

RESOLUTION No. 14-75

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR DIVINE SAVIOR ACADEMY LOCATED AT 10311 NW 58 STREET, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Divine Savior Lutheran Academy, Inc., ("Applicants"), has requested approval for the final plat for Divine Savior Academy , as described in Exhibit "A" attached hereto, generally located at 10311 NW 58 Street, Doral, Florida; and

WHEREAS, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by staff and a Professional Surveyor and Mapper and has been found to be consistent; and

WHEREAS, on May 28, 2014 the City Council held a hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the CDMP; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. Approval. The City Council of the City of Doral hereby approves the final plat for Divine Savior Academy, located at 10311 NW 58th Street, Doral, Florida, subject to the following conditions:

1. All PRM's have to be in place prior to the final plat recordation.
2. All PCP's and Lot corners have to be in place or bonded prior to the final plat recordation.
3. Applicant must submit a subdivision improvement bond prior to the May 28, 2014, Zoning Hearing.

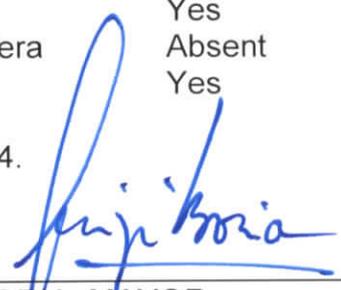
Section 3. Recordation. This Resolution shall be recorded in the Public Records of Dade County, Florida, with the Applicant to pay the costs thereof.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

The foregoing resolution was offered by Councilmember Rodriguez who moved its adoption. The motion was seconded by Vice Mayor Fraga and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Absent
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 28 day of May, 2014.



LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



WEISS, SEROTA, HELFMAN, PASTORIZA
COLE AND BONISKE CITY ATTORNEY

EXHIBIT “A”

RESOLUTION 13-74

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING (1) A MODIFICATION OF CONDITION #5 OF RESOLUTION Z07-22 INCREASING THE MAXIMUM NUMBER OF STUDENTS TO 1,006 AND (2) A SITE PLAN MODIFICATION FOR THE PROPERTY LOCATED AT 10311 NW 58TH STREET, DORAL, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Divine Savior Lutheran Academy Inc., ("Applicant") has requested approval of : (1) a Modification of Condition #5 of City Council Resolution Z07-22 increasing the maximum number of students to 1,006 and (2) a Site Plan Modification for the property located at 10311 NW 58 Street, Doral, Florida; and

WHEREAS, on June 25, 2013 the City Council held a public hearing and after careful review and deliberation, including a review of staff's recommendation, determined that it is in the best interests of the citizens of the City of Doral to approve the above referenced requests; subject to the following conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. Subject to the conditions listed in Section 2, the City Council of Doral hereby approves the site plan modification as depicted on attached Exhibit A and approves the modification of condition #5 of City Council Resolution Z07-22 to be modified as follows:

From: "5 –That the private school, kindergarten, and day care use shall be restricted to a combined total of a maximum number of 701 students."

To: “5 – That the private school, kindergarten, and day care use shall be restricted to a combined total of a maximum number of 1,006 students.” for the property located at 10311 NW 58 Street, Doral, Florida ;

Section 2. The above listed approval is subject to the following conditions:

1. Traffic Signal Warrant Analysis (for NW 58 Street and 104 Avenue) will be required between 6 to 12 months after the completion of the expansion project. If the signal is warranted, the applicants shall be responsible for 25% of the cost of the signal. If the signal is not warranted at that time, a bond for 25% of the cost of the future signal will be required and maintained for 2 years, at which time thereafter, the bond shall be returned if the signal is not warranted.
2. Miami-Dade County Traffic Division approval.
3. A 25' wide cross access easement is required south of, and parallel to, the entire length of the north property line. Drainage detention area should not encroach into cross access easement. The easement shall be provided at the time of plat or prior to the issuance of the building permit.
4. Implementation of the Traffic Operation Plan (TOP) as contained in pages 29, 30 and Figure 13 of the March, 2013 report By KHA.
5. Implementation of exclusive right-turn lanes at the two driveways along NW 104th Avenue.
6. Monitoring all school driveways six-months after the completion of the full school expansion project to observe student and vehicular operations and safety during actual conditions, assess potential negative impacts and determine if additional

reasonable mitigation measures and/or modifications to the TIO are needed and to implement accordingly.

7. All existing conditions pursuant to Resolution Z07-22 must be adhered to.

Section 3. This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida and the Applicant shall pay the costs of recording said document.

Section 4. This resolution shall become effective upon its passage and adoption by the City Council.

WHEREAS, a motion to approve the Resolution was offered by Councilwoman Rodriguez , who moved its adoption. The motion was seconded by Vice Mayor Rodriguez Aguilera and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Bettina Rodriguez Aguilera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 25 day of June, 2013.



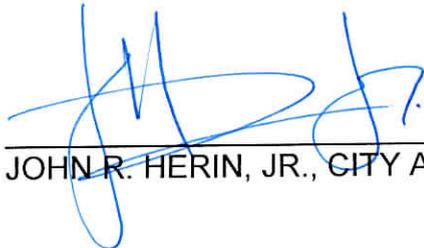
LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



JOHN R. HERIN, JR., CITY ATTORNEY

EXHIBIT “A”

TRAFFIC OPERATIONS PLAN

A traffic operations plan has been prepared to address the school arrival and dismissal schedule, the vehicular pick-up/drop-off queuing route and operations, and allocation of parking on site. The information provided in this summary is based upon the requirements listed by the Miami-Dade County Public Works and Waste Management Department.

School Schedule

The school is proposed to operate with four (4) shifts. Each shift will be staggered 15-minutes apart. The schedule in Table 10 lists proposed starting and dismissal times of the shifts and the anticipated number of students being dropped-off or picked-up, based on information provided by the school contained in Appendix H.

Grades	Arrival	Dismissal		Number of Students
		Monday, Tuesday, Thursday, and Friday	Wednesday (early dismissal)	
Pre K to K	8:30 A.M.	3:15 P.M.	2:15 P.M.	148
1 to 5	8:00 A.M.	2:45 P.M.	1:45 P.M.	342
6 to 9	8:15 A.M.	3:00 P.M.	2:00 P.M.	291
10 to 12	7:45 A.M.	2:30 P.M.	1:30 P.M.	225

Student Arrival and Dismissal

As shown on the vehicle circulation plan (Figure 13), approximately 1,050 feet of queue storage is provided for pick-up and drop-off for Pre-K through 9th grade. This queue storage can accommodate approximately 47 vehicles. The vehicular queue storage begins at the south school driveway on NW 104th Avenue and proceeds southbound along the west side of the site,

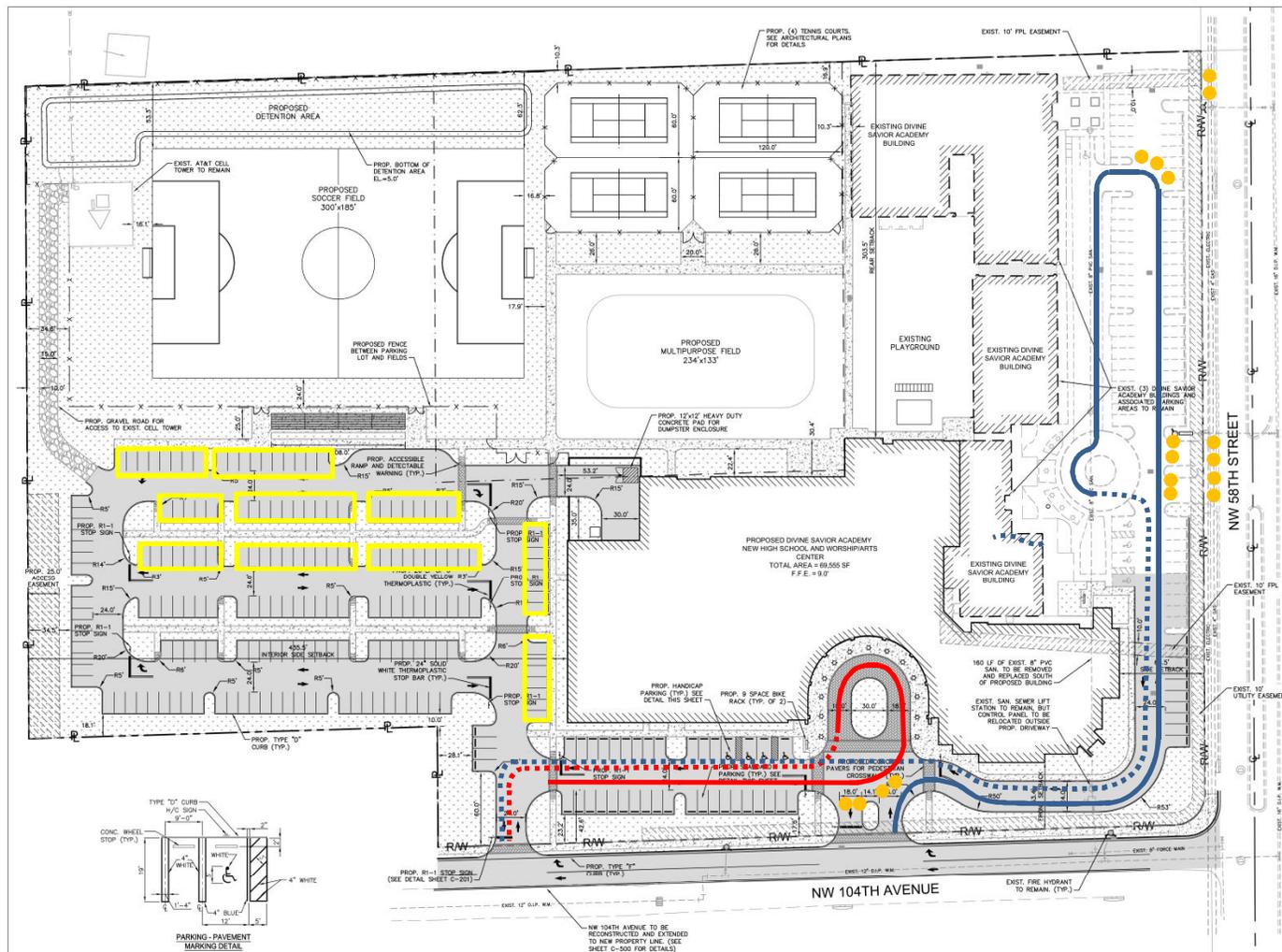
then eastbound along the south side of the site, and then enters the drop-off/pick-up loop. This route is shown (blue) on Figure 13.

For grades 10 through 12, approximately 390 feet of queue storage or 17 vehicles is provided to accommodate the student pick-up and drop-off. The vehicular queue begins at the north school driveway along NW 104th Avenue, proceeds southbound along the west side of the site, and then enters the high school drop-off/pick-up loop. This route is shown (red) on Figure 13.

In addition to the two (2) drop-off/pick-up areas, 83 parking spaces will also be provided for drop-off and pick-up. These parking spaces are located on the north side of the high school adjacent to sidewalk and crosswalk facilities.

The on-site operations at all school facilities typically require assistance during peak arrival and dismissal times in order to help create an efficient flow of vehicles on site. To assist with the efficient flow of vehicles (to the extent practical given the student population and site layout) it is recommended that trained personnel be posted to direct the traffic in and out of the site and within the site during the school dismissal periods. Additionally, the police officer directing traffic at the west school driveway and NW 58th Street is proposed to be relocated to the intersection of NW 58th Street and NW 104th Avenue as this intersection will serve as the main access to the school. The traffic operations plans may need to be adjusted in the future to respond to specific on-site conditions. The school will coordinate any modifications to the plan with Miami-Dade County Public Works and Waste Management Department.

FIGURE 13



- PICK-UP/DROP-OFF QUEUING ROUTE FOR PRE-K TO K, 1ST TO 5TH, AND 6TH TO 9TH GRADES (1050')
- - - EXIT ROUTE AFTER PICK-UP/DROP-OFF
- PICK-UP/DROP-OFF QUEUING ROUTE FOR 10TH TO 12TH GRADES (390')
- - - EXIT ROUTE AFTER PICK-UP/DROP-OFF
- PARENT/VISITOR PARKING ASSIGNED FOR ACCUMULATION (83 PARKING SPACES)
- TRAFFIC CONES

DIVINE SAVIOR ACADEMY
ZONING DISTRICT: INDUSTRIAL COMMERCIAL (IC)
CITY OF DORAL LAND DEVELOPMENT CODE

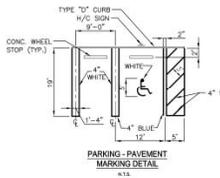
MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
GROSS AREA (S.F.)	7,500	559,685
MAXIMUM BUILDING COVERAGE (S.F.)	50%	106,504
LANDSCAPE OPEN SPACE (S.F.)	20.0%	
MAXIMUM HEIGHT	85.0'	55.9'
FLOOR AREA RATIO (F.A.R.)	0.5 & 0.25	

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT	20.0'	53.4'
SIDE STREET	15.0'	68.5'
INTERIOR SIDE	15.0'	435.5'
REAR	15.0'	303.5'

PARKING SPACE REQUIREMENTS	COMMENTS	REQUIRED	PROVIDED
USE TYPE: HIGH SCHOOL (1 SPACE/200 SF)	21,650 SF OF CLASSROOMS, ETC.	108	N/A*
USE TYPE: HIGH SCHOOL (1 SPACE/4 NON-TEACHER STAFF)	20 STAFF	5	N/A*
TOTAL REQUIREMENT (+ 102 EXISTING SPACES)		215	N/A*
USE TYPE: CHURCH (1 SPACE/ 50 SF)	8,290 SF	166	228
TOTAL REQUIREMENT (+ 102 EXISTING SPACES)		268	298
USE TYPE: GYMNASIUM (1 SPACE/4 SEATS)	630 SEATS	158	N/A*
TOTAL REQUIREMENT (+ 102 EXISTING SPACES)		260	N/A*

EXISTING SPACES TO REMAIN	79	70
TOTAL PROPOSED PARKING SPACES*	189	228
TOTAL POST-CONSTRUCTION PARKING COUNT*	268	298

*FIRST ROW OCCUR SPACES/SEATS, THEREFORE ONLY THE MOST STRINGENT REQUIREMENT IS PROVIDED.



LEGAL DESCRIPTION

TRACT "A", DIVINE SAVIOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 187, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE WEST ONE-HALF OF TRACTS 38 AND 39, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 187, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "A", DIVINE SAVIOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 187, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S81°42'16"W ALONG A LINE 30.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 39, A DISTANCE OF 180.00 FEET; THENCE S87°02'01"W ALONG THE NORTH LINE OF SAID TRACT 39, A DISTANCE OF 87.03 FEET; THENCE S12°02'01"W ALONG A LINE 133.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 39, A DISTANCE OF 330.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT 38; THENCE S81°42'16"W ALONG THE NORTH LINE OF SAID TRACT 38, A DISTANCE OF 85.00 FEET; THENCE S04°42'46"E ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID TRACTS 38 AND 39, A DISTANCE OF 65.00 FEET TO THE MOST EASTLY NORTHEAST CORNER OF SAID TRACT "A"; THENCE S87°02'01"W ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 330.00 FEET; THENCE S12°02'01"W ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 164.88 FEET; THENCE S87°02'01"W ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 284.00 FEET TO THE POINT OF BEGINNING.

SMED LANDS STATE IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 558.888 SQUARE FEET/7.0486 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



design matters

somerville
11111 N.W. 11th St., Suite 100
Doral, FL 33126
Tel: 305.486.1111
Fax: 305.486.1112
www.somerville.com

Kimley-Horn and Associates, Inc.
10000 N.W. 11th St., Suite 100
Doral, FL 33126
Tel: 305.486.1111
Fax: 305.486.1112
www.kimley-horn.com

SITE PLAN

NEW HIGH SCHOOL AND SITE PLANNING
DIVINE SAVIOR ACADEMY
DORAL, FLORIDA

Date: 03/11/2013
Project No: 6275
Sheet: CS-1

PRELIMINARY