

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 12**

PH: Z14-096 (15-4-CZ12-3)

June 9, 2015

Item No. A

Recommendation Summary	
Commission District	8
Applicant	Children's Resource Fund, Inc.
Summary of Requests	The applicant is seeking approval of a private school use on the subject property with grades kindergarten through 6. Additionally, the applicant seeks to modify a previously approved resolution and declaration of restrictions to establish the aforementioned private school on the subject property, to increase the hours of operation for a previously approved nursery and kindergarten, and permit an existing detached sign to setback less than required from property lines.
Location	8571 SW 112 Street, Miami-Dade County, Florida.
Property Size	2.08 Acres
Existing Zoning	EU-1; Estates 1 Family 1 Acre Gross
Existing Land Use	Daycare/private school
2020-2030 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(4)(b) Non-Use Variance (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions, subject to the Board's acceptance of the proffered covenant.

This item was deferred from the April 14, 2015 Community Zoning Appeals Board (CZAB) #12 meeting to allow for a request to be properly advertised.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit a private school.
- (2) MODIFICATION of plans approved pursuant to Resolution #5-ZAB-306-94 passed and adopted by the Zoning Appeals Board, last modified by Resolution #CZAB12-8-07, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received July 03, 2006 consisting of five sheets."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, Sheet A-00, dated stamped received 1/6/15 and the remaining 5 sheets dated stamped received 8/20/14 for a total of 6 sheets".

- (3) MODIFICATION of Condition #7 of Resolution #4ZAB-217-90, passed and adopted by the Zoning Appeals Board last modified by Resolution #CZAB12-8-07, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "7. Instructions will be limited to nursery and preschool age students".

TO: "7. The instructions will include nursery, preschool and elementary (grades K through 6 grade) age students."

- (4) MODIFICATION of Condition #5 of Resolution #Z-161-82, passed and adopted by the Board of County Commissioners, last modified by Resolution 5-ZAB-306-94, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "5. That the uses be conducted on the premises Monday through Saturday from 8:00 a.m. to 6:00 p.m."

TO: "5. That the uses be conducted on the premises Monday through Saturday from 7:30 a.m. to 6:00 p.m."

- (5) MODIFICATION of portions of Paragraph 3 of a Declaration of Restrictions, recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Modification of a Declaration of Restrictions recorded at Official Records Book 16537 Page 69, as modified by the Modification of a Declaration of Restrictions recorded at Official Records Book 22264, Page 0054, recorded in Official Records Book 25669, Pages 3897-3900, reading as follows:

FROM: "3c. The use will be conducted on the premises Monday through Saturday from 8:00 AM to 6:00 PM."

"3d. Instruction will be limited to nursery and preschool age students."

"The Owner acknowledges that, because of the residential character of the neighborhood, it shall not seek approval: (i) to increase the size or height of the building, except as shown on the Plans; (ii) to increase the number of students, teachers, vehicles, parking spaces, except as shown on the Application and the Plans; (iii) to change the age group of the students; or (iv) to operate on Sundays or after 6:00p.m. To the extent permitted by the applicable zoning district regulations, nothing in this Declaration shall be interpreted to prohibit the Owner from holding parent/teacher meetings in the evenings."

TO: "3c. The use will be conducted on the premises Monday through Saturday from 7:30 AM to 6:00 PM."

"3d. The instruction will include nursery, preschool and elementary (grades K through 6 grade) age students."

The Owner acknowledges that, because of the residential character of the neighborhood, it shall not seek approval: (i) to increase the size or height of the building, except as shown on the Plans; (ii) to increase the number of

students, teachers, vehicles, parking spaces, except as shown on the Application and the Plans; or (iii) to operate on Sundays or after 6:00p.m. To the extent permitted by the applicable zoning district regulations, nothing in this Declaration shall be interpreted to prohibit the Owner from holding parent/teacher meetings in the evenings."

- (6) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Modification of a Declaration of Restrictions recorded at official records Book 16537, Page 691, as modified by the Modification of Declaration of Restrictions recorded at Official Records Book 22264, Pages 0054 as recorded in Official Records Book 25649, pages 3897-3900, reading as follows:

FROM: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, P.A., dated stamped received 7/3/06 and consisting of five (5) sheets."

TO: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, Sheet A-00, dated stamped received 1/6/15 and the remaining 5 sheets dated stamped received 8/20/14 for a total of 6 sheets".

The purpose of requests #2 through #6 is to submit a revised site plan showing a new covered canopy play area, to increase the grades from K through 6th grade and to increase the hours of operation for a previously approved nursery and kindergarten.

- (7) NON-USE VARIANCE to permit an existing detached sign setback 4.6' from the rights-of-way for both SW 87th Avenue and SW 112 Street (15' required for both).

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 HISTORY & DESCRIPTION:

On June 9, 1982, the subject property was part of a zoning hearing that requested a special exception to permit a private school with grades kindergarten through 8. Said request was approved by the Zoning Appeals Board with conditions pursuant to Resolution 4-ZAB-190-82 but was appealed to the Board of County Commissioners who sustained the decision of the Zoning Appeals Board to approve the request pursuant to Resolution No. Z-161-82. In 1990, the property was once again the subject of a public hearing requesting an unusual use to permit a day nursery and preschool in conjunction with a special exception to permit the expansion of an existing building and modification of conditions for new hours of operation, limiting the school age of children, additional teachers and teacher assistants, and additional vehicles to serve the facility. These requests were sought to amend the conditions existing on the site relative to the private school use to coincide with the proposed and anticipated day nursery/preschool use. Said requests were approved pursuant to Resolution 4-ZAB-217-90. In 1999, non-use variances to permit a larger monument sign and to permit a second sign on the subject property were sought and approved by Community Zoning Appeals Board-12 (CZAB-12), pursuant to Resolution No. CZAB12-24-99.

In 2001, the Children's Resources Fund, Inc. applied for a public hearing requesting a modification of a condition of a previous resolution to increase the number of children for the school and to modify a Declaration of Restrictions to extend hours of the day care service for additional school children. A non-use variance to permit less classroom area than required was also requested as part of the hearing. The requests were approved on a modified basis with conditions, pursuant to Resolution No. CZAB12-7-01. In 2007, pursuant to Resolution No. CZAB12-8-07, several requests were approved to modify previously approved plans, conditions and a Declaration of Restrictive Covenants which allowed for the physical expansion of a previously approved school and increased the number of teachers and classrooms and students. The applicant was also approved to permit new construction to encroach into setbacks.

The subject 2.08-acre, EU-1 zoned lot is located at 8571 SW 112 Street and is currently used as a daycare/private school from infant to pre-k grade. There is a church to the north of the subject property, a Montessori School to the south, a single-family residence to the east and a vacant parcel to the west. The existing buildings on the subject site are all one story in height and maintain the single-family residential scale commonly found in the estate density area surrounding the subject property. Further, the school property is located at the intersection of a section line road (SW 87 Avenue) and a half-section line road (SW 112 Street). **Staff notes that the applicant is not requesting an increase in the number of students, which was approved for a maximum of 104 students on the subject property.**

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; Children's Resources Fund School	Estate Density Residential, 1 to 2.5 dua
North	EU-1; church	Estate Density Residential, 1 to 2.5 dua
South	EU-1; Montessori School	Estate Density Residential, 1 to 2.5 dua
East	EU-1; single-family residence	Estate Density Residential, 1 to 2.5 dua
West	EU-S; vacant property	Estate Density Residential, 1 to 2.5 dua

NEIGHBORHOOD CHARACTER:

The subject property is located on the northeast corner of SW 87 Avenue (Galloway Road) and SW 112 Street (Killian Drive). The area surrounding the subject property is developed with single-family homes and institutional uses such as schools and houses of worship.

SUMMARY OF IMPACT:

The approval of this application will provide the members of the existing daycare and the community with a new private school including grades kindergarten through 6. However, since the proposed use will be located in the existing buildings, no new visual impacts will be created on the surrounding neighborhood. Further, staff opines that approval of the proposal will not create a negative impact on traffic on the abutting roadways based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Estate Density Residential** use. *The Estate Density Residential land use designation falls within the Residential Communities category that also permits neighborhood and community services including **schools**, parks, houses of worship, day care centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of the Comprehensive Development Master Plan (CDMP) and compatible with the neighborhood.* Staff notes that the criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which are *access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable.*

The applicant proposes to utilize the existing buildings on the subject site for a new private school with grades kindergarten through 6, while modifying the starting time from 8 am to 7:30 am. Additionally, the applicant seeks approval of a detached sign setback less than required from the west and south property lines. Staff opines that the proposed use would not generate additional traffic for the surrounding area, and 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 use is **compatible** with the surrounding neighborhood, in accordance with Policy LU-4A criteria.

Staff also opines that the proposed private 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 create any new visual impacts on the surrounding properties or on passersby along the abutting area roadways. Additionally, staff opines that the overall design of the existing buildings and location provide for a cohesive campus for the proposed private school because the façade and scale were previously designed to match that of the existing surrounding residential community. For these reasons, staff is of the opinion that the approval of the proposed private 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 request #1, to permit a private school with grades kindergarten through 6 on the property is reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of this request would be **compatible** with the surrounding residential community. Staff opines that based on memoranda from the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), the Miami-Dade Fire Rescue Department (MDFRD) and the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, approval with conditions of the request would not generate or result in excessive traffic or burden public facilities. Staff notes that all existing and new buildings being proposed are and would be one story in height to maintain the single-family residential scale commonly found in the estate density area surrounding the subject property. Staff further notes that the property is surrounded by other institutional uses such as a Montessori School to the south and houses of worship to the north and southwest. The private school is an existing lawful non-residential use in an estate density land use category and its expansion to include grades kindergarten through 6, designed with the same architectural scale as the surrounding community and with landscaping buffers to lessen any adverse impacts on

adjacent residential uses, is in keeping with other similar uses in the immediate area and **compatible** with the neighborhood. **Therefore, staff recommends approval with conditions of request #1, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

When requests #2 through #6, to modify conditions of a prior resolution and declaration of restrictions to allow the applicant to have elementary grades students along with the previously approved nursery and preschool age students, and increase the hours of operation for a previously approved nursery & kindergarten, are analyzed under Section 33-311(A)(7), **General Modification Standards**, staff opines that approval of the same would be **compatible** with the surrounding neighborhood. Staff notes that the existing buildings on the subject property will be used for the proposed private school use and therefore will not create any new visual impact to the surrounding area. Again, staff notes that the buildings footprints are not changing to accommodate the proposed grade levels. The existing project incorporates abundant landscaping in the form of trees and hedges to buffer adjacent land uses from any aural or visual impacts generated by the proposed grade levels increase on the surrounding area. Staff further notes that approval of this application will not increase the number of students, which is approved for a maximum of 104 students on the subject property. Additionally, the applicant has submitted a revised covenant that restricts the development of the subject property to the submitted plans, new hours of operation and maintains all the prior restrictions that are not modified with this application.

Staff opines that the existing parking and traffic configuration for the drop off and pick up of the existing students provides a controlled and orderly parking situation that benefits the esthetic character of the site and of the surrounding area. Staff further opines that the proposed 30-minute increase in the hours of operation from 8:00 am to 7:30 am will not detrimentally impact the surrounding area. Moreover, the memoranda submitted by the Departments concerned with reviewing this application do not object to the proposed application. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application will not generate any new additional daily peak hour trips, will not exceed the acceptable level of service of the surrounding roadways and meets the traffic concurrency criteria for an Initial Development Order.

The Division of Environmental Resources Management (DERM) of the RER indicates that the approval with conditions of the aforementioned request will not have an unfavorable impact on the environmental resources of the County. Additionally, the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed facilities will have a negative impact on fire rescue services in the area. Based on the aforementioned, staff opines that the proposed private school use will not generate excessive noise or traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and would be **compatible** with the surrounding residential area. **Therefore, staff recommends approval with conditions of requests #2 through #6, subject to the Board's acceptance of the proffered covenant under Section 33-311(A)(7) Generalized Modification Standards.**

When request #7, to permit an existing detached sign setback 4.6' (15' required) from the SW 87th Avenue (west) property line and SW 112 Street (south) property line, is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval with conditions of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that in order to mitigate any visual impact generated from the existing detached sign, the landscape plan depicts ample landscaping along the aforementioned property lines in the general area where the sign is located. Staff further notes that the detached sign is setback 4.6' from the said property lines which, in staff's opinion, is sufficient to mitigate any visual impacts along an existing 80' wide section line right-of-way (SW

87 Avenue) and an existing 70' wide half-section line right-of-way (SW 112 Street). As such, staff opines that approval of request #7 will not have a negative visual impact on the surrounding area. Staff further notes that the Platting and Traffic Review Section of the RER does not object to the approval of this request. Staff further opines the requested non-use variance will have minimal impact on the surrounding area, provides curb appeal to the subject property and would be compatible with same. **As such, staff recommends approval with conditions of request #7 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: N/A.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

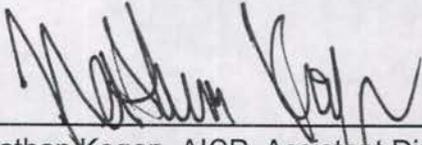
RECOMMENDATION: Approval with conditions, subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #4ZAB-217-90, last modified by Resolution #CZAB12-8-07 remain in full force and effect, except as herein modified.
2. That all other paragraphs of Declaration of Restrictions, recorded in Official Records Book 22264, Pages 0054 thru 0058 remain in full force and effect except as herein modified.
3. That all other paragraphs of Declaration of Restrictions, recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Modification of a Declaration of Restrictions recorded at official records Book 16537, Page 691, as modified by the Modification of Declaration of Restrictions recorded at Official Records Book 22264, Pages 0054 as recorded in Official Records Book 25649, pages 3897-3900 remain in full force and effect except as herein modified.
4. 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.
5. That the school gates be opened at least 45 minutes prior to the arrival and dismissal times.
6. 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.
7. That no outside speakers other than in connection with emergency systems shall be permitted on the property.
8. That the waste pick-up for the 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.

9. 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.
10. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.

ES:MW:NN:EJ:JV



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

now

ZONING RECOMMENDATION ADDENDUM

Children's Resource Fund, Inc.
Z14-096

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

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

<i>Estate Density (Pg. I-31)</i>	<i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.</i>
<i>Residential Communities (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 constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.</i>
<i>Land Use Element LU-4A (Pg. 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

33-311(A)(3) Special exceptions, unusual and new uses	<i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i>
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ZONING RECOMMENDATION ADDENDUM

Children's Resource Fund, Inc.
Z14-096

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.</i>
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>

A. CHILDREN'S RESOURCE FUND, INC.
(Applicant)

15-4-CZ12-2 (14-096)
Area 12/District 08
Hearing Date: 06/09/15

Property Owner (if different from applicant) **Same.**

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

If, so who are the interested parties?

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>
1982	Charles T. & Marguerite A. Bethel	- Special Exception Private School kindergarten to 8 th grade.	ZAB	Approved with Condition(s)
1990	Ronald & Parricia Cantwell	- Unusual Use to permit day nursery & preschool. - Special Exception to permit expansion of the existing building. - Modification of Condition of Resolution.	ZAB	Approved with Condition(s)
1994	Children's Resource	- Modification of Condition of Resolution.	ZAB	Approved with Condition(s)
2001	Children's Resource Fund, Inc.	- Modification of Condition #4 of Resolution and Agreement.	C12	Approved with Condition(s)
2007	Children's Resource Fund, Inc.	- Modification of Condition of Resolution. - Non-Use Variance of students.	C12	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.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#2

APPLICANT'S NAME: CHILDREN'S RESOURCE FUND, INC.

REPRESENTATIVE: ALAN KRISHNER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
15-4-CZ12-2 (14-096)	April 14, 2015	CZAB12	15

REC: Approval with conditions, subject to the Board's acceptance of the proffered covenant.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: 6/9/15 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.

WITH CONDITIONS

OTHER: Deferred to advertise an additional request. Will re-advertise at County's expense.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR	X		
COUNCILMAN		Javier GONZALEZ-ABREU	X		
COUNCILMAN		Matthew LARSH			Departed at 7:46 pm
COUNCILMAN		Alberto SANTANA	X		
VICE CHAIRWOMAN		Angela M. VAZQUEZ			X
COUNCILMAN		Elliot N. ZACK	X		
CHAIRMAN		Jose I. VALDES (C.A.)	X		

VOTE: 5 0

EXHIBITS: YES NO

COUNTY ATTORNEY: Laurne Morse

Memorandum



Date: August 27, 2014

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

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

Subject: C-12 #Z2014000096
Children's Resource Fund, Inc.
8571 SW 112th Street Miami-Dade County
Modify previous resolution from day care to school
special exception to permit a school
(EU-1) (2.08 Acres)
10-55-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

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.

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

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.

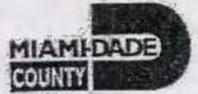
This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any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

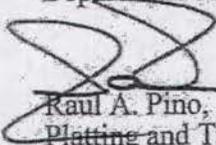
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: August 29, 2014

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

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

Subject: Z2014000096
Name: Children's Resource Fund
Location: 8571 SW 112 Street
Section 10 Township 55 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 21 of Plat Book 40, Page 52.

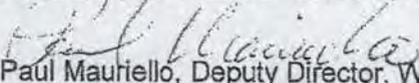
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: September 9, 2014

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

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

Subject: Children's Resource Fund (#14_096)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: *Children's Resource Fund* The applicant requests a special exception for the expansion of an existing private school for special needs children. The applicant also requests modification of 1) the Declaration of Restrictions recorded at Official Records Book 16537 at Page 691 of the Public Records of Miami-Dade County, Florida, and 2) Resolution No. Z-161-82.

Size: The subject property is 2.1 acres.

Location: The subject property is located at 8571 SW 112th Street, 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, new construction for 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.

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

Check List of Requirements
Day Nursery, Day Care, Kindergarten, Private School

School Name: Children's Resource Child Development Center

School Address: 8751 SW 112th Avenue, Miami-Dade County, FL

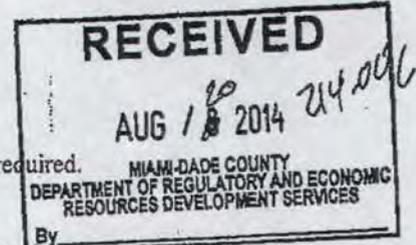
Tax Folio #: 30-5010-007-0380

1. Is this an expansion to an existing school? Yes No if so, indicate the number of students: 104 and age and grade ranges originally approved: up to age 8
2. Total size of site: 300.96 x 301.46 = 90,676 ÷ 43,560 sq. ft = 2.08+/- acres
3. Number of children or students requested: 104 Ages: up to age 11
4. Number of Teachers: 21; number of administrative & clerical personnel 4
5. Number of classrooms: 8 Total square footage or classroom area: 5,323 s.f.
6. Total square footage of non-classroom area: 1,246 s.f.
7. Amount of exterior recreation / play area in square footage: 9,950 s.f.
8. Number of vehicles(s) that will be used in conjunction with the operation of the facility: 0 Type of vehicles(s): N/A
9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 27 parking spaces provided 21 parking spaces required by Section 33-124(L).
10. Indicate the number of auto stacking spaces: 7 provided 7 required
11. Proposed height for the structures(s): 16' See Section 33-151.18(c).
12. Size of identification sign: 2 x 3 = 6 sq. ft. See Section 33-151.18(c). signage will require a separate permit. Contact the Permit Section at 375-2475.]
13. Days and hours of operation: Monday – Friday 7:30 a.m. to 6:00 p.m.
14. Does the subject facility share the site with other facilities Yes No (If so, the space which will be used solely for the school facility during the hours of operations must be indicated on the plans, pursuant to Section 33-151.16.)
15. If the school will include residential uses, do such uses meet the standards provided in Section 33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans.)

PHYSICAL STANDARDS, SITE SIZE, OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility based on site size calculations only. **WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.**

CLASSROOM SPACE: Calculated by grade levels.



- a. Day Nursery / Kindergarten, preschool and afterschool care
35 sq. ft x 52 (number of children) = 1,820 sq. ft of classroom area required.
- b. Elementary Grades 1 – 6
30 sq. ft x 52 (number of children) = 1,560 sq. ft of classroom area required.
- c. Junior High and Senior High School (Grades 7 – 12)
25 sq. ft x 0 (number of children) = _____ sq. ft of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 3,380 s.f.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 10,442 s.f. proposed

OUTDOOR RECREATION SPACE

- a. Day nursery/kindergarten, preschool and afterschool care
45 sq. ft x 26 (1/2 of children) = 1,170 sf
- b. Grade 1 – 6
500 sq. ft x 30 (first 30 children) = 15,000 sf
300 sq. ft x 22 (remaining children) = 6,600 sf
- c. Grade 7 – 12
800 sq. ft. x _____ (first 30 children) = _____
300 sq. ft. x _____ (next 30 children) = _____
150 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 22,770 s.f.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 82,286 s.f.

TREES: See Section 33-151.18(h), and Planning Department for additional requirements

- a. 28 trees are required per net acre. Trees required: 58 Trees Provided: 66
- b. Seven shrubs are required for each tree required. Shrubs required: 406 Shrubs provided: 406
- c. Grass area for organized sports/play area in square feet: 9,950 s.f.
- d. Lawn area in square feet (exclusive of organizes sports/play area): 53,128 s.f.

School Address: 8571 SW 112th Avenue, Miami-Dade County, Florida Zip Code: 33176

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

Signed, sealed, executed and acknowledged on this 19 day of August, 2014 at Miami-Dade County, Florida.

WITNESSES:

[Signature]
[Signature]

By: [Signature]
Printed Name: Tracy Slavens
Title: Attorney for Applicant

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I hereby certify that on this 19 day of August, 2014, before me personally appeared TRACY SLAVENS, to me known to be the person described in and who executed the foreign instrument and he/she acknowledged to me that the execution thereof to be his/her free act for the use and purpose mentioned.

MY COMMISSION EXPIRES: [Signature]



3864552_v1

Memorandum



Date: September 3, 2014

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

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

Subject: Z2014000096: CHILDREN'S RESOURCE FUND INC

Application Name: CHILDREN'S RESOURCE FUND INC

Project Location: The site is located at 8571 SW 112 ST, Miami-Dade County.

Proposed Development: The request is for modification of grade levels for a school.

Impact and demand: This application does not generate any additional 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. 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: 09-SEP-14
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2014000096

Fire Prevention Unit:

No objection to the site plan with a August 20, 2014 Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000096
located at 8571 SW 112 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1894 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
<u>residential</u>		<u>industrial</u>	square feet
<u>N/A</u>	square feet	<u>N/A</u>	square feet
<u>Office</u>		<u>institutional</u>	
<u>N/A</u>	square feet	<u>3,288</u>	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 2.2 alarms-annually.
The estimated average travel time is: 6:06 minutes

Existing services

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

Station 23- Suniland - 7825 SW 104 Street
Rescue, BLS 75' Lader

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped received August 20, 2014. Substantial changes to the plan will require additional service impact analysis.

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

CHILDREN'S RESOURCE FUND,
INC.

8571 SW 112 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000096

HEARING NUMBER

HISTORY:

THERE ARE NO CURRENT NEIGHBORHOOD REGULATIONS OR BUILDING SUPPORT
REGULATIONS CASES.

CHILDREN'S RESOURCE FUND, INC

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

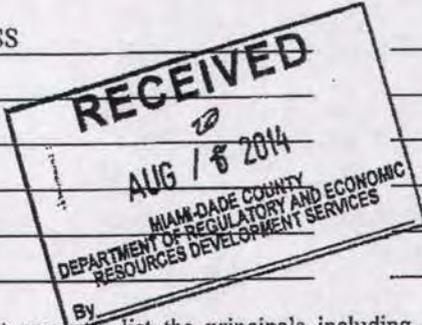
CORPORATION NAME: Children's Resource Fund, Inc., a Florida not for profit corporation Board of Trustees

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Margaret Armaly 7141 SW 136 Street, Pinecrest, Florida	0%
Joseph Armaly 7141 SW 136 Street, Pinecrest, Florida	0%
Gerard Berger 8571 SW 112 Street, Miami, Florida	0%
Daniel Tasciotti 8571 SW 112 Street, Miami, Florida	0%
Ronald Cantwell 8571 SW 112 Street, Miami, Florida	0%
Address: 8571 SW 112 Street, Miami, Florida 33156	

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

TRUST/ESTATE NAME: _____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Children's Resource Fund, Inc.,

a Florida not for profit corporation

By: Margaret Armaly
Print Name/Title Margaret Armaly, Board Chairman

Sworn to and subscribed before me this 15 day of April, 2014, ~~2013~~. Affiant is personally known to me or has produced _____ as identification.

Gigliola del Valle
(Notary Public)

My commission expires 4/30/16



*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.

SIGN FOR: CHILDREN'S RESOURCES EDUCATIONAL CENTER

PROJECT DEVELOPER/OWNER:

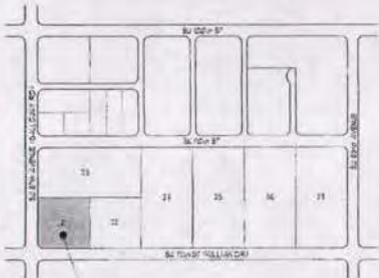
CHILDREN'S RESOURCES
8571 SW 112th STREET
MIAMI, FLORIDA 33156
TEL: (305) 666-0906 FAX: (305) 666-1186

ARCHITECTURE:

COHEN, FREEDMAN, ENCINOSA & ASSOC.
ARCHITECTS, P.A.
8085 NW 155th STREET
MIAMI LAKES, FLORIDA 33016
TEL: (305) 826-9999 FAX: (305) 826-4105

RECEIVED
214-096
OCT 07 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By for PE

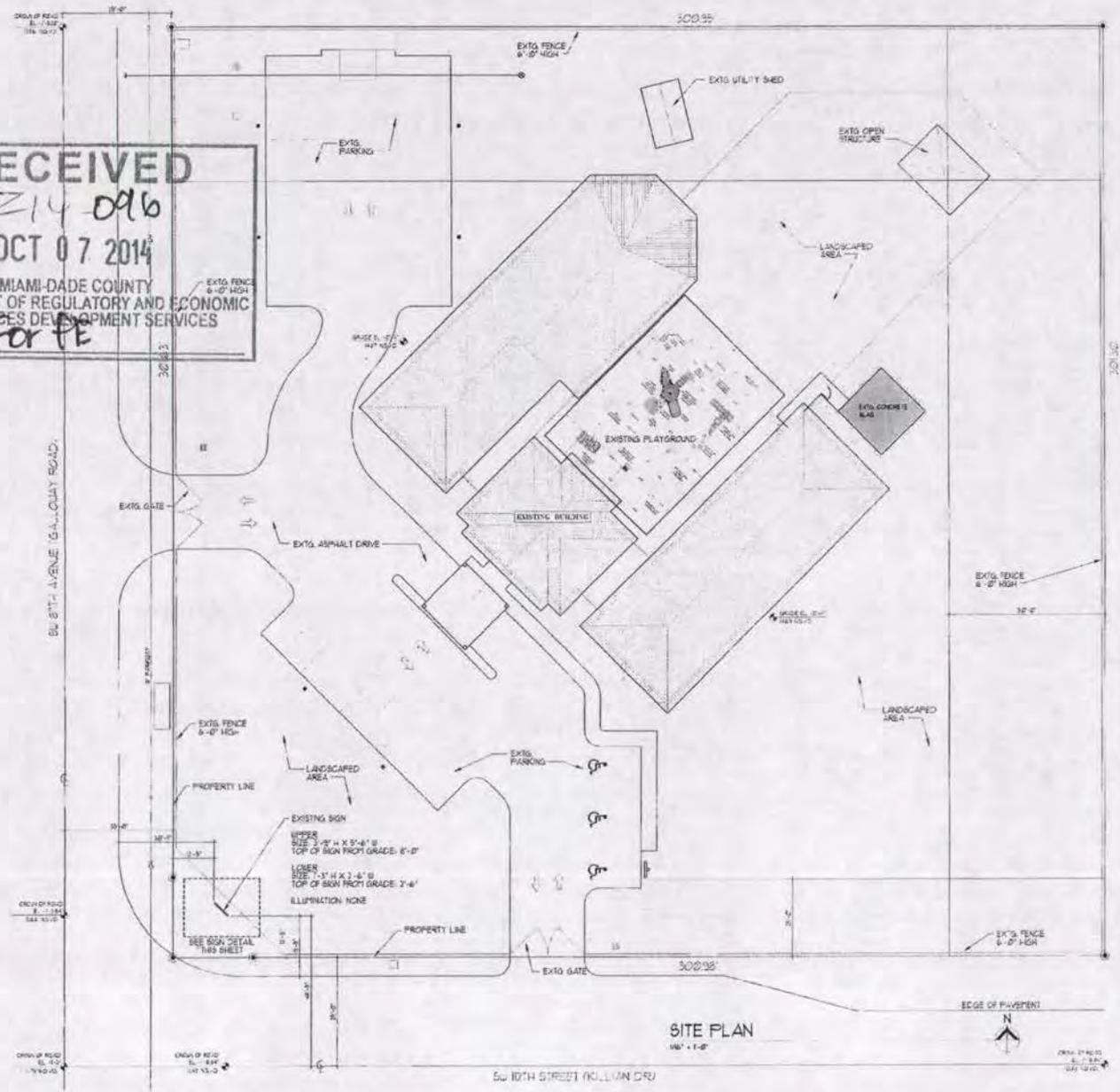
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07/11/14
214-096



LOCATION MAP
N15



SIGN DETAIL



SITE PLAN
1/8" = 1'-0"

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, P.A.
8085 N.W. 155th Street
Miami Lakes, Florida 33016 305 826 9999

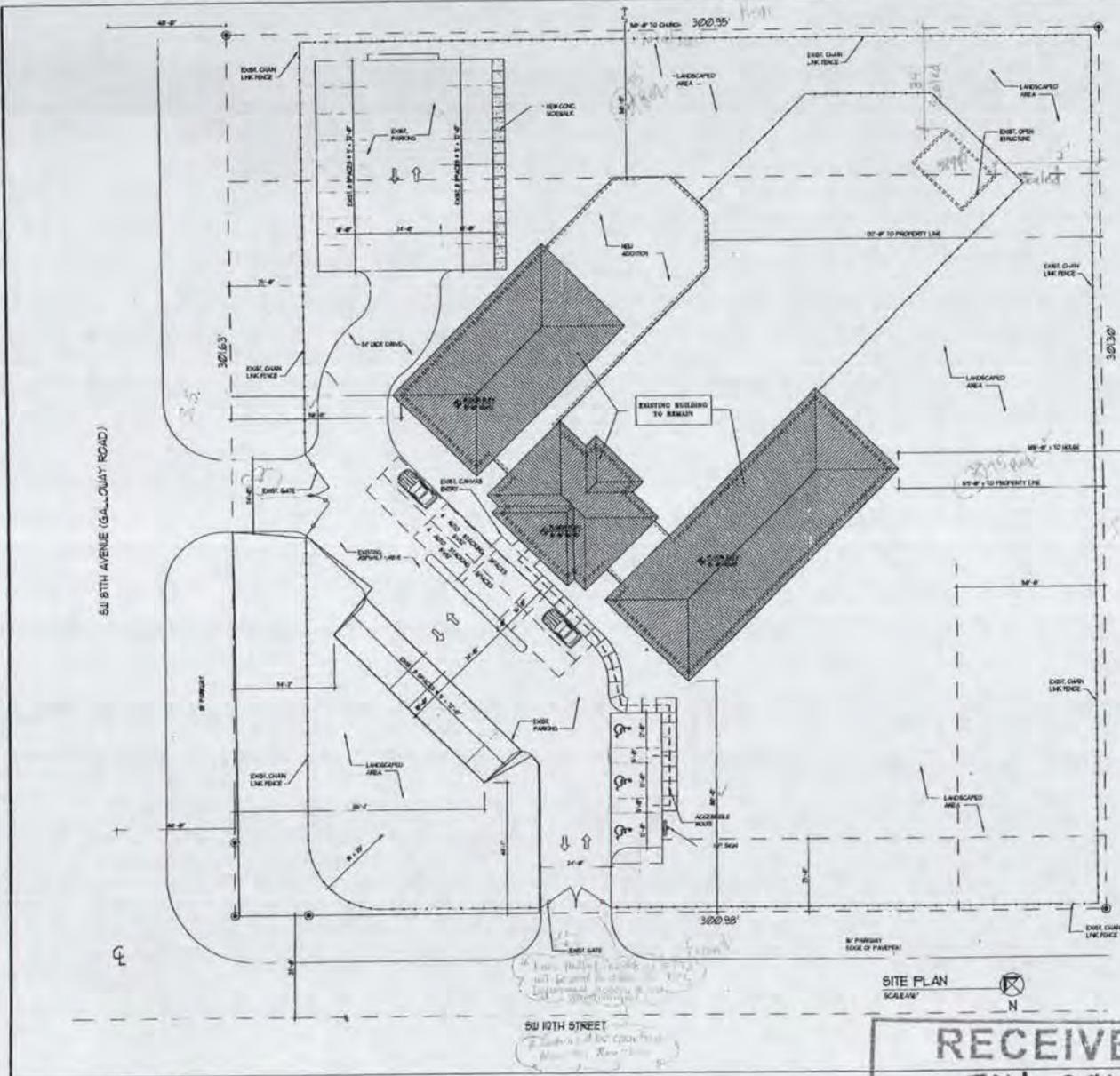
SIGN FOR:
CHILDREN'S RESOURCES EDUCATIONAL CENTER
8571 SW 112th STREET, MIAMI, FLORIDA 33156

[Signature]
10/7/14

DATE: 10/7/14
SCALE: 1/8" = 1'-0"

A-00

9280B



LANDSCAPE LISTED

REQUIRED	PROVIDED
OPEN SPACE	
A. # OF OPEN SPACE REQUIRED BY CHAPTER 25 AS RECORDED IN SITE PLAN NET LOT AREA: 15849 SF X .08 = 1268 SF	1268 SF
B. # OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 25 AS RECORDED IN SITE PLAN NO. OF PARKING SPACES 71 X .08 SF PER SPACE	608 SF
C. TOTAL SF OF LANDSCAPED OPEN SPACE AS REQUIRED BY CHAPTER 25 AND 1.5X11	826 SF
LAND AREA CALCULATION	
A. 1.5X11 TOTAL SF OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 25	1233 SF
B. TAKE LAND AREA PERMITTED - AREA REAR OF YARD	1436 SF MAX
1233 SF	1233 SF
A. NO. TREES REQUIRED FOR NET LOT ACRES LESS EXIST. NUMBER OF TREES REQUIRED IN AREA: 3 TREES X NET LOT ACRES	3 TREES
3 TREES	34 TREES
B. A. PLANT ALLOWED NO. TREES PROVIDED X 3/4" X 3/4" X 3/4"	1750
1750	3
C. A. NATIVES REQUIRED: NO TREES PROVIDED X 3/4" X 3/4" X 3/4"	0
0	0
D. STREET TREES PER ACRES SPACES OF 30' OCC. 161 TREES PER ALIGNED "X" TREES	0
0	0
E. STREET TREES LOCATED DIRECTLY BEHIND PROPERTY LINES	0
0	0
SCREENS	
A. NO. OF TREES REQUIRED: A. # OF SCREEN ALLOWED	16
16	16
B. NO. OF SCREENS ALLOWED X 3/4" X 3/4" X 3/4" X 3/4" X 3/4"	31
31	66
IRRIGATION PLAN: F REQUIRED BY CHAPTER 25	NOT REQUIRED

ZONING DATA

ZONING	EXISTING	NEW
AREA OF PROPERTY	15849 SF	15849 SF
BUILDING AREA	1340 SF	1400 SF
OPEN LANDSCAPE AREA	8036 SF	

SETBACKS

REQUIRED	PROVIDED
FRONT	20'
REAR	20'
REAR	50'

PARKING DATA

TOTAL SPACES SHALL EQUAL THE COVERED TOTAL OF PERSONNEL & TRANSPORTATION VEHICLES

CURRENT PERSONNEL: 7 PERSONS

REQUIRED: 8 SPACES
PROVIDED: 71 SPACES

HEIGHT OF BUILDING: 4'-0"

LEGAL DESCRIPTION
TRACT 21 KENDALL GREEN HOMESITES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48 AT PAGE 53 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

*Blk: 10, 293.394
Lot: 10, 20, 41, 71
Lot Coverage: 11.2%
Area Yards: 15,042.5
Area Land: 3,320
Coverage: 22.2%*

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
AA C000779
38016 305-826-3999
8085 N.W. 155th Street
Miami Lakes, Florida

CLASSROOM ADDITION FOR CHILDREN'S CENTER
8571 SW 112 ST. MIAMI, FLORIDA 33156

REV. 01-10-04
A01
9280

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214-096
AUG 8 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By: *AR FE*

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AUG 7 2014
214-096

28

Check List of Requirements
Day Nursery, Day Care, Kindergarten, Private School

School Name: Children's Resource Child Development Center
School Address: 8571 SW 112nd Avenue, Miami-Dade County, FL
Tax Folio No: 20-5910-007-0380

- Is this an expansion to an existing school? Yes No If so, indicate the number of students: 104 and age and grade ranges originally approved: up to age 8
- Total size of site: 300.58 sq. ft. 301.46 sq. ft. 300.675 sq. ft. 43,560 sq. ft. = 2.6812 acres
- Number of children or students requested: 104 Age: up to age 11
- Number of Teachers: 21 number of administrative & clerical personnel: 4
- Number of classrooms: 8 Total square footage of classroom area: 5,123 s.f.
- Total square footage of non-classroom area: 1,240 s.f.
- Amount of exterior recreation / play area in square footage: 9,950 s.f.
- Number of (vehicles) that will be used in conjunction with the operation of the facility:
Type of vehicle(s): N/A
- Number of parking spaces provided for staff, visitors, and transportation vehicles:
22 parking spaces provided, 21 parking spaces required by Section 33-124(1).
- Indicate the number of auto stacking spaces: 7 provided, 7 required
Proposed height for the structure(s): 10' See Section 33-131.1B(c).
- Size of identification sign: 2 x 3 x 3 - 6 sq. ft. See Section 33-131.1B(c).
Signage will require a separate permit. Contact the Permit Section at 375-2475.1
- Days and hours of operation: Monday - Friday 7:30 a.m. to 6:00 p.m.
- Does the subject facility share the site with other facilities? Yes No If so, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to Section 33-151.16.)
- If the school will include incidental uses, do such uses meet the standards provided in Section 33-151.177? Yes No If so, describe the incidental uses and indicate some on the plans.)

PHYSICAL STANDARDS, SITE SIZE, OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility based on site size calculations only. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE - Calculated by grade levels.

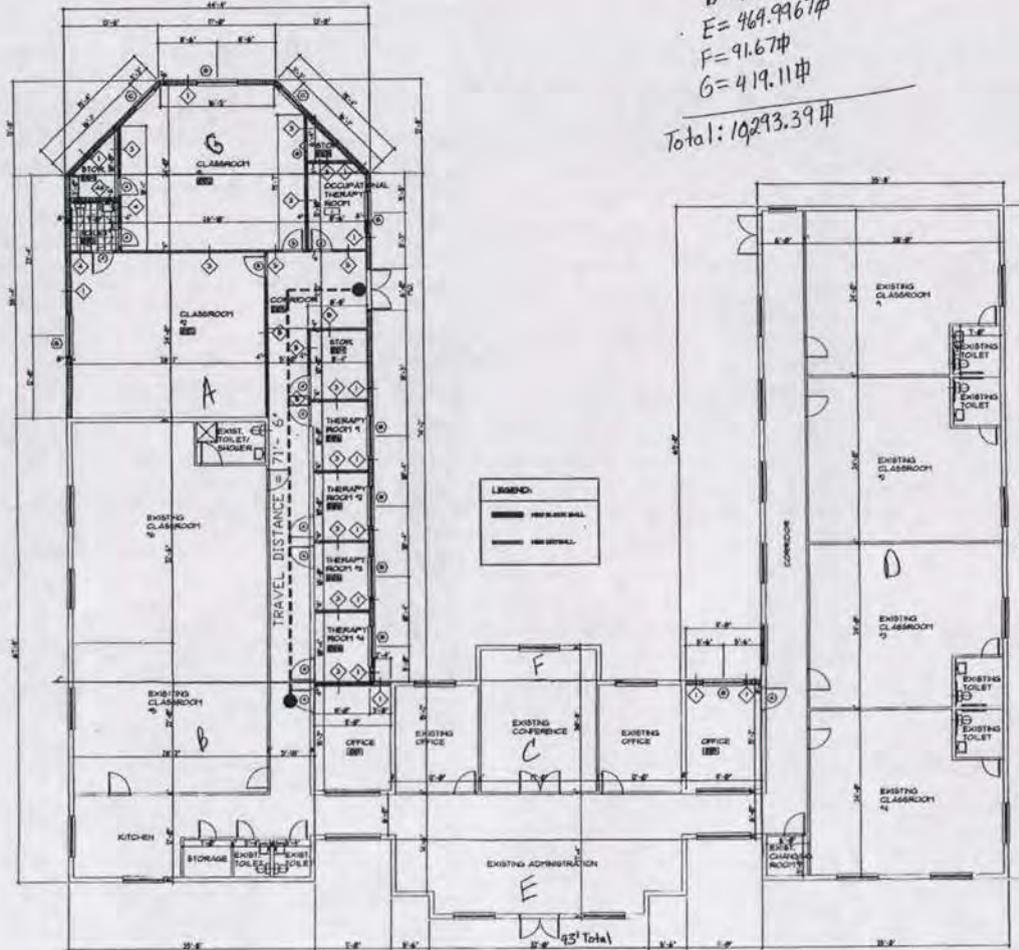
- Day Nursery / Kindergarten, preschool and after school care
33 sq. ft. x 22 (number of children) = 726 sq. ft. of classroom area required.
 - Elementary grades 1 - 6
30 sq. ft. x 22 (number of children) = 660 sq. ft. of classroom area required.
 - Juniors High and Senior High School (grades 7 - 12)
25 sq. ft. x 22 (number of children) = 550 sq. ft. of classroom area required.
- TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 1,936 s.f.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 5,123 s.f. (excess)

OUTDOOR RECREATION SPACE

- Day nursery/Kindergarten, preschool and after school care
43 sq. ft. x 22 (1/2 of children) = 1,170 s.f.
 - Grade 1 - 6
500 sq. ft. x 22 (first 30 children) = 15,000 s.f.
300 sq. ft. x 22 (remaining children) = 6,600 s.f.
 - Grade 7 - 12
800 sq. ft. x 22 (first 30 children) = 17,600 s.f.
300 sq. ft. x 22 (remaining children) = 6,600 s.f.
- TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 23,370 s.f.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 9,950 s.f.

NOTES: See Section 33-154.1B(6), and Planning Department for additional requirements.

- 28 trees are required per acre: Trees required: 28 Trees provided: 28
- Swamp shrubs are required for each tree required. Shrubs required: 280 Shrubs provided: 280
- Grass area for organized sporting areas is required: 3,850 s.f.
- Swamp area is required for (vehicles) of registered sporting areas: 33,128 s.f.



$A = 3288.056 \text{ sq ft}$
 $B = 1028.389 \text{ sq ft}$
 $C = 1,505.833 \text{ sq ft}$
 $D = 3,995.333 \text{ sq ft}$
 $E = 469.9967 \text{ sq ft}$
 $F = 91.67 \text{ sq ft}$
 $G = 419.11 \text{ sq ft}$
Total: 10,293.39 sq ft

ROOM	SQUARE FOOTAGE
NEW CLASSROOM 1	419 SF
NEW CLASSROOM 2	419 SF

FLOOR PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
 214-096
 AUG 20 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By for PE

RECEIVED
 14
 AUG 17 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 214-096

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA
 8085 N.W. 155th Street
 Miami Lakes, Florida 33016 305-826-3999

CLASSROOM ADDITION FOR
CHILDREN'S CENTER
 8571 SW 112 ST. MIAMI, FLORIDA 33156

REV: 04-20-14
 SHEET NO.:
 OF:
 A02
 9280



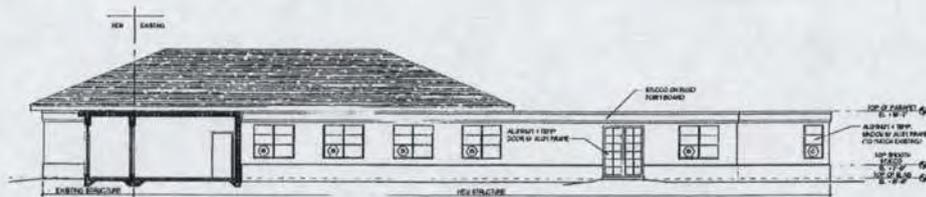
(A) WEST ELEVATION
1/4" SCALE



(B) EAST ELEVATION
1/4" SCALE



(C) NORTH ELEVATION
1/4" SCALE



(D) SOUTH ELEVATION
1/4" SCALE

(A)
(B)
(C)
(D)

COHEN • FREEDMAN • ENCINOSA • & ASSOC.
Architects, PA IA C000778
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826-9999

CLASSROOM ADDITION FOR
CHILDREN'S CENTER
8571 SW 112 ST. MIAMI, FLORIDA 33156

REV. 04-10-06
A03
9280

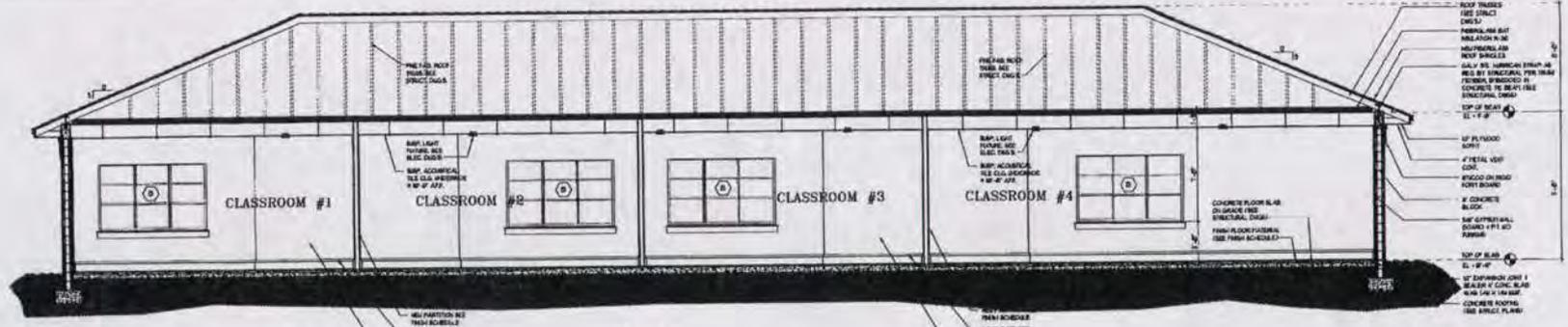
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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
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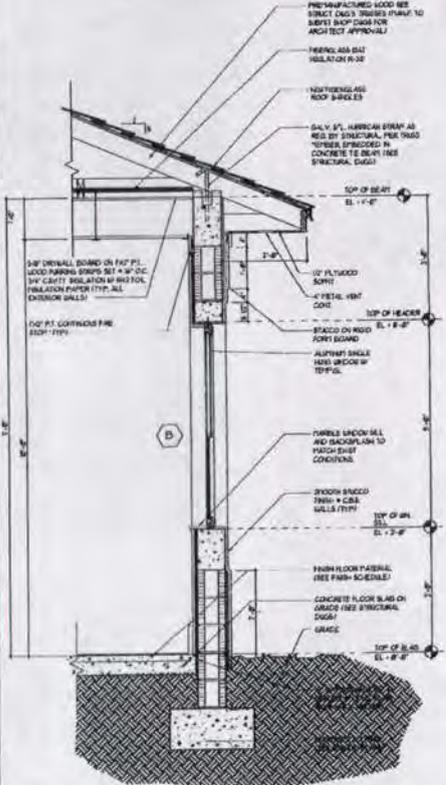
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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

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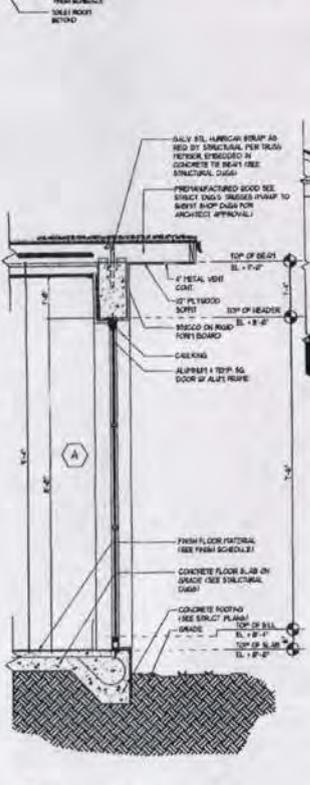
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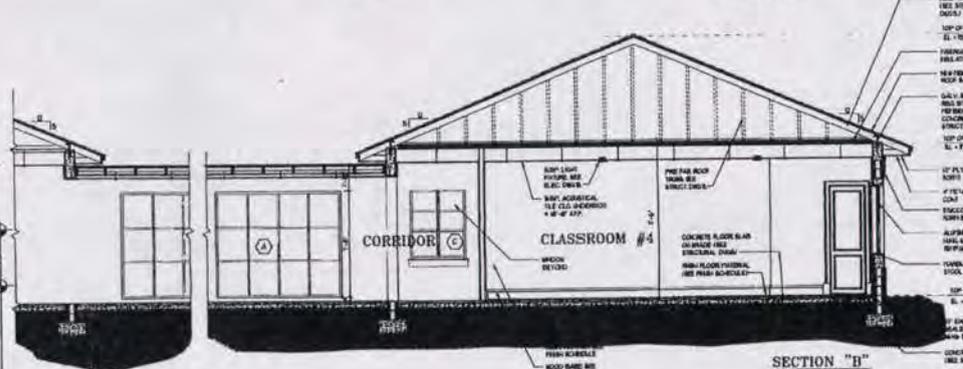
SECTION "A"
SCALE: 1/4" = 1'-0"



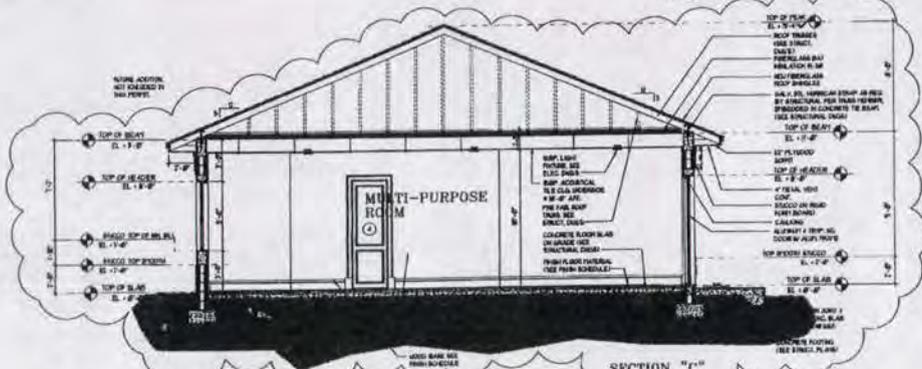
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SCALE: 3/4" = 1'-0"



WALL SECTION "B"
SCALE: 3/4" = 1'-0"



SECTION "B"
SCALE: 1/4" = 1'-0"



SECTION "C"
SCALE: 1/4" = 1'-0"

COHEN · FREEDMAN · ENCINOSA & ASSOC.
Architects, PA AA C000779
8083 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

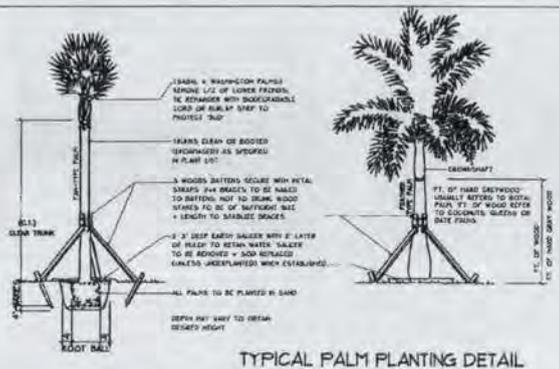
CLASSROOM ADDITION FOR
CHILDREN'S CENTER
8571 SW 112 ST MIAMI, FLORIDA 33156

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
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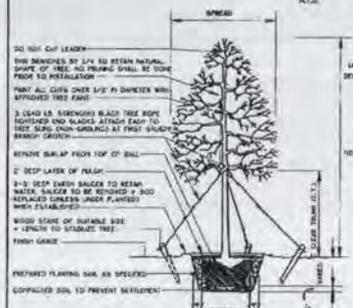
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DATE: 04-13-14
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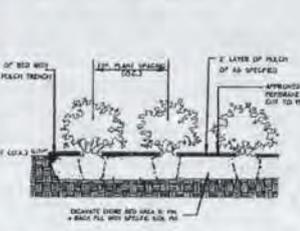
RECEIVED
AUG 18 2014
MIA-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES



TYPICAL PALM PLANTING DETAIL



TYPICAL TREE PLANTING DETAIL



SHRUBS & GROUND COVER DETAIL

GENERAL SPECIFICATIONS

- In case of discrepancy between plan & field conditions, the contractor is responsible for job take-off.
- Shrub spacing shall be as indicated on plan. If "Forest" soil is not over 1" of planting soil (or clean rock) as much as to be determined and existing, making sure it is at least 12" above the grade.
- Provision of planting and watering of 450 clean water, 450 clean land, and 100% Fertilizer.
- All soil material to be Florida No. 1 or better as described in Florida Department of Agriculture Grades and Standards.
- All trees shall include and ground cover shall include a 3" layer of mulched Florida No. 1 Grade #3, total estimate of 1/2" depth of mulch.
- All new landscaping to include 100% irrigation coverage from an automatic system.
- All installation to comply with applicable laws including verification of underground utility lines type and location prior to digging.
- Contractor to provide the bid when it is to be used for field changes.
- Not to be used for any purpose other than the intended use for field changes.
- Not to be used for any purpose other than the intended use for field changes.
- No changes or substitutions shall be made without the written consent of the landscape architect at the Owner's expense.
- All plant material to be fertilized with a suitable fertilizer consisting of equal parts of Nitrogen (N), Phosphorus (P), Potassium (K), and Calcium (Ca) granulated slow release.
- Contractor to deep-water all trees and shrubs for a period of 7000 days after planting.
- Landscape architect to inspect at planting at the conclusion of the installation and address if the quality is acceptable. Rejected material will be replaced at the contractor's expense.
- All plant material and workmanship shall be guaranteed for a period of six months (from completion).

TREES & PALMS						
CODE	QUANTITY	SYMBOL	ESTIMATED / COMMON NAME	HEIGHT	SPREAD	CLIM. TOL.
01	10	(Symbol)	SWETLAND PALM	10-15	7-8	ALL CLIMAT. TOLERANT
02	5	(Symbol)	SWETLAND PALM	10-15	7-8	ALL CLIMAT. TOLERANT
03	10	(Symbol)	SWETLAND PALM	10-15	7-8	ALL CLIMAT. TOLERANT

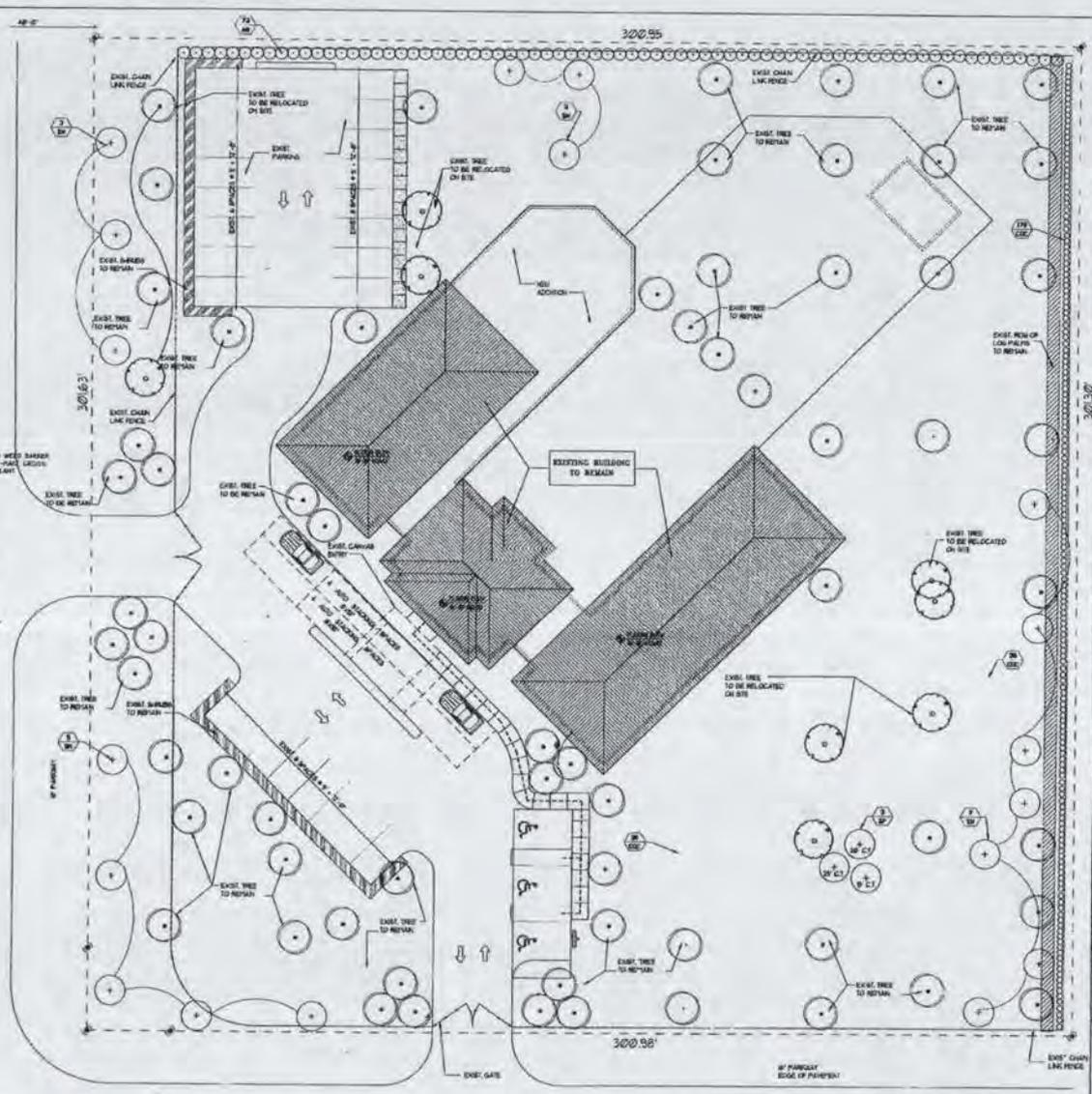
SHRUBS & GROUNDCOVERS						
CODE	QUANTITY	SYMBOL	ESTIMATED / COMMON NAME	HEIGHT	SPREAD	CLIM. TOL.
04	100	(Symbol)	GROUND COVER	1-2	3-4	ALL CLIMAT. TOLERANT

NOTES:

- SEE LANDSCAPING TO HAVE FULL IRRIGATION SYSTEM AS PER SPEC. & S.D.P.

LEGEND:

- (Symbol) EXISTING TREE TO REMAIN
- (Symbol) EXIST. TREE TO BE RELOCATED ON SITE
- (Symbol) NEW TREE



LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
214-096
AUG 20 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By: [Signature]

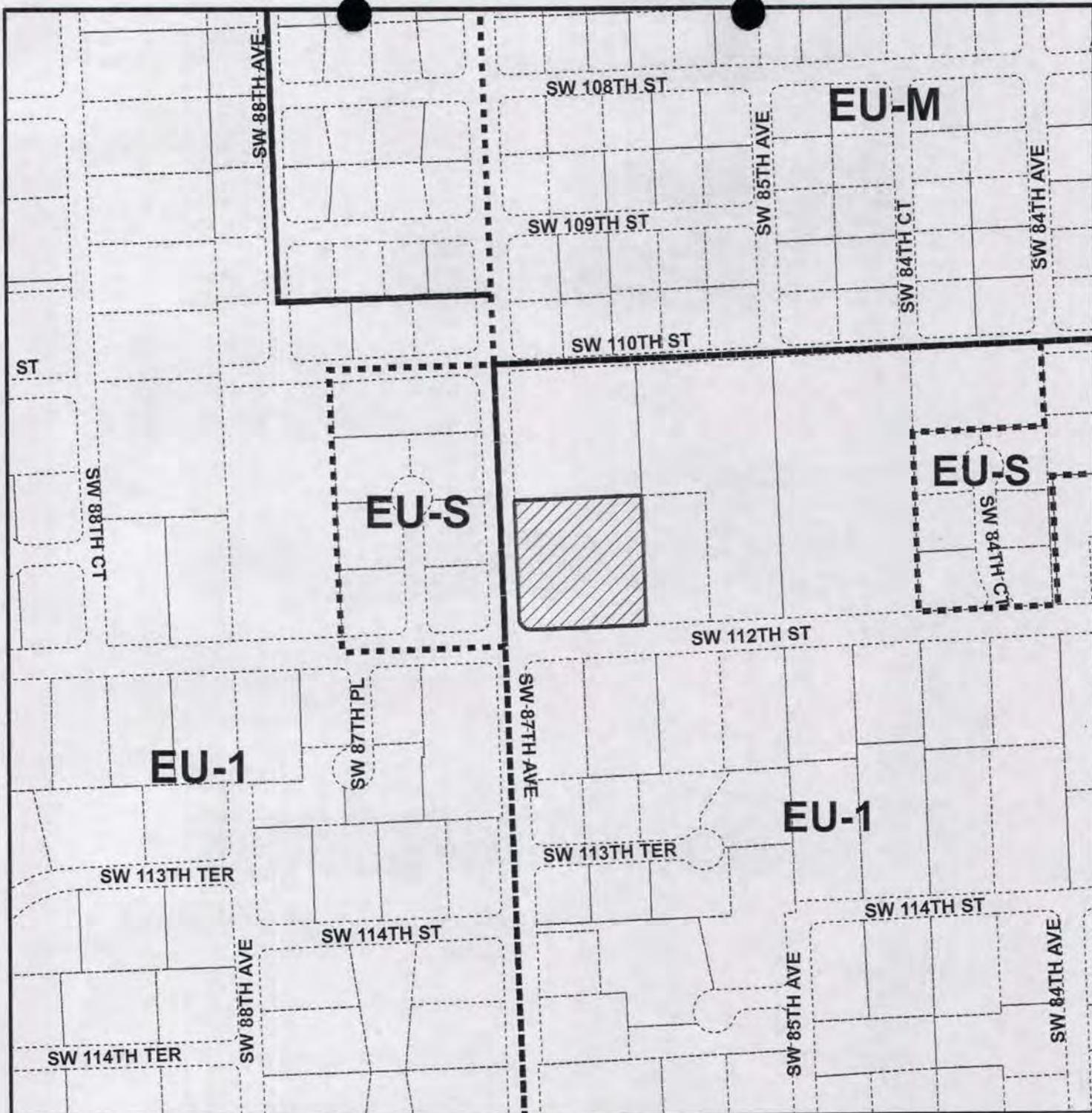
[Signature]

RECEIVED
AUG 20 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street
Miami Lakes, Florida 33016 305 826 3999

CLASSROOM ADDITION FOR CHILDREN'S CENTER
8571 SW 112 St. MIAMI, FLORIDA 33156

Sheet: L-1
9280



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000096



Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, October 14, 2014

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number

Z2014000096

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning

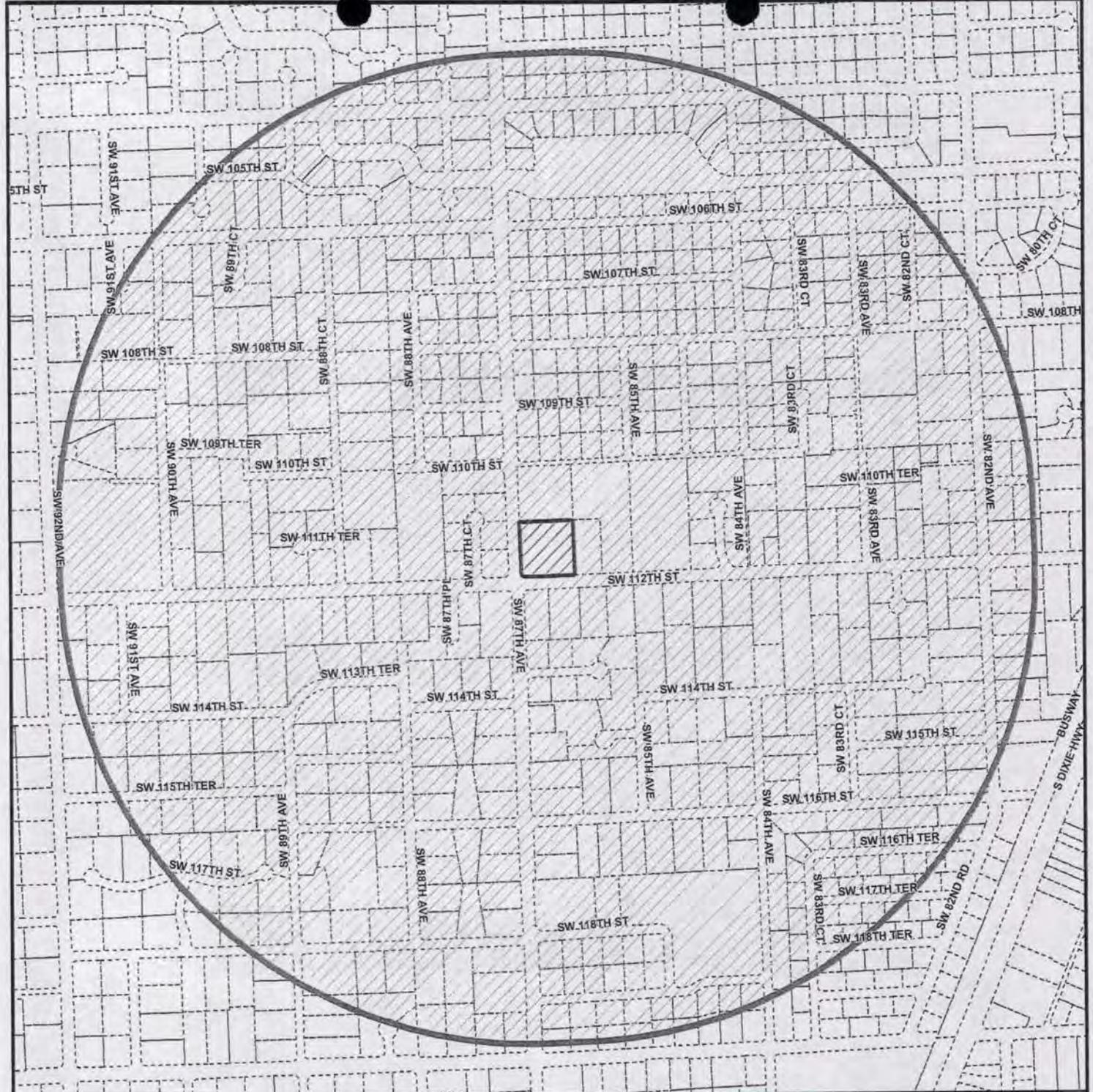


Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS



SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY
		33



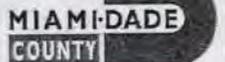
MIAMI-DADE COUNTY
RADIUS MAP

Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

Process Number
Z2014000096
 RADIUS: 2640

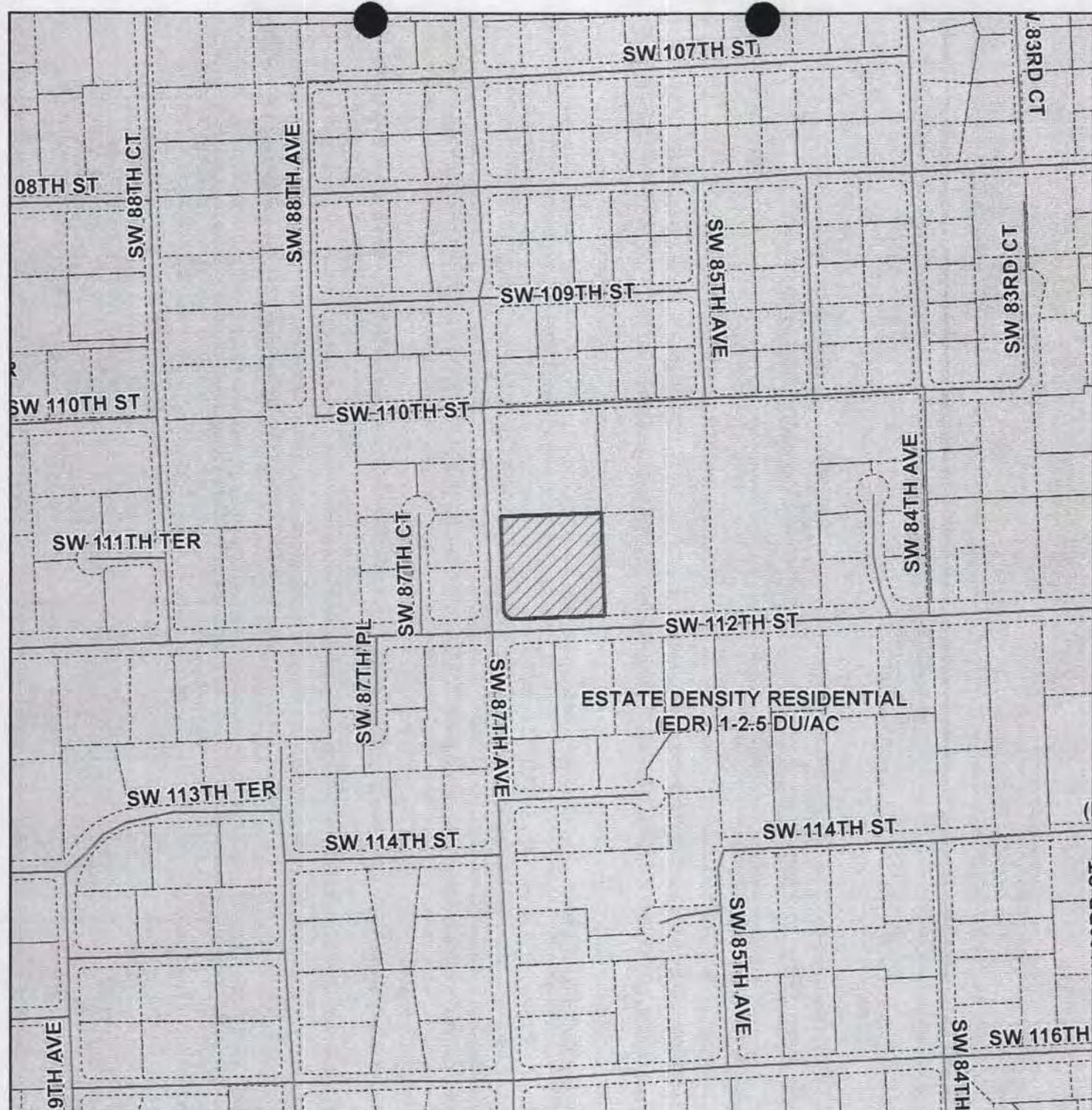
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-  MDC STL Index Poly
-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY
		34



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000096



Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY

Children's Resource Fund
CZAB12 6/9/15
Z14-096

This instrument was prepared by: **PLANNING AND ZONING
AGENDA OFFICE**
Name: Tracy R. Slavens, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3300
Miami, Florida 33131

2015 MAY 32 P 12:04

(Space reserved for Clerk of Court)

**MODIFICATION OF DECLARATION OF RESTRICTIONS
RECORDED IN OFFICIAL RECORDS BOOK 16537 AT PAGE 691**

THIS MODIFICATION OF DECLARATION OF RESTRICTIONS is made this 9th day of June, 2015, by **Children's Resource Fund, Inc.**, a Florida not for profit corporation (the "Owner"), in favor of Miami-Dade County, a political subdivision of the State of Florida (the "County").

WITNESSETH:

WHEREAS, the Owner, holds the fee simple title to that certain parcel of land in legally described in Exhibit "A" attached hereto and hereinafter referred to as the "Property"; and

WHEREAS, a Declaration of Restrictions in favor of Miami-Dade County was recorded in Official Records Book 16537 at Page 691 of the Public Records of Miami-Dade County, Florida (the "Declaration"), which placed certain restrictions and conditions on the use of the Property; and

WHEREAS, the Declaration has been amended from time to time;

WHEREAS, an application for a zoning public hearing was filed with the County pursuant to Public Hearing Application No. Z2014000096 (the "Application") seeking to, in relevant part, modify Paragraphs 1, 3(c), and 3(d) of the Declaration, as amended; and

WHEREAS, the Application was approved by Community Zoning Appeals Board 12 on June 9th, 2015, at which public hearing Resolution No. CZAB12- _____ (the "Resolution") was approved and adopted;

WHEREAS, the Resolution approved the modification of Paragraph 1 of the Declaration, last modified by a Modification of a Declaration of Restrictions recorded at official records Book 16537, Page 691, as modified by the Modification of Declaration of Restrictions recorded at Official Records Book 22264, Pages 0054 as recorded in Official Records Book 25649, pages 3897-3900, reading as follows:

FROM: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received July 03, 2006 consisting of four sheets."

AS

TO: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received 7/3/06 consisting of five sheets with A01 last handwritten revision dated 10/14/14 and Sheet A-00, dated stamped received 1/6/15 with A-00 last handwritten revision dated 2/4/15."

WHEREAS, the Resolution approved the modification of a portion of Paragraph 3 of the Declaration, as last modified by a Declaration of Restrictions recorded in Official Records Book 22264, Pages 0054 thru 0058, reading as follows:

FROM:

"(3) Declaration of Use.

Notwithstanding the zoning classification of the Property, the use of the Property shall be restricted to a day nursery and school for developmentally disabled children. Furthermore, the Owner acknowledges and agrees to the following additional restrictions on the use of the Property:

- a) the use will be in compliance with applicable Federal, State, and Dade County laws and regulations;
- b) the use will be restricted to one hundred four (104) students;
- c) the use will be conducted on the premises Monday through Saturday from 8:00 a.m. to 6:00 p.m.;
- d) instruction will be limited to nursery and preschool age students;
- e) the number of classrooms shall not exceed six (6);
- f) the number of teachers and teacher assistants shall not exceed sixteen (16); and
- g) the transportation to be furnished in connection with the use, if any, will consist of a maximum of fourteen (14) vehicles comprised of twelve (12) car types and two (2) vans, which shall not be stored on the premises.

The Owner acknowledges that, because of the residential character of the neighborhood, it shall not seek approval: (i) to increase the size or height of the building, except as shown on the Plans; (ii) to increase the number of students, teachers, vehicles, parking spaces, except as shown on the Application and the Plans; (iii) to change the age group of the students; or (iv) to operate on Sundays or after 6:00 p.m. To the extent permitted by the applicable zoning district regulations, nothing in this Declaration shall be interpreted to prohibit the Owner from holding parent/teacher meetings in the evening."

TO:

“(3) Declaration of Use.

Notwithstanding the zoning classification of the Property, the use of the Property shall be restricted to a day nursery and school for developmentally disabled children. Furthermore, the Owner acknowledges and agrees to the following additional restrictions on the use of the Property:

- a) the use will be in compliance with applicable Federal, State, and Dade County laws and regulations;
- b) the use will be restricted to one hundred four (104) students;
- c) the use will be conducted on the premises Monday through Saturday from 7:30 a.m. to 6:00 p.m.;
- d) instruction will be limited to nursery, preschool, and elementary age students;
- e) the number of classrooms shall not exceed six (6);
- f) the number of teachers and teacher assistants shall not exceed sixteen (16); and
- g) the transportation to be furnished in connection with the use, if any, will consist of a maximum of fourteen (14) vehicles comprised of twelve (12) car types and two (2) vans, which shall not be stored on the premises.

The Owner acknowledges that, because of the residential character of the neighborhood, it shall not seek approval: (i) to increase the size or height of the building, except as shown on the Plans; (ii) to increase the number of students, teachers, vehicles, parking spaces, except as shown on the Application and the Plans; or (iii) to operate on Sundays or after 6:00 p.m. To the extent permitted by the applicable zoning district regulations, nothing in this Declaration shall be interpreted to prohibit the Owner from holding parent/teacher meetings in the evening.”

WHEREAS, since the date of the last amendment to this Declaration, Section 20-8.8 of the Code of Miami-Dade County has been added to provide:

The Board of County Commissioners shall require, as a condition of municipal boundary change, that the Board retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. It is provided, however, that the Board of County Commissioners may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion.

WHEREAS, since the date of the last amendment to this Declaration, Section 20-26 of the Code of Miami-Dade County has been amended to provide:

(h) As a condition of incorporation approved pursuant to Article VI of the Miami-Dade County Home Rule Charter, each new municipality shall provide, as a part of the charter, that the Board of County Commissioners retains jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board of County Commissioners or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. It is provided, however, that the Board of County Commissioners may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion.

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County (the "County") that the representations made by the Owner during its consideration of the Application and the approval of the Resolution will be abided by, the Owner freely, voluntarily, and without duress, hereby agrees as follows:

A. Paragraph 1 of the Declaration shall now read as follows:

1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received 7/3/06 consisting of five sheets with A01 last handwritten revision dated 10/14/14 and Sheet A-00, dated stamped received 1/6/15 with A-00 last handwritten revision dated 2/4/15.

B. Paragraph 3 of the Declaration shall now read as follows:

(3) Declaration of Use.

Notwithstanding the zoning classification of the Property, the use of the Property shall be restricted to a day nursery and school for developmentally disabled children. Furthermore, the Owner acknowledges and agrees to the following additional restrictions on the use of the Property:

- a) the use will be in compliance with applicable Federal, State, and Dade County laws and regulations;
- b) the use will be restricted to one hundred four (104) students;
- c) the use will be conducted on the premises Monday through Saturday from 7:30 a.m. to 6:00 p.m.;
- d) instruction will be limited to nursery, preschool, and elementary age students;
- e) the number of classrooms shall not exceed six (6);

- f) the number of teachers and teacher assistants shall not exceed sixteen (16); and
- g) the transportation to be furnished in connection with the use, if any, will consist of a maximum of fourteen (14) vehicles comprised of twelve (12) car types and two (2) vans, which shall not be stored on the premises.

The Owner acknowledges that, because of the residential character of the neighborhood, it shall not seek approval: (i) to increase the size or height of the building, except as shown on the Plans; (ii) to increase the number of students, teachers, vehicles, parking spaces, except as shown on the Application and the Plans; or (iii) to operate on Sundays or after 6:00 p.m. To the extent permitted by the applicable zoning district regulations, nothing in this Declaration shall be interpreted to prohibit the Owner from holding parent/teacher meetings in the evening.

- C. The Declaration and any future amendments thereto shall be subject to Sections 20-8.8 and 20-26 of the Miami-Dade Code, as they may be amended from time to time.
- D. Except as hereby amended, all other restrictions in the Declaration, as amended, shall remain in full force and effect.

[Execution Pages Follow]

**JOINDER BY MORTGAGEE
CORPORATION**

The undersigned, _____, a Florida _____, under that certain Mortgage from Children's Resource Fund, Inc., a Florida not for profit corporation, recorded in Official Records Book ___, Pages ___, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing instrument, does hereby consent to the execution of this instrument by Children's Resource Fund, Inc., a Florida not for profit corporation, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Covenant shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this ___ day of _____, 2015.

WITNESSES:

MORTGAGEE

[Signature]
ROXANA RAPAPORT
Print or Type Name

By: [Signature]
Title: Chairman of the Board
Print name: Peggy Armaly
Address: 7147 S.W. 136 street
Miami, FL 33156

[Signature]
Amy Gonzalez
Print or Type Name

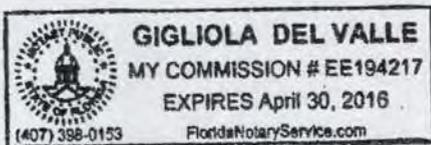
(Corporate Seal)

STATE OF FLORIDA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 15th day of May, 2015 by Peggy Armaly as Chairman of the board of Children's Resources, on behalf of the company. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.

[Signature]
Notary Public - State of Florida
Print Name Gigliola DelValle

My Commission Expires:



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2014000096

BOARD: C12

LOCATION OF SIGN: 8571 SW 112 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 18-MAY-15

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:

CLEVELAND THOMPSON

APPLICANT: CHILDREN'S RESOURCE FUND, INC.

- (1) SPECIAL EXCEPTION to permit a private school.
- (2) MODIFICATION of plans approved pursuant to Resolution 5-ZAB-306-94 passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB12-8-07, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received July 03, 2006 consisting of five sheets."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, Sheet A-00, dated stamped received 1/6/15 and the remaining 5 sheets dated stamped received 8/20/14 for a total of 6 sheets".

- (3) MODIFICATION of Condition #7 of Resolution 4ZAB-217-90, passed and adopted by the Zoning Appeals Board last modified by Resolution CZAB12-8-07, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "7. Instructions will be limited to nursery and preschool age students".

TO: "7. The instructions will include nursery, preschool and elementary (grades K through 6 grade) age students."

- (4) MODIFICATION of Condition #5 of Resolution Z-161-82, passed and adopted by the Board of County Commissioners, last modified by Resolution 5-ZAB-306-94, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "5. That the uses be conducted on the premises Monday through Saturday from 8:00 a.m. to 6:00 p.m."

TO: "5. That the uses be conducted on the premises Monday through Saturday from 7:30 a.m. to 6:00 p.m."

- (5) MODIFICATION of portions of Paragraph 3 of a Declaration of Restrictions, recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Modification of a Declaration of Restrictions recorded at Official Records Book 16537 Page 691, as modified by the Modification of a Declaration of Restrictions recorded at Official Records Book 22264, Page 0054, recorded in Official Records Book 25669, Pages 3897-3900, reading as follows:

FROM: "3c. The use will be conducted on the premises Monday through Saturday from 8:00 AM to 6:00 PM."

"3d. Instruction will be limited to nursery and preschool age students"

APPLICANT: CHILDREN'S RESOURCE FUND, INC.

The Owner acknowledges that, because of the residential character of the neighborhood, it shall not seek approval: (i) to increase the size or height of the building, except as shown on the Plans; (ii) to increase the number of students, teachers, vehicles, parking spaces, except as shown on the Application and the Plans; (iii) to change the age group of the students; or (iv) to operate on Sundays or after 6:00p.m. To the extent permitted by the applicable zoning district regulations, nothing in this Declaration shall be interpreted to prohibit the Owner from holding parent/teacher meetings in the evenings."

TO: "3c. The use will be conducted on the premises Monday through Saturday from 7:30 AM to 6:00 PM."

"3d. The instruction will include nursery, preschool and elementary (grades K through 6 grade) age students."

The Owner acknowledges that, because of the residential character of the neighborhood, it shall not seek approval: (i) to increase the size or height of the building, except as shown on the Plans; (ii) to increase the number of students, teachers, vehicles, parking spaces, except as shown on the Application and the Plans; or (iii) to operate on Sundays or after 6:00p.m. To the extent permitted by the applicable zoning district regulations, nothing in this Declaration shall be interpreted to prohibit the Owner from holding parent/teacher meetings in the evenings."

- (6) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Modification of a Declaration of Restrictions recorded at official records Book 16537, Page 691, as modified by the Modification of Declaration of Restrictions recorded at Official Records Book 22264, Page 0054 as recorded in Official Records Book 25649, pages 3897-3900, reading as follows:

FROM: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, P.A., dated stamped received 7/3/06 and consisting of five (5) sheets."

TO: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, Sheet A-00, dated stamped received 1/6/15 and the remaining 5 sheets dated stamped received 8/20/14 for a total of 6 sheets".

HEARING NO. 15-4-CZ12-2 (14-96)

10-55-40
Council Area 12
Comm. Dist. 8
PAGE 3

APPLICANT: CHILDREN'S RESOURCE FUND, INC.

The purpose of Requests #2 through #6 is to submit a revised site plan showing a new covered canopy play area, to increase the grades from K through 6th grade and to increase the hours of operation for a previously approved nursery & kindergarten.

- (7) NON-USE VARIANCE to permit an existing detached sign setback 4.6' from the rights-of-way for both SW 87th Avenue and SW 112 Street (15' required).

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

LOCATION: 8571 SW 112 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.08 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

h



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2014000096

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning

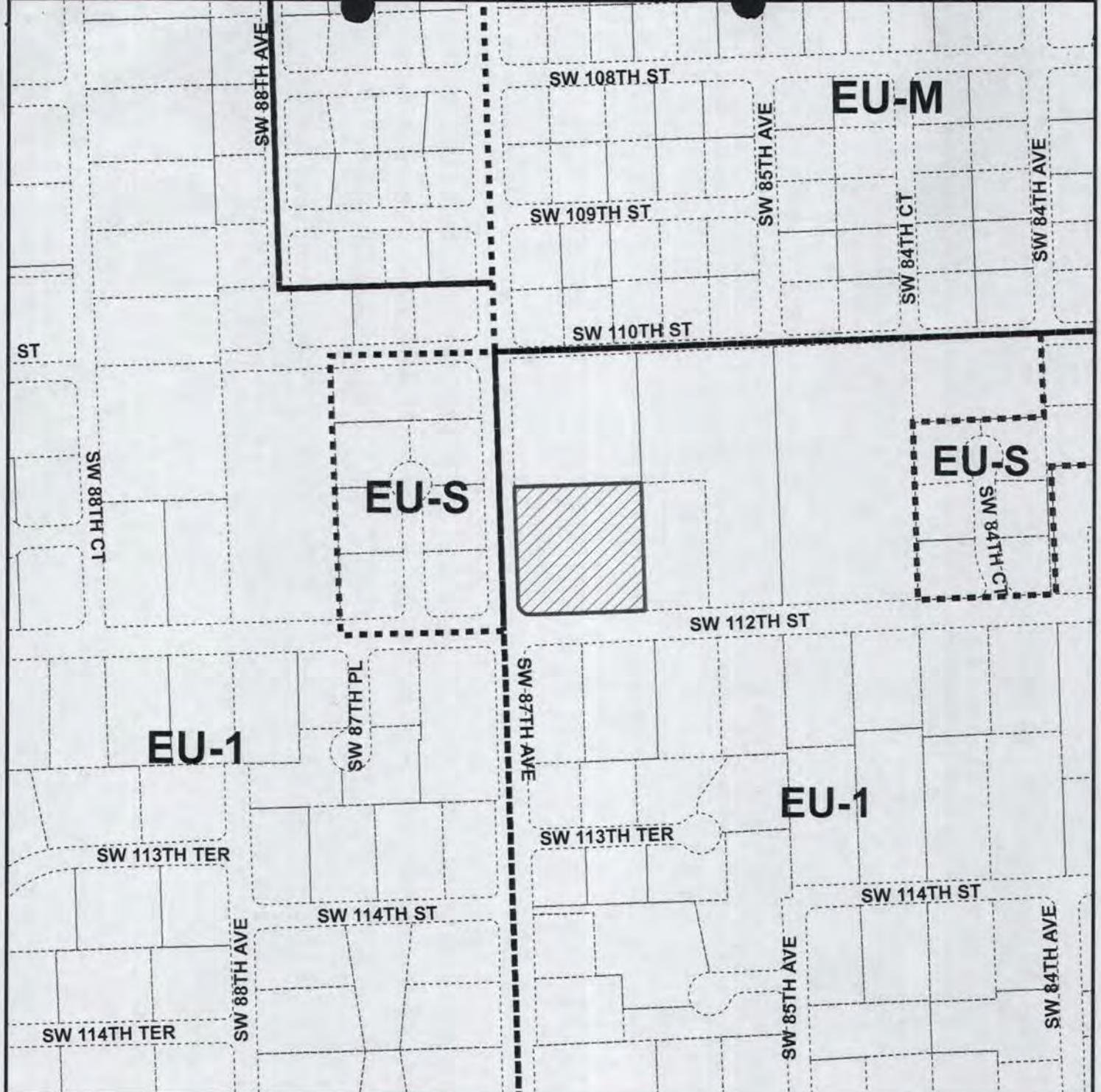


Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS



SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000096



Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

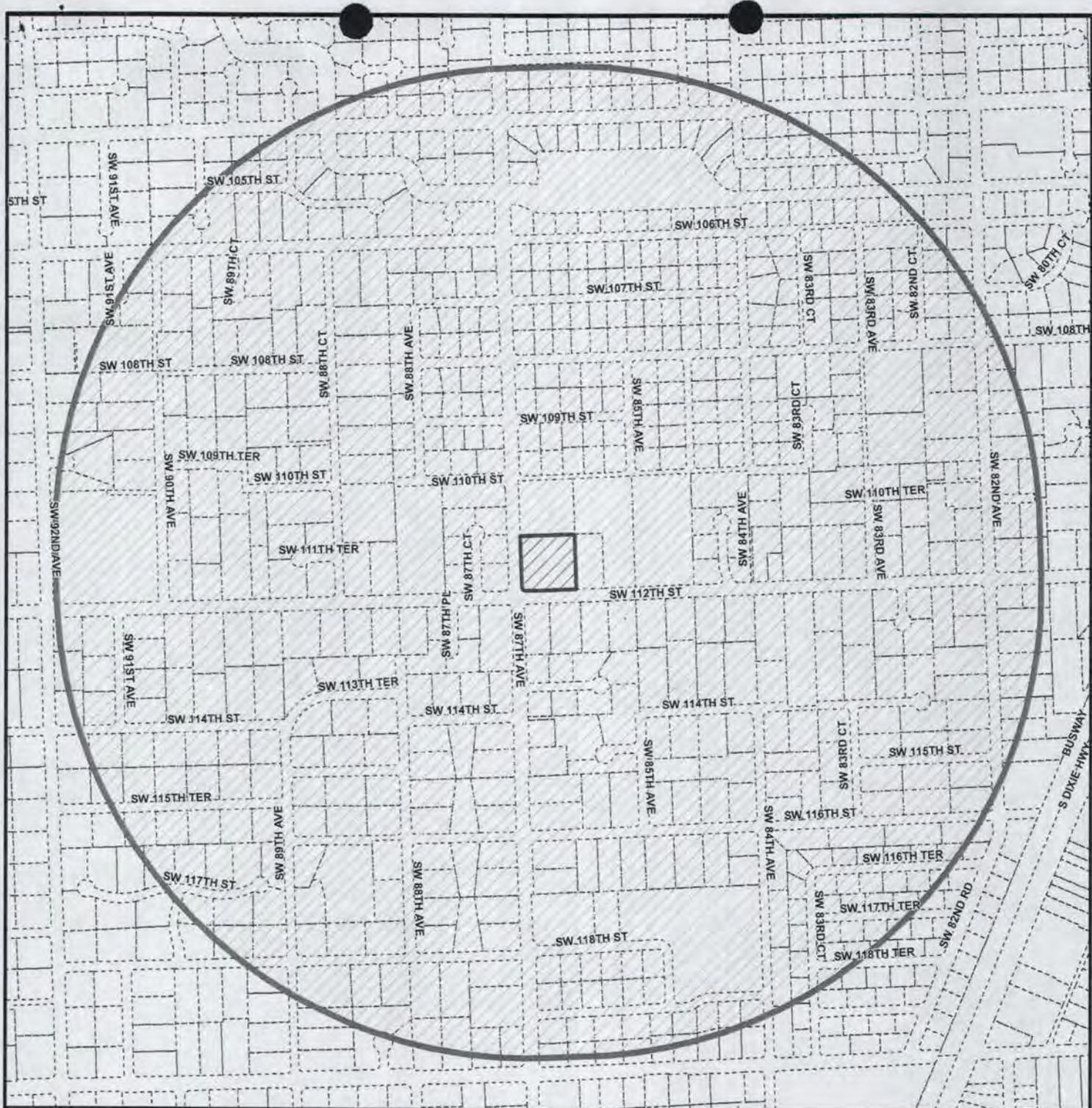
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, October 14, 2014

REVISION	DATE	BY



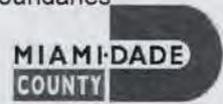
MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2014000096
 RADIUS: 2640

Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

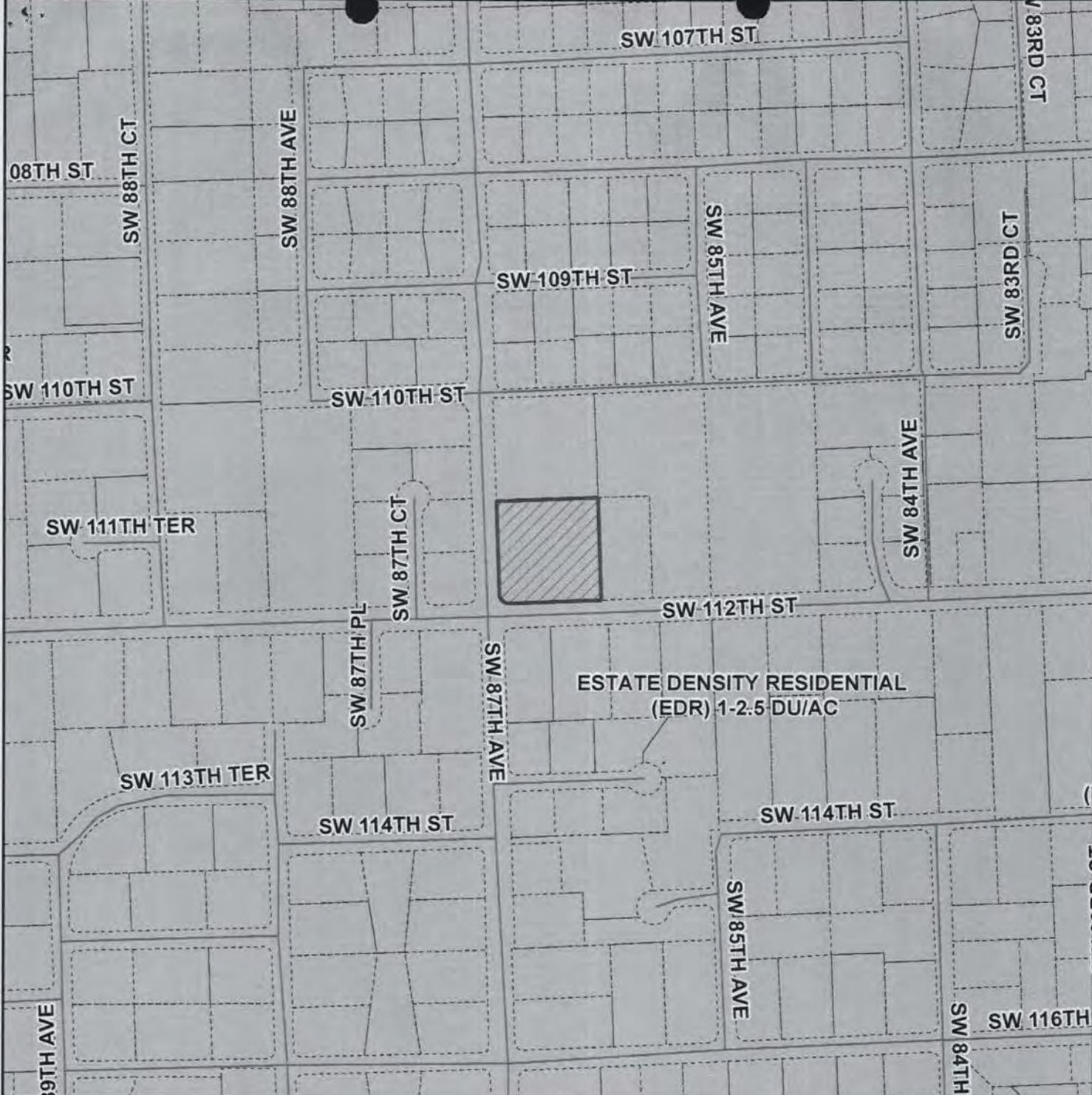
Legend

-  MDC STL Index Poly
-  Subject Property
-  Buffer
-  Property Boundaries

SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000096



Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000096 - Children's Resource Fund Inc.
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1894	17 TRAFFIC ACCIDENT	1	1	2
	41 SICK OR INJURED PERSON	2	6	3
TOTAL FOR GRID 1894		3	7	5
1895	17 TRAFFIC ACCIDENT	2	2	0
	18 HIT AND RUN	1	0	0
	41 SICK OR INJURED PERSON	3	6	4
	49 FIRE	1	0	0
TOTAL FOR GRID 1895		7	8	4
1926	15 MEET AN OFFICER	0	3	1
	17 TRAFFIC ACCIDENT	0	1	4
	18 HIT AND RUN	0	1	0
	41 SICK OR INJURED PERSON	5	7	5
	49 FIRE	0	1	0
TOTAL FOR GRID 1926		5	13	10
1927	17 TRAFFIC ACCIDENT	2	6	4
	41 SICK OR INJURED PERSON	3	6	8
	49 FIRE	0	2	0
TOTAL FOR GRID 1927		5	14	12
		Reported: 5	Reported: 8	Reported: 3
		Not Reported: 15	Not Reported: 34	Not Reported: 28
TOTAL EMERGENCY		20	42	31



MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000096 - Children's Resource Fund Inc.

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1894	14 CONDUCT INVESTIGATION	0	3	1
	17 TRAFFIC ACCIDENT	1	0	0
	26 BURGLARY	0	1	2
	32 ASSAULT	0	1	0
	34 DISTURBANCE	0	1	4
	49 FIRE	1	0	0
TOTAL FOR GRID 1894		2	6	7
1895	14 CONDUCT INVESTIGATION	1	2	2
	26 BURGLARY	0	2	3
	32 ASSAULT	1	0	0
	34 DISTURBANCE	0	0	3
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
TOTAL FOR GRID 1895		2	4	9
1926	14 CONDUCT INVESTIGATION	0	0	5
	26 BURGLARY	0	1	2
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
TOTAL FOR GRID 1926		0	1	8
1927	14 CONDUCT INVESTIGATION	4	8	4
	26 BURGLARY	0	3	2
	27 LARCENY	0	0	1
	34 DISTURBANCE	0	1	0
	49 FIRE	0	0	1
TOTAL FOR GRID 1927		4	12	8
		Reported: 0	Reported: 6	Reported: 3
		Not Reported: 8	Not Reported: 17	Not Reported: 29
TOTAL PRIORITY		8	23	32



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000096 - Children's Resource Fund Inc.
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1894	13 SPECIAL INFORMATION/ASSIGNMENT	2	15	9
	14 CONDUCT INVESTIGATION	5	6	19
	15 MEET AN OFFICER	1	1	2
	17 TRAFFIC ACCIDENT	6	12	7
	18 HIT AND RUN	1	0	2
	19 TRAFFIC STOP	5	48	11
	20 TRAFFIC DETAIL	3	1	2
	21 LOST OR STOLEN TAG	3	1	0
	22 AUTO THEFT	0	2	0
	25 BURGLAR ALARM RINGING	50	77	80
	26 BURGLARY	7	6	9
	27 LARCENY	1	9	7
	28 VANDALISM	0	0	4
	32 ASSAULT	0	0	2
	33 SEX OFFENSE	0	1	0
	34 DISTURBANCE	4	20	25
	36 MISSING PERSON	0	0	1
	37 SUSPICIOUS VEHICLE	7	7	2
	38 SUSPICIOUS PERSON	0	0	7
	39 PRISONER	0	0	1
	41 SICK OR INJURED PERSON	2	0	4
	43 BAKER ACT	0	0	2
45 DEAD ON ARRIVAL	0	2	0	
52 NARCOTICS INVESTIGATION	0	1	1	
54 FRAUD	2	2	5	
TOTAL FOR GRID 1894		99	211	202
1895	13 SPECIAL INFORMATION/ASSIGNMENT	4	11	14
	14 CONDUCT INVESTIGATION	6	16	31
	15 MEET AN OFFICER	1	0	1
	17 TRAFFIC ACCIDENT	6	6	11
	18 HIT AND RUN	2	1	3
	19 TRAFFIC STOP	7	9	12
	20 TRAFFIC DETAIL	1	1	1
	21 LOST OR STOLEN TAG	0	1	2
	22 AUTO THEFT	2	0	0
	25 BURGLAR ALARM RINGING	54	73	94
	26 BURGLARY	11	14	25
	27 LARCENY	2	8	5
28 VANDALISM	0	2	5	



MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000096 - Children's Resource Fund Inc.

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1895	32 ASSAULT	1	1	3
	34 DISTURBANCE	7	24	40
	35 INTOXICATED PERSON - MYERS ACT	0	1	0
	36 MISSING PERSON	0	1	1
	37 SUSPICIOUS VEHICLE	3	9	7
	38 SUSPICIOUS PERSON	1	7	13
	39 PRISONER	1	0	0
	41 SICK OR INJURED PERSON	0	2	5
	43 BAKER ACT	3	0	10
	45 DEAD ON ARRIVAL	0	2	3
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	0	0	1
	52 NARCOTICS INVESTIGATION	0	1	0
	54 FRAUD	1	1	2
	TOTAL FOR GRID 1895		113	191
1926	13 SPECIAL INFORMATION/ASSIGNMENT	4	15	13
	14 CONDUCT INVESTIGATION	10	14	16
	15 MEET AN OFFICER	3	1	1
	17 TRAFFIC ACCIDENT	1	17	12
	18 HIT AND RUN	2	0	0
	19 TRAFFIC STOP	9	16	11
	20 TRAFFIC DETAIL	0	5	3
	21 LOST OR STOLEN TAG	1	1	1
	22 AUTO THEFT	0	1	0
	25 BURGLAR ALARM RINGING	72	83	72
	26 BURGLARY	4	10	7
	27 LARCENY	4	2	5
	28 VANDALISM	0	0	3
	32 ASSAULT	0	0	2
	34 DISTURBANCE	6	8	15
	36 MISSING PERSON	0	0	3
	37 SUSPICIOUS VEHICLE	6	7	8
	38 SUSPICIOUS PERSON	5	5	4
	39 PRISONER	0	1	0
	41 SICK OR INJURED PERSON	0	0	1
	43 BAKER ACT	0	1	1
	45 DEAD ON ARRIVAL	0	2	1
	52 NARCOTICS INVESTIGATION	1	0	0
54 FRAUD	3	2	3	
TOTAL FOR GRID 1926		131	191	182



MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000096 - Children's Resource Fund Inc.

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1927	13 SPECIAL INFORMATION/ASSIGNMENT	12	30	23
	14 CONDUCT INVESTIGATION	17	19	33
	15 MEET AN OFFICER	4	2	4
	16 D.U.I.	4	1	2
	17 TRAFFIC ACCIDENT	18	15	15
	18 HIT AND RUN	2	4	6
	19 TRAFFIC STOP	17	14	19
	20 TRAFFIC DETAIL	11	11	9
	21 LOST OR STOLEN TAG	0	3	1
	22 AUTO THEFT	2	1	1
	25 BURGLAR ALARM RINGING	44	52	72
	26 BURGLARY	7	5	18
	27 LARCENY	4	3	5
	28 VANDALISM	1	4	1
	29 ROBBERY	0	0	1
	32 ASSAULT	3	2	3
	33 SEX OFFENSE	0	0	1
	34 DISTURBANCE	12	18	40
	37 SUSPICIOUS VEHICLE	4	10	3
	38 SUSPICIOUS PERSON	3	5	13
	39 PRISONER	3	2	1
	41 SICK OR INJURED PERSON	3	0	1
	43 BAKER ACT	0	0	1
	49 FIRE	0	0	1
	52 NARCOTICS INVESTIGATION	1	2	1
	53 ABDUCTION	0	0	1
	54 FRAUD	1	2	3
TOTAL FOR GRID 1927		173	205	279
		Reported: 215	Reported: 312	Reported: 386
		Not Reported: 301	Not Reported: 486	Not Reported: 567
TOTAL ROUTINE		516	798	953
GRAND TOTAL		544	863	1016



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



Complaint Date Range: Jan 1, 2014 - Dec 31, 2014

Grid: 1894, 1895, 1926, 1927

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 exists

CDW Package

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 12**

PH: Z14-096 (15-4-CZ12-3)

April 14, 2015

Item No. 2

Recommendation Summary	
Commission District	8
Applicant	Children's Resource Fund, Inc.
Summary of Requests	The applicant is seeking approval of a private school use on the subject property with grades kindergarten through 6. Additionally, the applicant seeks to modify a previously approved resolution and declaration of restrictions to establish the aforementioned private school on the subject property, to increase the hours of operation for a previously approved nursery and kindergarten, and permit an existing detached sign to setback less than required from property lines.
Location	8571 SW 112 Street, Miami-Dade County, Florida.
Property Size	2.08 Acres
Existing Zoning	EU-1; Estates 1 Family 1 Acre Gross
Existing Land Use	Daycare/private school
2020-2030 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(4)(b) Non-Use Variance <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions, subject to the Board's acceptance of the proffered covenant.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit a private school.
- (2) MODIFICATION of plans approved pursuant to Resolution #5-ZAB-306-94 passed and adopted by the Zoning Appeals Board, last modified by Resolution #CZAB12-8-07, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received July 03, 2006 consisting of five sheets."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received 7/3/06 consisting of five sheets with A01 last handwritten revision dated 10/14/14 and Sheet A-00, dated stamped received 1/6/15".

- (3) MODIFICATION of Condition #7 of Resolution #4ZAB-217-90, passed and adopted by the Zoning Appeals Board last modified by Resolution #CZAB12-8-07, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "7. Instructions will be limited to nursery and preschool age students".

TO: "7. The instructions will include nursery, preschool and elementary (grades K through 6 grade) age students."

- (4) MODIFICATION of Condition #5 of Resolution #Z-161-82, passed and adopted by the Board of County Commissioners, last modified by Resolution #5ZAB-306-96, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "5. That the uses be conducted on the premises Monday through Saturday from 8:00 a.m. to 6:00 p.m."

TO: "5. That the uses be conducted on the premises Monday through Saturday from 7:30 a.m. to 6:00 p.m."

- (5) MODIFICATION of Paragraph 3 (c) & (d) of a Declaration of Restrictions, recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Declaration of Restrictions recorded in Official Records Book 22264, Pages 0054 thru 0058, reading as follows:

FROM: "3c. The use will be conducted on the premises Monday through Saturday from 8:00 AM to 6:00 PM."

"3d. Instruction will be limited to nursery and preschool age students."

TO: "3c. The use will be conducted on the premises Monday through Saturday from 7:30 AM to 6:00 PM."

"3d. The instruction will include nursery, preschool and elementary (grades through 6 grade) age students."

- (6) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Modification of a Declaration of Restrictions recorded at official records Book 16537, Page 691, as modified by the Modification of Declaration of Restrictions recorded at Official Records Book 22264, Pages 0054 as recorded in Official Records Book 25649, pages 3897-3900, reading as follows:

FROM: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received July 03, 2006 consisting of five sheets."

TO: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled

'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received 7/3/06 consisting of five sheets with A01 last handwritten revision dated 10/14/14 and Sheet A-00, dated stamped received 1/6/15".

The purpose of Requests #2 through #6 is to submit a revised site plan showing a new covered canopy play area, to increase the grades from K through 6th grade and to increase the hours of operation for a previously approved nursery and kindergarten.

- (7) NON-USE VARIANCE to permit an existing detached sign setback 4.6' from the rights-of-way for both SW 87th Avenue and SW 112 Street (15' required for both).

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

PROJECT HISTORY & DESCRIPTION:

On June 9, 1982, the subject property was part of a zoning hearing that requested a special exception to permit a private school grades kindergarten through 8. Said request was approved by the Zoning Appeals Board with conditions pursuant to Resolution 4-ZAB-190-82 but was appealed to the Board of County Commissioners who sustained the decision of the Zoning Appeals Board to approve the request pursuant to Resolution No. Z-161-82. In 1990, the property was once again the subject of a public hearing requesting an unusual use to permit a day nursery and preschool in conjunction with a special exception to permit the expansion of an existing building and modification of conditions for new hours of operation, limiting the school age of children, additional teachers and teacher assistants, and additional vehicles to serve the facility. These requests were sought to amend the conditions existing on the site relative to private school use to coincide with the proposed and anticipated day nursery/preschool use. Said requests were approved pursuant to Resolution 4-ZAB-217-90. In 1999, non-use variances to permit a larger monument sign and to permit a second sign on the subject property were sought and approved by Community Zoning Appeals Board-12 (CZAB-12), pursuant to Resolution No. CZAB12-24-99.

In 2001, the Children's Resources Fund, Inc. applied for a public hearing requesting a modification of a condition of a previous resolution to increase the number of children for the school and to modify a Declaration of Restrictions to extend hours of the day care service for additional school children. A non-use variance to permit less classroom area than required was also requested as part of the hearing. The requests were approved on a modified basis with conditions, pursuant to Resolution No. CZAB12-7-01. In 2007, pursuant to Resolution No. CZAB12-8-07, several requests were approved to modify previously approved plans, conditions and a Declaration of Restrictive Covenants which allowed for the physical expansion of a previously approved school and increased the number of teachers and classrooms and students. The applicant was also approved to permit new construction to encroach into setbacks.

The subject 2.08-acre, EU-1 zoned lot is located at 8571 SW 112 Street and is currently used as a daycare/private school from infant to pre-k grade. There is a church to the north of the subject property, a Montessori School to the south, a single-family residence to the east and a vacant parcel to the west. The existing buildings on the subject site are all one story in height and maintain the single-family residential scale commonly found in the estate density area surrounding the subject property. Further, the school property is located at the intersection of a

section line road (SW 87 Avenue) and a half-section line road (SW 112 Street). Staff notes that the applicant is not requesting an increase in the number of students, which was approved for a maximum of 104 students on the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; Children's Resources Fund School	Estate Density Residential, 1 to 2.5 dua
North	EU-1; church	Estate Density Residential, 1 to 2.5 dua
South	EU-1; Montessori School	Estate Density Residential, 1 to 2.5 dua
East	EU-1; single-family residence	Estate Density Residential, 1 to 2.5 dua
West	EU-S; vacant property	Estate Density Residential, 1 to 2.5 dua

NEIGHBORHOOD CHARACTER:

The subject property is located on the northeast corner of SW 87 Avenue (Galloway Road) and SW 112 Street (Killian Drive). The area surrounding the subject property is developed with single-family homes and institutional uses such as schools and houses of worship.

SUMMARY OF IMPACT:

The approval of this application will provide the members of the existing daycare and the community with a new private school including grades kindergarten through 6. However, since the proposed use will be located in the existing buildings, no new visual impacts will be created on the surrounding neighborhood. Further, staff opines that approval of the proposal will not create a negative impact on traffic on the abutting roadways based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for ***Estate Density Residential*** use. *The Estate Density Residential land use designation falls within the Residential Communities category that also permits neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of the Comprehensive Development Master Plan (CDMP) and compatible with the neighborhood.* Staff notes that the criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which are *access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable.*

The applicant proposes to utilize the existing buildings on the subject site for a new private school with grades kindergarten through 6, while modifying the starting time from 8 am to 7:30 am. Additionally, the applicant seeks approval of a detached sign setback less than required from the west and south property lines. Staff opines that the proposed use would not generate

additional traffic for the surrounding area, and 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 use is **compatible** with the surrounding neighborhood, in accordance with Policy LU-4A criteria.

Staff also opines that the proposed private 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 create any new visual impacts on the surrounding properties or on passersby along the abutting area roadways. Additionally, staff opines that the overall design of the existing buildings and location provide for a cohesive campus for the proposed private school because the façade and scale were previously designed to match that of the existing surrounding residential community. For these reasons, staff is of the opinion that the approval of the proposed private 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 request #1, to permit a private school with grades kindergarten through 6 on the property is reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of this request would be **compatible** with the surrounding residential community. Staff opines that based on memoranda from the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), the Miami-Dade Fire Rescue Department (MDFRD) and the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, approval with conditions of the request would not generate or result in excessive traffic or burden public facilities. Staff notes that all existing and new buildings being proposed are and would be one story in height to maintain the single-family residential scale commonly found in the estate density area surrounding the subject property. Staff further notes that the property is surrounded by other institutional uses such as a Montessori School to the south and houses of worship to the north and southwest. The private school is an existing lawful non-residential use in an estate density land use category and its expansion to include grades kindergarten through 6, designed with the same architectural scale as the surrounding community and with landscaping buffers to lessen any adverse impacts on adjacent residential uses, is in keeping with other similar uses in the immediate area and **compatible** with the neighborhood. **Therefore, staff recommends approval with conditions of request #1, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

When requests #2 through #6, to modify conditions of a prior resolution and declaration of restrictions to allow the applicant to have elementary grades students along with the previously approved nursery and preschool age students, and increase the hours of operation for a previously approved nursery & kindergarten, are analyzed under Section 33-311(A)(7), **General Modification Standards**, staff opines that approval of the same would be **compatible** with the surrounding neighborhood. Staff notes that the existing buildings on the subject property will be used for the proposed private school use and therefore will not create any new visual impact to the surrounding area. Again, staff notes that the buildings footprints are not changing to accommodate the proposed grade levels. The existing project incorporates abundant landscaping in the form of trees and hedges to buffer adjacent land uses from any aural or visual impacts generated by the proposed grade levels increase on the surrounding area. Staff

further notes that approval of this application will not increase the number of students, which is approved for a maximum of 104 students on the subject property. Additionally, the applicant has submitted a revised covenant that restricts the development of the subject property to the submitted plans, new hours of operation and maintains all the prior restrictions that are not modified with this application.

Staff opines that the existing parking and traffic configuration for the drop off and pick up of the existing students provides a controlled and orderly parking situation that benefits the esthetic character of the site and of the surrounding area. Staff further opines that the proposed 30-minute increase in the hours of operation from 8:00 am to 7:30 am will not detrimentally impact the surrounding area. Moreover, the memoranda submitted by the Departments concerned with reviewing this application do not object to the proposed application. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application will not generate any new additional daily peak hour trips, will not exceed the acceptable level of service of the surrounding roadways and meets the traffic concurrency criteria for an Initial Development Order.

The Division of Environmental Resources Management (DERM) of the RER indicates that the approval with conditions of the aforementioned request will not have an unfavorable impact on the environmental resources of the County. Additionally, the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed facilities will have a negative impact on fire rescue services in the area. Based on the aforementioned, staff opines that the proposed private school use will not generate excessive noise or traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and would be **compatible** with the surrounding residential area. **Therefore, staff recommends approval with conditions of requests #2 through #6, subject to the Board's acceptance of the proffered covenant under Section 33-311(A)(7) Generalized Modification Standards.**

When request #7, to permit an existing detached sign setback 4.6' (15' required) from the SW 87th Avenue (west) property line and SW 112 Street (south) property line, is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval with conditions of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that in order to mitigate any visual impact generated from the existing detached sign, the landscape plan depicts ample landscaping along the aforementioned property lines in the general area where the sign is located. Staff further notes that the detached sign is setback 4.6' from the said property lines which, in staff's opinion, is sufficient to mitigate any visual impacts along an existing 80' wide section line right-of-way (SW 87 Avenue) and an existing 70' wide half-section line right-of-way (SW 112 Street). As such, staff opines that approval of request #7 will not have a negative visual impact on the surrounding area. Staff further notes that the Platting and Traffic Review Section of the RER does not object to the approval of this request. Staff further opines the requested non-use variance will have minimal impact on the surrounding area, provides curb appeal to the subject property and would be **compatible** with same. **As such, staff recommends approval with conditions of request #7 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: N/A.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions, subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #4ZAB-217-90, last modified by Resolution #CZAB12-8-07 remain in full force and effect, except as herein modified.
2. That all other paragraphs of Declaration of Restrictions, recorded in Official Records Book 22264, Pages 0054 thru 0058 remain in full force and effect except as herein modified.
3. That all other paragraphs of Declaration of Restrictions, recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Modification of a Declaration of Restrictions recorded at official records Book 16537, Page 691, as modified by the Modification of Declaration of Restrictions recorded at Official Records Book 22264, Pages 0054 as recorded in Official Records Book 25649, pages 3897-3900 remain in full force and effect except as herein modified.
4. 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.
5. That the school gates be opened at least 45 minutes prior to the arrival and dismissal times.
6. 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.
7. That no outside speakers other than in connection with emergency systems shall be permitted on the property.
8. That the waste pick-up for the 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.
9. 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.

ZONING RECOMMENDATION ADDENDUM

Children's Resource Fund, Inc.
Z14-096

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

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

Estate Density (Pg. I-31)	<i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.</i>
Residential Communities (Pg. I-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.</i>
Land Use Element LU-4A (Pg. I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(3) Special exceptions, unusual and new uses	<i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i>
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ZONING RECOMMENDATION ADDENDUM

Children's Resource Fund, Inc.
Z14-096

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.</i>
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>

2. CHILDREN'S RESOURCE FUND, INC.
(Applicant)

15-4-CZ12-2 (14-096)
Area 12/District 08
Hearing Date: 04/14/15

Property Owner (if different from applicant) **Same.**

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

If, so who are the interested parties?

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>
1982	Charles T. & Marguerite A. Bethel	- Special Exception Private School kindergarten to 8 th grade.	ZAB	Approved with Condition(s)
1990	Ronald & Parricia Cantwell	- Unusual Use to permit day nursery & preschool. - Special Exception to permit expansion of the existing building. - Modification of Condition of Resolution.	ZAB	Approved with Condition(s)
1994	Children's Resource	- Modification of Condition of Resolution.	ZAB	Approved with Condition(s)
2001	Children's Resource Fund, Inc.	- Modification of Condition #4 of Resolution and Agreement.	C12	Approved with Condition(s)
2007	Children's Resource Fund, Inc.	- Modification of Condition of Resolution. - Non-Use Variance of students.	C12	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: August 27, 2014

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

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

Subject: C-12 #Z2014000096
Children's Resource Fund, Inc.
8571 SW 112th Street Miami-Dade County
Modify previous resolution from day care to school
special exception to permit a school
(EU-1) (2.08 Acres)
10-55-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

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.

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

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.

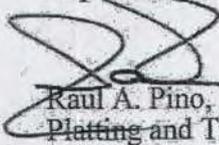
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE
COUNTY

Date: August 29, 2014

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

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

Subject: Z2014000096
Name: Children's Resource Fund
Location: 8571 SW 112 Street
Section 10 Township 55 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 21 of Plat Book 40, Page 52.

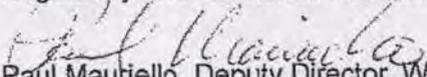
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: September 9, 2014

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

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

Subject: Children's Resource Fund (#14_096)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: *Children's Resource Fund* The applicant requests a special exception for the expansion of an existing private school for special needs children. The applicant also requests modification of 1) the Declaration of Restrictions recorded at Official Records Book 16537 at Page 691 of the Public Records of Miami-Dade County, Florida, and 2) Resolution No. Z-161-82.

Size: The subject property is 2.1 acres.

Location: The subject property is located at 8571 SW 112th Street, 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, new construction for 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.

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

Check List of Requirements
Day Nursery, Day Care, Kindergarten, Private School

School Name: Children's Resource Child Development Center

School Address: 8751 SW 112th Avenue, Miami-Dade County, FL

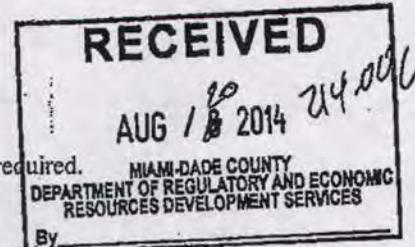
Tax Folio #: 30-5010-007-0380

1. Is this an expansion to an existing school? Yes No if so, indicate the number of students: 104 and age and grade ranges originally approved: up to age 8
2. Total size of site: 300.96 x 301.46 = 90,676 ÷ 43,560 sq. ft = 2.08+/- acres
3. Number of children or students requested: 104 Ages: up to age 11
4. Number of Teachers: 21; number of administrative & clerical personnel 4
5. Number of classrooms: 8 Total square footage or classroom area: 5,323 s.f.
6. Total square footage of non-classroom area: 1,246 s.f.
7. Amount of exterior recreation / play area in square footage: 9,950 s.f.
8. Number of vehicles(s) that will be used in conjunction with the operation of the facility: 0 Type of vehicles(s): N/A
9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 27 parking spaces provided 21 parking spaces required by Section 33-124(L).
10. Indicate the number of auto stacking spaces: 7 provided 7 required
11. Proposed height for the structures(s): 16' See Section 33-151.18(c).
12. Size of identification sign: 2 x 3 = 6 sq. ft. See Section 33-151.18(c). signage will require a separate permit. Contact the Permit Section at 375-2475.]
13. Days and hours of operation: Monday – Friday 7:30 a.m. to 6:00 p.m.
14. Does the subject facility share the site with other facilities Yes No (If so, the space which will be used solely for the school facility during the hours of operations must be indicated on the plans, pursuant to Section 33-151.16.)
15. If the school will include residential uses, do such uses meet the standards provided in Section 33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans.)

PHYSICAL STANDARDS, SITE SIZE, OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility based on site size calculations only. **WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.**

CLASSROOM SPACE: Calculated by grade levels.



- a. Day Nursery / Kindergarten, preschool and afterschool care
35 sq. ft x 52 (number of children) = 1,820 sq. ft of classroom area required.
- b. Elementary Grades 1 - 6
30 sq. ft x 52 (number of children) = 1,560 sq. ft of classroom area required.
- c. Junior High and Senior High School (Grades 7 - 12)
25 sq. ft x 0 (number of children) = _____ sq. ft of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 3,380 s.f.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 10,442 s.f. proposed

OUTDOOR RECREATION SPACE

- a. Day nursery/kindergarten, preschool and afterschool care
45 sq. ft x 26 (1/2 of children) = 1,170 sf
- b. Grade 1 - 6
500 sq. ft x 30 (first 30 children) = 15,000 sf
300 sq. ft x 22 (remaining children) = 6,600 sf
- c. Grade 7 - 12
800 sq. ft. x _____ (first 30 children) = _____
300 sq. ft. x _____ (next 30 children) = _____
150 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 22,770 s.f.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 82,286 s.f.

TREES: See Section 33-151.18(h), and Planning Department for additional requirements

- a. 28 trees are required per net acre. Trees required: 58 Trees Provided: 66
- b. Seven shrubs are required for each tree required. Shrubs required: 406 Shrubs provided: 406
- c. Grass area for organized sports/play area in square feet: 9,950 s.f.
- d. Lawn area in square feet (exclusive of organizes sports/play area): 53,128 s.f.

School Address: 8571 SW 112th Avenue, Miami-Dade County, Florida Zip Code: 33176

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

Signed, sealed, executed and acknowledged on this 19 day of August, 2014 at Miami-Dade County, Florida.

WITNESSES:

Lucy Lelites
Dennis J. Ford

By: *Tracy Slavens*
Printed Name: Tracy Slavens
Title: Attorney for Applicant

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I hereby certify that on this 19 day of August, 2014, before me personally appeared TRACY SLAVENS, to me known to be the person described in and who executed the foreign instrument and he/she acknowledged to me that the execution thereof to be his/her free act for the use and purpose mentioned.

MY COMMISSION EXPIRES:



3864552_v1

Memorandum



Date: September 3, 2014
To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department
From: Maria I. Nardi, Chief *M-I.*
Planning and Research Division
Parks, Recreation and Open Spaces Department
Subject: Z2014000096: CHILDREN'S RESOURCE FUND INC

Application Name: CHILDREN'S RESOURCE FUND INC

Project Location: The site is located at 8571 SW 112 ST, Miami-Dade County.

Proposed Development: The request is for modification of grade levels for a school.

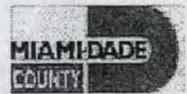
Impact and demand: This application does not generate any additional residential population applicable to CDMP Open Space Spatial Standards.

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. 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: 09-SEP-14
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2014000096

Fire Prevention Unit:

No objection to the site plan with a August 20, 2014 Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000096
located at 8571 SW 112 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1894 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
<u>residential</u>		<u>industrial</u>	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
<u>Office</u>		<u>institutional</u>	
<u>N/A</u>	square feet	<u>3,288</u>	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 2.2 alarms-annually.
The estimated average travel time is: 6:06 minutes

Existing services

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

Station 23- Suniland - 7825 SW 104 Street
Rescue, BLS 75' Lader

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped received August 20, 2014. Substantial changes to the plan will require additional service impact analysis.

DATE: 07-OCT-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

CHILDREN'S RESOURCE FUND,
INC.

8571 SW 112 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000096

HEARING NUMBER

HISTORY:

THERE ARE NO CURRENT NEIGHBORHOOD REGULATIONS OR BUILDING SUPPORT
REGULATIONS CASES.

CHILDREN'S RESOURCE FUND, INC

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

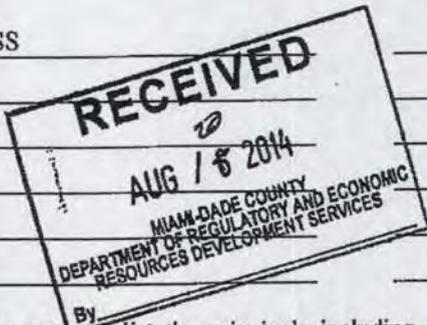
CORPORATION NAME: Children's Resource Fund, Inc., a Florida not for profit corporation Board of Trustees

NAME AND ADDRESS	Percentage of Stock
Margaret Armaly 7141 SW 136 Street, Pinecrest, Florida	0%
Joseph Armaly 7141 SW 136 Street, Pinecrest, Florida	0%
Gerard Berger 8571 SW 112 Street, Miami, Florida	0%
Daniel Tasciotti 8571 SW 112 Street, Miami, Florida	0%
Ronald Cantwell 8571 SW 112 Street, Miami, Florida	0%
Address: 8571 SW 112 Street, Miami, Florida 33156	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest



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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Children's Resource Fund, Inc.,

a Florida not for profit corporation

By: Margaret Armaly
Print Name/Title Margaret Armaly, Board Chairman

Sworn to and subscribed before me this 15 day of April, 2014, ~~2013~~. Affiant is personally known to me or has produced _____ as identification.

Gigliola del Valle
(Notary Public)

My commission expires 4/30/16



*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.

Check List of Requirements
 Day Nursery, Day Care, Kindergarten, Private School
 School Name: Children's Resource Child Development Center
 School Address: 8731 SW 112nd Avenue, Miami-Dade County, FL
 Tax Folio #: 20-5016-007-0100

- Is this an expansion to an existing school? Yes X. No if so, indicate the number of students, 104, and age and grade ranges originally approved: 100, 200, 300, 400, 500
- Total size of site: 300.96 x 301.46 = 90,679 - 43,560 sq. ft. = 2,087 sq. ft. excess
- Number of children or students requested: 104. Age: up to age 11
- Number of Teachers: 21; number of administrative & clerical personnel: 4
- Number of classrooms: 8. Total square footage or classroom area: 5,223 s.f.
- Total square footage of non-classroom area: 1,246 s.f.
- Amount of exterior recreation / play area in square footage: 0,550 s.f.
- Number of vehicles(s) that will be used in conjunction with the operation of the facility: 0. Type of vehicle(s): N/A
- Number of parking spaces provided for staff, visitors, and transportation vehicles: 22. Parking spaces provided: 21. Parking spaces required by Section 33-124(1): 21. Indicate the number of auto stacking spaces: 2, provided 2, required 2. Proposed height for the structure(s): 10. See Section 33-151.18(c).
- Size of identification sign: 2 x 3 = 6 sq. ft. See Section 33-151.18(c). Signage will require a separate permit. Contact the Permit Sections at 375-2475.
- Days and hours of operation: Monday - Friday 7:30 a.m. to 6:00 p.m.
- Does the subject facility share the site with other facilities? Yes X. No (If so, the space which will be used solely for the school facility during the hours of operations must be indicated on the plans, pursuant to Section 33-151.16.)
- If the school will include residential uses, do such uses meet the standards provided in Section 33-151.177? Yes X. No (If yes, describe the residential uses and indicate same on the plans.)

PHYSICAL STANDARDS, SITE SIZE, OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility based on site size calculations only. **WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.**

CLASSROOM SPACE: Calculated by grade levels.

- Day Nursery / Kindergarten, preschool and after-school care: 35 sq. ft. x 32 (number of children) = 1,120 sq. ft. of classroom area required.
- Elementary Grades 1 - 6: 30 sq. ft. x 32 (number of children) = 960 sq. ft. of classroom area required.
- Junior High and Senior High School (Grades 7 - 12): 25 sq. ft. x 9 (number of children) = 225 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 2,285 s.f.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 5,223 s.f. (required)

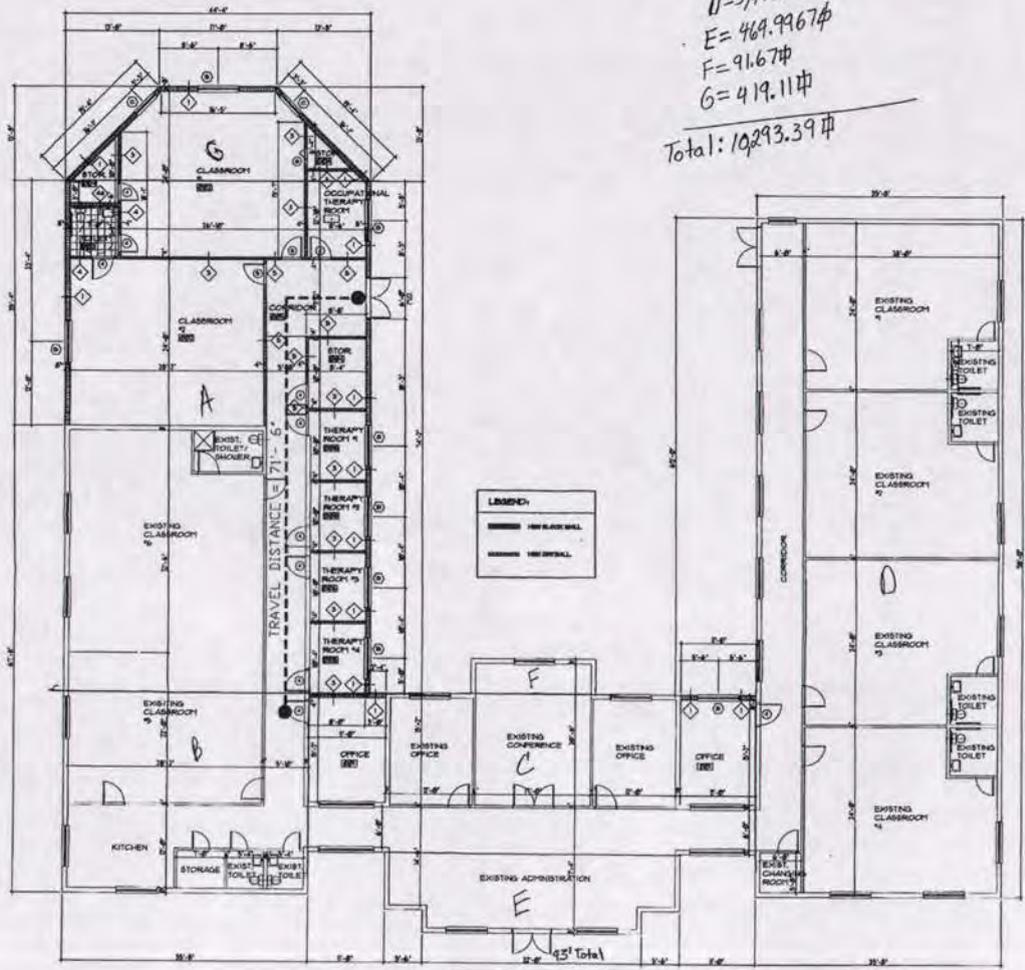
OUTDOOR RECREATION SPACE

- Day nursery/Kindergarten, preschool and after-school care: 45 sq. ft. x 32 (1/2 of children) = 1,440 s.f.
- Grade 1 - 6: 500 sq. ft. x 30 (first 30 children) = 15,000 s.f.
 300 sq. ft. x 22 (remaining children) = 6,600 s.f.
- Grade 7 - 12: 800 sq. ft. x 9 (first 30 children) = 7,200 s.f.
 300 sq. ft. x 9 (next 30 children) = 2,700 s.f.
 150 sq. ft. x 9 (remaining children) = 1,350 s.f.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 22,728 s.f.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 8,128 s.f.

NOTES: See Section 33-151.18(4), and Planning Department for additional requirements.

- 28 trees are required per site area. Trees required: 28. Trees provided: 00.
- Seven shrubs are required for each tree required. Shrubs required: 200. Shrubs provided: 200.
- Green area for organized sports/leisure in square feet: 5,550 s.f.
- Land area in square feet exclusive of organized sports/leisure: 53,128 s.f.



ROOM	SQUARE FOOTAGE
NEW CLASSROOM 1	810 SF
NEW CLASSROOM 6	676 SF

FLOOR PLAN
 SCALE: 1/8" = 1'-0"

-3667

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA
 8085 N.W. 155th Street
 Miami Lakes, Florida 33016 305-826-3999

CLASSROOM ADDITION FOR:
CHILDREN'S CENTER
 8571 SW 112 St. MIAMI, FLORIDA 33156

REV. 10-20-04
 A02
 9280

RECEIVED
 14
 AUG / 7 2014
 MIAMI-DADE COUNTY PLANNING DEPARTMENT



A WEST ELEVATION
1/4" SCALE



B EAST ELEVATION
1/4" SCALE



C NORTH ELEVATION
1/4" SCALE



D SOUTH ELEVATION
1/4" SCALE



COHEN · FREEDMAN · ENCINOSA · & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

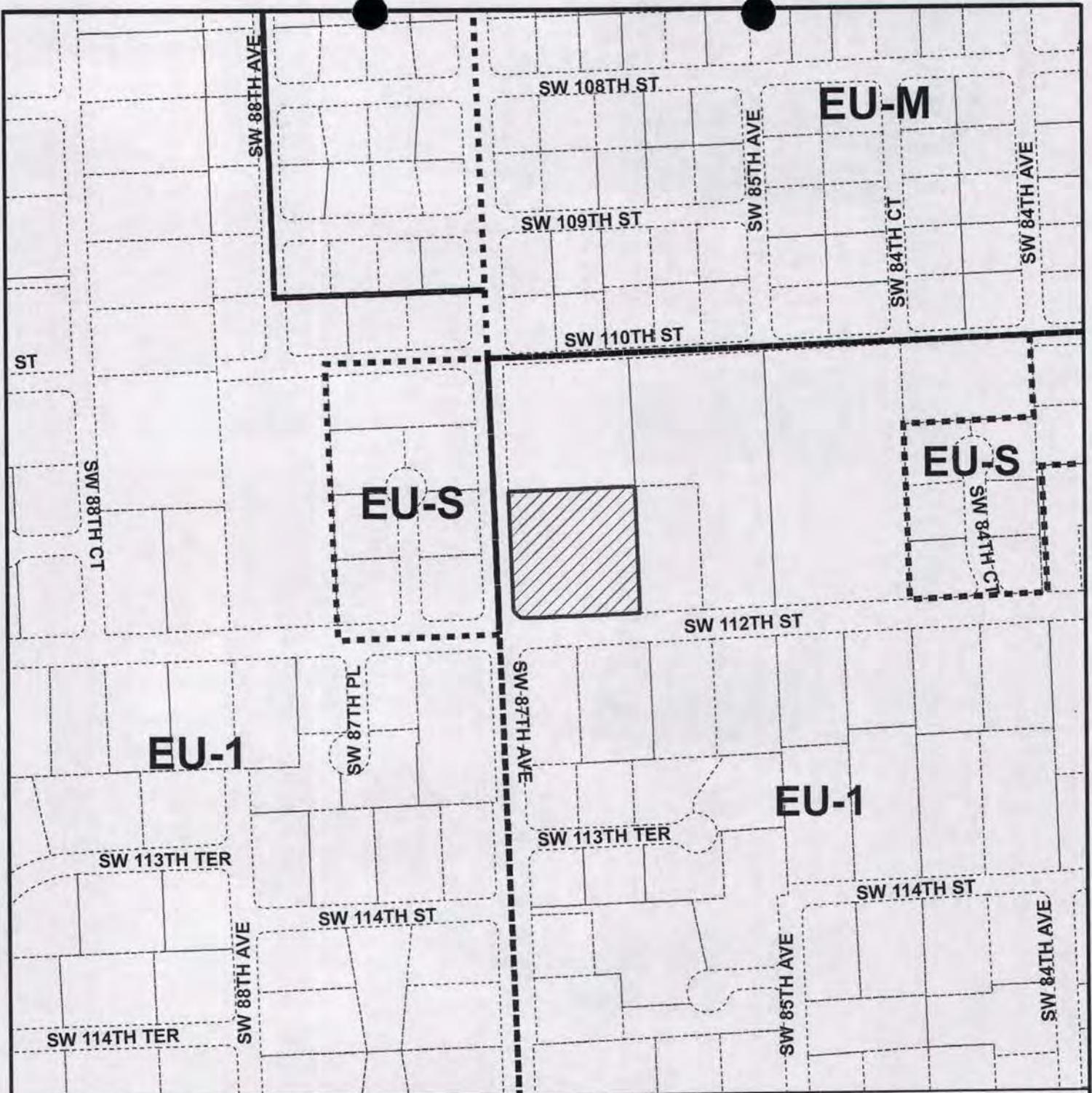
CLASSROOM ADDITION FOR:
CHILDREN'S CENTER
8571 SW 112 ST. MIAMI, FLORIDA 33156

A03
9280

Handwritten signature

RECEIVED
AUG 16 2014

69



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2014000096



Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, October 14, 2014

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2014000096

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning

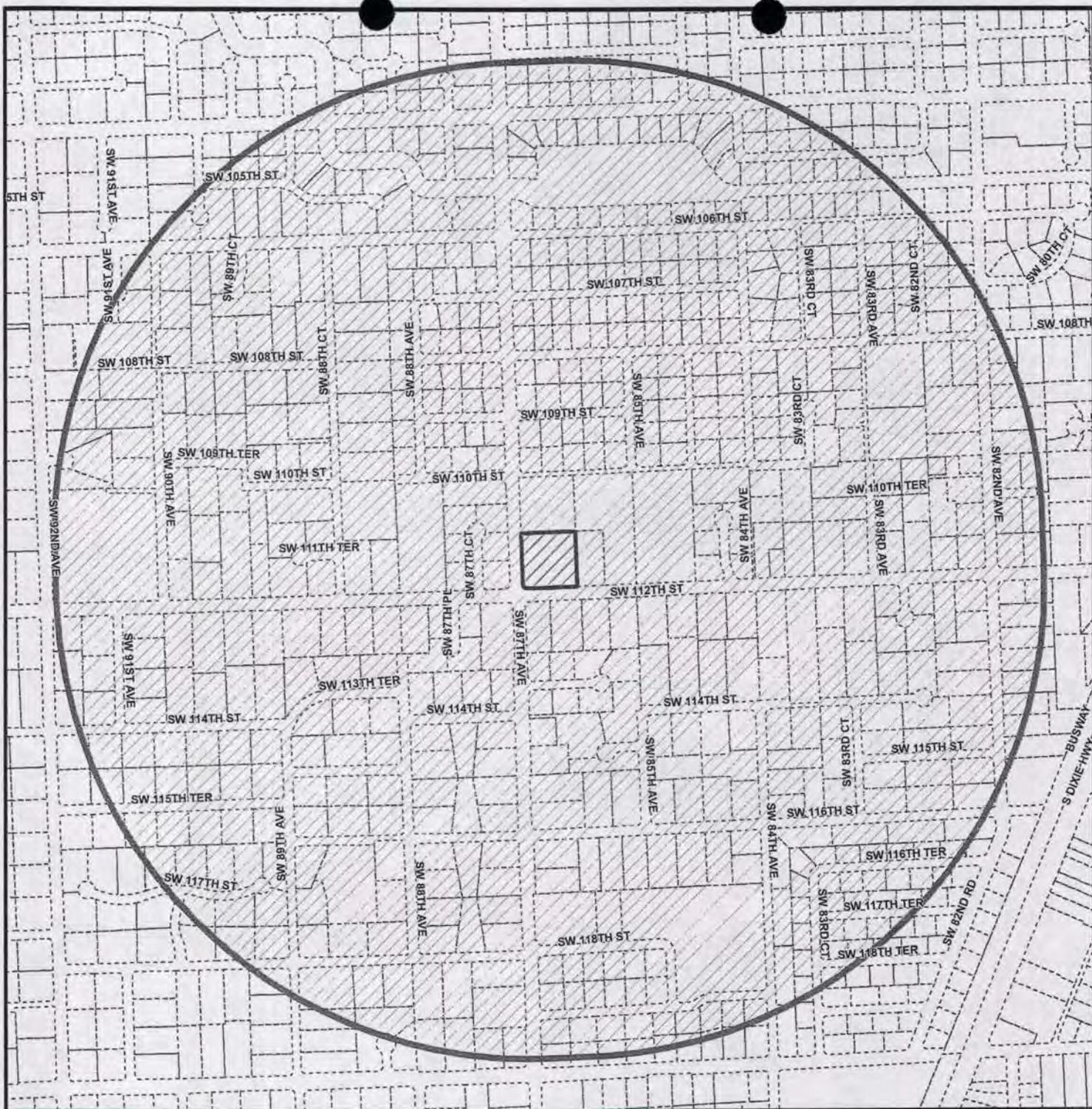


Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS



SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY
		33



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2014000096
RADIUS: 2640

Section: 10 Township: 55 Range: 40
Applicant: **CHILDREN'S RESOURCE FUND, INC.**
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

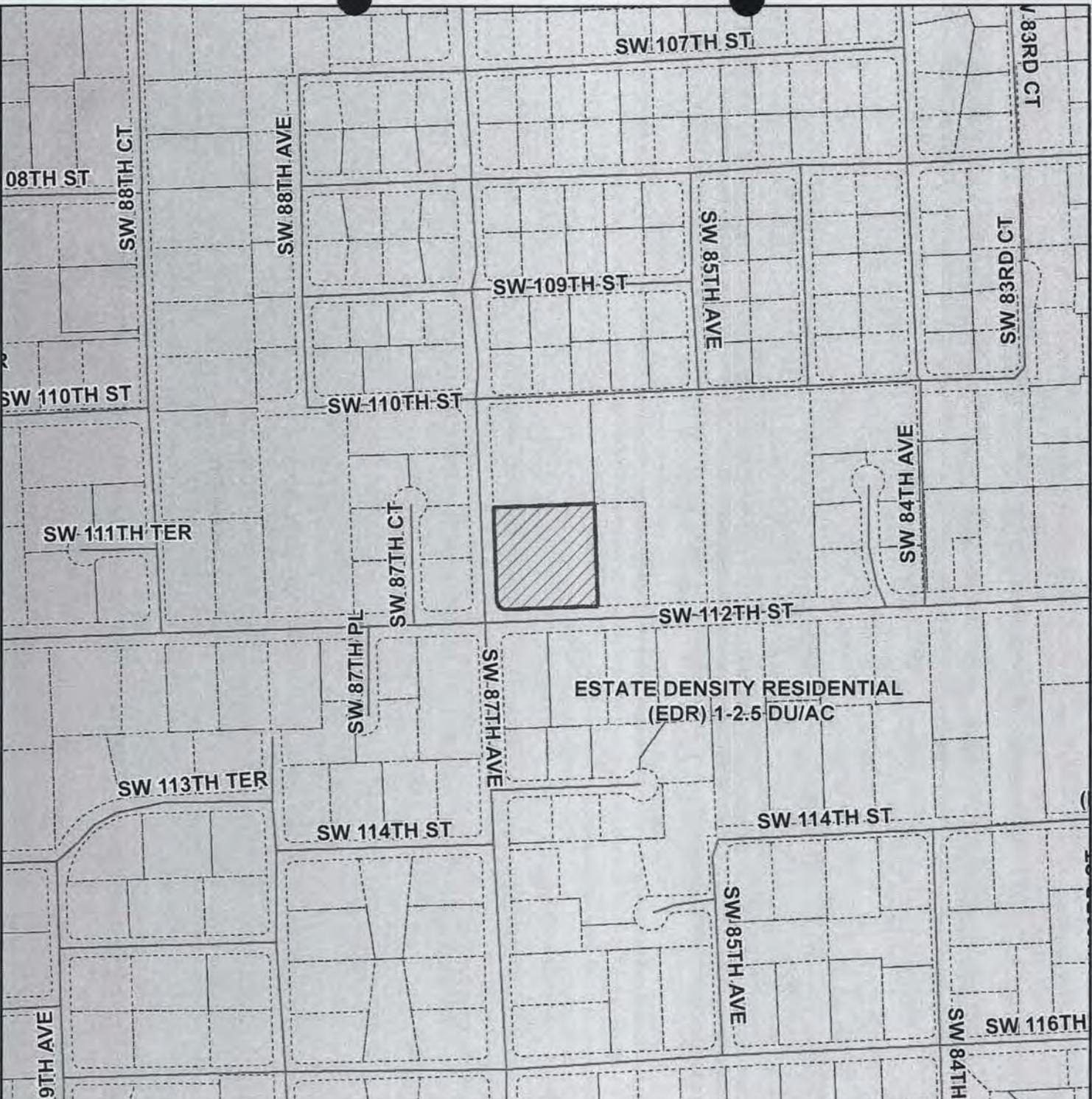
Legend

-  MDC STL Index Poly
-  Subject Property
-  Buffer
-  Property Boundaries




SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY
		34



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000096



Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY

Children's Resource
Fund, Inc.
CZAB12 4/14/15
ZIL 096

This instrument was prepared by:

Name: Tracy R. Slavens, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3300
Miami, Florida 33131

(Space reserved for Clerk of Court)

MODIFICATION OF DECLARATION OF RESTRICTIONS
RECORDED IN OFFICIAL RECORDS BOOK 16537 AT PAGE 691

THIS MODIFICATION OF DECLARATION OF RESTRICTIONS is made this ___ day of _____, 2015, by **Children's Resource Fund, Inc.**, a Florida not for profit corporation (the "Owner"), in favor of Miami-Dade County, a political subdivision of the State of Florida (the "County").

WITNESSETH:

WHEREAS, the Owner, holds the fee simple title to that certain parcel of land in legally described in Exhibit "A" attached hereto and hereinafter referred to as the "Property"; and

WHEREAS, a Declaration of Restrictions in favor of Miami-Dade County was recorded in Official Records Book 16537 at Page 691 of the Public Records of Miami-Dade County, Florida (the "Declaration"), which placed certain restrictions and conditions on the use of the Property; and

WHEREAS, the Declaration has been amended from time to time;

WHEREAS, an application for a zoning public hearing was filed with the County pursuant to Public Hearing Application No. Z2014000096 (the "Application") seeking to, in relevant part, modify Paragraphs 1, 3(c), and 3(d) of the Declaration, as amended; and

WHEREAS, the Application was approved by Community Zoning Appeals Board 12 on _____, 2015, at which public hearing Resolution No. CZAB12- _____ (the "Resolution") was approved and adopted;

WHEREAS, the Resolution approved the modification of Paragraph 1 of the Declaration, last modified by a Modification of a Declaration of Restrictions recorded at official records Book 16537, Page 691, as modified by the Modification of Declaration of Restrictions recorded at Official Records Book 22264, Pages 0054 as recorded in Official Records Book 25649, pages 3897-3900, reading as follows:

FROM: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received July 03, 2006 consisting of four sheets."

AS

TO: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received 7/3/06 consisting of five sheets with A01 last handwritten revision dated 10/14/14 and Sheet A-00, dated stamped received 1/6/15 with A-00 last handwritten revision dated 2/4/15."

WHEREAS, the Resolution approved the modification of a portion of Paragraph 3 of the Declaration, as last modified by a Declaration of Restrictions recorded in Official Records Book 22264, Pages 0054 thru 0058, reading as follows:

FROM:

"3c. The use will be conducted on the premises Monday through Saturday from 8:00 AM to 6:00 PM."

"3d. Instruction will be limited to nursery and preschool age students."

TO:

"3c. The use will be conducted on the premises Monday through Saturday from 7:30 AM to 6:00 PM."

"3d. The instruction will include nursery, preschool and elementary (grades K through 6 grade) age students."

WHEREAS, since the date of the last amendment to this Declaration, Section 20-8.8 of the Code of Miami-Dade County has been added to provide:

The Board of County Commissioners shall require, as a condition of municipal boundary change, that the Board retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. It is provided, however, that the Board of County Commissioners may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion.

WHEREAS, since the date of the last amendment to this Declaration, Section 20-26 of the Code of Miami-Dade County has been amended to provide:

(h) As a condition of incorporation approved pursuant to Article VI of the Miami-Dade County Home Rule Charter, each new municipality shall provide, as a part of the charter, that the Board of County Commissioners retains jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board of County Commissioners or a Community Zoning Appeals Board in connection

with a Comprehensive Development Master Plan application or zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. It is provided, however, that the Board of County Commissioners may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion.

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County (the "County") that the representations made by the Owner during its consideration of the Application and the approval of the Resolution will be abided by, the Owner freely, voluntarily, and without duress, hereby agrees as follows:

A. Paragraph 1 of the Declaration shall now read as follows:

1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received 7/3/06 consisting of five sheets with A01 last handwritten revision dated 10/14/14 and Sheet A-00, dated stamped received 10/6/15 with A-00 last handwritten revision dated 2/4/15.

B. Subparagraphs 3(c) and 3(d) of the Declaration shall now read as follows:

3c. The use will be conducted on the premises Monday through Saturday from 7:30 AM to 6:00 PM.

3d. The instruction will include nursery, preschool and elementary (grades K through 6 grade) age students.

C. The Declaration and any future amendments thereto shall be subject to Sections 20-8.8 and 20-26 of the Miami-Dade Code, as they may be amended from time to time.

D. Except as hereby amended, all other restrictions in the Declaration, as amended, shall remain in full force and effect.

[Execution Pages Follow]

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#2

APPLICANT'S NAME: CHILDREN'S RESOURCE FUND, INC.

REPRESENTATIVE: ALAN KRISHNER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
15-4-CZ12-2 (14-096)	April 14, 2015	CZAB12	15

REC: Approval with conditions, subject to the Board's acceptance of the proffered covenant.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: 6/9/15 W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS
 OTHER: Deferred to advertise an additional request. Will re-advertise at County's expense.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR	X		
COUNCILMAN		Javier GONZALEZ-ABREU	X		
COUNCILMAN		Matthew LARSH			Departed at 7:46 pm
COUNCILMAN		Alberto SANTANA	X		
VICE CHAIRWOMAN		Angela M. VAZQUEZ			X
COUNCILMAN		Elliot N. ZACK	X		
CHAIRMAN		Jose I. VALDES (C.A.)	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: Laurne Morse

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 12

April 14, 2015

RESOLUTION #: CZAB12-11-15

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
2	14-096	CHILDREN'S RESOURCE FUND, INC.	10-55-40

EX. #	EXHIBIT DESCRIPTION	IN FILE
2-1	Exhibits for Applicant's Presentation (Site plan and pictures)	
2-2	Presentation Packet of Protestor (Pictures, covenants, etc.)	X
2-3	CD with Video Presentation from Protestor	X
2-4	Power Point Presentation Handout from Protestor	X
2-5		
2-6	Item Deferred to 6/9/15	
2-7		
2-8		
2-9		
2-10		
2-11		
2-12		
2-13		
2-14		
2-15		
2-16		
2-17		
2-18		

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 12

April 14, 2015

RESOLUTION #: CZAB12-12-15

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
2	14-096	CHILDREN'S RESOURCE FUND, INC.	10-55-40

EX. #	EXHIBIT DESCRIPTION	IN FILE
2-1	Presentation Packet of Protestor (Pictures, covenants, etc.)	X
2-2	CD with Video Presentation from Protestor	X
2-3	Power Point Presentation Handout from Protestor	X
2-4	Exhibits for Applicant's Presentation (Site plan and pictures)	X
2-5		
2-6	Item Deferred to 6/9/15	
2-7		
2-8		
2-9		
2-10		
2-11		
2-12		
2-13		
2-14		
2-15		
2-16		
2-17		
2-18		

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2014000096

BOARD: C12

LOCATION OF SIGN: 8571 SW 112 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 23-MAR-15

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: Thomas Gomez

PRINT NAME: THOMAS GOMEZ

APPLICANT: CHILDREN'S RESOURCE FUND, INC.

- (1) SPECIAL EXCEPTION to permit a private school.
- (2) MODIFICATION of plans approved pursuant to Resolution 5-ZAB-306-94 passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB12-8-07, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received July 03, 2006 consisting of five sheets."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, Sheet A-00, dated stamped received 1/6/15 and the remaining 5 sheets dated stamped received 8/20/14 for a total of 6 sheets".

- (3) MODIFICATION of Condition #7 of Resolution 4ZAB-217-90, passed and adopted by the Zoning Appeals Board last modified by Resolution CZAB12-8-07, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "7. Instructions will be limited to nursery and preschool age students".

TO: "7. The instructions will include nursery, preschool and elementary (grades K through 6 grade) age students."

- (4) MODIFICATION of Condition #5 of Resolution Z-161-82, passed and adopted by the Board of County Commissioners, last modified by Resolution 5-ZAB-306-94, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "5. That the uses be conducted on the premises Monday through Saturday from 8:00 a.m. to 6:00 p.m."

TO: "5. That the uses be conducted on the premises Monday through Saturday from 7:30 a.m. to 6:00 p.m."

- (5) MODIFICATION of Paragraph 3 (c) & (d) of a Declaration of Restrictions, recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Declaration of Restrictions recorded in Official Records Book 22264, Pages 0054 thru 0058, reading as follows:

FROM: "3c. The use will be conducted on the premises Monday through Saturday from 8:00 AM to 6:00 PM."

"3d. Instruction will be limited to nursery and preschool age students"

APPLICANT: CHILDREN'S RESOURCE FUND, INC.

TO: "3c. The use will be conducted on the premises Monday through Saturday from 7:30 AM to 6:00 PM."

"3d. The instruction will include nursery, preschool and elementary (grades through 6 grade) age students."

- (6) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Records Book 16537 Pages 691 through 705, last modified by a Modification of a Declaration of Restrictions recorded at official records Book 16537, Page 691, as modified by the Modification of Declaration of Restrictions recorded at Official Records Book 22264, Pages 0054 as recorded in Official Records Book 25649, pages 3897-3900, reading as follows:

FROM: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, dated stamped received July 03, 2006 consisting of four sheets."

TO: "1. Substantial Compliance with Plans. "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Center,' as prepared by Cohen, Freedman, Encinosa & Assoc. Architects, PA, Sheet A-00, dated stamped received 1/6/15 and the remaining 5 sheets dated stamped received 8/20/14 for a total of 6 sheets".

The purpose of Requests #2 through #5 is to submit a revised site plan showing a new covered canopy play area, to increase the grades from K through 6th grade and to increase the hours of operation for a previously approved nursery & kindergarten.

- (7) NON-USE VARIANCE to permit an existing detached sign setback 4.6' from the rights-of-way for both SW 87th Avenue and SW 112 Street (15' required).

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

SIZE OF PROPERTY: 2.08 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

AH

HEARING NO. 15-4-CZ12-2 (14-96)

10-55-40
Council Area 12
Comm. Dist. 8
PAGE 2

APPLICANT: CHILDREN'S RESOURCE FUND, INC.

TO: "3c. The use will be conducted on the premises Monday through Saturday from 7:30 AM to 6:00 PM."

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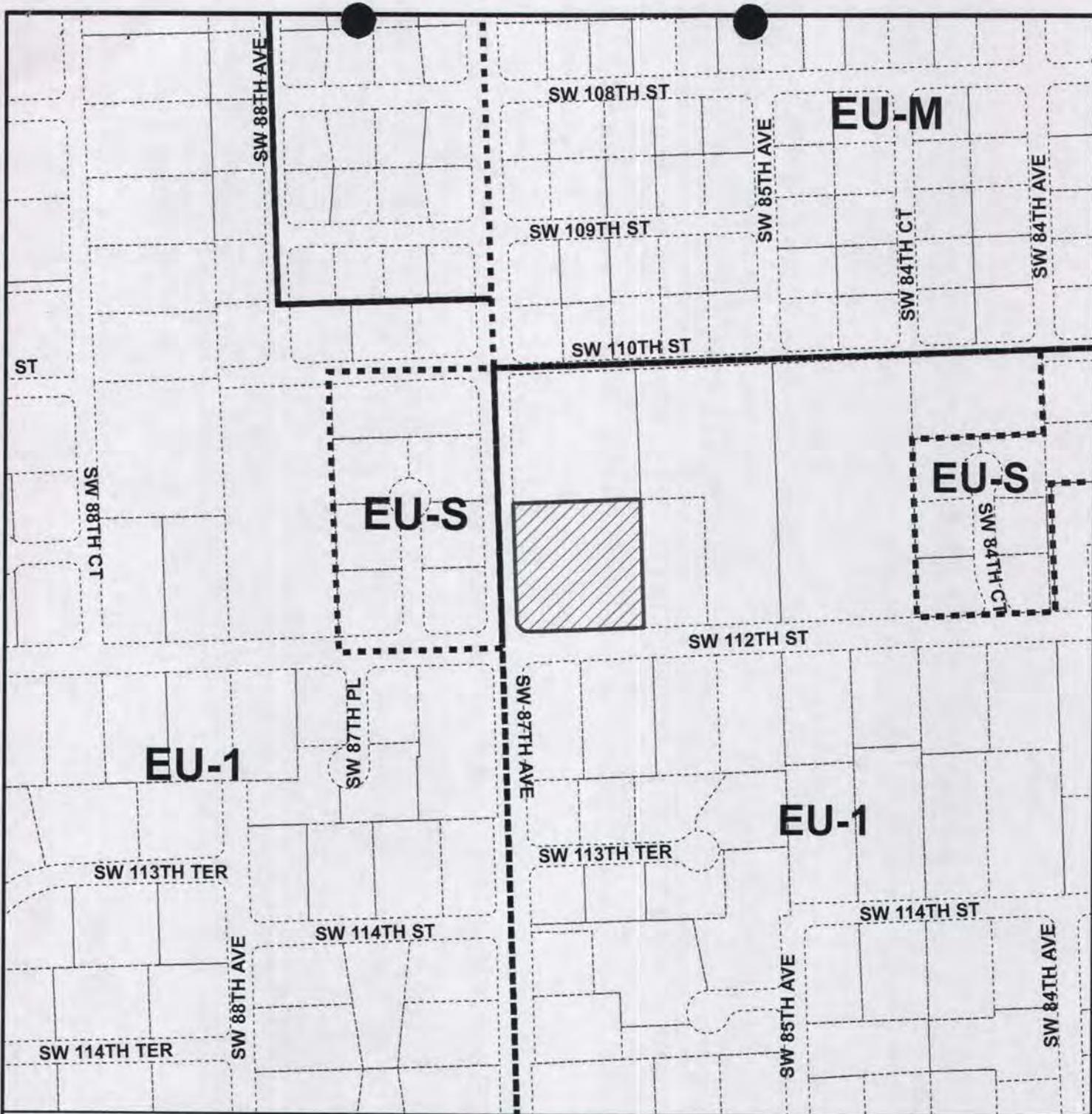
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SIZE OF PROPERTY: 2.08 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

AB



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000096



Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS

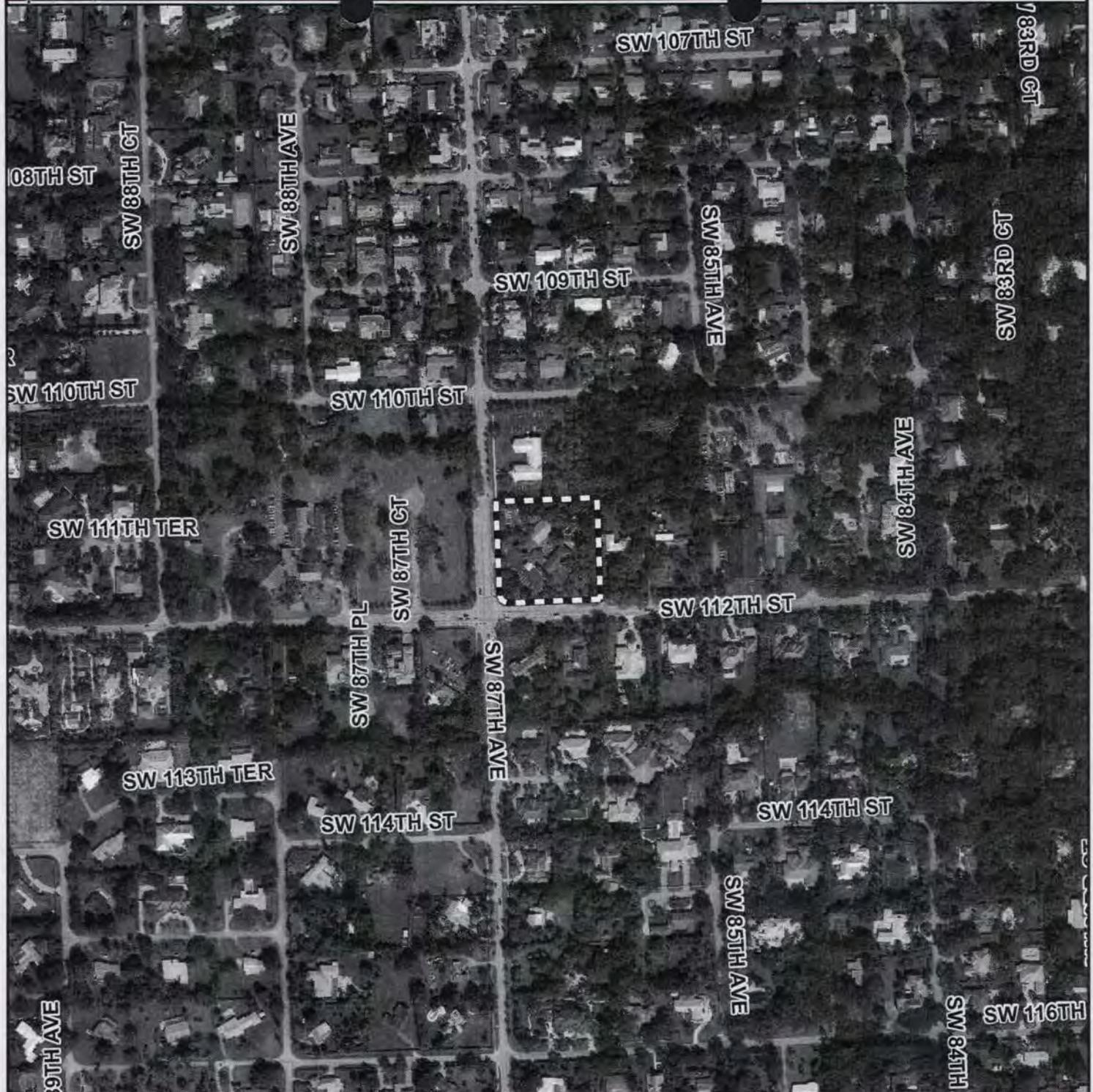
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, October 14, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

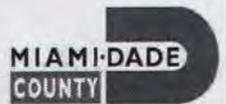
Z2014000096

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning



Section: 10 Township: 55 Range: 40
 Applicant: CHILDREN'S RESOURCE FUND, INC.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: GGARCIA
 Scale: NTS



SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000096



Section: 10 Township: 55 Range: 40
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Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, September 23, 2014

REVISION	DATE	BY



MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000096 - Children's Resource Fund Inc.

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1894	17 TRAFFIC ACCIDENT	1	1	2
	41 SICK OR INJURED PERSON	2	6	3
TOTAL FOR GRID 1894		3	7	5
1895	17 TRAFFIC ACCIDENT	2	2	0
	18 HIT AND RUN	1	0	0
	41 SICK OR INJURED PERSON	3	6	4
	49 FIRE	1	0	0
TOTAL FOR GRID 1895		7	8	4
1926	15 MEET AN OFFICER	0	3	1
	17 TRAFFIC ACCIDENT	0	1	4
	18 HIT AND RUN	0	1	0
	41 SICK OR INJURED PERSON	5	7	5
	49 FIRE	0	1	0
TOTAL FOR GRID 1926		5	13	10
1927	17 TRAFFIC ACCIDENT	2	6	4
	41 SICK OR INJURED PERSON	3	6	8
	49 FIRE	0	2	0
TOTAL FOR GRID 1927		5	14	12
		Reported: 5	Reported: 8	Reported: 3
		Not Reported: 15	Not Reported: 34	Not Reported: 28
TOTAL EMERGENCY		20	42	31



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000096 - Children's Resource Fund Inc.
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1894	14 CONDUCT INVESTIGATION	0	3	1
	17 TRAFFIC ACCIDENT	1	0	0
	26 BURGLARY	0	1	2
	32 ASSAULT	0	1	0
	34 DISTURBANCE	0	1	4
	49 FIRE	1	0	0
TOTAL FOR GRID 1894		2	6	7
1895	14 CONDUCT INVESTIGATION	1	2	2
	26 BURGLARY	0	2	3
	32 ASSAULT	1	0	0
	34 DISTURBANCE	0	0	3
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
TOTAL FOR GRID 1895		2	4	9
1926	14 CONDUCT INVESTIGATION	0	0	5
	26 BURGLARY	0	1	2
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
TOTAL FOR GRID 1926		0	1	8
1927	14 CONDUCT INVESTIGATION	4	8	4
	26 BURGLARY	0	3	2
	27 LARCENY	0	0	1
	34 DISTURBANCE	0	1	0
	49 FIRE	0	0	1
TOTAL FOR GRID 1927		4	12	8
		Reported: 0	Reported: 6	Reported: 3
		Not Reported: 8	Not Reported: 17	Not Reported: 29
TOTAL PRIORITY		8	23	32



MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000096 - Children's Resource Fund Inc.

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1894	13 SPECIAL INFORMATION/ASSIGNMENT	2	15	9
	14 CONDUCT INVESTIGATION	5	6	19
	15 MEET AN OFFICER	1	1	2
	17 TRAFFIC ACCIDENT	6	12	7
	18 HIT AND RUN	1	0	2
	19 TRAFFIC STOP	5	48	11
	20 TRAFFIC DETAIL	3	1	2
	21 LOST OR STOLEN TAG	3	1	0
	22 AUTO THEFT	0	2	0
	25 BURGLAR ALARM RINGING	50	77	80
	26 BURGLARY	7	6	9
	27 LARCENY	1	9	7
	28 VANDALISM	0	0	4
	32 ASSAULT	0	0	2
	33 SEX OFFENSE	0	1	0
	34 DISTURBANCE	4	20	25
	36 MISSING PERSON	0	0	1
	37 SUSPICIOUS VEHICLE	7	7	2
	38 SUSPICIOUS PERSON	0	0	7
	39 PRISONER	0	0	1
	41 SICK OR INJURED PERSON	2	0	4
	43 BAKER ACT	0	0	2
	45 DEAD ON ARRIVAL	0	2	0
52 NARCOTICS INVESTIGATION	0	1	1	
54 FRAUD	2	2	5	
TOTAL FOR GRID 1894		99	211	202
1895	13 SPECIAL INFORMATION/ASSIGNMENT	4	11	14
	14 CONDUCT INVESTIGATION	6	16	31
	15 MEET AN OFFICER	1	0	1
	17 TRAFFIC ACCIDENT	6	6	11
	18 HIT AND RUN	2	1	3
	19 TRAFFIC STOP	7	9	12
	20 TRAFFIC DETAIL	1	1	1
	21 LOST OR STOLEN TAG	0	1	2
	22 AUTO THEFT	2	0	0
	25 BURGLAR ALARM RINGING	54	73	94
26 BURGLARY	11	14	25	
27 LARCENY	2	8	5	
28 VANDALISM	0	2	5	



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2014000096 - Children's Resource Fund Inc.
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Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1895	32 ASSAULT	1	1	3
	34 DISTURBANCE	2	24	40
	35 INTOXICATED PERSON - MYERS ACT	0	1	0
	36 MISSING PERSON	0	1	1
	37 SUSPICIOUS VEHICLE	3	9	7
	38 SUSPICIOUS PERSON	1	7	13
	39 PRISONER	1	0	0
	41 SICK OR INJURED PERSON	0	2	5
	43 BAKER ACT	3	0	10
	45 DEAD ON ARRIVAL	0	2	3
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	0	0	1
	52 NARCOTICS INVESTIGATION	0	1	0
	54 FRAUD	1	1	2
TOTAL FOR GRID 1895		113	191	290
1926	13 SPECIAL INFORMATION/ASSIGNMENT	4	15	13
	14 CONDUCT INVESTIGATION	10	14	16
	15 MEET AN OFFICER	3	1	1
	17 TRAFFIC ACCIDENT	1	17	12
	18 HIT AND RUN	2	0	0
	19 TRAFFIC STOP	9	16	11
	20 TRAFFIC DETAIL	0	5	3
	21 LOST OR STOLEN TAG	1	1	1
	22 AUTO THEFT	0	1	0
	25 BURGLAR ALARM RINGING	22	83	72
	26 BURGLARY	4	10	7
	27 LARCENY	4	2	5
	28 VANDALISM	0	0	3
	32 ASSAULT	0	0	2
	34 DISTURBANCE	6	8	15
	36 MISSING PERSON	0	0	3
	37 SUSPICIOUS VEHICLE	6	7	8
	38 SUSPICIOUS PERSON	5	5	4
	39 PRISONER	0	1	0
	41 SICK OR INJURED PERSON	0	0	1
	43 BAKER ACT	0	1	1
45 DEAD ON ARRIVAL	0	2	1	
52 NARCOTICS INVESTIGATION	1	0	0	
54 FRAUD	3	2	3	
TOTAL FOR GRID 1926		131	191	182



MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000096 - Children's Resource Fund Inc.

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1927	13 SPECIAL INFORMATION/ASSIGNMENT	12	30	23
	14 CONDUCT INVESTIGATION	17	19	33
	15 MEET AN OFFICER	4	2	4
	16 D.U.I.	4	1	2
	17 TRAFFIC ACCIDENT	18	15	15
	18 HIT AND RUN	2	4	6
	19 TRAFFIC STOP	17	14	19
	20 TRAFFIC DETAIL	11	11	9
	21 LOST OR STOLEN TAG	0	3	1
	22 AUTO THEFT	2	1	1
	25 BURGLAR ALARM RINGING	44	52	72
	26 BURGLARY	7	5	18
	27 LARCENY	4	3	5
	28 VANDALISM	1	4	1
	29 ROBBERY	0	0	1
	32 ASSAULT	3	2	3
	33 SEX OFFENSE	0	0	1
	34 DISTURBANCE	12	18	40
	37 SUSPICIOUS VEHICLE	4	10	3
	38 SUSPICIOUS PERSON	3	5	13
	39 PRISONER	3	2	1
	41 SICK OR INJURED PERSON	3	0	1
	43 BAKER ACT	0	0	1
	49 FIRE	0	0	1
	52 NARCOTICS INVESTIGATION	1	2	1
	53 ABDUCTION	0	0	1
	54 FRAUD	1	2	3
TOTAL FOR GRID 1927		173	205	279
		Reported: 215	Reported: 312	Reported: 386
		Not Reported: 301	Not Reported: 486	Not Reported: 567
TOTAL ROUTINE		516	798	953
GRAND TOTAL		544	863	1016



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



Complaint Date Range: Jan 1, 2014 - Dec 31, 2014

Grid: 1894, 1895, 1926, 1927

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 exists

CDW Package