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

PH: Z15-017 (15-9-CC-1) **September 10, 2015**
Item No. 1

Recommendation Summary	
Commission District	01
Applicant	Advance Learning Charter School, Inc.
Summary of Requests	The applicant seeks approval to modify a previously approved charter school in order to expand the current school, increase the number of students from 452 to 900, increase the grade levels from K-5th to K-8th and add a new building.
Location	5855 NW 171 Street, Miami-Dade County, Florida.
Property Size	3.41 acres
Existing Zoning	BU-2 (Business-Special District)
Existing Land Use	Educational facility
2020-2030 CDMP Land Use Designation	Business and Office *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(7), Generalized Modification Standards, *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

REQUESTS:

(1) SPECIAL EXCEPTION to permit the expansion of the existing school from grades K-5 to grade K-8.

(2) MODIFICATION of Conditions #2, 9 and 10 of Resolution #Z-24-09 passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Plans for Proposed tenant Improvements of: The Advance Learning Academy," as prepared by Consulting & Specialty Engineering Services, Inc., consisting of 12 sheets, dated stamped received 06-16-09.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Advance Learning Academy DBA Hive Prep," as prepared by Sol-Arch., consisting of 12 sheets, sheets A-1.00 & A-2.00, dated stamped received 4/17/15, all other sheets dated stamped received 3/4/15.

FROM: "9. That the charter school use be limited to grades Kindergarten through 5th and be limited to a maximum of 452 students.

TO: "9. That the charter school use be limited to grades Kindergarten through 8th and be limited to a maximum of 900 students.

FROM: "10. That there will be staggered shifts at arrival and dismissal times for students at the charter school, separated by a minimum of 20 minutes. The arrival and dismissal times shall be as follows:

TO: "10. That there will be staggered shifts at arrival and dismissal times for students at the charter school, separated by a minimum of 20 minutes. The arrival and dismissal times shall be as follows:

Kindergarten thru 2nd Grade -Start 8:30 a.m./dismissal 2:00 p.m.

3rd thru 5th Grades - Start 8:00 a.m./dismissal 3:00 p.m.

6th thru 8th grades - start 7:30 a.m. /dismissal 2:30 p.m."

(3) MODIFICATION of Paragraphs #1, #2 and #3 of a Declaration of Restrictions recorded in Official Record Book 27157, Pages 2705-2722, reading as follows:

FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Plans for Proposed tenant Improvements of: The Advance Learning Academy," as prepared by Consulting & Specialty Engineering Services, Inc., consisting of 12 sheets, dated stamped received 06-16-09.

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Advance Learning Academy DBA Hive Prep," as prepared by Sol-Arch., consisting of 12 sheets, sheets A-1.00 & A-2.00, dated stamped received 4/17/15, all other sheets dated stamped received 3/4/15.

FROM: "2. The Charter School shall be limited to Kindergarten through fifth grades with four hundred fifty two (452) students, which shall be incorporated in two (2) phases as follows:

350 students in grades kindergarten thru fifth permitted in the 2009-2010 school year.

452 students in grades Kindergarten thru fifth permitted in the 2010-2011 school year."

TO: "2. The Charter School use shall be limited to Kindergarten through eighth grade with nine hundred (900) students.

452 Existing Students

448 new Students in 2016."

FROM: "3. The Charter School shall have three staggered shifts at arrival and dismissal times, separated by a minimum of 20 minutes, as follows:

Kindergarten thru 1st Grade -Start 8:00 a.m./dismissal 2:30 p.m.

2nd thru 3rd Grades - Start 8;20 a.m./dismissal 2:50 p.m.

4th thru 5th Grades - Start 8:40 a.m./dismissal 3:10 p.m.

However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has minimum of 3 start/dismissal times staggered at least 20 minutes apart. Further, the owner shall provide written notice of any modifications to the start/dismissal times to the directors of the Department of Planning and Zoning and the Public Works Department, respectively, and said modifications shall be subject to the approval of the directors."

TO: "3. The Charter School shall have three staggered shifts at start and dismissal times, separated by a minimum of 20 minutes, as follows:

Kindergarten thru 2nd Grade -Start 8:30 a.m./dismissal 2:00 p.m.

3rd thru 5th Grades - Start 8:00 a.m./dismissal 3:00 p.m.

6th thru 8th grades start 7:30 a.m. /dismissal 2:30 p.m.

However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has minimum of 3 start/dismissal times staggered at least 20 minutes apart. Further, the owner shall provide written notice of any modifications to the start/dismissal times to the directors of the Department of Regulatory and Economic Resources and the Public Works and Waste Management Department or their successor department, respectively, and said modifications shall be subject to the approval of the directors."

The purpose of Requests #2 and #3 is to allow the applicant to submit plans showing the addition of a new school building and an increase the number of students and grade levels for the previously approved charter school.

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

PROJECT HISTORY AND DESCRIPTION:

In September and October 1969, pursuant to Resolutions #4-ZAB-489-69 and #Z-288-69, the Zoning Appeals Board (ZAB) and the Board of County Commissioners (BCC) granted a district boundary change for the subject property from AU, Agricultural District, RU-1, Single-family Residential District, and BU-1A, Limited Business District, to BU-2, Special Business District. In 2009, pursuant to Resolution #Z-24-09, the BCC approved with conditions and subject to a covenant a charter school on the subject site. Staff notes that this application went to the DIC Lower Council meeting on April 8, 2015 and all comments from said meeting were addressed in the submitted plans and in this recommendation.

The applicant now seeks to modify the plans and conditions approved pursuant to the prior resolution and covenant for the existing charter school in order to expand the current school facility, increase the number of students from 452 to 900, increase the grade levels from K-5th to K-8th and add a new building. The submitted plans depict the existing educational facility consisting of a 1-story building located on the southern portion on the approximately 3.41-acre site. In addition, the plans indicate a proposed 3-story classroom building located along the northern portion of the subject site. An existing parking area is shown towards the southeast portion of the site, along with proposed parking areas illustrated on the northern and western

portions of the subject property. Adequate landscaping are also indicated along the perimeter of the site.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-2; educational facility	Business and Office
North	BU-2; commercial building	Business and Office
South	BU-2; car dealership parking lot	Business and Office
East	BU-2; commercial building	Business and Office
West	BU-2; office building	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of 3.41 acres located at the northeast corner of NW 171 Street and NW 59 Avenue, Miami-Dade County. The surrounding area is commercial with a big box warehouse retail building, a major retailer building and an auto dealership.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community with additional education services for up to 900 students. Although the increase in the number of students could result in additional traffic impacts on the surrounding roadways, subject to the conditions outlined in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, approval with conditions will not have a negative impact on said roadways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Business and Office** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Staff notes that the applicant is requesting approval of an expansion and modifications to a charter school. The BU-2 zoning district allows all the uses that can be permitted in the Business and Office land use category, including the retail uses and schools. As such, staff opines that this application is **consistent** with the uses allowed under the Business and Office land use category text and the Business and Office Land Use Plan map designation for the property.

ZONING ANALYSIS:

When analyzing request #1, to permit an expansion of an existing charter school from grades K-5 to grade K-8 for 900 students under Section 33-311(A)(3) **Special Exceptions**, Unusual Uses and New Uses, based on the foregoing analysis, staff is of the opinion that the approval of the request with conditions would be **compatible** with the surrounding area. Additionally, the applicant seeks to modify conditions of the prior resolution as well as paragraphs of the covenant proffered by the applicant at that time that pertain to the plans, the number of students, grade levels and buildings on the subject property (requests #2 and #3). Staff opines that approval with conditions of the aforementioned requests under the Generalized Modification Standards, Section 33-311(A)(7), would also be **compatible** with the surrounding area.

As part of this application, the applicant submitted a Traffic Impact Study, Site plans and a School Traffic Operations Plan (TOP) to the Traffic Engineering Division (TED) of the Public Works and Waste Management (PWWM) for review. The PWWM has indicated in its memorandum dated June 25, 2015, that the application will generate 77 PM new 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. Additionally, the AM peak hour trip was also analyzed and will generate a net total of 258 trips, which the TOP analysis was based on. Based on the queuing analysis and attached TOP, PWWM has determined 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.

Further, staff opines that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, will not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned. 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 approval of the requested modifications will allow the applicant to expand the existing charter school from grades K-5 to grade K-8 for 900 students while adding a new building. Staff opines that the new 3-story school building is similar in height and scale to the existing commercial buildings surrounding the site and will maintain similar architectural features found in the existing charter school building. Staff notes that the surrounding area is comprised of a big box warehouse retail building, a major retail building, an office building and an auto dealership. As such, staff opines that the building will not have a negative visual impact on the neighboring commercial uses surrounding the subject property. Staff further opines that, although the charter school will increase the students in the area, as previously noted, this is a commercial area and the impact will be minimal. Additionally, the charter school has been designed in such a way to minimize traffic impacts by providing more than adequate means of ingress and egress and the site's traffic circulation works well for the school facility. Traffic, staff notes, will be prevalent during the morning and afternoon hours at the arrival and dismissal times. As such, the applicant has agreed to adhere to staggered arrival and dismissal times to alleviate potential traffic congestion in the surrounding community.

As such, staff opines that approval of requests #1, #2 and #3 will maintain the character of the existing charter school and therefore, will be **compatible** with the surrounding commercial and industrial uses in this area given that: the bulk and scale of the proposed structure is similar to the existing charter school building and surrounding commercial uses in the area; the proposed school campus provides access to the property, and exceeds the minimum parking requirements, which the applicant has provided 30 more parking spaces than the required 105 parking spaces for the proposed development. Staff further opines that the overall design of the proposed building and location to the north on the subject site provide for a cohesive campus for the proposed expansion of the charter school because the façade and scale are designed to match that of the existing school building and surrounding commercial buildings. **Based on the foregoing analysis, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Special**

Exceptions, Unusual Uses and New Uses, and approval with conditions of requests #2 and #3 under the Generalized Modification Standards, Section 33-311(A)(7).

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate four (4) ingress/egress drives, two along the southern property line abutting NW 171 Street and two along the western property line abutting NW 59 Avenue. The applicant has provided 30 more parking spaces than the required 105 parking spaces for the 900 students and staff of the proposed and existing charter school.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all other conditions of Resolution #Z-24-09 remain in full force and effect, except as herein modified.

2. That all other paragraphs of Declaration of Restrictions, recorded in Official Records Book 27157, Pages 2705-2722 remain in full force and effect except as herein modified.

3. 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 June 25, 2015.

4. 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 June 10, 2015.

5. That the charter school use be limited to grades K – 8th, be limited to a maximum of 900 students.

6. 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.

7. 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.

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

9. 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

Advance Learning Charter School, Inc.
PH: *Z15-017*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No objection
Schools	No objection

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

Business and Office (Pg. I-40)	*The Adopted 2020and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Business and Office****. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(3) Special Exceptions, Unusual and New Uses	*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.*

ZONING RECOMMENDATION ADDENDUM

Advance Learning Charter School, Inc.
PH: *Z15-017*

Section 33-311(A)(7) Generalized Modification Standards.	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*

1. ADVANCED LEARNING CHARTER SCHOOL, INC., DBA HIVE PREPARATORY SCHOOL (Applicant)

15-9-CC-1 (15-017)
BCC/District 01
Hearing Date: 09/10/15

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2009	Palmetto KTP, LLC	- Special Exception to permit a charter school.	BCC	Approved with Condition(s)

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

Memorandum

MIAMI-DADE COUNTY

Date: June 10, 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: BCC #Z2015000017-2nd Revision
Advance Learning Charter School, Inc. /dba HIVE Preparatory School
5855 SW 171st Street, Miami, FL 33015
Refer to Application
(BU-2) (3.16 Acres)
12-52-40

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. Accordingly, the application may be scheduled for public hearing.

Potable Water Service
The subject area is located within the Miami-Dade County Water and Sewer Department (MDC-WASD) water franchise service area. A 12-inch water distribution main abuts the property along NW 171st Street, 12-inch water distribution main abutting the property along NW 59th Avenue and a 12-inch water distribution main abuts the property along the east-side of the property.

The source for this water supply is the MDC-WASD's Hialeah/Preston Water 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 MDC-WASD's sanitary sewer franchise service area. An 8-inch gravity main abuts the subject property along NW 171st Street and along NW 59th Avenue.

Currently, the corresponding downstream sanitary pump stations 30-401, 30-1310 or 30-1300 and the North District Wastewater Treatment Plant are operating in compliance within the requirements set forth in the new USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013) between the Environmental Protection Agency and Miami Dade County.

Stormwater Management
This proposed project was approved under a Surface Water Management General Permit No. 13-01721-P (Application No. 010705-1).

A Surface Water Management General Permit modification from DERM Water Control Section 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.

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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.

The proposed development order, if approved, shall not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

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

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

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

Tree Preservation
Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree 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. Based on the information submitted with this zoning application, it does not appear that specimen-sized trees (trunk diameter 18 inches or greater) would be impacted by the proposed project. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

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

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding permitting procedures and requirements.

Air Quality Preservation
In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition form must be filed with the

Air Quality Management Division of DERM for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. Please contact the Enforcement Section if you require additional information.

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: JUN 2 5 2015

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: Antonio Cotarelo, P.E.
Deputy Director/County Engineer
Public Works and Waste Management Department

Subject: DIC 15-017
Name: Advance Learning Charter School
Section 12 Township 52 South Range 40 East

I. PROJECT LOCATION:

The property is located at 5855 NW 171 Street.

II. APPLICATION REQUEST:

This application is proposing the addition of a new 3-story building to an existing 1-story charter school. It is also requesting to increase the number of students from 452 to 900 students and increase the grade level to K-8. Although the concurrency analysis within this memo was performed for the original request of 1078 students, this memo will be considered as an approval for a maximum of 900 students with regards to the allowed student enrollment.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

This application is being served from the North to the South by NW 59 Avenue, NW 57 Avenue, and the Palmetto Expressway and from the East and the West by the NW 171 Street, the Palmetto Expressway and NW 183 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. Additionally, failure to comply with the project conditions may result in enforcement action by governing authorities.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers 8th Edition) for the original request of 1078 students.

377 PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	13%	East	33%
South	39%	West	15%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9232 located on NW 67 Avenue north of NW 186 Street, has a maximum LOS **"D"** of **5060** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2709** vehicles and **14** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9232** with its PHP and assigned vehicles is at LOS **"C"**. The **47** vehicle trips generated by this development when combined with the **2709** and those previously approved through Development Orders, **14**, equal **2770** and will cause this segment to remain at LOS **"C"** whose range is 261 to 3830.

Station F-2514 located on NW 57 Avenue north of NW 183 Street, has a maximum LOS **"D"** of **5080** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2346** vehicles and **47** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2514** with its PHP and assigned vehicles is at LOS **"B"**. The **41** vehicle trips generated by this development when combined with the **2346** and those previously approved through Development Orders, **47**, equal **2434** and will cause this segment to remain at LOS **"B"** whose range is 701 to 4240.

Station F-1233 located on NW 183 Street east of NW 57 Avenue, has a maximum LOS **"EE"** of **6468** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2316** vehicles and **14** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1233** with its PHP and assigned vehicles is at LOS **"C"**. The **51** vehicle trips generated by this development when combined with the **2316** and those previously approved through Development Orders, **14**, equal **2381** and will cause this segment to remain at LOS **"C"** whose range is up to 5250.

Station F-1190 located on NW 57 Avenue south of NW 173 Street, has a maximum LOS **"EE"** of **6468** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4894** vehicles and **55** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1190** with its PHP and assigned vehicles is at LOS **"C"**. The **31** vehicle trips generated by this development when combined with the **4894** and those previously approved through Development Orders, **55**, equal **4980** and will cause this segment to remain at LOS **"C"** whose range is up to 5250.

Station F-405 located on the Palmetto Expressway east of NW 57 Avenue, has a maximum LOS **"D"** of **13,390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **9252** vehicles and **0** vehicles have been assigned to this section of

the road from previously approved Development Orders. Furthermore, **Station F-405** with its PHP and assigned vehicles is at LOS **"C"**. The **46** vehicle trips generated by this development when combined with the **9252** and those previously approved through Development Orders, **0**, equal **9298** and will cause this segment to remain at LOS **"C"** whose range is 8231 to 11,100.

Station F-38 located on NW 57 Avenue north of NW 159 Street, has a maximum LOS **"E"** of **5390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3064** vehicles and **269** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-38** with its PHP and assigned vehicles is at LOS **"C"**. The **113** vehicle trips generated by this development when combined with the **3064** and those previously approved through Development Orders, **269**, equal **3446** and will cause this segment to remain at LOS **"C"** whose range is up to 5250.

Station F-554 located on the Palmetto Expressway west of NW 57 Avenue, has a maximum LOS **"EE"** of **10,060** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **8885** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-554** with its PHP and assigned vehicles is at LOS **"D"**. The **19** vehicle trips generated by this development when combined with the **8885** and those previously approved through Development Orders, **0**, equal **8904** and will cause this segment to remain at LOS **"D"** whose range is 6131 to 8370.

Station F-2517 located on the NW 186 Street west of NW 67 Avenue, has a maximum LOS **"EE"** of **4296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4058** vehicles and **26** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2517** with its PHP and assigned vehicles is at LOS **"EE"**. The **29** vehicle trips generated by this development when combined with the **4058** and those previously approved through Development Orders, **26**, equal **4113** and will cause this segment to remain at LOS **"EE"** whose range is 3581 to 4296.

VII. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

Project Conditions:

Operational Conditions:

The school shall operate as per the Traffic Operation Plan dated 06/05/2015. It specifies that school must maintain a 300 student maximum limit per arrival and dismissal shift with a minimum 30 minute time schedule separation between any two shifts, and no more than three shifts during any arrival and/or dismissal period.

Offsite Infrastructure Conditions:

The applicant is required to modify the existing non-standard school speed zone into a standard school zone. Additionally, the applicant will be required to install a standard school speed zone for any future uncontrolled school crossings that provide direct access

to the school's property, or for any remote school crossings serving the school site that has been warranted as per FDOT Topic No. 750-010-027-h, Section 2. "School Zone Speed Regulations." Furthermore, the school will be required to conduct and submit the traffic studies stated in FDOT Topic No. 750-010-027-h, Section 2. "School Zone Speed Regulations," following a request by PWWM. PWWM may request the traffic studies for a time period beginning with the school's opening until two years after the school operates with at least 90% student enrollment capacity. Failure to provide traffic studies and/or school speed zone once the need has been determined by PWWM will be considered a violation of resolution and should prohibit the school from obtaining a future Certificate of Use.

VIII. SITE PLAN CRITIQUE:

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.

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

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.HIVE Preparatory School is required to complete the written portionsof this form anddevelop all the necessary illustrations for attachment.

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1.0 Definitions
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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 programed 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 oftenreferred 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.).

(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.

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(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*:Adesignated 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.

(19) *School Crossing:* An official school student crossing on an adopted school route plan of a school safety program. Any crossing not so officially designated is termed a "pedestrian crossing."

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	HIVE Preparatory School
Address	5855 NW 171st Street, Miami, Florida
Folio Number(s)	30-2012-035-0010
Hours of Operations	7:00 AM – 6:30 PM

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 enrollmentassociated 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	MaximumEnrollment
Primary Elementary School	K-2	100	300
Intermediate School	3-5	100	300
Middle School	6-8	100	300
		#	
Total Facility Enrollment			900

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
Primary Elementary	K-2: Typical Elementary Program
Intermediate	3-5: Typical Intermediate Program
Middle	6-8: Typical Middle School Program
Other	

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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 dividedby multipleinstructional 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.Asite'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 shiftand/or are dismissed earlier than their pick-up time due to co-passenger students.

4.1School Schedule Commitment

The school schedulewill maintain the maximum number of studentsallowed per instructional shiftand operate with the number of instructional shifts stated in **Table 4.1-1,**with a minimum 30 minute separation between any two instructional shifts.Parental vehicular access to onsite passenger loading facilities shall be open a minimum of 30 minutes prior to all arrival and dismissal time(s).

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 withina Schedule Shift	Number of Instructional Shifts
Arrival	**300**	3
Dismissal	**300**	3

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4.2School 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 4.2-1School Schedule Example at Full Capacity

Schedule Shift	Grades	Days [M, Tu, W, Th, F]	Begin Time	End Time	No. of Students
Primary Elementary	K-2	M-F	8:30 AM	2:00 PM	300
Intermediate	3-5	M-F	8:00 AM	3:00 PM	300
Middle	6-8	M-F	7:30 AM	2:30 PM	300

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 (Instructional, Extra Curricular)
Primary Elementary	Typical Kindergarten through Second Grades
Intermediate	Typical Third through Fifth Grades
Middle	Typical Sixth through Eigth Grades

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 vehiclesrequire clear traffic patternsto 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 routesconsist 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

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vehicles.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 5.1-1Route 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. **Routenames, entries, and exitsmust 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, anda 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 understandthe restriction notes to be used throughout this form.

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Table 5.1-3Route 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.**

5.2Vehicle Stacking and Staging Spaces

All stacking and staging spacesmust be accessed through avehicle 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 spacesare 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.

5.3AutomobilePassenger Loading Zone Operations

An automobile passenger loading zone is a designated area for stacking automobiles and vans to load and unload passengersto 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 havea 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**, orindicate 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
A1(K-8)	DW3	☐	Right In Only	DW2	☐	Right Out Only	South Building Loop
		X	One Way Only		X	One Way Only	
A2(K-8)	DW1	☐	Right In Only	DW2	☐	Right Out Only	North Building Loop
		☐	One Way Only		X	One Way Only	
		☐	Right In Only		☐	Right Out Only	
		☐	One Way Only		☐	One Way Only	

The use of automobile passenger loading zones arelimited 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)

RouteName	Stacking Space Capacity	Queuing Spaces Capacity	TotalCapacity
A1(K-8)	6	7	13
A2(K-8)	3	25	28
			41

5.4School Bus Passenger Loading Zone Operations

Aschool bus passenger loading zone is a designated zone for stacking school busesto 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 routethatprovides 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 5.4-1SchoolBus Passenger Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction
B(K-8)	DW2 (To be managed by traffic personnel)	☐	Right In Only	DW1	☐	Right Out Only
		☐	One Way In		☐	One Way Out
		☐	Right In Only		☐	Right Out Only
		☐	One Way In		☐	One Way Out
		☐	Right In Only		☐	Right Out Only
		☐	One Way In		☐	One Way Out

Theuse of school bus passenger loading zonesare 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.

Table 5.4-2Bus Loading Zone Vehicle Accumulation Capacity Summary

Route Name	Stacking Spaces Capacity	Queuing Spaces Capacity	Bus Capacity
B(K-8)	1	#	1

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

5.4aSchool Bus Commitment

Specify the school's busing commitment by completing **Table 5.4a-1**and **Table 5.4a-2**. Report zero (0) number of busesif 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
1	1

Table 5.4a-2Bus Type and Capacity

Quantity	Bus Type	Length	Width	Capacity	Student Total by Type
1	S-BUS-11 [S-BUS-36]	45	10	65	30-40
#	S-BUS-12 [S-BUS-40]	50	10	84	#
				Students Grand Total	30-40

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.

5.5Parking 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 accessthese 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.

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Specify the school's parking space usage and quantitiesby 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	59	54	#
Student	#	#	#
Parked Stacking	12	3	#
Open	38	#	#
Total	109	57	#

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(K-8)	DW3	☐	Right In Only	DW2	☐	Right Out Only
		X	One Way In		X	One Way Out
		☐	Right In Only		☐	Right Out Only
		☐	One Way In		☐	One Way Out

5.6Service Vehicle Operations

Schools often require service vehicles to enter and maneuver within the site to provide facility services. Specify the school's service vehicle routesby providing the vehicle route informationwithin 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)	DW1/DW3	☐	Right In Only	DW2	☐	Right Out Only	9:00 – 1:00
		☐	One Way In		☐	One Way Out	
S(Food)	DW1/DW3	☐	Right In Only	DW2	☐	Right Out Only	9:00 – 1:00
		☐	One Way In		☐	One Way Out	
		☐	Right In Only		☐	Right Out Only	
		☐	One Way In		☐	One Way Out	

6.0 Pedestrian and Bicycle Facilities

A *pedestrian route*originating from the public right-of-way must be providedto 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 pathwidths are required to instate 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 6.0-1Pedestrian Route Description

Route Name	Off-Site Entrance Point	Building Entrance Point	Operation Period (0:00-0:00)
PED(K-8)	E1	E2	0:00-0:00

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 6.0-2Bicycle Route Description

Route Name	Entrance Point	Exit Point	Operation Period (0:00 – 0:00)
BIK(K-8)	E1	E2	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 bicyclestorage location must be illustrated in a plan view and attached to this document.**

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Table 6.0-3Bicycle Storage Description

Bicycle Storage Location	Bicycle Capacity
BS(K-8)	36

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'sgeometry.The school shall supply staff to direct any vehicles which may stage or stack in through travel lanes or non-designated parking areas within the public rights-of-way onto the school site.

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 atpoints where active route pathwaysintersect(conflict); and encourage adherence at pathway decision points along theroute (diverting). School traffic personnel schoolbe 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 7.0-1Onsite School Traffic Personnel

Station Label	Personnel Duties (Loading, Conflict, Diverting)	Arrival Duty Period		Dismissal Duty Period	
		From	To	From	To
S1	Directing traffic at back of queue – South Loop	7:00	8:45	1:30	3:30
S2	Loading Parent drop-off/pick-up – South Loop	7:00	8:45	1:30	3:30
S3	Supervise and Manage Exiting Vehicles at DW2	7:00	8:45	1:30	3:30
S4	Directing traffic at back of queue – North Loop	7:00	8:45	1:30	3:30

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.

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 locationsmust be illustrated in a plan view and attached to this document.**

Table 7.0-2Onsite Temporary Traffic Control Devices

Location Label	Device Description (Number of Cones, Barricades, orGates)	Arrival Duty Period		Dismissal Duty Period	
		From	To	From	To
C#	Device	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 controldevices stated in **Table 7.0-1** and **Table 7.0-2**.School traffic personnelmust directthe school's traffic into onsite by-pass lanes or any available vehicle staging spacesduring 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 Zone and Crossings

School zones may be provided for schools to alert drivers that they will be traveling near a school. A school zone is composed of signs and pavement markings. The school zone may also include a speed zone component that requires driver to reduce their travel speed. The speed zone is often enacted to provide control at designated *school crossings* serving elementary and middle schools. The school speed zone component may be composed of signs, pavement markings, and flashing beacons (as per the governing standard). The speed zone is required to be installed for school crossings when applicable.

Indicate the existing and/or proposed school crossing(s) serving the school site within **Table 8.0-1**. Enter "none" for the road name to indicate that no school crossing exists or is proposed for this school. **The school crossing locationsmust be illustrated in a plan view and attached to this document.**

Table 8.0-1 School Crossing Description

Location	Intersection [x]	Mid-Block [x]	Uncontrolled [x]
Road Name	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

Indicate the existing and/or proposed school zones associatedwith the school site within **Table 8.0-2**. Enter "none" for the road name to indicate that no school zone exists or is proposed for this school. Indicate if a speed zone is a component of the school zone by marking the appropriate check box.

Table 8.0-2 School Speed Zone Description

Location	Existing [x]	Proposed [x]	Signs& Markings [x]	Speed Zone [x]	Flashing Beacons [x]
NW 59th Avenue	☐	X	X	X	☐
NW 171st Street	☐	X	X	X	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐

A school speed zone should not have a continuous duration longer than two hours and fifteen minutes. If this school is served by a school speed zone,thenspecify 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 (less than 300 feet), 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	7:15	8:45	1:45	3:15
Tuesday	7:15	8:45	1:45	3:15
Wednesday	7:15	8:45	1:45	3:15
Thursday	7:15	8:45	1:45	3:15
Friday	7:15	8:45	1:45	3:15

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9.0 Offsite Traffic Control Officers

Enforcement of the TOP routes and operations within the public right-of-way may onlybe performed by *traffic control officers* as per section 316.640 of the Florida Statute. Traffic control officersshould be present during the start of each semester to reinforce the traffic patternsestablished 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	
#	Intersection or Segment	0:00	0:00	0:00	0:00

The school's endorsementof 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
☐	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
Intersection	R/V	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
#	Intersection	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 producedby a*school special event* within itsneighborhood.Specify the special event types and provisions selected to mitigate its traffic impactswithin **Table 10.0-1.**Enter "none" for event type to indicate that no school special events will planned at the school site.

Table 10.0-1 School Special Event Provisions

Event Type	Provision Descriptions
Special Event	All parking will be on-site

11.0 Parent Traffic Handbook

The Parent Traffic Handbookspecifies a parent's child safety responsibilitiesand commitment to achieve an efficient traffic flow during the arrival and dismissal times. Parents of new

studentsshould 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 should be reissued the Parent Traffic Handbook and contract each new school year. The handbook and contract should be reviewed and signed during Parent Orientation prior to the start of school. **A sample of the Parent Traffic Handbook and contact 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).

13.0 Endorsement

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

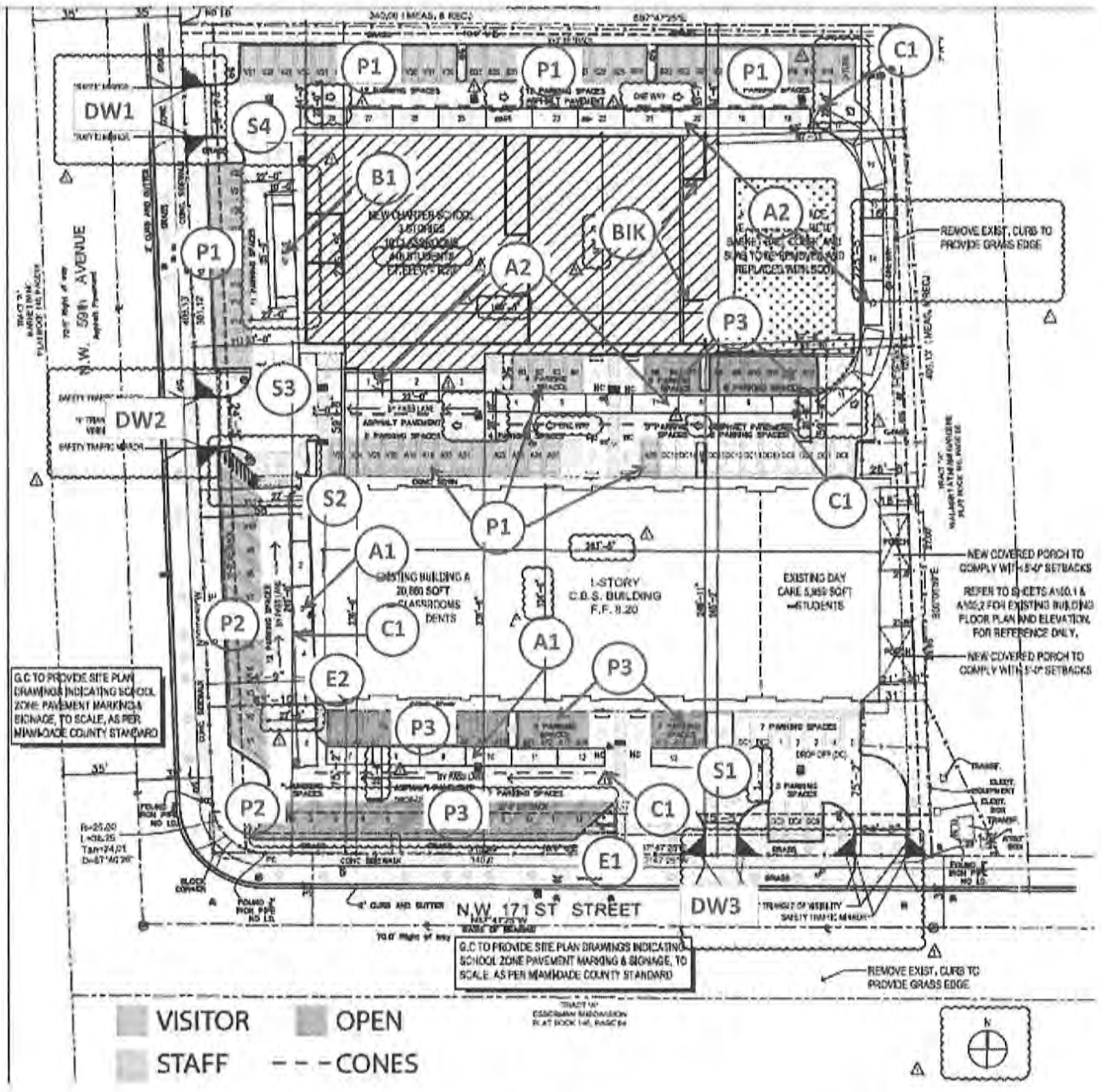
Signature

6/4/15
Date

Carlos Gonzalez
Print Owner Name

TOP Exhibit

Project Name: H.I.V.E Preparatory School



- A1 Vehicle Stacking / Queuing Lane (South Loop)
- A2 Vehicle Stacking / Queuing Lane (North Loop)
- B1 Bus Stacking Area
- BIK Bicycle Racks
- DW 1 Vehicle Access Point (Entrance/Exit)
- DW 2 Vehicle Access Point (Exit Only)
- DW 3 Vehicle Access Point (Entrance Only)
- E1 Pedestrian / Bicycle Off-Site Entrance Point
- E2 Pedestrian Building Entrance Point

- P1 Staff Parking
- P2 Parking Spaces For Stacking
- P3 Open Parking Spaces
- S1 Traffic Personnel
- S2 Traffic Personnel
- S3 Traffic Personnel
- S4 Traffic Personnel
- C1 Cones

Memorandum

MIAMI-DADE COUNTY

Date: June 26, 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: Zoning Application Comments- Advanced Learning Charter School
Application Z2015000017 (REVISION # 3) (Pre-Appl. # Z15P-056)

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 April 17, 2015 do not impact the water and sewer comments, therefore the comments remain the same.

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.

Pump Station: 0401
Projected NAPOT: 1.69 Hrs
Projected NAPOT including this project flows: 2.18 Hrs
P.S. Moratorium Code: 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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: June 10, 2015

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

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

Subject: Z2015000017: ADVANCE LEARNING CHARTER SCHOOL, PE-APP Z2015P00056
Revised Plans Submitted Dated Stamped Received 6-05-2015

Application Name: ADVANCE LEARNING CHARTER SCHOOL, PE-APP Z2015P00056

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 Planning Section Supervisor

Memorandum

MIAMI-DADE COUNTY

Date: May 20, 2015

To: Jack Osterholt, Director
Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: DIC 2015000017 – Advanced Learning Charter School (Revision No. 1)

According to the letter of intent dated January 5, 2015, the applicant is seeking a special exception to permit a new charter school facility in connection with an existing charter school located on the northeast corner of NW 59 Avenue and NW 171 Street in Miami-Dade County, Florida.

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately 12 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 **6:16** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

(C) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
1	16599 NW 67 Avenue	Rescue, Aerial, Battalion	8
64	8205 Commerce Way	Engine	4
51	4775 NW 199 Street	Rescue, Engine	7
44	7700 NW 186 Street	Rescue, Engine	7

SITE PLAN REVIEW:

(A) Fire Engineering & Water Supply Bureau reviewed and approved the revised site plan entitled 'Advanced Learning Academy' as prepared by Sol-ARCH Architects, dated stamp received April 17, 2015.

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

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

Memorandum

MIAMI-DADE COUNTY

Date: March 20, 2015

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

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

Subject: Advanced Learning Charter School, Inc. (DIC #15_017)

The Public Works and Waste Management Department (PWWM) has **no objections to the proposed application.**

Advanced Learning Charter School seeks a special exception for a new 3-story, 626 student, K-8 building as an addition to the existing 1-story, 452 student, K-5 charter school, already on the property. Expansion of the existing school on the property meets the County Code definition of a commercial establishment. Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County:

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

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

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."

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354.

Memorandum

MIAMI-DADE COUNTY

DATE: May 5th, 2015

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

FROM: Dunbar Corneille
Engineering, Planning & Development Division
Miami-Dade Transit

THRU: Monica Cejas, P.E.
Senior Professional Engineer
Engineering, Planning & Development Division
Miami-Dade Transit

SUBJECT: Review of Developmental Impact Committee Project No. Z15-017, Advanced Learning Charter School, Inc.
MDT Project No. OSP173
FSC No. 41.04

RECOMMENDATION

After reviewing the application package for Advanced Learning Charter School, located at 5855 NW 171st Street, Miami-Dade County, Florida, **Miami-Dade Transit (MDT) has no objection to the application moving forward for further consideration.**

COMPREHENSIVE DEVELOPMENT MASTER PLAN CONCURRENCY POLICY

Under subsection Mass Transit Policy MT-1A, the level of service for public transit during peak hours, between the transit network and the area of expansion with an average combined resident and work force population of over 4,000, shall operate at no more than 30 minutes headways, and shall have an average route spacing of one mile. Additionally, if a development that is proposed in an area which fails to meet the prescribed level of service, then the development impacts of each application shall be reviewed, using the procedure outlined in Administrative Order 4-85.

ANALYSIS

Advanced Learning Charter School is seeking to permit a charter school with grades K-8 for a total of 1,078 students, to be located on a 3.41-acre lot, at 5855 NW 171st Street. Global positioning, among other MDT software, has confirmed the proposed site as being within the transit network, which has an average combined residents and employment population of over 4,000. Because of that, MDT is required in part and therefore is already providing adequate public transit service in the vicinity of the proposed site.

Two bus routes, 75 and 286 provide public transit service in proximity to the proposed site, with 30-minute headways. (See Table below). In particular, Route 75 runs along NW 57th Avenue and NW 173rd Drive, and has a designated stop located approximately 1,274 feet, east of the proposed site. Also within less than ½ a mile to the north of the proposed site, Route 286 runs along NW 59th Avenue and NW 176th Street. (See attached map alignments).

Metrobus Route Service Summary
DIC Project No. 15-017 Advanced Learning Charter School, Inc.

Route(s)	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday	Proximity to Bus Route (miles)	Type of Service
75	30	30	60	n/a	45	60	0.24	L
286	48	48	n/a	n/a	48	n/a	0.48	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

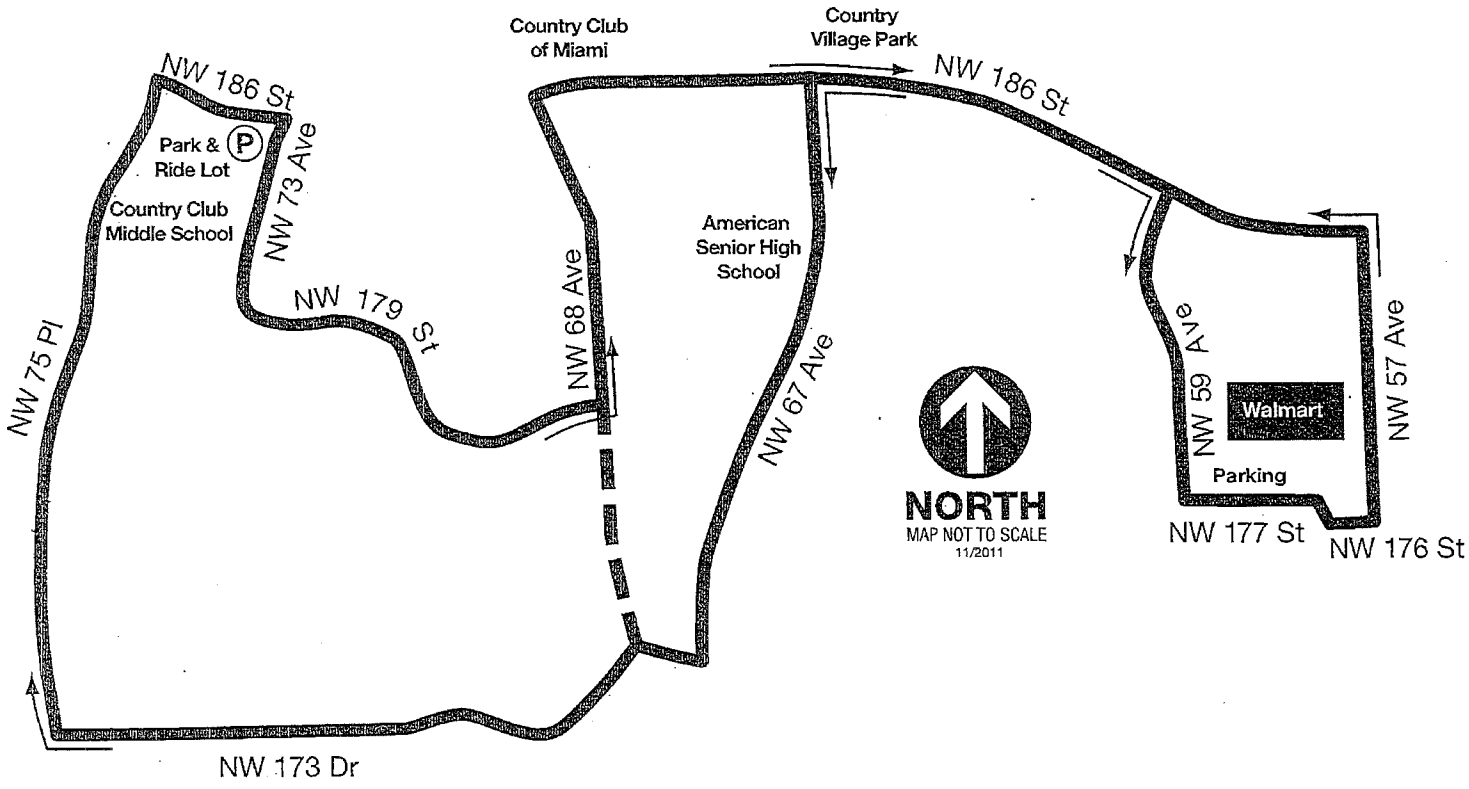
In response to future transportation demand resulting from population growth, MDT continues to plan and develop projects, which are listed in the 2040 Long Range Transportation Plan; the 2015 Transportation Improvement Program; and the 2014 Transit Development Plan (together and hereinafter the "Plan"). As appropriate, the proposed site was examined for concurrency with all relevant transit projects listed in the Plan, to the extent that such transit projects are anticipated or will be developed in the vicinity of the proposed site. The Plan does not indicate any projects are in progress or will be developed in the vicinity of the proposed site. For that reason, the proposed site concurs with the Plan.

Based on the above, MDT has no objection as to the application moving forward for further consideration.

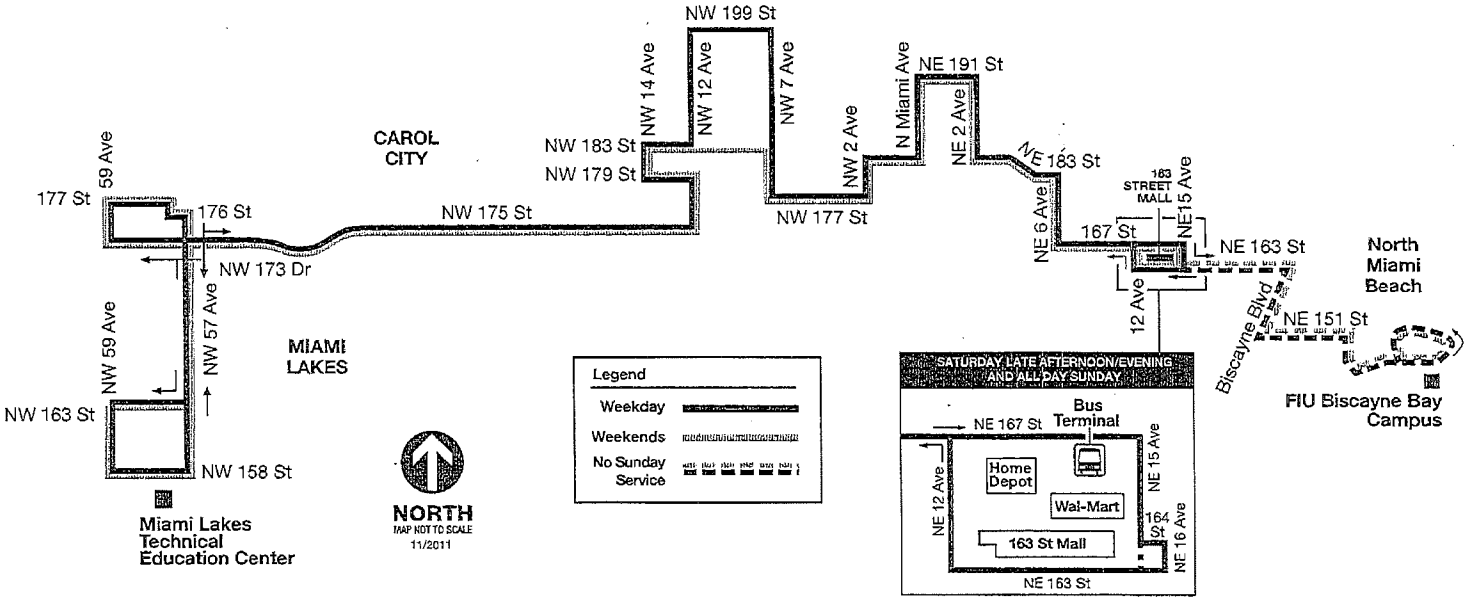
c: Nilia Cartaya, Principal Planner

Attachments.

Route 286
North Pointe Circulator



Route 75


NW 199 St
NW 14 Ave
NW 12 Ave
NW 7 Ave
NW 183 St
NW 179 St
NW 2 Ave
N Miami Ave
NE 191 St
NE 2 Ave
NE 183 St
NE 6 Ave
163 STREET MALL
NE15 Ave
167 St
NE 163 St
North Miami Beach
12 Ave
Biscayne Blvd
NE 151 St
FIU Biscayne Bay Campus
CAROL CITY
177 St
59 Ave
176 St
NW 175 St
NW 177 St
NW 173 Dr
NW 59 Ave
NW 57 Ave
MIAMI LAKES
NW 163 St
NW 158 St
Miami Lakes Technical Education Center
NORTH
MAP NOT TO SCALE
11/2011
Legend
Weekday
Weekends
No Sunday Service
SATURDAY LATE AFTERNOON/EVENING AND ALL DAY SUNDAY
Bus Terminal
NE 167 St
Home Depot
Wal-Mart
163 St Mall
NE 12 Ave
NE 15 Ave
164 St
NE 16 Ave
NE 163 St

Memorandum

MIAMI-DADE COUNTY

Date: May 20, 2015

To: Jack Osterholt, Director
Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: DIC 2015000017 – Advanced Learning Charter School (Revision No. 1)

According to the letter of intent dated January 5, 2015, the applicant is seeking a special exception to permit a new charter school facility in connection with an existing charter school located on the northeast corner of NW 59 Avenue and NW 171 Street in Miami-Dade County, Florida.

SERVICE IMPACT/DEMAND

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EXISTING SERVICES

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

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: Advanced Learning Charter School d/b/a HIVE Preparatory School School Address: 5855 NW 171st ST, Miami, FL 33015

Tax Folio # 30-2012-047-0001 Total size of site: 3.16 acres

Is this an expansion to an existing school? X Yes _____ No

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

452/Kinder-5th Grade and the Resolution # Z-24-09

Number of children/students requested: 900 Grade Levels: K-8 Ages: 5-14

Number of classrooms: See Table 1 Total square footage of classroom area: See Table 1

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) See Table 1

Total square footage of outdoor recreation/play area: See Table 1

Number of parking spaces provided for staff, visitors, and transportation vehicles: See Table 1

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

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

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

WITNESSES:

_____

_____

Pedro Dedesma

RECEIVED
Z15-017
APR 17 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 13 day of April, 2015, before me personally appeared PEDRO DEDESMA, 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 07/24/2016

Notary Public State of Florida
Marisela Conde
My Commission EE 219143
Expires 07/24/2016

4/1/08

50

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ADVANCED LEARNING CHARTER SCHOOL, INC., DBA HIVE PREPARATORY	5855 NW 171 ST MIAMI-DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
SEPTEMBER 10, 2015	Z2015000017
DATE	HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
August 14, 2015

Neighborhood Regulations:
THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:
THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:
ADVANCED LEARNING CHARTER SCHOOL, INC., DBA HIVE PREPARATORY

OUTSTANDING LIENS AND FINES:
As of August 14, 2015, There are no pending Liens, Fees, or Fines

PHOTOGRAPHS – submit photos showing entire site and all structures

FRONT ELEVATION

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MAR 04 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

SIDE ELEVATION

REAR ELEVATION

Additional photos may be submitted

Memorandum

MIAMI-DADE COUNTY

Date: April 6, 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. Z2015000017 – Advanced Learning Charter School, Inc.

APPLICATION

The applicant, Advanced Learning Charter School, Inc., is requesting a public hearing 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, located on approximately 3.16 acres at 5855 NW 171 Street, Miami, Florida.

CURRENT POLICE SERVICES

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

REVIEW

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

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. 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 Advanced Learning Charter School, Inc., work closely with Northwest 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 recommendation should be considered for implementation if the application is approved.

- 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

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Advanced Learning Charter School, Inc. d/b/a Hive Preparatory School

NAME AND ADDRESS	Percentage of Stock
Advanced Learning Charter School, Inc.	0%
7301 SW 57th CT	
Miami, FL 33143	
Non for profit organization	

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 _____

NAME AND ADDRESS	Percentage of Interest

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E16-01
MAR 04 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY

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: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or 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.

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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEPARTMENT SERVICES
By

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: _____ (Applicant)

Pedro Dedesma (Print Applicant Name)

Sworn to and subscribed before me this 9 day of JANUARY 20 15. Affiant is personally know to me or has produced _____ as identification.

Marisela Conde (Notary Public)

My commission expires: 07/24/2016

Seal

Notary Public State of Florida
Marisela Conde
My Commission EE 219143
Expires 07/24/2016

*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.

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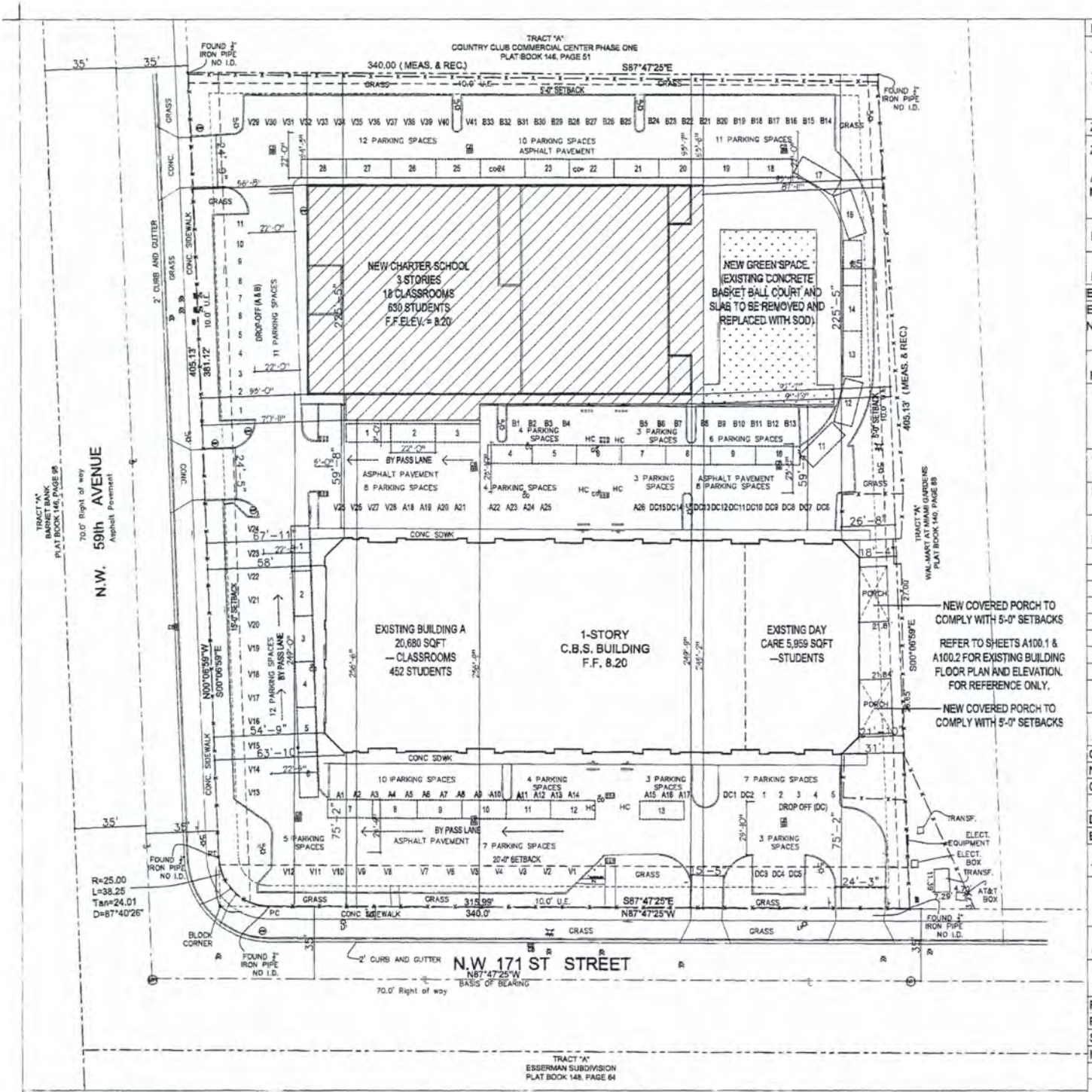
By

CHILD CARE CHECK LIST: TABLE 1	NEW SCHOOL	EXISTING SCHOOL	TOTAL		EXISTING DAY CARE
NUMBER OF CLASSROOMS	18 CLASSROOMS	20 CLASSROOMS	38 CLASSROOMS		N/A
CLASSROOM SQ.FT.	12,609 SQ.FT.	11,149 SQ.FT.	23,758 SQ.FT		5,959 SQ.FT
NON-CLASSROOM SQ.FT.	36,006 SQ.FT.	9,531 SQ.FT.	45,064 SQ.FT		N/A
OUTDOOR RECREATIONAL / PLAY AREA SQ.FT.	7,145 SQ.FT. (ROOF TOP)	7,375 SQ.FT.	14,520 SQ.FT		2,377 SQ.FT
NUMBER OF PARKING SPACES -STAFF -DROP-OFF -VISITOR	 26 PARKING SPACES 5 PARKING SPACES 20 PARKING SPACES	 32 PARKING SPACES 5 PARKING SPACES 23 PARKING SPACES	 58 PARKING SPACES 10 PARKING SPACES 43 PARKING SPACES		 15 PARKING SPACES 5 PARKING SPACES 10 PARKING SPACES



1 New Site Plan
SCALE: 1/32"= 1'-0"

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

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PLANNING AND ZONING
DEPARTMENT OF PLANNING AND ZONING
By:

ENLARGED SITE PLAN

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LEGAL
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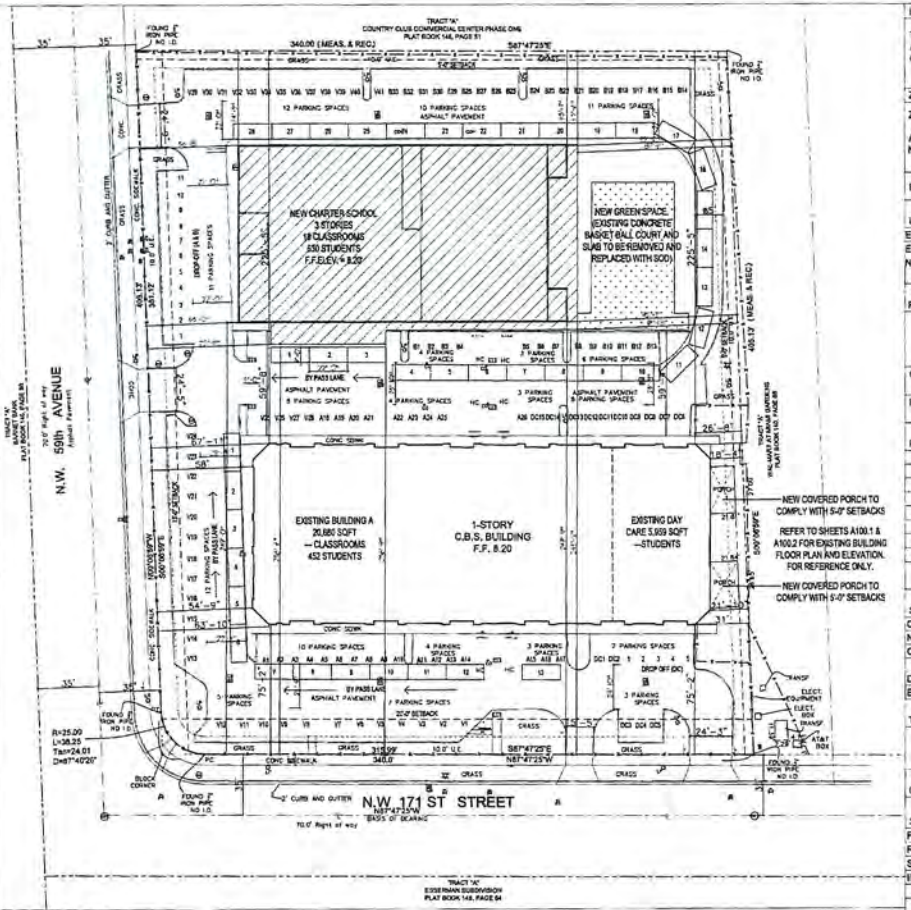

1 New Site Plan
SCALE: 1/32"= 1'-0"

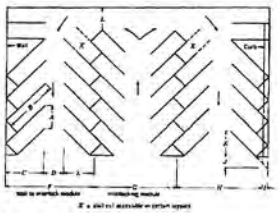

Figure 5-2.

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

STALL LAYOUT ELEMENTS					
Dimension	On diagram	45°	60°	75°	90°
Stall width parallel to aisle	A	12.7	10.4	9.3	9.0
Stall length of line	B	25.0	22.0	20.0	18.5
Stall depth to wall	C	17.5	19.0	19.5	18.5
Aisle width between stall lines	D	12.0	16.0	23.0	26.0
Stall depth, interlock	E	15.3	17.5	18.8	18.5
Module, wall to interlock	F	44.8	52.5	61.3	63.0
Module, interlocking	G	42.6	51.0	61.0	63.0
Module, interlock to curb face	H	42.8	50.2	58.8	60.5
Bumper overhang (typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.3	2.7	0.5	0.0
Setback	K	11.0	6.3	5.0	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	M	24.0	24.0	24.0	24.0

2 Parking Stall Dimensions – 45° – 90°
SCALE: NTS

LEGAL DESCRIPTION:

TRACT "A" OF: "SILVIA SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158 AT PAGE 99, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DATA:

ZONING: BU-2
FOLIO #: 30 -2012-039-0010
ADDRESS: 5855 NW 171ST STREET
NET LOT SIZE: 137,508 SQ.FT. (3.41 ACRES)

EXISTING BUILDING A		NEW BUILDING B		NEW OVERALL SITE TOTAL	
LOT COVERAGE (40% MAX)	PROVIDED	LOT COVERAGE (40% MAX)	PROVIDED	LOT COVERAGE (40% MAX)	PROVIDED
EXISTING BUILDING A LOTCOVERAGE	27,4505Q.FT.	NEW BUILDING B LOT COVERAGE	21,531 SQ.FT.	TOTAL LOT COVERAGE	48,981 SQ.FT.
EXISTING BUILDING A	26,639 SQ.FT.	NEW BUILDING B	18,468 SQ.FT.		
NEW COVERED PORCH AREA	811 SQ.FT.	NEW COVERED PORCH AREA	3,063 SQ.FT.		
F.A.R.	PROVIDED	F.A.R.	PROVIDED	F.A.R.	PROVIDED
FIRST FLOOR (.40)	26,639 SQ.FT.	FIRST FLOOR (.40)	18,468 SQ.FT.	FIRST FLOOR (.40)	45,107 SQ.FT.
		SECOND FLOOR (.11)	11,167 SQ.FT.	SECOND FLOOR (.11)	11,167 SQ.FT.
		THIRD FLOOR (.11)	11,167 SQ.FT.	THIRD FLOOR (.11)	11,167 SQ.FT.
GREEN SPACE (15%)	23,802 SQ.FT.	GREEN SPACE (15%)	23,513 SQ.FT.		
HEIGHT (SCHOOL)	28' 14"	HEIGHT (SCHOOL)	43'		
PARKING	PROVIDED	PARKING	PROVIDED	PARKING	PROVIDED
TEACHER/ STAFF (A)	28 SPACES	TEACHER (B) (1.25 x 18)	23 SPACES		
PARENT (DROP-OFF)	5 SPACES	STAFF (B)	10 SPACES		
DAYCARE (DC)	20 SPACES	PARENT (DROP-OFF)	6 SPACES		
TOTAL	51 SPACES	TOTAL	39 SPACES	TOTAL PARKING FOR BUILDING A & B	90 SPACES
				TOTAL VISITOR PARKING SPACES	41 SPACES
				TOTAL HANDICAP PARKING SPACES	6 SPACES
				TOTAL OVERALL PARKING	137 SPACES
SQ. FOOTAGE	PROVIDED	SQ. FOOTAGE	PROVIDED	SQ. FOOTAGE	PROVIDED
CLASSROOM	11,149 SQ.FT.	CLASSROOM	12,609 SQ.FT.	CLASSROOM	23,758
NON-CLASSROOM	9,531 SQ.FT.	NON-CLASSROOM	36,006 SQ.FT.	NON-CLASSROOM	45,537 SQ.FT.
OUTDOOR REC. / PLAY AREA	7,375 SQ.FT.	OUTDOOR REC. / PLAY AREA	7,145 SQ.FT.	OUTDOOR REC. / PLAY AREA	14,520 SQ.FT.
DAYCARE	5,959 SQ.FT.			DAYCARE	5,959 SQ.FT.
EXTERIOR PLAYGROUND (DAYCARE)	2,377 SQ.FT.			EXTERIOR PLAYGROUND (DAYCARE)	2,377 SQ.FT.
TEACHERS/ PERSONNEL:		TEACHERS/ PERSONNEL:		TEACHERS/ PERSONNEL:	
	20 TEACHERS 4 ADMINISTRATOR 2 STAFF		18 TEACHERS 5 ADMINISTRATOR 5 STAFF	54 TOTAL TEACHERS / PERSONNEL	38 TEACHERS 9 ADMINISTRATOR 7 STAFF
CLASSROOMS	20 CLASSROOMS	CLASSROOMS	18 CLASSROOMS	CLASSROOMS	38 CLASSROOMS
SETBACKS	PROVIDED	SETBACKS	PROVIDED		
FRONT	75'-2"	FRONT	249'-0"		
REAR	225'-5"	REAR	53'-7"		
STREET SIDE	54'-9"	STREET SIDE	53'-0"		
INTERIOR SIDE	18'-4"	INTERIOR SIDE	93'-11"		

SCHOOL INFORMATION	
GRADES & AGES SERVED:	K - 8
DAYS & HOURS OF OPERATION:	M - F 7:00am - 6:30pm DAYS OF OPERATION SAME AS DCPS SCHEDULE.
ACTIVITIES OUTSIDE HRS OF OPERATION:	NONE
MAX STUDENTS:	1,000

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APPLICATION

3 Site Information
SCALE: NTS

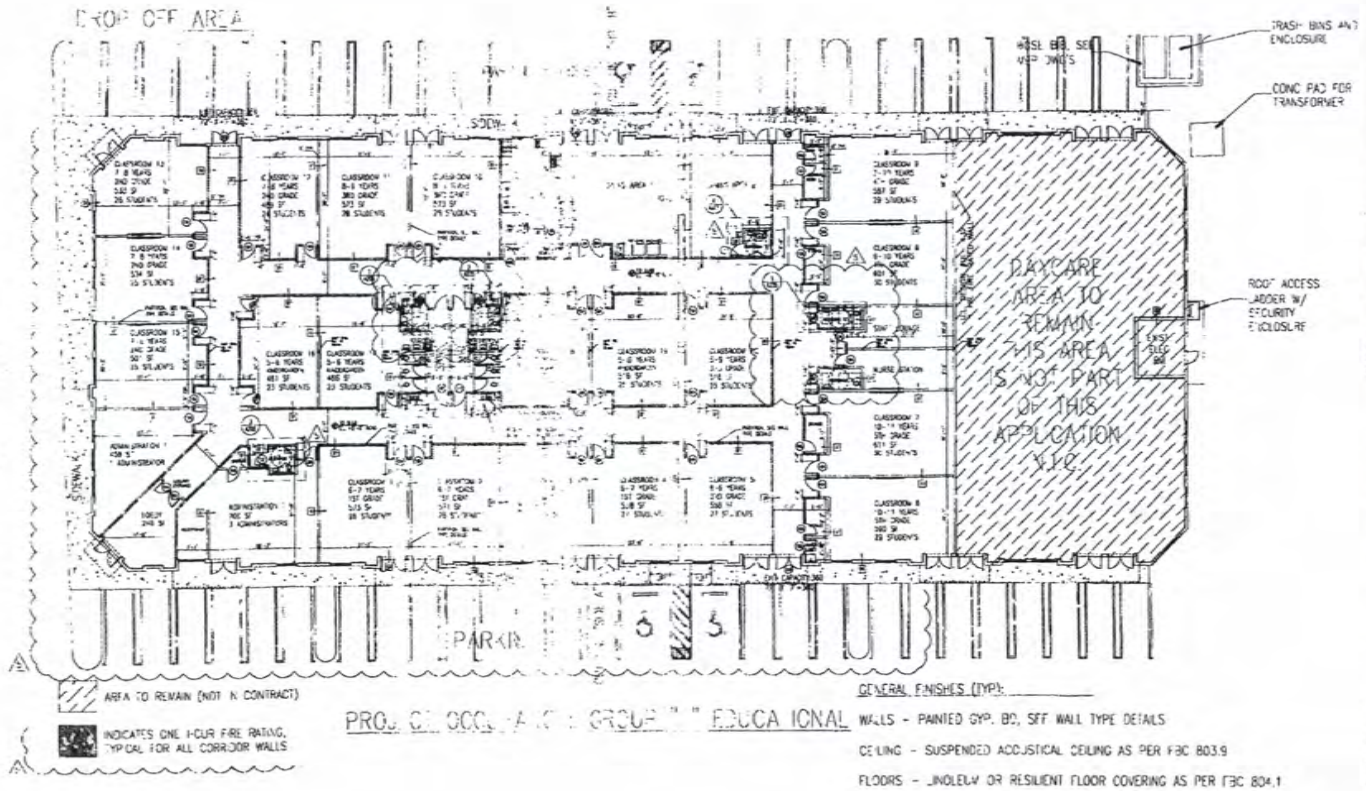
Sol-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
AA 26000553
6111 SW INTERCOURT MIAMI, FL 33155
P 305 740 8123 F 305 740 8124

REVISION NO.	DATE	COMMENTS
NEW BUILDING		

ADVANCE LEARNING ACADEMY DBA HIVE PREP
5855 NW 171ST STREET
HIALEAH, FL 33015

PROJ. NO.: 14-025-00
ISSUE DATE: 03-03-2015
PLOT DATE: 03-03-2015
SCALE: AS NOTED
DRAWN BY: MFC
CHECKED BY: DC/PEC

SHEET: New Site Plan
A100



PROPOSED CLASSROOM ADDITION "EDUCATIONAL"

GENERAL FINISHES (TYP):

WALLS - PAINTED GYP. BD, SEE WALL TYPE DETAILS

CEILING - SUSPENDED ACOUSTICAL CEILING AS PER FBC 803.9

FLOORS - LINOLEUM OR RESILIENT FLOOR COVERING AS PER FBC 804.1

BASE - 6" MIN. HEIGHT, AS PER FBC 805.5

ALL CLASSROOMS, OFFICES, NURSE STATION, STAFF LOUNGE, KITCHEN AND DINING AREAS WILL BE CLASS A TYPE AND MEET FBC 803.5. THE RESTROOMS, STORAGE, JANITOR'S CLOSET, ELECTRICAL ROOM AND MECHANICAL ROOM WILL BE CLASS B TYPE AND MEET FBC 803.5

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1 Existing Building A Floor Plan – FOR REFERENCE ONLY
SCALE: N.T.S.

CONSULTING & SPECIALTY ENGINEERING SERVICES, INC.

Sol-ARCH

PLANS FOR PROPOSED TENANT IMPROVEMENTS OF THE ADVANCE LEARNING ACADEMY
3850 NORTHWEST 179ST STRIFT
MIAMI, FLORIDA 33015

NEW BUILDING

01.26.2009 ISSUED FOR APPROVAL

REVISIONS
1 04.23.2009
2 06.19.2009
3 06.29.2009
4 07.15.2009
5 07.17.2009

SHEET: A2.02

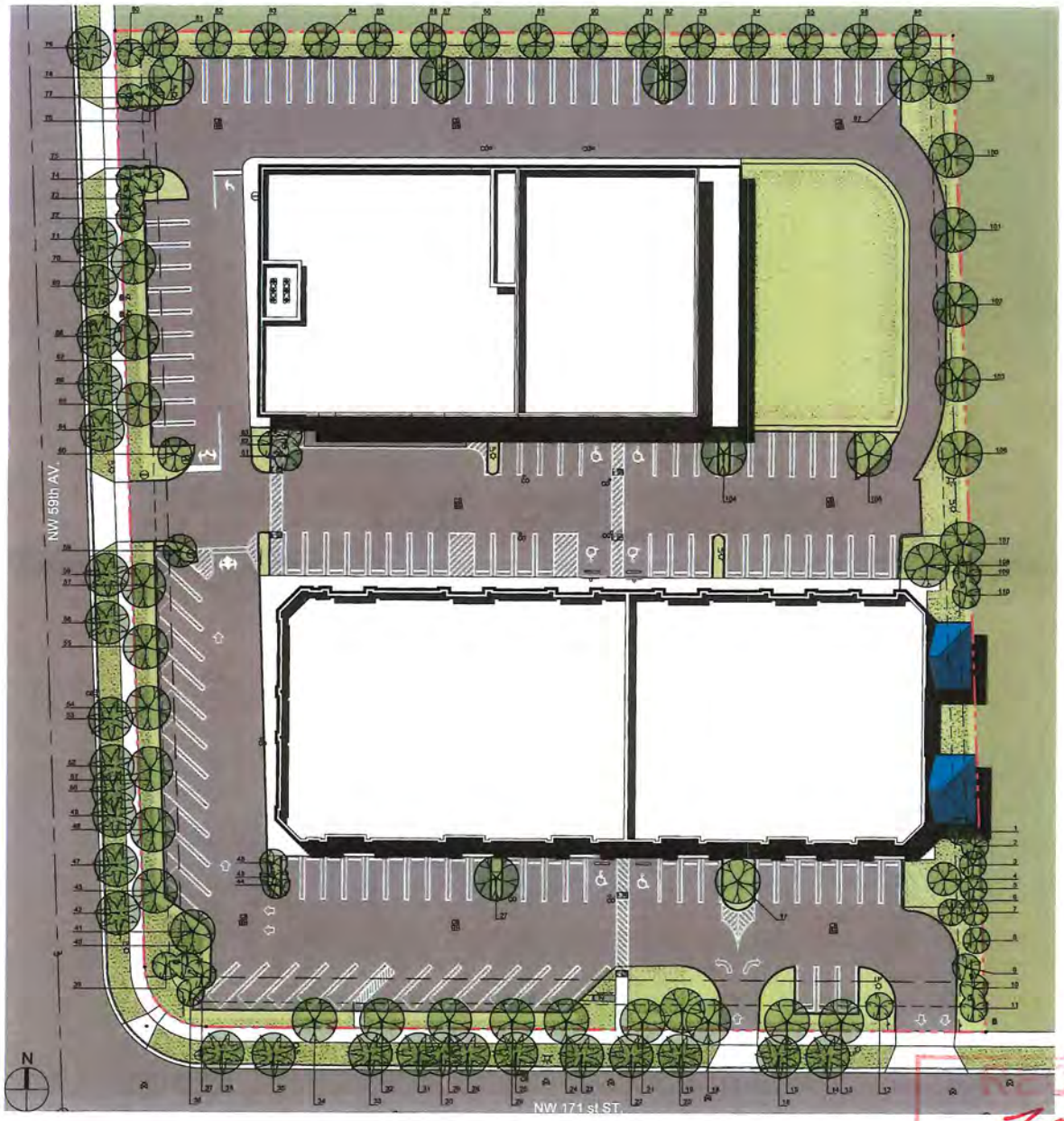
REVISION NO. DATE COMMENTS

ADVANCE LEARNING ACADEMY DBA HIVE PREP
5855 NW 171ST STREET
HIALEAH, FL 33015

PROJ. NO.: 14-025-00
ISSUE DATE: 03-02-2015
SCALE: AS NOTED
DRAWN BY: MFG
CHECKED BY: DOP/EC

Existing Building A Floor Plans - FOR REFERENCE ONLY

A100.1



EXISTING TREE DISPOSITION LIST

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT (FT)	SPREAD (FT)	DIAMETER (IN)	CANOPY (SQ.FT)	CONDITION	DISPOSITION
1	Veitchia montgomeryana	Montgomery Palm	18	12	6		Good	Remain
2	Veitchia montgomeryana	Montgomery Palm	18	12	6		Good	Remain
3	Conocarpus erectus	Green Buttonwood	10	8	6		Good	Remain
4	Bursera simaruba	Gumbo Limbo	14	8	6		Good	Remain
5	Conocarpus erectus	Green Buttonwood	10	8	6		Good	Remain
6	Coccoloba diversifolia	Pigeon Plum	8	6	3		Good	Remain
7	Coccoloba diversifolia	Pigeon Plum	8	6	3		Good	Remain
8	Conocarpus erectus	Green Buttonwood	10	8	6		Good	Remain
9	Wodyetia bifurcata	Foxtail Palm	14	12	6		Good	Remain
10	Wodyetia bifurcata	Foxtail Palm	14	12	6		Good	Remain
11	Wodyetia bifurcata	Foxtail Palm	14	12	6		Good	Remain
12	Wodyetia bifurcata	Foxtail Palm	14	12	6		Good	Remain
13	Quercus virginiana	Live Oak	16	8	6		Good	Remain
14	Roystonea elata	Royal Palm	25	15	12		Good	Remain
15	Quercus virginiana	Live Oak	16	8	6		Good	Remain
16	Roystonea elata	Royal Palm	28	18	12		Good	Remain
17	Bursera simaruba	Gumbo Limbo	14	8	6		Good	Remain
18	Quercus virginiana	Live Oak	16	8	6		Good	Remain
19	Bursera simaruba	Gumbo Limbo	14	8	6		Good	Remain
20	Roystonea elata	Royal Palm	28	18	12		Good	Remain
21	Quercus virginiana	Live Oak	16	8	6		Good	Remain
22	Roystonea elata	Royal Palm	25	15	12		Good	Remain
23	Roystonea elata	Royal Palm	22	15	12		Good	Remain
24	Quercus virginiana	Live Oak	16	8	6		Good	Remain
25	Roystonea elata	Royal Palm	24	15	12		Good	Remain
26	Quercus virginiana	Live Oak	16	8	6		Good	Remain
27	Bursera simaruba	Gumbo Limbo	14	8	6		Good	Remain
28	Roystonea elata	Royal Palm	25	15	12		Good	Remain
29	Quercus virginiana	Live Oak	16	8	6		Good	Remain
30	Roystonea elata	Royal Palm	12	10	12		Poor	Remain
31	Roystonea elata	Royal Palm	22	12	12		Poor	Remain
32	Quercus virginiana	Live Oak	16	8	6		Good	Remain
33	Roystonea elata	Royal Palm	14	10	12		Poor	Remain
34	Quercus virginiana	Live Oak	16	8	6		Good	Remain
35	Roystonea elata	Royal Palm	25	10	12		Good	Remain
36	Roystonea elata	Royal Palm	25	15	12		Good	Remain
37	Veitchia montgomeryana	Montgomery Palm	16	12	6		Good	Remain
38	Veitchia montgomeryana	Montgomery Palm	16	12	6		Good	Remain
39	Veitchia montgomeryana	Montgomery Palm	16	12	6		Good	Remain
40	Veitchia montgomeryana	Montgomery Palm	16	12	6		Good	Remain
41	Quercus virginiana	Live Oak	12	8	6		Good	Remain
42	Roystonea elata	Royal Palm	25	15	12		Good	Remain
43	Quercus virginiana	Live Oak	16	8	6		Good	Remain
44	Veitchia montgomeryana	Montgomery Palm	18	12	6		Good	Remain
45	Veitchia montgomeryana	Montgomery Palm	17	12	6		Good	Remain
46	Veitchia montgomeryana	Montgomery Palm	16	12	6		Good	Remain
47	Roystonea elata	Royal Palm	25	15	12		Good	Remain
48	Quercus virginiana	Live Oak	16	8	6		Good	Remain
49	Roystonea elata	Royal Palm	25	15	12		Good	Remain
50	Roystonea elata	Royal Palm	25	15	12		Good	Remain
51	Quercus virginiana	Live Oak	16	8	6		Good	Remain
52	Roystonea elata	Royal Palm	25	15	12		Good	Remain
53	Roystonea elata	Royal Palm	25	15	12		Good	Remain
54	Quercus virginiana	Live Oak	16	8	6		Good	Remain
55	Quercus virginiana	Live Oak	16	8	6		Good	Remain
56	Roystonea elata	Royal Palm	25	15	12		Good	Remain
57	Quercus virginiana	Live Oak	16	8	6		Good	Remain
58	Roystonea elata	Royal Palm	25	15	12		Good	Remain
59	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12	8	6		Good	Remain
60	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12	8	4		Good	Remain
61	Veitchia montgomeryana	Montgomery Palm	18	12	6		Good	Transplant
62	Veitchia montgomeryana	Montgomery Palm	17	12	6		Good	Transplant
63	Veitchia montgomeryana	Montgomery Palm	16	12	6		Good	Transplant
64	Roystonea elata	Royal Palm	25	15	12		Good	Remain
65	Quercus virginiana	Live Oak	10	5	6		Good	Remain
66	Roystonea elata	Royal Palm	20	15	12		Good	Remain
67	Quercus virginiana	Live Oak	16	8	6		Good	Remain
68	Roystonea elata	Royal Palm	25	15	12		Good	Remain
69	Roystonea elata	Royal Palm	25	15	12		Good	Remain
70	Quercus virginiana	Live Oak	16	8	6		Good	Remain
71	Roystonea elata	Royal Palm	25	15	12		Good	Remain
72	Wodyetia bifurcata	Foxtail Palm	14	12	6		Good	Remain
73	Wodyetia bifurcata	Foxtail Palm	14	12	6		Good	Remain
74	Wodyetia bifurcata	Foxtail Palm	14	12	6		Good	Remain
75	Wodyetia bifurcata	Foxtail Palm	14	12	6		Good	Remain
76	Wodyetia bifurcata	Foxtail Palm	12	12	6		Good	Remain
77	Wodyetia bifurcata	Foxtail Palm	12	12	6		Good	Remain
78	Coccoloba diversifolia	Pigeon Plum	12	8	3		Good	Remain
79	Roystonea elata	Royal Palm	25	15	12		Good	Remain
80	Wodyetia bifurcata	Foxtail Palm	12	12	6		Good	Remain
81	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
82	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
83	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
84	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
85	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
86	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
87	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
88	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
89	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
90	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
91	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
92	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
93	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
94	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
95	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
96	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
97	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
98	Conocarpus erectus	Green Buttonwood	10	10	6		Good	Remain
99	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
100	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
101	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
102	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
103	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
104	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
105	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
106	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
107	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
108	Bursera simaruba	Gumbo Limbo	10	10	8		Good	Remain
109	Veitchia montgomeryana	Montgomery Palm	18	12	6		Good	Remain
110	Veitchia montgomeryana	Montgomery Palm	18	12	6		Good	Remain

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NEW BUILDING

REVISION NO.	DATE	COMMENTS

ADVANCE LEARNING CENTER DBA HIVE PREP

5855 NW 171ST STREET
HIALEAH, FL 33015

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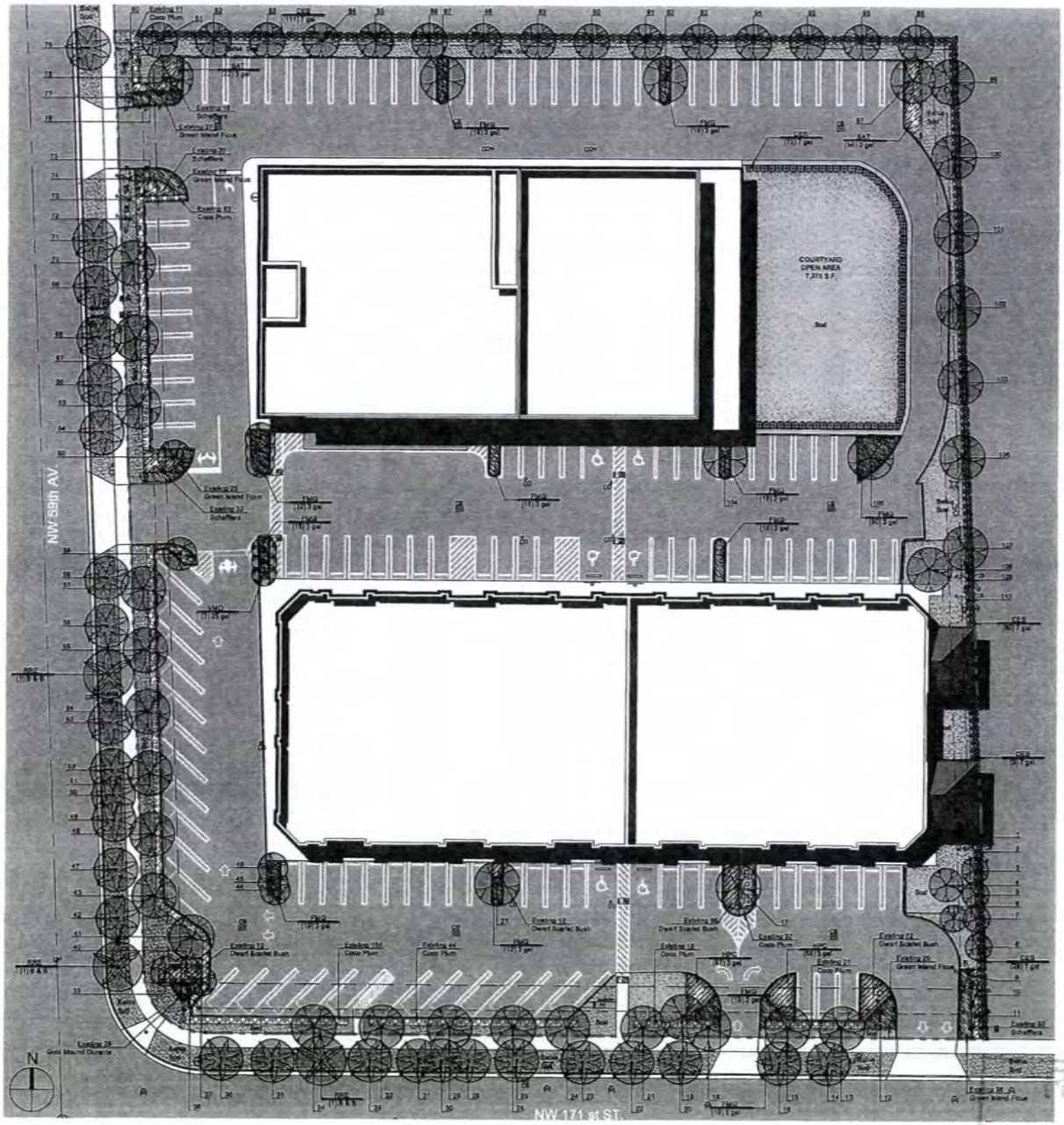
PROJ. NO.: 14-025.00
ISSUE DATE: 01-09-2015
PLOT DATE: 01-09-2015
SCALE: AS NOTED
DRAWN BY: MPC
CHECKED BY: DC/PEC

SHEET: EXISTING TREE DISPOSITION PLAN

L100



EXISTING TREES SUMARY	
EXISTING TREE TO REMAIN	107
EXISTING TREE TO TRANSPLANT	3
TOTAL OF EXISTING TREES	110

PLANT LIST

	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	HEIGHT	SPREAD	CONTAINER	SPACING	CONDITION
PROPOSED PALMS									
RRF	3	Roystonea oleta	Florida Royal Palm	Yes	25' OA	10'	B&B	As Shown	Match size of existing palms
VMO	3	Veitchia montgomeryana	Montgomery Palm	No	12' OA	3'	45 Gal	As Shown	
EXISTING SHRUBS (that meet minimum requirements)									
	281	Chrysobalanus icaco	Coco Plum	Yes					
	29	Ochlotis erecta 'Gold Mound'	Gold Mound Duranta	No					
	144	Ficus microcarpa 'Green island'	Green island Ficus	No					
	212	Hamelia patens ' Compacta'	Dwarf Scarlet Bush	Yes					
	120	Schefflera arboricola 'Trinette'	Schefflera	No					
TOTAL	866								
PROPOSED SHRUBS									
CER	75	Conocarpus erectus	Green Button Wood	Yes	4' OA	30"	7 Gal	30" o.c.	
CES	227	Conocarpus erectus 'Sericeus'	Silver Button Wood	Yes	4' OA	30"	7 Gal	30" o.c.	
FMG	225	Ficus microcarpa 'Green island'	Green Island Ficus	No	1.5' OA	12"	3 Gal	24" o.c.	
HPC	120	Hamelia patens 'Compacta'	Dwarf Scarlet Bush	Yes	1.5' OA	12"	3 Gal	18" o.c.	
SAT	38	Schefflera arboricola 'Trinette'	Schefflera Variegata	No	1.5' OA	12"	3 Gal	24" o.c.	
TOTAL	738								

NOTE:
1- All ficus hedge of the north and the east side of the property is in poor condition and should be replaced
2- Existing palms who are designated as **"Poor Condition"** in the EXISTING TREE DISPOSITION LIST Sheet # L100 is suggested to be replaced by new palms, matching the species and size of the existing palms designated as **"Good Condition"**

LANDSCAPE LEGEND

Zoning District: BU-2 | Net Lot Area: 3.16 Acres | 137,508 Square Feet

		REQUIRED (S.F.)	PROVIDED (S.F.)
OPEN SPACE			
A.	Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 137,508 square feet x 16% = 22,001.28 square feet	22,001.28	23,002.00
B.	Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parkins spaces: 147 x 10 square feet per parking space =	1,470.00	1,470.00
C.	Total square feet of landscaped open space required by Chapter 33 (A + B) =	23,471.28	24,472.00
LAWN AREA CALCULATION		REQUIRED (S.F.)	PROVIDED (S.F.)
A.	Total square feet of landscaped open space required by Chapter 33 =	23,471.28	Drought tolerant sod shown on plan
B.	Maximum lawn area (St. Augustine sod) permitted = 40% x 23,471.28	9,388.51	5,546.00
TREES		REQUIRED	PROVIDED
A.	The number of trees required per net lot acre = 22 x 3.16	70	
	less the existing number of trees that meet minimum requirements (minus)	59	59
B.	30% palm trees allowed (two palms = one tree) - [25 palms / 2 = 12 trees] (minus)	12	12
	Total Required =	0	71
C.	Percentage of native trees required 70 x 30%	21	
	Native trees existing to remain =	59	59
D.	**Palms as treet trees** (max. average spacing of 25' o.c.) - **[See Street Tree Tabulation chart below]**	29	
	less the existing number of palms that meet minimum requirements (minus)	26	3
	Total Required =	3	3
E.	Street trees located directly beneath power lines (maximun average spacing of 25' o.c.)	N/A	N/A
F.	Total number of trees =	3	3
SHRUBS		REQUIRED	PROVIDED
A.	The total number of trees required: 59 x 10	990	
	less the existing number of shrubs that meet minimum requirements (minus)	866	
	Total Required =	124	738
B.	The number of shrubs required: 990 x 30% = the number of native shrubs	297	
	less the existing number of native shrubs that meet minimum requirements (minus)	578	
	Total Required =	0	437

STREET TREE TABULATION

	REQUIRED	PROVIDED
N.W. 171st STREET 335 LF @ 1 Palm / 25 LF	13	13 Existing to remain 12 REE Proposed 1 REE
N.W. 58th AVENUE 381 LF @ 1 Palm / 25 LF	16	16 Existing to remain 14 REE Proposed 2 REE
TOTALS	29	29

IRRIGATION:
a. All newly-planted and relocated plant material will be watered by temporary and permanent irrigation systems until such time as they are established.
b. All Planted areas to be outfitted with automatic irrigation system providing 100% coverage and 100% overlap.

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8727 SW 72 ST, SUITE 310, MIAMI FL 33173

REVISION NO.	DATE	COMMENTS

NEW BUILDING

ADVANCE LEARNING CENTER DBA HIVE PREP

5855 NW 171ST STREET
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ISSUE DATE: 01-09-2015
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SCALE: AS NOTED
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SHEET: LANDSCAPE PLAN
L101

NOTES:

1. All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Meters, Pipes or Cable Boxes, LB Shelves, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
2. All light poles & any shown on plan shall be a minimum of 10' from tree locations.
3. The Landscape Architect must be notified when the plant material has been set in place to approve their locations, prior to installation.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and maintenance prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In event of discrepancies affecting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and bidder shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size or the grade list & all cases meeting the height and the spread specified as shall take precedence over or relative size.
6. All planted areas to be mulched with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction. The Landscape Contractor is responsible for immediately fine and poles manmade and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, and vinal weeds within landscape areas.
8. All permitting shall have to be the responsibility of the Contractor.

PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, backfills, preemergence herbicide, weed, and mulch. Landscape Contractor to provide Landscape Architect with at least (1) days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate tie-over with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre-emergent herbicide per manufacturer's recommendation, and period prior to planting as specified. Pending soil analysis shall be taken and test of the recommended dolos, results, rates, and method (water and thereon).
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be 4-mixed with a minimum of 6" topsoil "N-respiral".
8. All planting areas and planting pits shall be treated for fertilizers prior to final planting and irrigation installation to ensure proper drainage. Plant beds to prevent low and to ensure compacted by heavy equipment shall be de-compacted to their drainage is not impeded.
9. All synthetic burlap, string, wire or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic type shall be removed down trenches and shrubs prior to final acceptance. The top 1/3 of soil and burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled or Landscape Contractor is to shield the root defects including deep planting to the root ball and shoring roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Cedarmulch mixed evenly after planting. Is no case shall Cypress mulch be used.
11. All Trees/Palms to and shrubs are to receive a 48" diameter sawdust saucer at the base of the trunk respectively.
12. Landscape Contractor shall stake all trees and palms as per specifications and details. No stake, screws or wiring shall pierce the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for Sod Landon. All unattended and unplanted tree pits shall be properly re-backfilled and flagged during construction.
14. All bamboo branches and other bush branches or street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 8' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall be fibre plant material as needed to support upstream healthy plant growth. All fertilization shall be performed in accordance with the latest ANSI A300 (Part 2) Standards.
16. Areas of trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratam' sod.
18. All areas within the ft. of work are covered by roads, buildings, playground, and/or any other hardscape become shall be sodded with St. Augustine 'Floratam' sod.
19. St. Augustine 'Floratam' - Contractor is responsible to verify quantity.
20. Install sod/sodder as per manufacturer's recommendation on all large trees that are 6' or above or may pose/cause a trip/fall, as shown on details page.
21. Root barrier shall be linear, lin. or approved equal.

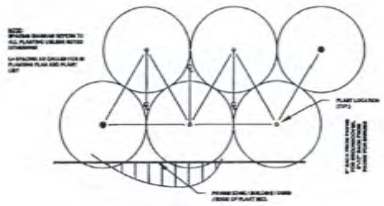
1 General Planting Notes
SCALE: N.T.S.

TREE AND PALM TRANSPLANTING NOTE

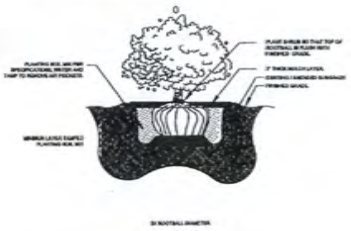
1. Certified arborist is to be hired to supervise and direct all process of transplanting trees and palms.
2. Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during sound active period by watering, mowing, weeding, pruning, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements, prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
5. Landscape Contractor shall completely backfill the relocated materials to ensure compliance with standard landscaping practices.
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of final inspection of transplanted trees and palms that are not in a healthy growing condition shall be replaced by the Landscape Contractor.
7. Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to maximize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:

   A. The diameter of the root pruning or transplanting circle shall be at a distance away from the tree's trunk equal to 12 times stem trunk of trunk diameter at breast height.
   B. All small roots shall be cleanly cut with a sharp spade, a clean stem or chainsaw (depending on the size of the tree).
   C. Trees shall not be pruned at transplanting to compensate for root loss. Any thinning required shall not be as per the International Society of Arboriculture Pruning Standards.
   D. For all palms except Sabal palmettos, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an excessive amount of weight that may damage the heart of a palm. The Sabal palmetto shall not have all fronds cut without damaging the bud.
   E. After root pruning trees, backfill roots to original existing grade with subsoil and free of any debris or material to root growth.
   F. Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
   G. Provide new protection as per Tree Protection Detail to ensure that the tree or root system is not damaged during the root pruning period.
   H. After root pruning, during rest representative period it may shall be watered as per standard horticultural practices.
   I. Immediately prior to transplanting dig the tree to the full size of the root ball to avoid damage.
   J. The root ball shall be wrapped with burlap to protect the soil around the roots and prevent the roots from drying out and loss of existing from the roots.
   K. Palm cutting of root ball for transplanting.
   L. Transplanting must occur within 24 hours after being dug for relocation. Trees/Palms should be kept in shade and the canopy kept moist.
   M. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
   N. The depth of the new hole shall be minimum equal to the depth of the root ball and the width shall be minimum equal to three times the width of the root ball. The Landscape Contractor is to verify that all stem holes have appropriate percolation. Landscape Contractor is to report to the Landscape Architect if water percolation does not meet requirements for healthy plant growth.
   O. Trees and palms shall be lifted from their planted with heavy equipment designed specifically for this relocation so that the bowl and stem is not injured and shall not be overturned.
   P. The slings used to lift the trees and heavy weight palms shall be non-slicing nylon type slings that are wrapped around the trees to support the weight of the palm. Padding the sling may be necessary so that the trunk or "boots" are not damaged.
   Q. Trees shall be planted 2" more higher than their original planting level prior to relocation. Palms shall be placed at the same elevation prior to relocation. The tree and palm shall be eventually positioned in the planting hole and not straight, plumb or normal to the growth pattern prior to transplanting.
   R. The trees and palms shall be backfilled with the original soil free of deleterious material to plant growth.
   S. Trees and palms shall be deep root watered for a minimum of 4 weeks to the backfill mix prior to mulching.
   T. A 3" saucer shall be created around the edge of the plant at its body hold water, see planting detail for additional information.
   U. Provide a minimum of 3" layer of mulch over saucer and backfill over outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation. Keep mulch 6" away from the trunk.
   V. Install tree and palm bracing as per attached details, to ensure stability of tree and palm during time period prior to and after transplanting, allow trees and palms after transplanting until is required to keep them stable.
8. Over the guarantee period the Landscape Contractor is responsible for mowing any invasive plant are not vertical when caused by winds less than 75 MPH.
9. After transplanting trees and palms, the Landscape Contractor shall be responsible for shielding water and watering to meet rain and moisture during the guarantee period in accordance of:
   First Month - daily, Second Month - 3 times per week, Third and Fourth Months - 2 times per week, Last Eight Months - 1 time per week. For trees over 12" in caliper at the time of planting, the watering shall be: First 3 months - daily, then 12 months to 6 months 2 times per week, last 6 months - 1 time per week.

2 Tree & Palm Protection Notes
SCALE: N.T.S.



3 Shrubs Planting Detail
SCALE: N.T.S.



4 Shrubs Planting Detail
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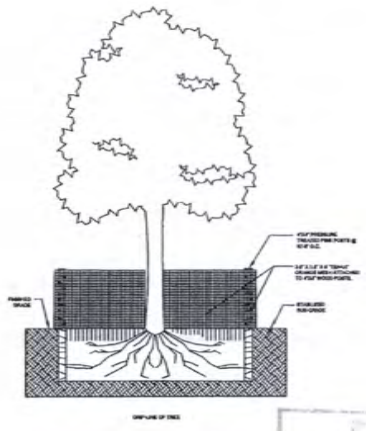

5 Tree & Palm Protection Detail
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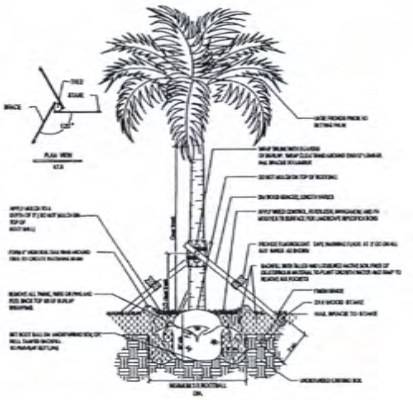

6 Palm Planting Detail
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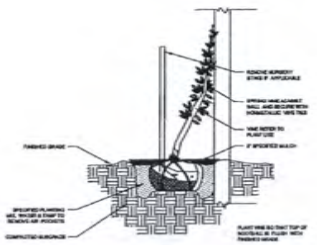

7 Vine Planting Detail
SCALE: N.T.S.

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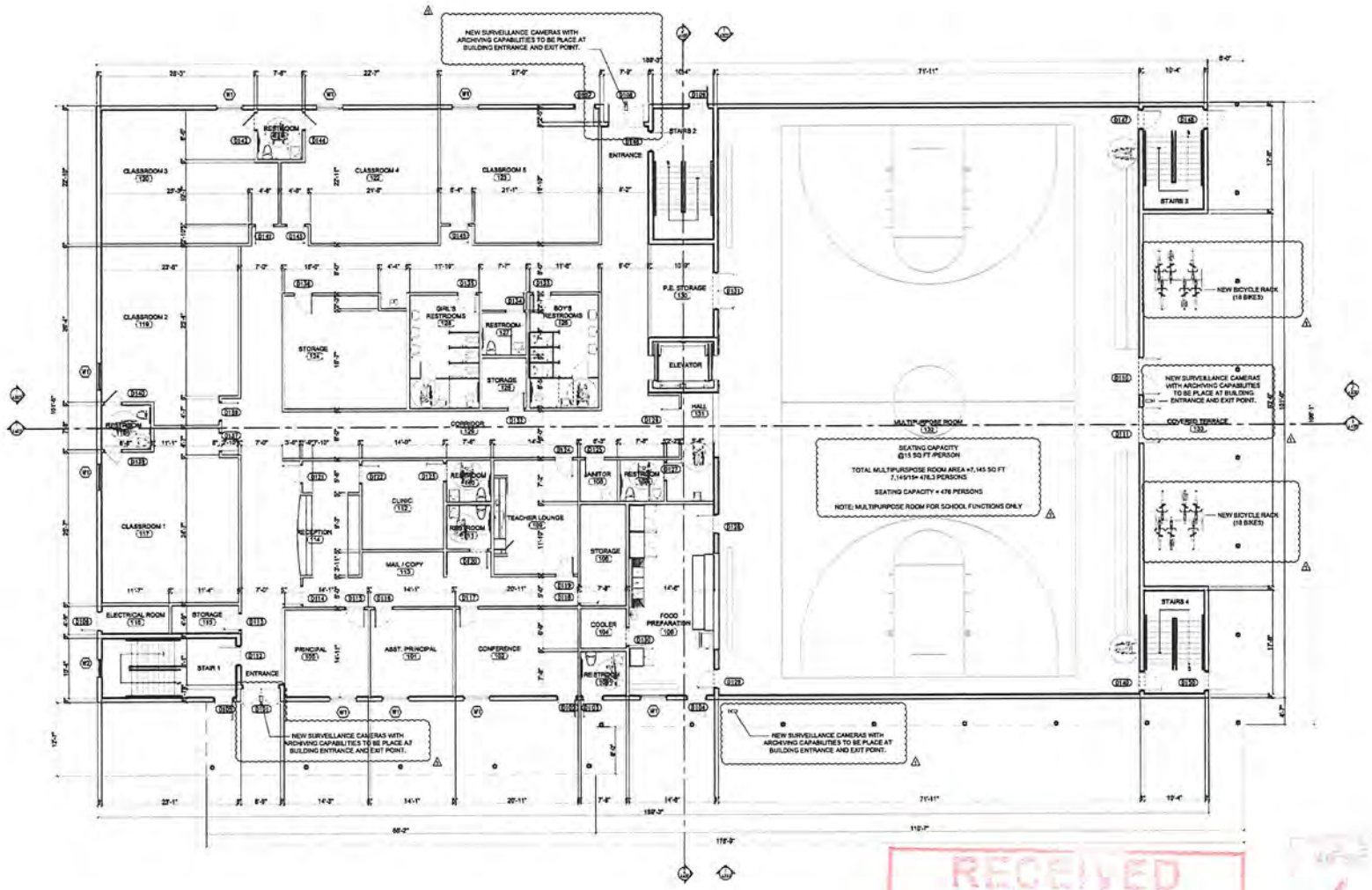
NEW BUILDING

REVISION NO.	DATE	COMMENTS

ADVANCE LEARNING CENTER DBA HIVE PREP
5855 NW 171ST STREET
HIALEAH, FL 33015

PROJ. NO.: 14-025-00
ISSUE DATE: 01-09-2015
PLOT DATE: 01-09-2015
SCALE: AS NOTED
DRAWN BY: MPC
CHECKED BY: DCP/EC

SHEET: LANDSCAPE NOTES & DETAILS
L102



1 New Ground Floor Plan – Kinder and 1st Grade
SCALE: 1/8" = 1'-0"

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REVISION NO.	DATE	COMMENTS
1	04-09-2015	HEARING CORRECTIONS

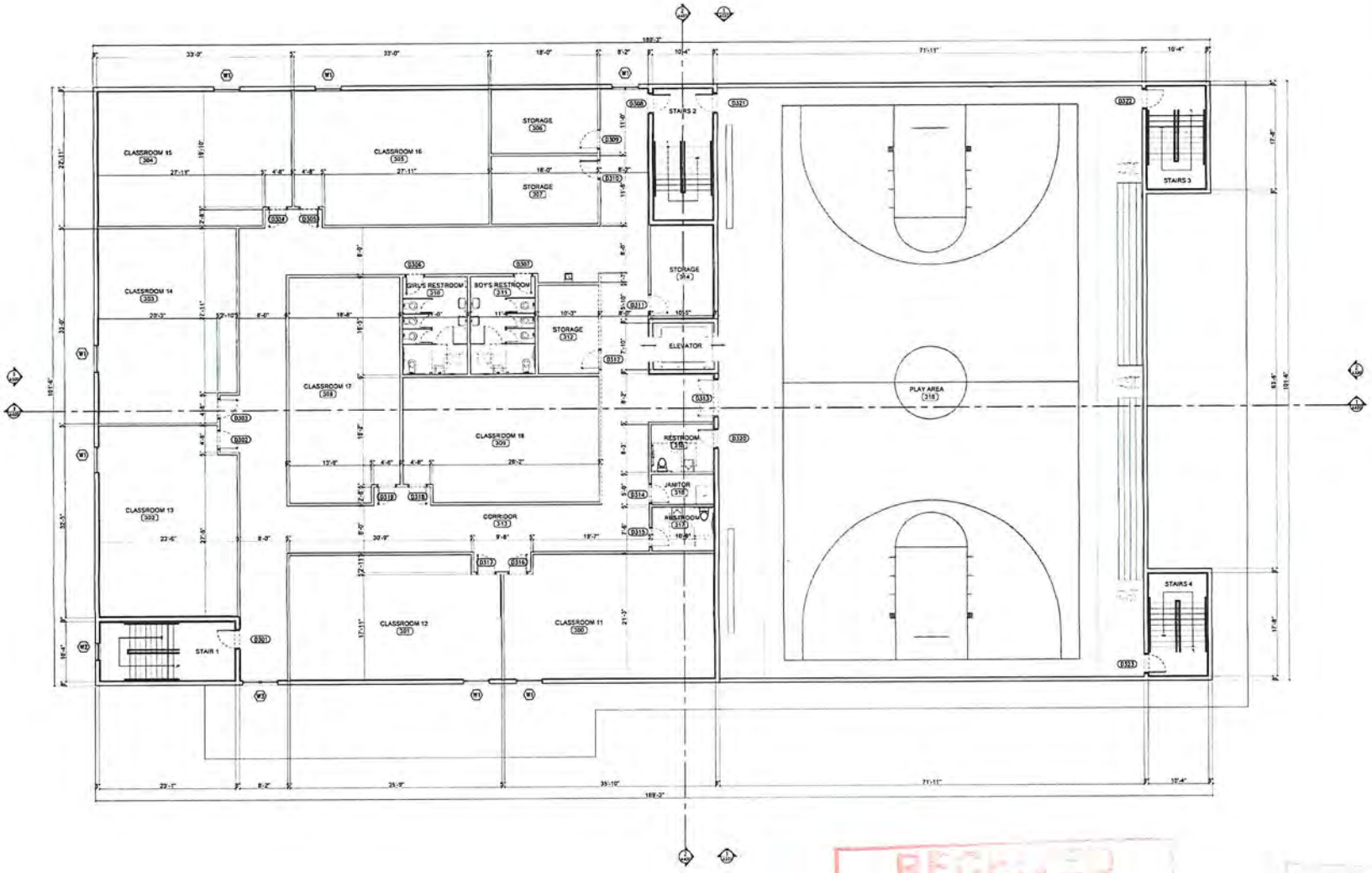
NEW BUILDING

ADVANCE LEARNING ACADEMY DBA HIVE PREP
5855 NW 171ST STREET
HIALEAH, FL 33015

PROJ NO.: 14-005-00
ISSUE DATE: 03-03-2015
PLOT DATE: 03-02-2015
SCALE: AS NOTED
DRAWN BY: MFC
CHECKED BY: DC/PEC

SHEET: New Ground Floor Plan - Kinder and 1st Grade
A200

65



1 New Third Floor Plan – 7th and 8th Grade
SCALE: 1/8" = 1'-0"

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2/24/15

NEW BUILDING

ADVANCE LEARNING ACADEMY DBA HIVE PREP

5855 NW 171ST STREET
HIALEAH, FL 33015

PROJ. NO.:	14-025-00
ISSUE DATE:	03-02-2015
PLOT DATE:	03-02-2015
SCALE:	AS NOTED
DRAWN BY:	MFC
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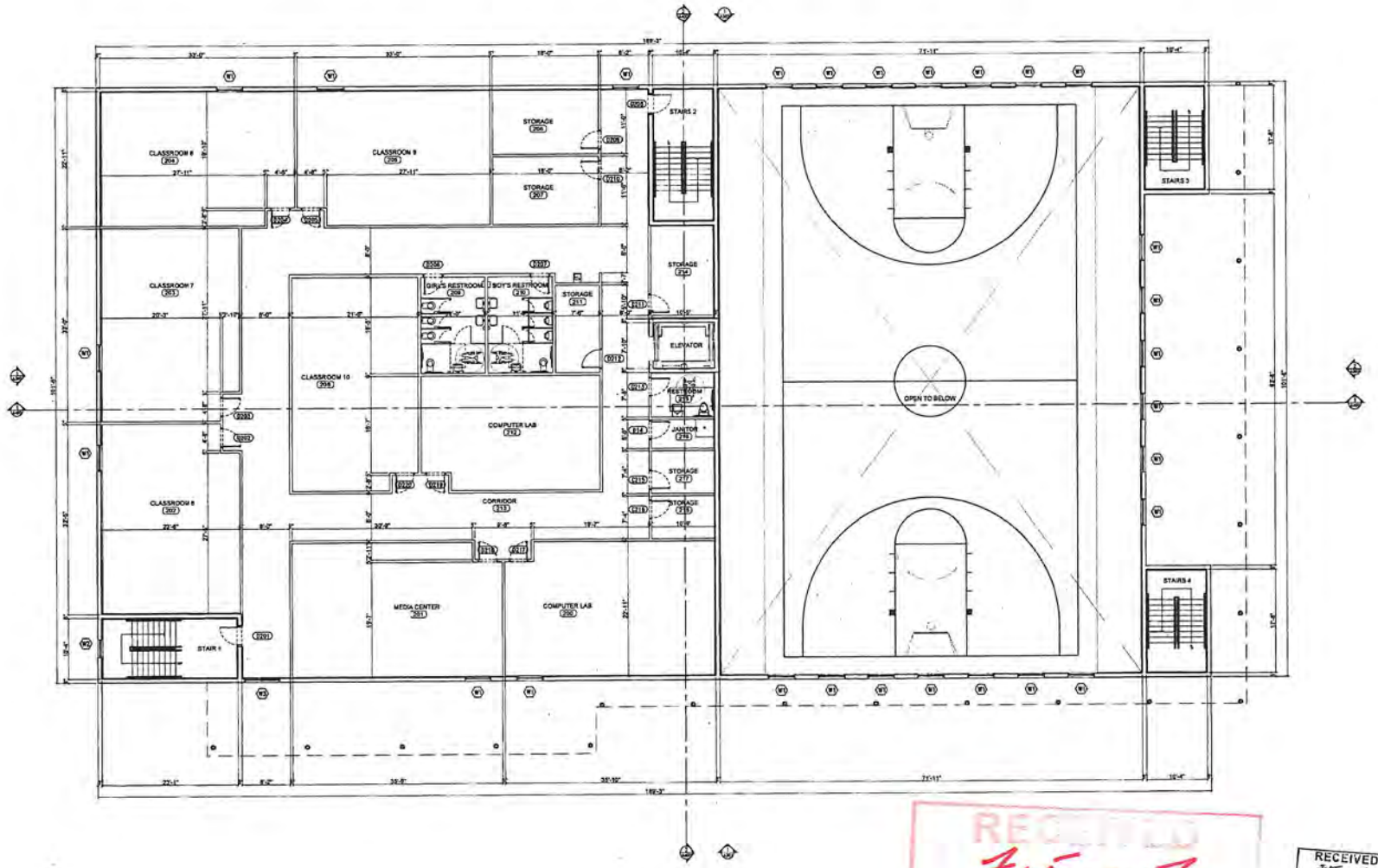
SHEET
New Third Floor Plan -
A202

66



1 New Second Floor Plan – 6th Grade
SCALE: 1/8" = 1'-0"

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PRINCIPAL & CONDE RA ARCHITECT ASSOCIATES

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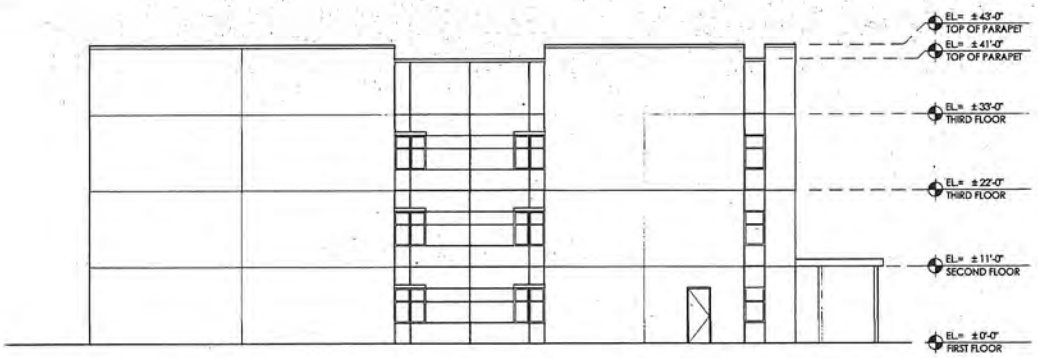
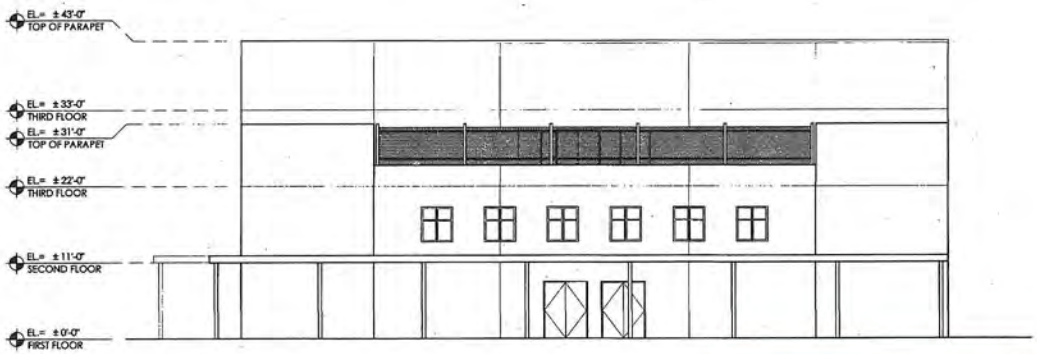
REVISION NO.	DATE	COMMENTS

PROJ. NO.: 14-025-00
ISSUE DATE: 03-02-2015
PLOT DATE: 03-02-2015
SCALE: AS NOTED
DRAWN BY: MFC
CHECKED BY: DC/PEC

SHEET
New Second Floor Plan -
A201



1 New Elevation – West
SCALE: 1/8" = 1'-0"



2 New Elevation – East
SCALE: 1/8" = 1'-0"

RECEIVED
Z15-017
MAR 04 2015
PLANNING & ZONING
DEPARTMENT OF ECONOMY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY:

RECEIVED
Z15-017
MAR 04 2015

67

Sol-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
AA 26001682

2/26/15

DUZE & M. CONDE, RA ARCHITECT AR0010803
PRIMITIVO S. CONDE, RA ARCHITECT AR0014808

REVISION NO. | DATE | COMMENTS

NEW BUILDING

ADVANCE LEARNING ACADEMY DBA HIVE PREP

5855 NW 171ST STREET
HIALEAH, FL 33015

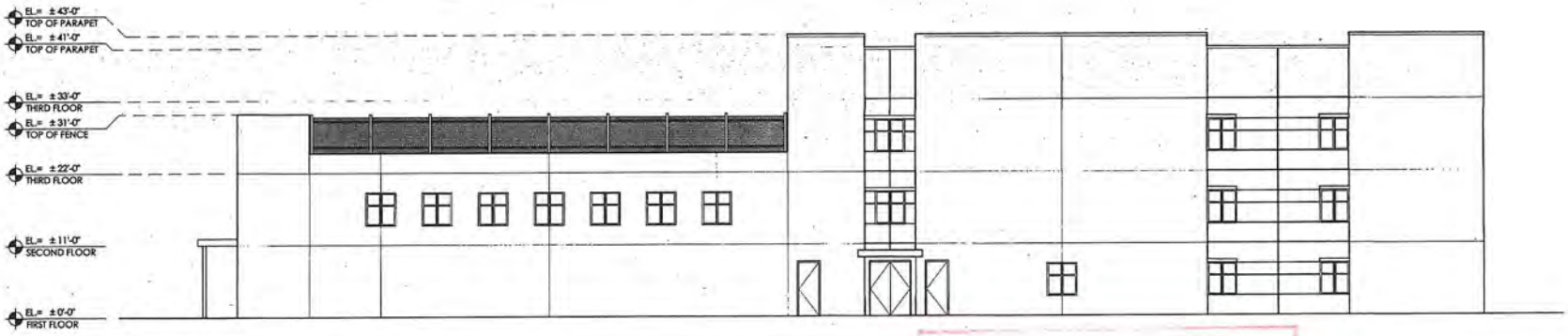
PROJ. NO.: 14-025-00
ISSUE DATE: 03-02-2015
PLOT DATE: 03-02-2015
SCALE: AS NOTED
DRAWN BY: MFC
CHECKED BY: DC/PEC

SHEET

New Elevations

A300

1 New Elevation – South
SCALE: 1/8" = 1'-0"



2 New Elevation – North
SCALE: 1/8" = 1'-0"

RECEIVED
MAR 04 2015
Z15-017

RECEIVED
MAR 04 2015

NEW BUILDING

REVISION NO.	DATE	COMMENTS

Sol-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
AA 26001562
DULCE L. SOTOLA, AIA, ARCHITECT #0010469
PRINTED/E-SIGNED AS ARCHITECT #0010469
4101 SW 74TH COURT, MIAMI, FL 33155
P 305 740 8725 F 305 740 8715

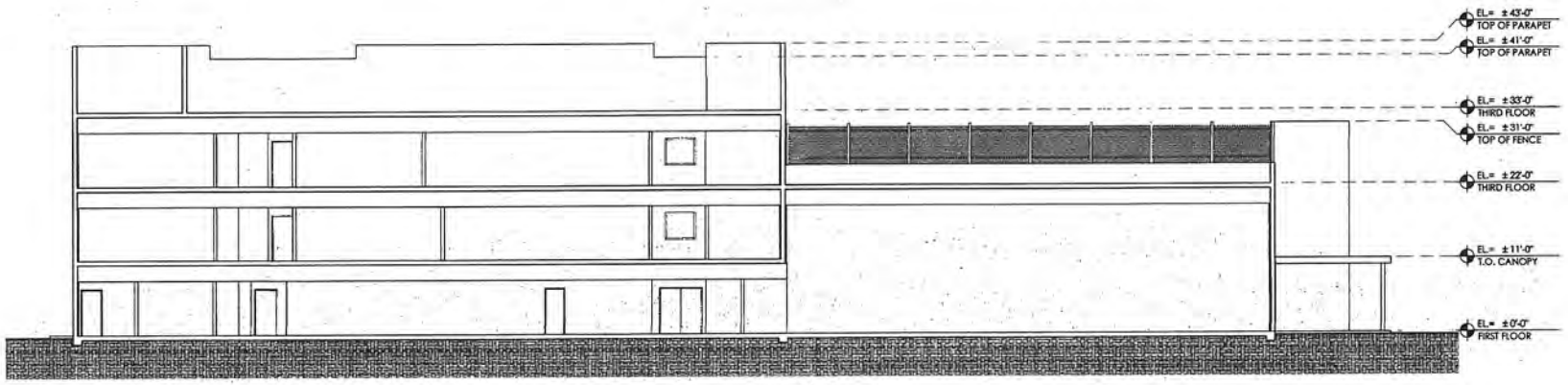
ADVANCE LEARNING ACADEMY DBA HIVE PREP
5855 NW 171ST STREET
HIALEAH, FL 33015

REPRODUCTION OF THESE DOCUMENTS, IN WHOLE OR IN PART, AFFIXATION OF ANY SEAL OR STAMP AND/OR THE MAKING OF ANY REVISIONS THEREON SHALL NOT BE MADE WITHOUT THE WRITTEN AUTHORIZATION OF SOL-ARCH. THE PURCHASER OF THESE DOCUMENTS AGREES TO HOLD SOL-ARCH HARMLESS AND TO INDEMNIFY SOL-ARCH FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE UNAUTHORIZED REUSE OF THESE DOCUMENTS OR MODIFICATIONS THEREOF BY THE PURCHASER OR ANY PERSON OR ENTITY THAT ACQUIRES THESE DOCUMENTS THROUGH THE PURCHASER. SUBMITTAL OR DISTRIBUTION OF THESE DOCUMENTS TO MEET REGULATORY AGENCY REQUIREMENTS OR FOR SIMILAR PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF SOL-ARCH'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

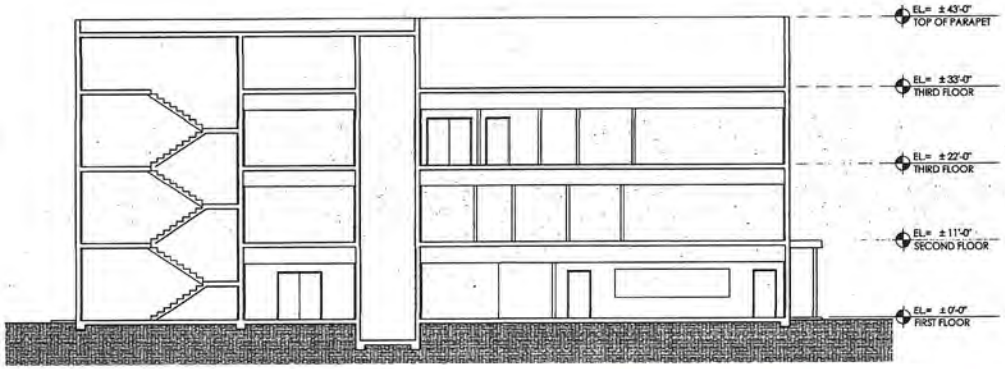
PROJ. NO.: 14-025-00
ISSUE DATE: 03-02-2015
PLOT DATE: 03-02-2015
SCALE: AS NOTED
DRAWN BY: MFC
CHECKED BY: DO/PEC

SHEET: New Elevations
A301

69



1 New Section
SCALE: 1/8" = 1'-0"



2 New Section
SCALE: 1/8" = 1'-0"

RECEIVED
2/15-017
MAR 04 2015

RECEIVED
2/15-017
MAR 04 2015

Sol-ARCH
ARCHITECTURE - INTERIORS - PLANNING - SUSTAINABLE DESIGN - VISUALIZATION
AA 26001662
2/26/15
DALLAS M. CONDE, RA ARCHITECT 26001662
PRINCIPAL E. CONDE, RA ARCHITECT 26001662

REVISION NO.	DATE	COMMENTS

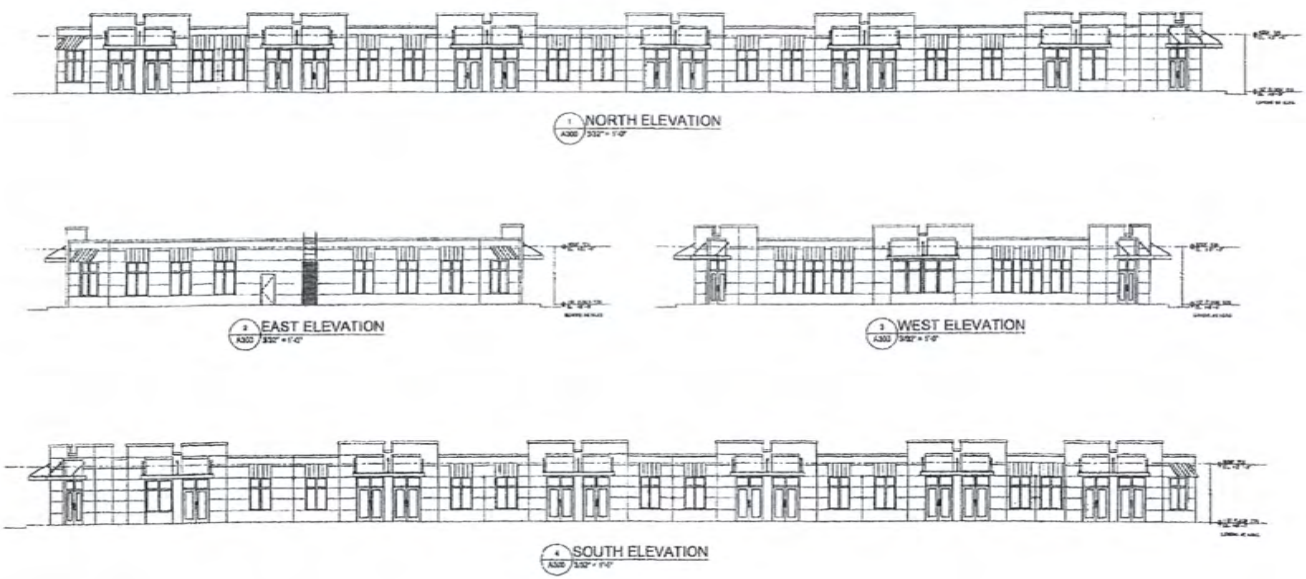
NEW BUILDING

ADVANCE LEARNING ACADEMY DBA HIVE PREP

5855 NW 171ST STREET
HIALEAH, FL 33015

PROJ. NO.: 14-025-00
ISSUE DATE: 03-02-2015
PLOT DATE: 03-02-2015
SCALE: AS NOTED
DRAWN BY: MFC
CHECKED BY: DC/PEC

SHEET
New Sections
A400



1 Existing Building A Elevations – FOR REFERENCE ONLY
SCALE: N.T.S.

CONSULTING & SPECIALTY ENGINEERING SERVICES, INC.

COPYRIGHT

PROJECT:

PLANS FOR PROPOSED TENANT IMPROVEMENTS OF:
THE ADVANCED LEARNING ACADEMY
5855 NORTHWEST 171ST STREET
MIAMI, FLORIDA 33015

01.26.2009
ISSUED FOR APPROVAL

REVISIONS
1 04.23.2009

SHEET:
A3.00

Sol-ARCH

REVISION NO. | DATE | COMMENTS

NEW BUILDING

ADVANCE LEARNING ACADEMY DBA HIVE PREP
5855 NW 171ST STREET
HIALEAH, FL 33015

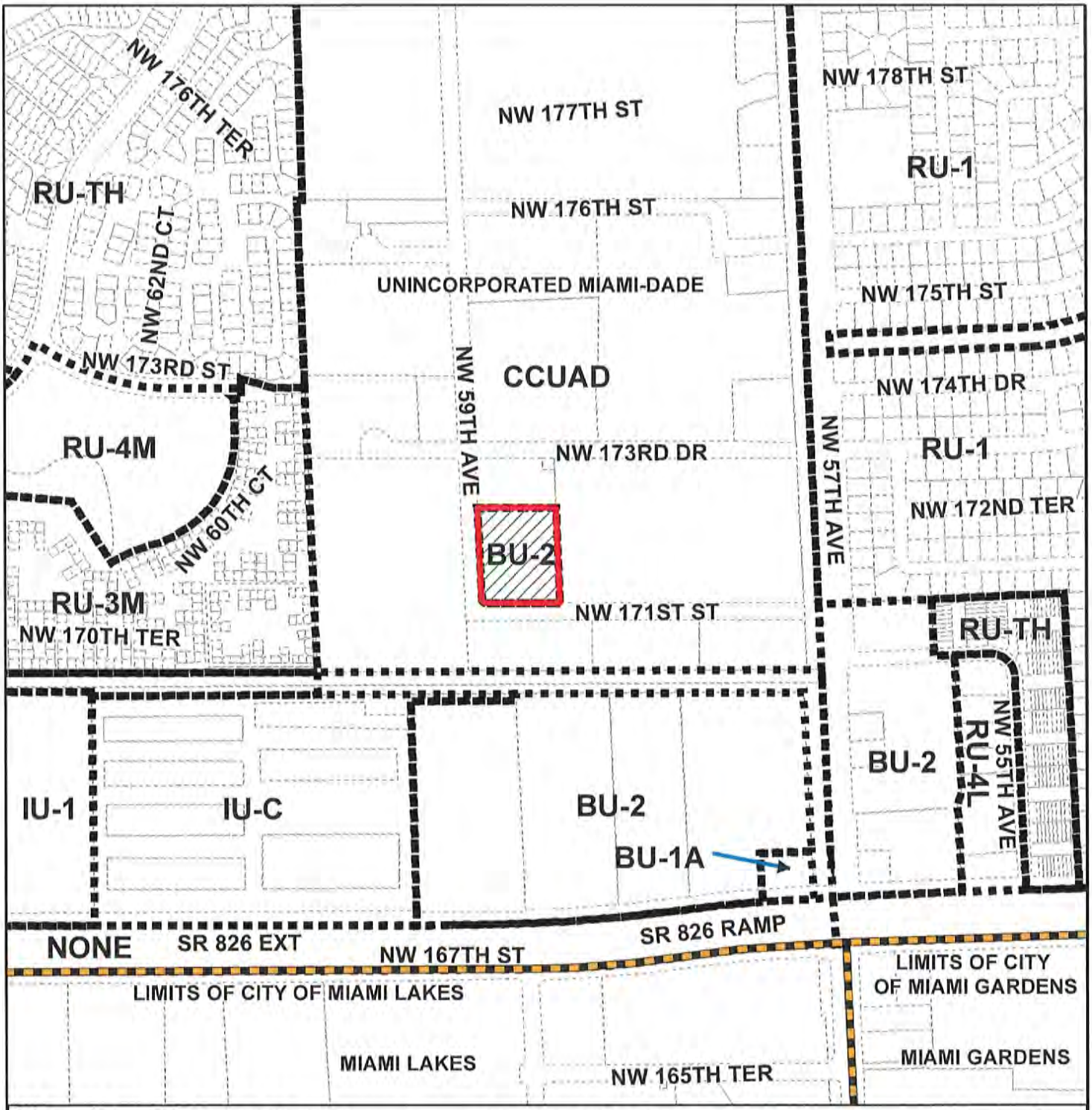
PROJ. NO.: 14-025-00
ISSUE DATE: 03-02-2015
PLOT DATE: 03-02-2015
SCALE: AS NOTED
DRAWN BY: MFG
CHECKED BY: DC/PEC

Existing Building A Elevations - FOR REFERENCE ONLY

SHEET A100.2

RECEIVED
Z15-017
MAR 04 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES

70



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000017

Section: 12 Township: 52 Range: 40
Applicant: ADVANCED LEARNING CHARTER SCHOOL, INC., DBA HIVE PREP. SCHOOL
Zoning Board: BCC
Commission District: 1
Drafter ID: E.CESPEDES
Scale: NTS

Legend

- Subject Property Case
- Zoning
- Municipalities

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 7, 2015

REVISION	DATE	BY
		71

MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2015000017

Legend
Subject Property
Municipalities

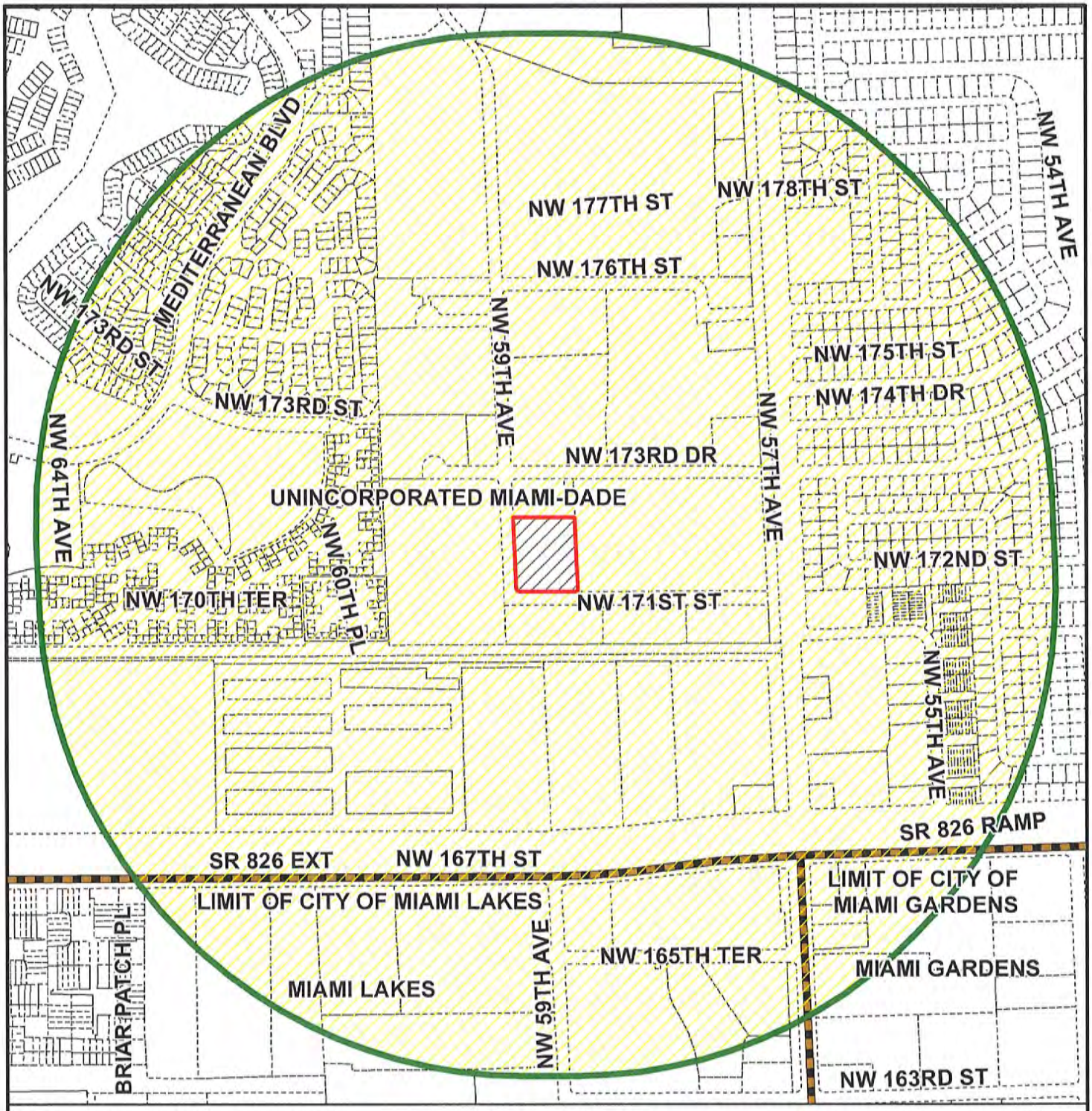
N
W E
S

Section: 12 Township: 52 Range: 40
Applicant: ADVANCE LEARNING CHARTER SCHOOL, PE-APP Z2015P00056
Zoning Board: C5
Commission District: 1
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, March 12, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number
Z2015000017
RADIUS: 2640

Section: 12 Township: 52 Range: 40
Applicant: ADVANCE LEARNING CHARTER SCHOOL,
PE-APP Z2015P00056
Zoning Board: C5
Commission District: 1
Drafter ID:E.CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Municipalities
- Property Boundaries

N
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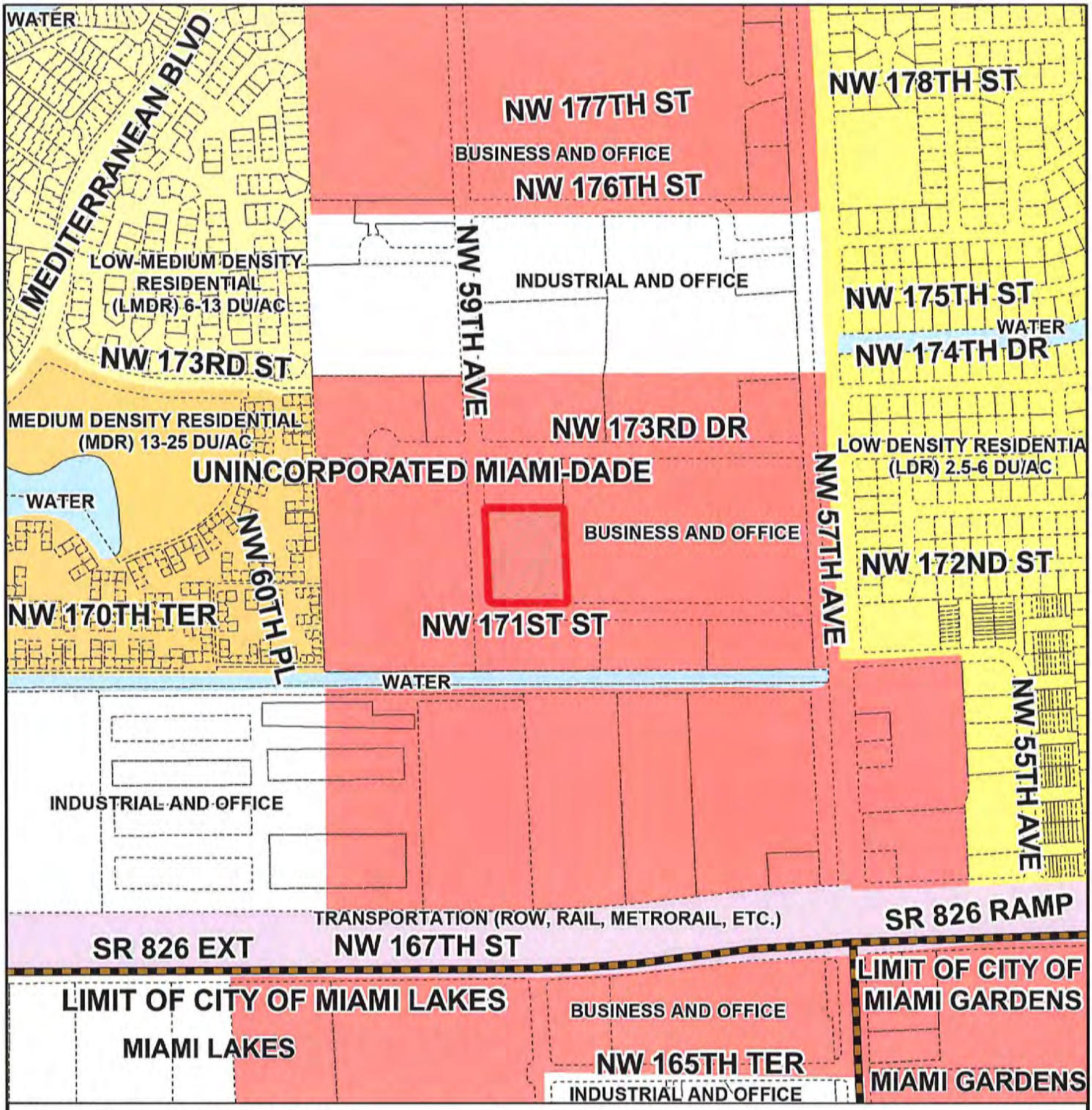
MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, March 12, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000017

Legend

- Subject Property Case
- Municipalities

N W E S

Section: 12 Township: 52 Range: 40
Applicant: ADVANCE LEARNING CHARTER SCHOOL, PE-APP Z2015P00056
Zoning Board: C5
Commission District: 1
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, March 12, 2015

REVISION	DATE	BY

CFN 2010R0045597
OR Bk 27157 Pgs 2705 - 2722; (18pgs)
RECORDED 01/22/2010 14:11:15
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:

Name: Felix M. Lasarte, Esq.
Address: The Lasarte Law Firm
5835 Blue Lagoon Drive, Suite 100
Miami, Florida 33126

A|17

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Palmetto KTP, LLC, a Florida limited liability corporation (the "Owner"), holds the fee simple title to that certain 3.15 +/- acres of real property, which is legally described in Exhibit "A" to this Declaration (the "Property");

WHEREAS, the Owner has filed an application with the Department of Planning and Zoning in Miami-Dade County, which application is currently pending under Public Hearing Application No. Z09-54 (the "Zoning Application") with regard to the Property, for the purpose of seeking a special exception to permit a Charter School (the "Charter School") with 452 students in grade Kindergarten thru fifth;

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County (the "County") that the representations made by the Owner during consideration of Public Hearing Application No. Z09-54 will be abided by, the Owner freely, voluntarily and without duress, make the following Declaration of Restrictions covering and running with the Property:

1. The use of the Property shall be established and maintained substantially in accordance with the plan submitted with the Application entitled "Plan for Proposed Tenant Improvements of: The Advanced Learning Academy," prepared by Consulting & Specialty Engineering Services, Inc. consisting of 11 pages,

9

dated stamped received June 16, 2009, a copy which is attached hereto as Exhibit "B", as said plan may be further modified at the public hearing on the Application.

2. The Charter School use shall be limited to kindergarten through fifth grades with four hundred fifty two (452) students, which shall be incorporated in two (2) phases as follows:

350 students in grades Kindergarten thru Fifth permitted in the 2009-2010 school year.

452 students in grades Kindergarten thru Fifth permitted in the 2010-2011 school year.

3. The Charter School shall have three staggered shifts at start and dismissal times, separated by a minimum of twenty (20) minutes, as follows:

Kindergarten thru 1st Grade – Start 8:00 a.m. / Dismissal 2:30 p.m.

2nd thru 3rd Grades – Start 8:20 a.m. / Dismissal 2:50 p.m.

4th thru 5th Grades – Start 8:40 a.m. / Dismissal 3:10 p.m.

However, the Owner, at its discretion, may modify the foregoing schedule so long as the Charter School has a minimum of three (3) start/dismissal times staggered at least twenty (20) minutes apart. Further, the Owner shall provide written notice of any modifications to the start/dismissal times to the directors of the Department of Planning and Zoning and the Public Works Department, respectively, and said modifications shall be subject to the approval of the directors.

4. The Owner shall have trained personnel on site to manage the traffic operations during the arrival and dismissal period. The Owner shall manage the traffic operations, including the provisions of any traffic control devices, during the arrival and dismissal times in substantial conformance with the Maintenance of Traffic Operation Plan prepared by Consulting & Specialty Engineering Services, Inc. consisting of 1 sheet, dated stamped received on June 16, 2009.

5. Prior to the issuance of a building permit for the Charter School, the Owner shall submit to the Department for its review and approval a landscaping plan that indicates the type and size of plant material to be used on the Property. The plant material shall have been installed in accordance with such landscaping plan, prior to the issuance of a certificate of use.

6. The Charter School gates shall be opened at least thirty (30) minutes prior to the arrival and dismissal times.

7. 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 the arrival and dismissal times.

8. The Owner shall obtain a Certificate of Use from and promptly renew the same annually with the Department, upon compliance with all terms and conditions; the same subject to cancellation upon violation of any of the conditions.

9. The Owner shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various departments as contained in the Departmental memoranda, which are part of the Zoning Application, except as amended by the DIC Executive Council at its meeting on July 8, 2009, and incorporated herein by reference.

10. At time of Certificate of Use renewal, the Owner shall submit to the Department a letter from the principal of the school detailing the number of students and the grade levels that are then currently enrolled in said facility.

11. If the Charter School is constructed but fails to begin operation and/or the Charter School fails after establishment, the Owner, within thirty-six (36) months of the Charter School's failure to begin operation or 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 use, or

(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 County 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.

In the event that the Owner exercises either option 11(c) or (d) above, the Owner shall notify the County Planning and Zoning Director in writing and the Owner shall no longer be bound to use the Property in accordance with the requirements of Paragraph 1 above or be subject to the charter school operation provisions herein, provided that a charter school use may not thereafter be established without public hearing approval.

12. Miscellaneous.

A. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

C. **Term**. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date that this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

D. **Modification, Amendment, Release**. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida.

E. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. **Authorization for Miami-Dade County to Withhold Permits and Inspections**. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any

further permits, and refuse to make any inspections or grant any approvals, until such time as this Declaration is complied with.

G. **Election of Remedies**. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. **Presumption of Compliance**. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. **Severability**. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect.

J. **Recording**. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said

department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this ___ day of May, 2009.

Palmetto KTP, LLC, a Florida limited liability corporation,

By: _____

Title: MANAGING MEMBER/JOE BALERDI

Witnesses:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

STATE OF FLORIDA)
) **ss:**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 29 day of ~~May~~ June 2009, by Joe Balerdi as managing member of Palmetto KTP, LLC. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

_____
Maria M. Pantin
(Print, Type or Stamp Commissioned Name of Notary Public)

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Maria M. Pantin
Commission # DD835130
Expires: OCT. 29, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

My Little School Academy Corporation, a Florida corporation

Witnesses:

Signature

Print Name

Signature

Print Name

By: _____

Title: Director
Jenny Maya-Munoz

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 14 day of July, 2009, by _____ as Director of My Little School Academy Corp. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

_____

(Print, Type or Stamp Commissioned Name of Notary Public)

My Commission Expires: 12/22/10

NOTARY PUBLIC - STATE OF FLORIDA
H. Del Valle
Commission # DD610954
Expires: DEC. 22, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2015000017

BOARD: BCC

LOCATION OF SIGN: 5855 NW 171 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 17-AUG-15

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

SIGNATURE: _____

PRINT NAME: CLEVELAND THOMPSON

HEARING NO. 15-9-CC-1 (15-17)

12-52-40
BCC
Comm. Dist. 1

APPLICANT: ADVANCED LEARNING CHARTER SCHOOL, INC., DBA HIVE PREP. SCHOOL

(1) SPECIAL EXCEPTION to permit the expansion of the existing charter school from grades K-5 to grade K-8.

(2) MODIFICATION of Conditions #2, #9 and #10 of Resolution # Z-24-09 passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Plans for Proposed tenant Improvements of: The Advance Learning Academy," as prepared by Consulting & Specialty Engineering Services, Inc., consisting of 12 sheets, dated stamped received 06/16/09.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Advance Learning Academy DBA Hive Prep," as prepared by Sol-Arch., with sheets A-100 & A-200, dated stamped received 4/17/15, and the remaining 10 sheets dated stamped received 3/4/15, for a total of 12 sheets.

FROM: "9. That the charter school use be limited to grades Kindergarten through 5th and be limited to a maximum of 452 students.

TO: "9. That the charter school use be limited to grades Kindergarten through 8th and be limited to a maximum of 900 students.

FROM: "10. That there will be staggered shifts at arrival and dismissal times for students at the charter school, separated by a minimum of 20 minutes. The arrival and dismissal times shall be as follows:

TO: "10. That there will be staggered shifts at arrival and dismissal times for students at the charter school, separated by a minimum of 20 minutes. The arrival and dismissal times shall be as follows:

Kindergarten thru 2nd Grade -Start 8:30 a.m./dismissal 2:00 p.m.
3rd thru 5th Grades - Start 8:00 a.m./dismissal 3:00 p.m.
6th thru 8th grades - start 7:30 a.m. /dismissal 2:30 p.m.

(3) MODIFICATION of Paragraphs #1, #2 and #3 of a Declaration of Restrictions recorded in Official Record Book 27157, Pages 2705-2722, reading as follows:

FROM: "1. The use of the Property shall be established and maintained substantially in accordance with the plan submitted with the application entitled "Plans for Proposed Tenant Improvements of: The Advance Learning Academy," prepared by Consulting & Specialty Engineering Services, Inc., consisting of 11 pages, dated stamped received June 16, 2009, a copy of which is attached hereto as Exhibit "B", as said plan may be further modified at the public hearing on the application."

CONTINUED ON PAGE TWO

APPLICANT: ADVANCED LEARNING CHARTER SCHOOL, INC., DBA HIVE PREP. SCHOOL

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Advance Learning Academy DBA Hive Prep," as prepared by Sol-Arch., with sheets A-100 & A-200, dated stamped received 4/17/15, and the remaining 10 sheets dated stamped received 3/4/15, for a total of 12 sheets."

FROM: "2. The Charter School shall be limited to Kindergarten through fifth grades with four hundred fifty two (452) students, which shall be incorporated in two (2) phases as follows:

350 students in grades kindergarten thru fifth permitted in the 2009-2010 school year.

452 students in grades Kindergarten thru fifth permitted in the 2010-2011 school year.

TO: "2. The Charter School use shall be limited to Kindergarten through eight grade with nine hundred (900) students.

452 Existing Students
448 new Students in 2016.

FROM: "3. The Charter School shall have three staggered shifts at arrival and dismissal times, separated by a minimum of 20 minutes, as follows:

Kindergarten thru 1st Grade -Start 8:00 a.m./dismissal 2:30 p.m.
2nd thru 3rd Grades - Start 8:20 a.m./dismissal 2:50 p.m.
4th thru 5th Grades - Start 8:40 a.m./dismissal 3:10 p.m.

However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has minimum of 3 start/dismissal times staggered at least 20 minutes apart. Further, the owner shall provide written notice of any modifications to the start/dismissal times to the directors of the Department of Planning and Zoning and the Public Works Department, respectively, and said modifications shall be subject to the approval of the directors.

TO: "3. The Charter School shall have three staggered shifts at start and dismissal times, separated by a minimum of 20 minutes, as follows:

Kindergarten thru 2nd Grade -Start 8:30 a.m./dismissal 2:00 p.m.
3rd thru 5th Grades - Start 8:00 a.m./dismissal 3:00 p.m.
6th thru 8th grades start 7:30 a.m. /dismissal 2:30 p.m.

CONTINUED ON PAGE THREE

However, the owner, at its discretion, may modify the foregoing schedule so long as the Charter School has minimum of 3 start/dismissal times staggered at least 20 minutes apart. Further, the owner shall provide written notice of any modifications to the start/dismissal times to the directors of the Department of Regulatory and Economic Resources and the Public Works and Waste Management Department, respectively, and said modifications shall be subject to the approval of the directors.

The purpose of Requests #2 & #3 is to allow the applicant to submit plans showing the addition of a new school building and increase the number of students and grade levels for the previously approved charter school.

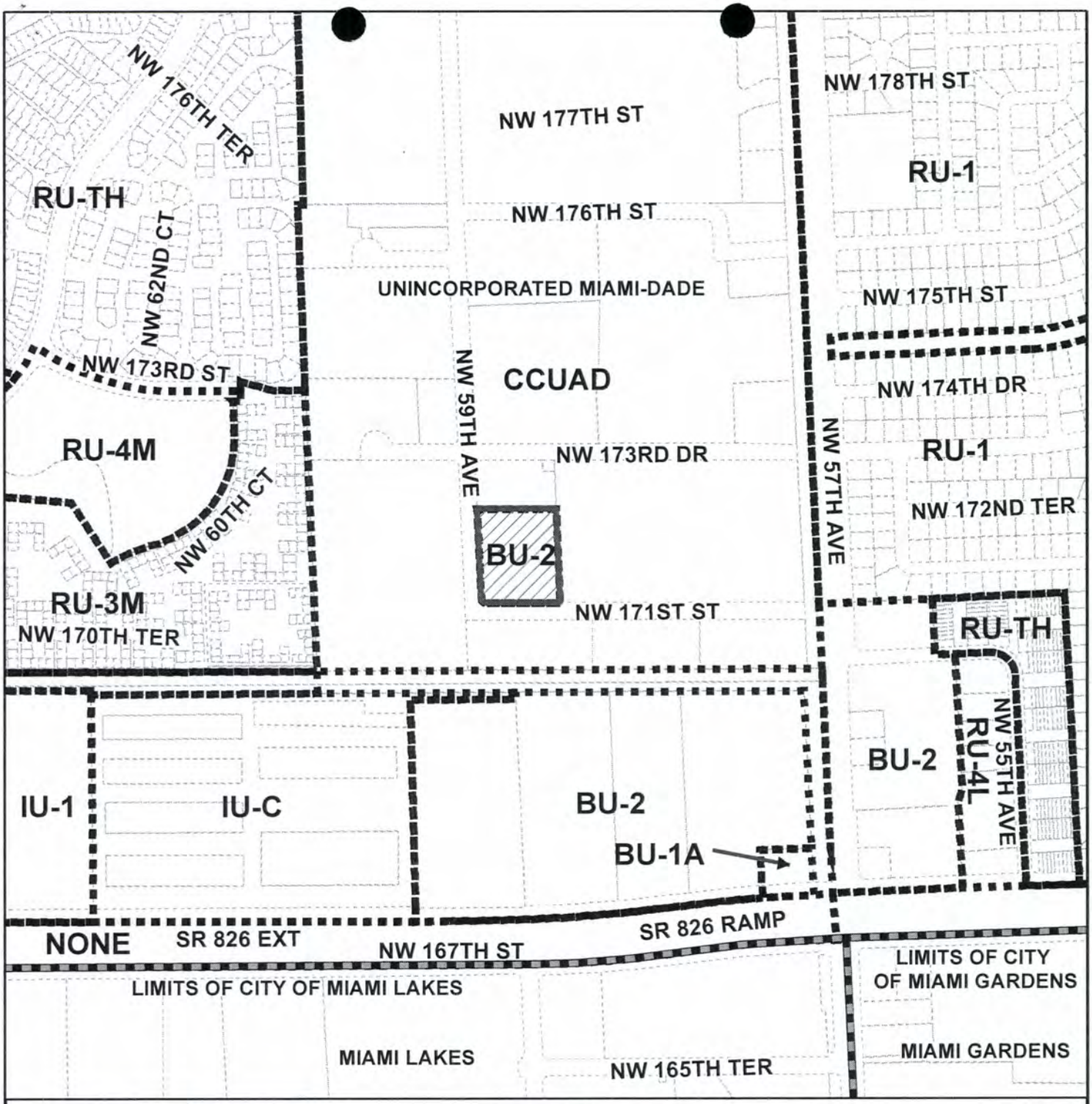
(4) NON-USE VARIANCE to permit a two-way driveway with a width of 15'-5" (20' required).

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

LOCATION: 5855 NW 171 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.41 Acres

PRESENT ZONING: BU-2 (Business-Special District)



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000017

Section: 12 Township: 52 Range: 40
Applicant: ADVANCED LEARNING CHARTER SCHOOL, INC., DBA HIVE PREP. SCHOOL
Zoning Board: BCC
Commission District: 1
Drafter ID: E.CESPEDES
Scale: NTS

Legend

- Subject Property Case
- Zoning
- Municipalities

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W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 7, 2015

REVISION	DATE	BY

MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2015000017

Legend
Subject Property
Municipalities

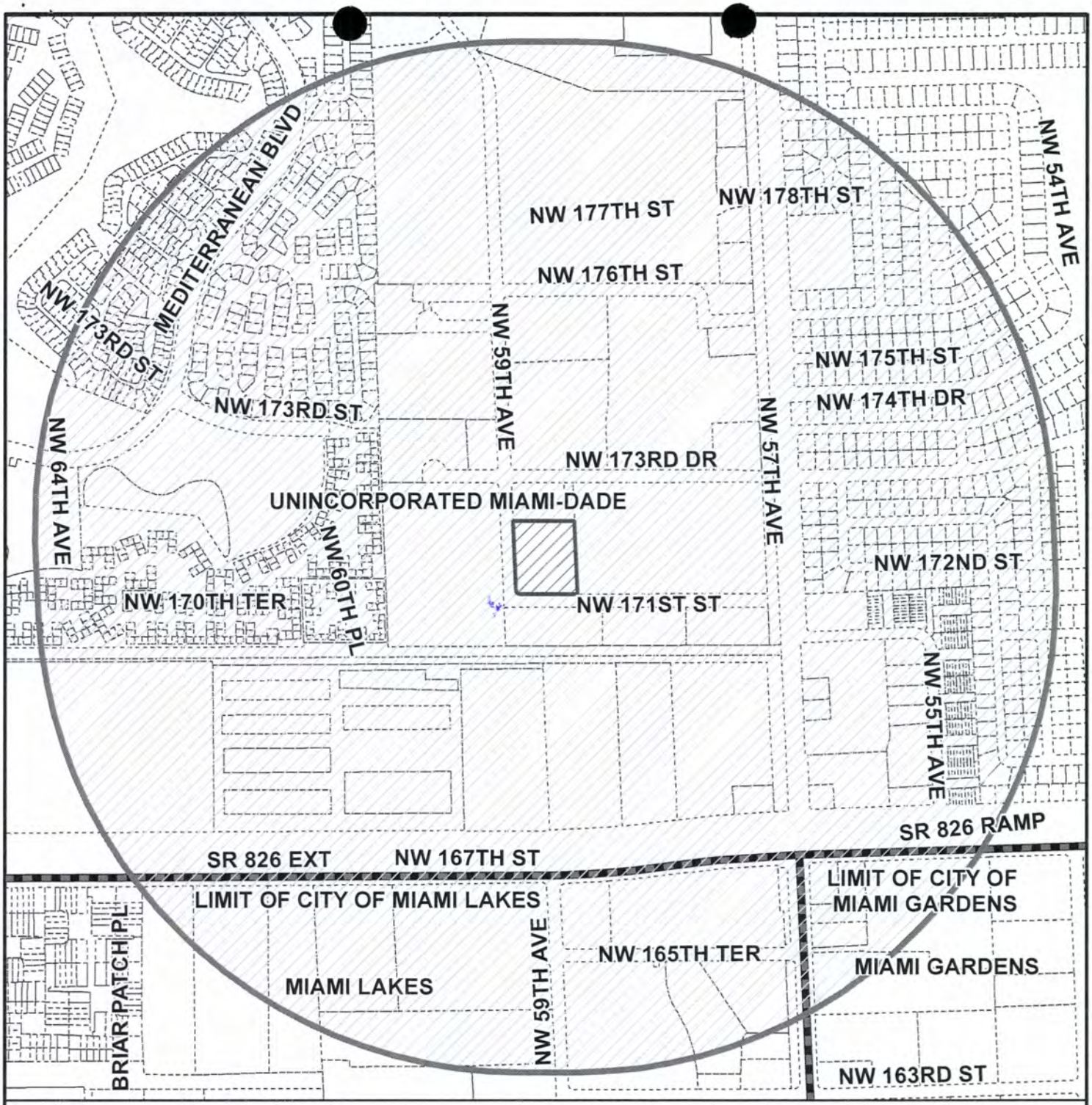
N
W E
S

Section: 12 Township: 52 Range: 40
Applicant: ADVANCE LEARNING CHARTER SCHOOL, PE-APP Z2015P00056
Zoning Board: C5
Commission District: 1
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, March 12, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000017

RADIUS: 2640

Section: 12 Township: 52 Range: 40

Applicant: ADVANCE LEARNING CHARTER SCHOOL,

PE-APP Z2015P00056

Zoning Board: C5

Commission District: 1

Drafter ID:E.CESPEDES

Scale: NTS

Legend

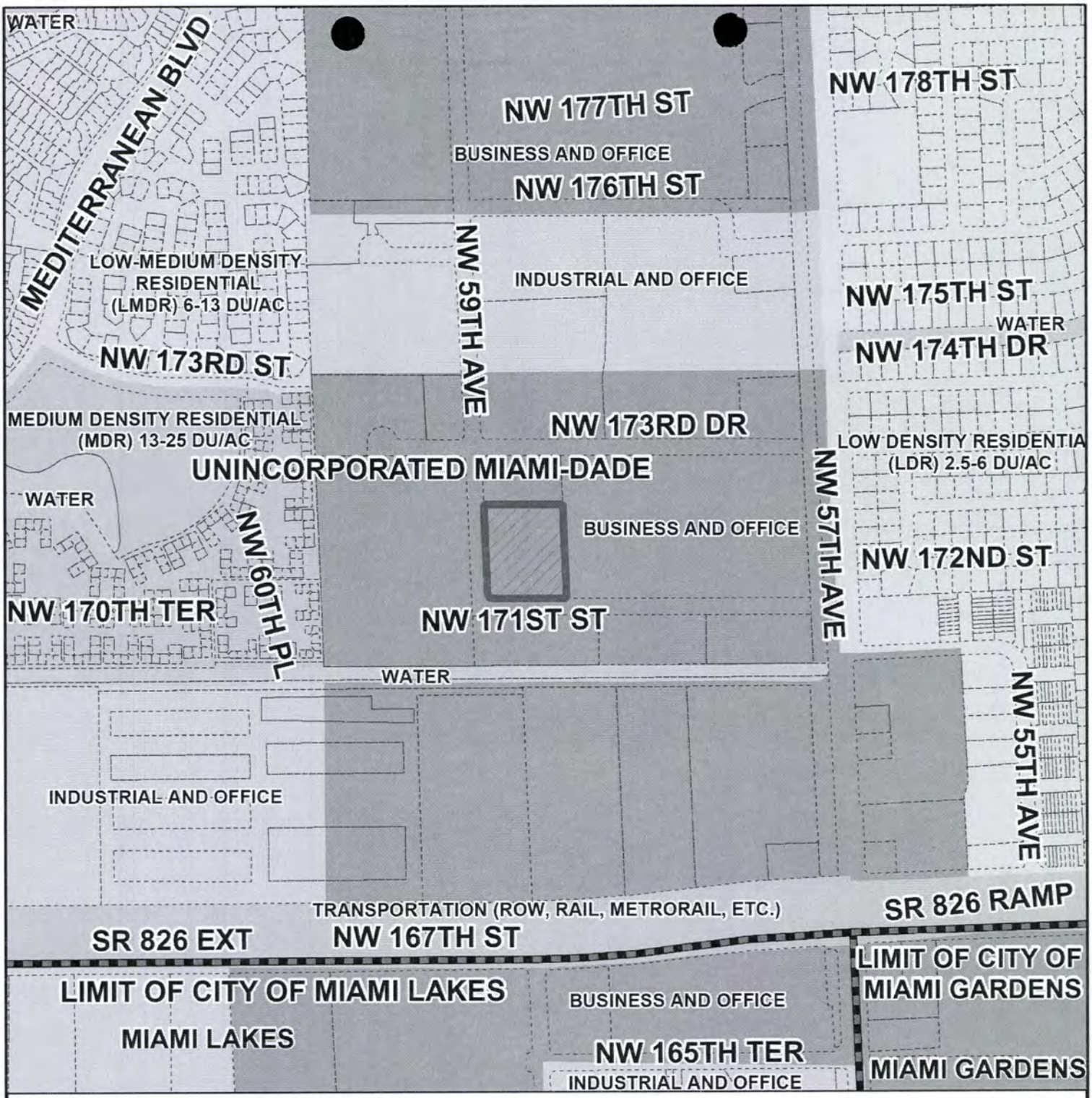
- Subject Property
- Buffer
- Municipalities
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, March 12, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000017

Section: 12 Township: 52 Range: 40
Applicant: ADVANCE LEARNING CHARTER SCHOOL, PE-APP Z2015P00056
Zoning Board: C5
Commission District: 1
Drafter ID: E.CESPEDES
Scale: NTS

Legend

- Subject Property Case
- Municipalities

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, March 12, 2015

REVISION	DATE	BY

Memorandum

MIAMI-DADE COUNTY

Date: April 6, 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. Z2015000017 – Advanced Learning Charter School, Inc.

APPLICATION

The applicant, Advanced Learning Charter School, Inc., is requesting a public hearing 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, located on approximately 3.16 acres at 5855 NW 171 Street, Miami, Florida.

CURRENT POLICE SERVICES

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

REVIEW

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

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. 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 Advanced Learning Charter School, Inc., work closely with Northwest 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 recommendation should be considered for implementation if the application is approved.

- 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

Z2015000017 - Advanced Learning Center School

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

EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0231	15 MEET AN OFFICER	2	1	3
	17 TRAFFIC ACCIDENT	8	5	4
	32 ASSAULT	0	1	2
	41 SICK OR INJURED PERSON	18	13	13
	44 ATTEMPTED SUICIDE	1	0	0
TOTAL FOR GRID 0231		**29**	**20**	**22**
		Reported: 8 Not Reported: 21	Reported: 2 Not Reported: 18	Reported: 4 Not Reported: 18
TOTAL EMERGENCY		**29**	**20**	**22**

MIAMI DADE POLICE DEPARTMENT

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

Z2015000017 - Advanced Learning Center School

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

PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0231	14 CONDUCT INVESTIGATION	8	0	1
	15 MEET AN OFFICER	0	1	0
	17 TRAFFIC ACCIDENT	0	1	0
	18 HIT AND RUN	1	0	0
	26 BURGLARY	1	0	0
	32 ASSAULT	4	0	4
	34 DISTURBANCE	4	4	4
TOTAL FOR GRID 0231		**18**	**6**	**9**
		Reported: 7 Not Reported: 11	Reported: 3 Not Reported: 3	Reported: 4 Not Reported: 5
TOTAL PRIORITY		**18**	**6**	**9**

MIAMI DADE POLICE DEPARTMENT

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

Z2015000017 - Advanced Learning Center School

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

ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0231	13 SPECIAL DETAIL CHRISTMAS	5	0	0
	13 SPECIAL INFORMATION/ASSIGNMENT	115	62	65
	14 CONDUCT INVESTIGATION	55	74	66
	15 MEET AN OFFICER	11	6	14
	16 D.U.I.	1	0	1
	17 TRAFFIC ACCIDENT	71	34	63
	18 HIT AND RUN	16	20	16
	19 TRAFFIC STOP	100	69	136
	20 TRAFFIC DETAIL	13	4	6
	21 LOST OR STOLEN TAG	5	2	2
	22 AUTO THEFT	10	7	3
	25 BURGLAR ALARM RINGING	74	80	100
	26 BURGLARY	31	25	9
	27 LARCENY	36	36	34
	28 VANDALISM	10	6	5
	29 ROBBERY	2	2	3
	32 ASSAULT	9	12	7
	33 SEX OFFENSE	0	1	1
	34 DISTURBANCE	53	34	32
	35 INTOXICATED PERSON - MYERS ACT	1	0	0
	36 MISSING PERSON	2	0	2
	37 SUSPICIOUS VEHICLE	14	6	5
	38 SUSPICIOUS PERSON	6	3	3
	39 PRISONER	5	5	6
	41 SICK OR INJURED PERSON	4	0	1
	43 BAKER ACT	6	2	4
	44 ATTEMPTED SUICIDE	1	2	1
	49 FIRE	0	1	2
	52 NARCOTICS INVESTIGATION	2	3	4
	54 FRAUD	12	5	15
	55 WEAPONS VIOLATION	0	1	0
TOTAL FOR GRID 0231		**670**	**502**	**606**
		Reported: 288 Not Reported: 382	Reported: 254 Not Reported: 248	Reported: 262 Not Reported: 344
TOTAL ROUTINE		**670**	**502**	**606**
GRAND TOTAL		**717**	**528**	**637**

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: 0231
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:
District:
Call Type: PRIORITY, ROUTINE, EMERGENCY
Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package