111,400	509,651	250,000	790,300	752,700	
OCT. 1, 2024 TO SEPT. 30, 2025	1,543,000	1,466,430	127,900	1,338,530	2,811,095	301,000	2,510,095	509,651	111,400	398,251	250,000	790,300	752,700	
OCT. 1, 2025 TO SEPT. 30, 2026	1,543,000	1,338,530	127,900	1,210,630	2,510,095	301,000	2,209,095	398,251	111,400	286,851	250,000	790,300	752,700	
OCT. 1, 2026 TO SEPT. 30, 2027	1,543,000	1,210,630	127,900	1,082,730	2,209,095	301,000	1,908,095	286,851	111,400	175,451	250,000	790,300	752,700	
OCT. 1, 2027 TO SEPT. 30, 2028	1,543,000	1,082,730	127,900	954,830	1,908,095	301,000	1,607,095	175,451	111,400	64,051	250,000	790,300	752,700	
OCT. 1, 2028 TO SEPT. 30, 2029	1,543,000	954,830	127,900	826,930	1,607,095	348,349	1,258,746	64,051	64,051	0	250,000	790,300	752,700	
OCT. 1, 2029 TO SEPT. 30, 2030	1,543,000	826,930	127,900	699,030	1,258,746	412,400	846,346	0	0	0	250,000	790,300	752,700	
OCT. 1, 2030 TO SEPT. 30, 2031	1,543,000	699,030	127,900	571,130	846,346	412,400	433,946	0	0	0	250,000	790,300	752,700	
OCT. 1, 2031 TO SEPT. 30, 2032	1,543,000	571,130	127,900	443,230	433,946	412,400	21,546	0	0	0	250,000	790,300	752,700	
REMAINING YEARS				19			19			15			19	

ANNUAL DISPOSAL RATE (In tons)	
RESOURCES RECOVERY ASHFILL	127,900
SOUTH DADE LANDFILL	301,000
NORTH DADE LANDFILL	111,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>790,300</u>

* Ashfill capacity is for Cell 20.

** South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

***** All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

Memorandum



Date: October 1, 2013

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

From: Ysela Llorf, Director
Miami-Dade Transit

Subject: FY14 Blanket Concurrency Approval for Transit

2013 SEP -6 P 4: 41

PLANNING
METROPOLITAN PLANNING SECT

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2013 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2013 to September 30, 2014, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

- c: Albert A. Hernandez, P.E., MDT
- Monica D. Cejas, P.E., MDT
- Gerald E. Bryan, MDT
- Eric Zahn, MDT
- Nilia Cartaya, MDT
- Douglas K. Robinson, MDT
- Mark R. Woerner, RER
- Helen A. Brown, RER

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

MCM:skr

cc: Control File

Received by
Zoning Agenda Coordinator

JUL 27 2010

Memorandum



Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

From: *Mark R. Woerner*
Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Blanket Concurrency Approval for Recreation and Open Space

The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER
Helen A. Brown, Concurrency Administrator, DRER