

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

PH: Z15-012 (15-6-CC-1)

June 18, 2015

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	The SEED School of Miami Foundation, Inc.
Summary of Requests	The applicant seeks approval of a Special Exception request in order to permit a charter school with dormitories for 400 students in grades 6 th – 12 th . Additionally, the applicant seeks to permit a building setback less than required and higher than permitted, to permit a higher lot coverage and fewer number of trees, to permit parking within 25' of the right-of-way and to permit a fence with more height than permitted.
Location	11025 SW 84 Street, Miami-Dade County, Florida.
Property Size	8.9 acres
Existing Zoning	GU, Interim District
Existing Land Use	Educational facility
2020-2030 CDMP Land Use Designation	Institutions, Utilities and Communication <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions of requests #1, #3, #4, #6 and #7, and withdrawal without prejudice of requests #2 and #5.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit a charter school with dormitories.
- (2) NON-USE VARIANCE to permit a Gymnasium/Student Dining building setback 35.4" (50' required) from the interior side (east) property line.
- (3) NON-USE VARIANCE to permit a building with 3 stories (2 stories permitted) and with a height of 51' (35' permitted).
- (4) NON-USE VARIANCE to permit a lot coverage of 22% (15% permitted).
- (5) NON-USE VARIANCE to permit 229 lot trees (251 required).
- (6) NON-USE VARIANCE to permit parking within 25' of the right-of-way (not permitted).
- (7) NON-USE VARIANCE to permit an 8' high vinyl chain link fence (6' high maximum permitted) along the north, south, east and west property lines and to permit the 8' high vinyl chain link fence within 10' of the edge of a driveway leading to a public right-of-way (2.5' maximum height permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled “The Seed School of Miami-Zoning” as prepared by Marks, Thomas Architects, consisting of 22 sheets and landscape plans entitled “Seed School of Miami” as prepared by James Santiago Landscape Architect, consisting of 12 sheets, all sheets dated stamped received 5/4/15 for a total of 34 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY AND:

The subject property is a part of a larger 164-acre tract of land that received several approvals in 1970s and 1980s. Specifically, in 1974, pursuant to Resolution #R-1454-74, the subject property was approved by the Board of County Commissioners (BCC) for the establishment of proposed human service related facilities. In 1982, the participating agencies and departments requested additional allocation of acreage based on the future needs to accommodate their activities for additional educational facility building uses, which included adult daycare, after school and youth development, school for children with disabilities, among others, pursuant to Resolution #R-541-82. Said resolution identified then-existing educational facilities on the Kendall Home Area property such as the Haven School, the Kendall Children’s Home and the Board of Public Instruction Site, two of which included student dormitories.

The applicant seeks to permit a unique charter school with dormitories, which will require the students to reside on the property during the school week. The submitted plans depict the proposed 6th – 12th grade charter school on the 8.9-acre subject property abutting SW 84 Street located to the south. Said plans indicate the proposed school comprised of five (5) buildings; Building I will be utilized for administration/classrooms and will be located centrally; Building II will house the middle school which will include classrooms and dormitories and will be located towards the north of the subject site; Building III will house the High School which will include classrooms and dormitories and will be located towards the south facing SW 84 Street; Building IV will be the Gymnasium/student dining and will be located towards the east property line; and finally, Building V will house staff and will be located on the northeast corner of the subject property. A large parking area is shown along the south, west and north portions of the site. Adequate landscaping is provided along the perimeter of the site with the exception of ingress and egress areas and it is also provided throughout the site.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; educational facility	Institutions, Utilities and Communication
North	GU; educational facility	Institutions, Utilities and Communication
South	RU-4L; apartments	Medium Density Residential 13 to 25 dua
East	GU; educational facility	Institutions, Utilities and Communication
West	GU; educational facility	Institutions, Utilities and Communication

NEIGHBORHOOD COMPATIBILITY:

The 8.9-acre subject property is located at 11025 SW 84 Street and is abutting educational facility uses to the north, east and west. Apartments exist to the south.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community with additional education services for up to 400 students. However, the proposal could have visual, aural and traffic impacts on the surrounding residential area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Institutions, Utilities and Communication** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Staff notes that the applicant is requesting approval of a charter school with dormitories for 400 students in grades 6th – 12th, along with ancillary non-use variances. Staff opines that approval of the requested Special Exception request to permit a charter school with dormitories, along with ancillary non-use variances as discussed in the zoning analysis below, would be **consistent** with the CDMP Land Use Plan map **Institutions, Utilities and Communication** designation of the subject property, which permits schools.

ZONING ANALYSIS:

When analyzing request #1, to permit a charter school with dormitories for 400 students in grades 6th – 12th under Section 33-311(A)(3) **Special Exceptions**, Unusual Uses and New Uses, based on the foregoing analysis, staff is of the opinion that the approval of the request with conditions would be **compatible** with the surrounding area. Further, staff opines that based on the memoranda submitted by the departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, will not tend to create a fire or other equally or greater dangerous hazard. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or storm water management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that this request will have a negative impact on fire rescue services in the area. Staff notes that the memoranda submitted by the Departments of Park, Recreation and Open Spaces, Water and Sewer, and Transit indicate no objection to the application. Based on the aforementioned department memoranda and on the further analysis below, staff opines that the request will not result in, among other things, excessive noise or provoke excessive overcrowding of people or cause undue or excessive burden on public facilities.

As part of this application, the applicant submitted a Traffic Impact Study, Site plans and a School Traffic Operations Plan to the Traffic Engineering Division (TED) of the Public Works and Waste Management (PWWM) to review. The PWWM has indicated in its memorandum dated April 13, 2015, that the application will generate 66 PM Peak Hour trips based on the Institute of Traffic Engineering (ITE) standards, which will not exceed the Level of Service (LOS) on the surrounding roadways. Therefore, its memorandum indicated that the application meets the Traffic Concurrency criteria. Staff notes that to mitigate any potential traffic impact the charter school

will be required to comply with the Traffic Operations Plan submitted to the Traffic Engineering Division (TED) of the Public Works and Waste Management (PWWM). For example, the Traffic Operations Plan indicates that the school may be allowed to operate with a minimum of one arrival and dismissal shift, that the existing school speed zone is required to be improved along the school's frontage road (SW 84 Street) and that the school shall construct all off-site improvements prior to the school opening, among others. As such, staff opines that there is ample space to accommodate traffic queuing on site. Based on the aforementioned analysis, staff opines that approval with conditions of the application would not have a negative impact on traffic on the abutting roadways and would be **compatible** with the surrounding area.

Staff further opines that the proposed charter school use with dormitories for 400 students in grades 6th – 12th is compatible with the area given that: the bulk and scale of the structures are similar to the abutting residential developments and educational and institutional uses; the proposed school provides adequate access to the property, and exceeds the minimum parking requirements, which the applicant has provided 3 more parking spaces than the required 150 parking spaces for the 400 students and staff of the proposed charter school. Therefore, when considering the necessity for and reasonableness of the applied for use in relation to the present and future development of the area and the compatibility of the applied for use with the area and its development, staff opines that the proposed charter school is **compatible** with the same based on the reasons stated above. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

Staff notes that the submitted revised site plans illustrate the Gymnasium/Student Dining building in compliance with the required 50' setback distance from the interior side (east) property line (request #2). Additionally, said revised plans also show compliance with the required number of lot trees (request #5). Therefore, staff recommends withdrawal without prejudice of requests #2 and #5.

When requests #3, #4, #6 and #7 are analyzed under the Non-Use Variance (NUV) From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of same would be **compatible** with the surrounding area and would not be detrimental to the neighborhood.

Staff supports request #3, to permit a building with 3 stories (2 stories permitted) and with a height of 51' (35' permitted). Staff notes that there are two buildings with said height; one building housing the Middle School located along the north property line and another building housing the High School located along the south property line. Staff opines that the proposed height is compatible with the existing 3-story high residential development to the south and the existing 3-story high school educational facility located to the north. Further, staff opines that the height of the proposed buildings will be transitional to the residential apartments to the south. Additionally, staff opines that the increase in lot coverage (request #4) is minor and would not create any visual impact on the surrounding properties. Further, staff opines that any visual impact of the proposed buildings and increased lot coverage would be further mitigated by the proposed landscaping and the overall design of the proposed buildings internal to the site.

Staff notes that the requested parking within 25' of the right-of-way (request #6) is located along the front (south) property line. In staff's opinion, this also will be mitigated by the aforementioned proposed landscaping along said property line. Additionally, staff opines that request #7, to permit an 8' high vinyl chain link fence (6' high maximum permitted) along the north, south, east and west property lines and to permit the 8' high vinyl chain link fence within 10' of the edge of a

driveway leading to a public right-of-way (2.5' maximum height permitted), is minor and would not create any impact on the vehicles entering or leaving the property or vehicular traffic along this section of SW 84 Street, and also adds curb appeal to the subject property. Additionally, staff notes that the Platting and Traffic Review Section of RER does not object to these requests.

Staff further opines that the overall design of the proposed buildings and location provide for a cohesive campus for the proposed charter school because the façade and scale are designed to match that of the existing surrounding educational and institutional community to the west, north and east, as well as the 3-story apartments to the south. **Therefore, staff recommends withdrawal without prejudice of requests #2 and #5, and approval with conditions of requests #3 and #4, and #6 and #7 under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate two (2) ingress/egress drives along the western property line and along the southern property line abutting SW 84 Street. The applicant has provided 3 more parking spaces than the required 150 parking spaces for the 400 students and staff of the proposed charter school.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions of requests #1, #3, #4, #6 and #7, and withdrawal without prejudice of requests #2 and #5.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "The Seed School of Miami-Zoning" as prepared by Marks, Thomas Architects, consisting of 22 sheets and landscape plans entitled "Seed School of Miami" as prepared by James Santiago Landscape Architect, consisting of 12 sheets, all sheets dated stamped received 5/4/15 for a total of 34 sheets, except as herein modified to provide 251 lot trees.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Occupancy.

5. That the applicant shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as may be contained in its memorandum dated April 13, 2015.
6. That in the event the use of the dormitories ceases, the applicant shall be required to re-evaluate the existing Traffic Operation Plan (TOP) and seek approval of same by the Public Works and Waste Management Department.
7. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources as contained in its memorandum dated May 21, 2015.
8. That the applicant preserve specimen trees labeled 3, 4, 5, 46 and 61 in their current location and preserve and relocate specimen trees labeled 20, 38 and 65 within the subject property as depicted in revised landscape plan entitled "SEED School of Miami", prepared by James Santiago, dated May 4, 2015, stamped received on May 4, 2015 pursuant to Section 24-49.2(II)(2) of the Code of Miami Dade County. The applicant shall modify construction building permit plans, if necessary, to prevent any improper cutting or pruning and to prevent any damage to the specimen trees.
9. That the applicant execute a specimen tree covenant to preserve these specimen trees being preserved in their present locations.
10. That the applicant obtain a Miami-Dade County Tree Removal/Relocation permit prior to the removal and/or relocation of any trees on the subject site.
11. That in addition to the landscaping indicated in the plans, the applicant shall install a hedge, 18" high at the time of planting, which shall grow to and be maintained at a maximum height of 4' along the exterior of the fence abutting the roadway to the south.
12. That the applicant submit a DERM approved endangered species survey and as a condition of any demolition/development permits for this project because of the potential presence of protected bat species in the structures on-site.
13. 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.
14. That the school gates be opened at least 45 minutes prior to the arrival and dismissal times.
15. 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.
16. That the charter school use be limited to grades 6th – 12th and be limited to a maximum of 400 students.

17. That the owner shall have trained personnel on site to manage the traffic operations during the arrival and dismissal period.
18. That at the time of Certificate of Use renewal and with each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter or approved form from the Public Works and Waste Management Department showing that the school facility is in compliance with the traffic impact study and the TOP that was submitted as part of the hearing application.
19. That no outside speakers other than in connection with emergency systems shall be permitted on the property.
20. That the waste pick-up for the charter school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except during arrival and dismissal times.
21. 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.
22. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.
23. That if the charter school fails after establishment, the owner, within thirty-six months of the charter school's closure shall:
 - a) Cause the charter school to be in full compliance with all zoning regulations applicable to the Property allowing a use other than the charter school.
 - b) Transfer the operation of the charter school to another charter school operator or to the Miami-Dade County School Board after securing the necessary approvals from the Miami-Dade School Board; or
 - c) Convert the charter school to a permitted use within the zoning district applicable to the property, provided said use has first been authorized through the issuance of the appropriate permits from the Department; or
 - d) Secure necessary public hearing approvals to convert the charter school to a use not otherwise permitted within the zoning district applicable to the property.

NK:MW:NN:CH:JV



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

ZONING RECOMMENDATION ADDENDUM

The SEED School of Miami Foundation, Inc.
Z15-012

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

Institutions, Utilities and Communications (Pg. I-52.4)	<p><i>The Plan map illustrates for information purposes, only the location of major institutional uses, communication facilities and utilities of major significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. The full range of institutions, communications and utilities may be allowed under this land use category. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the floor area of an institutional, public facility or office use may also be approved in this map category. If the owner of land designated as Institutions, Utilities and Communications chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP especially Policies LU-4A and LU-4B.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(3) Special exceptions, unusual and new uses	<p><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></p>
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p><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</i></p>

ZONING RECOMMENDATION ADDENDUM

The SEED School of Miami Foundation, Inc.
Z15-012

	<i>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>
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**1. THE SEED SCHOOL OF MIAMI
FOUNDATION, INC. (PRE APP Z15P-48)**
(Applicant)

15-6-CC-1 (15-012)
BCC/District 10
Hearing Date: 06/18/15

Property Owner (if different from applicant) **Miami-Dade County Human Services.**

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

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>
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No History

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

Memorandum



Date: May 21, 2015

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 #Z2015000012
Miami-Dade County Human Services
11025 SW 84 Street
DBC from GU to RU-4L; and Special Exception to permit a charter school
(GU) (8.9 Acres)
31-54-40

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 subject to the following conditions.

Conditions for Approval

- 1) Preserve specimen trees labeled 3, 4, 5, 46 and 61 in their current location and preserve and relocate specimen trees labeled 20, 38 and 65 within the subject property as depicted in revised landscape plan entitled "SEED School of Miami", prepared by James Santiago, dated May 4, 2015, stamped received on May 4, 2015 pursuant to Section 24-49.2(II)(2) of the Code of Miami Dade County. The applicant shall modify construction building permit plans, if necessary, to prevent any improper cutting or pruning and to prevent any damage to the specimen trees,
- 2) Execute a specimen tree covenant to preserve these specimen trees being preserved in their present locations
- 3) Obtain a Miami-Dade County Tree Removal/Relocation permit prior to the removal and/or relocation of any trees on the subject site
- 4) Submit a DERM approved endangered species survey and as a condition of any demolition/development permits for this project because of the potential presence of protected bat species in the structures on-site.

Natural Resources

The applicant is advised that in November 2013, the United States Fish and Wildlife Service listed the Florida bonneted bat as endangered under the Endangered Species Act (ESA). The application site is located within the United States Fish and Wildlife Service consultation area for the federally endangered Florida bonneted bat. The subject parcel provides a combination of factors that is similar to other sites in Miami-Dade County where foraging or roosting by the Florida bonneted bat has been documented. Additionally, it is DERM's understanding that data has been collected indicating the presence of the bonneted bat within the subject folio.

The Miami-Dade County Comprehensive Development Master Plan (CDMP) requires preservation of certain specimen trees as well as the roosts and foraging habitats of listed species such as the Florida bonneted bat. Specifically, Policy CON-9B of the Conservation Element of the CDMP states: "All nesting, roosting and feeding habitats used by federal or state designated endangered or threatened species, shall be protected and buffered from surrounding development or activities..." In addition, Policy CON-9C of the CDMP states that "Rookeries and nesting sites used by federal or state designated endangered or threatened species shall not be moved or destroyed."

In response to DERM's previous comments, the applicant submitted a tree permit application with adjusted landscape plans and a threatened and endangered species assessment summary report. DERM notes the assessment summary report is insufficient for DERM to determine compliance with the CDMP. The applicant is advised to continue to consult with USFWS regarding these endangered species issues.

DERM staff has reviewed the revised landscape plan entitled "SEED School of Miami", prepared by James Santiago, dated May 4, 2015, stamped received on May 4, 2015 and has determined that the proposed plan is in accordance with Section 24-49.2 of the County Code. DERM notes that the applicant now proposes to preserve specimen trees on the subject property through a redesign of the site plan. Specimen trees labeled 3, 4, 5, 46 and 61 shall be preserved in their present locations. Specimen trees labeled 20, 38 and 65 shall be relocated and preserved within the subject property.

Based on the above, DERM has no objection to the approval of this application provided that, as a condition of the zoning approval, the applicant is required to: 1) preserve the aforementioned specimen trees pursuant to Section 24-49.2(11)(2) of the Code of Miami Dade County including to modify the construction plans if necessary to prevent any improper cutting or pruning and to prevent any damage to the specimen trees, 2) execute a specimen tree covenant to preserve these specimen trees being preserved in their present locations, 3) obtain a Miami-Dade County Tree Removal/Relocation permit prior to the removal and/or relocation of any trees on the subject site and 4) submit a DERM approved endangered species survey and as a condition of any demolition/development permits for this project because of the potential presence of protected bat species in the structures on-site.

Additionally, in accordance with Chapter 24 of the County Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to redevelopment and the parcel shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of zoning approval.

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area of the Alexander Orr Wellfield. The site is situated within the 100, 210 and Average days travel time contour of the Alexander Orr

Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

Section 24-43(5) of the Code requires that no zoning action may occur within the Basic Wellfield Protection Area without the prior written approval of the Director of DERM or designee. The same Code Section further provides that the Director or designee shall issue written approval only after ascertaining that hazardous materials shall not be used, generated, handled, disposed of, discharged or stored on the property and the owner of the property has a properly executed covenant running with the land in favor of Miami-Dade County which provides for this requirement. The plans submitted with this zoning application do not depict any uses that will use, generate, handle, dispose of, discharge or store hazardous materials or hazardous waste on the subject property. Furthermore, the subject property has a properly executed covenant running with the land in favor of Miami-Dade County as required by the Code.

Potable Water

The subject area is located within the Miami-Dade Water and Sewer Department (MDWASD) water franchise service area. A 6-inch water distribution main abuts the property along the North, South, and East side of the property. There is also a 6-inch water main running inside the property from the East. Water Extension permit 2014-WAT-EXT-00054 was issued for the site on April 17, 2014, by the Environmental Permitting Section of RER.

The source for this water supply is the MDWASD's Alexander Orr Treatment Plant. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets federal, state, and county drinking water standards.

Wastewater Disposal

The subject property is located within MDWASD's sanitary sewer franchise service area. A 10-inch force main abuts the property along SW 84th Street.

Currently, the corresponding downstream sanitary pump stations 30-0536 or 30-0559, 30-TANDEM and South District Wastewater Treatment Plant are operating in compliance within the requirements set forth in the new USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013) between the Environmental Protection Agency and Miami Dade County.

Civil drawing for the required sewer main extension will need to be approved by MDWASD and the Environmental Wastewater Permitting Section of DERM prior to approval of final development orders.

Stormwater Management

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

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

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

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

Enforcement History

The subject property has one (1) closed enforcement records for violations of Chapter 24 of the Code. For further information on this case contact the DERM Enforcement Section at (305) 372-6600.

Concurrency Review Summary

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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: April 13, 2015
To: Eric Silva
Development Coordinator
Regulatory and Economic Resource Department
From: 
Antonio Cotarelo, P.E.
Deputy Director/County Engineer
Public Works and Waste Management Department
Subject: DIC 15-012
Name: Seed School of Miami
Section 31 Township 54 South Range 40 East

I. PROJECT LOCATION:

The property is located at 11025 SW 84 Street.

II. APPLICATION REQUEST:

This application is for a rezoning to RU-4 as well as a special exception to permit a Charter School.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

This application is being served from the North to the South by SW 107 Avenue, SW 110 Avenue, and SW 117 Avenue and from the East and the West by the SW 88 Street, SW 84 Street and SW 72 Street.

IV. RECOMMENDATION:

Miami-Dade County Public Works and Waste Management Department (PWWM) recommends approval of this application provided the project conditions, as indicated below, are adequately adhered to, and implemented in the field. Failure to abide by and implement the project conditions will result in a withdrawal of the project approval and be substituted by a recommendation of denial.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers 8th Edition)

66 PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	18%	East	19%
South	35%	West	28%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9746 located on SW 117 Avenue south of SW 72 Street to SW 88 Street, has a maximum LOS "D" of 3200 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1172 vehicles and 6 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9746** with its PHP and assigned vehicles is at LOS "D". The 10 vehicle trips generated by this development when combined with the 1172 and those previously approved through Development Orders, 6, equal 1188 and will cause this segment to remain at LOS "D" whose range is up to 3200.

Station F-1070 located on SW 72 Street west of SW 107 Avenue, has a maximum LOS "EE" of 4296 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2634 vehicles and 1 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1070** with its PHP and assigned vehicles is at LOS "C". The 4 vehicle trips generated by this development when combined with the 2634 and those previously approved through Development Orders, 1, equal 2639 and will cause this segment to remain at LOS "C" whose range is up to 3420.

Station F-68 located on SW 72 Street east of SW 107 Avenue to SW 87 Avenue, has a maximum LOS "EE" of 4296 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2934 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-68** with its PHP and assigned vehicles is at LOS "C". The 11 vehicle trips generated by this development when combined with the 2934 and those previously approved through Development Orders, 0, equal 2945 and will cause this segment to remain at LOS "D" whose range is up to 3420.

Station F-45 located on SW 107 Avenue east of SW 88 Street to SW 72 Street, has a maximum LOS "SUMA" of 3580 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2186 vehicles and 4 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-45** with its PHP and assigned vehicles is at LOS "C". The 6 vehicle trips generated by this development when combined with the 2186 and those previously approved through Development Orders, 4, equal 2196 and will cause this segment to remain at LOS "C" whose range is up to 3420.

Station F-592 located on SW 117 Avenue east of SW 110 Avenue, has a maximum LOS "EE" of 6468 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 4353 vehicles and 1 vehicle has been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-592** with its PHP and assigned vehicles is at LOS "C". The 11 vehicle trips generated by this development when combined with the 4353 and those previously approved through Development Orders, 1, equal 4365 and will cause this segment to remain at LOS "C" whose range is up to 5250.

Station 9748 located on SW 117 Avenue south of SW 88 Street to SW 104 Street, has a maximum LOS “D” of **3630** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1418** vehicles and **11** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9748** with its PHP and assigned vehicles is at LOS “C”. The **11** vehicle trips generated by this development when combined with the **1418** and those previously approved through Development Orders, **11**, equal **1440** and will cause this segment to remain at LOS “C” whose range is up to 2450.

Station F-62 located on SW 88 Street east of SW 127 Avenue to SW 117 Avenue, has a maximum LOS “EE” of **8652** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **6560** vehicles and **1** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-62** with its PHP and assigned vehicles is at LOS “C”. The **13** vehicle trips generated by this development when combined with the **6560** and those previously approved through Development Orders, **1**, equal **6574** and will cause this segment to remain at LOS “C” whose range is up to 7090.

VII. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

Project Conditions:

Operational Conditions:

The school is required to operate as per the Traffic Operation Plan incorporated within the submitted traffic impact study, dated revised 03/20/2015. Due to the onsite vehicle accumulation capacity at this facility, the school may be allowed to operate with a minimum of one arrival and dismissal shift for the allowable number of student at this facility (400 students) under the condition that all parent vehicles that arrive prior to the scheduled dismissal are directed by the school’s onsite traffic personnel to park in available onsite parking spaces.

Offsite Infrastructure Conditions:

1. The existing school speed zone is required to be improved along the school’s frontage road (SW 84 Street) as per the governing standard. The school speed zone must be composed of signs (fluorescent yellow-green material must be used where applicable), and pavement markings.
2. The school shall construct all off-site improvements prior to the school opening.

VIII. SITE PLAN CRITIQUE:

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

IX. STANDARD CONDITIONS:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian ramps that meet American with Disability Act (ADA) specifications where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
- Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 feet within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of the Parks Recreation and Open Spaces Department. Also, any relocation or removal of trees must be approved by RER. These approvals should be applied for, and received, prior to DIC Executive Council approval of this project. A "Covenant for Maintenance" agreement, recorded in the public records, must be provided prior to permitting any of these types of installations within the public right-of-way.
- Plans submitted for Permit shall conform to MUTCD, PWWM and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and Drainage submittal is required to review compliance with DIC conditions for approval and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
- All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.

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



APPENDIX G
TRAFFIC OPERATIONS PLAN

School Traffic Operation Plan (TOP) Form

This form has been created by Miami-Dade County Public Works and Waste Management (PWWM) to document a school's traffic operations and commitments. The school is required to complete the written portions of this form and develop all the necessary illustrations for attachment.

Contents

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

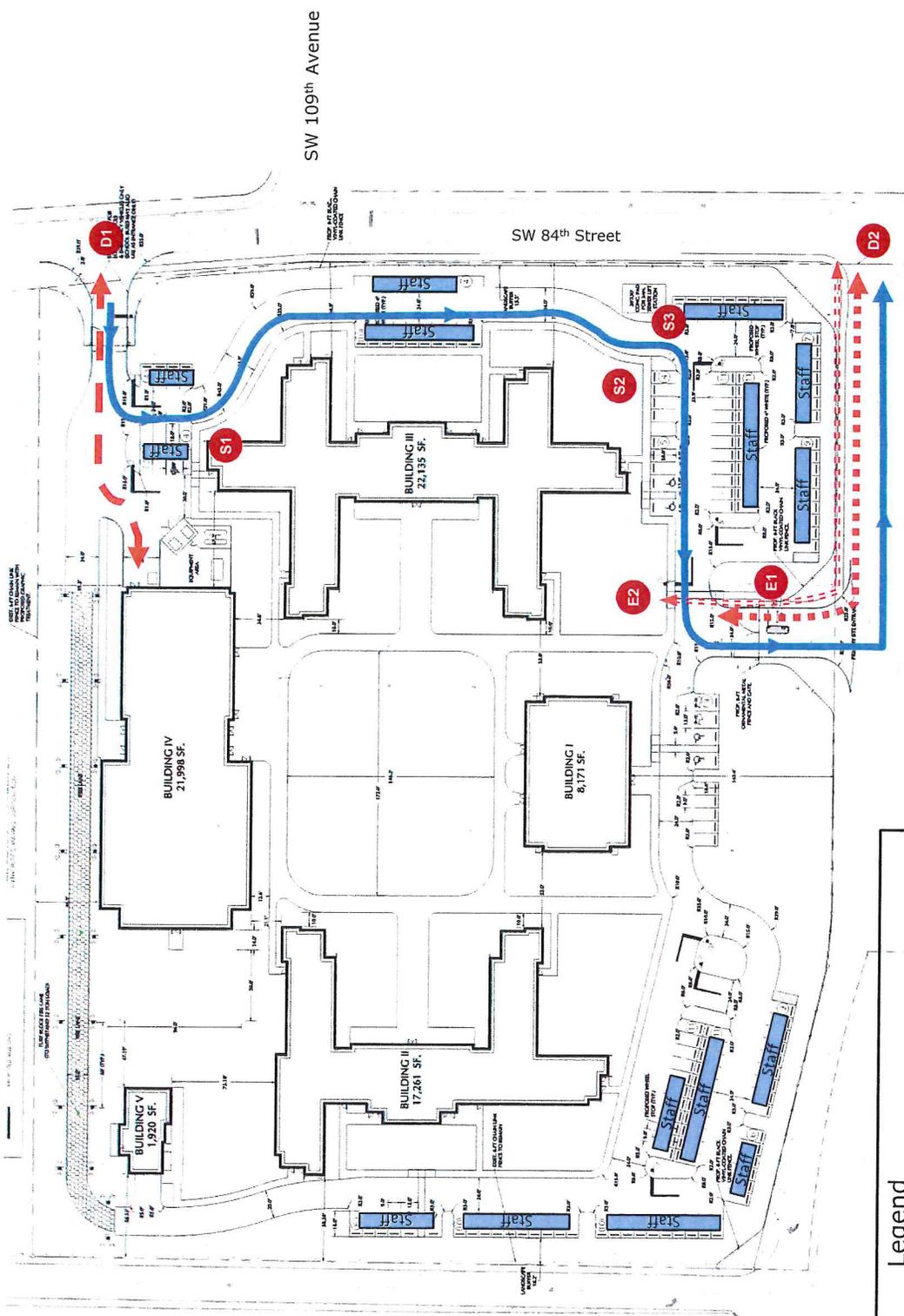
1.0 Definitions

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

- (1) *Educational program*: A planned curriculum with specific instructional beginning, progression and ending for the enrolled students.
- (2) *Schedule Shift*: A period of time when students are anticipated to be at the school facility to engage in programmed activities
 - (2.1) *Instructional Shift*: A period of time when students enrolled in a particular educational program must be in attendance. The beginning of this shift is often referred to as the "first bell" and the ending of this shift is often referred to as a "last bell."
 - (2.2) *Early Arrival Shift*: A period of time when students are allowed into the facility prior to the start of an instructional shift. This period may include other types of programs (e.g. breakfast, before care, etc.).

School Traffic Operations Plan (TOP) Form

- (2.3) *After School Shift*: A period of time when students are allowed to remain at the facility after the end of all instructional shifts. This period may include other types of programs (e.g. after care, extra-curricular, sports, etc.)
- (2.4) *Study Hall*: A scheduled period of time, which begins with the school's first instructional shift (arrival time) and ends at the school's last instructional shift (dismissal time), where car-pooling students that arrive prior to their instructional shift and/or are dismissed earlier than their pick-up time (due to co-passenger students) are provided free of charge care.
- (2.5) *Arrival Period*: A time or period of time when students come to school to participate in an educational program. The time or period of time is set by the beginning of one or more instructional shifts.
- (2.6) *Dismissal Period*: A time or period of time when students leave school due to the end of an educational program. The time or period of time is set by the end of one or more instructional shifts.
- (3) *Vehicle Route*: A maneuverable continuous vehicle path that provides access to the stacking and staging spaces.
- (4) *Vehicle Stacking Space*: A space in which pickup and delivery of children can take place.
- (5) *Vehicle Queuing Space*: A space where a vehicle can idle while waiting to enter into a stacking space.
- (6) *Vehicle Staging Space*: A space where a service vehicle may remain idle while providing their service.
- (7) *Parked Stacking Space*: A parking space designated for student drop-off and pick-up use during the arrival and dismissal operations.
- (8) *By-Pass Lane*: A minimum 10 foot wide vehicle travel lane adjacent to stacking and queuing spaces whose direction of travel is in the same direction as the stacking and queuing vehicles.
- (9) *Open Parking Space*: A parking space that has no assigned use during the arrival and dismissal operations.
- (10) *Staff Parking Space*: A parking space designated for staff use during the school's hours of operation.
- (12) *Student Parking*: A parking space designated for student use during the school's hours of operation.
- (13) *Pedestrian Route*: A continuous exclusive walking path that provides access from the public right-of-way to a school building entrance.
- (14) *Bicycle Route*: A continuous biking path that provides access from the public right-of-way to the school's bicycle storage.
- (15) *Bicycle Storage*: A designated area where bicycles may be secured and remain in place for the school day.
- (16) *School Traffic Personnel*: A school employee who reinforces the onsite traffic operations by guiding vehicles and pedestrians along designated routes within the school property.
- (17) *Traffic Control Officer*: An individual who has been authorized by a police department to direct traffic or operate a traffic control device as per section 316.640 of Florida Statute.
- (18) *School Special Event*: An organized event at a school facility that generates a peak vehicle trip count or a vehicle accumulation demand greater than the traffic parameters established by the school traffic operation plan.



- Legend**
- - - A-Parents/Staff
 - B-Bus Pick-up/Drop-off
 - C-Service Delivery Route
 - - - D-Pedestrian Route
 - D# Entrance Point
 - E# Pedestrian Access Point
 - S# Traffic Personnel
 - Staff Staff Parking

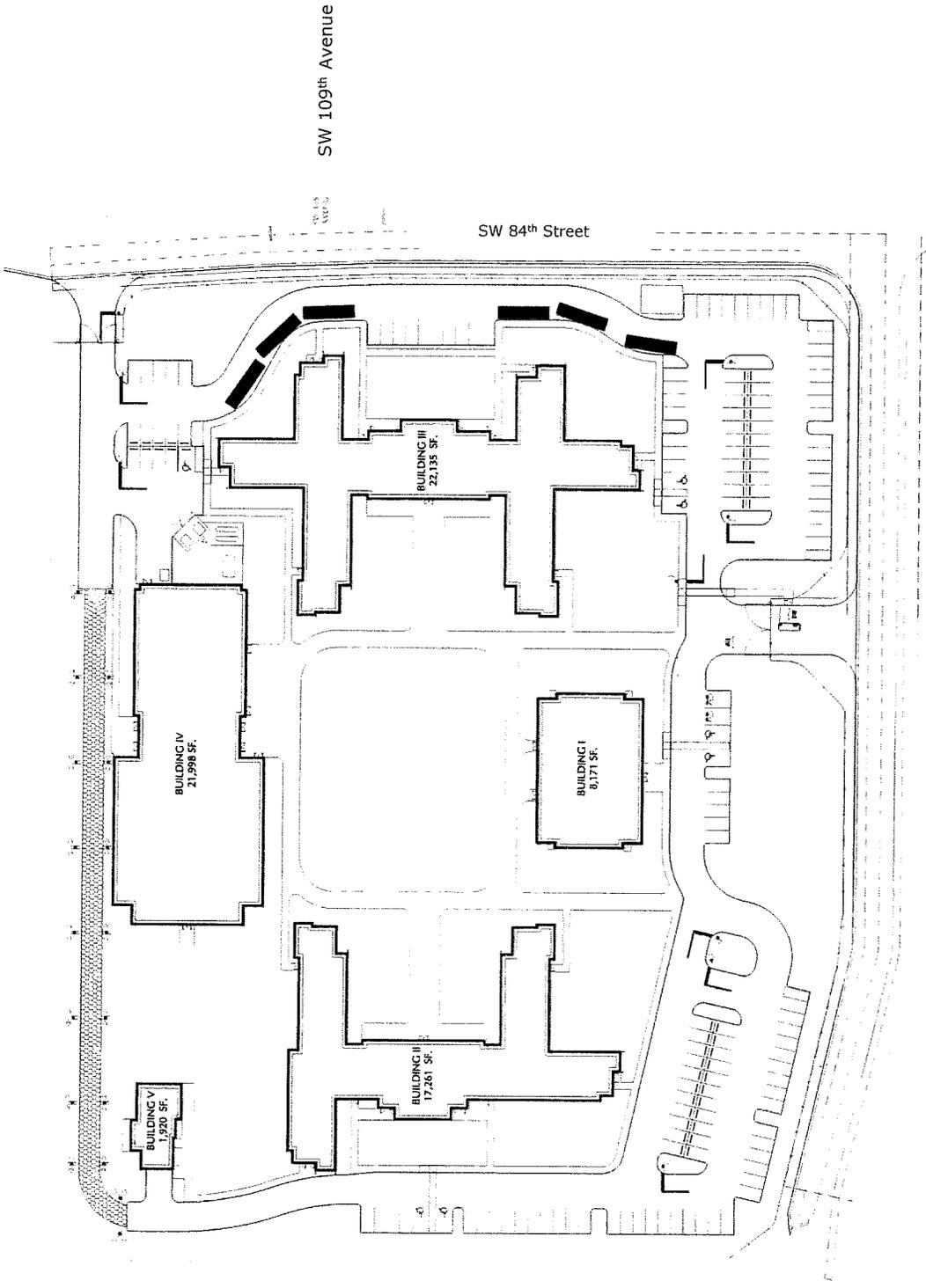
Notes
 (1) Gate operator will allow unintentional ingress vehicles to enter school grounds to turn around.
 (2) Buses will enter at "D1" and exit at "D2". Eastbound vehicles will not be permitted enter the driveway where the bus loading area begins. Traffic person "S3" will not allow vehicles to enter.

LANGAN
 ENGINEERING & ENVIRONMENTAL SERVICES
 15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016
 P: 786.264.7221 F: 786.264.7201
 www.langan.com
 FLORIDA PENNSYLVANIA NEW YORK NEW JERSEY CONNECTICUT

SEED School of Miami
 Miami-Dade County
 Florida

Traffic Operations Plan
 Project No. 300168801 Date 3/20/2015 Scale Not to Scale

22



Legend

 School Bus

LANGAN
 ENGINEERING & ENVIRONMENTAL SERVICES
 15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016
 P: 786.264.7221 F: 786.264.7201
 www.langan.com
 FLORIDA PENNSYLVANIA NEW YORK NEW JERSEY CONNECTICUT

SEED School of Miami

Miami-Dade County

Florida

Bus Stacking Plan

Project No.	Date	Scale
300168801	3/20/2015	Not to Scale

2.0 School Location

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

Table 2.0-1 School Location

Name	Seed School of Miami
Address	11025 SW 84 th Street
Folio Number(s)	30-4031-000-0170
Hours of Operations	Boarding School (Sunday afternoon through Friday afternoon)

3.0 Educational Program and Enrollment

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

Table 3.0-1 Educational Program and Enrollment

Educational Program	Grades	Average Maximum Enrollment per Grade	Maximum Enrollment
Middle School	6 - 8	#	160
High School	9 - 12		240
Total Facility Enrollment			400

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

Table 3.0-2 Educational Program Descriptions

Educational Program	Description
Middle School	Typical Curriculum (Boarding School)
High School	Typical Curriculum (Boarding School)

4.0 School Schedule

A school schedule is composed of *schedule shifts*. A schedule shift may be classified as either a non-instructional shift (Breakfast Program, After School Care, or Extra Curricular Activity) or an *instructional shift*. The educational programs are scheduled by *instructional shifts*. Therefore, every schedule will include at least one instructional shift. A school's *arrival period*, as well as *dismissal period*, should not exceed 1.5 hours because of its effect on school speed zone hours. The different educational programs may be scheduled independently or concurrently, but an educational program may not be divided by multiple instructional shifts. Instructional shifts must be scheduled a minimum of 30 minutes apart to have their vehicle accumulation events be considered as independent events. The schedule may also include an *early arrival shift* and an *after school shift*. A school that proposes to operate with multiple instructional shifts must enact the multiple shifts from inauguration, regardless of student enrollment. For example, a K-8 school, which has two educational programs (K-5 and 6-8), may operate with one or two instructional shifts, but may not operate with three instructional shifts.

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

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

4.1 School Schedule Commitment

The school schedule will maintain the maximum number of students allowed per instructional shift and operate with the number of instructional shifts stated in **Table 4.1-1**, with a minimum 30 minute separation between any two instructional shifts.

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

Table 4.1-1 School Schedule Commitment

Period	Maximum Number of Students Allowed within a Schedule Shift	Number of Scheduled Shifts
Arrival	400 (Sunday Afternoon)	1
Dismissal	400 (Friday Afternoon)	1

4.2 School Schedule Example

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

Table 4.2-1 School Schedule Example at Full Capacity

Schedule Shift	Grades	Days [M, Tu, W, Th, F]	Begin Time	End Time	No. of Students
Middle School	6-8	Boarding (Su-F)	2pm (Su)	1:30pm (F)	160
High School	9-12	Boarding (Su-F)	2pm (Su)	1:30pm (F)	240

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

Table 4.2-2 School Schedule Shift Descriptions

Schedule Shift	Description
Middle School/High School	Students arrive at school on Sunday after 2:00pm
Middle School/High School	Students depart school on Friday after 1:30pm
Middle School/High School	Parents must park their vehicle to sign children in/out

5.0 Vehicle Operations

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

5.1 Vehicle Routes

Vehicle routes consist of an entry, a pathway, and an exit. All routes must provide the appropriate geometry (e.g. lane width, effective radii) to accommodate the intended vehicles.

School Traffic Operations Plan (TOP) Form

The route should minimize the number of conflict throughout its pathway. Each portion of the route must be identified using the following formats stated below.

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

Table 5.1-1 Route Name Key

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

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

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

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

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

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

Table 5.1-3 Route Restrictions Note Key

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

5.2 Vehicle Stacking and Staging Spaces

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

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

5.3 Automobile Passenger Loading Zone Operations

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

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

Table 5.3-1 Automobile Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction	Description
None	Label	<input type="checkbox"/>	Right In Only	Label	<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way Only		<input type="checkbox"/>	One Way Only	
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way Only		<input type="checkbox"/>	One Way Only	
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way Only		<input type="checkbox"/>	One Way Only	

School Traffic Operations Plan (TOP) Form

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

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

Route Name	Stacking Space Capacity	Queuing Spaces Capacity	Total Capacity
A	N/A	N/A	N/A

5.4 School Bus Passenger Loading Zone Operations

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

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

Table 5.4-1 School Bus Passenger Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction
B	D1	<input type="checkbox"/>	Right In Only	D2	<input type="checkbox"/>	Right Out Only
		<input checked="" type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out

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

School Traffic Operations Plan (TOP) Form

Table 5.4-2 Bus Loading Zone Vehicle Accumulation Capacity Summary

Route Name	Loading Zone Spaces	Queuing Spaces	Bus Capacity
B	6	0	6

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

5.4a School Bus Commitment

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

Table 5.4a-1 Bussing Commitment

Minimum Number of Inbound Buses Required During the Arrival Period	Minimum Number of Outbound Buses Required During the Dismissal Period
6	6

Table 5.4a-2 Bus Type and Capacity

Quantity	Bus Type	Length	Width	Capacity	Student Total by Type
6	S-BUS-11 [S-BUS-36]	45	10	65	240
0	S-BUS-12 [S-BUS-40]	50	10	84	#
Students Grand Total					240

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

5.5 Parking Stall Operations

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

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

School Traffic Operations Plan (TOP) Form

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

Table 5.5-1 Proposed Parking Use Summary

Parking Space Use	Onsite		Offsite
	Provided	Required	Provided
Staff	120	120	None
Student	None	None	None
Parked Stacking	33	33	None
Open	0	0	None
Total	153	153	None

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

Table 5.5-2 Parked Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction
P (6-12)	D2	<input type="checkbox"/>	Right In Only	D2	<input type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out

5.6 Service Vehicle Operations

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

Table 5.6-1 Service Vehicle Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction	Operation Period (times)
S(trash/food)	D1	<input type="checkbox"/>	Right In Only	D1	<input type="checkbox"/>	Right Out Only	7:00am – 4pm
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out	
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out	
		<input type="checkbox"/>	Right In Only		<input type="checkbox"/>	Right Out Only	
		<input type="checkbox"/>	One Way In		<input type="checkbox"/>	One Way Out	

6.0 Pedestrian and Bicycle Facilities

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

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

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

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

Table 6.0-1 Pedestrian Route Description

Route Name	Off-Site Entrance Point	Building Entrance Point	Operation Period (0:00-0:00)
Ped	E1	E2	7:00am-4:00pm

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

Table 6.0-2 Bicycle Route Description

Route Name	Entrance Point	Exit Point	Operation Period (0:00 – 0:00)
None	E#	E#	0:00-0:00

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

Table 6.0-3 Bicycle Storage Description

Bicycle Storage Location	Bicycle Capacity
None	N/A

7.0 Onsite Traffic Personnel & Devices

A functioning school TOP requires adherence to the prescribed routes and operations. Often *school traffic personnel* is required to guide pedestrians within passenger loading zones, assist with traffic flow at route conflict points, and encourage adherence to prescribed routes in areas not defined by the infrastructure’s geometry.

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

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

Table 7.0-1 Onsite School Traffic Personnel

Station Label	Personnel Duties (Loading, Conflict, Diverting)	Arrival Duty Period		Dismissal Duty Period	
		From	To	From	To
S1	Bus Loading Area (Friday and Sunday Afternoon)	2:00	3:00	1:30	2:30
S2	Bus Loading Area (Friday and Sunday Afternoon)	2:00	3:00	1:30	2:30
S3	Bus Loading Area (Friday and Sunday Afternoon)	2:00	3:00	1:30	2:30

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

School Traffic Operations Plan (TOP) Form

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

Table 7.0-2 Onsite Temporary Traffic Control Devices

Location Label	Device Description (Number of Cones, Barricades, or Gates)	Arrival Duty Period		Dismissal Duty Period	
		From	To	From	To
None	None	0:00	0:00	0:00	0:00

7.1 School Personnel Commitment

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

8.0 School Speed Zone

School speed zones should be provided for elementary and middle schools students who walk or bike to the school unattended by parental supervision. Unattended students who walk from vehicles or walk to vehicles outside of the school site will be considered as unattended students walking to/from school. A school speed zone is composed of signs, pavement markings, and flashing beacons. The zone is required to be installed along the school’s frontage roads when applicable.

Privately operated schools may be allowed to implement a school policy explicitly stating that all students walking to the school must be accompanied by an adult. This requirement must be stated as a provision within the Parent Traffic Handbook Contract attached to this document.

Indicate the existing and/or proposed school speed zones serving the school site within **Table 8.0-1**. Enter “none” for the road name to indicate that no speed zone exists or is proposed for

School Traffic Operations Plan (TOP) Form

this school. **Any proposed school speed zone or modification must be submitted to PWWM for approval.**

Table 8.0-1 School Speed Zone Description

Road Name	Existing [x]	Proposed [x]	Signs [x]	Pavement Markings [x]	Flashing Beacons [x]
SW 84 th Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SW 84 th Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A school speed zone should not be longer than one hour and thirty minutes. If this school is served by a school speed zone, then specify the zone’s posted hours in **Table 8.0-2**. Enter “none” for the period to indicate no posted hours. Use PWWM School Speed Zone Policy to determine appropriate time periods. Note that if the school is located in close proximity to an existing school speed zone, the zone and time period may be merged to cover both schools.

Table 8.0-2 School Speed Zone Posted Times

Days of the Week	Arrival Period AM		Dismissal Period PM	
	From	To	From	To
Monday	7:00	8:00	2:00	3:00
Tuesday	7:00	8:00	2:00	3:00
Wednesday	7:00	8:00	2:00	3:00
Thursday	7:00	8:00	2:00	3:00
Friday	7:00	8:00	2:00	3:00

9.0 Offsite Traffic Control Officers

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

Table 9.0-1 Traffic Control Officer Enforcement Plan

No. of Officers	Intersection or Segment with Boundaries	Arrival AM Time Period		Dismissal PM Time Period	
0	None	0:00	0:00	0:00	0:00

School Traffic Operations Plan (TOP) Form

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

Table 9.0-2 Traffic Control Officer Reinforcement Commitment

Check Box [x]	Reinforcement Commitment
<input type="checkbox"/>	By marking this check box, the school agrees to provide all necessary resources to ensure traffic control officers will be present, as per Table 9.0-1 , throughout the second week of each school semester for the enforcement of the TOP.

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

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

Intersection	Required (R) Voluntarily (V)	Arrival Time Period		Dismissal Time Period	
		From	To	From	To
None	N/A	0:00	0:00	0:00	0:00

9.1 State Crossing Guards

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

Table 9.1-1 Crossing Guard Stations

No. of Guards	School Crossing Station (Intersection)	Arrival AM Time Period		Dismissal PM Time Period	
		From	To	From	To
None	None	0:00	0:00	0:00	0:00

10.0 School Special Events

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

Table 10.0-1 School Special Event Provisions

Event Type	Provision Descriptions
None	None

11.0 Parent Traffic Handbook

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

12.0 Attachments

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

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

School Traffic Operations Plan (TOP) Form

13.0 Endorsement

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

Signature

Date

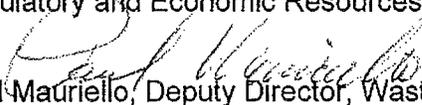
Print Owner Name

Memorandum



Date: April 10, 2015

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

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

Subject: The Seed School of Miami Foundation, Inc. (#15_012)

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 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *The Seed School of Miami Foundation, Inc* is requesting a district boundary change from General Use (GU) to High Density Apartment House (RU-4) with a Special Exception to permit a charter school on the property.

Size: The subject property is approximately 7.14 acres.

Location: 11025 S.W. 84th 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 18, 2014, 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

The charter school to be constructed on the property will be considered development of a commercial establishment, while the ancillary boarding facilities to be developed will be considered multi-family residential establishments. Chapter 15 of the Code requires the

following of commercial and multi-family developments 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: Commercial Establishments

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. Recycling: Multi-Family Establishments

Regarding multi-family units, **Section 15-2.2a** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b of the Code states the failure of a multi-family residential 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(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-514-6666.

5. 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."

6. 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:

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.) that would interrupt or preclude waste collection.

Memorandum



Date: June 1, 2015

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

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

Subject: Zoning Application Z2015000012 – The Seed School of Miami
(REVISION # 2)

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. The revised plans submitted by the applicant on May 4, 2015 do not impact the water and sewer comments, therefore the comments remain the same.

Recommendation: Approval based on conditions noted below.

Application Name: The Seed School of Miami

Proposed Development: A Charter School to include 4 buildings and a single family residence for the head of the school, staff apartments and dorms. The respective square footage is as described below along with the total water demand:

Water Demand				
Proposed Uses	Unit	Total	Flow Rate (GPD)	Total GPD
Dorms	EA	400	100gpd/bed	40,000
Apartments	EA	12	150gpd/unit	1,800
High/Middle School classroom	sq.ft.	60,584	12gpd/100 sq.ft.	7,270
School Office/Admin:	sq.ft.	3,400	12gpd/100 sq.ft.	408
Gym/Cafeteria	sq.ft.	21,336	12gpd/100 sq.ft.	2,560
Head of School Residence (3,230 sq.ft.)	EA	1	320 gpd/unit	320
TOTAL				52,358

Project Location: The proposed project is located at 11025 SW 84th Street, with Folio No. 30-4031-000-0170, in unincorporated Miami-Dade County.

Water: The subject project is located within MDWASD's service area. The source of water for the project is Alexander Orr Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

Per the addendum to MDWASD Agreement No. 21763, the developer shall connect to an existing 12-inch water main located in SW 84th Street west of SW 107th Avenue, and install a 12-inch water main westerly in SW 84th Street to a point west of SW 109th Avenue, connecting/interconnecting to an existing 12-inch water main at that location and to an existing 6-inch water main in SW 109th Avenue. Any other water main extension within the property

shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

A revised Water Supply Certification (WSC) letter was issued on May 18, 2015. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

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

Sewer: The proposed development is located within the MDWASD sewer service area, and served by the South District Wastewater Treatment Plant (WWTP) for treatment and disposal of the sanitary sewer. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

Per the addendum to the MDWASD Agreement No. 21763, the developer shall install a private sewer pumping station, as long as all legal requirements are met. The developer shall connect to an existing 10-inch force main located in SW 84th Street partially abutting the southern boundary of the property and install a minimum 8-inch force main as required to connect to the proposed private pump station. Other points of connection may be established subject to approval of the Department.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

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

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

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

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

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

Memorandum



DATE: March 17, 2015

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

FROM: Nilia Cartaya *Nilia Cartaya*
Principal Planner
Miami-Dade Transit - Engineering, Planning & Development Division

SUBJECT: Review of DIC Project No. Z15-012 (The SEED School of Miami Foundation, Inc.)
MDT Project No. OSP006
FSC No. 41.04

MDT Comments/Recommendations

The subject property is approximately 8.94 acres and is located at 11025 SW 84th Street. Routes 88 and 288 (Kendall Cruiser) run along SW 88th Street and are located approximately 1,218 feet (0.23 mile) to the south of the site. In addition, Route 71 runs along SW 107th Avenue and is located approximately 792 feet (0.15 mile) to the east of the site. Routes 88, 288 (Kendall Cruiser) and 71 all operate with a 30 minute or better AM/PM peak-hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County. **As such, MDT has no objections to this application.**

Project Description

15-012 –The applicant is requesting to permit a charter school with grades 6-12 for 400 students. The subject property is owned by Miami-Dade County Human Services Department and is currently developed with multiple one-story buildings and two basketball courts. The subject site is approximately 8.94 acres and is located at 11025 SW 84th Street, Miami-Dade County, Florida.

Current Transit Service

The subject site is located approximately 1,218 feet (0.23 mile) north of Metrobus Routes 88 and 288 (Kendall Cruiser) which run along SW 88th Street. In addition, the subject site is located approximately 792 feet (0.15 mile) west of Metrobus Route 71 which runs along SW 107th Avenue. The alignment for these routes is illustrated on the attached maps. The service headways for these routes (in minutes) are as follows:

Metrobus Route Service Summary
DIC Project No. 15-012 The SEED School of Miami Foundation, Inc.

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
88	20	30	30	n/a	30	30	0.23	L
288 (Kendall Cruiser)	12	n/a	n/a	n/a	n/a	n/a	0.23	F/E
71	30	60	45	n/a	60	60	0.15	L

*Notes: L means Metrobus local route service
 F means Metrobus feeder service to Metrorail
 E means Express or Limited-Stop Metrobus service
 November 2014 Line Up*

Future Transportation/Transit Improvements

The 2015 Transportation Improvement Program (TIP) lists the following improvements on the roadways and facilities within the immediate vicinity of the site:

Facility/Project Limits	Type of Work
SR 94 (Kendall Drive/SW 88 th Street) at SW 107 th Avenue	Intersection Improvement
SR 94 (Kendall Drive/SW 88 th Street) from SR 997 (Krome Avenue to SR 5/South Dixie Highway	PD&E/EMO Study
SR 94 (Kendall Drive/SW 88 th Street) Kendall Enhanced Bus Service from Dadeland North Metrorail Station to SW 167 th Avenue	Transit Service Demonstration
SW 112 th Avenue and SR 94 (Kendall Drive/SW 88 th Street)	Intersection improvement: construct new right turn lane
SR 94 (Kendall Drive/SW 88 th Street) Bus Rapid Transit (BRT) from Dadeland North Metrorail Station to SW 167 th Avenue	Transit Improvement

The adopted 2014 ten-year Transit Development Plan (TDP) proposes the following improvements/adjustments for the routes currently serving the area surrounding the application site:

Route	Improvement/Adjustment	Implementation Year
288 (Kendall Cruiser)	Convert to Kendall Enhanced Bus Service.	2023

The adopted 2014 ten-year TDP identifies the following new route that will serve the vicinity of the project in its 2024 Recommended Service Plan:

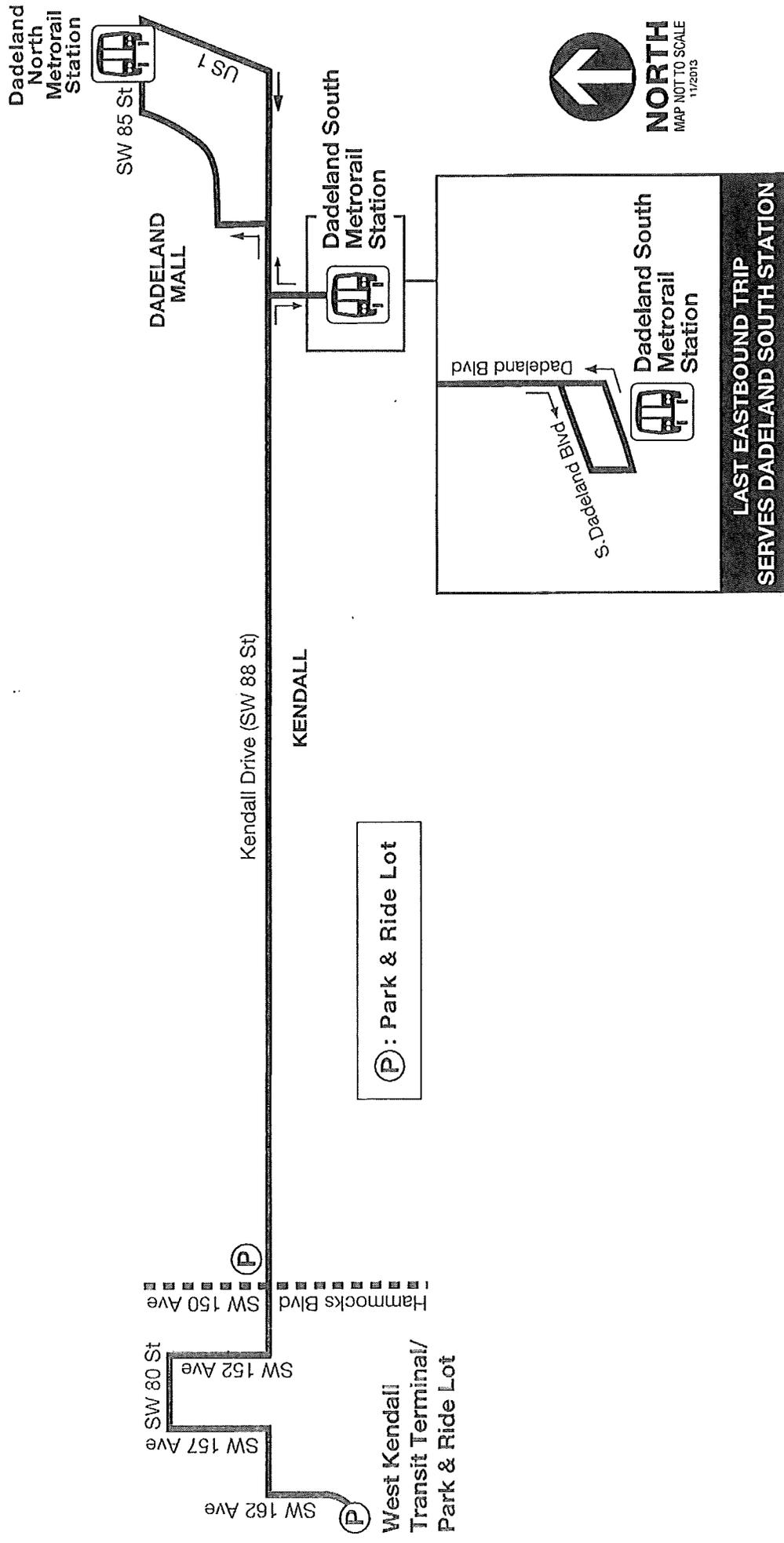
Route	Improvement/Adjustment	Implementation Year
Kendall Enhanced Bus Service	Phase 2 service improvements will consist of robust stations, queue jump lanes and by-pass lanes, transit signal priority and real-time "Where is the Bus?" arrival information via electronic signs at the stations. Headways will be improved to 10 minutes during peak hours.	2023

The 2040 Long Range Transportation Plan (LRTP) lists the following improvements within the vicinity of this project.

Facility/Project Limits	Type of Work	Priority/Funding Phase
Kendall Corridor (Kendall Enhanced Bus) from West Kendall Transit Terminal to Dadeland North Metrorail Station	Incremental improvement on PTP Corridor	Priority II
Kendall Corridor (Kendall Bus Rapid Transit – BRT) from Dadeland North Metrorail Station to West Kendall Transit Terminal	Full BRT	Unfunded

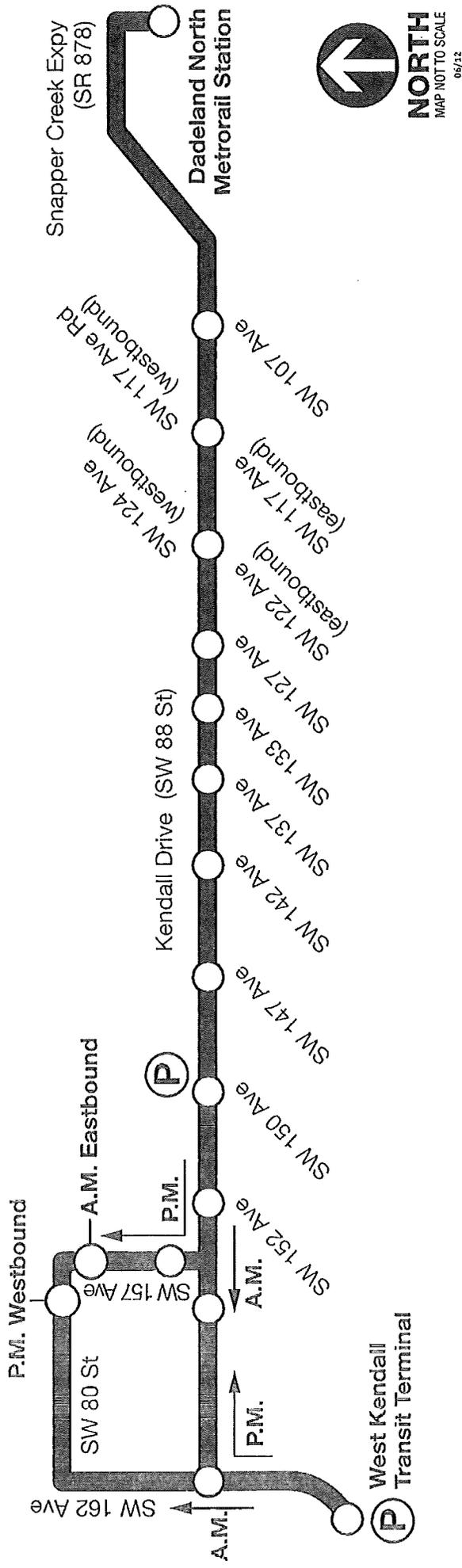
- c: Monica D. Cejas, P.E., Senior Professional Engineer
 Gerald Bryan, Section Chief Service Planning and Scheduling
 Eric Zahn, Transit Planning Section Supervisor
 Jacqueline Carranza, Transit Planner 2

Route 88

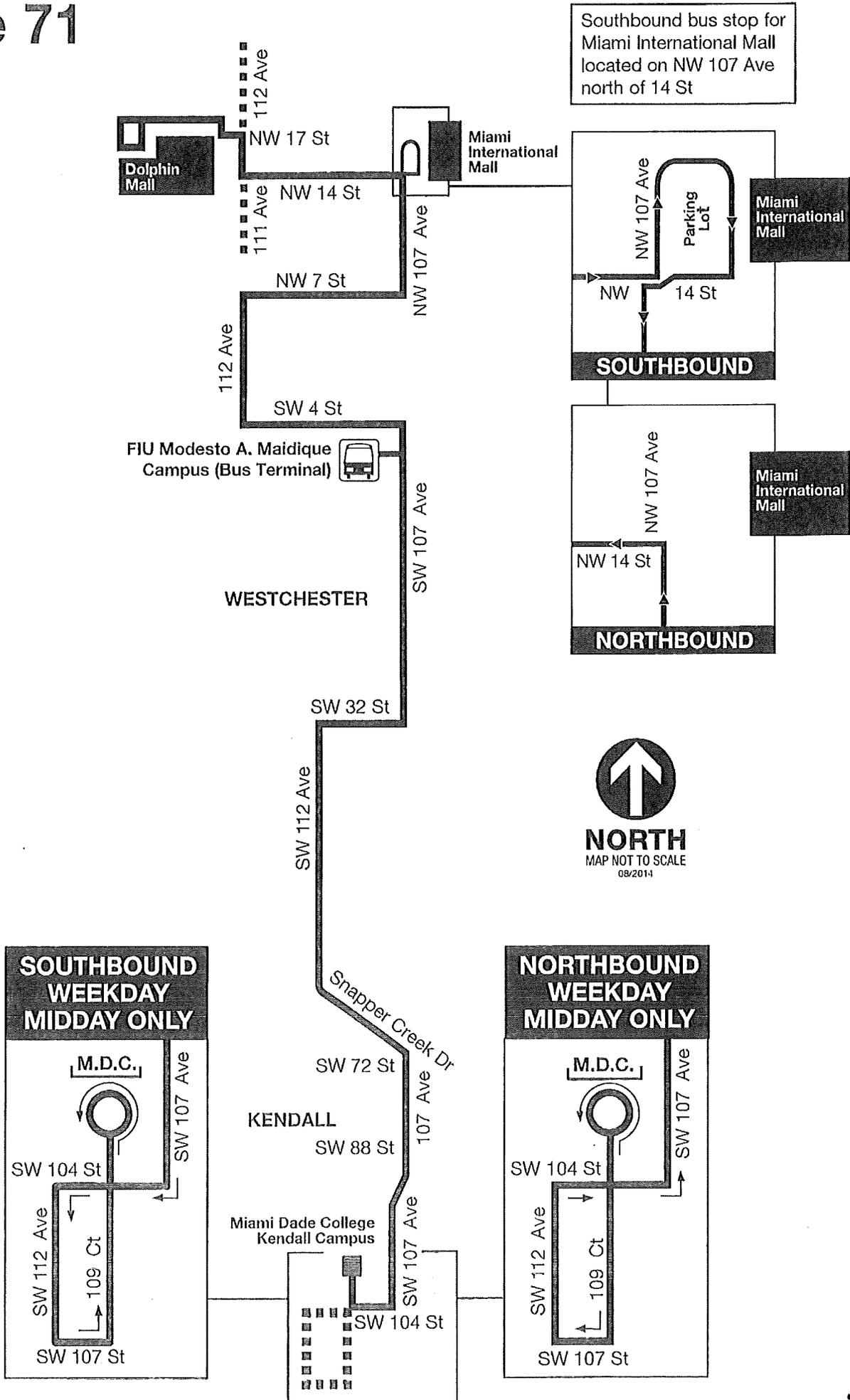


Route 288

Kendall Cruiser



Route 71



Memorandum



Date: April 14, 2015
To: Jack Osterholt, Director
Regulatory and Economic Resources
From: Dave Downey, Fire Chief 
Miami-Dade Fire Rescue Department
Subject: DIC 2015000012 – The Seed School of Miami (Revision No. 1)

According to the letter of intent dated February 18, 2015, the applicant is seeking to rezone an approximate 7 acre parcel of land located at 11025 SW 84 Street from GU (Interim) to RU-4 (High Density Apartment House District) along with a special exception to permit a charter school.

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately 34 fire and rescue calls annually. Although the estimated number of alarms results in a minimal impact to existing fire and rescue service, current stations serving this area will be able to absorb the additional number of alarms.
- (B) Based on data retrieved during calendar year 2014, the average travel time to the vicinity of the proposed charter school was 6:42 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.
- (C) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
9	7777 SW 117 Avenue	Rescue, Aerial	7
57	8501 SW 127 Avenue	Rescue, Battalion	4
53	11600 SW Turnpike Hwy	Rescue	3
36	10001 Hammocks Blvd	Rescue, Aerial	7
13	6000 SW 87 Avenue	Aerial	4
23	7825 SW 104 Street	Rescue, Aerial	7

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau reviewed and approved the revised site plan entitled 'The Seed School of Miami' as prepared by Marks, Thomas Architects, dated stamp received March 27, 2015.

DIC 2015000012 – The Seed School of Miami (Revision No. 1)

April 14, 2015

Page 2 of 2

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

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

Memorandum



Date: May 11, 2015

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

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

Subject: Z2015000012: THE SEED SCHOOL OF MIAMI FOUNDATION, INC. (PRE-APP Z15P-48) Revised Plans Submitted Dated Stamped Received Through 5/04/2015

Application Name: THE SEED SCHOOL OF MIAMI FOUNDATION, INC. (PRE-APP Z15P-48)

Project Location: The site is located at 11025 SW 84th Street, Miami-Dade County.

Proposed Development: The request is for a special exception for a charter school and approval of non-use variances.

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

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, Park Planning Section Supervisor



Department of Regulatory and Economic Resources
111 NW 1 Street 11th Floor
Miami, Florida 33128

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

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

School Name: The SEED School of Miami School Address: 11025 SW 84th Street, Miami FI 33173

Tax Folio # 30 -4031-000-0170 Total size of site: 8.94 acres

Is this an expansion to an existing school? Yes No

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

N/A and the Resolution # N/A

Number of children/students requested: 400 Grade Levels: 6-12 Ages: 10-21

Number of classrooms: 29 Total square footage of classroom area: 26,390

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) 123,310. Note that SEED is a boarding school and this

Total square footage of outdoor recreation/play area: 87,280 sf sf includes dorms.

Number of parking spaces provided for staff, visitors, and transportation vehicles: 153

Days and hours of operation: Students are on campus Sunday afternoon through Friday afternoon. Some faculty live on campus 24-7-365.

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

Signed, sealed, executed and acknowledged on this 25th day of Feb 2015 at Miami-Dade County, Florida.

WITNESSES:

Rachel E. Turner

FRANCES ALLEGRA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 25th day of February, 2015, before me personally appeared Frances Allegra, to me known to be the person described in an who executed the foregoing instrument and he/she acknowledge to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

My Commission Expires May 8, 2016

4/1/08 Rachel E. Turner



Building and Neighborhood Compliance

ENFORCEMENT HISTORY

THE SEED SCHOOL OF MIAMI FOUNDATION, INC

11025 SW 84 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

JUNE 18, 2015

Z2015000012

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

May 13, 2015

Neighborhood Regulations:

THERE ARE OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS OPEN:

BSS case 20130161945-B-8000 SW 107 AVE BLDG 14- Case opened on 12/17/13. Notice of Violation issued for Failure to maintain a building or structure or devices in safe condition. . Failure to Illuminate Parking Lot, Alleys, or access thereto in violation of Chapter 8 Section 8C-3 of the Miami Dade County. Complaint came from case F201111634. Case remains open.

BSS case 20140167625-8000 SW 107 AVE BLDG 17-Case opened on 6/12/14. Notice of Violation issued for Failure to maintain a building or structure or devices in safe condition [Leaking Roof]. Case remains open.

BSS case F2000102023-U 8000 SW 107 AVE-Case opened on 6/29/01. Notice of Violation issued for failure to obtain 40 year recertification. DEMOLITION PERMIT MUST BE OBTAINED BY 4/19/03. DEMOLITION MUST BE COMPLETED AND FINAL INSPECTION APPROVAL OBTAINED BY 05/09/03. Case remains open.

BSS case F2003103497-U 8000 SW 107 AVE BLDG 22-Case opened on 8/11/03. Notice of Violation issued for failure to obtain 40 year recertification. DEMOLITION PERMIT TO BE OBTAINED BY 06/23/04. DEMOLITION TO BE COMPLETED BY 07/13/04, INCLUDING THE REMOVAL OF ALL DEMOLITION DEBRIS FROM THE PREMISES. Case remains open.

BSS case F2004104470-U 8000 SW 107 AVE BLDG 15-Case opened on 4/27/05. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 5/24/06, STRUCTURE (A)-ENGINEERS REPORT BY 06/24/06. PERMIT APPLICATION BY 07/10/06. OBTAIN PERMIT BY 09/24/06, TO BE COMPLETED WITHIN 180DAYS FROM TODAY (11/24/06).Non-Compliance letter mailed on 7/10/06. Case remains open.

BSS case F2013114157-U 8000 SW 107 AVE BLDG 15-Case opened on 12/11/13. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 9/17/14,

A 40 YEAR RECERTIFICATION REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

F2013114158-U 8000 SW 107 AVE 16-Case opened on 12/11/13. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 9/17/14. A 40 YEAR RECERTIFICATION REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

F2013114159-U 8000 SW 107 AVE 18-Case opened on 12/11/13. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 9/17/14. A 40 YEAR RECERTIFICATION REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

F2013116295-U 8000 SW 107 AVE 16B-Case opened on 6/5/14. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 9/17/14. A 40 YEAR RECERTIFICATION

REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

F2013116296-U 8000 SW 107 AVE 16C-Case opened on 6/5/14. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 9/17/14. A 40 YEAR RECERTIFICATION REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

F2013116297-U 8000 SW 107 AVE 16D-Case opened on 6/5/14. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 9/17/14. A 40 YEAR RECERTIFICATION REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

F2013116298-U 8000 SW 107 AVE 16E-Case opened on 6/5/14. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 9/17/14. A 40 YEAR RECERTIFICATION REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

F2013116299-U 8000 SW 107 AVE 16F-Case opened 6/5/14. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 9/17/14. A 40 YEAR RECERTIFICATION REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

F2013116300-U 8000 SW 107 AVE 16G-Case opened 6/5/14. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 9/17/14. A 40 YEAR RECERTIFICATION

REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

F2013116301-U 8000 SW 107 AVE 16H-Case opened 6/5/14. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 9/17/14. A 40 YEAR RECERTIFICATION REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

F2013116302-U 8000 SW 107 AVE 15B-Case opened 6/5/14. Notice of Violation issued for failure to obtain 40 year recertification. Board hearing scheduled on 9/17/14. A 40 YEAR RECERTIFICATION REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

A2007008288-X 11025 SW 84 St-Case opened 9/12/07. Notice of Violation issued for expired permit 2007015076. Case remains open.

A2015001998-X 11025 SW 84 St-Case opened on 4/11/15. Notice of Violation issued for expired permit 2007060434.

F2004104465-U 8000 SW 107 AVE 02-Case opened on 4/27/05. Notice of Violation issued for failure to obtain 40 year recertification- 2-sty CBS commercial building found in total disrepair and missing its 40-year recertification-7 Structures in total. Board Hearing held on 7/16/14. STRUCTURES SHALL BE DEMOLISHED BY AN INDIVIDUAL QUALIFIED TO OBTAIN A DEMOLITION PERMIT WITHIN (30) DAYS FROM 07/16/2014 BY 08/15/2014. Case remains open.

F2011111635-U 8000 SW 107 AVE 23-Case opened on 3/20/12. Notice of Violation issued for failure to obtain 40 year recertification- STRUC-A IS A 5,534-SF, 1-STORY, METAL FRAME/CBS (MAINTENANCE/OFFICE/MEZZANINE) COMMERCIAL BUILDING MISSING ITS 40-YEAR RECERTIFICATION --- 40-YEAR RECERTIFICATION REPORT HAS NOT BEEN SUBMITTED --- AN ENGINEER'S REPORT ADDRESSING THE STRUCTURAL/ELECTRICAL INTEGRITY OF THIS STRUCTURE IS REQUIRED-5 Structures in total. Board hearing scheduled on 9/17/14. A 40 YEAR RECERTIFICATION REPORT PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BY SUBMITTED WITHIN (30) DAYS, BY 10/17/14. A PERMIT APPLICATION MUST BE SUBMITTED WITHIN (45) DAYS, BY 11/1/14. PERMIT MUST BE OBTAINED WITHIN (120) DAYS, BY 1/15/15 AND REPAIRS MUST BE COMPLETED WITHIN (180) DAYS, BY 3/16/15. Case remains open.

F2013114156-U 8000 SW 107 AVE 4-Case opened 12/11/13. Notice of Violation issued for failure to obtain 40 year recertification- STRUC-A IS A 2,827-SF, 1-STORY, CBS COMMERCIAL BUILDING MISSING ITS 40-YEAR RECERTIFICATION --- 40-YEAR RECERTIFICATION REPORT HAS NOT BEEN SUBMITTED --- AN ENGINEER'S REPORT ADDRESSING THE STRUCTURAL/ELECTRICAL INTEGRITY OF THIS STRUCTURE IS REQUIRED. Board hearing held on 9/17/14. PERMITS MUST BE OBTAINED WITHIN (90) DAYS FROM 9/17/14 - (BY 1/15/15). REPAIRS MUST BE COMPLETED WITHIN 120 DAYS FROM 9/17/14 - (BY 3/16/15). Case remains open.

F2004104162-U 8000 SW 107 AVE 09-Case opened on 7/28/04. Notice of Violation issued for failure to obtain 40 year recertification. BLDG-9 (OLD FIRE DEPT - MAINT BLDG) WAS DEMOLISHED UNDER PERMIT #2008062846. THE PERMIT RECEIVED FINAL INSPECTION APPROVAL ON 08/21/2008. Case remains open.

BUILDING SUPPORT REGULATIONS CLOSED:

THERE ARE NO RECENTLY CLOSED BUILDING SUPPORT REGULATIONS CASES

VIOLATOR:

THE SEED SCHOOL OF MIAMI FOUNDATION, INC

OUTSTANDING LIENS, FEES, FINES, ENFORCEMENT COST:

AS OF MAY 13, 2015, THERE ARE NO OUTSTANDING LIENS, FEES, OR FINES.

Memorandum



Date: March 25, 2015

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

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

Subject: Review – Developmental Impact Committee - Zoning Application
Case: No. Z2015000012 – The SEED School of Miami Foundation, Inc.

APPLICATION

The applicant, The SEED School of Miami Foundation, Inc., is requesting a public hearing to permit a charter school with ancillary boarding facilities for 400 students, grades 6-12. The property is located on approximately 8.94 acres, at 11025 SW 84 Street, Miami-Dade County.

CURRENT POLICE SERVICES

The development would be located in unincorporated Miami-Dade County and serviced by our Kendall District, located at 7707 SW 117 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

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

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Current staffing should accommodate any slight increase in the volume of calls for service. Due to the projected increase of students and staff occupying the property, requests for police services may also increase. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required. Additionally, it is recommended that The SEED School of Miami Foundation, Inc. work closely with Kendall District command staff in considering security options for the site.

While the MDPD does not object to any proposed zoning modifications to complete this project, the below recommendations should be considered for implementation if the application is approved.

- Maintain a minimum of two licensed uniform security personal on site while students are present.

Eric Silva, AICP, Assistant Director
March 25, 2015
Page 2

- Install and maintain surveillance cameras with digital archiving capabilities in areas deemed appropriate, to include but not limited to, entrance and exit points from buildings and the property.

The applicant is encouraged to work with the MDPD during any future application changes to determine the best possible solutions or security options.

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

JDP/kh
Attachment



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015P00048 - Seed School of Miami
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1749	17 TRAFFIC ACCIDENT	<u>14</u>	11	14
	18 HIT AND RUN	<u>1</u>	0	1
	41 SICK OR INJURED PERSON	<u>14</u>	26	20
	49 FIRE	<u>0</u>	1	0
TOTAL FOR GRID 1749		29	38	35
1788	15 MEET AN OFFICER	<u>1</u>	0	0
	17 TRAFFIC ACCIDENT	<u>1</u>	5	4
	18 HIT AND RUN	<u>0</u>	0	1
	32 ASSAULT	<u>3</u>	1	2
	33 SEX OFFENSE	<u>0</u>	0	1
	41 SICK OR INJURED PERSON	<u>181</u>	144	170
	44 ATTEMPTED SUICIDE	<u>0</u>	4	1
49 FIRE	<u>8</u>	4	3	
TOTAL FOR GRID 1788		194	158	182
		Reported: 22	Reported: 22	Reported: 26
		Not Reported: 201	Not Reported: 174	Not Reported: 191
TOTAL EMERGENCY		223	196	217



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015P00048 - Seed School of Miami
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1749	14 CONDUCT INVESTIGATION	10	11	7
	17 TRAFFIC ACCIDENT	2	0	0
	18 HIT AND RUN	1	0	0
	26 BURGLARY	3	2	0
	27 LARCENY	0	2	0
	29 ROBBERY	1	0	0
	32 ASSAULT	6	2	3
	34 DISTURBANCE	4	8	8
	44 ATTEMPTED SUICIDE	0	1	0
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
49 FIRE	1	2	0	
TOTAL FOR GRID 1749		28	28	19
1788	14 CONDUCT INVESTIGATION	14	8	6
	26 BURGLARY	0	3	2
	29 ROBBERY	0	1	0
	32 ASSAULT	7	9	9
	34 DISTURBANCE	19	21	10
	44 ATTEMPTED SUICIDE	0	1	0
	47 BOMB OR EXPLOSIVE ALERT	1	0	0
	49 FIRE	0	2	1
TOTAL FOR GRID 1788		41	45	28
		Reported: 22	Reported: 23	Reported: 17
		Not Reported: 47	Not Reported: 50	Not Reported: 30
TOTAL PRIORITY		69	73	47



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015P00048 - Seed School of Miami
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1749	13 SPECIAL INFORMATION/ASSIGNMENT	43	39	58
	14 CONDUCT INVESTIGATION	59	82	78
	15 MEET AN OFFICER	3	8	6
	16 D.U.I.	3	4	2
	17 TRAFFIC ACCIDENT	110	138	77
	18 HIT AND RUN	18	19	12
	19 TRAFFIC STOP	91	89	72
	20 TRAFFIC DETAIL	13	19	7
	21 LOST OR STOLEN TAG	3	1	4
	22 AUTO THEFT	6	15	3
	25 BURGLAR ALARM RINGING	103	74	86
	26 BURGLARY	14	21	33
	27 LARCENY	25	27	25
	28 VANDALISM	6	9	10
	29 ROBBERY	3	1	1
	32 ASSAULT	11	12	13
	33 SEX OFFENSE	2	9	1
	34 DISTURBANCE	79	134	138
	36 MISSING PERSON	3	4	7
	37 SUSPICIOUS VEHICLE	12	16	12
	38 SUSPICIOUS PERSON	10	17	14
	39 PRISONER	2	5	1
	41 SICK OR INJURED PERSON	7	5	5
	43 BAKER ACT	3	8	8
	44 ATTEMPTED SUICIDE	2	0	0
	45 DEAD ON ARRIVAL	3	1	1
	49 FIRE	2	0	1
52 NARCOTICS INVESTIGATION	3	9	6	
53 ABDUCTION	0	0	1	
54 FRAUD	15	8	14	
55 WEAPONS VIOLATION	0	0	1	
TOTAL FOR GRID 1749		654	774	697
1788	13 SPECIAL DETAIL CHRISTMAS	2	0	0
	13 SPECIAL INFORMATION/ASSIGNMENT	51	81	53
	14 CONDUCT INVESTIGATION	117	120	119
	15 MEET AN OFFICER	4	2	10
	16 D.U.I.	1	3	0
	17 TRAFFIC ACCIDENT	36	62	42
	18 HIT AND RUN	8	11	15



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015P00048 - Seed School of Miami
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1788	19 TRAFFIC STOP	38	58	25
	20 TRAFFIC DETAIL	6	9	9
	21 LOST OR STOLEN TAG	8	7	9
	22 AUTO THEFT	19	17	14
	25 BURGLAR ALARM RINGING	46	39	34
	26 BURGLARY	53	42	41
	27 LARCENY	21	31	14
	28 VANDALISM	6	9	8
	29 ROBBERY	1	1	1
	32 ASSAULT	17	43	26
	33 SEX OFFENSE	6	8	4
	34 DISTURBANCE	184	176	201
	36 MISSING PERSON	14	14	17
	37 SUSPICIOUS VEHICLE	5	10	7
	38 SUSPICIOUS PERSON	15	13	10
	39 PRISONER	4	5	4
	41 SICK OR INJURED PERSON	34	38	45
	43 BAKER ACT	13	21	9
	44 ATTEMPTED SUICIDE	2	0	2
	45 DEAD ON ARRIVAL	22	20	18
49 FIRE	3	12	3	
52 NARCOTICS INVESTIGATION	8	10	3	
54 FRAUD	21	18	18	
55 WEAPONS VIOLATION	1	0	1	
TOTAL FOR GRID 1788		766	880	762
		Reported: 675	Reported: 721	Reported: 622
		Not Reported: 745	Not Reported: 933	Not Reported: 837
TOTAL ROUTINE		1420	1654	1459
GRAND TOTAL		1712	1923	1723

65



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: 1749, 1788

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

Agency: MIAMI-DADE

District:

Call Type: PRIORITY, ROUTINE, EMERGENCY

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

CDW Package

DISCLOSURE OF INTEREST*

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

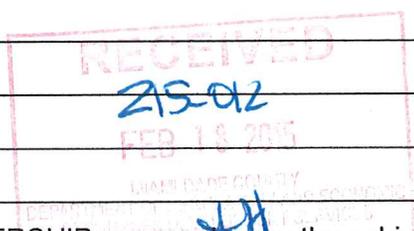
CORPORATION NAME: The Seed School of Miami Foundation, Inc.

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

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

TRUST/ESTATE NAME _____

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



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

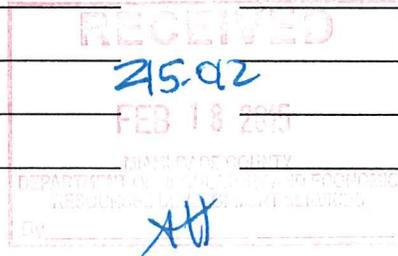
PARTNERSHIP OR LIMITED PARTNERSHIP NAME: The SEED School of Miami Foundation, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>The SEED Foundation, Inc.- A not-for-profit corporation</u>	<u>100%</u>
<u>Please see attached IRS for 990 for specific governance information.</u>	

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

NAME OF PURCHASER: _____

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



Date of contract: _____

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

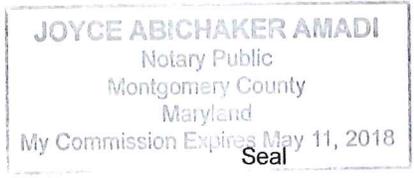
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature Eric S. Adler ERIC S. ADLER
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this 17th day of February, 2015. Affiant is personally know to me or has produced Maryland Driver license as identification.

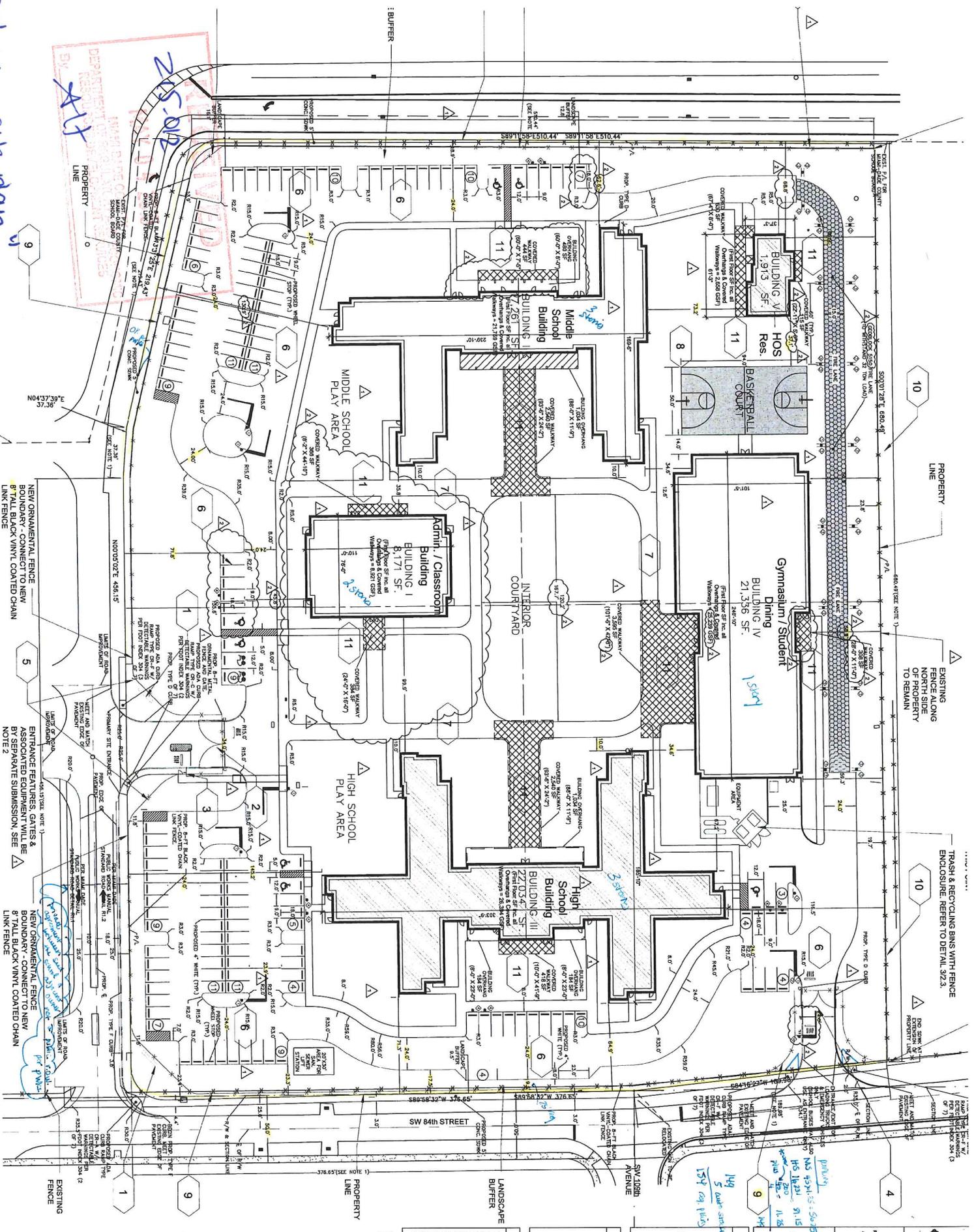
Joyce Abichaker Amadi
(Notary Public)



My commission expires: May 11, 2018

*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.

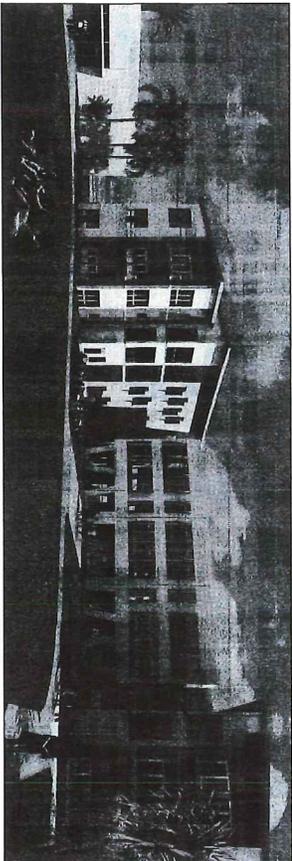
11 enlarge site plan



Architectural Site Plan

69

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	ASPH/FLY	100	SQ YD	1.20	120.00
2	CONCRETE	100	SQ YD	1.50	150.00
3	GRAVEL	100	SQ YD	0.80	80.00
4	LANDSCAPE	100	SQ YD	1.00	100.00
5	PAVING	100	SQ YD	1.10	110.00
6	SEWER	100	LINE FT	1.50	150.00
7	WATER	100	LINE FT	1.00	100.00
8	CONCRETE	100	SQ YD	1.50	150.00
9	ASPH/FLY	100	SQ YD	1.20	120.00
10	GRAVEL	100	SQ YD	0.80	80.00
11	LANDSCAPE	100	SQ YD	1.00	100.00
12	PAVING	100	SQ YD	1.10	110.00
13	SEWER	100	LINE FT	1.50	150.00
14	WATER	100	LINE FT	1.00	100.00
15	CONCRETE	100	SQ YD	1.50	150.00
16	ASPH/FLY	100	SQ YD	1.20	120.00
17	GRAVEL	100	SQ YD	0.80	80.00
18	LANDSCAPE	100	SQ YD	1.00	100.00
19	PAVING	100	SQ YD	1.10	110.00
20	SEWER	100	LINE FT	1.50	150.00
21	WATER	100	LINE FT	1.00	100.00
22	CONCRETE	100	SQ YD	1.50	150.00
23	ASPH/FLY	100	SQ YD	1.20	120.00
24	GRAVEL	100	SQ YD	0.80	80.00
25	LANDSCAPE	100	SQ YD	1.00	100.00
26	PAVING	100	SQ YD	1.10	110.00
27	SEWER	100	LINE FT	1.50	150.00
28	WATER	100	LINE FT	1.00	100.00
29	CONCRETE	100	SQ YD	1.50	150.00
30	ASPH/FLY	100	SQ YD	1.20	120.00
31	GRAVEL	100	SQ YD	0.80	80.00
32	LANDSCAPE	100	SQ YD	1.00	100.00
33	PAVING	100	SQ YD	1.10	110.00
34	SEWER	100	LINE FT	1.50	150.00
35	WATER	100	LINE FT	1.00	100.00
36	CONCRETE	100	SQ YD	1.50	150.00
37	ASPH/FLY	100	SQ YD	1.20	120.00
38	GRAVEL	100	SQ YD	0.80	80.00
39	LANDSCAPE	100	SQ YD	1.00	100.00
40	PAVING	100	SQ YD	1.10	110.00
41	SEWER	100	LINE FT	1.50	150.00
42	WATER	100	LINE FT	1.00	100.00
43	CONCRETE	100	SQ YD	1.50	150.00
44	ASPH/FLY	100	SQ YD	1.20	120.00
45	GRAVEL	100	SQ YD	0.80	80.00
46	LANDSCAPE	100	SQ YD	1.00	100.00
47	PAVING	100	SQ YD	1.10	110.00
48	SEWER	100	LINE FT	1.50	150.00
49	WATER	100	LINE FT	1.00	100.00
50	CONCRETE	100	SQ YD	1.50	150.00



THE SEED SCHOOL OF MIAMI ZONING SUBMISSION

OWNER: THE SEED SCHOOL OF MIAMI FOUNDATION, LLC
 1776 MASSACHUSETTS AVE, NW, SUITE 600
 WASHINGTON, D.C. 20036

PROJECT LOCATION: 11025 SW 84TH ST.
 MIAMI, FL. 33173

MT PROJECT #14240
ZONING SUBMISSION
 FEBRUARY 26, 2015

RESUBMISSION: MARCH 24, 2015
RESUBMISSION: MAY 1, 2015

PROJECT TEAM

OWNER:	The SEED School of Miami 1776 Massachusetts Ave, NW Washington, DC 20036 P: 202.331.1234 F: 202.331.1234
ARCHITECT/ INTERIOR DESIGNER:	Marks, Thomas Architects 11025 SW 84th St Miami, FL 33173 P: 305.432.0202 F: 305.432.0202
ARCHITECTURAL CONSULTANT:	McIntyre Architecture 11025 SW 84th St Miami, FL 33173 P: 305.432.0202 F: 305.432.0202
CIVIL / GEOTECHNICAL / ENVIRONMENTAL:	Landmark 11025 SW 84th St Miami, FL 33173 P: 305.432.0202 F: 305.432.0202
LANDSCAPE ARCHITECT:	James Santiago Landscape Architects 11025 SW 84th St Miami, FL 33173 P: 305.432.0202 F: 305.432.0202
STRUCTURAL ENGINEER:	Boyd Lawrence, Inc. Engineers 501 Collins Road Miami, FL 33134 P: 305.432.0202 F: 305.432.0202
MEP/IT CONSULTANT:	ES&T Consulting Engineers 11025 SW 84th St Miami, FL 33173 P: 305.432.0202 F: 305.432.0202
GENERAL CONTRACTOR:	SMC 11025 SW 84th St Miami, FL 33173 P: 305.432.0202 F: 305.432.0202

SYMBOLS

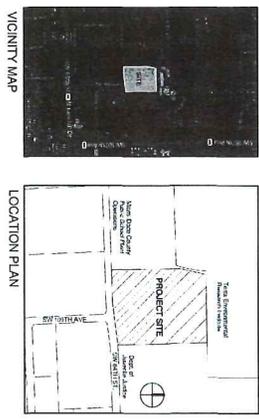
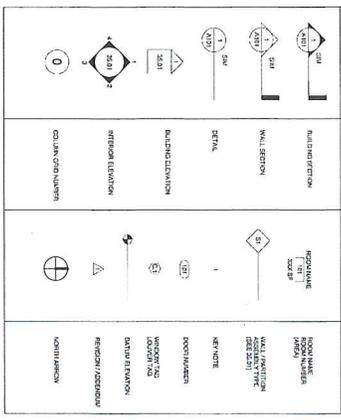


TABLE OF CONTENTS

1. GENERAL COVER SHEET	1.1
2. MASTER PLAN	
FOUNDARY AND TOPOGRAPHIC SURVEY	PH1 TD-1
PHASE 1 THREE DISPOSITION PLAN	PH1 TD-2
PHASE 2 THREE DISPOSITION PLAN	PH1 TD-3
PHASE 1 LANDSCAPE PLAN	PH1 L-1
PHASE 2 LANDSCAPE PLAN	PH1 L-2
PHASE 1 LANDSCAPE DETAILS	PH1 L-3
PHASE 2 LANDSCAPE DETAILS	PH1 L-4
PHASE 1 THREE DISPOSITION PLAN	PH2 TD-1
PHASE 2 THREE DISPOSITION PLAN	PH2 TD-2
PHASE 1 LANDSCAPE PLAN	PH2 L-1
PHASE 2 LANDSCAPE PLAN	PH2 L-2
PHASE 1 LANDSCAPE DETAILS	PH2 L-3
PHASE 2 LANDSCAPE DETAILS	PH2 L-4
ARCHITECTURAL SITE PLAN	2.1
PHASE 1 ARCHITECTURAL SITE PLAN	2.2
PHASE 2 ARCHITECTURAL SITE PLAN	2.3
FENCE & SIGN DETAILS	2.4
PH. 1 MODULAR BUILDING PLANS & ELEVATIONS	2.5
3. SCHEMATIC ARCHITECTURE	2.6
ADMIN. SCIENCE & ART BUILDING	3.1 - 3.2
HIGH SCHOOL BUILDING	3.3 - 3.7
GYMNASIUM / DINING BUILDING	3.8 - 3.9
HEAD OF SCHOOL RESIDENCE	3.10
MIDDLE SCHOOL BUILDING	3.11-3.15

BUILDING SQUARE FOOTAGE INFORMATION:

ADMIN. / SCIENCE & ART BUILDING:	
FIRST FLOOR:	8,171 GSF
SECOND FLOOR:	8,171 GSF
TOTAL BUILDING GSF:	16,342 GSF
SQUARE FOOTAGE AT GROUND LEVEL:	8,171 GSF
HIGH SCHOOL BUILDING:	
FIRST FLOOR:	22,094 GSF
SECOND FLOOR:	19,207 GSF
THIRD FLOOR:	19,207 GSF
TOTAL:	60,448 GSF
SQUARE FOOTAGE AT GROUND LEVEL:	22,094 GSF
GYMNASIUM / DINING BUILDING:	
FIRST FLOOR:	21,339 GSF
SECOND FLOOR:	21,339 GSF
SQUARE FOOTAGE AT GROUND LEVEL:	21,339 GSF
HEAD OF SCHOOL RESIDENCE:	
FIRST FLOOR:	1,913 GSF (INC. CARPORT FOOTPRINT)
SECOND FLOOR:	1,917 GSF
TOTAL:	3,830 GSF
SQUARE FOOTAGE AT GROUND LEVEL:	1,913 GSF
MIDDLE SCHOOL BUILDING:	
FIRST FLOOR:	17,281 GSF
SECOND FLOOR:	17,648 GSF
THIRD FLOOR:	52,757 GSF
TOTAL:	87,686 GSF
SQUARE FOOTAGE AT GROUND LEVEL:	17,281 GSF



1.1

Cover Sheet

The SEED School of Miami - Zoning

SEED School of Miami Foundation, LLC
 11025 SW 84th St.
 Miami, FL 33173

SHEET TITLE

DATE: 05/01/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

MARKS, THOMAS ARCHITECTS

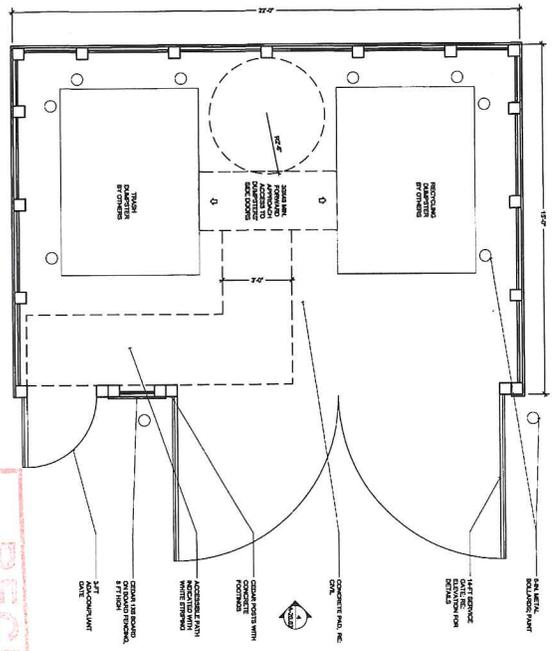
1414 NE 19th Ave, Suite 200, Fort Lauderdale, FL 33304
 P: 954.575.1100 F: 954.575.1101
 WWW.MARKSARCH.COM

REGISTERED PROFESSIONAL ARCHITECT

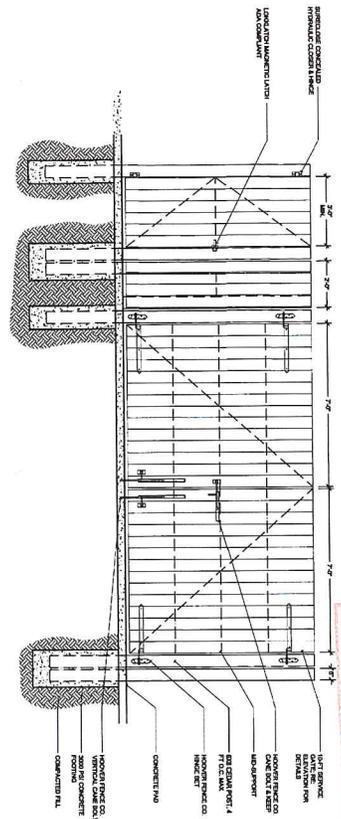
STATE OF FLORIDA

11025 SW 84th St
 Miami, FL 33173
 P: 305.432.0202
 F: 305.432.0202
 WWW.MARKSARCH.COM

70



2.3 Dumpster Enclosure Plan



2.4 Dumpster Enclosure Gate Elevation

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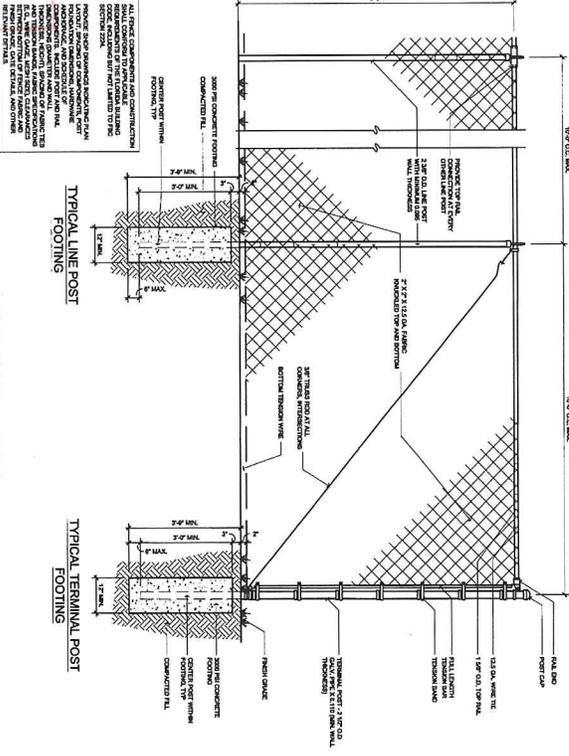
215-012

MAY 04 2015

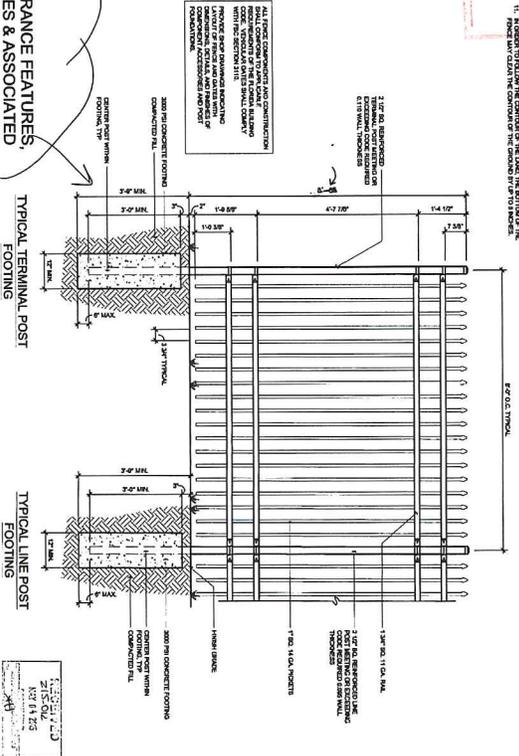
MIDDLESEX COUNTY
DEPARTMENT OF PUBLIC WORKS
RESOURCES SERVICES

ATF

NOTE:
ENTRANCE FEATURES,
GATES & ASSOCIATED
EQUIPMENT WILL BE BY
SEPARATE SUBMISSION



3.1 Chain Link Fence Detail



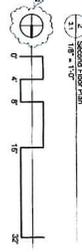
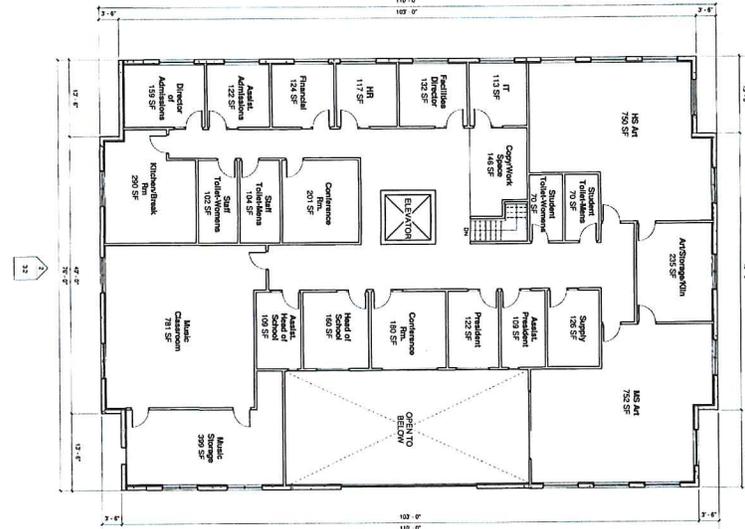
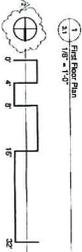
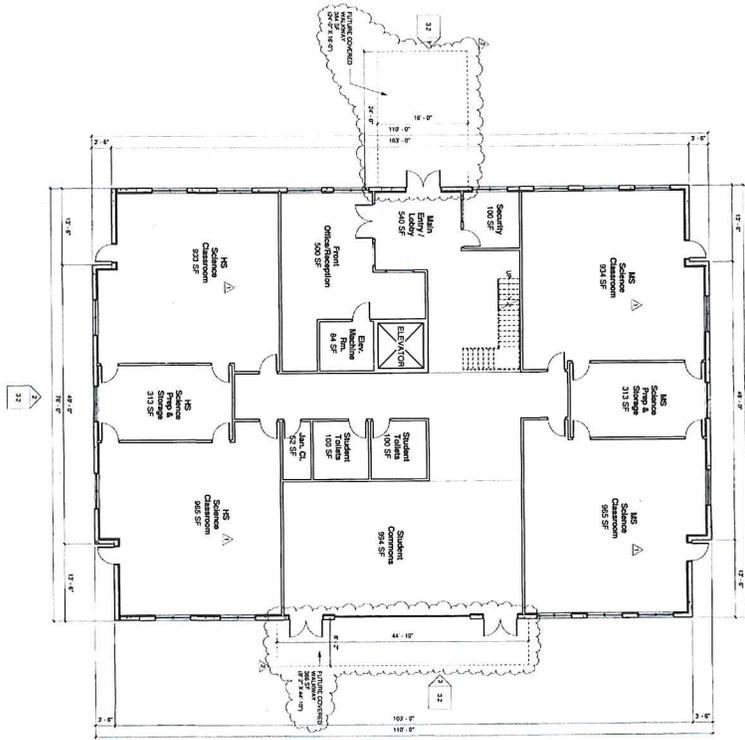
3.2 Ornamental Fence Detail

215-012
215-012
ATF

MARKS, THOMAS ARCHITECTS
1414 KEY HIGHWAY, 2ND FLOOR, BALTIMORE, MD 21202 PHONE: 410-529-4300 FAX: 410-529-0000

THE SEED SCHOOL OF MIAMI - ZONING
SEED School of Miami Foundation, LLC
1776 Massachusetts Ave. NW
Washington, DC 20036

NO.	DATE	DESCRIPTION
1	11/11/14	ISSUED FOR PERMIT
2	01/14/15	REVISION
3	01/14/15	REVISION
4	01/14/15	REVISION
5	01/14/15	REVISION



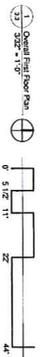
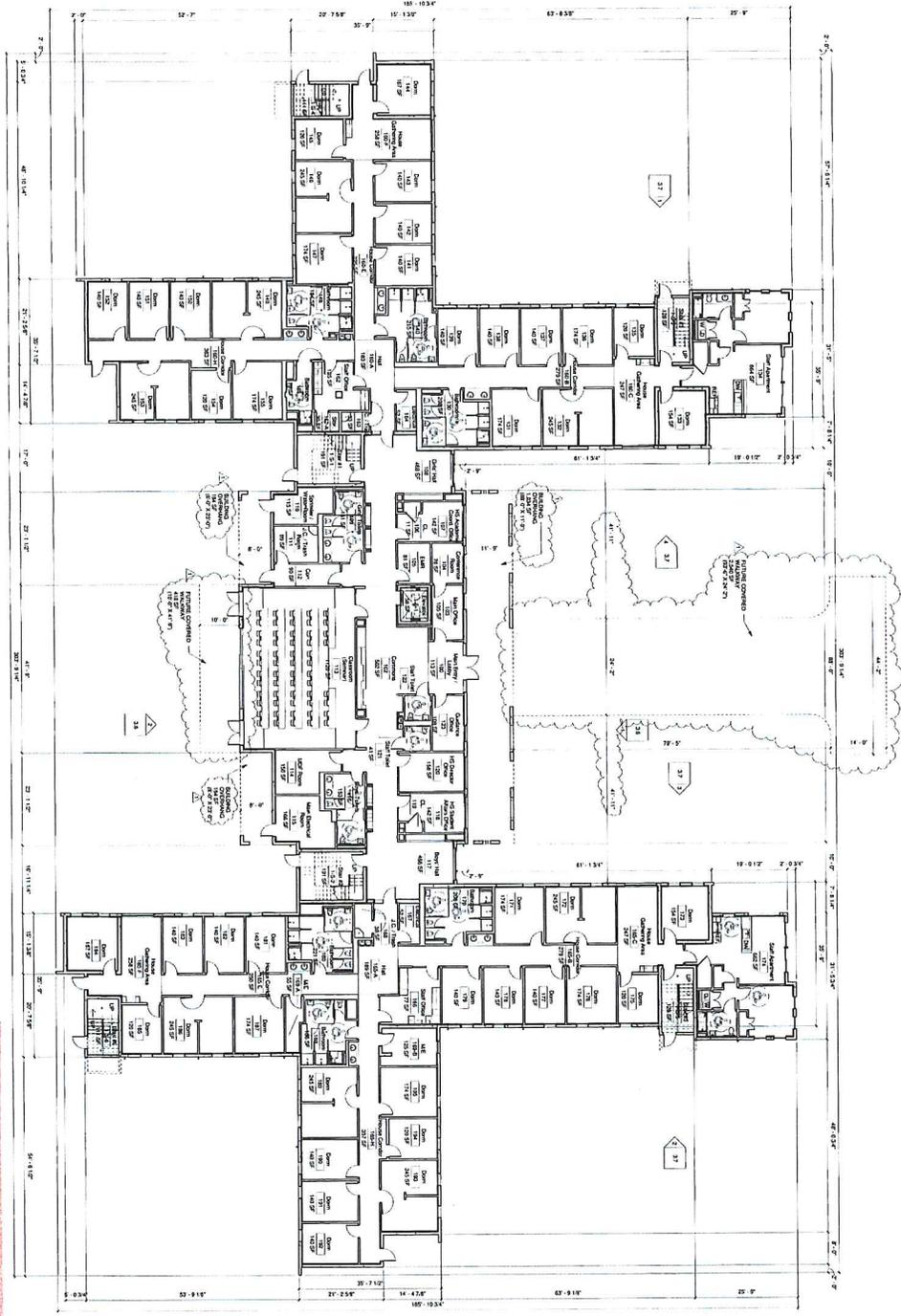
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 DEPARTMENT OF BUDGET AND FINANCIAL SERVICES
 RESOURCES DEPARTMENT SERVICES
 BY *XIV*

The SEED School of Miami - Zoning
 SEED School of Miami Foundation, LLC
 1776 Massachusetts Ave. NW
 Washington, DC 20036

Admin. /
 Science & Art
 Building -
 Floor Plans



MARKS, THOMAS ARCHITECTS
 1414 KEYHAWK, 2010 LEXY, DULLES, VA 22020 PHONE: 410.538.4300 FAX: 410.538.0000



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3.3

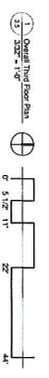
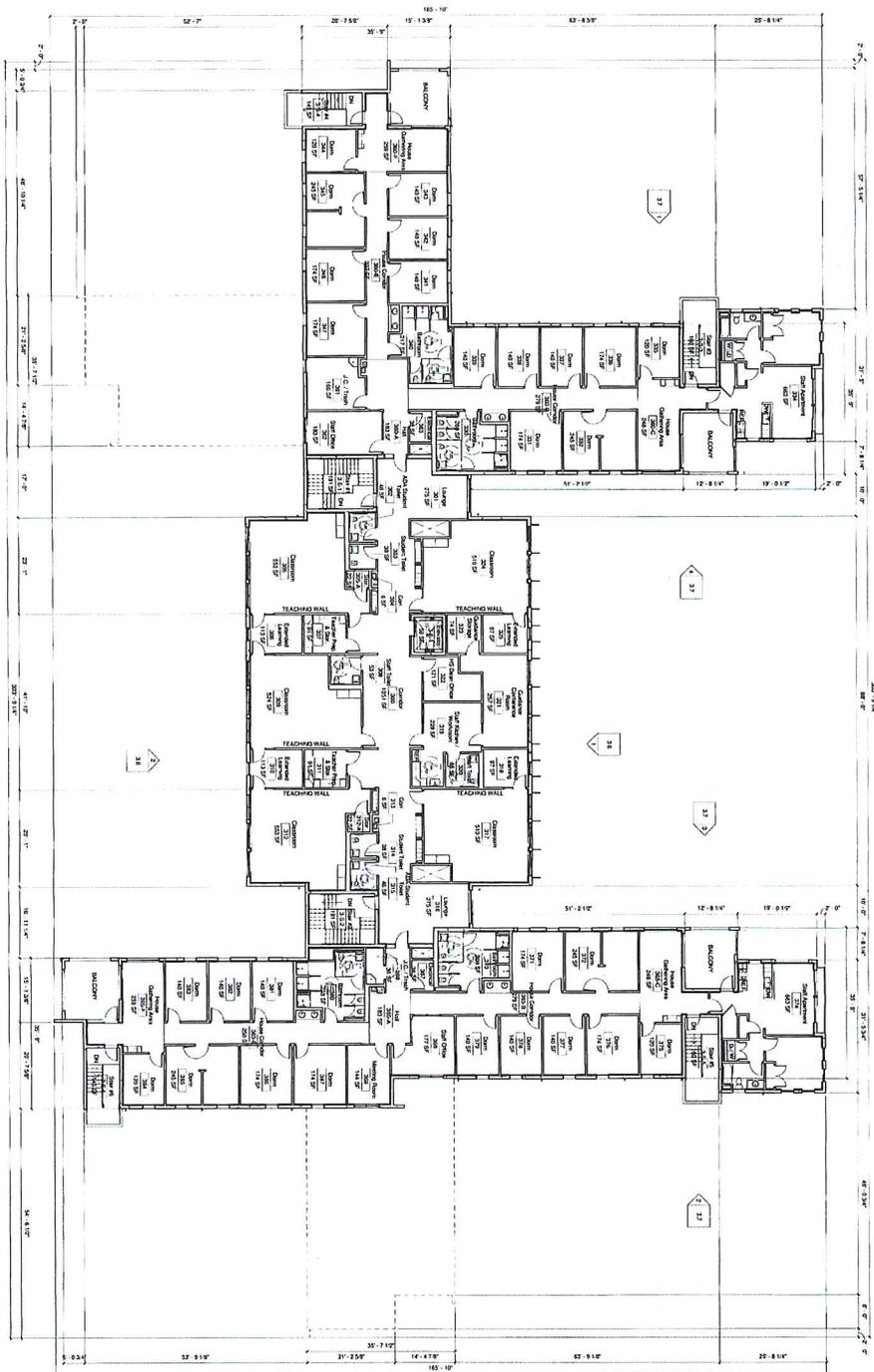
DATE	2015.04.16
BY	MARKS, THOMAS ARCHITECTS
REVISION	1.00
DATE	2015.04.16

HS Building - Overall First Floor Plan

The SEED School of Miami - Zoning
 The SEED School of Miami Foundation, LLC
 11025 SW 84th St.
 Miami, FL 33173



MARKS, THOMAS ARCHITECTS
 1414 KEYBANKWAY, 20TH FLOOR, BALTIMORE, MD 21220 PHONE: 410.539.4300 FAX: 410.539.0000



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 RESOURCES
 PLANNING SERVICES
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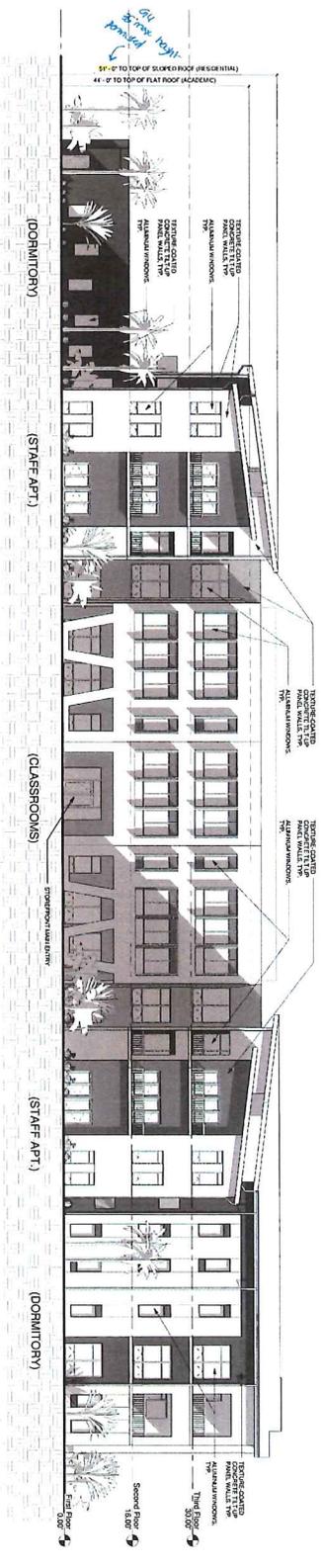
3.5

Overall Third Floor Plan

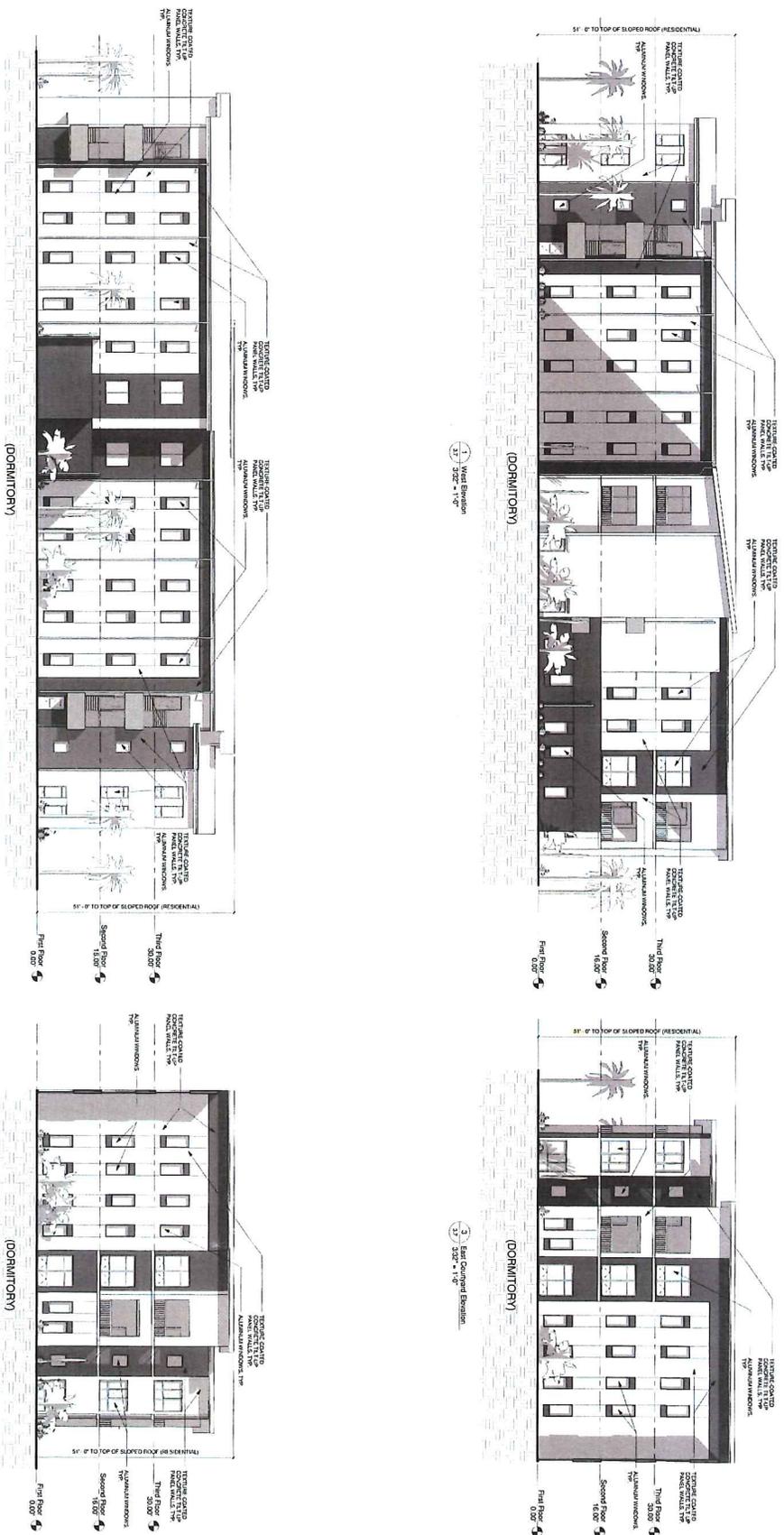
The SEED School of Miami - Zoning
 The SEED School of Miami Foundation, LLC
 1776 Massachusetts Ave, NW
 Washington, DC 20036



MARKS, THOMAS ARCHITECTS
 3434 VEDDERWAY, 26th FLOOR, DALLAS, TX 75220 PHONE: 415.528.4200 FAX: 415.528.0090



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 MIAMI-DADE COUNTY
 DEPARTMENT OF HEALTH, ENVIRONMENT AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY: *AT*

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 MHT

HS Building - Exterior Elevations

SHEET TITLE

The SEED School of Miami - Zoning

The SEED School of Miami Foundation, LLC
 1776 Massachusetts Ave. NW
 Washington, DC 20036

3.7

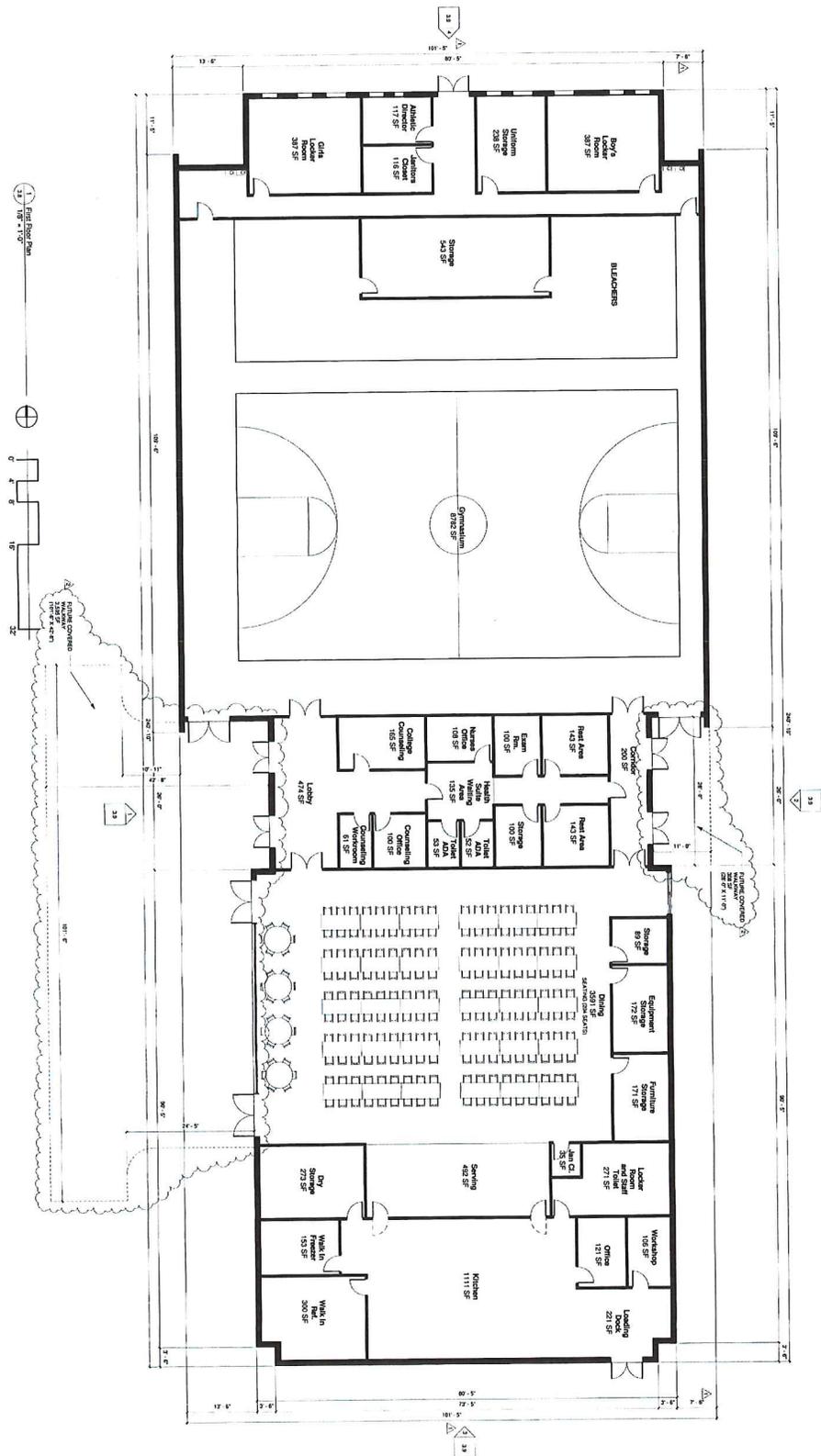
MARKS, THOMAS ARCHITECTS

1414 KEYWAY, 2ND FLOOR, BALTIMORE, MD 21202 PHONE: 410.539.4300 FAX: 410.200.0000

CERTIFIED PROFESSIONAL ARCHITECT

REGISTERED PROFESSIONAL ARCHITECT

MARKS, THOMAS ARCHITECTS
 1414 KEYWAY, 2ND FLOOR, BALTIMORE, MD 21202
 WWW.MARKSTHOMAS.COM



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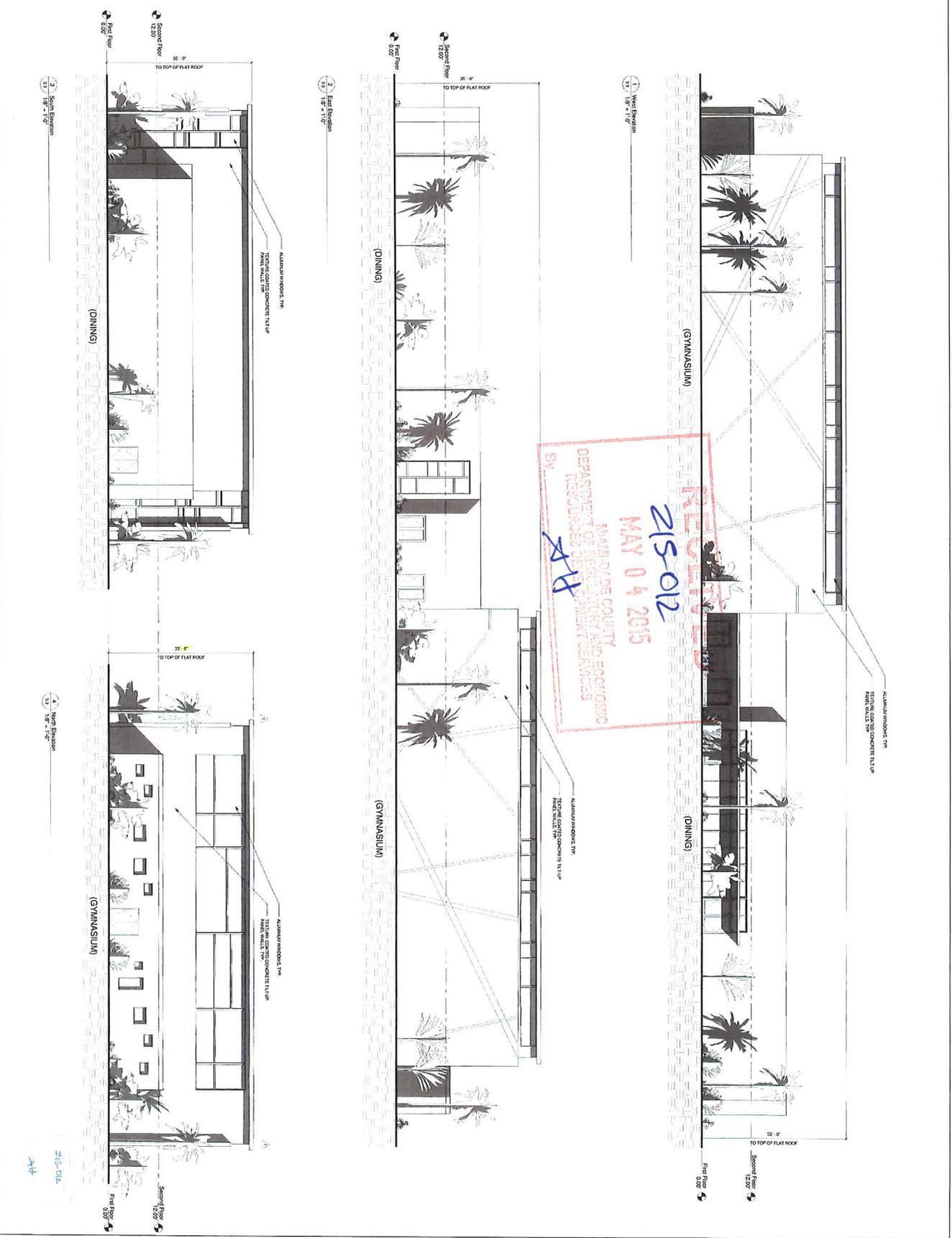
AT

PROJECT NO.	2012-011
DATE	04/14/15
SCALE	AS SHOWN
DRAWN BY	AT
CHECKED BY	AT
DATE	05/11/15
PROJECT NO.	2012-011
DATE	04/14/15
SCALE	AS SHOWN
DRAWN BY	AT
CHECKED BY	AT
DATE	05/11/15

The SEED School of Miami - Zoning
 SHEET TITLE
 SEED School of Miami Foundation, LLC
 1776 Massachusetts Ave. NW
 Washington, DC 20036
 Gym / Dining
 Building -
 First Floor
 Plan



MARKS, THOMAS ARCHITECTS
 3411 RYTHORNSWY, SUITE 100, DULUTH, GA 31220 PHONE: 404.526.8420 FAX: 404.526.8000



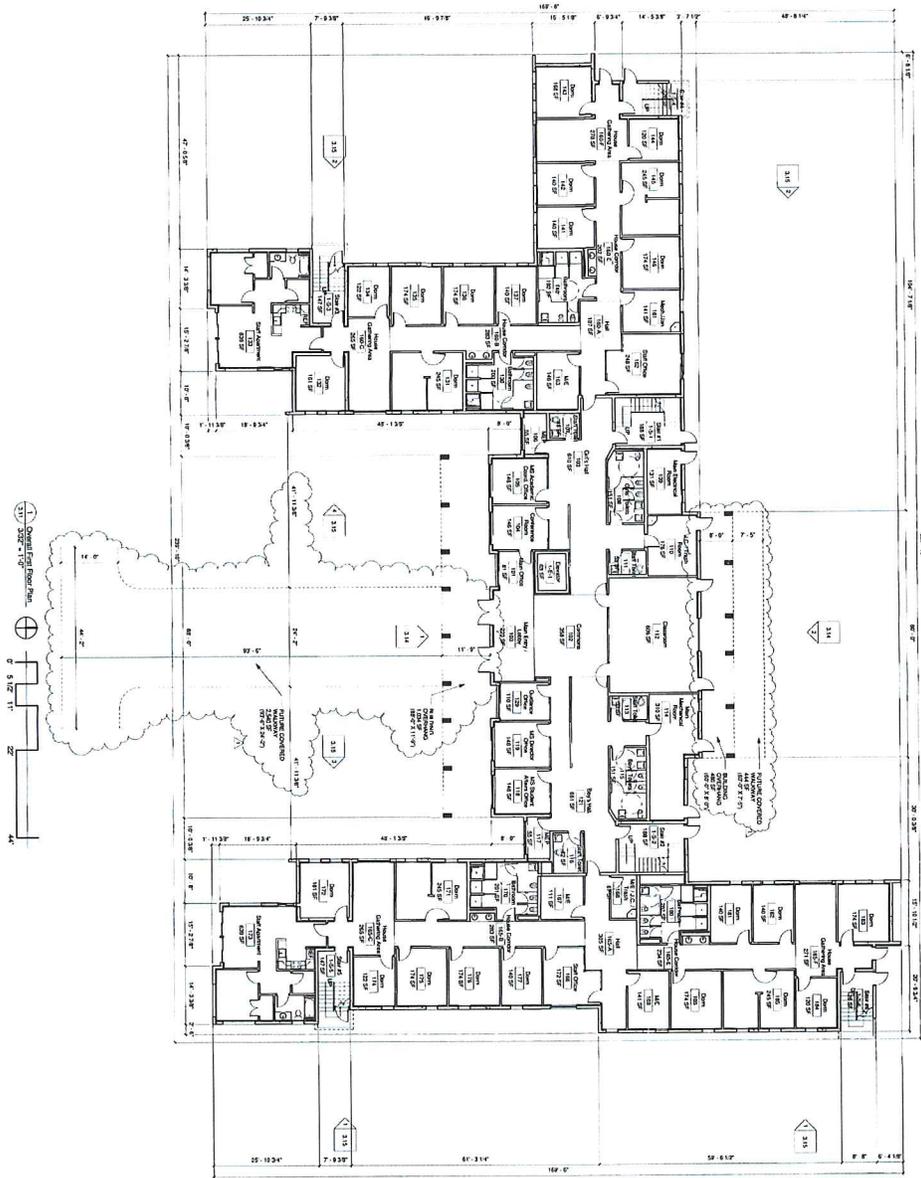
3.9

The SEED School of Miami - Zoning
 Gym / Dining
 Building -
 Exterior
 Elevations

SEED School of Miami Foundation, LLC
 1776 Massachusetts Ave. NW
 Washington, DC 20036



MARKS, THOMAS ARCHITECTS
 1514 KEYWAY, 2ND FLOOR, BALTIMORE, MD 21220 PHONE: 410.559.6100 FAX: 410.559.0000



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HARRISBURG COUNTY
DEPARTMENT OF RECREATION AND ECONOMIC
RESOURCES
BY: *TH*

311

NO.	DATE	DESCRIPTION
1	4/27/15	ISSUED FOR PERMIT
2		
3		
4		
5		

MS Building - Overall First Floor Plan

The SEED School of Miami - Zoning

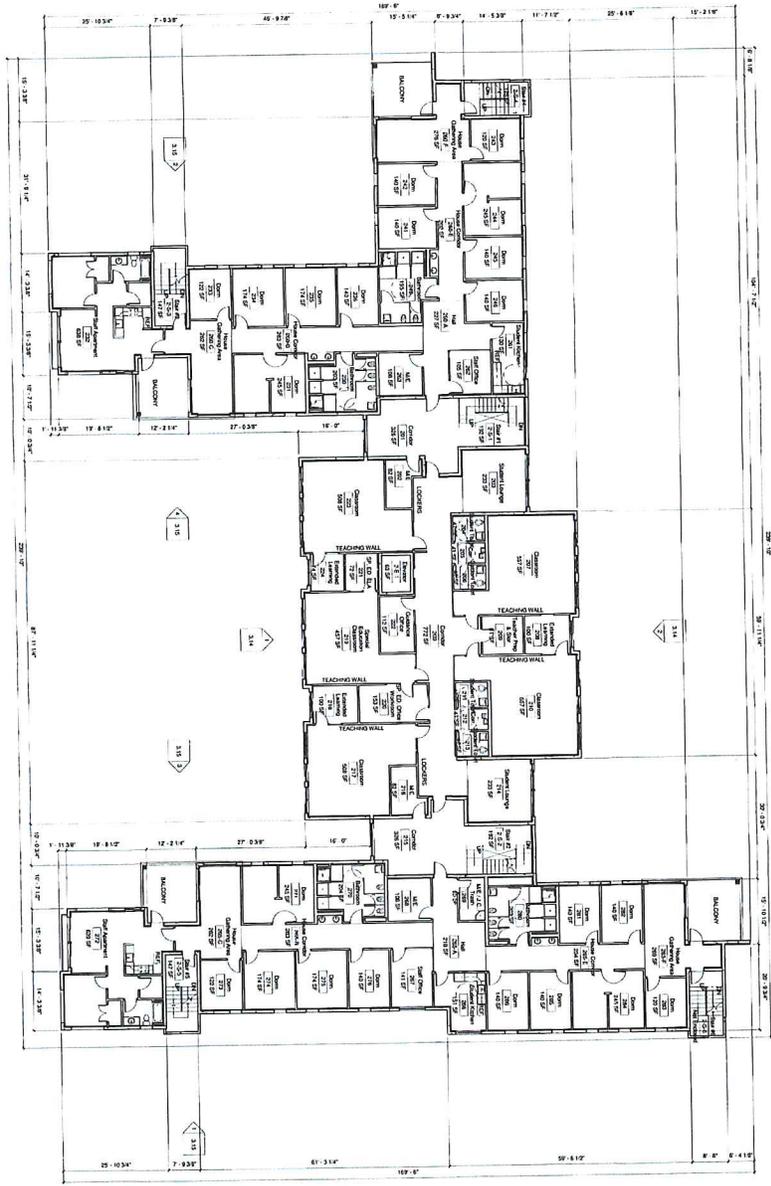
The SEED School of Miami Foundation, LLC
1776 Massachusetts Ave. NW
Washington, DC 20036



MARKS, THOMAS ARCHITECTS

14514 HIGHWAY 26, DUBLIN, OHIO, MO 31200 PHONE 419-538-4300 FAX 419-538-0200

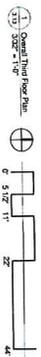
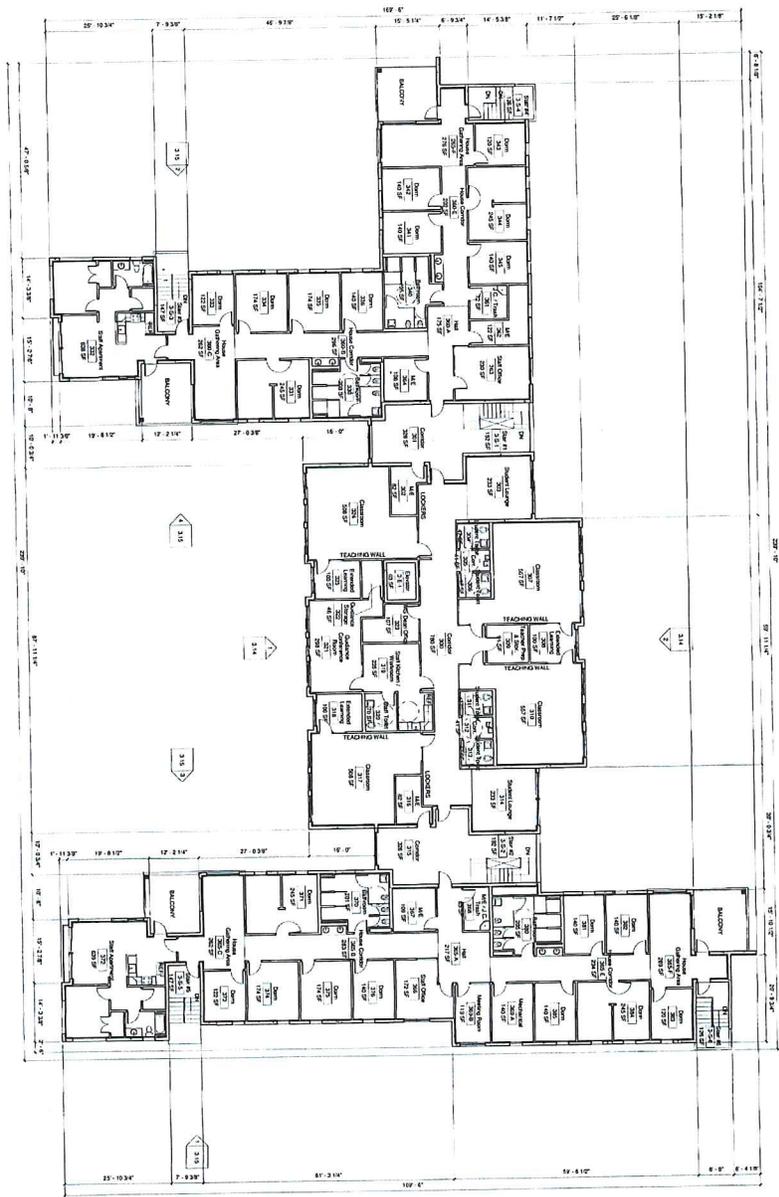
85



Overall Second Floor Plan
 1/8" = 1'-0"
 0 5 10 15 20 25 30 35 40 45

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 MIAMI DADE COUNTY
 DEPARTMENT OF REGULATION AND ECONOMIC
 RESOURCES
 PLANNING SERVICES
 By: *AA*

<p>3.12</p>	<p>The SEED School of Miami - Zoning The SEED School of Miami Foundation, LLC 1776 Massachusetts Ave. NW Washington, DC 20036</p>		<p>MARKS, THOMAS ARCHITECTS 1414 KEYHAWK, 2ND FLOOR, BALTORE, MD 21202 PHONE: 410.534.6000 FAX: 410.534.0000</p>
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MAY 04 2015

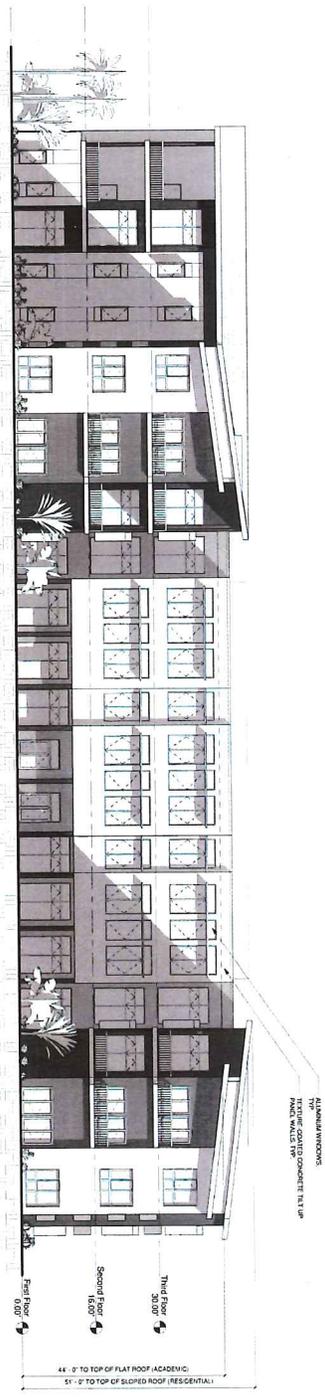
FLORIDA COUNTY
DEPARTMENT OF RESOURCES AND ECONOMIC
DEVELOPMENT SERVICES

By: AH

3.13	<p>MS Building - Overall Third Floor Plan</p> <p>Overall Third Floor Plan</p>	<p>The SEED School of Miami - Zoning</p> <p>The SEED School of Miami Foundation, LLC 1776 Massachusetts Ave. NW Washington, DC 20036</p>	<p>MARKS, THOMAS ARCHITECTS 3414 PETHWAY, 2ND FLOOR, BALTIMORE, MD 21220 PHONE: 410.529.4300 FAX: 410.529.0000</p>
-------------	---	---	---

1 South Elevation
3/14' 3/32" x 1'-0"

(DORMITORY) (STAFF APT) (CLASSROOMS) (CLASSROOMS) (STAFF APT)

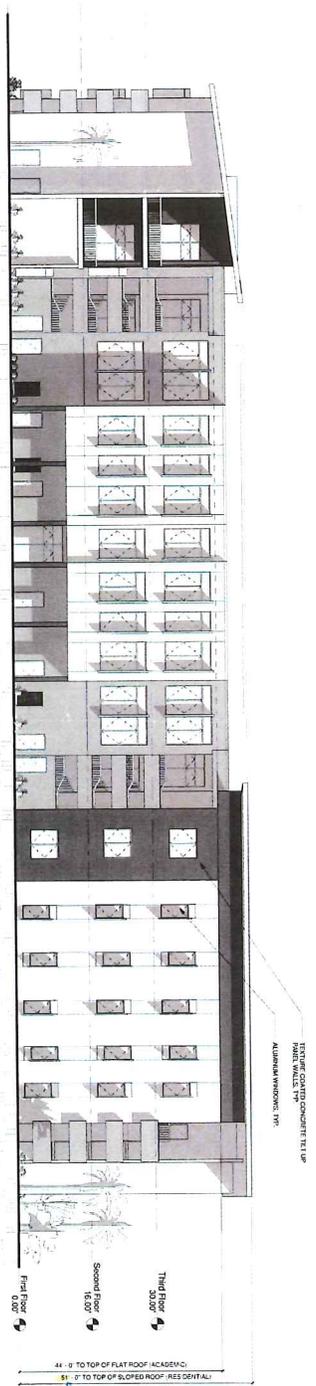


First Floor 0.00'
Second Floor 16.00'
Third Floor 32.00'

44'-0" TO TOP OF FLAT ROOF - ACAS/DVIC
51'-0" TO TOP OF SLOPED ROOF - RESIDENTIAL

2 North Elevation
3/14' 3/32" x 1'-0"

(DORMITORY) (CLASSROOMS) (DORMITORY)



First Floor 0.00'
Second Floor 16.00'
Third Floor 32.00'

44'-0" TO TOP OF FLAT ROOF - ACAS/DVIC
51'-0" TO TOP OF SLOPED ROOF - RESIDENTIAL

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215-012
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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By *AT*

215-012
AT

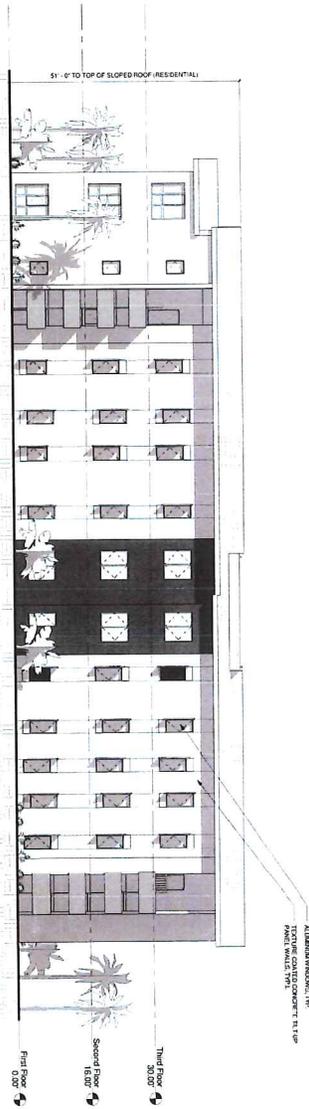
The SEED School of Miami - Zoning

The SEED School of Miami Foundation, LLC
1776 Massachusetts Ave. NW
Washington, DC 20036



MARKS, THOMAS ARCHITECTS
1414 KEYHAWK, 2ND FLOOR, BALTIMORE, MD 21230 PHONE: 410.539.4300 FAX: 410.539.0900

88



1 East Elevation
1/8" = 3/32" = 1'-0"

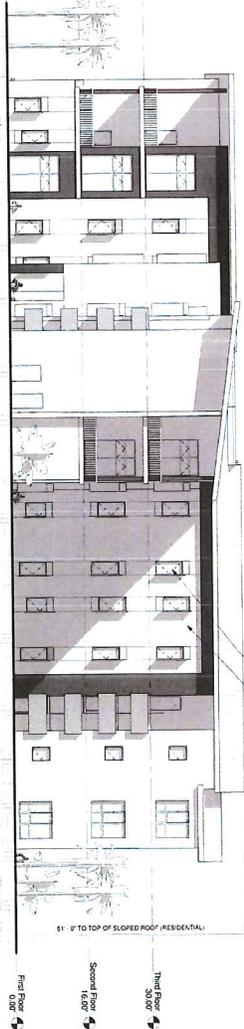
(DORMITORY)

Third Floor 30.00'
Second Floor 18.00'
First Floor 0.00'



3 West Elevation
1/8" = 3/32" = 1'-0"

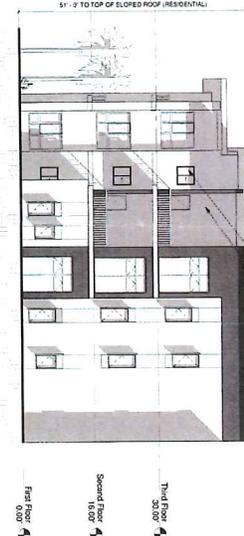
Third Floor 30.00'
Second Floor 18.00'
First Floor 0.00'



2 West Elevation
1/8" = 3/32" = 1'-0"

(DORMITORY)

Third Floor 30.00'
Second Floor 18.00'
First Floor 0.00'



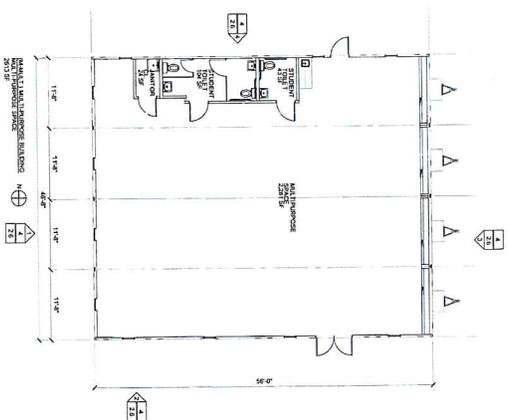
4 East Elevation
1/8" = 3/32" = 1'-0"

Third Floor 30.00'
Second Floor 18.00'
First Floor 0.00'

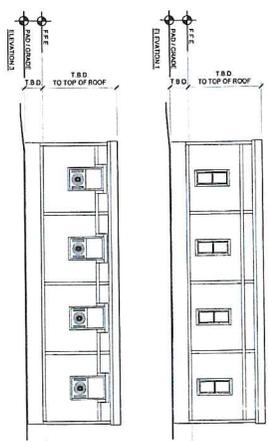
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 RESOURCES DIVISION
 BY: *ATF*

1/8" = 3/32" = 1'-0"

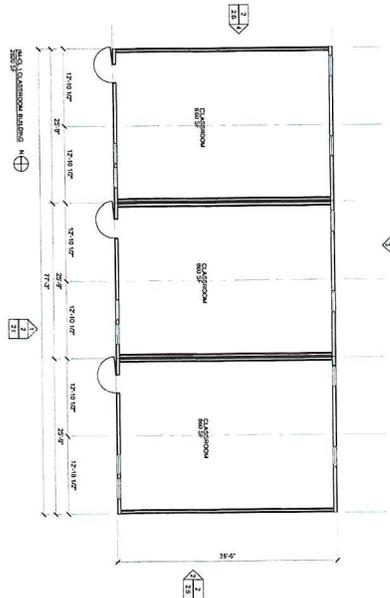
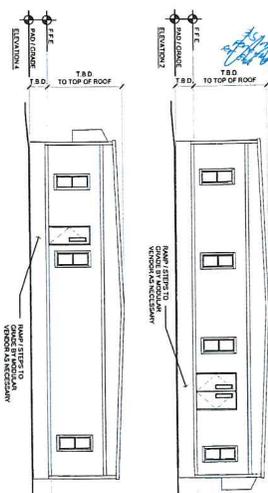
89



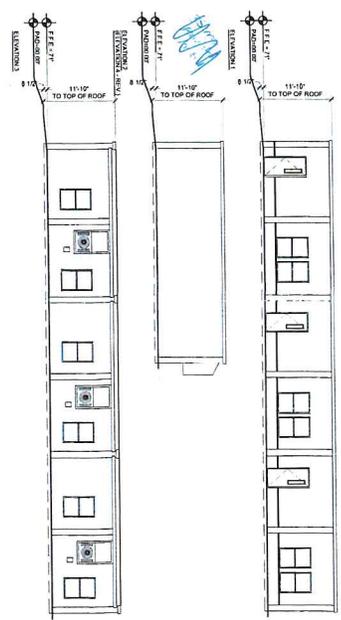
2 Multi-Purpose Modular (M-Mult) Plan



4 Multi-Purpose Modular (M-Mult) Elevations



1 Classroom Modular (M-CL. 3) Plan



2 Classroom Modular (M-CL. 3) Elevations

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 MASSACHUSETTS COMMUNITY
 DEVELOPMENT AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY *ATV*

1. WORKER SHALL OBTAIN CERTIFICATES
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS
4. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS
9. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS
10. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS

DATE	REVISION

The SEED School of Miami - Zoning
 SHEET TITLE
 Ph. 1 Modular
 Building Plans
 & Elevations

SEED School of Miami Foundation, LLC
 1776 Massachusetts Ave. NW
 Washington, DC 20036

MARKS, THOMAS ARCHITECTS
 1414 KEY HIGHWAY, 2ND FLOOR, BALTIMORE, MD 21230 PHONE: 410.539.4300 FAX: 410.539.0600

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DEPARTMENT OF COMMUNITY DEVELOPMENT
COUNTY OF MIAMI
11025 SW 94th St, Miami, FL 33173

ADK

Phase 1 Tree Legend

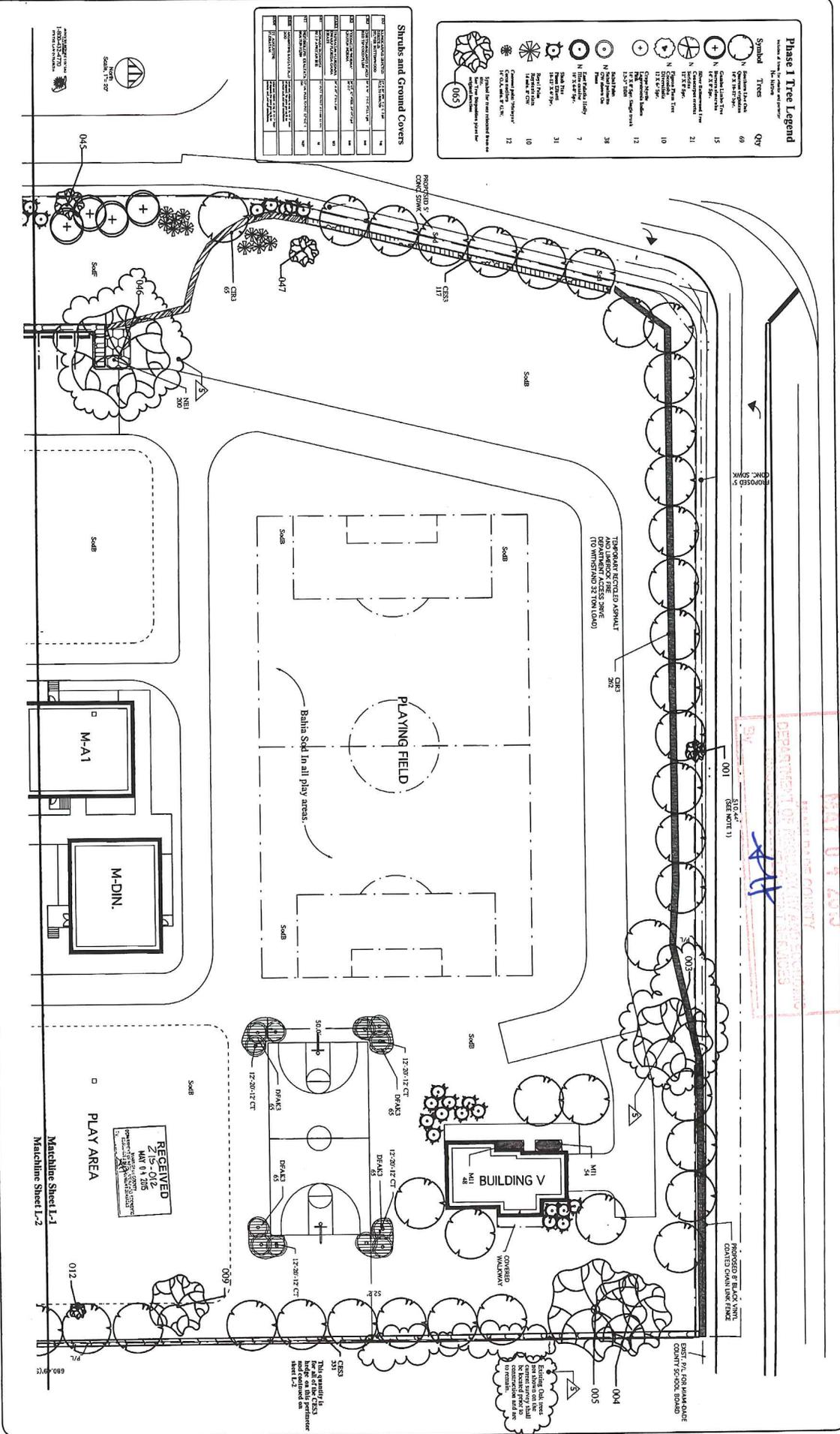
Number of trees to be installed
No. trees

Symbol	Trees	Qty
(Symbol 1)	Small Tree	69
(Symbol 2)	Medium Tree	15
(Symbol 3)	Large Tree	21
(Symbol 4)	Shrub	10
(Symbol 5)	Shrub	12
(Symbol 6)	Shrub	38
(Symbol 7)	Shrub	7
(Symbol 8)	Shrub	31
(Symbol 9)	Shrub	10
(Symbol 10)	Shrub	12

1/2" = 1' Scale for trees indicated above the site plan. See the Schedule for tree names and quantities.

Shrubs and Ground Covers

Symbol	Shrub	Qty
(Symbol 11)	Shrub	12
(Symbol 12)	Shrub	10
(Symbol 13)	Shrub	12
(Symbol 14)	Shrub	10
(Symbol 15)	Shrub	12
(Symbol 16)	Shrub	10
(Symbol 17)	Shrub	12
(Symbol 18)	Shrub	10
(Symbol 19)	Shrub	12
(Symbol 20)	Shrub	10
(Symbol 21)	Shrub	12
(Symbol 22)	Shrub	10
(Symbol 23)	Shrub	12
(Symbol 24)	Shrub	10
(Symbol 25)	Shrub	12
(Symbol 26)	Shrub	10
(Symbol 27)	Shrub	12
(Symbol 28)	Shrub	10
(Symbol 29)	Shrub	12
(Symbol 30)	Shrub	10
(Symbol 31)	Shrub	12
(Symbol 32)	Shrub	10
(Symbol 33)	Shrub	12
(Symbol 34)	Shrub	10
(Symbol 35)	Shrub	12
(Symbol 36)	Shrub	10
(Symbol 37)	Shrub	12
(Symbol 38)	Shrub	10
(Symbol 39)	Shrub	12
(Symbol 40)	Shrub	10
(Symbol 41)	Shrub	12
(Symbol 42)	Shrub	10
(Symbol 43)	Shrub	12
(Symbol 44)	Shrub	10
(Symbol 45)	Shrub	12
(Symbol 46)	Shrub	10
(Symbol 47)	Shrub	12
(Symbol 48)	Shrub	10
(Symbol 49)	Shrub	12
(Symbol 50)	Shrub	10
(Symbol 51)	Shrub	12
(Symbol 52)	Shrub	10
(Symbol 53)	Shrub	12
(Symbol 54)	Shrub	10
(Symbol 55)	Shrub	12
(Symbol 56)	Shrub	10
(Symbol 57)	Shrub	12
(Symbol 58)	Shrub	10
(Symbol 59)	Shrub	12
(Symbol 60)	Shrub	10
(Symbol 61)	Shrub	12
(Symbol 62)	Shrub	10
(Symbol 63)	Shrub	12
(Symbol 64)	Shrub	10
(Symbol 65)	Shrub	12
(Symbol 66)	Shrub	10
(Symbol 67)	Shrub	12
(Symbol 68)	Shrub	10
(Symbol 69)	Shrub	12
(Symbol 70)	Shrub	10
(Symbol 71)	Shrub	12
(Symbol 72)	Shrub	10
(Symbol 73)	Shrub	12
(Symbol 74)	Shrub	10
(Symbol 75)	Shrub	12
(Symbol 76)	Shrub	10
(Symbol 77)	Shrub	12
(Symbol 78)	Shrub	10
(Symbol 79)	Shrub	12
(Symbol 80)	Shrub	10
(Symbol 81)	Shrub	12
(Symbol 82)	Shrub	10
(Symbol 83)	Shrub	12
(Symbol 84)	Shrub	10
(Symbol 85)	Shrub	12
(Symbol 86)	Shrub	10
(Symbol 87)	Shrub	12
(Symbol 88)	Shrub	10
(Symbol 89)	Shrub	12
(Symbol 90)	Shrub	10
(Symbol 91)	Shrub	12
(Symbol 92)	Shrub	10
(Symbol 93)	Shrub	12
(Symbol 94)	Shrub	10
(Symbol 95)	Shrub	12
(Symbol 96)	Shrub	10
(Symbol 97)	Shrub	12
(Symbol 98)	Shrub	10
(Symbol 99)	Shrub	12
(Symbol 100)	Shrub	10



No.	DATE	REVISION
1	1-14-15	ISSUE
2	1-14-15	ISSUE
3	1-14-15	ISSUE
4	1-14-15	ISSUE
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99	1-14-15	ISSUE
100	1-14-15	ISSUE

Definite
1-14-15 IS

SCALE
1" = 30'

FILE NO. 21304
ISSUE

JAMES SOMMERS
Landscape Architects
11025 SW 94th St, Miami, FL 33173

SEED School of Miami
Year 1 Campus - Kendall Cottages
11025 SW 94th St, Miami, FL 33173

Phase 1
Landscape Plan



1	DATE	2/1/15
2	DESCRIPTION	REVISIONS
3	BY	DATE
4	BY	DATE
5	BY	DATE
6	BY	DATE
7	BY	DATE
8	BY	DATE
9	BY	DATE
10	BY	DATE

Designed: H4415 JS

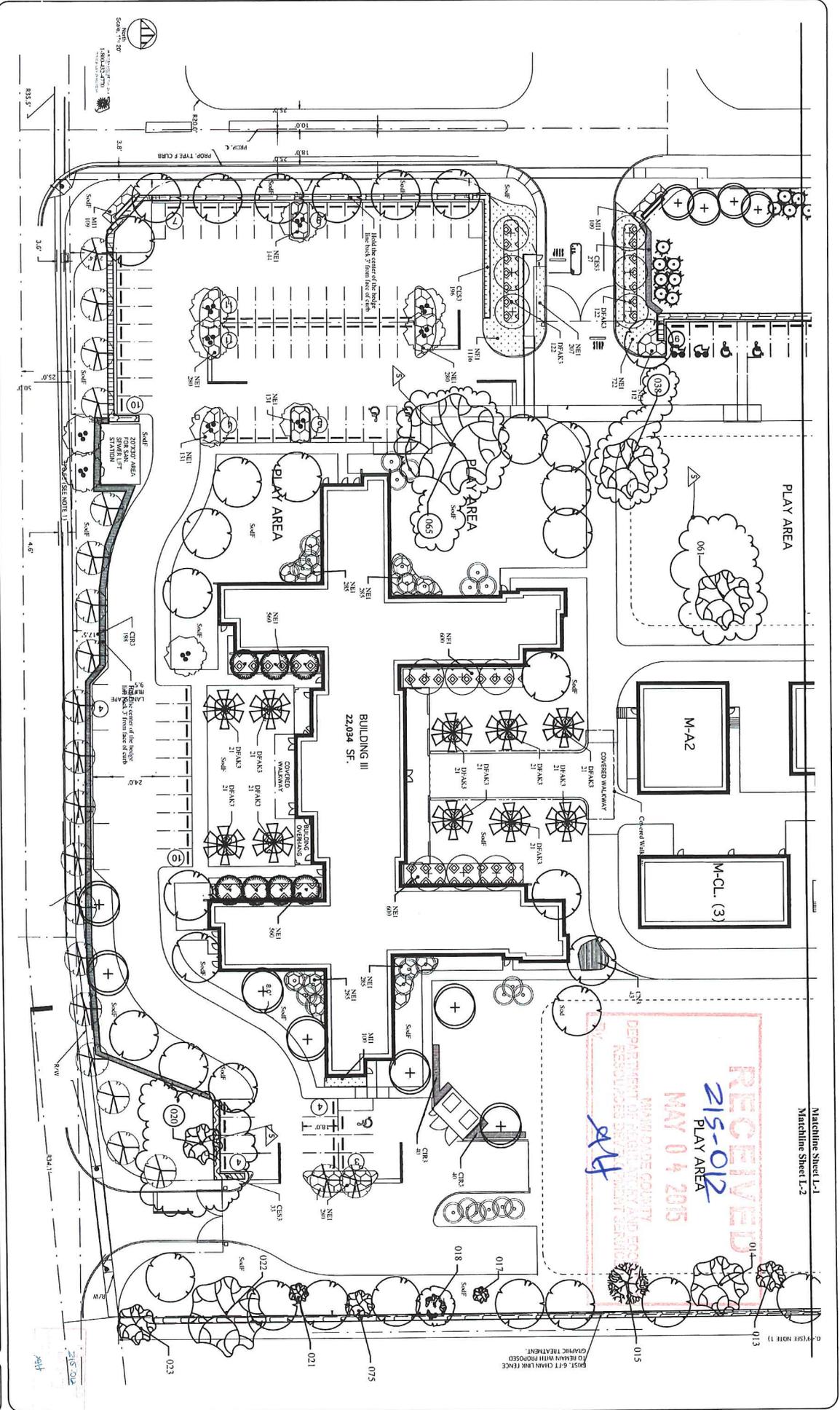
SCALE: 1" = 30'

FILE NO: 21064



SEED School of Miami
 The SEED Foundation
 11025 SW 84th St, Miami, FL 33173

Phase 1 Landscape Plan



Matchline Sheet L-1
 Matchline Sheet L-3

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 PLAY AREA
 MAY 04 2015
 MIAMI-DADWYRE COUNTY
 DEPT. OF PUBLIC WORKS & AVIATION
 RESOURCES MANAGEMENT CENTER

94

NO.	DATE	DESCRIPTION	BY
1	12/15/11	ISSUED FOR PERMITS	AS
2	01/10/12	REVISIONS	AS
3	02/01/12	REVISIONS	AS
4	02/01/12	REVISIONS	AS
5	02/01/12	REVISIONS	AS
6	02/01/12	REVISIONS	AS
7	02/01/12	REVISIONS	AS
8	02/01/12	REVISIONS	AS
9	02/01/12	REVISIONS	AS
10	02/01/12	REVISIONS	AS

Zone 1: Residential Medium Density
 Zone 2: Residential Medium Density
 Zone 3: Residential Medium Density
 Zone 4: Residential Medium Density
 Zone 5: Residential Medium Density
 Zone 6: Residential Medium Density
 Zone 7: Residential Medium Density
 Zone 8: Residential Medium Density
 Zone 9: Residential Medium Density
 Zone 10: Residential Medium Density

Dispersed
 1-14.14.15

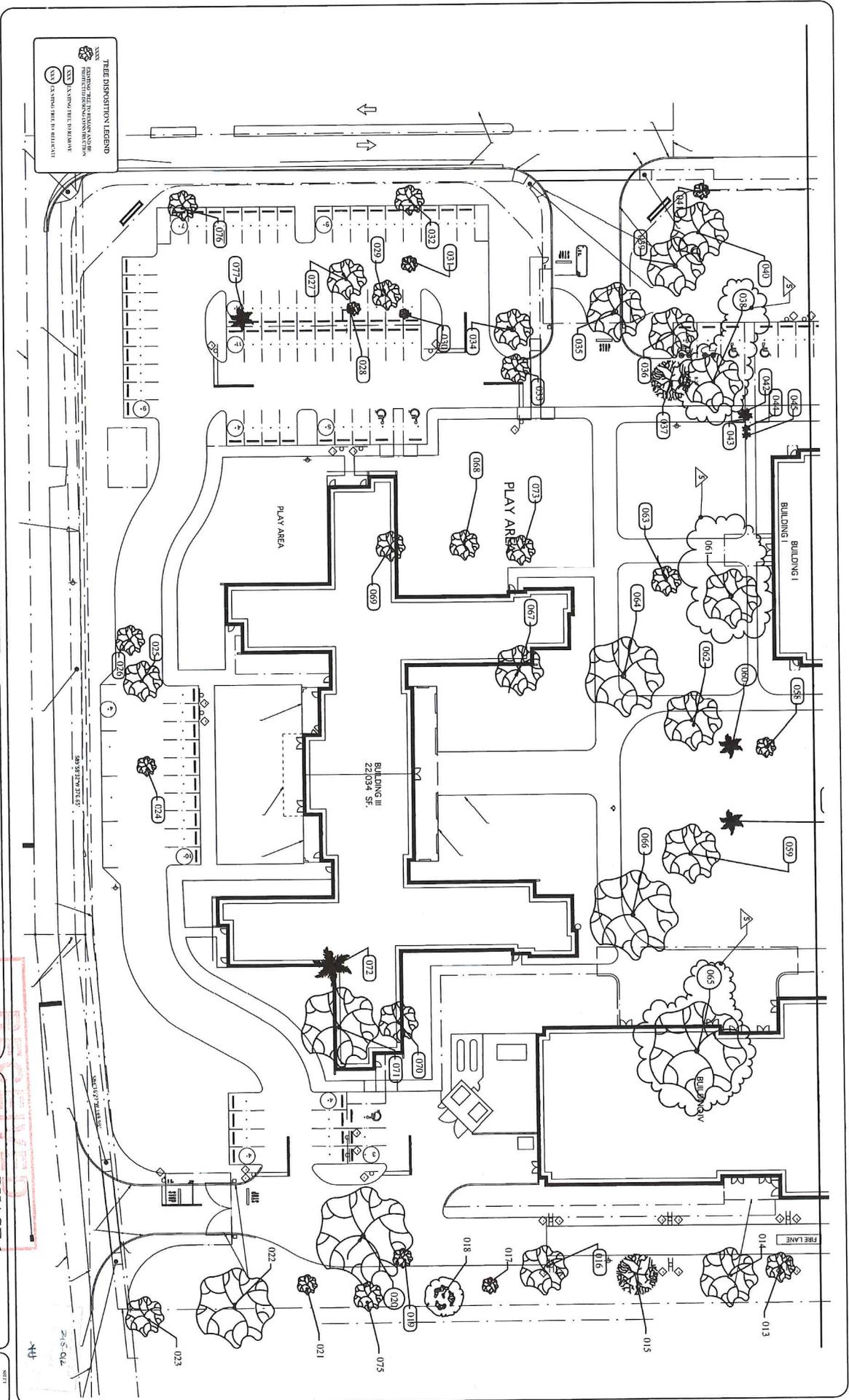
SCALE
 1" = 30'

FILE NO. 21804



SEED School of Miami
 The SEED Foundation
 11025 SW 94th St., Miami, FL 33173

PHASE I
 TREE DISPOSITION PLAN



TREE DISPOSITION LEGEND

TO BE RETAINED
 TO BE REMOVED
 TO BE PLANTED
 TO BE RELOCATED

IMPERATIVE COUNTY TO ENGINEER
 DEPARTMENT OF PERMITS & CONSTRUCTION
 MAY 04 2012

1	2-14-12	Final Review/Approval	21
2	2-14-12	Final Review/Approval	22
3	2-14-12	Final Review/Approval	23
4	2-14-12	Final Review/Approval	24
5	2-14-12	Final Review/Approval	25
6	2-14-12	Final Review/Approval	26
7	2-14-12	Final Review/Approval	27
8	2-14-12	Final Review/Approval	28
9	2-14-12	Final Review/Approval	29
10	2-14-12	Final Review/Approval	30
11	2-14-12	Final Review/Approval	31

Designated:
1:44:15 3/5

SCALE
1" = 20'

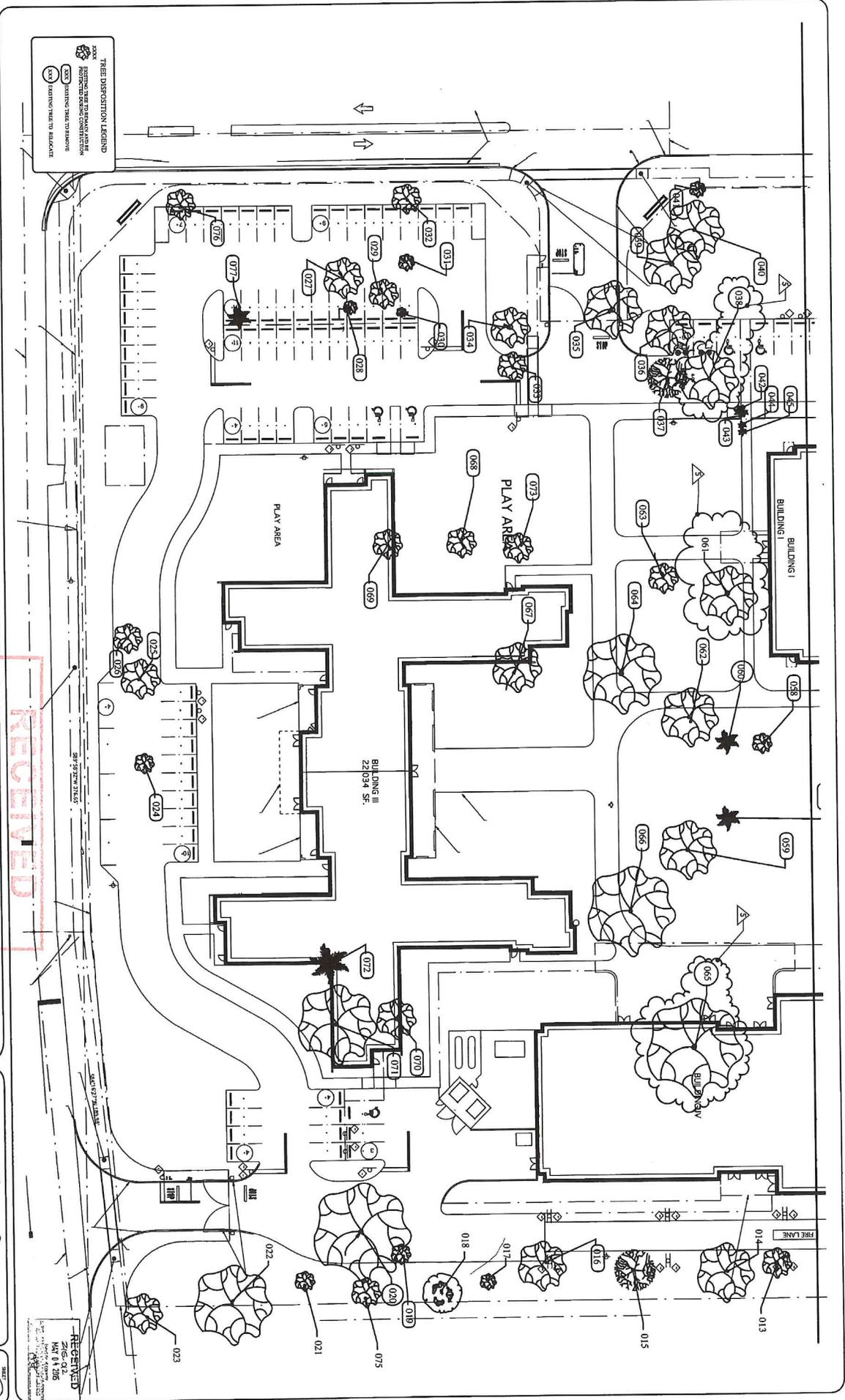
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James Santiago
Landscape Architect
1100 SW 15th St., Suite 200
Miami, FL 33135

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By: *PH*
215-00 SEED School of Miami
Year 1 Campus - Kendall Campus
14025 SW 84 St. Miami, FL 33173
MAY 0 2012

Phase 2
TREE DISPOSITION PLAN

TH
215-00 SEED
MAY 0 2012



Tree Inventory

Number	Tree Name	DBH" - Spread / Ft. Hgt.	Species	Comp./Back
001	Australian Silk Oak	14 18 20	Remove	127
002	Australian Silk Oak	12 13 15	Remove	314
003	Flora Tree	18 20 22	Remove	207
004	Flora Tree	18 20 22	Remove	207
005	Flora Tree	18 20 22	Remove	207
006	Flora Tree	18 20 22	Remove	207
007	Flora Tree	18 20 22	Remove	207
008	Flora Tree	18 20 22	Remove	207
009	Flora Tree	18 20 22	Remove	207
010	Flora Tree	18 20 22	Remove	207
011	Flora Tree	18 20 22	Remove	207
012	Flora Tree	18 20 22	Remove	207
013	Flora Tree	18 20 22	Remove	207
014	Flora Tree	18 20 22	Remove	207
015	Flora Tree	18 20 22	Remove	207
016	Flora Tree	18 20 22	Remove	207
017	Flora Tree	18 20 22	Remove	207
018	Flora Tree	18 20 22	Remove	207
019	Flora Tree	18 20 22	Remove	207
020	Flora Tree	18 20 22	Remove	207
021	Flora Tree	18 20 22	Remove	207
022	Flora Tree	18 20 22	Remove	207
023	Flora Tree	18 20 22	Remove	207
024	Flora Tree	18 20 22	Remove	207
025	Flora Tree	18 20 22	Remove	207

Tree Inventory

Number	Tree Name	DBH" - Spread / Ft. Hgt.	Species	Comp./Back
026	Flora Tree	18 20 22	Remove	207
027	Flora Tree	18 20 22	Remove	207
028	Flora Tree	18 20 22	Remove	207
029	Flora Tree	18 20 22	Remove	207
030	Flora Tree	18 20 22	Remove	207
031	Flora Tree	18 20 22	Remove	207
032	Flora Tree	18 20 22	Remove	207
033	Flora Tree	18 20 22	Remove	207
034	Flora Tree	18 20 22	Remove	207
035	Flora Tree	18 20 22	Remove	207
036	Flora Tree	18 20 22	Remove	207
037	Flora Tree	18 20 22	Remove	207
038	Flora Tree	18 20 22	Remove	207
039	Flora Tree	18 20 22	Remove	207
040	Flora Tree	18 20 22	Remove	207
041	Flora Tree	18 20 22	Remove	207
042	Flora Tree	18 20 22	Remove	207
043	Flora Tree	18 20 22	Remove	207
044	Flora Tree	18 20 22	Remove	207
045	Flora Tree	18 20 22	Remove	207
046	Flora Tree	18 20 22	Remove	207
047	Flora Tree	18 20 22	Remove	207
048	Flora Tree	18 20 22	Remove	207
049	Flora Tree	18 20 22	Remove	207
050	Flora Tree	18 20 22	Remove	207

Tree Inventory

Number	Tree Name	DBH" - Spread / Ft. Hgt.	Species	Comp./Back
051	Flora Tree	18 20 22	Remove	207
052	Flora Tree	18 20 22	Remove	207
053	Flora Tree	18 20 22	Remove	207
054	Flora Tree	18 20 22	Remove	207
055	Flora Tree	18 20 22	Remove	207
056	Flora Tree	18 20 22	Remove	207
057	Flora Tree	18 20 22	Remove	207
058	Flora Tree	18 20 22	Remove	207
059	Flora Tree	18 20 22	Remove	207
060	Flora Tree	18 20 22	Remove	207
061	Flora Tree	18 20 22	Remove	207
062	Flora Tree	18 20 22	Remove	207
063	Flora Tree	18 20 22	Remove	207
064	Flora Tree	18 20 22	Remove	207
065	Flora Tree	18 20 22	Remove	207
066	Flora Tree	18 20 22	Remove	207
067	Flora Tree	18 20 22	Remove	207
068	Flora Tree	18 20 22	Remove	207
069	Flora Tree	18 20 22	Remove	207
070	Flora Tree	18 20 22	Remove	207

Tree Inventory

Number	Tree Name	DBH" - Spread / Ft. Hgt.	Species	Comp./Back
071	Flora Tree	18 20 22	Remove	207
072	Flora Tree	18 20 22	Remove	207
073	Flora Tree	18 20 22	Remove	207
074	Flora Tree	18 20 22	Remove	207
075	Flora Tree	18 20 22	Remove	207
076	Flora Tree	18 20 22	Remove	207
077	Flora Tree	18 20 22	Remove	207
078	Flora Tree	18 20 22	Remove	207
079	Flora Tree	18 20 22	Remove	207
080	Flora Tree	18 20 22	Remove	207
081	Flora Tree	18 20 22	Remove	207
082	Flora Tree	18 20 22	Remove	207
083	Flora Tree	18 20 22	Remove	207
084	Flora Tree	18 20 22	Remove	207
085	Flora Tree	18 20 22	Remove	207
086	Flora Tree	18 20 22	Remove	207
087	Flora Tree	18 20 22	Remove	207
088	Flora Tree	18 20 22	Remove	207
089	Flora Tree	18 20 22	Remove	207
090	Flora Tree	18 20 22	Remove	207

Total Approximate sq.ft. of canopy removed under Phase I is 31,501 sq.ft.



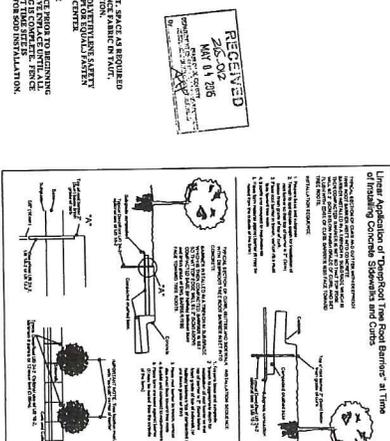
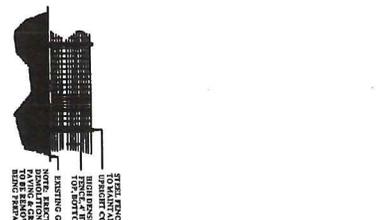
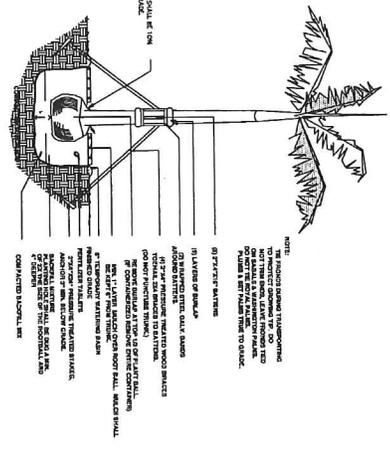
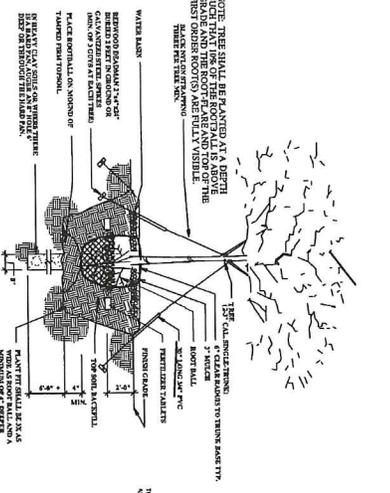
- LANDSCAPE BID CONDITIONS**
- The quantities on the plant list are for the quantities of the contractor only and not the quantities of the contractor's subcontractors. The contractor shall be responsible for the quantities of the contractor's subcontractors.
 - The contractor shall be responsible for his own methods of the planting process.
 - The contractor shall be responsible for the quantities of the contractor's subcontractors. The contractor shall be responsible for the quantities of the contractor's subcontractors.
 - Any discrepancies concerning the quantities of the contractor's subcontractors shall be the responsibility of the contractor. The contractor shall be responsible for the quantities of the contractor's subcontractors.
 - After the award of the contract, any discrepancies in the quantities of the contractor's subcontractors shall be the responsibility of the contractor. The contractor shall be responsible for the quantities of the contractor's subcontractors.

SINGLE TRUNK GUYING AND PLANTING DETAIL

PALM PLANTING DETAIL

Tree Protection Detail

Root Barrier Detail



NO.	DATE	REVISION	BY
1	11-11-11	Issue for Construction	SS
2	11-11-11	Issue for Construction	SS
3	11-11-11	Issue for Construction	SS
4	11-11-11	Issue for Construction	SS
5	11-11-11	Issue for Construction	SS
6	11-11-11	Issue for Construction	SS
7	11-11-11	Issue for Construction	SS
8	11-11-11	Issue for Construction	SS
9	11-11-11	Issue for Construction	SS
10	11-11-11	Issue for Construction	SS

Designated 1:16.15 IS

SCALE 1" = 20'

FILE NO. 21834

ISSUE



SEED School of Miami
11025 SW 8th St, Miami, FL 33173

Phase 2 TREE DISPOSITION DETAILS



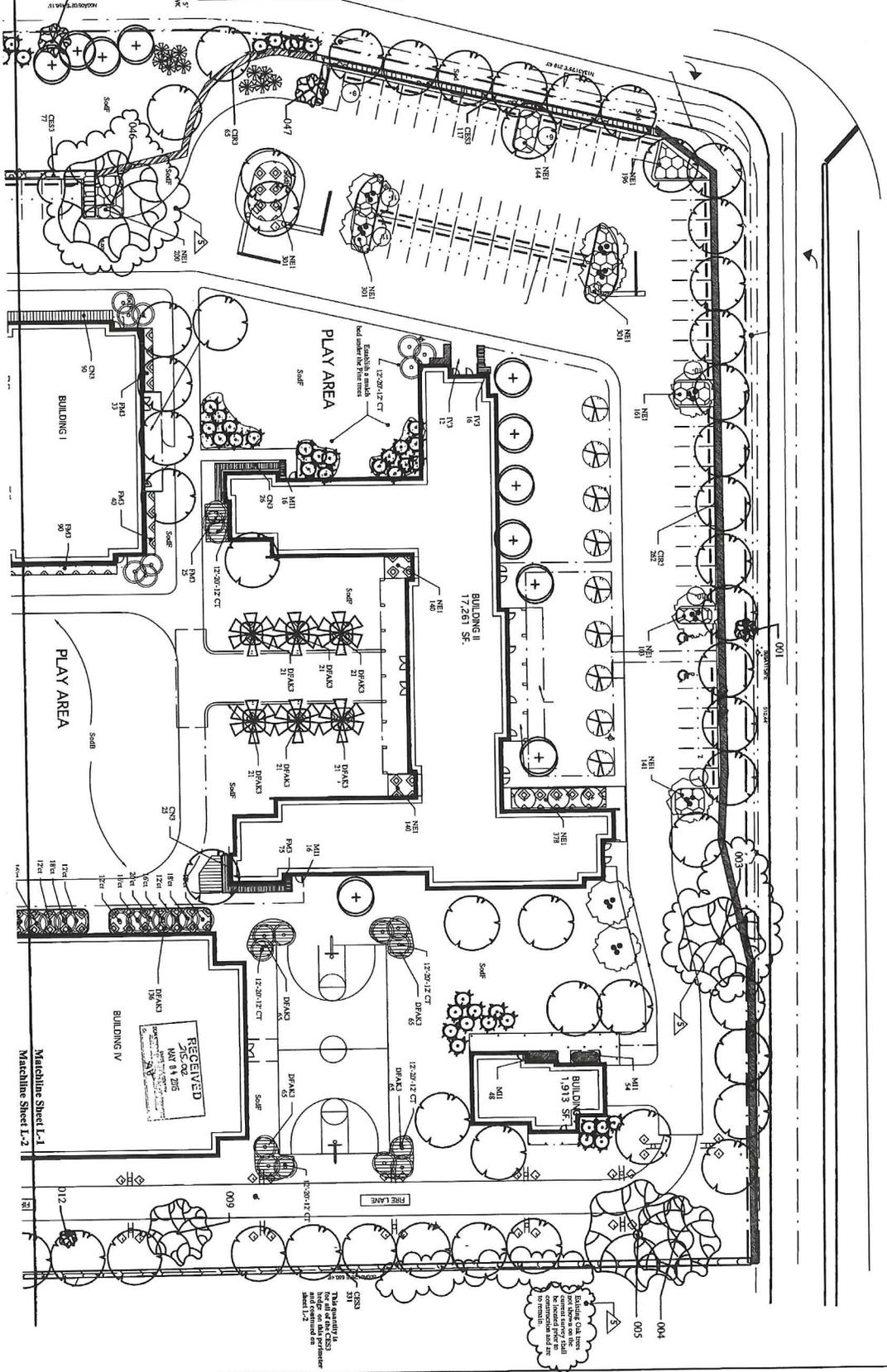
Phase 2 Tree Legend

Symbol N. Name Qty

- 11 Standard Live Oak 84
- 12 Oak Leaf Live Oak 21
- 13 Live Oak 21
- 14 Live Oak 21
- 15 Live Oak 21
- 16 Live Oak 21
- 17 Live Oak 21
- 18 Live Oak 21
- 19 Live Oak 21
- 20 Live Oak 21
- 21 Live Oak 21
- 22 Live Oak 21
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- 94 Live Oak 21
- 95 Live Oak 21
- 96 Live Oak 21
- 97 Live Oak 21
- 98 Live Oak 21
- 99 Live Oak 21
- 100 Live Oak 21

Shrubs and Ground Covers

Symbol	N. Name	Qty
1	12' x 20' x 12' CT	1
2	12' x 20' x 12' CT	1
3	12' x 20' x 12' CT	1
4	12' x 20' x 12' CT	1
5	12' x 20' x 12' CT	1
6	12' x 20' x 12' CT	1
7	12' x 20' x 12' CT	1
8	12' x 20' x 12' CT	1
9	12' x 20' x 12' CT	1
10	12' x 20' x 12' CT	1
11	12' x 20' x 12' CT	1
12	12' x 20' x 12' CT	1
13	12' x 20' x 12' CT	1
14	12' x 20' x 12' CT	1
15	12' x 20' x 12' CT	1
16	12' x 20' x 12' CT	1
17	12' x 20' x 12' CT	1
18	12' x 20' x 12' CT	1
19	12' x 20' x 12' CT	1
20	12' x 20' x 12' CT	1
21	12' x 20' x 12' CT	1
22	12' x 20' x 12' CT	1
23	12' x 20' x 12' CT	1
24	12' x 20' x 12' CT	1
25	12' x 20' x 12' CT	1
26	12' x 20' x 12' CT	1
27	12' x 20' x 12' CT	1
28	12' x 20' x 12' CT	1
29	12' x 20' x 12' CT	1
30	12' x 20' x 12' CT	1
31	12' x 20' x 12' CT	1
32	12' x 20' x 12' CT	1
33	12' x 20' x 12' CT	1
34	12' x 20' x 12' CT	1
35	12' x 20' x 12' CT	1
36	12' x 20' x 12' CT	1
37	12' x 20' x 12' CT	1
38	12' x 20' x 12' CT	1
39	12' x 20' x 12' CT	1
40	12' x 20' x 12' CT	1
41	12' x 20' x 12' CT	1
42	12' x 20' x 12' CT	1
43	12' x 20' x 12' CT	1
44	12' x 20' x 12' CT	1
45	12' x 20' x 12' CT	1
46	12' x 20' x 12' CT	1
47	12' x 20' x 12' CT	1
48	12' x 20' x 12' CT	1
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69	12' x 20' x 12' CT	1
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93	12' x 20' x 12' CT	1
94	12' x 20' x 12' CT	1
95	12' x 20' x 12' CT	1
96	12' x 20' x 12' CT	1
97	12' x 20' x 12' CT	1
98	12' x 20' x 12' CT	1
99	12' x 20' x 12' CT	1
100	12' x 20' x 12' CT	1



No.	Description	Quantity
1	Standard Live Oak	84
2	Oak Leaf Live Oak	21
3	Live Oak	21
4	Live Oak	21
5	Live Oak	21
6	Live Oak	21
7	Live Oak	21
8	Live Oak	21
9	Live Oak	21
10	Live Oak	21
11	Live Oak	21
12	Live Oak	21
13	Live Oak	21
14	Live Oak	21
15	Live Oak	21
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49	Live Oak	21
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93	Live Oak	21
94	Live Oak	21
95	Live Oak	21
96	Live Oak	21
97	Live Oak	21
98	Live Oak	21
99	Live Oak	21
100	Live Oak	21

Designed: 1-14-15 JS

SCALE: 1" = 20'

FILE NO: 21384

ISSUE

James S. Williams
 Landscape Architect
 11025 SW 84th St, Miami, FL 33173

SEED School of Miami
 Year 1 Campus - Kendall Campus
 11025 SW 84th St, Miami, FL 33173

RECEIVED
 MAY 04 2015

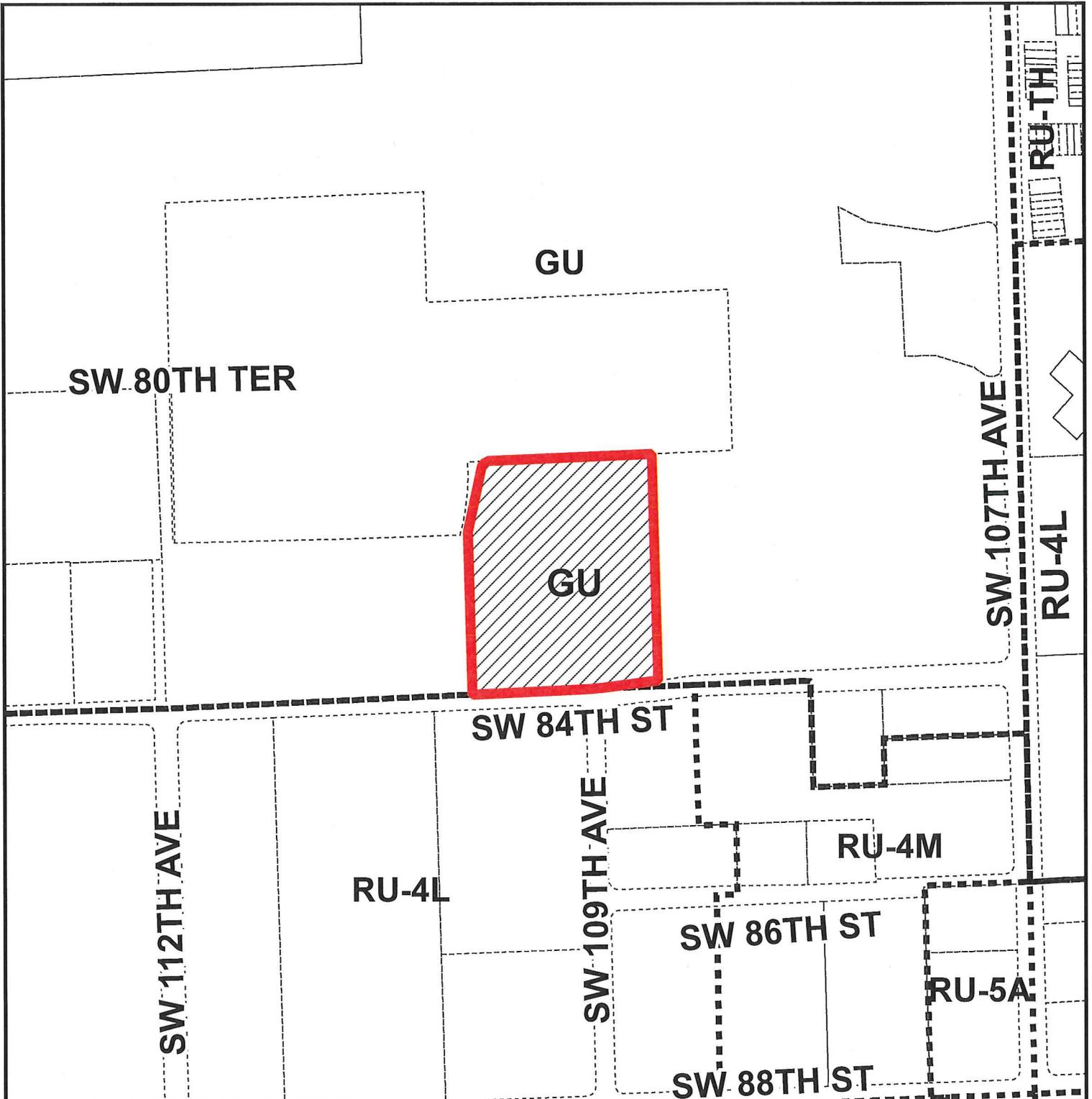
Phase 2
 Landscape Plan

Matchline Sheet 1-1
 Matchline Sheet 1-2

MIAMI DADE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 RESOURCES DIVISION
 PLANT OPERATIONS

MAY 04 2015

AT



MIAMI-DADE COUNTY
HEARING MAP

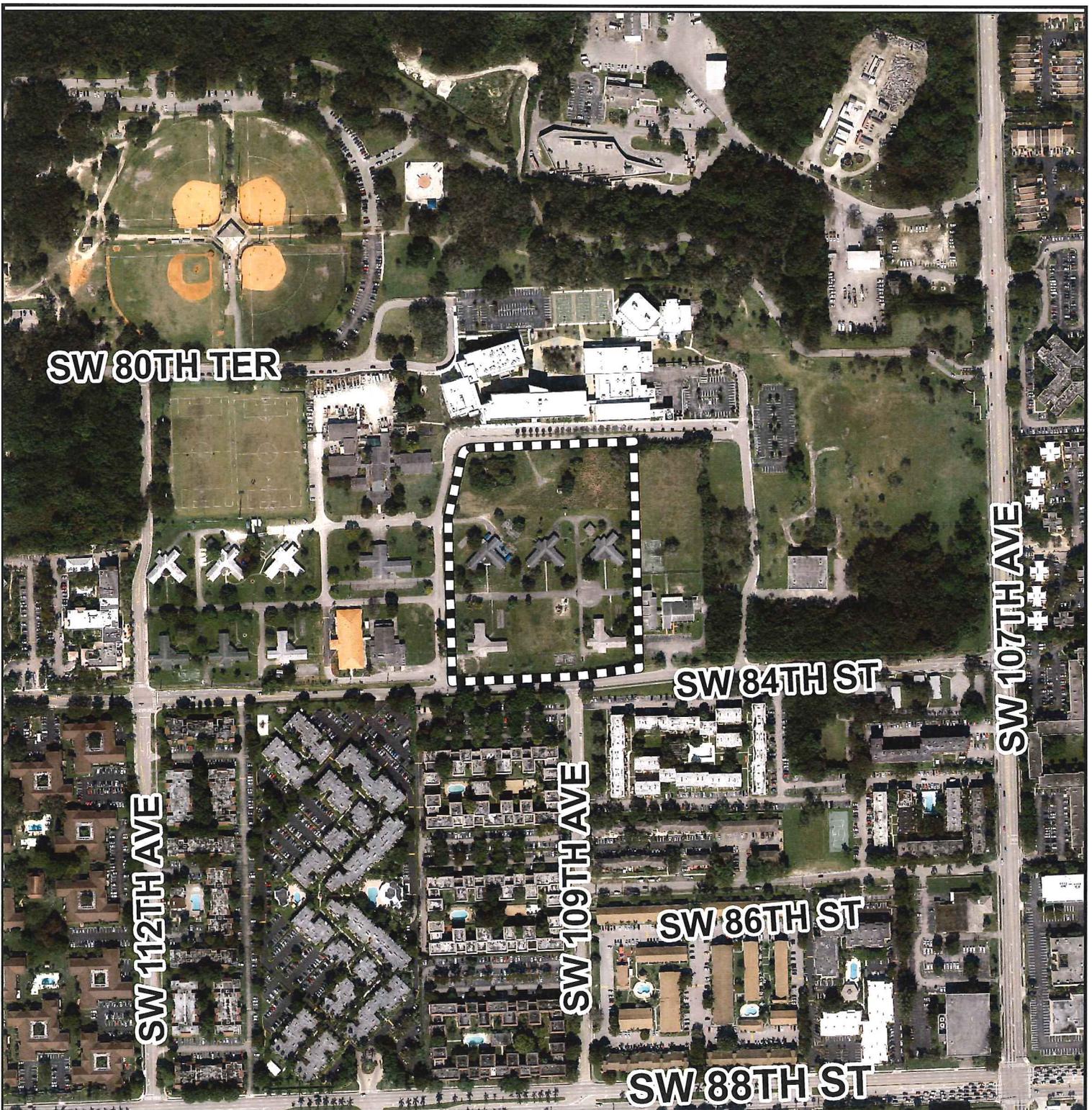
Section: 31 Township: 54 Range: 40
 Applicant: THE SEED SCHOOL OF MIAMI FOUNDATION, INC.
 (PRE-APP Z15P-48)
 Zoning Board: C12
 Commission District: 10
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000012

Legend
 Subject Property Case
 Zoning



REVISION	DATE	BY
		104



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2015000012

Legend
 Subject Property

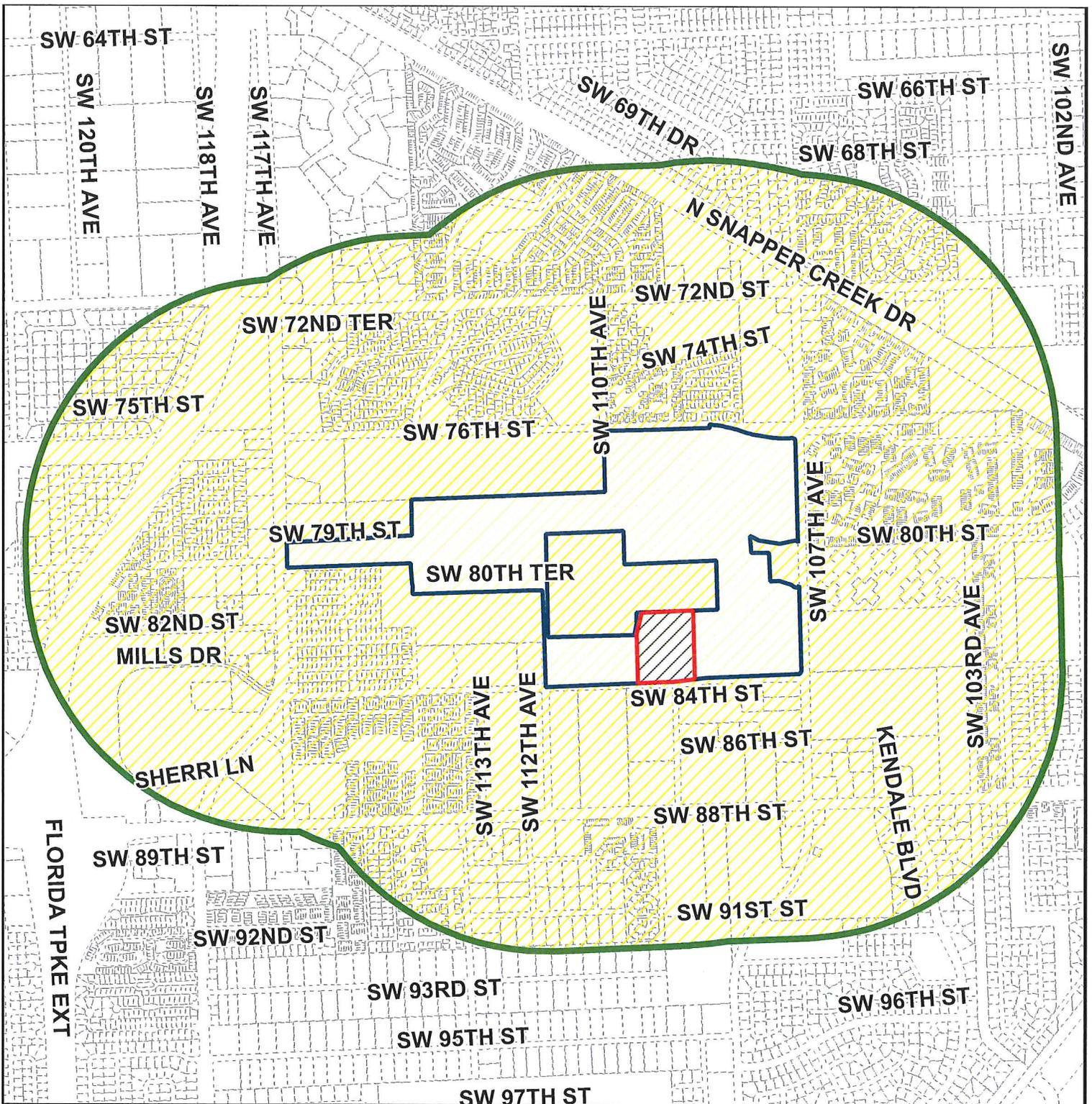


Section: 31 Township: 54 Range: 40
 Applicant: THE SEED SCHOOL OF MIAMI FOUNDATION, INC. (PRE-APP Z15P-48)
 Zoning Board: C12
 Commission District: 10
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, March 4, 2015

REVISION	DATE	BY
		105



MIAMI-DADE COUNTY
RADIUS MAP

Section: 31 Township: 54 Range: 40
 Applicant: THE SEED SCHOOL OF MIAMI FOUNDATION, INC.
 Zoning Board: C12
 Commission District: 10
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number

Z2015000012

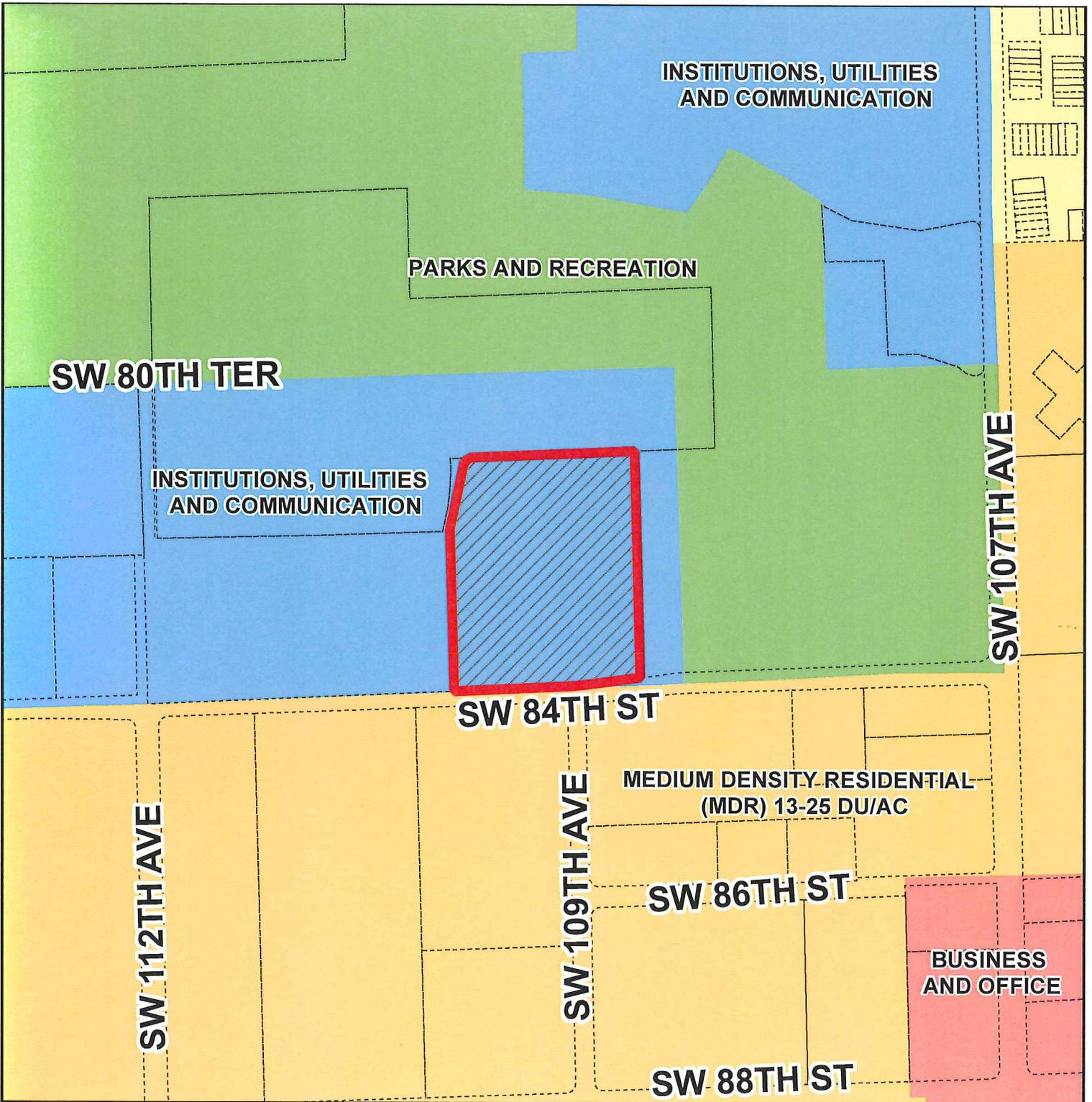
RADIUS: 2640

Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



REVISION	DATE	BY
		106



MIAMI-DADE COUNTY

CDMP MAP

Section: 31 Township: 54 Range: 40

Applicant: THE SEED SCHOOL OF MIAMI FOUNDATION, INC.
(PRE-APP Z15P-48)

Zoning Board: C12

Commission District: 10

Drafter ID: E.CESPEDES

Scale: NTS

Process Number

Z2015000012

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, March 4, 2015

REVISION	DATE	BY