



Department of Regulatory and Economic Resources

Development Services Division
111 NW 1st Street • Suite 1110
Miami, Florida 33128-1902
T 305-375-2640
www.miamidade.gov/economy

January 26, 2015

Sol-ARCH, Inc. / Dulce Conde
4917 SW 74 Court
Miami, FL 33155

RE: Z2015P00056
Advanced Learning Center Charter School, Inc.

Dear Dulce Conde:

Please find attached comments related to your pre-application meeting. It is important to review comments from all agencies and incorporate said comments when preparing your plans for a formal zoning application. If you have questions or concerns regarding the comments provided during the pre-application meeting or those contained in the attached memoranda, please contact appropriate staff. You will find a contact list appended for your convenience.

Please be advised that your project is located in the Country Club Urban Area District (CCUAD). On February 19, 2015, all properties located within the boundaries of the CCUAD are subject of a public hearing to be rezoned to the district. As currently designed, your project does not meet the standards of the CCUAD. You may either redesign the proposed charter school expansion to meet the CCUAD standards or request that your property be excluded from the rezoning. A letter requesting exclusion from the district must be submitted to the Department of Regulatory and Economic Resources, Development Services Division prior the February 19, 2015 hearing date. If you would like to review the CCUAD standards with staff, please call (305) 375-2842 to schedule an appointment.

When you are ready to submit a formal zoning application, please note that you will be asked for the pre-application number assigned during the initial review of your application. In addition to the pre-application number, please provide a copy of this package with your formal submittal. Please note, that the formal zoning submittal process has not changed and applications are accepted Monday through Wednesday during the first and third weeks of the month. Appointments are needed to file an application on Monday and Tuesdays of the filing period. Walk-ins are accepted on Wednesdays. If you have questions or to schedule an appointment to submit your formal zoning application, please call (305) 375-2640.

Sincerely,

A handwritten signature in black ink that reads "Amina Newsome".

Amina Newsome, Special Projects Administrator II
Development Services Division

Enclosures
cc: Nathan Kogon

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Advanced Learning Charter School, Inc. Pre-Application Meeting
ATTENDANCE RECORD • Thursday, January 22, 2015

NAME	ORGANIZATION	PHONE	E-MAIL	
1	Alfredo B. Sanchez	MD W/ASD	786 552-8237	san@miamidade.gov
2	Christine Velazquez	RER DERM	5 372 0764	velazc@miamidade.gov
3	RICHARD GARCIA	RGA	305 595-7500	RGARCIA@ RGATRAFFIC.COM
4	Carlos Gonzalez	HIVE Prep School	561 666-5145	gonzalez@dadeschools.net
5	Dulce Conde	Sol-Arch	305- 740-0723	d@sol-arch.com
6	KRISTOPHER RUIZ	SOL-ARCH	305-740-0723	K@SOL-ARCH.COM
7	Earl Jones	Zoning Evaluations	(305) 375-5667	jones@miamidade.gov
8	DAMON HOLNESS	ZONING	(305) 575-2640	DAH@MIAMIDADE.GOV
9	Ricardo Graulera	PWWM TED	805 315-2030	RG@miamidade.gov
10	Amina Newsome	RER Development Svcs	(3) 375-2842	newsoma@miamidade.gov
11				
12				
13				

Office Use Only
 Pre-Application # _____
 Pre-Application Meeting Date: _____

ZONING INFORMATION PRE-APPLICATION CHECKLIST

Zoning Info Specialist: Grisel Rodriguez Date: 01/22/2015
 Pre-Application Number: Z2015P00056
 Address: NE Corner NW 59 Avenue and 171 Street
 Folio Number(s) # 30-2012-047-0001
 Zoning District(s): BU-2

ZONING HISTORY			
	Yes	No	Provided?
Prior Zoning Approvals	*		
Resolution	*		Z-24-09
Prior Approved Site Plan	*		
Resolution Covenant	*		
Prior ASPR			
Prior Administrative Approval			

SPECIAL FACTORS			
	Yes	No	Comments
In a Management Area		✓	
Outside the UDB		✓	
CDMP Restricted Use		✓	
CDMP LUP Designation	✓		Business and Office
Urban Center		✓	

Comments:

If you do not have the zoning history, you may want to make a Zoning Verification Request. The form is attached.

Project may require modification of resolution, site plan and/or covenant.

<input type="checkbox"/>	Comments Provided -- will attend
<input checked="" type="checkbox"/>	Comments Provided -- will not attend
<input type="checkbox"/>	No Comment -- will not attend

Office Use Only	
Pre-Application #	Z2015P00056
Pre-Application Meeting date:	1/22/15
Reviewer Name	Damon Holness

ZONING HEARINGS PLAN REVIEW CHECKLIST

Applicant(s) name(s) Advance Learning Charter School

Site Location/Address 5855 NW 171 St

Folio Number(s) # 30-2012-039-0010

1. Are the uses permitted in the current or proposed zoning district?
 (yes) (no) (N/A)

Are all required site plan, floor plan, building elevation and landscape plans submitted?
 (yes) (no) (N/A) If no, what plan is missing?

Floor plans for Existing school required, two porches was not part of original approval, modification of plans required.

2. Does the site plan show a title block identifying the project name, location and preparer information, all dimensions measured to centerline of the streets, street designations, setback distances, spacing distances between buildings, typical and dimensions for parking stalls, width of all drives and driveways, north arrow, zoning legend, location of baby stroller and bicycle racks locations, legal description?
 (yes) (no) (N/A) If no, what is missing from plans?

Show backout dimensions for parking spaces

3. Is lot area and/or frontage meeting current zone? (yes) (no) (N/A)
 If no, are area and frontage variances needed? (yes) (no) (N/A)

4. Are setbacks within zone requirements? yes) or (no) (N/A)
 If not, are setback variances needed? (yes) (no) (N/A)

5. Does the site data show the required and provided FAR and lot coverage square footage? (yes) (no) (N/A)

6. Does the site data include the required and provided parking calculations for all uses on the property? (yes) (no) (N/A) If no, what is missing?

7. Does the site plan show the proposed and existing construction? (yes) (no) (N/A) If no, what is missing?

8. Is the safe sight distance triangle shown on plan? (yes) (no) (N/A)

9. Does the floor plan show dimensions of each room, the use of each room and the accessibility from one room to another? (yes) (no) (N/A) If no, what is missing?

10. Does the floor plan and elevation plan agree as to location of windows, doors, and overhead doors? (yes) (no) (N/A) If not, what is missing?

11. Does the elevation plan show the highest point of the building measured from grade? (yes) or (no) (N/A)
Is the height of the parapet wall shown on plan? (yes) (no) (N/A)

12. If signage is a part of submittal, are the sign detail, dimension, height and setback for existing and proposed signage shown? (yes) (no) (N/A)

13. Are all existing and or proposed height and type of fence/wall shown? (yes) (no) (N/A)

14. (a) Does the landscape plan show the landscape legend, all required lot, street and dissimilar land use buffer trees and material type and amounts? (yes) (no) (N/A) If no, what is missing?

Lot coverage is based on all structures on property. basketball court should not be included towards open space count, fix legend accordingly. Chapter 18A requires 28 trees per acre, not 22 as stated on plan.

- (b) Does the landscape plan show required greenbelt and width of same? (yes) (no) (N/A)

- (c) Does the legend show the height of all trees? (yes) (no) (N/A)



Regulatory & Economic Resources Department

Collection System Assessment

January 21, 2015 3:37 PM

Assessment Number: 33095

Date: 21-JAN-15

User ID: DAH

Name: ADVANCE CHARTER SCHOOL

Address:

, FL -

Phone: () -

Comments:

Sales Type	Fee Code	Quantity	Unit	Description	Amount
CONC	CN02	1	CNFEE	CONCURRENCY FEE (COMMERCIAL)	\$ 681.89
ZSUR	SUR8	1	\$	ZONING 8% SURCHARGE	\$ 853.99
ZIMAG	Z060	1	APPL	IMAGED RECORDS ON LINE (APPLICATION	\$ 77.25
ZHRG	Z100	1	BASIC	BASIC FEE	\$ 1,100.81
DERM	Z109	1		DERM	\$ 250.00
PWKS	Z119	1		PUBLIC WORKS	\$ 250.00
FIRE	Z120	1	EACH	FIRE RESCUE DEPARTMENT	\$ 190.00
PARKS	Z130	1	APPL	PARKS REVIEW NON-RESIDENTIAL INITIAL	\$ 250.00
ZHRG	Z973	1	APPL	NON USE VARIANCE COMMERCIAL	\$ 1,467.75
ZHRG	Z974	1	APPL	SPECIAL EXCEPTION	\$ 2,935.50
ZHRG	Z975	1	APPL	MODIFY DELETE	\$ 1,467.75
ZHRG	Z980	1	APPL	SITE PLAN REVIEW COMMERCIAL	\$ 2,201.63
ZHRG	Z981	1	ACRE	SIZE OF PROPERTY COMMERCIAL	\$ 880.65
ZHRG	Z982	1	SQ FT	SIZE OF BUILDING COMMERCIAL	\$ 293.55

Handwritten notes:
 25,7
 45107
 38,999.4
 P 00056

Total: \$ 12,900.77

Thank you for your business. Please visit our website at www.miamidade.gov/planzone



Regulatory & Economic Resources Department

Collection System
Assessment

January 21, 2015 3:37 PM

Assessment Number: 33095

Date: 21-JAN-15

User ID: DAH

Name: ADVANCE CHARTER SCHOOL

Address:

, FL -

Phone: () -

Comments:

Sales Type	Fee Code	Quantity	Unit	Description	Amount
<p>This is not a Receipt This is only an estimate, fees are in accordance to the approved fee schedule at time invoice is paid</p>					

Office Use Only	
Pre-Application #:	Z2015P00056
Pre-Application Meeting Date:	1/22/15

ZONING EVALUATION PRE-APPLICATION CHECKLIST

Evaluator Earl Jones Board BCC
 Applicant(s) name(s) Advanced Learning Charter School, Inc. D/B/A Hive Preparatory School
 Project Name (if applicable) Hive Preparatory School
 Address 5855 NW 171 Street, Miami Dade County, Florida
 Folio Number(s) # 3020120470001

	Zoning and Existing Use	CDMP LUP Map Designation
Subject Property	BU-2; charter school/office building	Business and Office
North	BU-2; repair shop	Business and Office
South	BU-2; parking lot	Business and Office
East	BU-2; retail outlet	Business and Office
West	BU-2; office building	Business and Office

Proposed Use: <u>charter school</u>		
Compatibility:		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Need for further determination <input type="checkbox"/>
Consistency:		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Need for further determination <input type="checkbox"/>

Zoning History: Resolutions #Z-24-09, #4-ZAB-489-69 and Z-288-69

CDMP History:

ZONING EVALUATION COMMENTS:

Please be aware that the subject property may fall within the Country Club Urban Area District (CCUAD). The CCUAD is a new zoning district. The Board of County Commissioners will vote on this new zoning on February 19, 2015. Please note that new this new zoning district may affect this zoning application in regards to setbacks, landscaping, parking, etc. Please be aware that this application is a DIC application and that the applicant will need to go through the DIC process before the application is scheduled for a hearing.

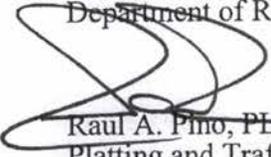
Covenant Required: Yes No Modify prior covenant

Memorandum



Date: January 21, 2015

To: Amina Newsome
Department of Regulatory and Economic Resources

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

Subject: Pre-Application Z2015P00056
Name: Advanced Learning Charter School, Inc., d/b/a H.IV.E. Preparatory School
Location: 5855 NW 171 Street
Section 12 Township 52 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed this application, below are the Section's comments.

- This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A of Plat Book 158, Page 99.

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 the 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."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Gavilan, Ricardo (PWWM)

From: Gavilan, Ricardo (PWWM)
Sent: Wednesday, January 21, 2015 3:29 PM
To: Shen, Joan (PWWM); Cohen, Jeff (PWWM)
Cc: Orue, Jon (PWWM)
Subject: FW: Pre-application Z2015P00056 -Advanced Learning Charter School, Inc d/b/a HIVE Preparatory School
Attachments: RE: Advanced Learning Charter School; advance learning center charter school - traffic issues; School Traffic Operations (TOP) Form Ver 7.docx; Traffic Study Content Checklist.docx

Please find PWWM's recommendation for the subject project below.

1. A traffic study that complies with the attached traffic study scope and project's Letter of Intent, must be submitted. Additionally, the study should address any Service Requests regarding the existing operations that has been received by and on file with PWWM Traffic Engineering Division.
2. The study should include all applicable content outlined in the Traffic Study Content Checklist attached and demonstrate the following:
 - a. The facility driveways should operate at an acceptable LOS.
 - b. The proposed traffic should maintain impacted roadway segments within the CDMP's adopted LOS.
 - c. The projected visitor vehicle accumulation volumes should be accommodated onsite.
 - d. All impacted intersections should:
 - i. Maintain an acceptable LOS in all movements.
 - ii. Accommodate the 95th percentile queues within their dedicated lanes.
3. An individual school traffic operations plan (TOP) should be completed for every phase of this project using PWWM's form version 7.
4. A site plan printed to scale should be submitted for PWWM review. Pavement widths and radii should be specified on the site plans. Additionally, the plan should include all existing driveway connections and traffic channelizing topography within the site's frontage roads.

Should you need additional information or clarification on this matter, please contact Mr. Ricardo Gavilan, P.E., PTOE

Regards,

Ricardo Gavilan, P.E., PTOE, LEED A.P., Professional Engineer

**Public Works and Waste Management Department,
Traffic Engineering Division**

111 NW 1st Street, Suite 1510, Miami, Florida 33120-1900

305-375-2030 Phone 305-372-6064 Fax

www.miamidade.gov/gsa

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Department of Regulatory and Economic Resources

Division of Environmental Resources Management
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
T 305-372-6764

PRE-APPLICATION #: 2015P00056

FILE NAME: California Club Shopping Center
MEETING DATE: 01/22/2015

DERM PRE-APPLICATION REVIEW CHECKLIST

DERM has reviewed Pre-Application Z2015P00056 and has determined the following:

Potable Water (305)372-6764

The property is currently connected to public water. Therefore connection of the proposed development to the public water supply system is required pursuant to Miami-Dade County Code.

- No requirements for future zoning application.

Wastewater Disposal (305)372-6764

Be advised that public sanitary sewers about the site therefore connection is required pursuant to Miami-Dade County Code.

- No requirements for future zoning application.

Tree Preservation (305) 372-6574

Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. Chapter 24 of the County Code and CON-8A of the CDMP requires the preservation of specimen trees. According to the landscape plan submitted with this application the site does not contain specimen trees.

Pursuant to Section 24-49 of the Code of Miami-Dade County and the minimum requirements of the Miami-Dade County Landscape Ordinance, prohibited plant species shall be removed or eradicated from all portions of this property prior to development or redevelopment. See the following link for a list of the species: <http://www.miamidade.gov/environment/prohibited-plants.asp>. Furthermore, prohibited plant species shall not be sold, propagated, planted, imported or transported and each property shall be maintained at all times to prevent the growth or accumulation of all prohibited species including non-native grasses, weeds and undergrowth.

- No requirements for future zoning application.

Should you have any questions please contact Christine Velazquez at (305) 372-6764.

Memorandum



Date: January 21, 2015

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

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

Subject: Pre-Application Comments- Advanced Learning Charter School
Application Z2015P00056

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the pre-application for the proposed development. Below, please find the comments for the subject application.

Application Name: Advanced Learning Charter School

Location: The proposed project is located at 5855 NW 171st Street Folio No. 30-2012-047-0001, in unincorporated Miami-Dade County

Proposed Development: The Charter School is adding a 48,615 square feet building to the existing School.

The new 3 story building will increase the school's water demand by 5,834 (gpd).

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

There is an existing 12-inch water main abutting the property along NW 59th Avenue to where the developer may connect and extend a new 8-inch water main to the property to provide water service for the new 3 story building. Final points of connections will be provided at the time the applicant request connection to the MDWASD infrastructure.

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

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

In addition, the future development 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.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

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

Sewer: The proposed development is located within the Miami-Dade Water and Sewer Department's (MDWASD) sewer service area. The existing facility is currently being served by MDWASD. The wastewater flows from this development are currently being transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

For the new 3 story building there is an 8-inch sanitary gravity sewer line abutting the property along NW 59th Avenue to where the developer may connect and extend a new 8-inch gravity sewer line to the property to provide sewer service as required. Any gravity sewer line within the property shall be 8-inch minimum diameter. Final points of connections will be provided at the time the applicant request connection to the MDWASD infrastructure.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 401. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 1.61 hrs. to 2.10 hrs. Moratorium Code status for said pump station is OK.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(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.

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

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>

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

Memorandum



Date: January 16, 2015

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Carlos Heredia, Planning Section Supervisor
Miami-Dade Fire Rescue Department

Subject: Z2015P00056

The Miami-Dade Fire Rescue Department has **no objection** to the site plan dated stamp received 1/13/15.

For additional information, please call 786-331-4544.

DATE: January 15, 2015

TO: Amina Newsome
Special Projects Administrator, II
Department of Regulatory and Economic Resources

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

SUBJECT: Review of Pre-Application No. 15-056
(HIVE Preparatory School)
MDT Project No. OSP006
FSC No. 41.04

Project Description

15-056 – HIVE Preparatory School intends to submit an application for a proposed 3-story addition to an existing charter school located at 5855 NW 171st Street. The applicant will also be requesting an increase in grade levels and student enrollment. The subject property is currently developed with an existing one-story building, parking areas, a basketball court, and playground. The subject site is approximately 3.16 acres and is located approximately 1,108 feet west of NW 57th Avenue, Miami-Dade County, Florida.

Current Transit Service

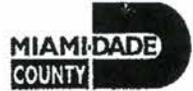
The subject site is located approximately 1,108 feet (0.21 mile) west of Metrobus Route 75 which runs along NW 57th Avenue.

MDT Pre-Application Comments

The Recommended Service Plan in the 2014 Transit Development Plan (TDP) does not propose any improvements to Route 75. The existing charter school site is accessible via transit and is located within walking distance of Route 75 which runs along NW 57th Avenue. Miami-Dade Transit has no further comments at this time.

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

Memorandum



Date: January 20, 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: Z2015P00056: HIVE Preparatory School.

Application Name: HIVE Preparatory School

Project Location: The site is located at 5855 NW 171 Street, Miami-Dade County.

Proposed Development: The request is for a special exception for an existing charter school including a new building to accommodate increased student enrollment.

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

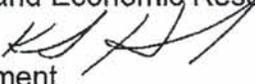
Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: January 20, 2015

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

From: Keith Hedrick, Sergeant 
Miami-Dade Police Department

Subject: Pre-Application Meeting Review – Z2015P00056

PRE-APPLICATION

The applicant, the Advanced Learning Charter School, Inc. (Hive Preparatory School), is requesting a Pre-Application Meeting Review preceding the submittal of a proposed public hearing application in order to obtain a special exception to permit a new 3-story, 626 student, K-8 building to an existing 1-story, 452 student, K-5 charter school. The property is located at 5855 NW 171 Street, in Miami-Dade County, Florida.

PRE-APPLICATION REVIEW

A review of the pre-application and related documents was conducted.

The MDPD requests the following to be considered and included in the proposed zoning modifications.

- Install additional traffic control devices on the appropriate streets surrounding the school as necessary.
- Develop and implement a parking and traffic plan that includes, but is not limited to, adequate parking during special events, traffic flow, and safe street crossing for pedestrians in and around the immediate area surrounding the campus.

The MDPD does not have further comments or objections to the proposed zoning modifications to complete this project at this time.

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

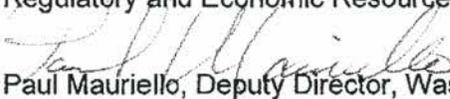
Should you have any questions or require additional information, Sergeant Keith Hedrick, of the Strategic Planning and Development Section, may be contacted at (305) 471-1990.

KH/kh

Memorandum



To: Prospective Applicant, Zoning Processes
Regulatory and Economic Resources Department

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

Subject: PWWM Pre-Application Guidelines

The Public Works and Waste Management Department (PWWM) provides waste and recyclables collection service to "residential units" in the Solid Waste Collection Service Area. Commercial and Multi-family Establishments are typically serviced by private haulers. Chapter 15 of the Miami-Dade County Code (Code) and Implementing Order 4-68 (IO) contain the County's waste management requirements, levels-of-service and fees. These PWWM pre-application guidelines for Zoning Processes are based on department policies, as well as pertinent excerpts from the Code.

Definitions

Section 15-1 of the Code includes definitions for the following land use types:

(qq) *Residential unit:* Any structure which is used, or constructed for use, as a single-family dwelling, duplex, cluster house, or townhouse, and which is located on a single lot, parcel or tract of land. For the purposes of this chapter, any condominium structure composed of privately owned, single-family housing units with separate means of ingress and egress and containing no more than two (2) stories shall be considered a residential unit. The term residential unit shall not include any multi-family residential establishment.

(e) *Commercial establishment:* Any structure used or constructed for use for business operations. For purposes of this chapter, hotels and motels are commercial establishments. The term "commercial establishment" shall not include any residential unit or multi-family residential establishment.

(cc) *Multi-family residential establishment:* Any structure other than a residential unit which is used, or constructed for use, as a multiple-dwelling facility. Multi-family residential establishments shall include without limitation, rooming house, tourist court, trailer park, bungalow court, apartment building with rental or cooperative apartments, or multiple story condominiums with common means of ingress and egress.

Residential Units

Garbage and Trash Collection Services

According to the Code, each residential unit will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

Multi-family Residential Establishments

Garbage and Trash Collection Services

The following is required of multi-family residential and commercial establishments located in unincorporated Miami-Dade County:

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

Recycling

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. The application regarding modified recycling programs may be found on the website at <http://www.miamidade.gov/publicworks/multifamily-recycling.asp>.

Commercial Establishments

Garbage and Trash Collection Services

The following is required of multi-family residential and commercial establishments located in unincorporated Miami-Dade County:

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

Recycling

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

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

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

In addition to the aforementioned specifications for Waste Collection Services, all applications are subject to the following requirements pertaining to Waste Storage/Setout Considerations and Site Circulation Considerations:

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."

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.

Waste Disposal Concurrency

The County also provides waste disposal services County-wide. The guidelines include a statement regarding solid waste Concurrency. 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 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, 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.



Airport System Zoning Checklist

Miami-Dade County's System of Airports



Miami International (MIA)



Miami Opa-locka Executive (OPF)



Miami Executive (TMB)

Formerly Known As Kendall-Tamiami Executive



Homestead General Aviation (X-51)

&

Dade-Collier Training and Transition (TNT)

Purpose of Airport Zoning

- Promotes compatible land use and protects airspace.
- Protects economic benefits and the capacity of aviation facilities.
- Protects the public health, safety and welfare by limiting the type and densities of land use activities in high risk safety areas near runway ends.
- Airport Zoning has two distinct components, addressing proposed land uses and protecting airspace. Miami-Dade Aviation Department (MDAD) staff studies land use proposals, as well as the elevations of proposed permanent structures (such as buildings) and temporary structures (such as cranes) to ensure compatibility with Airport Zoning, certain FAA criteria and airport operations.
- Airport Zoning resources (County Code and Airport Zoning Maps) may be accessed by using the following link:

http://www.miami-airport.com/planning_forms_maps.asp

Protecting Land Use

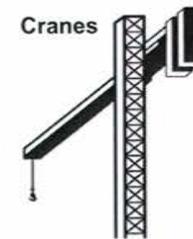
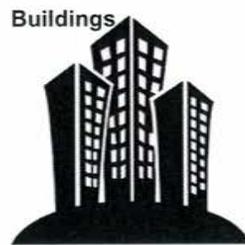
Airport Zoning encourages appropriate land uses that are compatible with airport operations. Land uses may be prohibited or restricted depending on their proximity to the airport and/or if the site is impacted by an airport land-use restrictive zone. The following uses (not inclusive) may be restricted/prohibited:



- Residential units
- Places of worship
- Public assembly
- New educational facilities (including day care facilities)
- Uses that may attract wildlife (e.g. landfills)
- Any use that would make it difficult for aircraft pilots and tower control operators to distinguish between airport lights, aircraft and others; result in glare in the eyes of aircraft pilots using the airport, or tower control operators; impair visibility in the vicinity of the airport or otherwise endanger the landing, taking off or maneuvering of aircraft.
- Uses that create electrical interference with radio communications between the airport and aircraft.
- Establishments or uses that emit smoke, gases, or dust in quantities or densities sufficient to jeopardize the safe use of the airport.

Protecting Miami International Airport's Airspace (MIA Zoning)

Sec. 33-349 explains the airspace approval process for permanent (cell towers, monopoles, buildings) and temporary structures (construction cranes), including marking and lighting.



- Sec. 33-349 explains the airspace approval process and review criteria for temporary events impacting airspace.



- Note, MDAD does not regulate the placement of proposed heliports and helipads. Permits and approvals are coordinated through FDOT and the FAA. The process is posted on our webp

Requestors – Follow these Steps:

- First confirm if a property/project is impacted by MDAD's Airport Zoning by accessing MDAD's Airport Zoning resources (County Code and Airport Zoning Maps) by using the following link: http://www.miami-airport.com/planning_forms_maps.asp
- If the proposed use is a school or day care, MDAD may need to review the request. MDAD will automatically need to review any structure that exceeds 200 feet Above Ground Level (AGL) or meets the review criteria established within Chapter 33 of the Code of Miami-Dade County as it pertains to Airport Zoning.
- If you know for certain that your property/project is impacted by airport zoning, please compile the required data specified in the "checklist" contained within this document prior to submitting a request for an MDAD review. Note, omissions and incorrect data will delay project reviews.
- Download and complete the required interactive request forms (referenced in this document) from our webpage.
- Submit the request forms and required data (including PDFs of site and elevation plans) directly to Mr. Ammad Riaz, P.E., Chief of Aviation Planning, 305-876-7036 or at ariaz@miami-airport.com. He is the point of contact and will assign projects to staff. Please do not contact his staff without contacting Mr. Riaz first.
- A check may be included with the submittal of the forms, or alternatively you may contact your assigned aviation planner to facilitate a payment by credit card with MDAD's Finance Division. Please do not contact our Finance Division directly.
- Your aviation planner will verify the submittal data and payment and a determination will be issued.

Data Checklist

The following data is required for staff's review. Omitted or erroneous data will delay reviews.

- Project name, address, include all folio number(s) and duration of project
- Proposed use (e.g. apartment complex, single family home, day care facility)
- For proposed structures impacted by Airport Zoning, both horizontal and vertical data must be provided.
- Horizontal Datum = the GPS coordinates of the structure in State Plane North American Datum 1983 (NAD '83). Typically as in the case of a square building, the four corners of the building (or footprint) must be provided. The site plan must be in the specified format (see example provided). If there is a structure on the roof, the coordinate(s) must be depicted as well.
- Vertical Datum = **(1)** Site elevation expressed in feet MSL (Mean Sea Level). **(2)** The structure elevation expressed in feet Above Ground Level (AGL) to include the tallest element on the roof, such as the top of any elevator shafts, architectural features, lighting rods, flag poles, or other appurtenances. Note, any rooftop structure must be included in the dimensioning of the structure elevation expressed in feet AGL. **(3)** The maximum building elevation expressed in feet North American Vertical Datum 1988 (NAVD '88) or expressed in feet Above Mean Sea Level (AMSL). Please note, an architectural elevation plan referencing National Geodetic Vertical Datum 1929 (NGVD'29) will be rejected.

Summary of the Process

Important to note: Identical data (GPS coordinates and elevations) must be used for both FAA and MDAD submittals. Omitted, erroneous and different data submittals to both the FAA and MDAD will delay project reviews and determinations.



Development

Step 1: [Federal Coordination] If applicable, file with the FAA to study the permanent structure (e.g. building) and issue a determination. Allow a minimum of 90 days to process.

Step 2: [Local Coordination] Only after receiving the FAA's determination and if applicable, request a determination from MDAD.

Note: The requisite fees and one year expiration date.



Cranes

Step 3: [Federal Coordination] If applicable, file with the FAA to study the construction crane(s). Allow a minimum of 90 days to process. Cell towers over 200' must automatically be filed.

Step 4: [Local Coordination] Only after receiving the FAA's determination and if applicable, request a determination from MDAD for the construction crane(s).

Note: The requisite fees expiration date.



Cell Towers

Step 1: [Federal Coordination] If applicable, file with the FAA to study the cell tower and issue a determination. Allow a minimum of 90 days to process. Cell towers over 200' must automatically be filed.

Step 2: [Local Coordination] If applicable, request a determination from MDAD for the cell tower. Note, determination fees vary depending on the height and location and one year expiration date.

Note: Any coordination with the FCC.

MDAD-Issued Determinations: Codes & Fees



Development

- Airspace / Land Use LOD (MIAHEI) \$1700
- Land Use LOD (MIALOD) \$700
- Request for written comments including conceptual development plans (MIAWCC) \$360
- Development Impact Committee (DIC) Comments if Airspace/Land Use criteria does not otherwise apply (MIADIC) \$360
- Request for an extension of time for an existing MDAD-issued LOD, provided that the location and elevation remain the same (MIANLD) \$360
- Request for revised comments based upon revised plans (MIARWC) \$90



Cranes

- Permissible Crane Height Determination Single Point Analysis, 1 set of GPS coordinates (MIACRN) \$360
- Each additional set of GPS coordinates (MIACOO) \$45
- Crane Determination time extension request, provided location and elevation remain the same (MIACHE) \$90



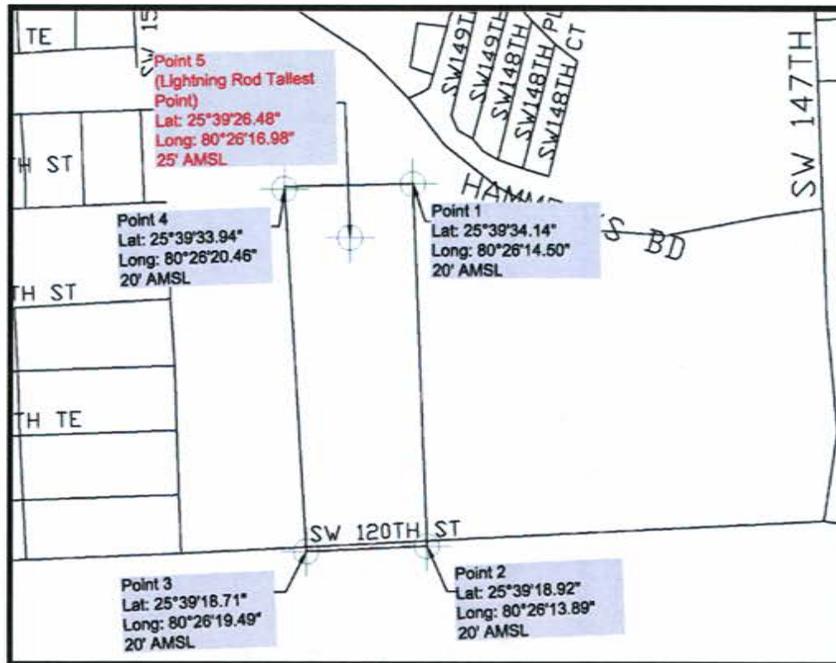
Cell Towers

- Cell Towers under 200' and where Airspace / Land Use LOD criteria does not otherwise apply (MIACEL) \$360

Data Required for an Airspace Review

Horizontal Datum

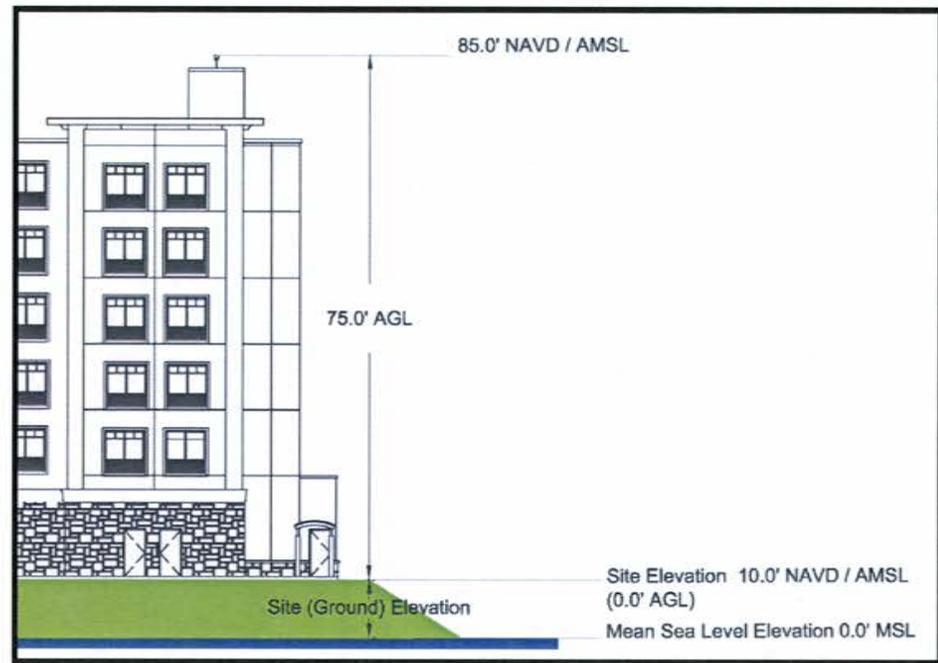
(Site Location – GPS Coordinates)



Site Plan

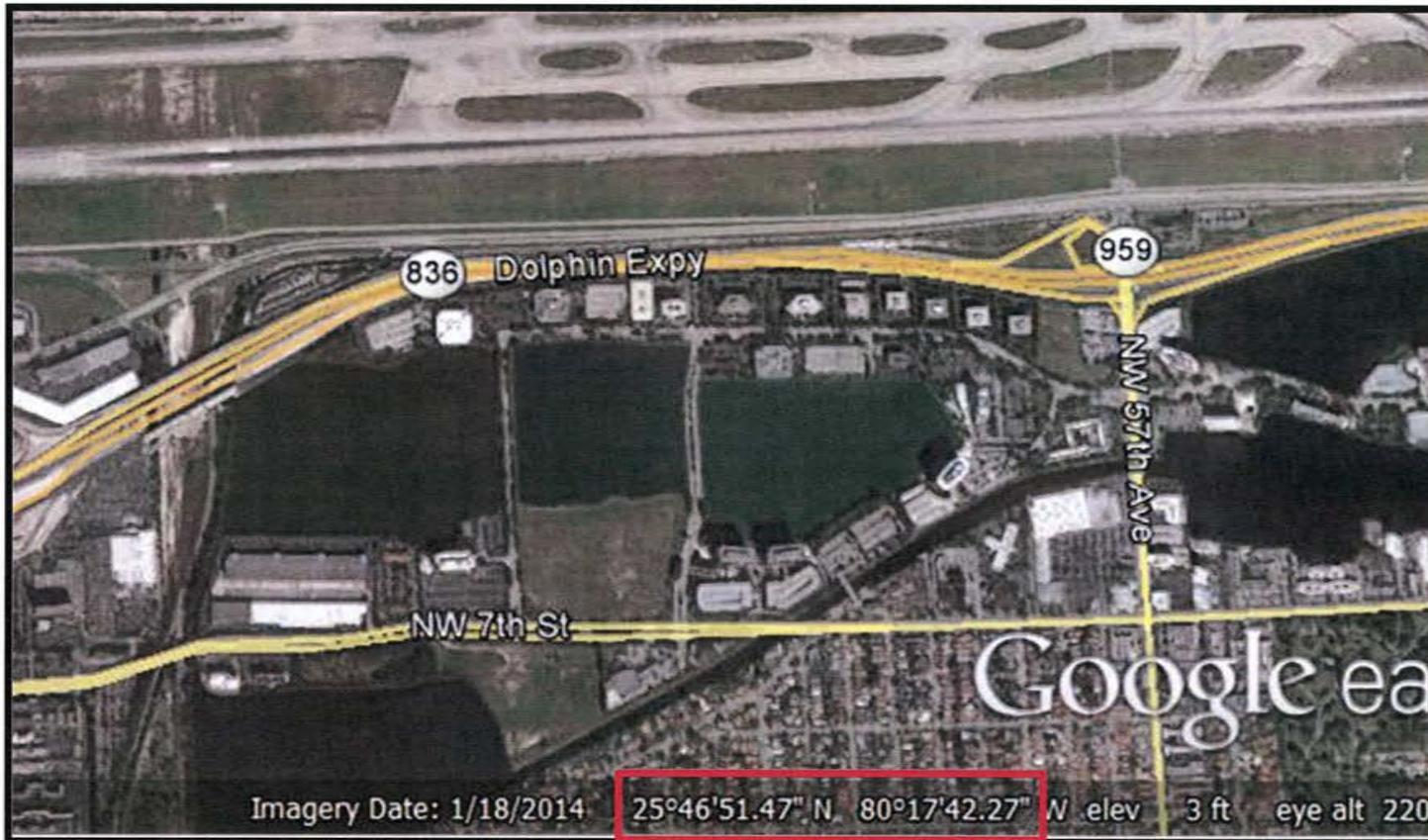
Vertical Datum

(Site & Structure Elevations)



Architectural Elevation Plan

How to obtain GPS Coordinates



Disclaimer: MDAD and the FAA do not endorse or promote the use of Google Earth to obtain GPS coordinates. The depiction above is for informational purposes only.

Horizontal Datum Depicted in Site Plan

Provide a site plan in the following required format:

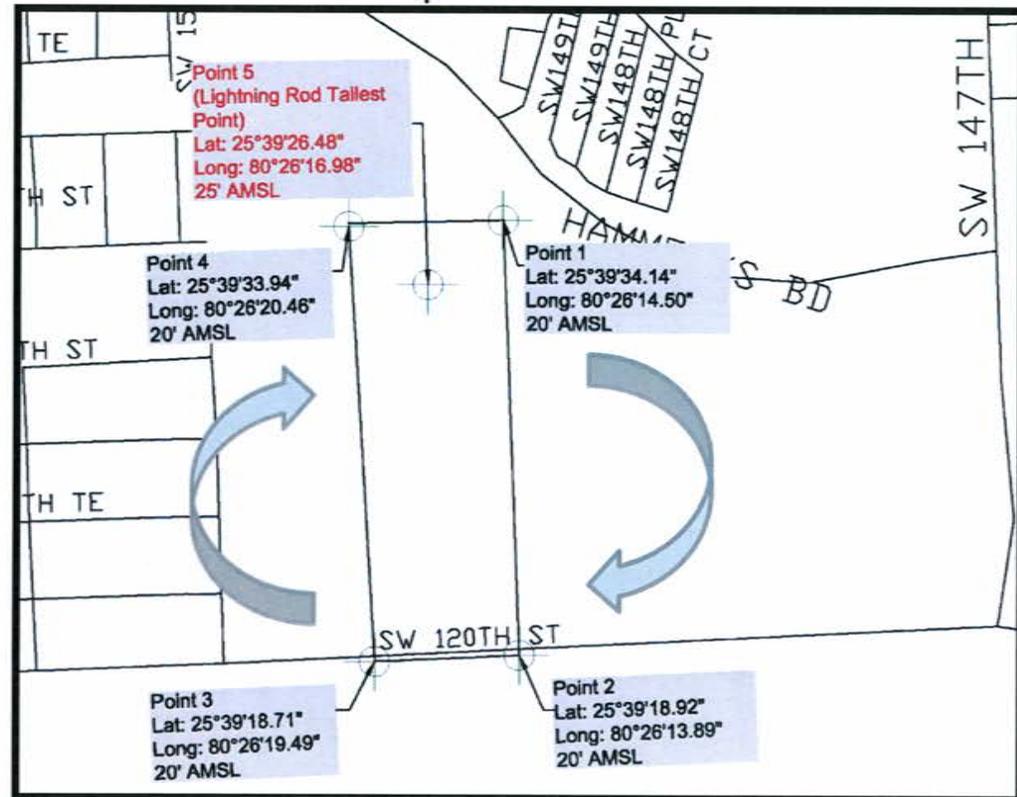
- Depict the cross streets.
- Depict the GPS coordinates for all corners (or footprint) of the proposed building. If there is a structure on the roof, those coordinate(s) must be depicted as well.
- Label points commencing in the northeast corner progressing in a clockwise manner.
- Reference the GPS coordinates in the following format expressed in degrees, minutes and (hundredths of a) second

Lat: 25° XX' XX.XX"

Long: 80° XX' XX.XX"

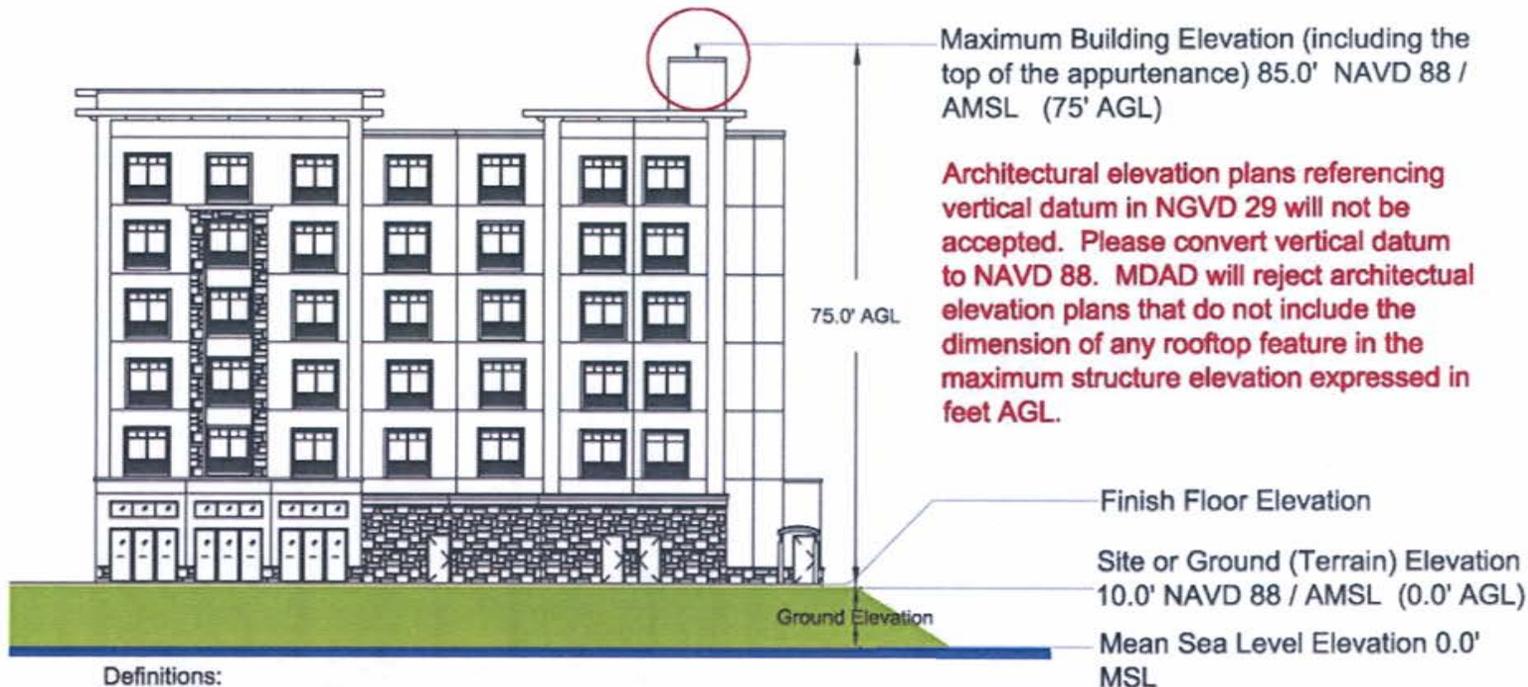
in State Plane North American Datum - NAD 83.

Required Format



Required Format: Architectural Elevation Plans

Architectural elevations must be calculated using North American Vertical Datum of 1988 (NAVD 88). Note, submitted architectural elevation plans must depict the height of the tallest element of the roof, such as the top of any elevator shafts, architectural features, lightning rods, flag poles or other appurtenances.



Definitions:

MSL = Mean Sea Level

AGL = Above Ground Level. This measurement determines the height above the ground.

AMSL = Above Mean Sea Level. This measurement refers to the altitude above sea level.

Therefore: Site or Ground Elevation in Feet NAVD 88 / AMSL + Building Structure Height in Feet AGL = Maximum Building Elevation in Feet AMSL / NAVD '88

Note: Site or Ground Elevation may be obtained from a survey or surveyor.

Checklist for an Architectural Elevation Plan

1. Please model your architectural elevation plan on the sample drawing provided in this document.
2. Provide the site elevation. This data may be obtained from a survey or surveyor. It should be expressed in feet Mean Sea Level (MSL).
3. The building structure height must include the tallest element on the roof, such as the top of any elevator shaft, architectural features, lightning rod, flag pole or other appurtenances. Roof top features must be depicted in the architectural elevation plan and be included in the structure height expressed in feet Above Ground Level (AGL).
4. Do not forget to depict the maximum building elevation expressed in feet North American Vertical Datum 1988 (NAVD '88) or expressed in feet Above Mean Sea Level (AMSL). An elevation plan referencing National Geodetic Vertical Datum 1929 (NGVD'29) for this dimension will be rejected. Please convert datum.

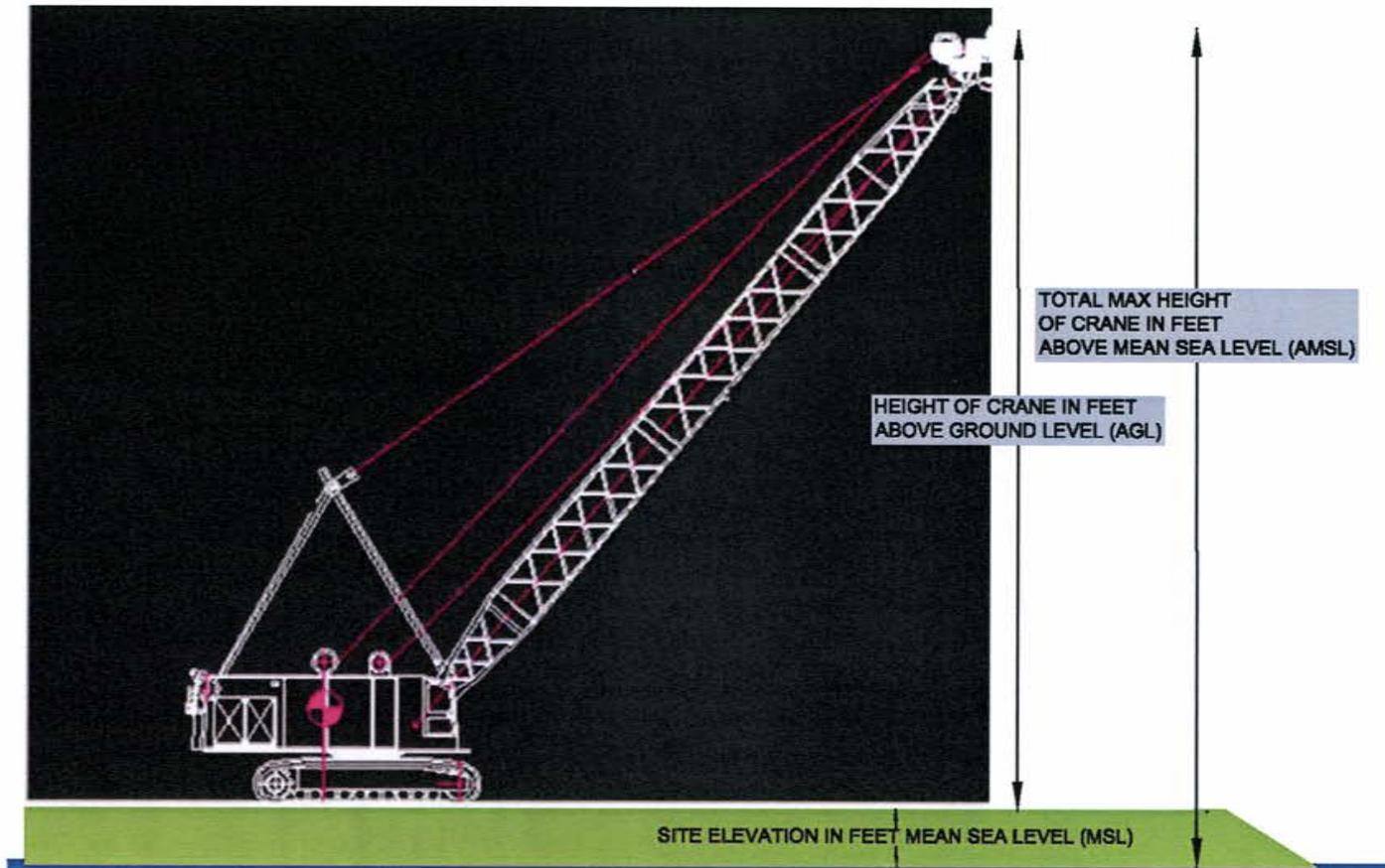
Note: Non-compliance of the items listed above will result in the rejection of submitted plans.

Construction Cranes



- Construction cranes may need to be studied by both MDAD and the FAA depending on their elevations and proximity to the airport.
- Cranes may need to be marked with an orange checkered flag, lowered at night and during inclement weather and lit for approved night operations.
- MDAD and the FAA automatically need to study cranes over 200' feet Above Ground Level (AGL).

Data Requirements for a Permissible Crane Height Determination



SITE ELEVATION IN FEET MSL + HEIGHT OF CRANE IN FEET ABOVE GROUND ELEVATION (AGL) = TOTAL MAX HEIGHT OF CRANE IN FEET ABOVE MEAN SEA LEVEL (AMSL)
(Note, the site elevation may be obtained from a survey or a surveyor)

MDAD-Issued Permissible Crane Height Determination

- This interactive form may be downloaded from our webpage
- Crane requests are submitted to MDAD for review at least 10 days prior to operation.
- Staff prepares analysis
- Airside Operations or Airport Managers authorize this “crane permit”
- Fees: \$360 for each single point analysis, \$45 for each additional set of GPS coordinates and \$90 for an extension of time.

MIAMI-DADE AVIATION DEPARTMENT, AVIATION PLANNING DIVISION
E-MAIL COMPLETED FORM TO: ARIAD@MIAMI-AIRPORT.COM Ph: (305) 878-7538 Fax: (305) 878-7539

MDAD PERMISSIBLE CRANE HEIGHT DETERMINATION

On September 18, 2013, the Miami-Dade Board of County Commissioners approved by Ordinance 12-82 a fee of \$360 for a for a single point analysis (one set of GPS coordinates) and \$45 for each additional set of GPS coordinates. Please allow a minimum of 7 business days to process this request after the payment has been received. A copy of this approval must be maintained on the job site.

Permitted Airport: <input type="checkbox"/> Miami International Airport (MIA) <input type="checkbox"/> Opa-locka Executive Airport (OPF) <input type="checkbox"/> Kendall-Tamiami Executive Airport (TMB) <input type="checkbox"/> Homestead General Aviation Airport (KSI) <input type="checkbox"/> Dade-Collier Training & Transition (TNT)		Today's Date: _____
Requestor: _____ Telephone: _____ Fax: _____		
Requestor's Address: _____ Job Site Location: _____		
Crane Company: _____		Nighttime Operation Required? <input type="checkbox"/> YES <input type="checkbox"/> NO
Construction Foreman & 24-Hour Phone: _____		Crane operating hours: FROM _____ TO _____
E-mail: _____		Date of Arrival: _____ Date of Departure: _____

GPS Coordinates of Cranes: specified in NAD 83 North American Datum 1983 in degrees, minutes and seconds and as a north-south of a second normal horizontal datum. Use closest elev. in feet Above Mean Sea Level (AMSL) using North American Vertical Datum (NAVD 83). Max. Max. height in feet Above Ground Level (AGL). Total Max. height in feet Above Mean Sea Level (AMSL).

Select One	Latitude	Longitude	Ground El. + Boom Ht. = Total El.	FAA ASN No.*	Excess
Select One	_____	_____	_____ + _____ = 0.00	_____	_____ -OE
Select One	_____	_____	_____ + _____ = 0.00	_____	_____ -OE
Select One	_____	_____	_____ + _____ = 0.00	_____	_____ -OE
Select One	_____	_____	_____ + _____ = 0.00	_____	_____ -OE

Total Points Submitted: _____ Total Fee: **\$0** Credit Card Approval Code: _____ Check No. _____

*If any crane or temporary structure meets the FAA notification criteria set forth in Title 14 of the Code of Federal Regulations, Part 77, a valid "Determination of No Hazard" issued by the FAA must be submitted to MDAD. If you are required to file with the FAA, please wait until you receive their determination(s) before submitting this form. If you have filed with the FAA, you are required to submit the determination(s) along with this form. If applicable.

The requestor and/or the crane operator of this MDAD-Issued Permissible Crane Height Determination hereby acknowledges that data provided in this form to be accurate and agrees not to exceed the maximum boom height as deemed permissible by MDAD. The requestor and/or crane operator further acknowledges that failure to comply will result in authorization being withdrawn as enforced by MDAD's Airside Operation Division. Additionally, it is the responsibility of the requestor and/or crane operator to coordinate crane operations with the applicable airport manager.

MDAD USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE

MDAD Determination No. _____	MAX BOOM HEIGHT ALLOWABLE _____ Feet AMSL
CRANE DISTANCE TO NEAREST RUNWAY (in Feet) _____ Direction _____	NOTAM ISSUED AS REQUIRED BY AIRPORT MANAGER (FOR GAA ONLY) <input type="checkbox"/> YES <input type="checkbox"/> NO
Does Applicant Need to File FAA Form 7460-1? <input type="checkbox"/> YES <input type="checkbox"/> NO	FAA Notice of Proposed Construction (Form 7460-1) Filed? <input type="checkbox"/> YES <input type="checkbox"/> NO

COMMENTS:

<input type="checkbox"/> I REQUESTED THIS CRANE HEIGHT DETERMINATION _____ FT. AMSL. YOU SHOULD FILE WITH THE FAA. (FORM 7460-1) ELECTRONICALLY AND THIS HEIGHT. YOU SHOULD BE APPROVED BY THE FAA.	<input type="checkbox"/> I COORDINATED WITH THE APPLICABLE AIRPORT MANAGER AND A NOTAM SHOULD BE FILED BEFORE BEGINNING THE WORK. ALL CRANES MUST BE LOWERED AT NIGHT AND CRANES MUST BE WEATHERED.
<input type="checkbox"/> I FOLLOWED THE FEES FOR THIS CRANE HEIGHT DETERMINATION AND APPROVED.	<input type="checkbox"/> FOR CRANE OR ALL CRANES OPERATIONAL CRANES MUST BE LOWERED AND BE APPROVED BY AIRSIDE OPERATIONS.
<input type="checkbox"/> ALL CRANES MUST BE WEATHERED AND CRANES MUST BE WEATHERED.	<input type="checkbox"/> MDAD PLANNING DEPT. APPROVED HEIGHT OF CRANE OF _____ FEET. (CRANE HEIGHT)

REVIEWED BY MDAD AVIATION PLANNING: _____ Signature: _____ Date: _____

APPROVED BY MDAD AIRSIDE OPERATIONS: _____ Signature: _____ Date: _____

PLEASE TO SIGNING THE CRANE BOOM CONTACT THE SELECTED AIRSIDE MANAGER:

<input type="checkbox"/> MIAMI INTERNATIONAL AIRPORT Mr. Jim Murphy, Airside Operations Ph: 305-878-7518 F: 305-878-7535	<input type="checkbox"/> OPALOCKA EXEC. & DADE COLLIER ARPT. Mr. Andrew Lopez, Airport Manager Ph: 305-869-1890 F: 305-869-1899	<input type="checkbox"/> KENDALL-TAMIAMI EXEC. & HOMESTEAD GENERAL Mr. Chris McArthur, Airport Manager Ph: 305-869-1700 F: 305-869-1790
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A COPY OF THIS APPROVED FORM MUST BE MAINTAINED AT THE JOB SITE

FAA Air Traffic Control Tower (ATCT):

<input type="checkbox"/> MIA ATCT Mr. Mike Walsh Ph: 305-869-5440	<input type="checkbox"/> OPF ATCT Mr. Gary Bunker Ph: 786-413-0289	<input type="checkbox"/> TMB ATCT Mr. William Peltz Ph: 305-256-7829
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For FAA Crane specialist contact information: http://www.faa.gov/air_traffic/flight_info/aeronav/abbreviations.jsp

Rev. April 21, 2014

Federal vs. Local Aviation Requirements



90 day review
No fees

FAA

vs.

MDAD



FAA Study



MDAD Issued Letter of Determination



MDAD Issued Permissible Crane Height Determination



10 day review
Fees

The Federal Aviation Administration (FAA – Federal agency) and the Miami-Dade Aviation (MDAD – local agency) are two separate aviation agencies with their own review criteria and different restrictions for proposed temporary and permanent structures. Each issues its own determination and the most restrictive applies. In order to comply with federal aviation regulations, MDAD’s Director reserves the right to order structure or tree heights to be lower than the height limitations established in the Code of Miami-Dade County, Chapter 33, MIA Zoning. Please note the determination expiration dates.



Filing with the FAA

For proposed permanent and temporary structures, please utilize the following link to determine if it is necessary to file with the FAA:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Use FAA form 7460-1 “Notice of Proposed Construction Alteration for Determination of Known Hazards.”

It takes a minimum of 90 days for the FAA to issue a determination. There is no fee for an FAA determination.

Requestors should obtain a FAA determination prior to local coordination (MDAD).

FAA's Obstruction Evaluation

FAA Part 77 Notice Criteria

Any proposed construction or alteration more than 200 ft. above ground level (AGL) at its site

Within 20,000 ft. of a public-use or military airport having at least one runway more than 3200 ft. in length and exceeding a 100:1 slope

Within 10,000 ft. of a public-use or military airport having no runway more than 3200 ft. in length and exceeding a 50:1 slope

Within 5,000 ft. of any public-use heliport and exceeding a 25:1 slope

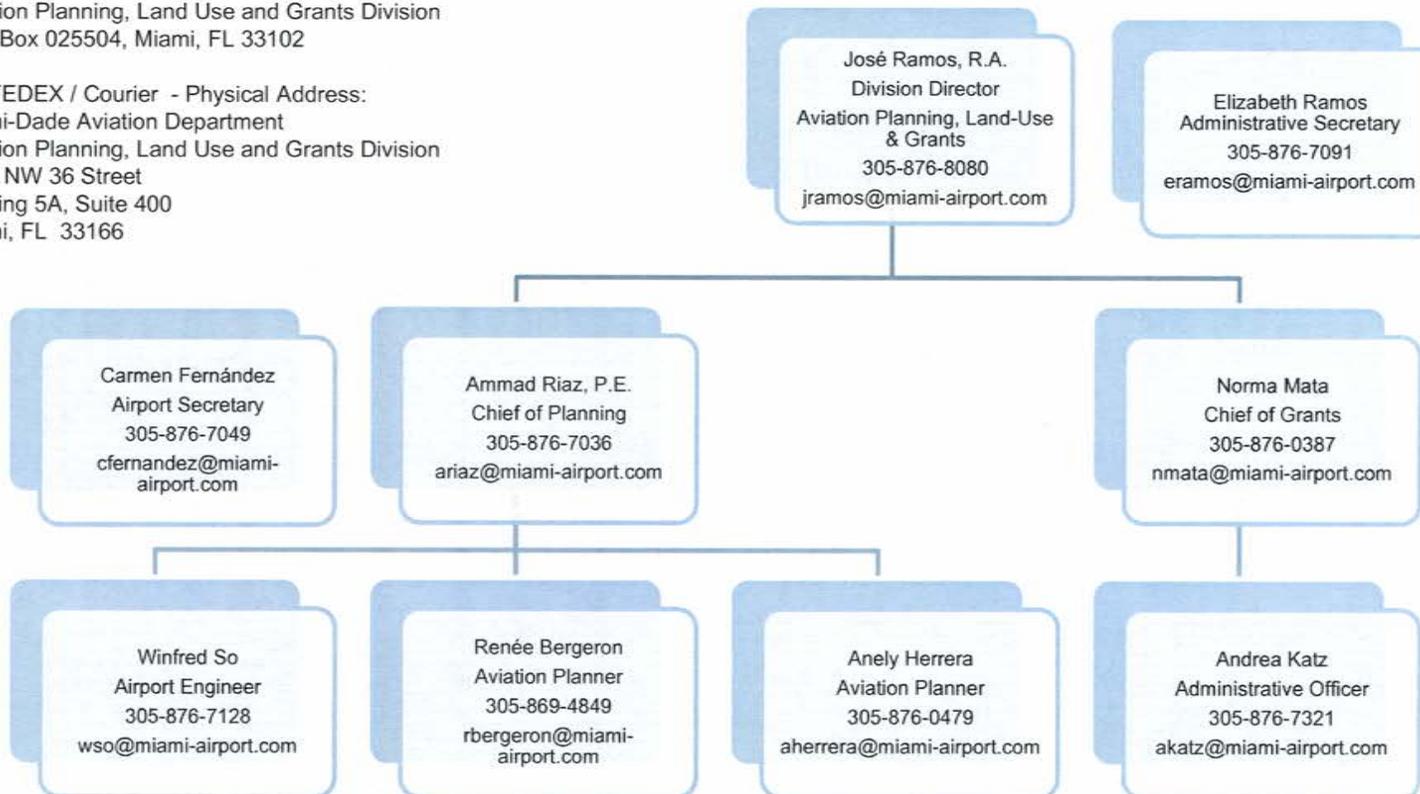
Aviation Planning, Land-Use and Grants Division Contact Information

Please address the envelope to the attention of your assigned aviation planner.

Website: http://www.miami-airport.com/planning_forms_maps.asp
Please direct all requests and inquiries to Mr. Ammad Riaz, P.E., Chief of Aviation Planning. Mr. Riaz will assign requests to an aviation planner.

For USPS - Mailing Address:
Miami-Dade Aviation Department
Aviation Planning, Land Use and Grants Division
P.O. Box 025504, Miami, FL 33102

For FEDEX / Courier - Physical Address:
Miami-Dade Aviation Department
Aviation Planning, Land Use and Grants Division
4200 NW 36 Street
Building 5A, Suite 400
Miami, FL 33166



Did You Know?

- Airport Zoning is a “zoning overlay” meaning it may be more restrictive than what is allowed either by underlying zoning, municipal zoning or even the Federal Aviation Administration’s airspace criteria. Remember, the most restrictive criteria applies.
- Identical data (GPS coordinates and elevations) must be used for both FAA and MDAD submittals. Omitted, erroneous and different data submittals to both the FAA and MDAD will delay project reviews and determinations.
- Any structure over 200 feet Above Ground Level (AGL) automatically needs to be studied by the Aviation Department as well as the Federal Aviation Administration.
- Certain property may be required to disclose its proximity to Miami International Airport as well as the associated impacts such as increased noise and frequent aircraft operations.
- Certificates of Use and Occupancy may be withheld until the County or municipality determines that a structure was built no higher than the approved height.
- The Aviation Director reserves the right to order structure or tree heights to be lower than the height limitations established in the Code of Miami-Dade County, Chapter 33, MIA Zoning.
- A building (permanent structure) may need to be studied by the FAA and MDAD. Once approved, the associated construction crane(s) may also need to be studied by the FAA and MDAD. These are separate filings.

Paola Fonseca

From: Riaz, Ammad (Aviation) [ARiaz@miami-airport.com]
Sent: Wednesday, January 28, 2015 5:37 PM
To: 'Paola Fonseca'
Subject: RE: Regarding MDAD requirements - HIVE Preparatory

That will be fine.

Ammad Riaz, P.E.

Chief
Aviation Planning Division

Miami-Dade Aviation Department

Phone: (305) 876-7036
Fax: (305) 876-7630
www.miami-airport.com

From: Paola Fonseca [<mailto:pf@sol-arch.com>]
Sent: Wednesday, January 28, 2015 5:20 PM
To: Riaz, Ammad (Aviation)
Subject: RE: Regarding MDAD requirements - HIVE Preparatory

Mr. Riaz,

The proposed structure of the school will be 43 feet.

Thank You,
PAOLA FONSECA
Sol-ARCH
4917 SW 74th Court
Miami, FL 33155
Off 305.740.0723
Fax 305.740.0718
www.sol-arch.com

From: Riaz, Ammad (Aviation) [<mailto:ARiaz@miami-airport.com>]
Sent: Monday, January 26, 2015 4:57 PM
To: 'Paola Fonseca'
Subject: RE: Regarding MDAD requirements - HIVE Preparatory

Good afternoon Paola,

Your proposed school will not be affected by a no school zone. How tall will the proposed structure of the school be?

Ammad Riaz, P.E.

Chief
Aviation Planning Division

Miami-Dade Aviation Department

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From: Paola Fonseca [<mailto:pf@sol-arch.com>]
Sent: Monday, January 26, 2015 10:11 AM
To: Riaz, Ammad (Aviation)
Subject: Regarding MDAD requirements - HIVE Preparatory

Mr. Riaz,

As per our telephone conversation on January 23rd 2015, I wanted to verify that we are not required to submit documents to the Miami Dade Aviation department for the school project located at 5855 NW 171st Street because the school is out of the impact zone.

Thank you again for your assistance and I hope to hear from you soon.

Thank You,

PAOLA FONSECA

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