

RESOLUTION NO. 15-1314

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING A REQUEST IN ACCORDANCE WITH SECTION 13-303 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A CONDITIONAL USE FOR A NONPUBLIC EDUCATIONAL FACILITY, AND APPROVING A REQUEST IN ACCORDANCE WITH SECTION 13-305 OF A VARIANCE FOR OUTDOOR RECREATION REQUIREMENTS; SUBMITTED FOR PROPERTY LOCATED 15900 NW 57 AVENUE, MIAMI LAKES, FLORIDA, FOLIO NUMBER 32-2013-034-0010, IN THE IU-C ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR APPROVAL; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR APPEAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pursuant to Sections 13-748 and 13-303 of the Town of Miami Lakes (“Town”) Land Development Code (“LDC”), South Florida School of Excellence, Inc. (the “Applicant”) has applied to the Town for approval of the following: 1) A Conditional Use to allow a nonpublic educational facility in the IU-C (Industrial Use - Conditional) zoning district; and, 2) A variance from Section 13-785(g) to allow zero (0) square feet of outdoor recreation space where the LDC requires 75,630 square feet of outdoor recreation space, for property located at 15900 NW 57th Avenue, Miami Lakes, Florida, Folio #32-2013-034-0010; and

WHEREAS, Section 13-303 of the Town LDC sets forth the authority of the Town Council to consider and act upon an application for a conditional use; and

WHEREAS, Section 13-305 of the Town LDC sets forth the authority of the Town Council to consider and act upon a variance application that is associated with an application for a conditional use; and

WHEREAS, in accordance with Section 13-309 of the Town LDC, proper notice was mailed to the appropriate property owners of record and the hearing was duly advertised in the newspaper; the public hearing on the proposed Conditional Use and Variance was noticed for Tuesday, June 2, 2015, at 6:30 P.M. at Town Hall, 6601 Main Street, Miami Lakes, Florida; and all interested parties have had the opportunity to address their comments to the Town Council; and

WHEREAS, Town staff has reviewed the application and recommends approval subject to conditions, of the request for a Conditional Use and Variance, as set forth in the Town of Miami Lakes Staff Analysis and Recommendation, a copy of which is on file in the Town of Miami Lakes Clerk's Office and incorporated into this Resolution by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above Recitals are true and correct and incorporated herein by this reference.

Section 2. Findings.

In accordance with Section 13-303, the Town Council finds that the Applicant meets the criteria for a conditional use approval which are as follows:

1. Land Use Compatibility; and
2. Sufficient Site Size, Site Specifications, and Infrastructure to Accommodate the Proposed Use; and
3. Compliance with the Comprehensive Plan and Land Development Code; and
4. Proper Use of Techniques; and
5. Hazardous Waste.

In accordance with Subsection 13-305(f)(1), the Town Council finds that the Applicant meets at least one of the Practical Difficulty Criteria for approval of a variance, which are as follows:

1. Whether the Town has received written support of the specifically identified variance requests from adjoining property owners; and
2. Whether approval of the variance would be compatible with development patterns in the Town; and
3. Whether the essential character of the neighborhood would be preserved; and
4. Whether the variance can be approved without causing substantial detriment to adjoining properties; and
5. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief; and
6. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome; and
7. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Section 3. Approval of Conditional Use and Variance. The Conditional Use request to permit a nonpublic educational facility in the IU-C (Industrial Use - Conditional) zoning district, is hereby approved with conditions. The Variance request to permit zero (0) square feet of outdoor recreation space where the LDC requires 75,630 square feet of outdoor recreation space, is hereby approved with conditions.

Section 4. Conditions of Approval. The Conditional Use and Variance are approved subject to the following conditions:

1. The approvals granted are based on the site plan/circulation and student pick-up and drop-off plan and floor plan, specifically sheets A-1 and A-2, Interior Renovation for South Florida School of Excellence, prepared by Bhamani, Ford & Associates, Inc. and stamped as received by the Town of Miami Lakes on May 26, 2015.
2. The Applicant shall obtain a Certificate of Use (CU), and Business Tax Receipt (BTR), and promptly renew the BTR annually, upon compliance with all the terms and conditions of this approval, the same subject to cancellation upon violation of any of the conditions.
3. The educational facility shall be limited to a maximum enrollment of 200 children. As part of the annual BTR renewal process, the Applicant shall provide the current enrollment log to the Town for inspection and approval to ensure enrollment is 200 children or less. A finding of enrollment greater than 200 children shall cause this approval to be null and void.

4. Hours of operation are from 7:30 A.M. to 6:00 P.M., Monday through Friday, except for incidental evening activities such as orientation meetings, open houses, conferences, etcetera. Any special events such as festivals and performances shall require the educational facility to obtain a Special Event Permit from the Town.
5. Drop-off hours for the children are generally from 7:30 A.M. to 8:00 A.M. Pick-up hours for the children are generally from 2:30 P.M. to 3:00 P.M. No more than 50 students shall remain at the school for after school care, tutoring and similar activities between the hours of 3:00 PM and 6:00 PM on any given day, except for incidental evening activities and special events as provided for in Condition #4 above.
6. Drop-off and pick-up of students shall be conducted within the parking lot of the subject property, with at least one South Florida School of Excellence staff member directing such activities during drop-off and pick-up times, and in accordance with the drawing Sheet A-1, Interior Renovation for South Florida School of Excellence, prepared by Bhamani, Ford & Associates, Inc. and stamped as received by the Town of Miami Lakes on May 26, 2015. Pick-up and drop-off activities shall not be conducted directly from the street. Additionally, if it is found that pick-up and drop-off activities are causing backing of vehicles into the street, the Administrative Official may require changes to the school's operations, including but not limited to changed hours, staggered pick-up and drop-off times, reduction in maximum enrollment, mandatory carools and similar measures. If repeated violations of this condition occur, the Administrative Official shall have the authority to revoke this conditional use approval.
7. The Applicant shall make arrangements, subject to approval by the Administrative Official, to safely transport all students to, and provide proper supervision at, a Town of Miami Lakes park or similar open space for the purposes of outdoor recreational activity. This activity shall take place every day that the school is open, except where inclement weather or other factors reasonably prevent such activity. Transportation to and from the park or similar open space shall take place outside of peak commuting hours. Arrangements for outdoor recreation, as required by this Condition, must be approved by the Administrative Official in writing prior to the issuance of a Certificate of Use (CU).
8. The Applicant shall obtain any and all required approvals or licenses from the State of Florida prior to commencing operations. The Applicant shall promptly notify the Town if any required State approval or license is rescinded, non-renewed or otherwise becomes non-effective. In such case, the Administrative Official shall have the authority to revoke this conditional use approval.
9. All signs require a separate sign permit.
10. Prior to the issuance of a Certificate of Use (CU), the Applicant shall indicate safety measures adequate to ensure that the adjacent canal will not pose a safety hazard for students at the school.

11. The Applicant shall obtain all required building permits and a Certificate of Use (CU) for all request(s) approved herein, within one (1) year of the date of this approval. If all required building permits and a Certificate of Use (CU) are not obtained or an extension granted within the prescribed time limit, this approval shall become null and void.

Section 5. Violations of Conditions. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town LDC and persons found violating the conditions shall be subject to the penalties prescribed by the Town LDC, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town LDC before it may commence operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town LDC.

Section 6. Appeal. In accordance with Section 13-310 of the Town LDC, the Applicant or any affected person may appeal the decision of the Town Council by filing of a notice of appeal or writ of certiorari in accordance with the Florida Rules of Appellate Procedure.

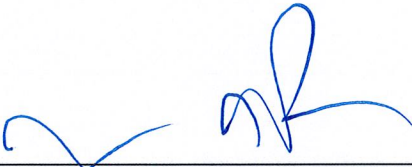
Section 7. Effective Date. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED this 2nd day of June, 2015.

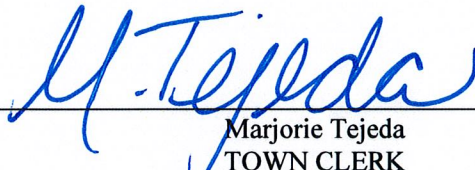
The foregoing resolution was moved for adoption by Councilman Daubert the motion was seconded by Councilman Rodriguez and upon being put to a vote, the vote was as follows:

Mayor Michael A. Pizzi, Jr.	<u>yes</u>
Vice Mayor Manny Cid	<u>yes</u>
Councilmember Tim Daubert	<u>yes</u>
Councilmember Tony Lama	<u>yes</u>
Councilmember Ceasar Mestre	<u>yes</u>
Councilmember Frank Mingo	<u>yes</u>
Councilmember Nelson Rodriguez	<u>yes</u>




Michael A. Pizzi, Jr.
MAYOR

Attest:



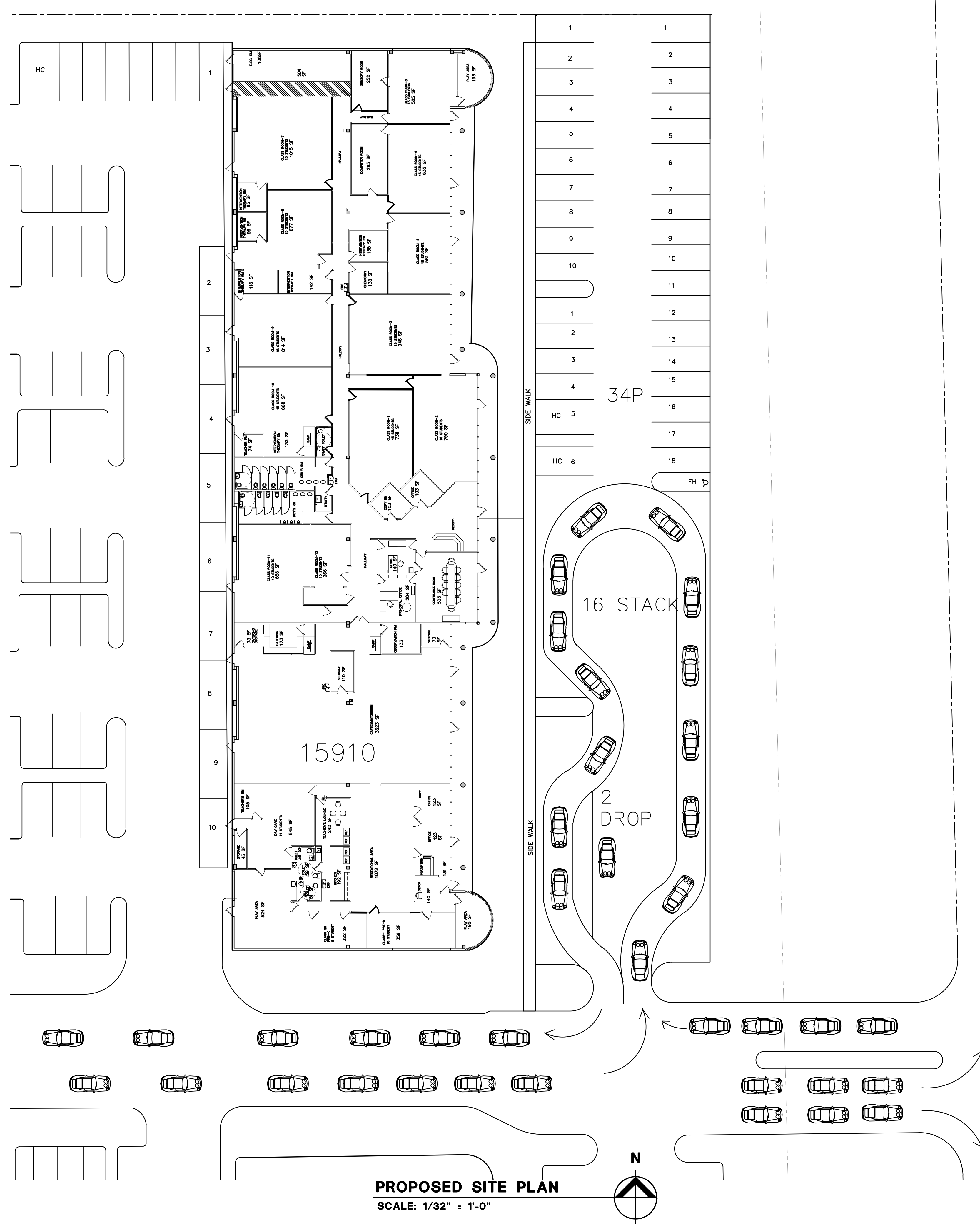
Marjorie Tejeda
TOWN CLERK

Approved as to form and legal sufficiency:

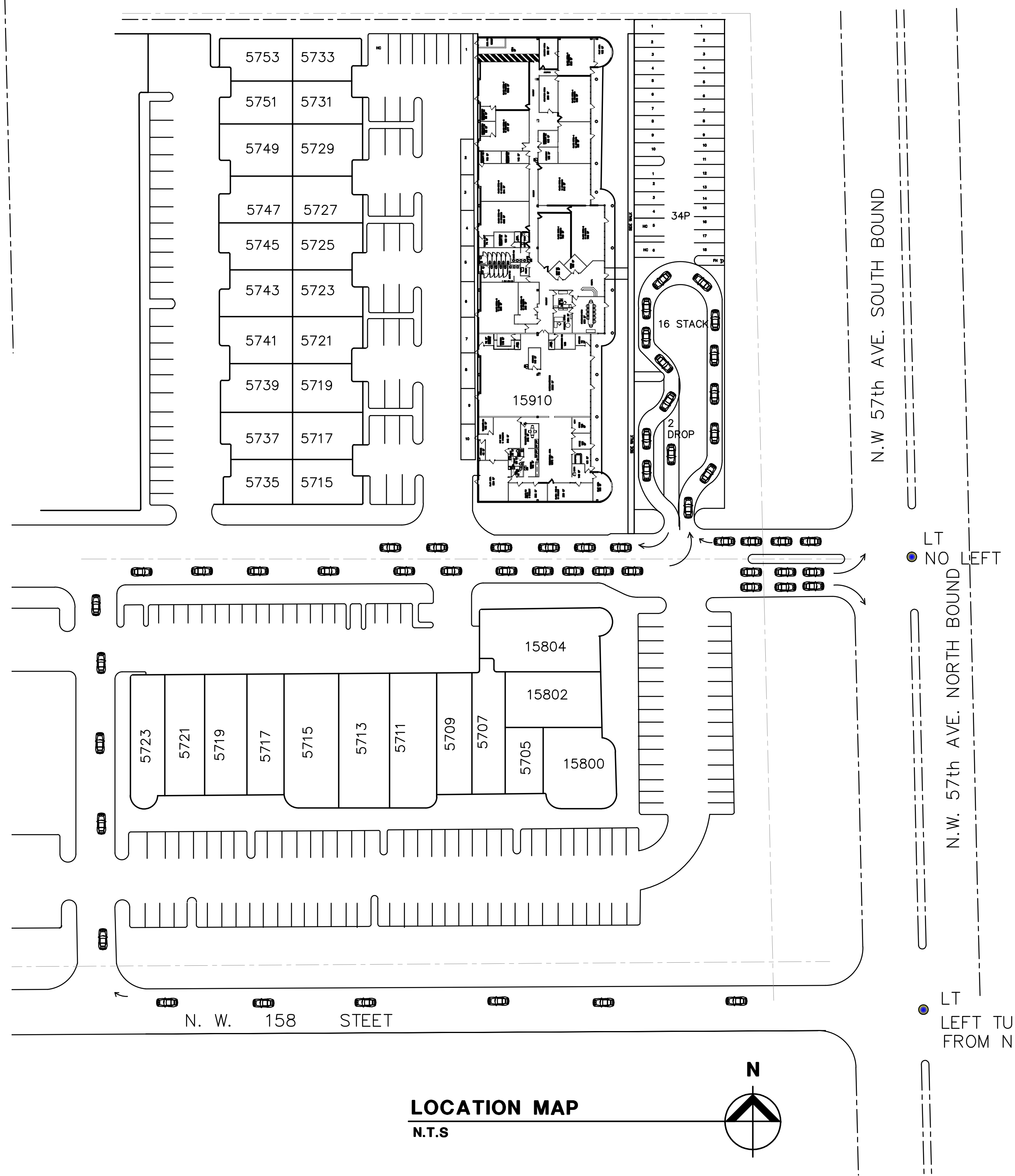


Raul Gastesi, Jr.
Gastesi & Associates, P.A.
TOWN ATTORNEY

EXHIBIT “A”



N.W 57th AVE. SOUTH BOUND



SITE DATA

PARKING	42 SPACES	31 REQUIRED
ADA PARKING	2 SPACES	
TOTAL	44 SPACES	
NUMBER OF STUDENTS	200	
NUMBER OF PERSONAL	15	
CLASS ROOM AREA	4700 REQUIRED PROVIDE 8278 S.F.	
NON CLASS ROOM AND ACTIVITY AREA	16,095 S.F.	
GREEN AREA	17,519 S.F.	
BUILDING AREA	24,373 S.F.	
AREA OF SITE:	70,902 S.F. FOR THIS BUILDING	

INTERIOR RENOVATION
SOUTH FLORIDA SCHOOL OF EXCELLENCE
MIAMI LAKES, FLORIDA 33014.

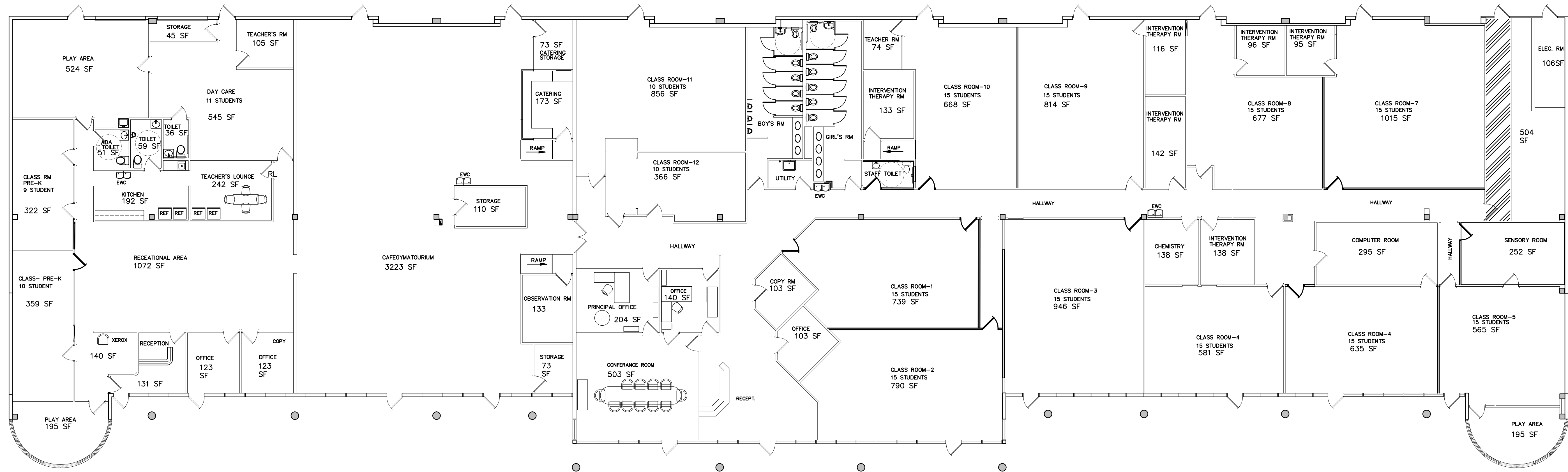
THOMAS H. FORD, R.A.
LICENSE No. AR 0008401

INTERIOR RENOVATION FOR SOUTH FLORIDA SCHOOL OF EXCELLENCE. MIAMI LAKES COMMERCE CENTER #45
15910 NW 57 AVE., MIAMI LAKES, FLORIDA 33014

BHAMANI, FORD & ASSOCIATES, INC.
ARCHITECTS, ENGINEERS & PLANNERS
4900 SW 74 CT. MIAMI, FLORIDA. 33195
(305) 663-1964 FAX (305) 667-5083

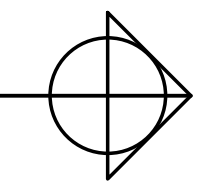
AA 0002398 EB 0004228

PROJECT DESCRIPTION:	
REVISION	
ISSUE DATE:	26-MAY-2015
DRAWN BY:	JC/FB
CHECKED BY:	FTB/THM/TF
PROJECT NUMBER:	15020
SHEET NUMBER:	A-1
	OF 2

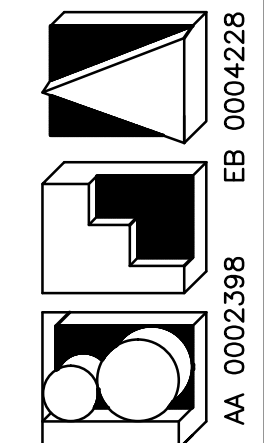


PROPOSED FLOOR PLAN

SCALE: 3/32" = 1'-0"



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONCRETE COLUMN
	EXISTING CMU WALL
	EXISTING STUD PARTITION
	NEW STUD PARTITION
SF	SQUARE FEET
	DEMO
	PAINTED STRAPS FOR EMERGENCY EXIST



REVISION

ISSUE DATE:
 26-MAY-2015

DRAWN BY:
 JC/FB
 CHECKED BY:
 FTB/THM/TF
 SEAL

PROJECT NUMBER:
15020
 SHEET NUMBER

A-2
 OF

INTERIOR RENOVATION
 SOUTH FLORIDA SCHOOL OF EXCELLENCE
 MIAMI LAKES, FLORIDA 33014.

THOMAS H. FORD, R.A.
 LICENSE No. AR 0008401

20 May 2015

Ms. Batul Maniar
South Florida School of Excellence
3536 SW 173rd Way
Miramar, Florida 33029

**Re: Trip Generation Statement
South Florida School of Excellence
Miami Lakes, Florida
Langan Project No.: 300180401**

Dear Ms. Batul:

Langan Engineering & Environmental Services (Langan) prepared a trip generation analysis for a private school at 15900 NW 57th Avenue in Miami Lakes, Florida. A 24,373 square foot office building is currently on the property and the school will occupy the entire office building. An aerial photograph of the project's location is included as Attachment 1. The project is located within the Miami-Dade County Urban Infill Area.

The project consists of a 200 student prekindergarten through 9th grade private school that will include general and special education students. Classes will commence between 7:30 and 8:00 AM and dismissal will be at 3:00 PM. The school will operate with one shift. This analysis compares the number of vehicle trips generated by the proposed school with the trips generated by the existing office building.

Trip Generation Analysis

The number of vehicle trips generated by the development was estimated based on trip generation rates and equations published in the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition. The K-12 private school land use and general office land use categories were used to estimate daily, morning peak hour and afternoon peak hour vehicle trip generation. The school is expected to generate 496 daily trips, 162 morning peak hour trips and 34 afternoon peak hour trips. The proposed school is expected to result in an increase of 47 daily trips, an increase of 100 morning peak hour trips and a reduction of 72 afternoon peak hour trips when compared to the trip generation of the existing office building. The results of the trip generation analysis are summarized in Table 1. The trip generation analysis table is included as Attachment 2.

Table 1 - Net New Trip Generation Estimates

USE	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
		In	Out	Total	In	Out	Total
		Existing					
24,373 sf Office	449	55	7	62	18	88	106
Proposed							
200 Student Private School (K-12)	496	99	63	162	15	19	34
Net Difference	47	44	56	100	-3	-69	-72

Please contact me with any questions or comments you may have regarding this analysis.

Sincerely,
Langan Engineering and Environmental Services, Inc.



John R. Kim, P.E., PTGE.
 Senior Project Manager

Leonardo Rodriguez, P.E.
 Senior Project Manager

JPK:jpk

Attachments: Attachment 1 – Site Location Aerial Photograph
 Attachment 2 – Trip Generation Table

FL Certificate of Authorization No. 6601

ATTACHMENT 1

Site Location Aerial Photograph



LANGAN

ENGINEERING & ENVIRONMENTAL SERVICES

15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016
 P: 786.264.7221 F: 786.264.7201
 www.langan.com

South Florida School of Excellence
 Site Location Aerial Photograph
 Town of Miami Lakes
 Miami-Dade County Florida

FLORIDA PENNSYLVANIA NEW YORK NEW JERSEY CONNECTICUT

Project No.
 300180401

Date
 5/20/2015

Scale
 Not to Scale

Attachment 1

ATTACHMENT 2

Trip Generation Analysis

**ATTACHMENT 2 - TRIP GENERATION ANALYSIS
SOUTH FLORIDA SCHOOL OF EXCELLENCE**

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Use								
General Office	230	24,373 SF	T= 0.76 Ln(X) + 3.68	50%	50%	225	224	449
Proposed Use								
Private School (K -12)	536	200 Students	T= 2.48 (X)	50%	50%	248	248	496
Net Difference						23	24	47

MORNING PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Use								
General Office	230	24,373 SF	T= 0.8 Ln(X) + 1.57	88%	12%	55	7	62
Proposed Use								
Private School (K -12)	536	200 Students	T= 0.81 (X)	61%	39%	99	63	162
Net Difference						44	56	100

AFTERNOON PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Use								
General Office	230	24,373 SF	T= 1.12 (X) + 78.45	17%	83%	18	88	106
Proposed Use								
Private School (K -12)	536	200 Students	T= 0.17 (X)	43%	57%	15	19	34
Net Difference						-3	-69	-72



May 20, 2015

Town of Miami Lakes,

We at Rhythm & Pitch School of Performing Arts are very excited with the partnership with South Florida School of Excellence program services. We currently service children under the spectrum that live in Miami Lakes but that unfortunately have to attend schools out of area because there is not a program to accommodate these children in the Town of Miami Lakes.

We at Rhythm & Pitch School of Performing Arts assist parents daily in their struggle to find educational institutions for their Gifted and Autistic children and we currently drive over 10-15 miles on a daily basis to pick up children (that live in Miami Lakes but) attend school out of area to offer the parents support in our after school program. At times we do have to turn away parents that exceed the long drive scheduled and we believe in our hearts that our community, our demographics, our under-served children, and parents will definitely benefit from having a local school in the Town of Miami Lakes that specializes in children under the spectrum. The parents are very excited to have this amazing educational institution in their own community, which they have always loved, but could never accommodate their children.

We will be offering the South Florida School of Excellence a home for their afterschool children, as well as teach all of their performing arts classes and sports as we offer an in-door gymnasium as well as classrooms to accommodate the children for their extra curriculum classes. We at Rhythm & Pitch employ certified teachers that have extensive experience in the Miami Dade County Public Schools as well as Universities. All of our staff is fingerprinted and background through Department of Children & Families.

We look forward to servicing all these needy children to the fullest capacity in the Town of Miami Lakes along with South Florida School of Excellence! If you require any additional information or curriculum questions, please do not hesitate to contact me directly at rhythmandpitchsopa@gmail.com, 786-210-8701, or at 786-360-5472.

Sincerely,

Isis M. D'Angelo-Normandin, MBA, CF
Director, CFO
www.rhythmandpitchmusic.com



RECEIVED
05.12.15



6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

CONDITIONAL USE APPLICATION

"South Florida School of Excellence"

File # COND2015-0002

Date of Pre-application meeting 05.05.12

Date Received 05.12.15

32-2013-034-0010

NOTE TO APPLICANT: A Pre-Application meeting with the Town's Planning, Zoning and Code Compliance Department Staff is required prior to filing an Application. Please call (305) 364-6100 for an appointment.

1. NAME OF APPLICANT South Florida School of Excellence Inc.
All property owners/lessees must participate as Applicant(s) or designate a representative to participate on their behalf.

- a. If Applicant is owner, give name exactly as recorded on deed.
- b. If Applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
- c. If Applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

Mailing Address c/o Batul Maniar 3536 SW 173rd Way
City Miramar State Florida ZIP 33029
Tel. # (during working hours) (754) 204-3738 Other _____
E-Mail: _____ Mobile #: _____

2. NAME OF PROPERTY OWNER The Graham Companies

Mailing Address 6843 Main Street
City Hialeah State Florida ZIP 33014
Tel. # (during working hours) (305) 817-4000 Other _____

3. CONTACT PERSON Javier Vazquez, Esq.

Mailing Address 1450 Brickell Avenue, Suite 1900
City Miami State Florida ZIP 33131
Tel. # (during working hours) (305) 714-4378 Other _____
E-Mail: jvazquez@bergersingerman.com Mobile #: (305) 525-2510

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION
a. If subdivided, provide lot, block, complete name of subdivision, plat book and page number.
b. If metes and bounds description, provide complete description (including section, township, and range).
c. Attach a separate typed sheet, if necessary. Please verify the accuracy of your legal description.

See attached Exhibit "A"

5. Address or location of property: 15900 NW 57 Avenue

6. Size of property: 24K Square Feet / Acres

7. Date subject property acquired or leased _____ day of Built in 1989

Term of lease; _____ years/months.

8. Does property owner own contiguous property to the subject property? Yes No. If yes, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property.")

Contiguous property includes all of Miami Lakes Business Park Commerce Center

9. Is there an option to purchase or lease the subject property or property contiguous thereto? Yes No

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

South Florida School of Excellence Inc.

10. Present zoning classification(s): _____ Present land use classification(s): _____

11. Describe the nature of the proposed use (i.e. types of activities, hours of operation, number of employees, any hazardous chemicals to be used, noise levels, techniques proposed to mitigate any potential negative impacts, etc. (attach additional sheets, if necessary).

See attached Introductory Proposal

12. Has a public hearing been held on this property within the last year and a half? Yes No

If yes, Applicant's name _____ Date of Hearing _____

Nature of Hearing _____

Decision of Hearing _____ Resolution # _____

13. Is this hearing being requested as a result of a violation notice? Yes No

If yes, give name to whom violation notice was served _____

Nature of violation _____

14. Are there any existing structures on the property? Yes No

If yes, briefly describe 24K Sq. Ft. Office/Warehouse Bldg.

15. Is there any existing use on the property? Yes No

If yes, what is the use and when was it established? Use Office/Warehouse

Established 1989

**OWNER OR TENANT AFFIDAVIT
FOR
CORPORATION**

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing. _____
2. The subject property is legally described as: SEE Attached Exhibit "A"

3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.
4. I, Carol G. Wyllie, as Exec. Vice President (title) of The Graham Companies (name of corporate entity), being first duly sworn, depose and say that The Graham Companies (name of corporate entity) is the (owner) / tenant (**circle one**) of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

_____ will represent me at the hearing.

Witnesses:

Dulce Perez
Signature

Dulce Perez
Print Name

Nancy E. Roark
Signature

NANCY E. ROARK
Print Name

Affiant:

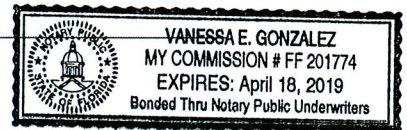
Carol G. Wyllie
Affiant's Signature

Carol G. Wyllie
Print Name

Sworn to and subscribed before me on the 14th day of May, 2015. Affiant is personally known to me or has produced _____ as identification.

Vanessa E. Gonzalez
Notary
(Stamp/Seal)

My Commission Expires: _____



**OWNER OR TENANT AFFIDAVIT
FOR
CORPORATION**

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.

2. The subject property is legally described as: SEE EXHIBIT "A"

3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

4. BATUL MANIR as PRESIDENT (title) of SCHOOL OF EXCELLENCE INC. (name of corporate entity), being first duly sworn, depose and say that GRAHAM COMPANIES (name of corporate entity) is the owner / tenant (circle one) of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

SOUTH FLORIDA

_____ will represent me at the hearing.

Witnesses:

Gloria Garcia

Signature

Gloria Garcia

Print Name

Marcos P. Gonzalez

Signature

Marcos P. Gonzalez

Print Name

Affiant:

Batul Manir

Affiant's Signature

Batul Manir

Print Name

Sworn to and subscribed before me on the 11 day of May, 20 15. Affiant is personally known to me or has produced FL. Driver's license. as identification.



Damaris Pereira
COMMISSION # EE 845008
EXPIRES: OCT. 18, 2016
WWW.AARONNOTARY.com

Notary
(Stamp/Seal)

My Commission Expires:

10/18/16.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

NAME AND ADDRESS: _____	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

TRUST / ESTATE NAME: _____

NAME AND ADDRESS: _____	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS: _____	Percent 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 corporation, trusts, partnerships, or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests.]

NAME OF PURCHASER: _____

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

Date of Contract: _____

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

NOTICE: For 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.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 11 day of May 2015. Affiant

is personally known to me or has produced FL Drivers license as identification.

Damaris Pereira
(Notary Public)



Damaris Pereira
COMMISSION #EE 845008
EXPIRES: OCT. 18, 2016
WWW.AARONNOTARY.COM

My commission expires _____

* 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 or 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 percent (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 interests which exceed five percent (5%) of the ownership interests in the partnership, corporation, or trust.

ATTORNEY AFFIDAVIT

I, Javier Vargas, of Berger Singerman, (name of law firm) being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner / Tenant (circle one) of the property described and which is the subject matter of the proposed application; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached and made a part of this application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also acknowledge that I must fill out the Town's Consultant Disclosure Form and/or Lobbyist Registration Form prior to the Administrator's final decision.

[Handwritten Signature]

Attorney's Signature

Javier L. Vargas

Print Name

Sworn to and subscribed before me on the 11th day of MAY, 2015. Affiant is personally known to me or has produced _____ as identification.

Milaidy Davila

Notary Public, State of

FLORIDA

MILAUDY DAVILA

Print Name

My Commission Expires: APRIL 26, 2019



EXHIBIT "A"

MLCC BUILDINGS 45

Portion of Tract "A", MIAMI LAKES BUSINESS PARK EAST, according to the Plat thereof, as recorded in Plat Book 135, at Page 21, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Tract "A", thence run South 87°43'28" East, along the Northerly Boundary Line of said Tract "A", for 619.23 feet to the Point of Beginning of the following described parcel of land; thence continue South 87°43'28" East along the last described course for 604.00 feet; thence South 0°14'49" West for 458.43 feet; thence South 0°11'29" East for 166.19 feet; thence North 87°43'45" West for 852.38 feet (said last four courses being coincident with the boundary of said Tract "A") thence North 2°16'32" East for 284.15 feet; thence South 87°43'28" East for 225.00 feet; thence North 2°16'32" East for 340.10 feet to the Point of Beginning, all lying and being in Dade County.

Child Care Check List for
Day Nursery, Day Care Center, Kindergarten and Private School

School Name: South Florida School of Excellence

School Address: 15900 NW 57th Ave Tax Folio # 32 - 2013-034-0010

1. Is this an expansion to an existing school Yes No If yes, indicated the number of students: _____ and age and grade ranges originally approved: _____
2. Total size of ^{bldg} site: _____ x _____ = 24,373 sf + 43,560 sq. ft. = _____ acres
3. Number of children or students requested: 200 Ages: 4 yrs - 18 yrs
4. Number of teachers: 10 Number of administrative & clerical personnel: 3
5. Number of classrooms: 15 Total square footage of classroom area: 6720
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
17,653
7. Amount of outdoor recreation/play area in square footage: 0

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
L20
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 84 parking spaces required by §33-124(L) _____
10. Indicate the number of auto stacking spaces: 5+ provided 5 required.
11. ^{actual of} Proposed height for the structure(s): 1 story See §33-151.18(g).
12. Size of identification sign: tbd x _____ = _____ sq. ft. See §33-151.18(c). Signage will require a separate permit. -Contact the Permit Section at (786) 316-2100.
13. Days and hours of operation: M-F, 7³⁰ am - 3³⁰ pm
14. Does the subject facility share the site with other facilities? Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans).

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

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

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x 14 (number of children) = ~490 sq. ft. of classroom area required.

b. Elementary Grades 1-6

30 sq. ft. x 120 (number of children) = ~3,600 sq. ft. of classroom area required.

c. Junior High and Senior High Schools (Grades 7-12)

25 sq. ft. x 60 (number of children) = ~1,500 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 5590

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 6,720

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care

45 sq. ft. x _____ (1/2 of children) = _____

b. Grades 1-6 500 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x _____ (remaining children) = _____

c. Grades 7-12 800 sq. ft. x 30 (first 30 children) = 24,000

300 sq. ft. x 170 (next 300 children) = 51,000

150 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: ~75,000

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 0

TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.

a. 28 trees are required per net acre. Trees required: _____ Trees provided: _____

b. Ten shrubs are required for each tree required. Shrubs required _____ Shrubs provided _____

c. Grass area for organized sports/play area in square feet: _____

d. Lawn area in square feet (exclusive of organized sports/play area): _____

School Address: 15900 NW 57th Ave Zip Code: 33014

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

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

Batul Maniar DL# M560-060-71-583-0
Signature

WITNESSES:

Tracy Allen

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 19th day of May, 2015, before me personally appeared Batul Maniar, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

ARIEL MORALES
MY COMMISSION # EE 191295
EXPIRES: July 29, 2016
Bonded Thru Notary Public Underwriters

Ariel Morales

Introductory Proposal to the City of Miami Lakes
South Florida School of Excellence
General & Special Education-Gifted & Autism
Pre-K4thru9th Grade

Benefits to Children with At-Risk/Gifted/Disabilities/Autism and Community

- ✓ Significant increase of Revenue and Range of Educational Mental Health Services
- ✓ Underserved Children with At Risk, Gifted and Autism of Dade County become productive members for families and community

- ✓ Significant and Rapid Increase of Revenue via-Cross Referrals for all provided services at South Florida School of Excellence
 - Psychological Screening and Evaluations
 - Mental Health Therapy
 - Speech and Language Therapy
 - Occupational Therapy
 - Applied Behavioral Therapy
 - After-school and out-reach programs
 - Vocational Rehabilitation Services
 - Prevent Youth Drop-Out
 - Free parental Workshops
 - Free Breakfast and Lunch programs
- ✓ Increased Access to Mental Health (clinical) and School- Based Grants (Before/ After summer School Programs)
- ✓ Access to McKay Scholarships for students state educational funds: \$ 5,000.00-and up.
- ✓ Access to Step-up Scholarship for students state educational: \$2,426.00-and up.
- ✓ Expands the Reach of Dade County fastest growing demographic population – The ASD (Autism) Community- 41:1
- ✓ Increase of job opportunities for parents serving children with Autism
- ✓ Increase of Jobs for the residents Town of Miami Lakes and surrounding areas
- ✓ Access to educational grants in support of education for non-citizen, undocumented, orphan children
- ✓ Consult and collaborate to access all community- based opportunities and support from various Businesses, Agencies, Organizations (Out-reach programs) to benefit families and children

PROGRAM GROWTH & EXPANSION

- ✓ Provide realistic goals for before and after mentoring programs that will assist children to successfully transition to Post-Secondary and Work Force.
- ✓ Holistic approach to Children and Families for Outpatient Services to utilize available resources for Academic, Vocational Rehabilitation, Social and Technological Skills to participate and contribute positively in society
- ✓ Family Empowering & Empowering Program to prevent Youth Drop-Out
- ✓ Provide a strategic plan to prevent Violence Prevention Counseling
- ✓ Collaboration and Consultation with Public School Personnel to meet children and family's needs
- ✓ Developing Individualized lifelong project based learning instructions for children with disabilities. Instruction implementations based on individual's base line data on mental, social and academic needs.
- ✓ Free Shared Marketing and Public Relations initiatives

PROFESSIONAL DEVELOPMENT GROWTH & EXPANSION

- ✓ Regularly scheduled No-Fee Professional Development training to community, staff for Children with Disabilities Federal and State Law, and 21st Century Mental Health Challenges.
 - No Cost- Professional Development staff workshops to implement instructions based on Individual treatment Plan (ITP), Individualized Education Plan (IEP) and practical strategies to meet the needs of children and youth with disabilities.
 - No Cost- Professional Development staff workshops to support /educate on implementing Functional Behavior Instructions (FBA) and Behavior Intervention Plan (BIP).
 - No Cost- staff certification workshops on serving children with Autism Spectrum Disorder (ASD), with endorsement to staff upon completion of the certified training (*Required Passing Test Scores*).
 - No Cost- Professional Development staff workshops on Applied Behavior Analysis (ABA) and Verbal Behavior (VB) for Children with Autism.
 - No Cost- Train staff- workshops on Discrete Trail Training (DTT) and Social Skills Training (SST) of children.

MEETING COMMUNITY NEEDS

- ✓ Achievement of a client's dream of a convenient **"One Stop Shop"**- with Easy Access for parents to receive all mandatory Mental Health and educational related services, collaborate with children and families under one roof while providing increased benefits to low socio- economic families for their child's well-being inclusive of.....
 - No Cost- Hands-on workshops for parental support (*Targeting all disabilities*)
 - No- Fee, free family trainings and seminars provided by the educational professionals of *South Florida School of Excellence General & Special Education- Gifted & Autism*.

Evidence of Experience

Mrs. Batul's professional assertiveness with over 12 years of success has been demonstrated as a Pre-K-12 Grade school educator, and in community based private mental health organizations, as a behavioral & academic educator for parents and children.

Successful positions include:

- Autistic(ASD) student educator
- Exceptional Student Education Specialist for both ESE and general school populations.
- Parental support coordinator with the Knowledge of federal and state laws for eligibility criteria via Individual with Disabilities Education Act, Section 504, federal funding for the at- risk and drop out population of Broward/Dade county public and private schools and non-profit institutions.

Leadership Capacity

- Mrs. Batul is an Exceptional Student Education Specialist (ESE)/Coordinator, serving population from Kg-12 & Autism Spectrum Disorder at United Cerebral Palsy
- Mrs. Batul had served as a Behavior Specialist to Exceptional Students, serving population Pre-K- 12 Grades, provided instructions and training to Special Education (ESE) students, teachers and staff at Broward County Walter C. Young Middle School.
- Mrs. Batul participates as a Local Education Agency Advocate at Individual Education Plan (IEP) meetings for the Institute for Child and Family Health (ICFH) to ensure children's needs concerning Individual Education/Transition Plans: annual academic and behavioral goals, classroom placements, and related services.

- Mrs. Batul has an extensive history of supervising other teaching professionals in the use of Individual Education Plan (IEP) –inclusive of both educational and behavioral components.
- Functional Behavior Assessment (FBA),
- Behavior Intervention Plan (BIP)
- Eligibility criteria for ESE services
- Academic and behavioral interventions and strategies (RTI)
- Ongoing progress monitoring
- ESE, FERPA, and HIPPA federal rights and laws

Mrs. Batul strengths and responsibilities also include designing plans and directing others in the use of

- Applied Behavior Analysis (ABA)
- Social Skills Training (SST)
- Discrete Trail Training (DTT) of students.

Mrs. Batul strengths also include volunteer training support via workshops to parents and children at advocacy agency of Parent to Parent of Florida

- Daily Living Skills for young adults
- Variety of other workshops based on community needs

May 11, 2015

VIA HAND DELIVERY

Brandon Schaad, Director of Planning
Town of Miami Lakes
6601 Main Street
Miami Lakes, Florida 33014

Re: Letter of Intent – South Florida School of Excellence, Inc.

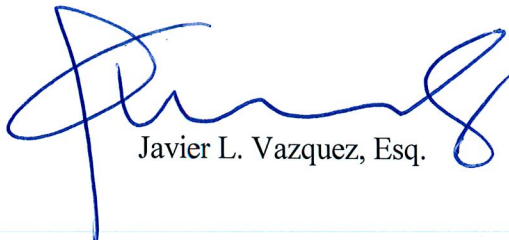
Dear Mr. Schaad

The undersigned is legal counsel to South Florida School Of Excellence, Inc., the prospective tenant of approximately 24,000 square feet of space at 15900 NW 57th Avenue. This shall constitute our letter of intent in support of our application (the “**Application**”) for a Conditional Use Permit for the opening and operation of a private school, grades Pre-K4 thru 9, serving general population children of our community, with special attention and education skills for special needs children, including gifted, at risk and autism.

The anticipated population is approximately 150 children with a teacher/student ratio of 1 per 15. Hours for drop-off are anticipated to be 7:30AM to 8:00AM. Pick-up hours are anticipated to be 2:30PM to 3:00PM Monday through Friday. The attached information package provides a thorough summary of the school’s capabilities, its benefits and the leadership personnel behind the school.

Based on the foregoing, the applicant would request your favorable consideration and recommendation of the Application. We respectfully request to be heard at the June 2, 2015 meeting of the Town Council.

Respectfully submitted,


Javier L. Vazquez, Esq.

500 Foot Mailing List

FOLIO	Property Address	Owner Name	MAILING_ADDRESS	CITY / ST / ZIP
3220130510010	5800 NW 163 ST	CAP EAST ASSOCIATES	10165 NW 19 ST	MIAMI, FL 33172-2529
3220130380010	15750 NW 59 AVE	MASON DISTRIBUTORS INC	15750 NW 59 AVE	MIAMI LAKES, FL 33014
3220130010570	5890 NW 158 ST	SCHOOL BOARD OF MIAMI-DADE COUNTY	1450 NE 2 AVE	MIAMI, FL 33132-1308
3220130000020		MIAMI-DADE COUNTY / DERM	111 NW 1 ST STE 1610	MIAMI, FL 33128-1924
3220130520010		CAP EAST ASSOCIATES	10165 NW 19 ST	MIAMI, FL 33172-2529
3220130000020		MIAMI-DADE COUNTY / DERM	111 NW 1 ST STE 1610	MIAMI, FL 33128-1924
3220130130010	5890 NW 158 ST	SCHOOL BOARD OF DADE CO	1410 NE 2 AVE	MIAMI, FL 33132-1308
3220130520020	16000 NW 59 AVE	MAS INVESTMENTS LLC	16000 NW 59 AVE	MIAMI LAKES, FL 33014-7545
3220130580010	16000 NW 57 AVE	NORTH DADE LAKE LLC	PO BOX 4944	HIALEAH, FL 33014
3220130010620	15550 NW 59 AVE	CATERPILLAR TRACTOR CO	100 NE ADAMS ST - TAX DEPT	PEORIA, IL 61602
3220130340010	15800 NW 57 AVE	THE GRAHAM COMPANIES	6843 MAIN ST	MIAMI LAKES, FL 33014-2048
3220130510020	5890 NW 163 ST	CAP EAST ASSOCIATES	10165 NW 19 ST	MIAMI, FL 33172-2529



TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR
 VARIANCES SITE PLAN CONDITIONAL USE OTHER

DATE: 05/15/2015
PROJECT: South of Sunko School at Redwood
TRAC: 15-20013-1004-0200

LOCATION: 10000 SW 10th Ave.
OWNER: [Redacted]
AREA OF INTEREST: 10, 12, 14

REVISIONS REQUESTED:
1. [Redacted]
2. [Redacted]
3. [Redacted]

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes has received a request for a public hearing on the Conditional Use, 15-20013-1004-0200, located at the location described above. The Town of Miami Lakes is a public body and is subject to the provisions of the Florida Sunbelt Act, Chapter 218, Florida Statutes, which requires that a public hearing be held on the proposed use of the property. The public hearing will be held on the date and at the location specified above. Any person who wishes to speak at the public hearing should contact the Planning and Zoning Department at least 48 hours before the public hearing. The public hearing will be held on the date and at the location specified above. Any person who wishes to speak at the public hearing should contact the Planning and Zoning Department at least 48 hours before the public hearing. The public hearing will be held on the date and at the location specified above. Any person who wishes to speak at the public hearing should contact the Planning and Zoning Department at least 48 hours before the public hearing.

05/21/2015 06:25 PM