VILLAGE OF PALMETTO BAY

Mayor Karyn Cunningham
Vice Mayor Mark Merwitzer
Council Member Patrick Fiore (Seat 1)
Council Member Steve Cody (Seat 2)
Council Member Marsha Matson (Seat 3)

Village Manager Nick Marano
Village Attorney John C. Dellagloria
Village Clerk Missy Arocha

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter, or hearing impaired to participate in this proceeding should contact the Village Clerk at (305) 259-1234 for assistance no later than four days prior to the meeting.

AGENDA
ZONING HEARING
MONDAY, OCTOBER 20, 2025 – 7:00 PM

VILLAGE HALL MUNICIPAL CENTER
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157
(305) 259-1234

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1. **CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER:** Any person making impertinent or slanderous remarks, or who becomes boisterous, while addressing the Council may be barred from further appearance before the Council by the Mayor, unless permission to continue or again address the Council is granted by a majority vote of the Council. Applauding speakers shall be discouraged. Heckling or verbal outbursts in support or opposition to a speaker, or his or her remarks, shall be prohibited. No signs or placards shall be allowed in the Council meeting. Persons exiting the Council meeting shall do so quietly. All cellular telephones and beepers are to be silenced during the meeting.

2. **REQUEST, PETITIONS, AND PUBLIC COMMENTS** Individuals wishing to speak on matters on the agenda and on items pertinent to the Village may do so by speaking during this section of the agenda. The Mayor will recognize those persons who wish to speak. Each speaker must sign-in prior to speaking on the designated public commentary sign-in sheet. Items for public hearing provided for within the agenda shall not be a topic of discussion during this section of the agenda. Please limit your comments to three (3) minutes or less. Public comments made by members of the public are important to the Village Council. Speakers will address the Village Council with respect.

3. MAJOR PROJECTS UPDATE

4. RESOLUTIONS REQUIRING PUBLIC HEARING

A. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT A FRONT POOL SETBACK OF 59 FEET 2 INCHES , WHERE 75 FEET IS REQUIRED, AND THE SETBACK FOR THE POOL INTERIOR SIDE SETBACK OF 15 FEET 11 INCHES WHERE 20 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 14540 SW 75 AVE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

B. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, TO AMEND A PREVIOUSLY APPROVED MASTER SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, LOCATED AT 6855 SW 152 STREET, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

C. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING THE HOURLY ON-STREET PARKING RATE FOR PAID PARKING ZONES; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning & Zoning Director, Javier Gonzalez)*

5. ORDINANCES FOR SECOND READING AND PUBLIC HEARING

A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX "A," THE SCHEDULE OF FEES OF THE CODE OF ORDINANCES, REDUCING BY TWENTY (20%) PERCENT THE AMOUNT OF FEES CHARGED TO SINGLE-FAMILY HOMEOWNERS FOR VARIANCE HEARINGS BEFORE THE VILLAGE COUNCIL OR FOR AN ADMINISTRATIVE VARIANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore and Co-Sponsored by Mayor Karyn Cunningham and Councilmember Steve Cody) (Passed on First Reading at the September 15, 2025, Zoning Hearing)*

B. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

(Passed on First Reading at the September 15, 2025, Zoning Hearing)

C. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading at the September 15, 2025, Zoning Hearing)*

6. ORDINANCES FOR FIRST READING WITH PUBLIC COMMENTS

A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*

B. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026 – 2029/2030 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared By Planning and Zoning Director, Javier Gonzalez)*

7. ADJOURNMENT

WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:

- We will respect the right of all citizens in our community to hold different opinions;
- We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;
- We will strive to understand differing perspectives;
- We will choose our words carefully;
- We will speak truthfully without accusation and we will avoid distortion;
- We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.

NOTICE OF APPEAL RIGHTS

Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by the Council with response to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed.

AMERICAN DISABBILITIES ACT OF 1990

This meeting is open to the public. In accordance with the American Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the Village Clerk at (305) 259-1234 no later than four (4) days prior to the meeting. Hearing Assistance Devices are available with the Village Clerk.

AGENDA ITEM NO. 4.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: October 20, 2025

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **RESOLUTIONS REQUIRING PUBLIC HEARING**

SUBJECT: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT A FRONT POOL SETBACK OF 59 FEET 2 INCHES , WHERE 75 FEET IS REQUIRED, AND THE SETBACK FOR THE POOL INTERIOR SIDE SETBACK OF 15 FEET 11 INCHES WHERE 20 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 14540 SW 75 AVE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

SUGGESTED ACTION:

ATTACHMENTS:

V-25-004 Pool Variance Deferral.doc

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT
9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

MEMORANDUM

To: Honorable Mayor and Village Council

From: Javier Gonzalez, Planning and Zoning Director

Via: Nick Marano, Village Manager

Date: October 20, 2025

Subject: Deferral of Variance Application V-25-004

OVERVIEW

File:	V-25-004
Applicant:	Lissette Dittmar
Property Owner:	Lissette Dittmar
Address:	14540 SW 75 Ave
Folio Number:	33-5023-039-0380

REQUEST SUMMARY

On July 7, 2025, the applicant, Lissette Dittmar, submitted a variance application seeking relief from the pool setback requirements within the E-M Estate Modified Zoning District.

STAFF RECOMMENDATION FOR DEFERRAL

Staff recommends the deferral of Variance Application V-25-004 to the November 3, 2025, public hearing for the following reason:

A public notice in the newspaper was required to be published by September 20, 2025, to ensure compliance with the required public notice period. This notice was not published in time to meet the original hearing deadline. By deferring the item to the November 3, 2025, hearing, the initial notice published on September 25, 2025, will satisfy the more than 30 days required for timely notice prior to the hearing date.

AGENDA ITEM NO. 4.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	October 20, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Resolution
AGENDA SECTION:	**RESOLUTIONS REQUIRING PUBLIC HEARING**
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, TO AMEND A PREVIOUSLY APPROVED MASTER SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, LOCATED AT 6855 SW 152 STREET, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*
SUGGESTED ACTION:	

ATTACHMENTS:

Westminster Master Plan Amendment Resolution .docx
Exhibit A - Phasing Schedule.pdf
Exhibit B - WCS Architecture Set_SS.pdf
Exhibit C - WCS Electrical Set SS.pdf
Exhibit D - WCS Landscape Plans_SS.pdf
Exhibit E - WCS Survey & Civil Plans_SS.pdf
SP-24-005 - Westminster Master Plan Amendment Staff Report.docx
Attachment A â€“ Letter of Intent & Application.pdf
Attachment B - Public Notice.pdf
Attachment C â€“ Previous Resolutions.pdf

Attachment D - Traffic Impact Study.pdf
Attachment E - WCS Architecture Set_SS.pdf
Attachment F - WCS Electrical Set SS.pdf
Attachment G - WCS Landscape Plans_SS.pdf
Attachment H - WCS Survey & Civil Plans_SS.pdf

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, TO AMEND A PREVIOUSLY APPROVED MASTER SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, LOCATED AT 6855 SW 152 STREET, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

WHEREAS, Westminster Christian Private School, Inc. (the "Applicant"), has applied for a Master Site Plan Amendment to incorporate a new five-acre parcel of land and to modify the existing approved master plan, allowing for the redistribution of previously approved building square footage, the demolition of existing structures, and the construction of new educational and athletic facilities; and

WHEREAS, the subject property is located at 6855 SW 152nd Street, Palmetto Bay, FL 33157 and is identified by folio numbers 33-5023-000-0830, 33-5023-000-0820, 33-5023-000-0840, 33-5023-000-0891; and

WHEREAS, the property is designated "E-1, One Acre Estate Single Family District" on the Village of Palmetto Bay Zoning Map; and

WHEREAS, the subject property has a long history of zoning approvals, beginning with a Special Exception granted by Metropolitan Dade County in 1968, followed by a master plan modification in 1993 via Resolution No. 4-ZAB-79-93; and

WHEREAS, following the Village's incorporation, the Village Council approved a phased master plan in 2007 (Resolution No. 07-96), which was subsequently modified in 2011 (Resolution No. 2011-71) to increase a perimeter fence height, and in 2013 (Resolution No. 2013-14) to redistribute approved building square footage; and

WHEREAS, most recently, on December 14, 2015, the Village Council approved Resolution No. 2015-115, modifying the existing master plan to include an additional five acres of land, and adopting an updated phasing plan; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application on October 20, 2025; and

WHEREAS, the Village Council finds, based on substantial competent evidence in the record, that the application for the Master Plan Amendment is consistent with the Village of Palmetto Bay's Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Village Council determined to approve with conditions the application, as provided in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as set forth in full.

Section 2. **Public Hearing and Procedures**. A public hearing on the present application was held on October 20, 2025, in accordance with the Village's public hearing procedures. Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law, and final order.

Section 3. Findings of Fact.

1. The subject property is located at 6855 SW 152nd Street, Palmetto Bay, FL 33157 and is identified by folio numbers 33-5023-000-0830, 33-5023-000-0820, 33-5023-000-0840, and 33-5023-000-0891.

2. After hearing testimony from Village Staff, the Applicant and the public, the Village Council accepted the findings of Village Staff as it relates to the review of the application in accordance with the Village's Land Development Code.

3. The application for the Master Site Plan Amendment is found consistent with the Village's Land Development Code, as specified in the Planning and Zoning Department Staff Report.

4. The Village Council adopts and incorporates by reference the Planning and Zoning Department Staff Report.

5. The proposed master site plan amendment is consistent with the Village's Comprehensive Plan and the purpose and intent of the E-1 zoning district. The plan maintains the property's educational use and its modifications align with the established community character.

6. The proposed master site plan is in conformance with all applicable regulations of the E-1 zoning district. The proposed plan meets or exceeds all requirements for lot size, setbacks, parking, and building square footage.

7. The plan is in conformance with all applicable Village requirements. The civil plans detail the design and construction of new roadways, driveways, and utility facilities, which are subject to a separate permitting process to ensure they meet Village standards.

8. The plan is consistent with good design standards. The master plan and landscaping drawings show extensive landscape buffers and perimeter walls, and the building arrangements are compatible with the scale and character of the overall school campus. Internal circulation for both vehicles and pedestrians is clear and organized, and the plan preserves existing natural features and open space.

9. The plan is in full conformance with Village policy regarding ownership, completion, and maintenance. The requirement for a "unity of title" ensures single ownership, and the building permit process will guarantee that all required improvements are completed to Village standards. The school is responsible for continued maintenance.

10. The Village shall issue a building permit for a portion or all of the proposed development after the application is found to be in full compliance with the approved master plan, the Florida Building Code, and all other Village, County, State, and Federal requirements.

11. The Village reserves the right to revoke any building permit if it is found that the application, plans, or documentation are materially false or misleading, or if the work being done differs materially from the approved plans, consistent with the Florida Building Code.

Section 4. Conclusions of Law.

The application for the Master Site Plan Amendment was reviewed pursuant to the Village's Land Development Code.

Section 5. Order.

The Village Council conditionally approves the application for Master Site Plan Amendment SP-24-005, to allow for the incorporation of a new five-acre parcel and to modify the existing approved master plan for the property located at 6855 SW 152nd Street, Palmetto Bay, FL 33157, identified by folio numbers 33-5023-000-0830, 33-5023-000-0820, 33-5023-000-0840, and 33-5023-000-0891, based upon review of the Village's Land Development Code, as depicted in the Master Site Plan Amendment documents attached hereto as Exhibits B through E, subject to the following conditions:

1. All previous conditions, approvals, and resolutions shall remain in effect unless otherwise altered by the granting of this request and any conditions assigned therein.

2. The proposed phasing plan included in Exhibit A shall replace the previous phasing plan adopted in 2015 (Resolution No. 2015-115).

3. The approval of this Master Site Plan Amendment shall not authorize any expansion of the student count beyond the previously approved maximum of 1,559 students.

4. The Applicant shall record a Unity of Title for all four subject lots with Miami-Dade County, in compliance with Section 30-30.2(d) of the Zoning Code, and shall submit a certified copy of the recorded document to the Planning and Zoning Director, all prior to the issuance of the first building permit connected with implementation of the master plan.

5. The Applicant is required to ensure that all development is constructed in full compliance with the approved Master Site Plan Amendment documents attached hereto as Exhibits B through E. No substantial modification or change may be made without the prior written consent of the Village Council.

6. All development and operations on the property shall be executed in strict conformance with the approved plans and shall comply with all other applicable sections of the Village of Palmetto Bay Land Development Code.

7. All school related drop-offs and pick-ups shall be fully contained on site during all drop-off and pick-up periods and no drop off or pick up shall be permitted on public rights-of-way, including SW 152nd Street and SW 67th Avenue.

8. The Applicant shall implement staggered dismissal periods, operating between the hours of 1:45 PM to 3:45 PM.

9. The Applicant shall coordinate with Miami-Dade County Department of Transportation and Public Works (DTPW) to optimize traffic signal timings at the study intersections (Old Cutler Road at SW 144 Street) during both the AM and PM peak periods. The Applicant shall submit its formal request for signal timing optimization to Miami-Dade County DTPW within sixty (60) days of the Village's issuance of the first building permit for the project. Proof of this optimization must be provided to the Planning and Zoning Director prior to the issuance of the Temporary Certificate of Occupancy or Certificate of Occupancy for the first new building.

10. The Applicant shall conduct a sign inventory along the property's frontages on SW 152nd Street and SW 67th Avenue to identify any deficient signs that may require upgrading or replacement due to deterioration.

11. The Applicant shall conduct a study and if warranted implement Safe Routes to School Program (SRTS) initiatives if (1) students are observed traveling from/to the school using alternatives modes of transportation (walking, biking, etc. and/or (2) if surveys, conducted in the future, indicate a student desire to access the school through alternative modes of transportation.

12. Subject to Miami-Dade County approval, the Applicant shall construct the following exclusive left and/or right-turn lanes, as recommended in the traffic study, prior to the issuance of the first certificate of occupancy for the first new building:

    i. Driveway 2: Southbound right-turn lane (75 ft in total length)
    ii. Driveway 4: Northbound left-turn lane (75 feet in total length)

iii. Driveway 11: Westbound right-turn lane (130 ft in total length)
iv. Driveway 12: Eastbound left-turn lane (195 ft in total length)

13. The Applicant shall submit a detailed Pavement Marking and Signage (PMS) Plan with the building permit application for review and approval by the Village.

14. The Applicant shall submit a detailed Paving, Grading, and Drainage (PGD) Plan with the building permit application for review and approval by the Village.

15. The Applicant shall provide a detailed lighting and photometrics plan with the building permit application, which shall be reviewed and approved by Village staff to ensure compliance with section 30-60.6 of the Village Code and prevent light spillage onto adjacent residential properties. Additionally, the maximum height of the new parking lot light posts shall not exceed 15 feet.

16. All loading zones and service areas shall be appropriately screened in compliance with the standards of Sec. 30-110.7(6).

17. Service and delivery vehicles, with the exception of food or catering deliveries necessary for same-day meal preparation, are restricted to Monday-Friday (7:00 a.m. to 7:00 p.m.) and weekends (8:00 a.m. to 5:00 p.m.). Food or catering deliveries shall be permitted beginning at 6:00 a.m. on Monday-Friday.

18. The Applicant's operational sound levels shall comply with the decibel levels established in the Village's Noise Ordinance, and compliance shall be subject to monitoring at any time by the Village.

19. Individual projects shall comply with all requirements of the Florida Building Code, Miami-Dade County Fire Department, Miami-Dade County Division of Environmental and Resources Management, and any applicable Federal or State regulations at the time of application for a building permit.

20. The Applicant shall submit a Crime Prevention Through Environmental Design (CPTED) plan for review and

administrative approval by the Planning and Zoning Department in conjunction with each building permit application for new or modified structures. The plan shall incorporate the recommendations set forth in the CPTED plan prepared by the Miami-Dade County Sheriff's Office, stamped received September 23, 2025. Any necessary deviation from a recommendation must be documented with a detailed written justification and submitted to the Planning and Zoning Department as part of the building permit submittal.

Section 6. Effective Date. This Resolution shall take effect immediately upon approval.

Section 7. Recording. This Resolution shall be recorded on the public records of Miami-Dade County at the cost of the Applicant.

PASSED AND ADOPTED this 20th day of October, 2025.

Attest:

_____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria, Esq.
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore ____

Council Member Steve Cody ____

Council Member Marsha Matson ____

Vice-Mayor Mark Merwitzer ____

Mayor Karyn Cunningham ____

Westminster Christian School

Revisions to the Approved 2015 Site Plan for WCS and to the Approved 1993 Site Plan for CCC

Summary – The proposed Site Plan ("Site Plan") makes no changes to the maximum number of students, teachers and other personnel, and access roads for the combined site plans. The revisions to the approved 2015 site plan are as follows: combination of a recently acquired five-acre parcel ("CCC") on which is planned new parking; adjusting the square footage on five buildings to their actual constructed size; increasing the size of five existing buildings; and the addition of one guard house and modification of the second guard house.

Building Data Changes from Prior Site Plan

Building 2A – Building 2A was shown in the 2015 site plan as a two-story building with 25,640 square feet. The Site Plan increases the square footage to approximately 31,000.

Building 4 – Building 4 was shown in the prior site plan as a two-story building with 18,120 square feet. The Site Plan increases the size of the building to approximately 42,000 square feet.

Building 12 – Building 12 is currently a single-story building with 2,400 square feet. In the Site Plan, building 12 is moved and increased by 11,700 square feet to build a two-story athletic building.

Building 23 – Building 23 is an existing athletic building with 750 square feet and the Site Plan increases the size to 4,000 square feet and adds viewing stands.

Building 26 – Building 26 is currently a recently constructed one story athletic building with 3,423 square feet. In the Site Plan, this building is increased to 24,000 square feet and an addition of a second story.

Buildings 21 and 34 – Building 21 is currently a guard house of 100 square feet. In the Site Plan, this building was increased to 200 square feet and an additional guard house, Building 34, was added with 200 square feet.

Buildings 3B, 10, 14A, 17, and 25 - The Total Building Area was adjusted to the actual building size after construction was completed. No further work is planned on these buildings.

Buildings 26 and 27 – These buildings were renamed 24 and 25, respectively.

Phasing Schedule

Phase 1 – Within 5 years – Construct Buildings 4, 23, and 26.

Phase 2 – Within 10 years – Complete Buildings 1, 2A, 12, and 24 and complete parking lots and High School entrance features.

Phase 3 – Within 15 years – Complete Buildings 16, 20, 21, 34 and new swimming pool.

Construction plans for the above buildings will be provided at time of permitting. Building code compliance will be provided with individual building plans at time of permitting. The phasing schedule is subject to change due to financing.



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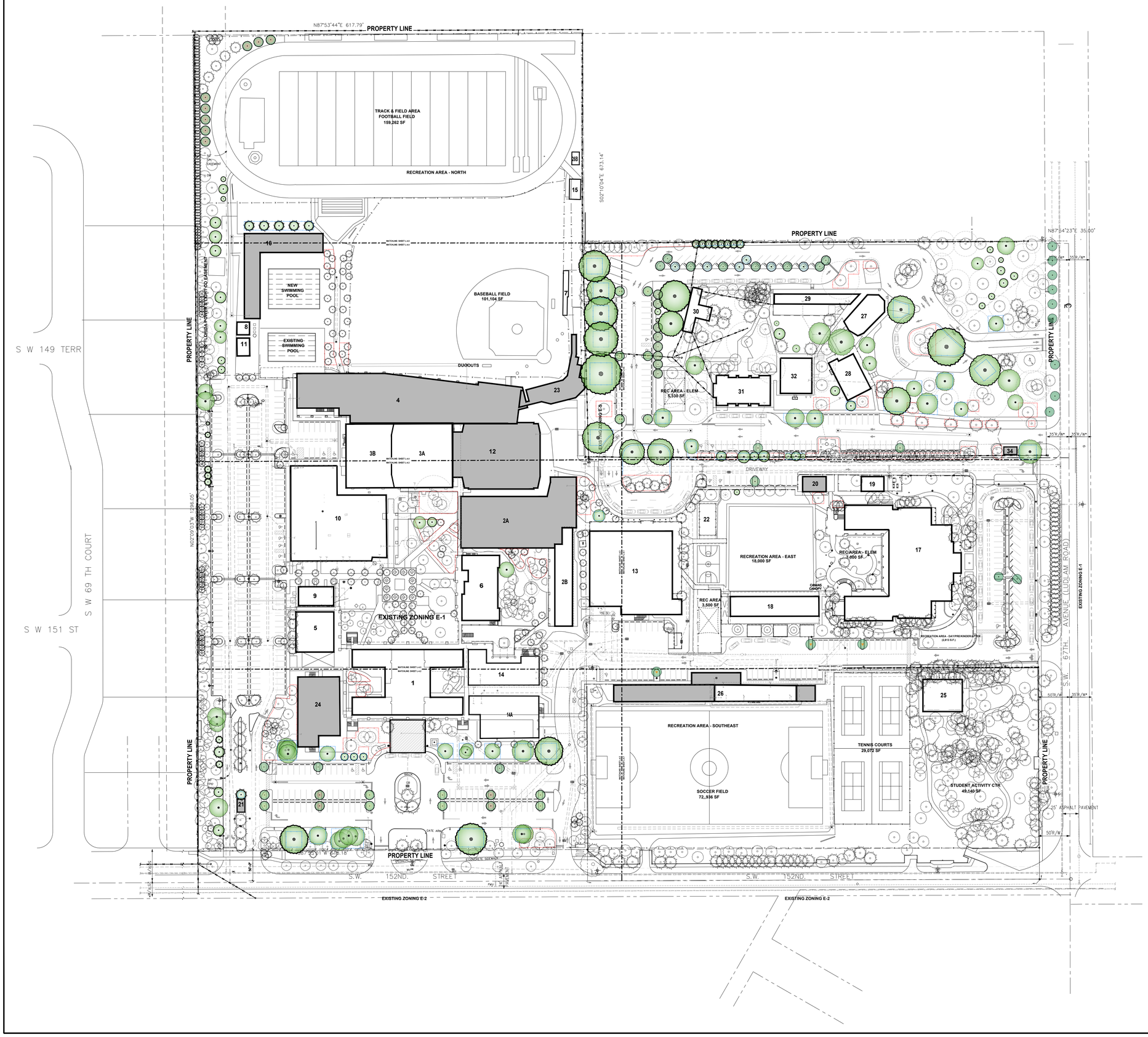

SHEET INDEX

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	L-1.1	EXISTING TREE DISPOSITION PLAN - ENLARGEMENT
	L-1.2	EXISTING TREE DISPOSITION PLAN - ENLARGEMENT
	L-1.3	EXISTING TREE DISPOSITION PLAN - ENLARGEMENT
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	L-4.4	TREE PLANTING PLAN - ENLARGEMENT
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	L-4.6	TREE PLANTING PLAN - ENLARGEMENT
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	L-5.6	SHRUBS PLANTING PLAN - ENLARGEMENT
	L-5.7	SHRUBS PLANTING PLAN - ENLARGEMENT
	L-6.0	PLANTING SCHEDULES
	L-7.0	PLANTING GENERAL NOTES & DETAILS

SCALE: 1" = 60'-0"

0 50' 100' 150' 300'

N

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:07:44-04'00'

PROJECT NO:

SCALE: AS SHOWN

DATE: 10/18/2024

DRAWN: D.O. STAFF

CHECKED: D.O.

CADD FILE:

DRAWING TITLE:

COVER & SHEET INDEX

SHEET NO.

L-0

IRRIGATION NOTES:

1. ALL RELOCATED TREES AND PALMS SHALL BE IRRIGATED AS PER RELOCATION SPECIFICATIONS NOTED IN SHEET L-3.0.
2. NEW TREES, SHRUBS, AND SOD AREAS SHALL RECEIVE FULL AUTOMATIC IRRIGATION COVERAGE.
3. NEW AUTOMATIC IRRIGATION SYSTEM SHALL BE INCORPORATED TO EXISTING IRRIGATION SYSTEM ONSITE.
4. ALL EXISTING IRRIGATION THROUGH THE SITE SHALL REMAIN OPERATIONAL FOR AREAS OUTSIDE OF CONSTRUCTION ZONES.
5. NEW IRRIGATION DESIGN WITH DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING FUTURE BUILDING PERMIT PHASES.

EXISTING TREE & PALM DISPOSITION LEGEND

EXISTING TREE TO REMAIN	EXISTING PALM TO REMAIN	TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
EXISTING TREE TO BE RELOCATED	EXISTING PALM TO BE RELOCATED	TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
EXISTING TREE TO BE REMOVED	EXISTING PALM TO BE REMOVED	

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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:07:47-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
EXISTING TREE DISPOSITION PLAN - OVERALL

SHEET NO.
L-1.0

SCALE: 1" = 60'-0"
0 50' 100' 150' 300'
N

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1 to 5	Not Applicable (N/A)						
6	Bismarck Palm	*Bismarckia nobilis*	No	12	20	14	Remain
7	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
8	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
9	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
10	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
11	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
12	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
13	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
14	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
15	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
16	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
17	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
18	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
19	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
20	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
21	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
22	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
23	Bismark Palm	*Bismarckia nobilis*	No	12	22	14	Remain
24 to 25	Not Applicable (N/A)						
26	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
27	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
28	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
29	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
30	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
31	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
32	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
33	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
34	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
35	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
36	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
37	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
38	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
39	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
40 to 52	Not Applicable (N/A)						

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
53	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
54	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
55 to 61	Not Applicable (N/A)						
62	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	25	Remain
63 to 70	Not Applicable (N/A)						
71	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
72	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
73	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
74 to 76	Not Applicable (N/A)						
77	Ilex Holly	*Ilex cassini*	Yes	4	12	10	Remain
78 to 86	Not Applicable (N/A)						
87	Live Oak	*Quercus virginiana*	Yes	15	30	30	Remain
88	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
89	Not Applicable (N/A)						
90	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
91	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
92	Mahogany Tree	*Swietenia mahagoni*	Yes	19	35	35	Remain
93	Mahogany Tree	*Swietenia mahagoni*	Yes	18	35	35	Remain
94	Not Applicable (N/A)						
95	Mahogany Tree	*Swietenia mahagoni*	Yes	48	40	48	Remain
96 to 108	Not Applicable (N/A)						
109	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
110	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
111 to 114	Not Applicable (N/A)						
115	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
116	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
117	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
118	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
119	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
120	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
121	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
122	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
123	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
124	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
125	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
126	Bismark Palm	*Bismarckia nobilis*	No	13	14	14	Remain
127	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
128	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
129	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
337							
1153	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1154	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1155	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1156	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1157	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1158	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1159	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1160	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1161	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1162	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1163	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1164	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1165	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1166	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1167	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1168	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1169	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1170	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1171	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1172	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1173	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1174	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1175	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1176	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1177	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1178	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1179	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1180	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1181	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1182	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1183	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1184	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1185	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1186	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1187	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1188	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1189	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1190	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1191	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1192	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1193	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1194	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1195	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1196	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1197	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1198	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1199	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1200	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1201	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1202	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1203	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1204	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1205	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1206	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1207	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1208	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1209	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1210	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1211	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1212	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1213	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1214	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1215	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1216	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1217	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1218	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1219	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1220	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1221	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1222	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1223	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1224	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1225	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1226	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1227	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1228	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1229	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1230	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1231	Solitaire Palm - Triple	*Ptychosperma elegans*	No	8	14	8	Remain
1232	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1233	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1234	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1235	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1236	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1237	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1238	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1239	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1240	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1241	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1242	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1243	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1244	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1245	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1246	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1247	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1248	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1249	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1250	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1251	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1252	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain



KEY PLAN

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED

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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL
PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:
1 CITY COMMENTS 04/18/2025

SEAL:
Digitally signed by David J. Odishoo
Date: 2025.04.18 14:07:51-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O.STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
EXISTING TREE DISPOSITION PLAN ENLARGEMENT

SHEET NO.
L-1.1

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
130	Gumbo Limbo	*Bursera simaruba*	Yes	14	24	18	Remain
131	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
132	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
133	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
134	Royal Poinciana	*Delonix regia*	No	12	35	25	Remain
135	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
136	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
137	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	10	Remain
138	Gumbo Limbo	*Bursera simaruba*	Yes	9	22	12	Remain
139	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Remain
140	Gumbo Limbo	*Bursera simaruba*	Yes	9	18	15	Relocate
141	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	18	Relocate
142	Gumbo Limbo	*Bursera simaruba*	Yes	12	32	18	Relocate
143	Gumbo Limbo	*Bursera simaruba*	Yes	48	35	20	Relocate
144	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	15	Relocate
145	Gumbo Limbo	*Bursera simaruba*	Yes	28	40	30	Relocate
146	Banyan Tree	*Ficus benghalensis*	No	96	45	50	Relocate
147	Live Oak	*Quercus virginiana*	Yes	30	35	35	Relocate
148 to 161		Not Applicable (N/A)					
162	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
163 to 164		Not Applicable (N/A)					
165	Live Oak	*Quercus virginiana*	Yes	12	30	22	Remain
166		Not Applicable (N/A)					
167	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
168	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
169		Not Applicable (N/A)					
170	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	20	Relocate
171	Live Oak	*Quercus virginiana*	Yes	9	22	20	Relocate
172	Live Oak	*Quercus virginiana*	Yes	8	18	12	Relocate
173	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
174	Live Oak	*Quercus virginiana*	Yes	6	18	12	Relocate
175	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
176	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
177	Live Oak	*Quercus virginiana*	Yes	15	30	25	Remain
178	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
179	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
180	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
181		Not Applicable (N/A)					
182	Live Oak	*Quercus virginiana*	Yes	24	35	30	Remain
183	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
184	Live Oak	*Quercus virginiana*	Yes	15	30	25	Remain
185	Live Oak	*Quercus virginiana*	Yes	12	25	25	Relocate
186	Black Olive	*Bucida buceras*	Yes	16	30	25	Remain
187 to 188		Not Applicable (N/A)					
189	Queen Palm	*Syagrus romanzoffiana*	No	12	19	12	Remove
190	Gumbo Limbo	*Bursera simaruba*	Yes	17	30	30	Relocate
191	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
192	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
193	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
194	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Relocate
195	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Relocate
196	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	20	Relocate
197	Live Oak	*Quercus virginiana*	Yes	12	35	20	Relocate
198	Christmas Palm	*Adonidia merrillii*	No	3	14	8	Remove
199	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
200	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
201	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
202	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
203		Not Applicable (N/A)					
204	Gumbo Limbo	*Bursera simaruba*	Yes	22	25	20	Remain
205	Live Oak	*Quercus virginiana*	Yes	20	40	40	Remain
206	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
207	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
208	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	20	Remain
209	Live Oak	*Quercus virginiana*	Yes	12	45	45	Relocate
210 to 215		Not Applicable (N/A)					
216	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
217	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Remain
218	Gumbo Limbo	*Bursera simaruba*	Yes	20	30	25	Remain
219	Live Oak	*Quercus virginiana*	Yes	12	45	25	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
220	Gumbo Limbo	*Bursera simaruba*	Yes	30	35	35	Remain
221 to 226		Not Applicable (N/A)					
227	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
228	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
229	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
230		Not Applicable (N/A)					
231	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
232 to 233		Not Applicable (N/A)					
234	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
235 to 245		Not Applicable (N/A)					
247	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
248 to 250		Not Applicable (N/A)					
251	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
252	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	18	Remain
253	Gumbo Limbo	*Bursera simaruba*	Yes	9	25	18	Remain
254	Live Oak	*Quercus virginiana*	Yes	12	30	20	Remain
255	Live Oak	*Quercus virginiana*	Yes	10	30	20	Remain
256	Live Oak	*Quercus virginiana*	Yes	16	38	25	Remain
257	Desert Cassia	*Senna polyphylla*	Yes	3	10	10	Remain
258	Gumbo Limbo	*Bursera simaruba*	Yes	12	40	20	Remain
259	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	20	Remain
260	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	25	Remain
526 to 528		Not Applicable (N/A)					
529	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
530	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
531	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
532	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
533	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
534	Live Oak	*Quercus virginiana*	Yes	8	22	16	Remain
535	Live Oak	*Quercus virginiana*	Yes	3	13	6	Remain
536	Live Oak	*Quercus virginiana*	Yes	12	22	20	Remain
1125	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1126	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1129	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
1130	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1131	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1132	Mahogany Tree	*Swietenia mahogani*	Yes	36	50	45	Remain
1357	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1358	Solitaire Palm - Double	*Ptychosperma elegans*	No	3	14	8	Remain
1359	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1360	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1361	Golden Raintree	*Koelreuteria paniculata*	No	20	35	30	Remain
1362	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1363	Gumbo Limbo	*Bursera simaruba*	Yes	24	25	20	Remain
1364	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1365	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1366	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1367	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1368	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1369	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1370	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1371	Banyan Tree	*Ficus benghalensis*	No	48	40	30	Remain
1372	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1373	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1374	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1375	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
1376	Christmas Palm - Triple	*Adonidia merrillii*	No	3	14	8	Remain
1377	Christmas Palm	*Adonidia merrillii*	No	3	10	6	Remain
1378	Canary Date Palm	*Phoenix canariensis*	No	18	15	12	Relocate
1379	Canary Date Palm	*Phoenix canariensis*	No	14	10	10	Relocate
1380	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1381	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1382	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1383	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Relocate
1384	Wild Date Palm	*Phoenix sylvestris*	No	12	26	15	Remain
1385	Wild Date Palm	*Phoenix sylvestris*	No	12	27	15	Remain
1386	Wild Date Palm	*Phoenix sylvestris*	No	12	23	15	Remain
1387	Wild Date Palm	*Phoenix sylvestris*	No	12	16	15	Remain
1388	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain
1389	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1390	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1391	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1392	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1393	Live Oak	*Quercus virginiana*	Yes	8	35	12	Relocate
1394	Live Oak	*Quercus virginiana*	Yes	12	20	20	Remain
1395	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1396	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1397	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1398	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1399	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1400	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1401	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1402	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1403	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1404	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1405	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1406	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1407	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1408	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1409	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1410	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1411	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1412	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1413	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1414	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1415	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1416	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1417	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1418	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1419	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1420	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1421	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1422	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1423	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1424	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1425	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1426	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1427	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1428	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1429	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1430	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1431	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1432	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1433	Paradise Tree	*Simaruba glauca*	Yes	3	12	6	Remain
1434	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1435	Paradise Tree	*Simaruba glauca*	Yes	3	12	6	Remain
1436	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1437	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1438	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1439	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1440	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1441	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1442	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1443	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1444	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1445	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1446	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1447	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1448	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1449	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1450	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1451	Royal Palm	*Roystonea regia*	Yes	4	6	4	Remain
1452	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1453	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1454	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1455	Gumbo Limbo	*Bursera simaruba*	Yes	4	16	14	Remain

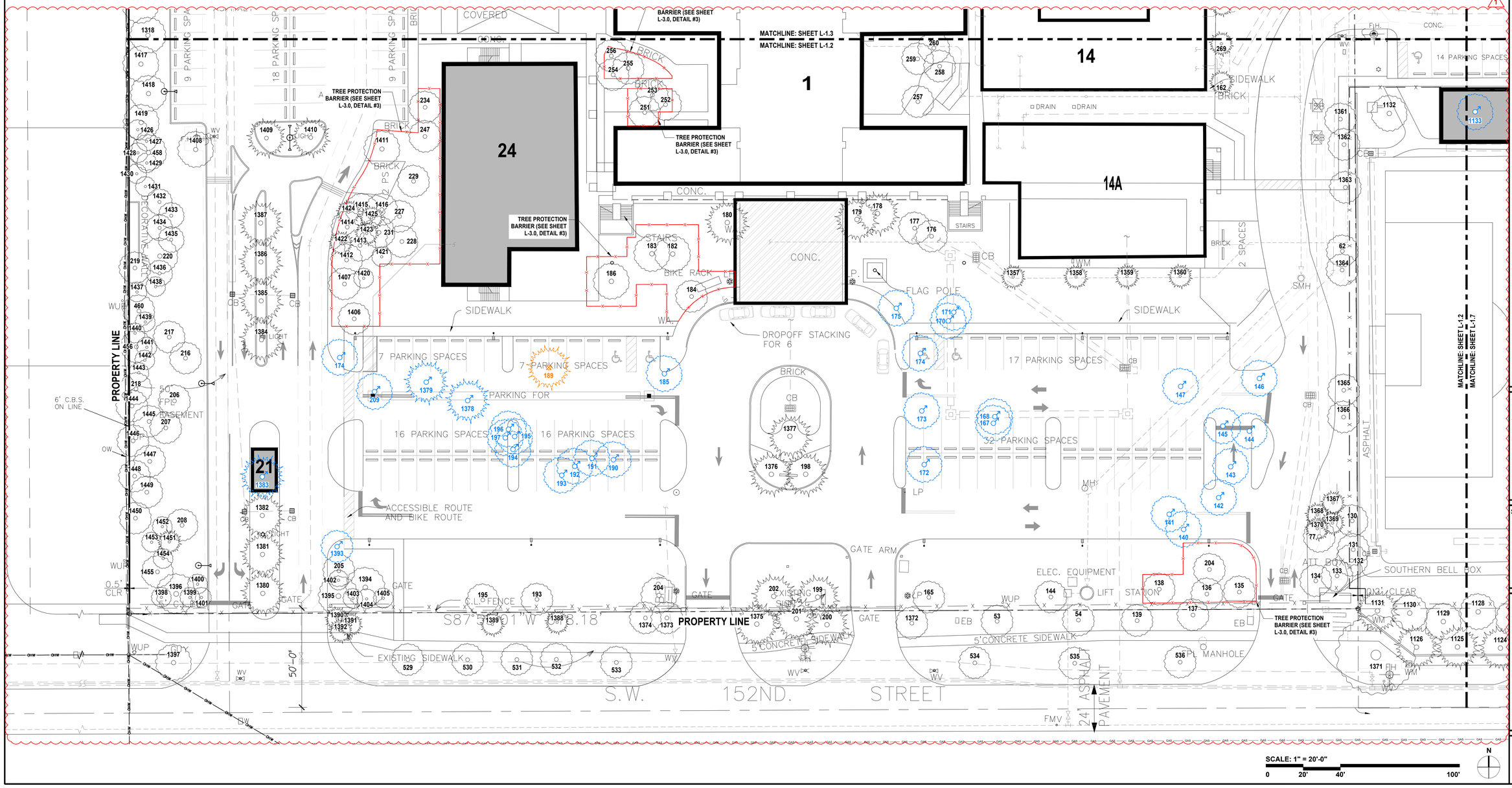


KEY PLAN

1

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED


MATCHLINE: SHEET L-1.3
MATCHLINE: SHEET L-1.2
MATCHLINE: SHEET L-1.2
MATCHLINE: SHEET L-1.7
TREE PROTECTION BARRIER (SEE SHEET L-3.0, DETAIL #3)
TREE PROTECTION BARRIER (SEE SHEET L-3.0, DETAIL #3)
TREE PROTECTION BARRIER (SEE SHEET L-3.0, DETAIL #3)
TREE PROTECTION BARRIER (SEE SHEET L-3.0, DETAIL #3)
24
1
14
14A
21
PROPERTY LINE
PROPERTY LINE
S87°-01'W 668.18'
S.W. 152ND. STREET
9 PARKING SPACES
18 PARKING SPACES
9 PARKING SPACES
14 PARKING SPACES
7 PARKING SPACES
7 PARKING SPACES
PARKING FOR
16 PARKING SPACES
16 PARKING SPACES
17 PARKING SPACES
32 PARKING SPACES
DROPOFF STACKING FOR 6
ACCESSIBLE ROUTE AND BIKE ROUTE
BIKE RACK
FLAG POLE
SIDEWALK
SIDEWALK
SIDEWALK
5' CONCRETE SIDEWALK
EXISTING SIDEWALK
GATE ARM
EXISTING GATE
GATE
GATE
GATE
GATE
CHAIN LINK FENCE
BRICK
BRICK
BRICK
BRICK
CONC.
CONC.
STAIRS
STAIRS
DRAIN
DRAIN
ELEC. EQUIPMENT
LIFT STATION
SOUTHERN BELL BOX
ASPHALT
ASPHALT PAVEMENT
MANHOLE
SMH
MH
LP
FMV
WUP
WUP
WUP

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
261	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
262	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
263	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
264	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
265	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
266	Not Applicable (N/A)						
267	Montgomery Palm	*Veitchia montgomeryana*	No	7	20	12	Remain
268	Montgomery Palm	*Veitchia montgomeryana*	No	7	20	12	Remain
269	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
270	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
271	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
272	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
273	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
274	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
275	Mahogany Tree	*Swietenia mahagoni*	Yes	6	20	14	Remain
276	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
277	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
278	Silver Bismarckia Palm	*Bismarckia nobilis*	No	10	12	12	Remain
279	Beauty Leaf	*Calophyllum brasiliense*	No	4	12	10	Remain
280	Not Applicable (N/A)						
281	Simpson Stopper	*Myrcianthes fragans*	Yes	4-6"	12	10	Remain
282	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
283	Red Maple	*Acer rubrum*	Yes	4	22	10	Remain
284	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
285	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
286	Gumbo Limbo	*Bursera simaruba*	Yes	12	24	16	Remain
287	Gumbo Limbo	*Bursera simaruba*	Yes	10	22	15	Remain
288	Gumbo Limbo	*Bursera simaruba*	Yes	9	22	16	Remain
289	Gumbo Limbo	*Bursera simaruba*	Yes	16	22	18	Remain
290	Gumbo Limbo	*Bursera simaruba*	Yes	13	25	18	Remain
291	Live Oak	*Quercus virginiana*	Yes	17	35	25	Remain
292	Mahogany Tree	*Swietenia mahagoni*	Yes	17	25	25	Remain
293	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
294	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
295	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
296	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
297	Live Oak	*Quercus virginiana*	Yes	28	25	20	Relocate
298	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
299	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
300	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	25	Relocate
301	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
302	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
303	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
304	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
305	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
306	Gumbo Limbo	*Bursera simaruba*	Yes	10	25	20	Remain
307	Bischofia Tree	*Bischofia javanica*	Yes	12	30	25	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
308	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
309	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
310	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
311	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
312	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
313	Not Applicable (N/A)						
314	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	25	Relocate
315	Paradise Tree	*Simarouba glauca*	Yes	14	35	30	Relocate
316 to 325	Not Applicable (N/A)						
326	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
327	Not Applicable (N/A)						
328	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
329	Not Applicable (N/A)						
330	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
331 to 333	Not Applicable (N/A)						
334	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
335	Live Oak	*Quercus virginiana*	Yes	7	24	20	Relocate
336	Pink Tabebuia	*Tabebuia heterophylla*	No	5	18	15	Relocate
337	Live Oak	*Quercus virginiana*	Yes	4	15	9	Relocate
338	Live Oak	*Quercus virginiana*	Yes	12	30	25	Relocate
339	Live Oak	*Quercus virginiana*	Yes	14	30	30	Relocate
340	Live Oak	*Quercus virginiana*	Yes	14	30	30	Remain
341	Live Oak	*Quercus virginiana*	Yes	24	40	40	Relocate
342	Gumbo Limbo	*Bursera simaruba*	Yes	24	25	25	Remain
343	Gumbo Limbo	*Bursera simaruba*	Yes	28	30	30	Remain
344	Black Olive	*Bucida buceras*	No	18	25	30	Remain
345 to 346	Not Applicable (N/A)						
347	Live Oak	*Quercus virginiana*	Yes	6	15	12	Remain
348	Black Olive	*Bucida buceras*	No	12	35	35	Remain
349 to 350	Not Applicable (N/A)						
351	Live Oak	*Quercus virginiana*	Yes	8	30	25	Remain
352	Live Oak	*Quercus virginiana*	Yes	18	30	25	Remain
353	Live Oak	*Quercus virginiana*	Yes	18	30	25	Remain
354	Live Oak	*Quercus virginiana*	Yes	18	35	25	Remain
355	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
356	Sabal Palm	*Sabal palmetto*	Yes	8	8	8	Remain
357	Sabal Palm	*Sabal palmetto*	Yes	8	10	8	Remain
358	Live Oak	*Quercus virginiana*	Yes	10	30	25	Remain
359	Not Applicable (N/A)						
360	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
361	Gumbo Limbo	*Bursera simaruba*	Yes	16	30	25	Remain
362	Live Oak	*Quercus virginiana*	Yes	14	35	25	Remain
363	Live Oak	*Quercus virginiana*	Yes	10	25	20	Remain
364	Live Oak	*Quercus virginiana*	Yes	36	35	36	Remain
365	Live Oak	*Quercus virginiana*	Yes	24	30	25	Remain
366	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
367	Green Thatch Palm	*Thrinax radiata*	Yes	4	18	10	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
368	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
369	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
370	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
371	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
372	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
373	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
374	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
375	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
376	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
377	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
378 to 395	Not Applicable (N/A)						
396	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
397	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
398	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
399	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
400	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
401	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
402	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
403	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
404	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
405	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
406	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
407	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
408	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
409	Live Oak	*Quercus virginiana*	Yes	12	25	25	Remain
410	Seagrape	*Coccoloba uvifera*	Yes	8	20	15	Remain
411	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
412	Live Oak	*Quercus virginiana*	Yes	36	40	35	Remain
413 to 443	Not Applicable (N/A)						
453 to 455	Not Applicable (N/A)						
456	Gumbo Limbo	*Bursera simaruba*	Yes	4	10	10	Remain
457	Not Applicable (N/A)						
458	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	10	Remain
459	Not Applicable (N/A)						
460	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	10	Remain
461	Not Applicable (N/A)						
1253	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1254	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1255	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1256	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1257	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Relocate
1258	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1259	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1260	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Relocate
1261	Chinese Fan Palm	*Livistona chinensis*	No	12	10	8	Remove
1262	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1263	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

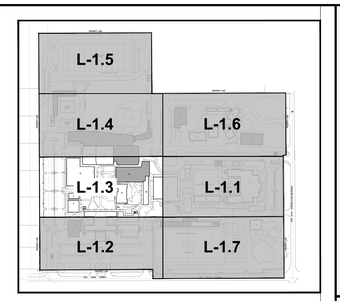
TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1264	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1265	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1266	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1267	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1268	Wild Tamarind	*Lysiloma latisiliqua*	Yes	8	16	10	Remain
1269	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1270	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1271	Simpson Stopper	*Myrcianthes fragans*	Yes	6	12	10	Remain
1272	Simpson Stopper	*Myrcianthes fragans*	Yes	6	12	10	Remain
1273	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1274	Thatch Palm	*Thrinax radiata*	Yes	4	12	5	Remain
1275	Royal Palm	*Roystonea regia*	Yes	5	18	10	Remain
1276	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1277	Montgomery Palm	*Veitchia montgomeryana*	No	8	28	10	Remain
1278	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1279	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1280	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1281	Chinese Fan Palm	*Livistona chinensis*	No	12	3	8	Remain
1282	Cattley Guava	*Psidium cattleianum*	No	3	10	8	Remain
1283	Cattley Guava	*Psidium cattleianum*	No	3	8	8	Remain
1284	Cattley Guava	*Psidium cattleianum*	No	3	9	8	Remain
1285	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1286	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1287	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1288	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1289	Crape Myrtle	*Lagerstroemia indica*	Yes	4	12	6	Remain
1290	Crape Myrtle	*Lagerstroemia indica*	Yes	4	12	6	Remain
1291	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1292	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1293	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1294	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1295	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1296	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1297	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1298	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1299	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1300	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1301	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1302	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1303	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1304	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1305	Live Oak	*Quercus virginiana*	Yes	2	10	4	Remain
1306	Live Oak	*Quercus virginiana*	Yes	2	10	6	Remain
1307	Double Solitaire Palm	*Pythrocsperma elegans*	No	6	10	6	Remain
1308	Double Solitaire Palm	*Pythrocsperma elegans*	No	6	10	6	Remain
1309	Double Solitaire Palm	*Pythrocsperma elegans*	No	6	10	6	Remain
1310	Double Solitaire Palm	*Pythrocsperma elegans*	No	6	10	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1311	Double Solitaire Palm	*Pythrocsperma elegans*	No	4	10	6	Remain
1312	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1313	Live Oak	*Quercus virginiana*	Yes	18	18	10	Remain
1314	Christmas Palm	*Adonidia merrillii*	No	Double	12	6	Remain
1315	Christmas Palm	*Adonidia merrillii*	No	Double	12	6	Remain
1316	Live Oak	*Quercus virginiana*	Yes	6	20	14	Remain
1317	Thatch Palm	*Thrinax radiata*	Yes	4	8	5	Remain
1318	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1319	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1320	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1321	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1322	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1323	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1324	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1325	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1326	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1327	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1328	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1329	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1330	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1331	Umbrella Tree	*Schefflera actinophylla*	No	4	16	10	Remain
1332	Umbrella Tree	*Schefflera actinophylla*	No	3	10	4	Remain
1333	Umbrella Tree	*Schefflera actinophylla*	No	4	16	10	Remain
1334	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Remain
1335	Live Oak	*Quercus virginiana*	Yes	6	20	15	Remain
1336	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1337	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1338	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1339	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1340	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1341	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1342	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1343	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1344	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1345	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1346	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Remain
1347	Live Oak	*Quercus virginiana*	No	6	20	15	Remain
1348	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1349	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1350	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1351	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1352	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1353	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1354	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1355	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1356	Christmas Palm	*Adonidia merrillii*	No	4	8	5	Remain
1456	Thatch Palm	*Thrinax radiata*	Yes	6	8	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1550	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1551	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1552	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1553	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1554	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1555	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1556	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1557	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1558	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1559	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1560	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1561	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1562	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1563	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1564	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1565	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1566	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1567	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1568	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1569	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1570	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1571	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1572	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1573	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1574	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1575	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1576	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1577	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1578	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1579	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1580	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1581	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1582	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1583	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1584	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1585	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1586	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1587	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1588	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1589	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1590	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1591	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain



KEY PLAN

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED

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CONSULTANT:

WESTMINSTER CHRISTIAN SCHOOL
6855 S.W. 152nd STREET
PALMETTO BAY, FL 33157

PROJECT NAME:
PROJECT ADDRESS:

Revisions:
1 CITY COMMENTS 04/18/2025

SEAL:
Digitally signed by David J. Odishoo
Date: 2025.04.18 14:07:58-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
EXISTING TREE DISPOSITION PLAN ENLARGEMENT

SHEET NO.
L-1.3

SCALE: 1" = 20'-0"
0 20' 40' 100'
N

EXISTING ZONING E-1

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 | L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
462	Royal Poinciana	*Delonix regia*	No	20	30	40	Remain
463	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
464	Gumbo Limbo	*Bursera simaruba*	Yes	30	30	30	Remain
465	Gumbo Limbo	*Bursera simaruba*	Yes	20	30	30	Remain
466	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	30	Remain
467	Gumbo Limbo	*Bursera simaruba*	Yes	24	30	30	Remain
468	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
469	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
470	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
471	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
472	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
473	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
474	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
475	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
476	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
477	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
478	Royal Palm	*Roystonea regia*	Yes	25	25	14	Remain
479	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
480	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
481	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
482	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
483	Royal Palm	*Roystonea regia*	Yes	25	25	14	Remain
484	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
485	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
486	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
487	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
488	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
489	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
490	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
491	Royal Palm	*Roystonea regia*	Yes	20	30	14	Remain
492	Royal Palm	*Roystonea regia*	Yes	12	30	14	Remain
493	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
494	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
495 to 497	Not Applicable (N/A)						
498	Royal Palm	*Roystonea regia*	Yes	20	40	14	Relocate
499	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
500	Queen Palm	*Syagrus romanzoffiana*	No	8	15	12	Remove
501	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
502 to 508	Not Applicable (N/A)						
509	Orange Geiger	*Cordia sebestena*	Yes	10	15	15	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 | L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
510 to 511	Not Applicable (N/A)						
512	Queen Palm	*Syagrus romanzoffiana*	No	8	20	12	Remove
513	Queen Palm	*Syagrus romanzoffiana*	No	16	20	12	Remove
514	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
515	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
516	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
517 to 525	Not Applicable (N/A)						
537	Not Applicable (N/A)						
897	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	34	Relocate
898	Live Oak	*Quercus virginiana*	Yes	48	50	65	Relocate
899	Gumbo Limbo	*Bursera simaruba*	Yes	17	18	14	Relocate
900	Sabal Palm	*Sabal Palmetto*	Yes	11	10	8	Relocate
901	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remove
902	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove
903	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove
904	Sabal Palm	*Sabal Palmetto*	Yes	7	9	7	Remove
905	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Remove
907	Live Oak	*Quercus virginiana*	Yes	27	55	60	Remain
908	Live Oak	*Quercus virginiana*	Yes	14,12	44	42	Relocate
909	Live Oak	*Quercus virginiana*	Yes	22	48	46	Relocate
910	Live Oak	*Quercus virginiana*	Yes	16	42	28	Remove
911	Live Oak	*Quercus virginiana*	Yes	28	50	50	Relocate
918	Gumbo Limbo	*Bursera simaruba*	Yes	14	37	24	Remain
919	Brazilian Pepper	*Schinus terebinthifolia*	No	7	15	12	Remain
920	Mahogany Tree	*Swietenia mahogoni*	Yes	72	40	43	Remain
921	Shortleaf Fig	*Ficus citrifolia*	No	4	18	8	Remain
922	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	30	Remain
923	Sabal Palm	*Sabal Palmetto*	Yes	10	8	6	Remain
924	Umbrella Tree	*Schinus terebinthifolia*	No	5	28	10	Remain
925	Gumbo Limbo	*Bursera simaruba*	Yes	3	12	6	Remain
926	Buccaneer Palm	*Pseudophoenix sargentii*	No	6	10	3	Remain
927	Gumbo Limbo	*Bursera simaruba*	Yes	4	14	6	Remain
1457	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1458	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1459	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1460	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1461	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1462	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1463	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1464	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 | L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1465	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1466	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1467	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1468	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1469	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1470	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1471	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1472	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1473	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1474	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1475	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1476	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1477	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1478	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1479	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1480	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1481	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1482	Royal Poinciana	*Delonix regia*	No	3	16	12	Remain
1483	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1484	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1485	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1486	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1487	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1488	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1489	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1490	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1491	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1492	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1493	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1494	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1495	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1496	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1497	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1498	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1510	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1511	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1512	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1513	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1514	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1515	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 | L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1516	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1517	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1518	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1519	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1520	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1521	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1522	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1523	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1524	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1525	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1526	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1527	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1528	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1529	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1530	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1531	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1532	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1533	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1534	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1535	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1536	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1537	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1538	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1539	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1540	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1541	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1542	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1543	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1544	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1545	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1546	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1547	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1548	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1549	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain



KEY PLAN

1

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED

1

MATCHLINE: SHEET L-1.5
MATCHLINE: SHEET L-1.4

TREE PROTECTION BARRIER (SEE SHEET L-3.0, DETAIL #3)

NEW SWIMMING POOL

16' CHAIN LINK FENCE

BASEBALL FIELD
101,104 SF

EXISTING SWIMMING POOL

TREE PROTECTION BARRIER (SEE SHEET L-3.0, DETAIL #3)

RESERVOIR

METAL STORAGE CONTAINER

METAL SHED

CANOPY

DUGOUTS

10' C.L.F.

6' C.L.F.

12' C.L.F.

16' C.L.F.

5.4'

BULLPEN

CONCRETE

ASPHALT

CONC.

GATE

WUP

SAP 1510-1514
CEE 1515-1523

SAP 1524-1528
CEE 1529-1535

SAP 1536-1540
CEE 1541-1549

FLORIDA POWER & LIGHT CO EASEMENT

PROPERTY LINE

9 PARKING SPACES

16 PARKING SPACES

6 PARKING SPACES

2 PARKING SPACES

CONC. RAMP

STAIRS

FIRE HYDRANT

DBH

CB

WV

OW

WP

OHW

UP

MATCHLINE: SHEET L-1.4
MATCHLINE: SHEET L-1.6

EXISTING ZONING LOTS

TREE PROTECTION BARRIER (SEE SHEET L-3.0, DETAIL #3)

TREE PROTECTION BARRIER (SEE SHEET

16 7 8 11 4 23 3B 3A 12

SCALE: 1" = 20'-0"
0 20' 40' 100'

N

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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:02-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **EXISTING TREE DISPOSITION PLAN ENLARGEMENT**

SHEET NO. **L-1.4**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

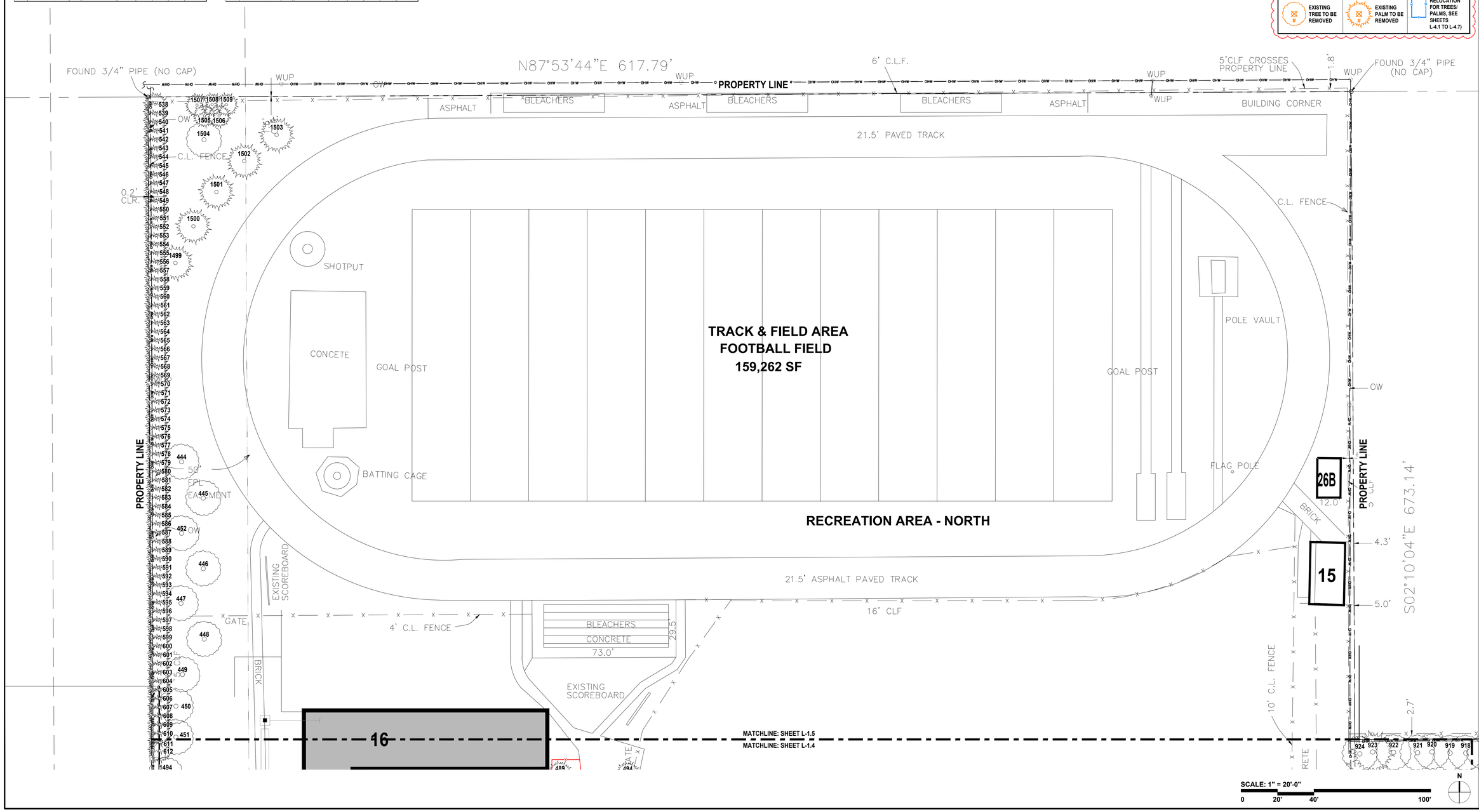
TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
444	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
445	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
446	Mahogany Tree	*Swietenia mahogany*	Yes	15	35	25	Remain
447	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
448	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
449	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
450	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
451	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
452	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
538	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
539	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
540	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
541	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
542	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
543	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
544	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
545	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
546	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
547	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
548	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
549	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
550	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
551	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
552	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
553	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
554	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
555	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
556	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
557	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
558	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
559	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
560	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
561	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
562	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
563	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
564	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
565	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
566	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
567	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
568	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
569	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
570	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
571	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
572	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
573	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
574	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
575	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
576	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
577	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
578	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
579	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
580	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
581	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
582	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
583	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
584	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
585	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
586	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
587	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
588	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
589	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
590	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
591	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
592	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
593	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
594	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
595	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
596	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
597	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
598	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
599	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
600	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
601	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
602	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
603	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
604	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
605	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
606	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
607	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
608	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
609	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
610	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
611	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
612	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
1499	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1500	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1501	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1502	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1503	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1504	Pongam Tree	*Pongamia pinnata*	No	12	25	25	Remain
1505	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1506	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1507	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1508	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1509	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain





KEY PLAN

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED

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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:05-04'00'

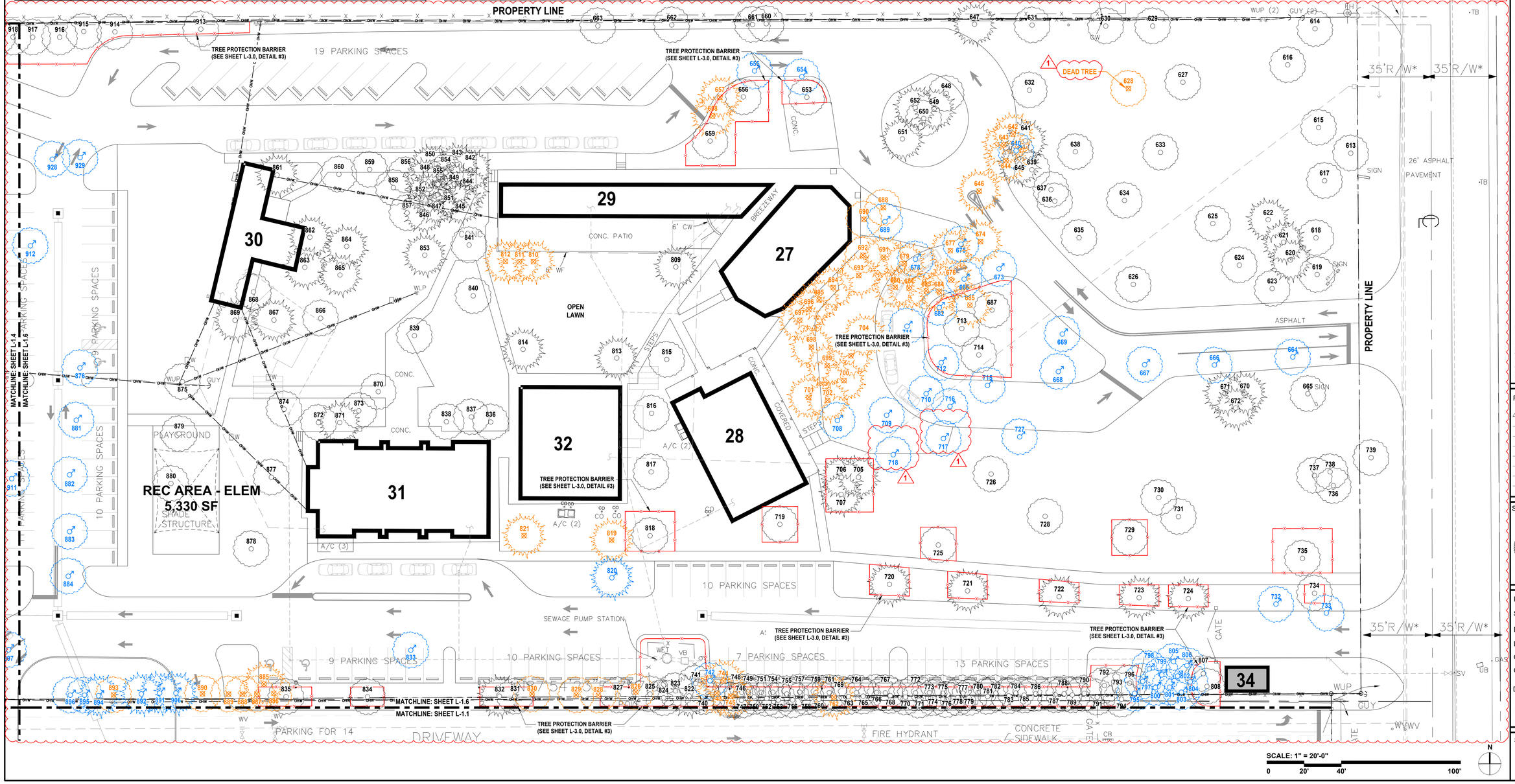
PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O.STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **EXISTING TREE DISPOSITION PLAN ENLARGEMENT**

SHEET NO. **L-1.5**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / L-4.6

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
613	Wild Tamarind	*Lysiloma latisiliquum*	Yes	17	35	30	Remain
614	Wild Tamarind	*Lysiloma latisiliquum*	Yes	13	32	28	Remain
615	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
616	Live Oak	*Quercus virginiana*	Yes	19	40	40	Remain
617	Royal Poinciana	*Delonix regia*	No	26	40	60	Remain
618	Gumbo Limbo	*Bursera simaruba*	Yes	19	35	36	Remain
619	Gumbo Limbo	*Bursera simaruba*	Yes	18	30	24	Remain
620	Washingtonian Palm	*Washingtonia robusta*	No	12	40	12	Remain
621	Washingtonian Palm	*Washingtonia robusta*	No	15	40	12	Remain
622	Washingtonian Palm	*Washingtonia robusta*	No	18	40	12	Remain
623	Live Oak	*Quercus virginiana*	Yes	32	30	35	Remain
624	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain
625	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
626	Live Oak	*Quercus virginiana*	Yes	24	45	50	Remain
627	Mango	*Mangifera indica*	No	4	10	10	Remain
628	Tabebuia (Dead)	*Tabebuia Spp. (Dead)*	No	10	16	-	Remove
629	Wild Tamarind	*Lysiloma latisiliquum*	Yes	5	14	7	Remain
630	Live Oak	*Quercus virginiana*	Yes	21	40	40	Remain
631	Live Oak	*Quercus virginiana*	Yes	22	40	40	Remain
632	Live Oak	*Quercus virginiana*	Yes	14	35	35	Remain
633	Live Oak	*Quercus virginiana*	Yes	30	35	45	Remain
634	Live Oak	*Quercus virginiana*	Yes	7	30	20	Remain
635	Live Oak	*Quercus virginiana*	Yes	13	40	32	Remain
636	Live Oak	*Quercus virginiana*	Yes	12	40	22	Remain
637	Gumbo Limbo	*Bursera simaruba*	Yes	17	45	42	Remain
638	Live Oak	*Quercus virginiana*	Yes	21	40	45	Remain
639	Live Oak	*Quercus virginiana*	Yes	9	25	23	Remain
640	Live Oak	*Quercus virginiana*	Yes	18	35	30	Relocate
641	Washingtonian Palm	*Washingtonia robusta*	No	8	27	15	Remain
642	Washingtonian Palm	*Washingtonia robusta*	No	3	25	8	Remove
643	Washingtonian Palm	*Washingtonia robusta*	No	2	10	6	Remove
644	Washingtonian Palm	*Washingtonia robusta*	No	3	20	10	Remove
645	Washingtonian Palm	*Washingtonia robusta*	No	2	20	14	Remain
646	Wild Date Palm	*Phoenix sylvestris*	No	3	18	11.5	Remove
647	Washingtonian Palm	*Washingtonia robusta*	No	12	30	24	Remain
648	Brazilian Beauty Leaf	*Calophyllum brasiliense*	No	15	37	42	Remain
649	Washingtonian Palm	*Washingtonia robusta*	No	11	45	10	Remain
650	Gumbo Limbo	*Bursera simaruba*	Yes	7	18	38	Remain
651	Wild Date Palm	*Phoenix sylvestris*	No	7	15	8	Remain
652	Wild Date Palm	*Phoenix sylvestris*	No	3,6	6-18	8-12	Remove
653	Jacaranda Tree	*Jacaranda mimosifolia*	No	9	18	27	Remain
654	Live Oak	*Quercus virginiana*	Yes	11	24	23	Relocate
655	Live Oak	*Quercus virginiana*	Yes	16	32	44	Relocate
656	Hong Kong Orchid	*Bauhinia blakeana*	No	5	12	21	Remain
657	Queen Palm	*Syagrus romanzoffiana*	No	9	24	12	Remain
658	Queen Palm	*Syagrus romanzoffiana*	No	7	28	8	Remain
659	Live Oak	*Quercus virginiana*	Yes	27	40	60	Remain
660	Gumbo Limbo	*Bursera simaruba*	Yes	11	28	12	Remain
661	Brazilian Pepper	*Schinus terebinthifolia*	No	16	28	23	Remain
662	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	42	Remain
663	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	30	Remain
664	Live Oak	*Quercus virginiana*	Yes	15	40	36	Relocate
665	Mahogany Tree	*Swietenia mahagoni*	Yes	22	35	41	Relocate
666	Live Oak	*Quercus virginiana*	Yes	24	42	54	Relocate
667	Live Oak	*Quercus virginiana*	Yes	9	28	24	Relocate
668	Live Oak	*Quercus virginiana*	Yes	24	32	36	Relocate
669	Live Oak	*Quercus virginiana*	Yes	23	45	60	Relocate
670	Washingtonian Palm	*Washingtonia robusta*	No	14	50	10	Remain
671	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
672	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
673	Live Oak	*Quercus virginiana*	Yes	17	38	36	Relocate
674	Pygmy Date Palm	*Phoenix roebelenii*	No	6	8-9	12	Remain
675	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Relocate
676	Sabal Palm	*Sabal Palmetto*	Yes	5	14	8	Remove
677	Sabal Palm	*Sabal Palmetto*	Yes	6	18	10	Remain
678	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Relocate
679	Chinese Fan Palm	*Livistona chinensis*	No	18	16	16	Remove
680	Queen Palm	*Syagrus romanzoffiana*	No	7	35	14	Remove
681	Chinese Fan Palm	*Livistona chinensis*	No	7	8	6	Remove
682	Live Oak	*Quercus virginiana*	Yes	25	45	50	Relocate
683	Umbrella Tree	*Schefflera actinophylla*	No	9	20	14	Remove
684	Alexander Palm	*Archontophoenix alexandrae*	No	3	18	6	Remove
685	Sabal Palm	*Sabal Palmetto*	Yes	8	18	13	Remove
686	Brazilian Beauty Leaf	*Calophyllum brasiliense*	No	24	45	40	Remain
687	Earleaf Acacia	*Acacia auriculiformis*	No	7	45	15	Remain
688	Gumbo Limbo	*Bursera simaruba*	Yes	17	30	50	Remain
689	Mahogany Tree	*Swietenia mahagoni*	Yes	15	16	8	Remove
690	Live Oak	*Quercus virginiana*	Yes	4	12	8	Remove
691	Chinese Fan Palm	*Livistona chinensis*	No	11	15	13	Remove
692	Paradise Tree	*Simarouba glauca*	Yes	5	8	6	Remove
693	Chinese Fan Palm	*Livistona chinensis*	No	8	14	10	Remove
694	Chinese Fan Palm	*Livistona chinensis*	No	9	12	10	Remove
695	Chinese Fan Palm	*Livistona chinensis*	No	6	4	8	Remove
696	Ponytail Palm	*Beaucarnea recurvata*	No	8	10	4	Remove
697	Chinese Fan Palm	*Livistona chinensis*	No	7	10	6	Remove
698	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
699	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
700	Christmas Palm	*Adonidia merrillii*	No	12	30	8	Remove
701	Queen Palm	*Syagrus romanzoffiana*	No	7	32	12	Remove
702	Queen Palm	*Syagrus romanzoffiana*	No	7	34	14	Remove
703	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
704	Pygmy Date Palm	*Phoenix roebelenii*	No	5	12	6	Remove
705	Queen Palm	*Syagrus romanzoffiana*	No	7	30	12	Remain
706	Queen Palm	*Syagrus romanzoffiana*	No	8	26	12	Remain
707	Blue Latan Palm	*Latania loddigesii*	No	9	16	12	Remain
708	Live Oak	*Quercus virginiana*	Yes	21	30	42	Relocate
709	Live Oak	*Quercus virginiana*	Yes	34	40	44	Relocate
710	Live Oak	*Quercus virginiana*	Yes	27	45	50	Relocate
711	Live Oak	*Quercus virginiana*	Yes	15	40	26	Relocate
712	Live Oak	*Quercus virginiana*	Yes	12	43	28	Relocate
713	Live Oak	*Quercus virginiana*	Yes	15	40	25	Remain
714	Live Oak	*Quercus virginiana*	Yes	8	35	24	Remain
715	Live Oak	*Quercus virginiana*	Yes	10	25	10	Relocate
716	Live Oak	*Quercus virginiana*	Yes	9	28	24	Relocate
717	Live Oak	*Quercus virginiana*	Yes	16	37	25	Relocate
718	Live Oak	*Quercus virginiana*	Yes	15	40	30	Relocate
719	Tabebuia	*Tabebuia Spp.*	No	10	26	10	Remain
720	Royal Palm	*Roystonea regia*	Yes	11	18	12	Remain
721	Royal Palm	*Roystonea regia*	Yes	6	15	12	Remain
722	Royal Palm	*Roystonea regia*	Yes	3	6	8	Remain
723	Royal Palm	*Roystonea regia*	Yes	10	24	15	Remain
724	Royal Palm	*Roystonea regia*	Yes	11	25	13	Remain
725	Live Oak	*Quercus virginiana*	Yes	9	16	16	Remain
726	Tabebuia	*Tabebuia Spp.*	No	12	30	25	Remain
727	Tabebuia	*Tabebuia Spp.*	No	6	25	15	Relocate
728	Live Oak	*Quercus virginiana*	Yes	21	43	38	Remain
729	Live Oak	*Quercus virginiana*	Yes	6	24	8	Remain
730	Live Oak	*Quercus virginiana*	Yes	19	32	28	Remain
731	Live Oak	*Quercus virginiana*	Yes	26	50	60	Remain
732	Royal Poinciana	*Delonix regia*	No	19	20	38	Relocate
733	Mahogany Tree	*Swietenia mahagoni*	Yes	24	35	35	Relocate
734	Live Oak	*Quercus virginiana*	Yes	7	34	10	Remain
735	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
736	Live Oak	*Quercus virginiana*	Yes	14	40	35	Remain
737	Royal Poinciana	*Delonix regia*	No	17	30	50	Remain
738	Mahogany Tree	*Swietenia mahagoni*	Yes	14	45	45	Remain
739	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	35	28	Remain
740	Mahogany Tree	*Swietenia mahagoni*	Yes	5	28	10	Remain
741	Mahogany Tree	*Swietenia mahagoni*	Yes	25	40	39	Remain
742	Mahogany Tree	*Swietenia mahagoni*	Yes	6	32	12	Relocate
743	Sabal Palm	*Sabal Palmetto*	Yes	11	10	6	Remove
744	Sabal Palm	*Sabal Palmetto*	Yes	9	18	10	Remove
745	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Remove
746	Mahogany Tree	*Swietenia mahagoni*	Yes	10	36	16	Remain
747	Live Oak	*Quercus virginiana*	Yes	7	14	8	Remain
748	Mahogany Tree	*Swietenia mahagoni*	Yes	3	16	6	Remain
749	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	16	4	Remain
750	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
751	Glossy Shower	*Senna surattensis*	No	2	14	7	Remain
752	Live Oak	*Quercus virginiana*	Yes	10	22	18	Remain
753	Mahogany Tree	*Swietenia mahagoni*	Yes	8	17	10	Remain
754	Mahogany Tree	*Swietenia mahagoni*	Yes	5	15	6	Remain
755	Mahogany Tree	*Swietenia mahagoni*	Yes	7	18	12	Remain
756	Mahogany Tree	*Swietenia mahagoni*	Yes	9	25	10	Remain
757	Live Oak	*Quercus virginiana*	Yes	11	18	16	Remain
758	Glossy Shower	*Senna surattensis*	No	14	16	10	Remain
759	Shortleaf Fig	*Ficus citrifolia*	Yes	8	15	12	Remain
760	Live Oak	*Quercus virginiana*	Yes	5	12	6	Remain
761	Mahogany Tree	*Swietenia mahagoni*	Yes	3	10	6	Remain
762	Sabal Palm	*Sabal Palmetto*	Yes	12	10	6	Remain
763	Gumbo Limbo	*Bursera simaruba*	Yes	5	20	6	Remain
764	Shortleaf Fig	*Ficus citrifolia*	Yes	10	18	8	Remain
765	Live Oak	*Quercus virginiana*	Yes	9	24	16	Remain
766	Mahogany Tree	*Swietenia mahagoni*	Yes	7	24	12	Remain
767	Mahogany Tree	*Swietenia mahagoni*	Yes	4	17	7	Remain
768	Shortleaf Fig	*Ficus citrifolia*	Yes	9	22	16	Remain
769	Mahogany Tree	*Swietenia mahagoni*	Yes	5	17	7	Remain
770	Mahogany Tree	*Swietenia mahagoni*	Yes	4	12	5	Remain
771	Mahogany Tree	*Swietenia mahagoni*	Yes	13	30	20	Remain
772	Shortleaf Fig	*Ficus citrifolia*	Yes	3	26	12	Remain
773	Mahogany Tree	*Swietenia mahagoni*	Yes	10	32	14	Remain
774	Gumbo Limbo	*Bursera simaruba*	Yes	8	16	12	Remain
775	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
776	Glossy Shower	*Senna surattensis*	No	24	18	22	Remain
777	Gumbo Limbo	*Bursera simaruba*	Yes	22	34	16	Remain
778	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	8	Remain
779	Gumbo Limbo	*Bursera simaruba*	Yes	7	27	10	Remain
780	Gumbo Limbo	*Bursera simaruba*	Yes	11	22	10	Remain
781	Gumbo Limbo	*Bursera simaruba*	Yes	3	20	8	Remain
782	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	6	Remain
783	Mahogany Tree	*Swietenia mahagoni*	Yes	6	15	8	Remain
784	Mahogany Tree	*Swietenia mahagoni*	Yes	15	35	25	Remain
785	Mahogany Tree	*Swietenia mahagoni*	Yes	10	30	20	Remain
786	Shortleaf Fig	*Ficus citrifolia*	Yes	5	18	10	Remain
787	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	12	Remain
788	Umbrella Tree	*Schefflera actinophylla*	No	18	14	8	Remain
789	Gumbo Limbo	*Bursera simaruba*	Yes	6	18	10	Remain
790	Live Oak	*Quercus virginiana*	Yes	30	30	32	Remain
791	Live Oak	*Quercus virginiana*	Yes	4	17	6	Remain
792	Shortleaf Fig	*Ficus citrifolia*	Yes	6	15	7	Remain
793	Live Oak	*Quercus virginiana*	Yes	4	18	8	Remain
794	Live Oak	*Quercus virginiana*	Yes	4	20	10	Remain
795	Live Oak	*Quercus virginiana*	Yes	5	20	10	Relocate
796	Live Oak	*Quercus virginiana*	Yes	7	32	20	Remain
797	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	22	28	Relocate
798	Gumbo Limbo	*Bursera simaruba*	Yes	8	26	12	Relocate
799	Gumbo Limbo	*Bursera simaruba*	Yes	8	26	12	Relocate
800	Gumbo Limbo	*Bursera simaruba*	Yes	4	25	13	Relocate
801	Gumbo Limbo	*Bursera simaruba*	Yes	5	26	15	Relocate
802	Sabal Palm	*Sabal Palmetto*	Yes	11	14	8	Relocate
803	Sabal Palm	*Sabal Palmetto*	Yes	8	9	6	Remove
804	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	16	Relocate
805	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	8	Relocate
806	Live Oak	*Quercus virginiana*	Yes	4	17	8	Relocate
807	Gumbo Limbo	*Bursera simaruba*	Yes	9	20	12	Remain
808	Wild Tamarind	*Lysiloma latisiliquum*	Yes	24	20	28	Remain
809	Areca Palm	*Dypsis lutescens*	No	Multi	20	17	Remain
810	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
811	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	6	Remove
812	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	5	Remove
813	Solitaire Palm	*Ptychosperma elegans*	No	7	16	11	Remain
814	Solitaire Palm	*Ptychosperma elegans*	No	4	20	5	Remain
815	Tabebuia	*Tabebuia rosea*	No	7	20	16	Remain
816	Gumbo Limbo	*Bursera simaruba*	Yes	26	34	37	Remain
817	Live Oak	*Quercus virginiana*	Yes	11	30	23	Remain
818	Live Oak	*Quercus virginiana*	Yes	12	32	27	Remain
819	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
820	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Relocate
821	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
822	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
823	Mahogany Tree	*Swietenia mahagoni*	Yes	20	20	-	Remain
824	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	5	Remain
825	Mahogany Tree	*Swietenia mahagoni*	Yes	6	10	-	Remain
826	Brazilian Pepper	*Schinus terebinthifolia*	No	16	20	18	Remove
827	Gumbo Limbo	*Bursera simaruba*	Yes	5	12	6	Remain
828	Brazilian Pepper	*Schinus terebinthifolia*	No	20	28	20	Remove
829	Brazilian Pepper	*Schinus terebinthifolia*	No	14	20	16	Remove
830	Brazilian Pepper	*Schinus terebinthifolia*	No	12	16	24	Remove
831	Gumbo Limbo	*Bursera simaruba*	Yes	4	12	5	Remain
832	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remain
833	Mango	*Mangifera indica*	No	12	42	20	Relocate
834	Gumbo Limbo	*Quercus virginiana*	Yes	14	22	25	Remain
835	Live Oak	*Quercus virginiana*	Yes	60	50	38	Remain
836	Live Oak	*Quercus virginiana*	Yes	15	25	45	Remain
837	Gumbo Limbo	*Bursera simaruba*	Yes	25	32	36	Remain
838	Spruce Pine	*Pinus glabra*	Yes	8	22	18	Remain
839	Black Olive	*Bucida buceras*	No	37	70	65	Remain
840	Mango	*Mangifera indica*	No	19	26	26	Remain
841	Bridewell Tree	*Caesalpinia granadillo*	No	5	20	18	Remain
842	Chinese Fan Palm	*Livistona chinensis*	No	16	14	12	Remain
843	Chinese Fan Palm	*Livistona chinensis*	No	10	5	6	Remain
844	Chinese Fan Palm	*Livistona chinensis*	No	9	5.5	5.5	Remain
845	Chinese Fan Palm	*Livistona chinensis*	No	8	7	6	Remain
846	Chinese Fan Palm	*Livistona chinensis*	No	10	30	10	Remain
847	Chinese Fan Palm	*Livistona chinensis*	No	11	28	12	Remain
848	Chinese Fan Palm	*Livistona chinensis*	No	11	29	12	Remain
849	Chinese Fan Palm	*Livistona chinensis*	No	10	28	10	Remain
850	Chinese Fan Palm	*Livistona chinensis*	No	11	27	11	Remain
851	Alexander Palm	*Archontophoenix alexandrae*	No	4	28	6	Remain
852	Alexander Palm	*Archontophoenix alexandrae*	No	3	8	6	Remain
853	Chinese Fan Palm	*Livistona chinensis*	No	9	16	7	Remain
854	Tabebuia	*Tabebuia Spp.*	No	16	30	14	Remain
855	Tabebuia	*Tabebuia Spp.*	No	7	28	10	Remain
856	Tabebuia	*Tabebuia Spp.*	No	14	32	18	Remain
857	Mango	*Mangifera indica*	No	24	32	32	Remain
858	Wild Tamarind	*Lysiloma latisiliquum*	Yes	4	30	12	Remain
859	Avocado	*Persea americana*	No	3	18	12	Remain
860	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	6	16	10	Remain
861	Areca Palm	*Dypsis lutescens*	No	Multi	18	14	Remain
862	Areca Palm	*Dypsis lutescens*	No	Multi	22	16	Remain
863	Areca Palm	*Dypsis lutescens*	No	Multi	18	12	Remain
864	Queen Palm	*Syagrus romanzoffiana*	No	11	24	14	Remain
865	Queen Palm	*Syagrus romanzoffiana*	No	10	18	16	Remain
866	Norfolk Island Pine	*Araucaria heterophylla*	No	47	65	18	Remain
867	Areca Palm	*Dypsis lutescens*	No	Multi	17	10	Remain
868	Gumbo Limbo	*Bursera simaruba*	Yes	18	30	29	Remain
869	Fishtail Palm	*Caryota mitis*	No	Multi	30	15	Remain
870	Black Olive	*Bucida buceras*	No	41	50	43	Remain
871	Sabal Palm	*Sabal Palmetto*	Yes	10	25	12	Remain
872	Umbrella Tree	*Schefflera actinophylla*	No	60	28	20	Remain
873	Gumbo Limbo	*Bursera simaruba*	Yes	3	12	-	Remain
874	Gumbo Limbo	*Bursera simaruba*	Yes	18	25	20	Remain
875	Live Oak	*Quercus virginiana*	Yes	20	40	60	Remain
876	Royal Poinciana	*Delonix regia*	No	12	20	30	Relocate
877	Live Oak	*Quercus virginiana*	Yes	21	38	44	Remain
878	Live Oak	*Quercus virginiana*	Yes	28	42	40	Remain
879	Golden Raintree	*Koelreuteria paniculata*	No	7	35	30	Remain
880	Live Oak	*Quercus virginiana*	Yes	22	45	60	Remain
881	Live Oak	*Quercus virginiana*	Yes	6	22	16	Relocate
882	Live Oak	*Quercus virginiana*	Yes	6	22	20	Relocate
883	Live Oak	*Quercus virginiana*	Yes	7	18	18	Relocate
884	Live Oak	*Quercus virginiana*	Yes	6	17	14	Relocate
885	Sabal Palm	*Sabal Palmetto*	Yes	7	11	10	Remove
886	Brazilian Pepper	*Schinus terebinthifolia*	No	3	14	16	Remove
887	Brazilian Pepper	*Schinus terebinthifolia*	No	3	16	15	Remove
888	Brazilian Pepper	*Schinus terebinthifolia*	No	3	12	16	Remove
889	Brazilian Pepper	*Schinus terebinthifolia*	No	3	11	15	Remove
890	Dead Tree Trunks	*N/A*	-	12,18	14,30	-	Remove
891	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
892	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
893	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	15	6	Remain
894	Sabal Palm	*Sabal Palmetto*	Yes	14	18	10	Relocate
895	Live Oak	*Quercus virginiana*	Yes	6	17	15	Relocate
896	Mahogany Tree	*Swietenia mahagoni*	Yes	7	20	18	Relocate
906	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Relocate
912	Live Oak	*Quercus virginiana*	Yes	27	50	70	Relocate
913	Live Oak	*Quercus virginiana*	Yes	19	35	47	Remain
914	Gumbo Limbo	*Bursera simaruba*	Yes	30	43	30	Remain
915	Live Oak	*Quercus virginiana*	Yes	15	38	40	Remain
916	Umbrella Tree	*Schinus terebinthifolia*	No	29	32	26	Remain
917	Brazilian Pepper	*Schinus terebinthifolia*	No	8	18	15	Remain
928	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	6	12	10	Relocate
929	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	5	12	6	Relocate



SCALE: 1" = 20'-0"
0 20' 40' 100'



KEY PLAN

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN #
- EXISTING PALM TO REMAIN #
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED #
- EXISTING PALM TO BE RELOCATED #
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED #
- EXISTING PALM TO BE REMOVED #

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CONSULTANT:

WESTMINSTER CHRISTIAN SCHOOL

6855 S.W. 152nd STREET
PALMETTO BAY, FL 33157

PROJECT NAME:
PROJECT ADDRESS:

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:09-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O.STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
EXISTING TREE DISPOSITION PLAN ENLARGEMENT

SHEET NO.
L-1.6

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
930	Bridalveil	*Caesapliniia granadillo*	No	20	30	40	Remain
931	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
932	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
933	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
934	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
935	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
936	Crape Myrtle	*Lagerstroemia indica*	No	4	16	12	Remain
937	Crape Myrtle	*Lagerstroemia indica*	No	4	16	12	Remain
938	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
939	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
940	Silver Thatch Palm	*Thrinax morissi*	Yes	5	20	10	Remain
941	Silver Thatch Palm	*Thrinax morissi*	Yes	5	20	10	Remain
942	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
943	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
944	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
945	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
946	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
947	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
948	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
949	American Oil Palm	*Elaeis Oleifera*	No	18	15	15	Remain
950	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
951	Thatch Palm	*Thrinax radiata*	Yes	Multi	12	8	Remain
952	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
953	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
954	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
955	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
956	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
957	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
958	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
959	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
960	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
961	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
962	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
963	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
964	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
965	Banyan	*Ficus sp.*	No	20	40	14	Remain
966	Chinese Fan Palm	*Livistonia chinensis*	No	16	40	14	Remain
967	Cabbage Palm	*Sabal Palmetto*	No	10	30	12	Remain
968	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
969	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
970	Live Oak	*Quercus virginiana*	Yes	20	35	14	Remain
971	Pigeon Plum	*Coccoloba diversifolia*	Yes	22	45	45	Remain
972	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
973	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
974	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
975	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
976	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
977	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
978	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
979	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
980	Chinese Fan Palm	*Livistonia chinensis*	No	16	20	12	Remain
981	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
982	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
983	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
984	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	18	7	Remain
985	Thatch Palm	*Thrinax radiata*	Yes	6	30	10	Remain
986	Thatch Palm	*Thrinax radiata*	Yes	6	30	10	Remain
987	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
988	Live Oak	*Quercus virginiana*	Yes	18	55	45	Remain
989	Live Oak	*Quercus virginiana*	Yes	18	55	45	Remain
990	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
991	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
992	Thatch Palm	*Thrinax radiata*	Yes	5	12	10	Remain
993	Autograph Tree	*Clusia rosea*	Yes	5	12	8	Remain
994	Dwarf Sugar Palm	*Arenga engleri*	No	12	14	14	Remain
995	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
996	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
997	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
998	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
999	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1000	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1001	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1002	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1003	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1004	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1005	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1006	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1007	Satake Palm	*Satakentia liukuiensis*	No	8	12	14	Remain
1008	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1009	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1010	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1011	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1012	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1013	Live Oak	*Quercus virginiana*	Yes	22	55	45	Remain
1014	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1015	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1016	Satake Palm	*Satakentia liukuiensis*	No	7	14	12	Remain
1017	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1018	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1019	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1020	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1021	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1022	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1023	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1024	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1025	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1026	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1027	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1028	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1029	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1030	Bay Rum	*Pimenta racemosa*	Yes	5	15	10	Remain
1031	Bay Rum	*Pimenta racemosa*	Yes	5	15	10	Remain
1032	Satake Palm	*Satakentia liukuiensis*	Yes	7	14	12	Remain
1033	Cabbage Palm	*Sabal Palmetto*	No	10	30	12	Remain
1034	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1035	Gumbo Limbo	*Bursera simaruba*	Yes	28	50	45	Remain
1036	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1037	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1038	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1039	Paradise Tree	*Simaruba glauca*	Yes	15	30	25	Remain
1040	Paradise Tree	*Simaruba glauca*	Yes	15	30	25	Remain
1041	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1042	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1043	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1044	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1045	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1046	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1047	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1048	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1049	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1050	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1051	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1052	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1053	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1054	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1055	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1056	Banyan	*Ficus sp.*	No	Multi	60	75	Remain
1057	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1058	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1059	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1060	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1061	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1062	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1063	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1064	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1065	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1066	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1067	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1068	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1069	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1070	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1071	Banyan	*Ficus sp.*	No	Multi	60	65	Remain
1072	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1073	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1074	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1075	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1076	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1077	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1078	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1079	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1080	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1081	Live Oak	*Live Oak*	Yes	10	35	25	Remain
1082	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1083	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1084	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1085	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1086	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1087	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1088	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1089	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1090	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1091	Live Oak	*Quercus virginiana*	Yes	Double	60	75	Remain
1092	Paradise Tree	*Simaruba glauca*	Yes	30	65	40	Remain
1093	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1094	Solitaire Palm	*Pytchosperma elegans*	No	Multi	25	25	Remain
1095	Mango	*Mangnifera indica*	No	10	22	18	Remain
1096	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1097	Thatch Palm	*Thrinax radiata*	Yes	Double	15	12	Remain
1098	Pongam	*Pongamia pinnata*	No	12	30	35	Remain
1099	Montgomery Palm	*Veitchia montgomeriana*	No	8	20	10	Remain
1100	Cabbage Palm	*Sabal Palmetto*	Yes	120	20	10	Remain
1101	Solitaire Palm	*Pytchosperma elegans*	No	Double	25	8	Remain
1102	Cabbage Palm	*Sabal Palmetto*	Yes	11	25	10	Remain
1103	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1104	Live Oak	*Quercus virginiana*	Yes	3	28	8	Remain
1105	Live Oak	*Quercus virginiana*	Yes	10	20	25	Remain
1106	Cabbage Palm	*Sabal Palmetto*	Yes	10	25	10	Remain
1107	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1108	Cabbage Palm	*Sabal Palmetto*	Yes	13	33	10	Remain
1109	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1110	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1111	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1112	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1113	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1114	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1115	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1116	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1117	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1118	Banyan	*Ficus sp.*	No	Multi	60	65	Remain
1119	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	15	Remain
1120	Gumbo Limbo	*Bursera simaruba*	Yes	18	28	18	Remain
1121	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	18	Remain
1122	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1123	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1124	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1127	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
1128	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	20	Remain
1133	Brazilian Beautyleaf	*Calliphyllum brasiliense*	No	36	50	45	Relocate
1134	Live Oak	*Quercus virginiana*	Yes	12	30	18	Relocate
1135	Date Palm	*Phoenix canariensis*	No	16	40	16	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

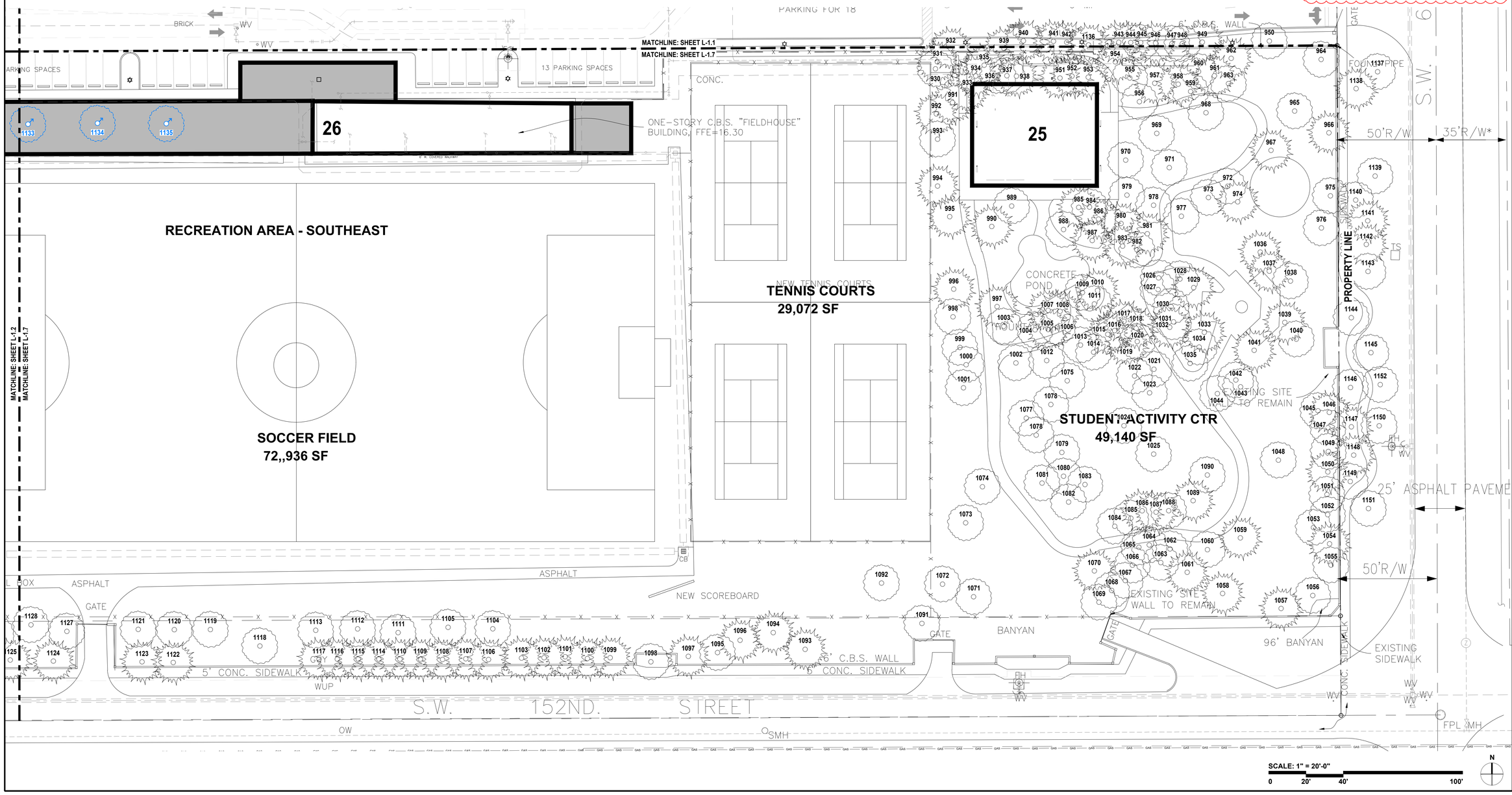
TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1136	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1137	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	12	Remain
1138	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1139	Live Oak	*Quercus virginiana*	Yes	30	48	40	Remain
1140	Mango	*Mangnifera indica*	No	9	20	12	Remain
1141	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1142	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1143	Mango	*Mangnifera indica*	No	12	28	18	Remain
1144	Mango	*Mangnifera indica*	No	12	28	18	Remain
1145	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain
1146	Live Oak	*Quercus virginiana*	Yes	30	45	35	Remain
1147	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1148	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1149	Live Oak	*Quercus virginiana*	Yes	26	40	30	Remain
1150	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
1151	Live Oak	*Quercus virginiana*	Yes	24	42	25	Remain
1152	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain



KEY PLAN

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED



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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:12-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **EXISTING TREE DISPOSITION PLAN ENLARGEMENT**

SHEET NO. **L-1.7**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / SHEET L-1.4

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
1 to 5		Not Applicable (N/A)					
6	Bismark Palm	*Bismarckia nobilis*	No	12	20	14	Remain
7	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
8	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
9	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
10	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
11	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
12	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
13	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
14	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
15	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
16	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
17	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
18	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
19	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
20	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
21	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
22	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
23	Bismark Palm	*Bismarckia nobilis*	No	12	22	14	Remain
24 to 25		Not Applicable (N/A)					
26	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
27	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
28	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
29	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
30	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
31	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
32	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
33	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
34	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
35	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
36	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
37	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
38	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
39	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
40 to 52		Not Applicable (N/A)					
53	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
54	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
55 to 61		Not Applicable (N/A)					
62	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	25	Remain
63 to 70		Not Applicable (N/A)					
71	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
72	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
73	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
74 to 76		Not Applicable (N/A)					
77	Ilex Holly	*Ilex cassine*	Yes	4	12	10	Remain
78 to 86		Not Applicable (N/A)					
87	Live Oak	*Quercus virginiana*	Yes	15	30	30	Remain
88	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
89		Not Applicable (N/A)					
90	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
91	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
92	Mahogany Tree	*Swietenia mahagoni*	Yes	19	35	35	Remain
93	Mahogany Tree	*Swietenia mahagoni*	Yes	18	35	35	Remain
94		Not Applicable (N/A)					
95	Mahogany Tree	*Swietenia mahagoni*	Yes	48	40	48	Remain
96 to 108		Not Applicable (N/A)					
109	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
110	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
111 to 114		Not Applicable (N/A)					
115	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
116	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
117	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
118	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
119	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
120	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
121	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
122	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
123	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
124	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
125	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
126	Bismark Palm	*Bismarckia nobilis*	No	13	14	14	Remain
127	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
128	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
129	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
1153	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1154	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1155	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1156	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1157	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1158	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1159	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1160	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1161	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1162	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1163	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1164	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1165	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1166	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1167	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1168	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1169	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1170	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1171	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1172	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1173	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1174	Vera Wood	*Bulnesia arborea*	No	12	12	12	Remain
1175	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1176	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1177	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1178	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1179	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1180	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1181	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1182	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1183	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1184	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1185	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1186	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1187	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1188	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1189	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1190	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1191	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1192	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1193	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1194	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1195	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1196	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1197	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1198	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1199	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1200	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1201	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1202	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1203	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1204	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1205	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1206	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1207	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1208	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1209	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1210	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1211	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1212	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1213	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1214	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1215	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1216	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1217	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1218	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1219	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1220	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1221	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1222	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1223	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1224	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1225	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1226	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1227	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1228	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1229	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1230	Live Oak	*Quercus virginiana*	Yes	5	16	14	Remain
1231	Solitaire Palm - Triple	*Ptychosperma elegans*	No	8	14	8	Remain
1232	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1233	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1234	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1235	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1236	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1237	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1238	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1239	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1240	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1241	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1242	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1243	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1244	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1245	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1246	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1247	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1248	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1249	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1250	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1251	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1252	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / SHEET L-4.2

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
130	Gumbo Limbo	*Bursera simaruba*	Yes	14	24	18	Remain
131	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
132	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
133	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
134	Royal Poinciana	*Delonix regia*	No	12	35	25	Remain
135	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
136	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
137	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	10	Remain
138	Gumbo Limbo	*Bursera simaruba*	Yes	9	22	12	Remain
139	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Remain
140	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	15	Relocate
141	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	18	Relocate
142	Gumbo Limbo	*Bursera simaruba*	Yes	12	32	18	Relocate
143	Gumbo Limbo	*Bursera simaruba*	Yes	48	35	20	Relocate
144	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	15	Relocate
145	Gumbo Limbo	*Bursera simaruba*	Yes	28	40	30	Relocate
146	Banyan Tree	*Ficus benghalensis*	No	98	45	50	Relocate
147	Live Oak	*Quercus virginiana*	Yes	30	35	35	Relocate
148 to 161		Not Applicable (N/A)					
162	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
163 to 164		Not Applicable (N/A)					
165	Live Oak	*Quercus virginiana*	Yes	12	30	22	Remain
166		Not Applicable (N/A)					
167	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
168	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
169		Not Applicable (N/A)					
170	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	20	Relocate
171	Live Oak	*Quercus virginiana*	Yes	9	22	20	Relocate
172	Live Oak	*Quercus virginiana*	Yes	8	18	12	Relocate
173	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
174	Live Oak	*Quercus virginiana*	Yes	6	18	12	Relocate
175	Live Oak	*Quercus virginiana*	Yes	10	30	25	Relocate
176	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
177	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
178	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
179	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
180	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
181		Not Applicable (N/A)					
182	Live Oak	*Quercus virginiana*	Yes	24	35	30	Remain
183	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
184	Live Oak	*Quercus virginiana*	Yes	15	30	25	Remain
185	Live Oak	*Quercus virginiana*	Yes	12	25	25	Relocate
186	Black Olive	*Bucida buceras*	Yes	16	30	25	Remain
187 to 188		Not Applicable (N/A)					
189	Queen Palm	*Syagrus romanzoffiana*	No	12	19	12	Remove
190	Gumbo Limbo	*Bursera simaruba*	Yes	17	30	30	Relocate
191	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
192	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
193	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
194	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Relocate
195	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	20	Relocate
196	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	20	Relocate
197	Live Oak	*Quercus virginiana*	Yes	12	35	20	Relocate
198	Christmas Palm	*Adonidia merrillii*	No	3	14	8	Remain
199	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
200	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
201	Royal Palm	*Roystonea regia*	Yes	14	22	12	Relocate
202	Royal Palm	*Roystonea regia*	Yes	14	22	12	Relocate
203		Not Applicable (N/A)					
204	Gumbo Limbo	*Bursera simaruba*	Yes	22	25	20	Remain
205	Live Oak	*Quercus virginiana*	Yes	20	40	40	Remain
206	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
207	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
208	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	20	Remain
209	Live Oak	*Quercus virginiana*	Yes	12	45	45	Relocate
210 to 215		Not Applicable (N/A)					
216	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
217	Gumbo Limbo	*Bursera simaruba*	Yes	25	30	25	Remain
218	Gumbo Limbo	*Bursera simaruba*	Yes	28	30	25	Remain
219	Live Oak	*Quercus virginiana*	Yes	12	45	25	Remain
220	Gumbo Limbo	*Bursera simaruba*	Yes	30	35	35	Remain
221 to 226		Not Applicable (N/A)					
227	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
228	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
229	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
230		Not Applicable (N/A)					
231	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
232 to 233		Not Applicable (N/A)					
234	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
235 to 246		Not Applicable (N/A)					
247	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
248 to 250		Not Applicable (N/A)					
251	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
252	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	18	Remain
253	Gumbo Limbo	*Bursera simaruba*	Yes	9	25	18	Remain
254	Live Oak	*Quercus virginiana*	Yes	12	30	20	Remain
255	Live Oak	*Quercus virginiana*	Yes	10	30	20	Remain
256	Live Oak	*Quercus virginiana*	Yes	16	38	25	Remain
257	Desert Cassia	*Senna polyphylla*	Yes	3	10	10	Remain
258	Gumbo Limbo	*Bursera simaruba*	Yes	12	40	20	Remain
259	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	20	Remain
260	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	25	Remain
526 to 528		Not Applicable (N/A)					
529	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
530	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
531	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
532	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
533	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
534	Live Oak	*Quercus virginiana*	Yes	8	22	16	Remain
535	Live Oak	*Quercus virginiana*	Yes	3	13	6	Remain
536	Live Oak	*Quercus virginiana*	Yes	12	22	20	Remain
1125	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1126	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1129	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
1130	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
1131	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1132	Mahogany Tree	*Swietenia mahogani*	Yes	36	50	45	Remain
1357	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1358	Solitaire Palm - Double	*Ptychosperma elegans*	No	3	14	8	Remain
1359	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1360	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1361	Golden Rattree	*Koelreuteria paniculata*	Yes	20	35	30	Remain
1362	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1363	Gumbo Limbo	*Bursera simaruba*	Yes	24	25	20	Remain
1364	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1365	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1366	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1367	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1368	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1369	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1370	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1371	Banyan Tree	*Ficus benghalensis*	No	48	40	30	Remain
1372	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1373	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1374	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1375	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
1376	Christmas Palm - Triple	*Adonidia merrillii*	No	3	14	8	Remain
1377	Christmas Palm	*Adonidia merrillii*	No	3	10	6	Remain
1378	Canary Date Palm	*Phoenix canariensis*	No	18	18	12	Relocate
1379	Canary Date Palm	*Phoenix canariensis*	No	14	10	10	Relocate
1380	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1381	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1382	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1383	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Relocate
1384	Wild Date Palm	*Phoenix sylvestris*	No	12	28	15	Remain
1385	Wild Date Palm	*Phoenix sylvestris*	No	12	27	15	Remain
1386	Wild Date Palm	*Phoenix sylvestris*	No	12	23	15	Remain
1387	Wild Date Palm	*Phoenix sylvestris*	No	12	18	15	Remain
1388	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain
1389	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain
1390	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1391	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1392	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1393	Live Oak	*Quercus virginiana*	Yes	8	35	12	Relocate
1394	Live Oak	*Quercus virginiana*	Yes	12	20	20	Remain
1395	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1396	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1397	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1398	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1399	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1400	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1401	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1402	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1403	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1404	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1405	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1406	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1407	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1408	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1409	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1410	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1411	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1412	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1413	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1414	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1415	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1416	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1417	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1418	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1419	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1420	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1421	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1422	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1423	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / SHEET L-4.5 (CONTINUED)

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
573	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
574	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
575	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
576	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
577	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
578	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
579	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
580	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
581	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
582	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
583	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
584	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
585	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
586	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
587	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
588	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
589	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
590	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
591	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
592	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
593	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
594	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
595	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
596	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
597	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
598	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
599	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
600	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
601	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
602	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
603	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
604	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
605	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
606	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
607	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
608	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
609	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
610	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
611	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
612	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
1499	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1500	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1501	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1502	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1503	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1504	Pongam Tree	*Pongamia pinnata*	No	12	25	25	Remain
1505	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1506	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1507	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1508	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1509	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / SHEET L-4.6

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
613	Wild Tamarind	*Lysiloma latisiliquum*	Yes	17	35	30	Remain
614	Wild Tamarind	*Lysiloma latisiliquum*	Yes	13	32	28	Remain
615	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
616	Live Oak	*Quercus virginiana*	Yes	19	40	40	Remain
617	Royal Poinciana	*Delonix regia*	No	26	40	60	Remain
618	Gumbo Limbo	*Bursera simaruba*	Yes	19	35	36	Remain
619	Gumbo Limbo	*Bursera simaruba*	Yes	18	30	24	Remain
620	Washingtonian Palm	*Washingtonia robusta*	No	12	40	12	Remain
621	Washingtonian Palm	*Washingtonia robusta*	No	15	40	12	Remain
622	Washingtonian Palm	*Washingtonia robusta*	No	18	40	12	Remain
623	Live Oak	*Quercus virginiana*	Yes	32	30	35	Remain
624	Live Oak	*Quercus virginiana*	Yes	25	25	20	Remain
625	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
626	Live Oak	*Quercus virginiana*	Yes	24	45	50	Remain
627	Mango	*Mangifera indica*	No	4	10	10	Remain
628	Tabebuia (Dead)	*Tabebuia Spp. (Dead)*	No	10	16	-	Remove
629	Wild Tamarind	*Lysiloma latisiliquum*	Yes	3	14	7	Remain
630	Live Oak	*Quercus virginiana*	Yes	21	40	40	Remain
631	Live Oak	*Quercus virginiana*	Yes	22	40	40	Remain
632	Live Oak	*Quercus virginiana*	Yes	14	35	35	Remain
633	Live Oak	*Quercus virginiana*	Yes	30	35	45	Remain
634	Live Oak	*Quercus virginiana*	Yes	7	30	20	Remain
635	Live Oak	*Quercus virginiana*	Yes	13	40	32	Remain
636	Live Oak	*Quercus virginiana*	Yes	12	40	22	Remain
637	Gumbo Limbo	*Bursera simaruba*	Yes	17	45	42	Remain
638	Live Oak	*Quercus virginiana*	Yes	21	40	45	Remain
639	Live Oak	*Quercus virginiana*	Yes	9	25	23	Remain
640	Live Oak	*Quercus virginiana*	Yes	18	35	30	Relocate
641	Washingtonian Palm	*Washingtonia robusta*	No	8	27	16	Remain
642	Washingtonian Palm	*Washingtonia robusta*	No	3	25	8	Remove
643	Washingtonian Palm	*Washingtonia robusta*	No	2	10	6	Remove
644	Washingtonian Palm	*Washingtonia robusta*	No	3	20	10	Remove
645	Washingtonian Palm	*Washingtonia robusta*	No	2	20	14	Remain
646	Wild Date Palm	*Phoenix sylvestris*	No	3	18	11.5	Remove
647	Washingtonian Palm	*Washingtonia robusta*	No	12	30	24	Remain
648	Brazilian Beauty Leaf	*Caliophyllum brasiliense*	No	15	37	42	Remain
649	Washingtonian Palm	*Washingtonia robusta*	No	11	45	10	Remain
650	Gumbo Limbo	*Bursera simaruba*	Yes	7	18	38	Remain
651	Wild Date Palm	*Phoenix sylvestris*	No	3	15	8	Remain
652	Wild Date Palm	*Phoenix sylvestris*	No	3.6	6-18	8-12	Remain
653	Jacaranda Tree	*Jacaranda mimosifolia*	No	9	18	27	Remain
654	Live Oak	*Quercus virginiana*	Yes	11	24	23	Relocate
655	Live Oak	*Quercus virginiana*	Yes	16	32	44	Relocate
656	Hong Kong Orchid	*Bauhinia blakeana*	No	5	12	21	Remain
657	Queen Palm	*Syagrus romanzoffiana*	No	9	24	12	Remain
658	Queen Palm	*Syagrus romanzoffiana*	No	7	28	8	Remain
659	Live Oak	*Quercus virginiana*	Yes	27	40	60	Remain
660	Gumbo Limbo	*Bursera simaruba*	Yes	11	28	12	Remain
661	Brazilian Pepper	*Schinus terebinthifolia*	No	16	28	23	Remain
662	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	42	Remain
663	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	30	Remain
664	Live Oak	*Quercus virginiana*	Yes	15	40	36	Relocate
665	Mahogany Tree	*Swietenia mahogani*	Yes	22	35	41	Remain
666	Live Oak	*Quercus virginiana*	Yes	28	42	54	Relocate
667	Live Oak	*Quercus virginiana*	Yes	9	28	24	Relocate
668	Live Oak	*Quercus virginiana*	Yes	24	32	36	Relocate
669	Live Oak	*Quercus virginiana*	Yes	23	45	60	Relocate
670	Washingtonian Palm	*Washingtonia robusta*	No	14	50	10	Remain
671	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
672	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
673	Live Oak	*Quercus virginiana*	Yes	17	38	36	Relocate
674	Pygmy Date Palm	*Phoenix roebelenii*	No	6	8-9	12	Remove
675	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Relocate
676	Sabal Palm	*Sabal Palmetto*	Yes	5	14	8	Remove
677	Sabal Palm	*Sabal Palmetto*	Yes	6	18	10	Remove
678	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Relocate
679	Chinese Fan Palm	*Livistona chinensis*	No	18	16	16	Remove
680	Queen Palm	*Syagrus romanzoffiana*	No	7	35	14	Remove
681	Chinese Fan Palm	*Livistona chinensis*	No	7	8	6	Remove
682	Live Oak	*Quercus virginiana*	Yes	25	45	50	Relocate
683	Umbrella Tree	*Schefflera actinophylla*	No	9	20	14	Remove
684	Alexander Palm	*Archontophoenix alexandrae*	No	3	18	6	Remove
685	Sabal Palm	*Sabal Palmetto*	Yes	8	18	13	Remove
686	Brazilian Beauty Leaf	*Caliophyllum brasiliense*	No	24	45	40	Relocate
687	Earleaf Acacia	*Acacia auriculiformis*	No	7	45	15	Remain
688	Gumbo Limbo	*Bursera simaruba*	Yes	5	16	8	Remove
689	Mahogany Tree	*Swietenia mahogani*	Yes	15	16	8	Relocate
690	Live Oak	*Quercus virginiana*	Yes	4	12	8	Remove
691	Chinese Fan Palm	*Livistona chinensis*	No	11	15	13	Remove
692	Paradise Tree	*Simarouba glauca*	Yes	5	8	6	Remove
693	Chinese Fan Palm	*Livistona chinensis*	No	8	14	10	Remove
694	Chinese Fan Palm	*Livistona chinensis*	No	9	12	10	Remove
695	Chinese Fan Palm	*Livistona chinensis*	No	6	4	8	Remove
696	Ponytail Palm	*Beaucarnea recurvata*	No	8	10	4	Remove
697	Chinese Fan Palm	*Livistona chinensis*	No	7	10	8	Remove
698	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
699	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
700	Christmas Palm	*Adonidia merrillii*	No	12	30	8	Remove
701	Queen Palm	*Syagrus romanzoffiana*	No	7	32	12	Remove
702	Queen Palm	*Syagrus romanzoffiana*	No	7	34	14	Remove
703	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
704	Pygmy Date Palm	*Phoenix roebelenii*	No	5	12	6	Remove
705	Queen Palm	*Syagrus romanzoffiana*	No	7	28	16	Remain
706	Queen Palm	*Syagrus romanzoffiana*	No	8	26	12	Remain
707	Blue Latan Palm	*Latania loddigesii*	No	9	16	12	Remain
708	Live Oak	*Quercus virginiana*	Yes	21	30	42	Relocate
709	Live Oak	*Quercus virginiana*	Yes	34	40	44	Relocate
710	Live Oak	*Quercus virginiana*	Yes	27	45	50	Relocate
711	Live Oak	*Quercus virginiana*	Yes	15	40	26	Relocate
712	Live Oak	*Quercus virginiana*	Yes	12	43	28	Relocate
713	Live Oak	*Quercus virginiana*	Yes	15	40	25	Remain
714	Live Oak	*Quercus virginiana*	Yes	8	35	24	Remain
715	Live Oak	*Quercus virginiana*	Yes	10	25	10	Relocate
716	Live Oak	*Quercus virginiana*	Yes	8	25	10	Relocate
717	Live Oak	*Quercus virginiana*	Yes	16	37	25	Relocate
718	Live Oak	*Quercus virginiana*	Yes	15	40	30	Relocate
719	Tabebuia	*Tabebuia Spp.*	No	10	28	10	Remain
720	Royal Palm	*Roystonea regia*	Yes	11	18	12	Remain
721	Royal Palm	*Roystonea regia*	Yes	6	15	12	Remain
722	Royal Palm	*Roystonea regia*	Yes	3	6	8	Remain
723	Royal Palm	*Roystonea regia*	Yes	10	24	15	Remain
724	Royal Palm	*Roystonea regia*	Yes	11	25	13	Remain
725	Live Oak	*Quercus virginiana*	Yes	9	16	16	Remain
726	Tabebuia	*Tabebuia Spp.*	No	12	30	25	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / SHEET L-4.6 (CONTINUED)

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
727	Tabebuia	*Tabebuia Spp.*	No	6	25	15	Relocate
728	Live Oak	*Quercus virginiana*	Yes	21	43	38	Remain
729	Live Oak	*Quercus virginiana*	Yes	6	20	16	Remain
730	Live Oak	*Quercus virginiana*	Yes	19	32	28	Remain
731	Live Oak	*Quercus virginiana*	Yes	28	50	60	Remain
732	Royal Poinciana	*Delonix regia*	No	19	20	38	Relocate
733	Mahogany Tree	*Swietenia mahagoni*	Yes	24	35	35	Relocate
734	Live Oak	*Quercus virginiana*	Yes	7	34	10	Remain
735	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
736	Live Oak	*Quercus virginiana*	Yes	14	40	35	Remain
737	Royal Poinciana	*Delonix regia*	No	17	30	50	Remain
738	Mahogany Tree	*Swietenia mahagoni*	Yes	14	45	45	Remain
739	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	35	28	Remain
740	Mahogany Tree	*Swietenia mahagoni*	Yes	5	28	10	Remain
741	Mahogany Tree	*Swietenia mahagoni*	Yes	25	40	39	Remain
742	Mahogany Tree	*Swietenia mahagoni*	Yes	6	32	12	Relocate
743	Sabal Palm	*Sabal Palmetto*	Yes	11	10	6	Remove
744	Sabal Palm	*Sabal Palmetto*	Yes	9	18	10	Remove
745	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Remove
746	Mahogany Tree	*Swietenia mahagoni*	Yes	10	30	16	Remain
747	Live Oak	*Quercus virginiana*	Yes	7	14	8	Remain
748	Mahogany Tree	*Swietenia mahagoni*	Yes	3	16	6	Remain
749	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	16	4	Remain
750	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
751	Glossy Shower	*Senna surattensis*	No	2	14	7	Remain
752	Live Oak	*Quercus virginiana*	Yes	10	22	18	Remain
753	Mahogany Tree	*Swietenia mahagoni*	Yes	8	17	10	Remain
754	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	6	Remain
755	Mahogany Tree	*Swietenia mahagoni*	Yes	7	18	12	Remain
756	Mahogany Tree	*Swietenia mahagoni*	Yes	9	25	10	Remain
757	Live Oak	*Quercus virginiana*	Yes	11	18	18	Remain
758	Glossy Shower	*Senna surattensis*	No	14	16	10	Remain
759	Shortleaf Fig	*Ficus citrifolia*	Yes	8	15	12	Remain
760	Live Oak	*Quercus virginiana*	Yes	5	12	6	Remain
761	Mahogany Tree	*Swietenia mahagoni*	Yes	3	16	6	Remain
762	Sabal Palm	*Sabal Palmetto*	Yes	12	10	6	Remain
763	Gumbo Limbo	*Bursera simaruba*	Yes	5	20	6	Remain
764	Shortleaf Fig	*Ficus citrifolia*	Yes	10	18	8	Remain
765	Live Oak	*Quercus virginiana*	Yes	9	24	18	Remain
766	Mahogany Tree	*Swietenia mahagoni*	Yes	7	24	12	Remain
767	Mahogany Tree	*Swietenia mahagoni*	Yes	4	17	7	Remain
768	Shortleaf Fig	*Ficus citrifolia*	Yes	9	22	16	Remain
769	Mahogany Tree	*Swietenia mahagoni*	Yes	5	12	7	Remain
770	Mahogany Tree	*Swietenia mahagoni*	Yes	4	12	5	Remain
771	Mahogany Tree	*Swietenia mahagoni*	Yes	13	30	20	Remain
772	Shortleaf Fig	*Ficus citrifolia*	Yes	3	26	12	Remain
773	Mahogany Tree	*Swietenia mahagoni*	Yes	10	32	14	Remain
774	Gumbo Limbo	*Bursera simaruba*	Yes	8	16	12	Remain
775	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
776	Glossy Shower	*Senna surattensis*	No	24	18	22	Remain
777	Gumbo Limbo	*Bursera simaruba*	Yes	22	34	16	Remain
778	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	8	Remain
779	Gumbo Limbo	*Bursera simaruba*	Yes	7	27	10	Remain
780	Gumbo Limbo	*Bursera simaruba*	Yes	11	22	16	Remain
781	Gumbo Limbo	*Bursera simaruba*	Yes	3	20	8	Remain
782	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	6	Remain
783	Mahogany Tree	*Swietenia mahagoni*	Yes	6	15	8	Remain
784	Mahogany Tree	*Swietenia mahagoni*	Yes	15	35	25	Remain
785	Mahogany Tree	*Swietenia mahagoni*	Yes	10	30	20	Remain
786	Shortleaf Fig	*Ficus citrifolia*	Yes	5	18	10	Remain
787	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	12	Remain
788	Umbrella Tree	*Schefflera actinophylla*	No	18	14	8	Remain
789	Gumbo Limbo	*Bursera simaruba*	Yes	6	18	10	Remain
790	Live Oak	*Quercus virginiana*	Yes	30	30	32	Remain
791	Live Oak	*Quercus virginiana*	Yes	4	17	6	Remain
792	Shortleaf Fig	*Ficus citrifolia*	Yes	6	15	7	Remain
793	Live Oak	*Quercus virginiana*	Yes	4	18	8	Remain
794	Live Oak	*Quercus virginiana*	Yes	4	20	10	Remain
795	Live Oak	*Quercus virginiana*	Yes	5	20	10	Relocate
796	Live Oak	*Quercus virginiana*	Yes	7	32	20	Remain
797	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	22	28	Relocate
798	Gumbo Limbo	*Bursera simaruba*	Yes	8	26	12	Relocate
799	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	10	Relocate
800	Gumbo Limbo	*Bursera simaruba*	Yes	4	25	13	Relocate
801	Gumbo Limbo	*Bursera simaruba*	Yes	5	26	15	Relocate
802	Sabal Palm	*Sabal Palmetto*	Yes	11	14	8	Relocate
803	Sabal Palm	*Sabal Palmetto*	Yes	8	9	6	Relocate
804	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	16	Relocate
805	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	8	Relocate
806	Live Oak	*Quercus virginiana*	Yes	4	17	8	Relocate
807	Gumbo Limbo	*Bursera simaruba*	Yes	9	20	12	Remain
808	Wild Tamarind	*Lysiloma latisiliquum*	Yes	24	20	28	Remain
809	Areca Palm	*Dypsis lutescens*	No	Multi	20	17	Remain
810	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
811	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	6	Remove
812	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	5	Remove
813	Solitaire Palm	*Ptychosperma elegans*	No	7	16	11	Remain
814	Solitaire Palm	*Ptychosperma elegans*	No	4	20	5	Remain
815	Tabebuia	*Tabebuia rosea*	No	7	20	16	Remain
816	Gumbo Limbo	*Bursera simaruba*	Yes	26	34	37	Remain
817	Live Oak	*Quercus virginiana*	Yes	11	30	23	Remain
818	Live Oak	*Quercus virginiana*	Yes	12	32	27	Remain
819	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
820	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Relocate
821	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
822	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
823	Mahogany Tree	*Swietenia mahagoni*	Yes	20	20	-	Remain
824	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	5	Remain
825	Mahogany Tree	*Swietenia mahagoni*	Yes	6	10	-	Remain
826	Brazilian Pepper	*Schinus terebinthifolia*	No	16	20	18	Remove
827	Gumbo Limbo	*Bursera simaruba*	Yes	5	12	6	Remain
828	Brazilian Pepper	*Schinus terebinthifolia*	No	20	28	20	Remove
829	Brazilian Pepper	*Schinus terebinthifolia*	No	14	20	16	Remove
830	Brazilian Pepper	*Schinus terebinthifolia*	No	12	16	24	Remove
831	Gumbo Limbo	*Bursera simaruba*	Yes	4	12	5	Remain
832	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remain
833	Mango	*Mangifera indica*	No	72	42	50	Relocate
834	Gumbo Limbo	*Quercus virginiana*	Yes	14	22	25	Remain
835	Live Oak	*Quercus virginiana*	Yes	60	50	38	Remain
836	Live Oak	*Quercus virginiana*	Yes	15	25	45	Remain
837	Gumbo Limbo	*Bursera simaruba*	Yes	25	32	36	Remain
838	Spruce Pine	*Pinus glabra*	Yes	8	22	18	Remain
839	Black Olive	*Bucida buceras*	No	37	70	65	Remain
840	Mango	*Mangifera indica*	No	19	18	26	Remain
841	Bridevell Tree	*Caesalpinia granadillo*	No	5	20	18	Remain
842	Chinese Fan Palm	*Livistona chinensis*	No	16	14	12	Remain
843	Chinese Fan Palm	*Livistona chinensis*	No	10	5	6	Remain
844	Chinese Fan Palm	*Livistona chinensis*	No	9	5.5	5.5	Remain
845	Chinese Fan Palm	*Livistona chinensis*	No	8	7	6	Remain
846	Chinese Fan Palm	*Livistona chinensis*	No	10	30	10	Remain
847	Chinese Fan Palm	*Livistona chinensis*	No	11	28	12	Remain
848	Chinese Fan Palm	*Livistona chinensis*	No	11	29	12	Remain
849	Chinese Fan Palm	*Livistona chinensis*	No	10	28	10	Remain
850	Chinese Fan Palm	*Livistona chinensis*	No	11	27	11	Remain
851	Alexander Palm	*Archontophoenix alexandrae*	No	4	28	6	Remain
852	Alexander Palm	*Archontophoenix alexandrae*	No	5	30	8	Remain
853	Chinese Fan Palm	*Livistona chinensis*	No	9	16	7	Remain
854	Tabebuia	*Tabebuia Spp.*	No	16	30	14	Remain
855	Tabebuia	*Tabebuia Spp.*	No	7	28	10	Remain
856	Tabebuia	*Tabebuia Spp.*	No	14	32	18	Remain
857	Mango	*Mangifera indica*	No	24	32	32	Remain
858	Wild Tamarind	*Lysiloma latisiliquum*	Yes	4	30	12	Remain
859	Avocado	*Persea americana*	No	3	18	12	Remain
860	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	6	16	10	Remain
861	Areca Palm	*Dypsis lutescens*	No	Multi	18	14	Remain
862	Areca Palm	*Dypsis lutescens*	No	Multi	22	16	Remain
863	Areca Palm	*Dypsis lutescens*	No	Multi	18	12	Remain
864	Queen Palm	*Syagrus romanzoffiana*	No	11	24	14	Remain
865	Queen Palm	*Syagrus romanzoffiana*	No	10	18	16	Remain
866	Norfolk Island Pine	*Araucaria heterophylla*	No	47	65	18	Remain
867	Areca Palm	*Dypsis lutescens*	No	Multi	17	10	Remain
868	Gumbo Limbo	*Bursera simaruba*	Yes	18	30	20	Remain
869	Fishtail Palm	*Caryota mitis*	No	Multi	30	15	Remain
870	Black Olive	*Bucida buceras*	No	41	50	45	Remain
871	Sabal Palm	*Sabal Palmetto*	Yes	10	25	12	Remain
872	Umbrella Tree	*Schefflera actinophylla*	No	60	28	20	Remain
873	Gumbo Limbo	*Bursera simaruba*	Yes	3	12	-	Remain
874	Gumbo Limbo	*Bursera simaruba*	Yes	18	25	20	Remain
875	Live Oak	*Quercus virginiana*	Yes	20	40	60	Remain
876	Royal Poinciana	*Delonix regia*	No	12	20	30	Relocate
877	Live Oak	*Quercus virginiana*	Yes	21	38	44	Remain
878	Live Oak	*Quercus virginiana*	Yes	28	42	40	Remain
879	Golden Raintree	*Koelreuteria paniculata*	No	7	35	30	Remain
880	Live Oak	*Quercus virginiana*	Yes	22	45	60	Remain
881	Live Oak	*Quercus virginiana*	Yes	6	22	16	Relocate
882	Live Oak	*Quercus virginiana*	Yes	6	22	20	Relocate
883	Live Oak	*Quercus virginiana*	Yes	7	18	18	Relocate
884	Live Oak	*Quercus virginiana*	Yes	6	17	14	Relocate
885	Sabal Palm	*Sabal Palmetto*	Yes	7	11	10	Remain
886	Brazilian Pepper	*Schinus terebinthifolia*	No	3	14	16	Remove
887	Brazilian Pepper	*Schinus terebinthifolia*	No	3	16	15	Remove
888	Brazilian Pepper	*Schinus terebinthifolia*	No	3	12	16	Remove
889	Brazilian Pepper	*Schinus terebinthifolia*	No	3	11	15	Remove
890	Dead Tree Trunks	*N/A*	-	12,18	14,30	-	Remove
891	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
892	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
893	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	15	6	Remove
894	Sabal Palm	*Sabal Palmetto*	Yes	14	18	10	Relocate
895	Live Oak	*Quercus virginiana*	Yes	6	17	15	Relocate
896	Mahogany Tree	*Swietenia mahagoni*	Yes	7	20	18	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / SHEET L-4.6 (CONTINUED)

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
906	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Relocate
912	Live Oak	*Quercus virginiana*	Yes	27	50	70	Relocate
913	Live Oak	*Quercus virginiana*	Yes	19	35	47

TREE / PALM PROTECTION NOTES

1. CONTRACTOR QUALIFICATIONS

1.1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.
1.2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.
1.3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.
1.4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF.

2. CONTRACTOR REQUIREMENTS

2.1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.
2.2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.
2.3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2.4. CONTRACTOR MUST DESIGNATE A COMPETENT, SUPERVISOR OR FOREMAN TO OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
2.5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME; THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.
2.6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OR FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
2.7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (*E.G.*, BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.
2.8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.
2.9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATIONS FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
2.10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.
2.11. CONTRACTOR MUST ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
2.12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
2.13. CONTRACTOR MUST REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.
2.14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.
2.15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4" X 4" POSTS INSERTED AROUND THE PERIMETER OF THE DRIPLINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2.16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
2.17. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGED DURING RELOCATION, AT THE CONTRACTOR'S EXPENSE, WITH THE SAME OR SIMILAR SPECIES, SIZE, AND QUALITY. REPLACEMENT TREES OR PALMS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION, AND/OR INSTALLATION. REPLACEMENT TREES AND PALMS MUST BE INSTALLED WITHIN 60 DAYS OF NOTICE.
2.18. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTY MUST INCLUDE TREE HEALTH AND SETTLING.
2.19. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

3. ROOT PRUNING SPECIFICATIONS

3.1. GENERAL

3.1.1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3.1.2. EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3.1.3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
3.1.4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.
3.1.5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURES RECOMMENDATIONS.
3.1.6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
3.1.7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

3.2. TREES

3.2.1. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.
3.2.2. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9-12" OF ROOTBALL FOR EVERY 1" OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA:

CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1 - 4	3	12 - 14	8
4 - 5	4	15 - 17	10
6 - 7	5	18 - 24	12 - 15
8 - 9	6	25 - 30	15 - 25
10 -11	7	30 +	as needed

3.2.3. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3.2.4. MINIMUM ROOTBALL DEPTH MUST BE 24-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.
3.2.5. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.2.6. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.2.7. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AVOCADO (*PERSEA AMERICANA*)
- BLACK OLIVE (*BUCIDA BUCERAS*)
- BRIDALVEIL (*CAESALPINIA GRANADILLO*)
- CASSIAS (ALL SPECIES OF *CASSIA*)
- LIGNUM VITAE (*GUAIACUM SANCTUM* & *G. OFFICINALE*)
- PODOCARPUS (*PODOCARPUS* SP.)
- LIVE OAK (*QUERCUS VIRGINIANA*)
- MAHOGANY (*SWIETENIA MAHAGONI*)
- MANGO (*MANGIFERA INDICA*)
- PIGEON PLUM (*COCCOLOBA DIVERSIFOLIA*)
- SWEET ACACIA (*ACACIA FARNESIANA*)
- VERAWOOD (*BULNESIA ARBOREA*)
- WILD TAMARIND (*LYSILOMA LATISILIQUUM* & *L. SABICU*)

FOR THESE TREES, THE MINIMUM ROOT PRUNE TIMES DISCUSSED IN SECTIONS 3.2.5 AND 3.2.6 ABOVE MAY BE INSUFFICIENT. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

3.1. PALMS

3.1.1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA:

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL / CABBAGE PALM	36" diameter
QUEEN & FOXTAIL PALMS	12" from trunk in all directions
ROYAL & COCONUT PALMS	18 - 24" from trunk in all directions
CANARY DATE PALM	24" from trunk in all directions
SLOW-GROWING PALMS (see sec. 3.3.4)	24" from trunk in all directions

3.1.2. PALM ROOTBALLS MUST BE A MINIMUM OF 24" DEEP. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3.1.3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4.5-6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.1.4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- ALL SPECIES OF *ARCHONTOPHOENIX*
- ALL SPECIES OF *CORYPHA*
- AMERICAN LIVE PALMS (ALL SPECIES OF *ATTALEA*)
- BISMARCK PALM (*BISMARCKIA NOBILIS*)
- CUBAN & CARIBBEAN *COPERNICIA*
- CUBAN BELLY PALM (*GASTROCOCOS CRISPA*)
- GINGERBREAD/DOUM PALMS (ALL SPECIES OF *HYPHAENE*)
- PALMYRA PALMS (ALL SPECIES OF *BORASSUS*)
- SATAKE PALM (*SATAKENTIA LIUKUENSIS*)
- SAW PALMETTO (*SERENOA REPENS*)
- SILVER PALM (*COCCOTHRINAX ARGENTATA*)
- ZOMBIE PALM (*ZOMBIA ANTILLARUM*)

FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

4. CANOPY PRUNING SPECIFICATIONS

4.1. TREES

4.1.1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING, DEAD, DISEASED, BROKEN, AND LOW-HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.
4.1.2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREE MUST BE PRESERVED.
4.1.3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY LARGE BRANCHES AS POSSIBLE AND TO PRESERVE AS MUCH OF THE SHAPE, FORM, AND CHARACTER OF THE TREE AS POSSIBLE TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.
4.1.4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
4.1.5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

4.2. PALMS

4.2.1. IT IS WELL KNOWN THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (*E.G.*, CABBAGE PALM, *SABAL PALMETTO*), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (*E.G.*, COCONUT PALM, *COCOS NUCIFERA*). BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
4.2.2. PALM LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
4.2.3. PALM TRUNKS SHALL ONLY BE "CLEANED UP" ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

5. RELOCATION SPECIFICATIONS

5.1. GENERAL

5.1.1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REVIEW.
5.1.2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
5.1.3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THEN TIGHTLY WIRE-WRAPPED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIMESTONE MUST BE DUG AND RELOCATED WITH THE ROOTS ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL, SUCH THAT THE ROOTS REMAIN INTACT. ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
5.1.4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP ON THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING CANOPY, TRUNK, AND ROOTBALL) MUST BE COVERED WITH A BREATHABLE TARP (*E.G., SHADE* CLOTH) DURING TRANSPORT.
5.1.5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM ITS CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL, SUCH THAT THE FINAL ELEVATION OF THE TOP OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 2" HIGHER) FINAL GRADE.
5.1.6. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED (LENGTH AND STRENGTH) LIFTING STRAPS OR CHAINS. DURING LIFTING, THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP ON THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME. AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 30-60 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.
5.1.7. TREES AND PALMS MUST BE LIFTED WITH A CRANE OR BACKHOE APPROPRIATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL INSTALL LOCATION OR TRANSPORT TRAILER.
5.1.8. ONCE LIFTING BEGINS, ANY UNCUT ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.
5.1.9. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1" TRUNK CALIPER PRIOR TO BACKFILLING.
5.1.10. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
5.1.11. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 80:20 (DOT SAND:MUCK) SOIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUDDY SOIL AS BACKFILL. (SEE 5.2.2 BELOW FOR SPECIAL CONDITIONS REGARDING DATE PALM BACKFILL SPECIFICATIONS.)
5.1.12. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 4" X 4" WOODEN BRACES ATTACHED TO 2" X 4" WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE 6" X 6" WOODEN POSTS OR EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOPPLING DURING WIND EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK. NO BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING, BUT SEVERAL LAYERS OF BURLAP SHOULD BE LEFT UNDER THE WOODEN BATTENS WHEN BRACING PALMS. NAILS SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.
5.1.13. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
5.1.14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN.
5.1.15. ROOTBALLS MUST BE THOROUGHLY WATERED IN USING A HOSE AND A JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SWUNG BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN ONE WEEK AFTER RELOCATION, AND AGAIN IF ANY SIGNS OF STRESS BECOME APPARENT.
5.1.16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4" OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6" OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
5.1.17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
5.1.18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM TIME OF SUBSTANTIAL COMPLETION.

5.2. SPECIAL CONDITIONS

5.2.1. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.

6. MAINTENANCE SPECIFICATIONS

6.1. GENERAL

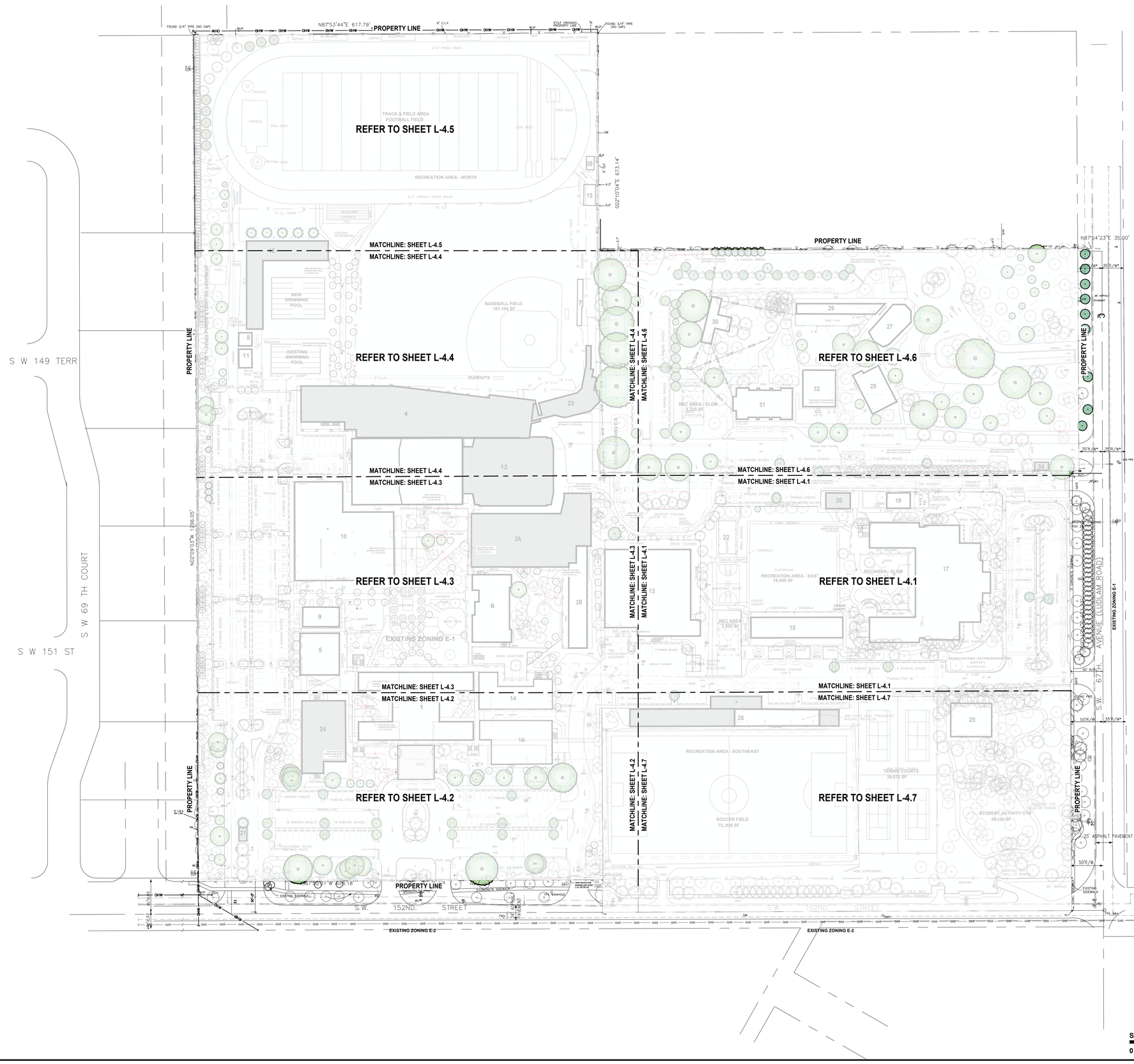
6.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
6.1.2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.
6.1.3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH; THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE. WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER (*I.E.*, A 10' DIAMETER ROOTBALL WILL REQUIRE A MINIMUM OF 100 GALLONS PER WATERING EVENT). WATERING FREQUENCY MUST BE EVERY DAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.
6.1.4. WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
6.1.5. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.
6.1.6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.
6.1.7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

6.2. SHADE TREES

6.2.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
6.2.2. FOLIAR FEED FOUR TIMES PER YEAR.

6.2.3. FLOWERING TREES

6.2.4. IMMEDIATELY AFTER RELOCATION TO THE



SCALE: 1" = 60'-0"

0 50' 100' 150' 300'

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1 IRRIGATION NOTES:

1. ALL RELOCATED TREES AND PALMS SHALL BE IRRIGATED AS PER RELOCATION SPECIFICATIONS NOTED IN SHEET L-3.0.
2. NEW TREES, SHRUBS, AND SOD AREAS SHALL RECEIVE FULL AUTOMATIC IRRIGATION COVERAGE.
3. NEW AUTOMATIC IRRIGATION SYSTEM SHALL BE INCORPORATED TO EXISTING IRRIGATION SYSTEM ONSITE.
4. ALL EXISTING IRRIGATION THROUGH THE SITE SHALL REMAIN OPERATIONAL FOR AREAS OUTSIDE OF CONSTRUCTION ZONES.
5. NEW IRRIGATION DESIGN WITH DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING FUTURE BUILDING PERMIT PHASES.

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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:26-04'00'

PROJECT NO:

SCALE: AS SHOWN

DATE: 10/18/2024

DRAWN: D.O.STAFF

CHECKED: D.O.

CADD FILE:

DRAWING TITLE: **TREE PLANTING PLAN OVERALL**

SHEET NO. **L-4.0**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1 to 5	Not Applicable (N/A)						
6	Bismarck Palm	*Bismarckia nobilis*	No	12	20	14	Remain
7	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
8	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
9	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
10	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
11	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
12	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
13	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
14	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
15	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
16	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
17	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
18	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
19	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
20	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
21	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
22	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
23	Bismark Palm	*Bismarckia nobilis*	No	12	22	14	Remain
24 to 25	Not Applicable (N/A)						
26	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
27	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
28	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
29	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
30	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
31	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
32	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
33	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
34	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
35	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
36	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
37	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
38	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
39	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
40 to 52	Not Applicable (N/A)						

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
53	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
54	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
55 to 61	Not Applicable (N/A)						
62	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	25	Remain
63 to 70	Not Applicable (N/A)						
71	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
72	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
73	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
74 to 76	Not Applicable (N/A)						
77	Ilex Holly	*Ilex cassini*	Yes	4	12	10	Remain
78 to 86	Not Applicable (N/A)						
87	Live Oak	*Quercus virginiana*	Yes	15	30	30	Remain
88	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
89	Not Applicable (N/A)						
90	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
91	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
92	Mahogany Tree	*Swietenia mahagoni*	Yes	19	35	35	Remain
93	Mahogany Tree	*Swietenia mahagoni*	Yes	18	35	35	Remain
94	Not Applicable (N/A)						
95	Mahogany Tree	*Swietenia mahagoni*	Yes	48	40	48	Remain
96 to 108	Not Applicable (N/A)						
109	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
110	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
111 to 114	Not Applicable (N/A)						
115	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
116	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
117	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
118	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
119	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
120	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
121	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
122	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
123	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
124	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
125	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
126	Bismark Palm	*Bismarckia nobilis*	No	13	14	14	Remain
127	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
128	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
129	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
337							
1153	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1154	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1155	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1156	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1157	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1158	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1159	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1160	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1161	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1162	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1163	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1164	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1165	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1166	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1167	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1168	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1169	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1170	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1171	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1172	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1173	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1174	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1175	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1176	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1177	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1178	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1179	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1180	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1181	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1182	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1183	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1184	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1185	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1186	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1187	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1188	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1189	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1190	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1191	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1192	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1193	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1194	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1195	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1196	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1197	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1198	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1199	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1200	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1201	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1202	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1203	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1204	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1205	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1206	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1207	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1208	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1209	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1210	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1211	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1212	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1213	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1214	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1215	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1216	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1217	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1218	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1219	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1220	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1221	Miraguama Palm	*Coccothrinax mirguama*	No	6	16	6	Remain
1222	Miraguama Palm	*Coccothrinax mirguama*	No	6	16	6	Remain
1223	Miraguama Palm	*Coccothrinax mirguama*	No	6	16	6	Remain
1224	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1225	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1226	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1227	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1228	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1229	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1230	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1231	Solitaire Palm - Triple	*Ptychosperma elegans*	No	8	14	8	Remain
1232	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1233	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1234	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1235	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1236	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1237	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1238	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1239	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1240	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1241	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1242	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1243	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1244	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1245	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1246	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1247	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1248	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1249	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1250	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1251	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1252	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain

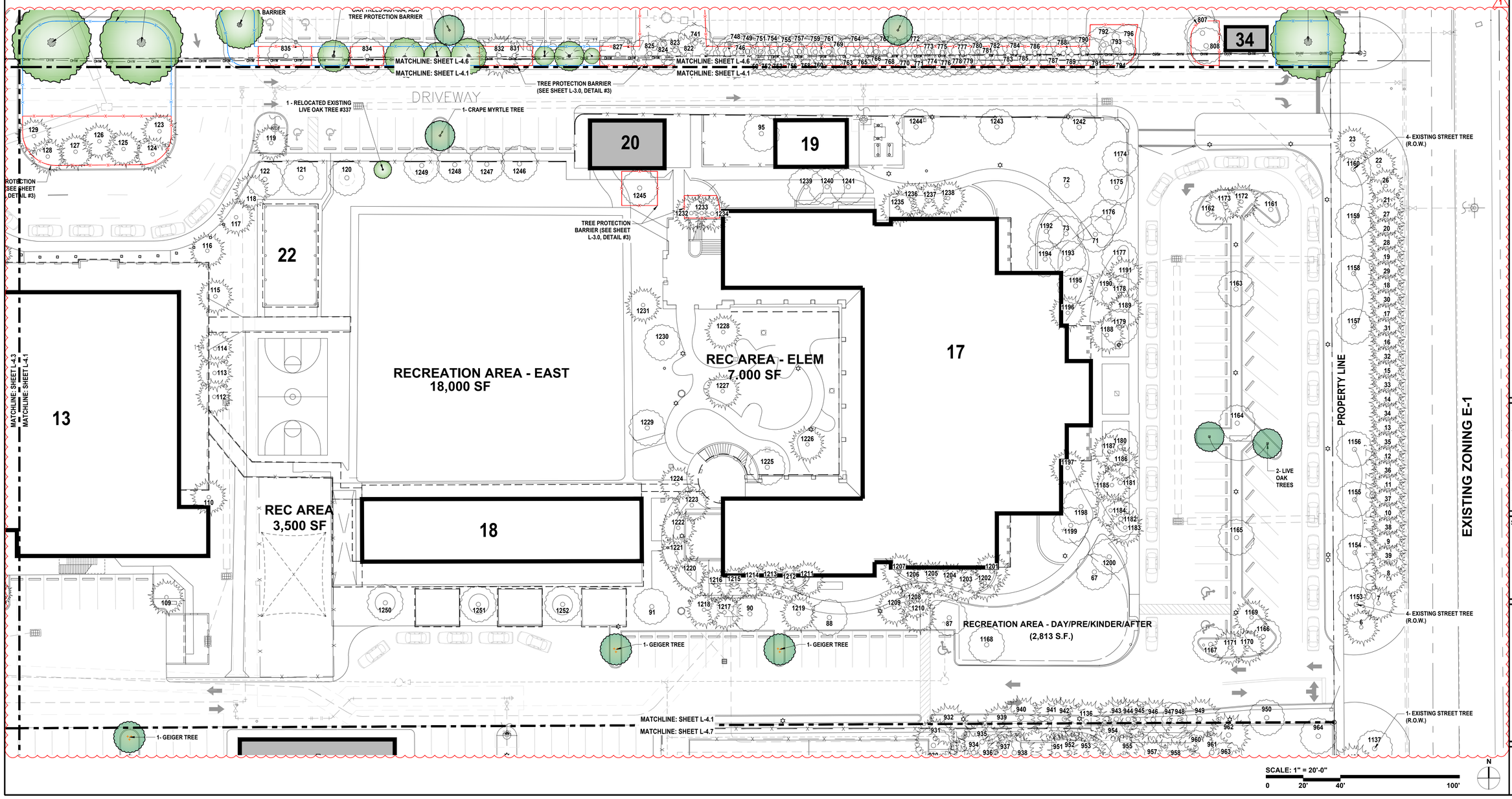


KEY PLAN

EXISTING TREE & PALM LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.



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CONSULTANT:

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PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:
1 CITY COMMENTS 04/18/2025

SEAL:
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Date: 2025.04.18 14:08:30-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: TREE PLANTING PLAN ENLARGEMENT

SHEET NO.
L-4.1

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
130	Gumbo Limbo	*Bursera simaruba*	Yes	14	24	18	Remain
131	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
132	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
133	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
134	Royal Poinciana	*Delonix regia*	No	12	35	25	Remain
135	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
136	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
137	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	10	Remain
138	Gumbo Limbo	*Bursera simaruba*	Yes	9	22	12	Remain
139	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Remain
140	Gumbo Limbo	*Bursera simaruba*	Yes	9	18	15	Relocate
141	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	18	Relocate
142	Gumbo Limbo	*Bursera simaruba*	Yes	12	32	18	Relocate
143	Gumbo Limbo	*Bursera simaruba*	Yes	48	35	20	Relocate
144	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	15	Relocate
145	Gumbo Limbo	*Bursera simaruba*	Yes	28	40	30	Relocate
146	Banyan Tree	*Ficus benghalensis*	No	96	45	50	Relocate
147	Live Oak	*Quercus virginiana*	Yes	30	35	35	Relocate
148 to 161		Not Applicable (N/A)					
162	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
163 to 164		Not Applicable (N/A)					
165	Live Oak	*Quercus virginiana*	Yes	12	30	22	Remain
166		Not Applicable (N/A)					
167	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
168	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
169		Not Applicable (N/A)					
170	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	20	Relocate
171	Live Oak	*Quercus virginiana*	Yes	9	22	20	Relocate
172	Live Oak	*Quercus virginiana*	Yes	8	18	12	Relocate
173	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
174	Live Oak	*Quercus virginiana*	Yes	6	18	12	Relocate
175	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
176	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
177	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
178	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
179	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
180	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
181		Not Applicable (N/A)					
182	Live Oak	*Quercus virginiana*	Yes	24	35	30	Remain
183	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
184	Live Oak	*Quercus virginiana*	Yes	15	30	25	Remain
185	Live Oak	*Quercus virginiana*	Yes	12	25	25	Relocate
186	Black Olive	*Bucida buceras*	Yes	16	30	25	Remain
187 to 188		Not Applicable (N/A)					
189	Queen Palm	*Syagrus romanzoffiana*	No	12	19	12	Remove
190	Gumbo Limbo	*Bursera simaruba*	Yes	17	30	30	Relocate
191	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
192	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
193	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
194	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Relocate
195	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	20	Relocate
196	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	20	Relocate
197	Live Oak	*Quercus virginiana*	Yes	12	35	20	Relocate
198	Christmas Palm	*Adonidia merrillii*	No	3	14	8	Remain
199	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
200	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
201	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
202	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
203		Not Applicable (N/A)					
204	Gumbo Limbo	*Bursera simaruba*	Yes	22	25	20	Remain
205	Live Oak	*Quercus virginiana*	Yes	20	40	40	Remain
206	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
207	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
208	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	20	Remain
209	Live Oak	*Quercus virginiana*	Yes	12	45	45	Relocate
210 to 215		Not Applicable (N/A)					
216	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
217	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Remain
218	Gumbo Limbo	*Bursera simaruba*	Yes	20	30	25	Remain
219	Live Oak	*Quercus virginiana*	Yes	12	45	25	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
220	Gumbo Limbo	*Bursera simaruba*	Yes	30	35	35	Remain
221 to 226		Not Applicable (N/A)					
227	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
228	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
229	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
230		Not Applicable (N/A)					
231	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
232 to 233		Not Applicable (N/A)					
234	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
235 to 245		Not Applicable (N/A)					
247	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
248 to 250		Not Applicable (N/A)					
251	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
252	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	18	Remain
253	Gumbo Limbo	*Bursera simaruba*	Yes	9	25	18	Remain
254	Live Oak	*Quercus virginiana*	Yes	12	30	20	Remain
255	Live Oak	*Quercus virginiana*	Yes	10	30	20	Remain
256	Live Oak	*Quercus virginiana*	Yes	16	38	25	Remain
257	Desert Cassia	*Senna polyphylla*	Yes	3	10	10	Remain
258	Gumbo Limbo	*Bursera simaruba*	Yes	12	40	20	Remain
259	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	20	Remain
260	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	25	Remain
526 to 528		Not Applicable (N/A)					
529	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
530	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
531	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
532	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
533	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
534	Live Oak	*Quercus virginiana*	Yes	8	22	16	Remain
535	Live Oak	*Quercus virginiana*	Yes	3	13	6	Remain
536	Live Oak	*Quercus virginiana*	Yes	12	22	20	Remain
1125	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1126	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1129	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
1130	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1131	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1132	Mahogany Tree	*Swietenia mahogani*	Yes	36	50	45	Remain
1357	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1358	Solitaire Palm - Double	*Ptychosperma elegans*	No	3	14	8	Remain
1359	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1360	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1361	Golden Raintree	*Koelreuteria paniculata*	No	20	30	30	Remain
1362	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1363	Gumbo Limbo	*Bursera simaruba*	Yes	24	25	20	Remain
1364	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1365	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1366	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1367	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1368	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1369	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1370	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1371	Banyan Tree	*Ficus benghalensis*	No	48	40	30	Remain
1372	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1373	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1374	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1375	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
1376	Christmas Palm - Triple	*Adonidia merrillii*	No	3	14	8	Remain
1377	Christmas Palm	*Adonidia merrillii*	No	3	10	6	Remain
1378	Canary Date Palm	*Phoenix canariensis*	No	18	15	12	Relocate
1379	Canary Date Palm	*Phoenix canariensis*	No	14	10	10	Relocate
1380	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1381	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1382	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1383	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Relocate
1384	Wild Date Palm	*Phoenix sylvestris*	No	12	26	15	Remain
1385	Wild Date Palm	*Phoenix sylvestris*	No	12	27	15	Remain
1386	Wild Date Palm	*Phoenix sylvestris*	No	12	23	15	Remain
1387	Wild Date Palm	*Phoenix sylvestris*	No	12	16	15	Remain
1388	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain
1389	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1390	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1391	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1392	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1393	Live Oak	*Quercus virginiana*	Yes	8	35	12	Relocate
1394	Live Oak	*Quercus virginiana*	Yes	12	20	20	Remain
1395	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1396	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1397	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1398	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1399	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1400	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1401	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1402	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1403	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1404	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1405	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1406	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1407	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1408	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1409	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1410	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1411	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1412	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1413	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1414	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1415	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1416	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1417	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1418	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1419	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1420	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1421	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1422	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1423	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1424	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1425	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1426	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1427	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1428	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1429	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1430	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1431	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1432	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1433	Paradise Tree	*Simaruba glauca*	Yes	3	12	6	Remain
1434	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1435	Paradise Tree	*Simaruba glauca*	Yes	3	12	6	Remain
1436	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1437	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1438	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1439	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1440	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1441	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1442	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1443	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1444	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1445	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1446	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1447	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1448	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1449	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1450	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1451	Royal Palm	*Roystonea regia*	Yes	4	6	4	Remain
1452	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1453	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1454	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1455	Gumbo Limbo	*Bursera simaruba*	Yes	4	16	14	Remain

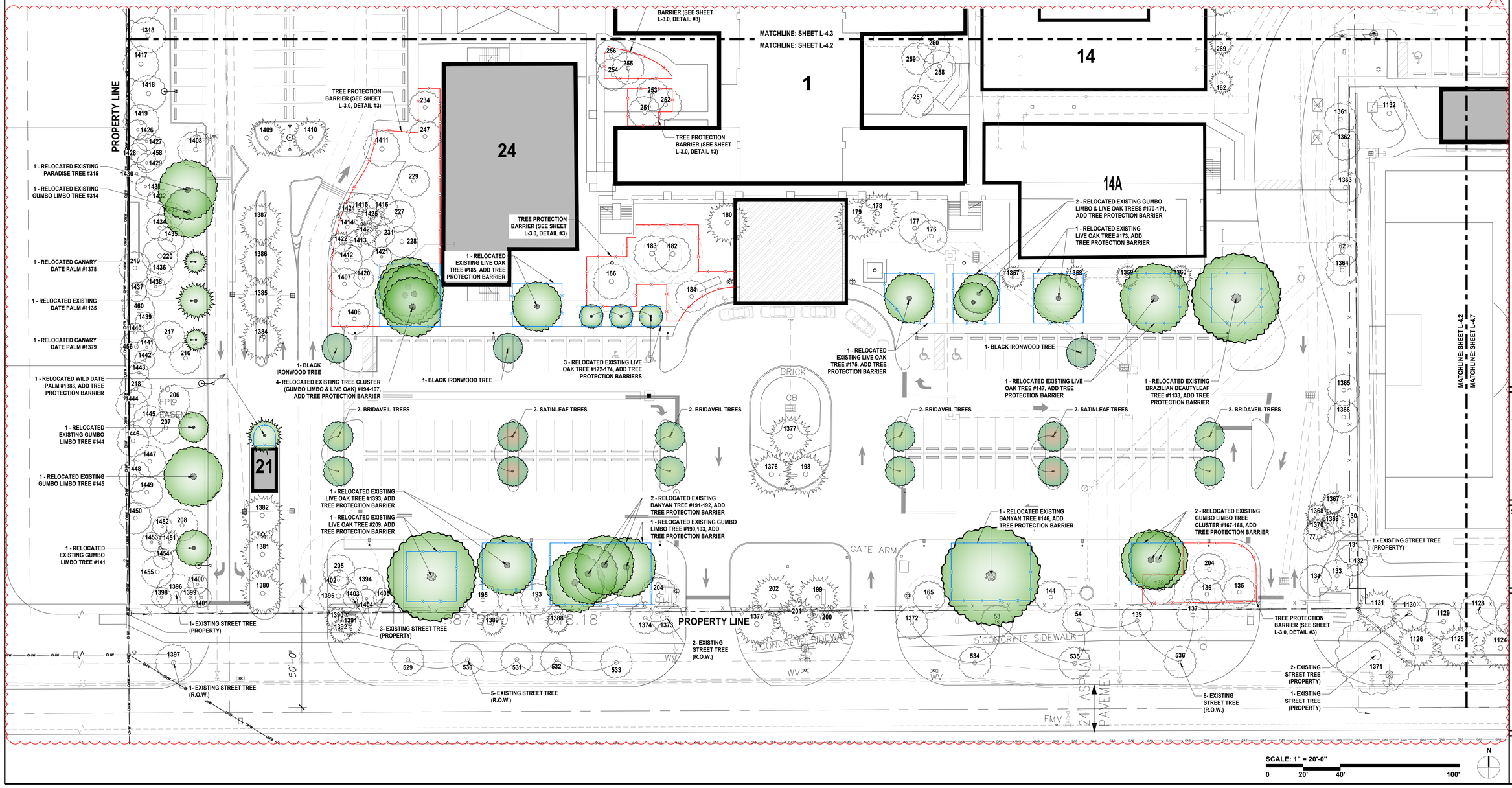


KEY PLAN

EXISTING TREE & PALM LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.



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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:33-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
TREE PLANTING PLAN ENLARGEMENT

SHEET NO.
L-4.2

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
261	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
262	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
263	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
264	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
265	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
266		Not Applicable (N/A)					
267	Montgomery Palm	*Veitchia montgomeryana*	No	7	20	12	Remain
268	Montgomery Palm	*Veitchia montgomeryana*	No	7	20	12	Remain
269	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
270	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
271	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
272	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
273	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
274	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
275	Mahogany Tree	*Swietenia mahagoni*	Yes	6	20	14	Remain
276	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
277	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
278	Silver Bismarckia Palm	*Bismarckia nobilis*	No	10	12	12	Remain
279	Beauty Leaf	*Calophyllum brasiliense*	No	4	12	10	Remain
280		Not Applicable (N/A)					
281	Simpson Stopper	*Myrcianthes fragrans*	Yes	4-6"	12	10	Remain
282	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
283	Red Maple	*Acer rubrum*	Yes	4	22	10	Remain
284	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
285	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
286	Gumbo Limbo	*Bursera simaruba*	Yes	12	24	16	Remain
287	Gumbo Limbo	*Bursera simaruba*	Yes	10	22	15	Remain
288	Gumbo Limbo	*Bursera simaruba*	Yes	9	22	16	Remain
289	Gumbo Limbo	*Bursera simaruba*	Yes	16	22	18	Remain
290	Gumbo Limbo	*Bursera simaruba*	Yes	13	25	18	Remain
291	Live Oak	*Quercus virginiana*	Yes	17	35	25	Remain
292	Mahogany Tree	*Swietenia mahagoni*	Yes	17	25	25	Remain
293	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
294	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
295	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
296	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
297	Live Oak	*Quercus virginiana*	Yes	28	25	20	Relocate
298	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
299	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
300	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	25	Relocate
301	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
302	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
303	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
304	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
305	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
306	Gumbo Limbo	*Bursera simaruba*	Yes	10	25	20	Remain
307	Bischofia Tree	*Bischofia javanica*	Yes	12	30	25	Remain

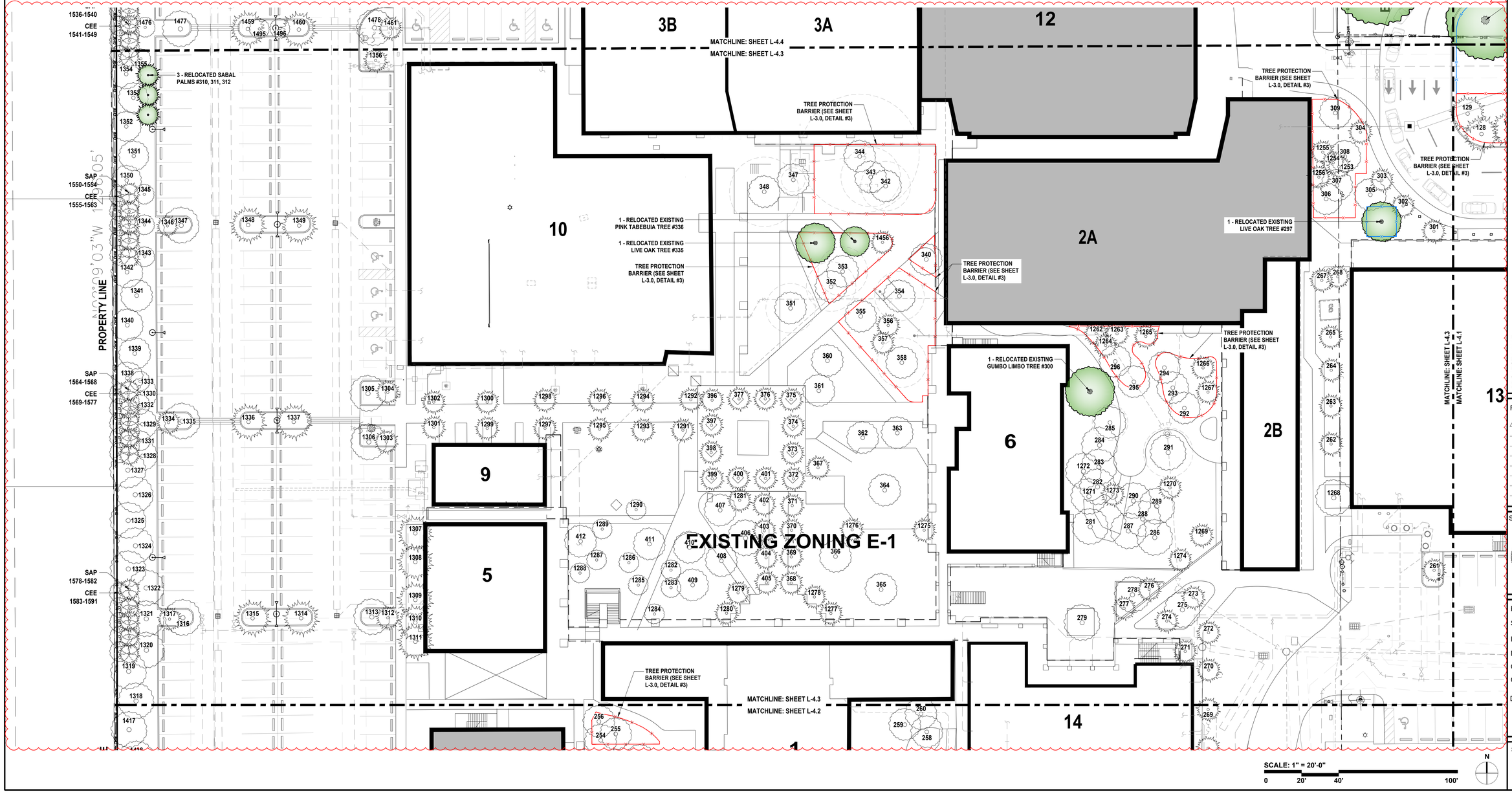
TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
308	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
309	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
310	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
311	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
312	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
313		Not Applicable (N/A)					
314	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	25	Relocate
315	Paradise Tree	*Simarouba glauca*	Yes	14	35	30	Relocate
316 to 325		Not Applicable (N/A)					
326	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
327		Not Applicable (N/A)					
328	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
329		Not Applicable (N/A)					
330	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
331 to 333		Not Applicable (N/A)					
334	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
335	Live Oak	*Quercus virginiana*	Yes	7	24	20	Relocate
336	Pink Tabebuia	*Tabebuia heterophylla*	No	5	18	15	Relocate
337	Live Oak	*Quercus virginiana*	Yes	4	15	9	Relocate
338	Live Oak	*Quercus virginiana*	Yes	12	30	25	Relocate
339	Live Oak	*Quercus virginiana*	Yes	14	30	30	Relocate
340	Live Oak	*Quercus virginiana*	Yes	14	30	30	Remain
341	Live Oak	*Quercus virginiana*	Yes	24	40	40	Relocate
342	Gumbo Limbo	*Bursera simaruba*	Yes	24	25	25	Remain
343	Gumbo Limbo	*Bursera simaruba*	Yes	28	30	30	Remain
344	Black Olive	*Bucida buceras*	No	18	25	30	Remain
345 to 346		Not Applicable (N/A)					
347	Live Oak	*Quercus virginiana*	Yes	6	15	12	Remain
348	Black Olive	*Bucida buceras*	No	12	35	35	Remain
349 to 350		Not Applicable (N/A)					
351	Live Oak	*Quercus virginiana*	Yes	8	30	25	Remain
352	Live Oak	*Quercus virginiana*	Yes	18	30	25	Remain
353	Live Oak	*Quercus virginiana*	Yes	16	30	25	Remain
354	Live Oak	*Quercus virginiana*	Yes	18	35	25	Remain
355	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
356	Sabal Palm	*Sabal palmetto*	Yes	8	8	8	Remain
357	Sabal Palm	*Sabal palmetto*	Yes	8	10	8	Remain
358	Live Oak	*Quercus virginiana*	Yes	10	30	25	Remain
359		Not Applicable (N/A)					
360	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
361	Gumbo Limbo	*Bursera simaruba*	Yes	16	30	25	Remain
362	Live Oak	*Quercus virginiana*	Yes	14	35	25	Remain
363	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
364	Live Oak	*Quercus virginiana*	Yes	36	35	36	Remain
365	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
366	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
367	Green Thatch Palm	*Thrinax radiata*	Yes	4	18	10	Remain

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
368	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
369	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
370	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
371	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
372	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
373	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
374	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
375	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
376	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
377	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
378 to 395		Not Applicable (N/A)					
396	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
397	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
398	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
399	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
400	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
401	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
402	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
403	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
404	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
405	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
406	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
407	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
408	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
409	Live Oak	*Quercus virginiana*	Yes	12	25	25	Remain
410	Seagrape	*Coccoloba uvifera*	Yes	8	20	15	Remain
411	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
412	Live Oak	*Quercus virginiana*	Yes	36	40	35	Remain
413 to 443		Not Applicable (N/A)					
453 to 455		Not Applicable (N/A)					
456	Gumbo Limbo	*Bursera simaruba*	Yes	4	10	10	Remain
457		Not Applicable (N/A)					
458	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	10	Remain
459		Not Applicable (N/A)					
460	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	10	Remain
461		Not Applicable (N/A)					
1253	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1254	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1255	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1256	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1257	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Relocate
1258	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1259	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1260	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Relocate
1261	Chinese Fan Palm	*Livistona chinensis*	No	12	30	8	Remain
1262	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1263	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1264	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1265	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1266	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1267	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1268	Wild Tamarind	*Lysiloma latisiliqua*	Yes	8	16	10	Remain
1269	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1270	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1271	Simpson Stopper	*Myrcianthes fragrans*	Yes	6	12	10	Remain
1272	Simpson Stopper	*Myrcianthes fragrans*	Yes	6	12	10	Remain
1273	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1274	Thatch Palm	*Thrinax radiata*	Yes	4	12	5	Remain
1275	Royal Palm	*Roystonea regia*	Yes	5	18	10	Remain
1276	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1277	Montgomery Palm	*Veitchia montgomeryana*	No	8	28	10	Remain
1278	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1279	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1280	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1281	Chinese Fan Palm	*Livistona chinensis*	No	12	3	8	Remain
1282	Cattley Guava	*Psidium cattleianum*	No	3	10	8	Remain
1283	Cattley Guava	*Psidium cattleianum*	No	3	8	8	Remain
1284	Cattley Guava	*Psidium cattleianum*	No	3	9	8	Remain
1285	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1286	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1287	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1288	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1289	Crape Myrtle	*Lagerstroemia indica*	No	4	12	6	Remain
1290	Crape Myrtle	*Lagerstroemia indica*	No	4	12	6	Remain
1291	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1292	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1293	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1294	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1295	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1296	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1297	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1298	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1299	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1300	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1301	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1302	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1303	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1304	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1305	Live Oak	*Quercus virginiana*	Yes	2	10	4	Remain
1306	Live Oak	*Quercus virginiana*	Yes	2	10	6	Remain
1307	Double Solitaire Palm	*Pythrosperma elegans*	No	6	10	6	Remain
1308	Double Solitaire Palm	*Pythrosperma elegans*	No	6	10	6	Remain
1309	Double Solitaire Palm	*Pythrosperma elegans*	No	6	10	6	Remain
1310	Double Solitaire Palm	*Pythrosperma elegans*	No	6	10	6	Remain

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1311	Double Solitaire Palm	*Pythrosperma elegans*	No	4	10	6	Remain
1312	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1313	Live Oak	*Quercus virginiana*	Yes	18	18	10	Remain
1314	Christmas Palm	*Adonidia merrillii*	No	Double	12	6	Remain
1315	Christmas Palm	*Adonidia merrillii*	No	Double	12	6	Remain
1316	Live Oak	*Quercus virginiana*	Yes	6	20	14	Remain
1317	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Remain
1318	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1319	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1320	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1321	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1322	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1323	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1324	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1325	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1326	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1327	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1328	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1329	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1330	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1331	Umbrella Tree	*Schefflera actinophylla*	No	4	16	10	Remain
1332	Umbrella Tree	*Schefflera actinophylla*	No	3	10	4	Remain
1333	Umbrella Tree	*Schefflera actinophylla*	No	4	16	10	Remain
1334	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Remain
1335	Live Oak	*Quercus virginiana*	Yes	6	20	15	Remain
1336	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1337	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1338	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1339	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1340	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1341	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1342	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1343	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1344	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1345	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1346	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Remain
1347	Live Oak	*Quercus virginiana*	Yes	6	20	15	Remain
1348	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1349	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1350	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1351	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1352	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1353	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1354	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1355	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1356	Christmas Palm	*Adonidia merrillii*	No	4	8	5	Remain
1456	Thatch Palm	*Thrinax radiata*	Yes	6	8	8	Remain

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1550	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1551	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1552	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1553	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1554	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1555	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1556	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1557	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1558	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1559	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1560	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1561	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1562	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1563	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1564	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1565	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1566	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1567	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1568	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1569	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1570	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1571	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1572	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1573	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1574	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1575	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1576	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1577	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1578	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1579	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1580	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1581	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1582	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1583	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1584	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1585	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1586	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1587	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1588	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1589	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1590	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1591	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain





KEY PLAN

EXISTING TREE & PALM LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.

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PALMETTO BAY, FL 33157

PROJECT NAME:
PROJECT ADDRESS:

Revisions:
1 CITY COMMENTS 04/18/2025

SEAL:
Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:37-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
TREE PLANTING PLAN ENLARGEMENT

SHEET NO.
L-4.3

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 / L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
462	Royal Poinciana	*Delonix regia*	No	20	30	40	Remain
463	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
464	Gumbo Limbo	*Bursera simaruba*	Yes	30	30	30	Remain
465	Gumbo Limbo	*Bursera simaruba*	Yes	20	30	30	Remain
466	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	30	Remain
467	Gumbo Limbo	*Bursera simaruba*	Yes	24	30	30	Remain
468	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
469	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
470	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
471	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
472	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
473	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
474	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
475	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
476	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
477	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
478	Royal Palm	*Roystonea regia*	Yes	25	25	14	Remain
479	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
480	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
481	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
482	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
483	Royal Palm	*Roystonea regia*	Yes	25	25	14	Remain
484	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
485	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
486	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
487	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
488	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
489	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
490	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
491	Royal Palm	*Roystonea regia*	Yes	20	30	14	Remain
492	Royal Palm	*Roystonea regia*	Yes	12	30	14	Remain
493	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
494	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
495 to 497	Not Applicable (N/A)						
498	Royal Palm	*Roystonea regia*	Yes	20	40	14	Relocate
499	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
500	Queen Palm	*Syagrus romanzoffiana*	No	8	15	12	Remove
501	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
502 to 508	Not Applicable (N/A)						
509	Orange Geiger	*Cordia sebestena*	Yes	10	15	15	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 / L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
510 to 511	Not Applicable (N/A)						
512	Queen Palm	*Syagrus romanzoffiana*	No	8	20	12	Remove
513	Queen Palm	*Syagrus romanzoffiana*	No	16	20	12	Remove
514	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
515	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
516	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
517 to 525	Not Applicable (N/A)						
537	Not Applicable (N/A)						
897	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	34	Relocate
898	Live Oak	*Quercus virginiana*	Yes	48	50	65	Relocate
899	Gumbo Limbo	*Bursera simaruba*	Yes	17	18	14	Relocate
900	Sabal Palm	*Sabal Palmetto*	Yes	11	10	8	Relocate
901	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remove
902	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove
903	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove
904	Sabal Palm	*Sabal Palmetto*	Yes	7	9	7	Remove
905	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Remove
907	Live Oak	*Quercus virginiana*	Yes	27	55	60	Remain
908	Live Oak	*Quercus virginiana*	Yes	14,12	44	42	Relocate
909	Live Oak	*Quercus virginiana*	Yes	22	48	46	Relocate
910	Live Oak	*Quercus virginiana*	Yes	16	42	28	Remove
911	Live Oak	*Quercus virginiana*	Yes	28	50	50	Relocate
918	Gumbo Limbo	*Bursera simaruba*	Yes	14	37	24	Remain
919	Brazilian Pepper	*Schinus terebinthifolia*	No	7	15	12	Remain
920	Mahogany Tree	*Swietenia mahagoni*	Yes	72	40	43	Remain
921	Shortleaf Fig	*Ficus citrifolia*	No	4	18	8	Remain
922	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	30	Remain
923	Sabal Palm	*Sabal Palmetto*	Yes	10	8	6	Remain
924	Umbrella Tree	*Schinus terebinthifolia*	No	5	28	10	Remain
925	Gumbo Limbo	*Bursera simaruba*	Yes	3	12	6	Remain
926	Buccaneer Palm	*Pseudophoenix sargentii*	No	6	10	3	Remain
927	Gumbo Limbo	*Bursera simaruba*	Yes	4	14	6	Remain
1457	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1458	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1459	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1460	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1461	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1462	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1463	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1464	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 / L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1465	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1466	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1467	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1468	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1469	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1470	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1471	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1472	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1473	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1474	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1475	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1476	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1477	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1478	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1479	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1480	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1481	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1482	Royal Poinciana	*Delonix regia*	No	3	16	12	Remain
1483	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1484	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1485	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1486	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1487	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1488	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1489	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1490	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1491	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1492	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1493	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1494	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1495	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1496	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1497	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1498	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1510	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1511	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1512	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1513	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1514	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1515	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 / L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1516	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1517	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1518	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1519	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1520	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1521	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1522	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1523	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1524	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1525	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1526	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1527	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1528	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1529	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1530	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1531	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1532	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1533	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1534	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1535	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1536	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1537	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1538	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1539	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1540	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1541	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1542	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1543	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1544	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1545	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1546	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1547	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1548	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1549	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain

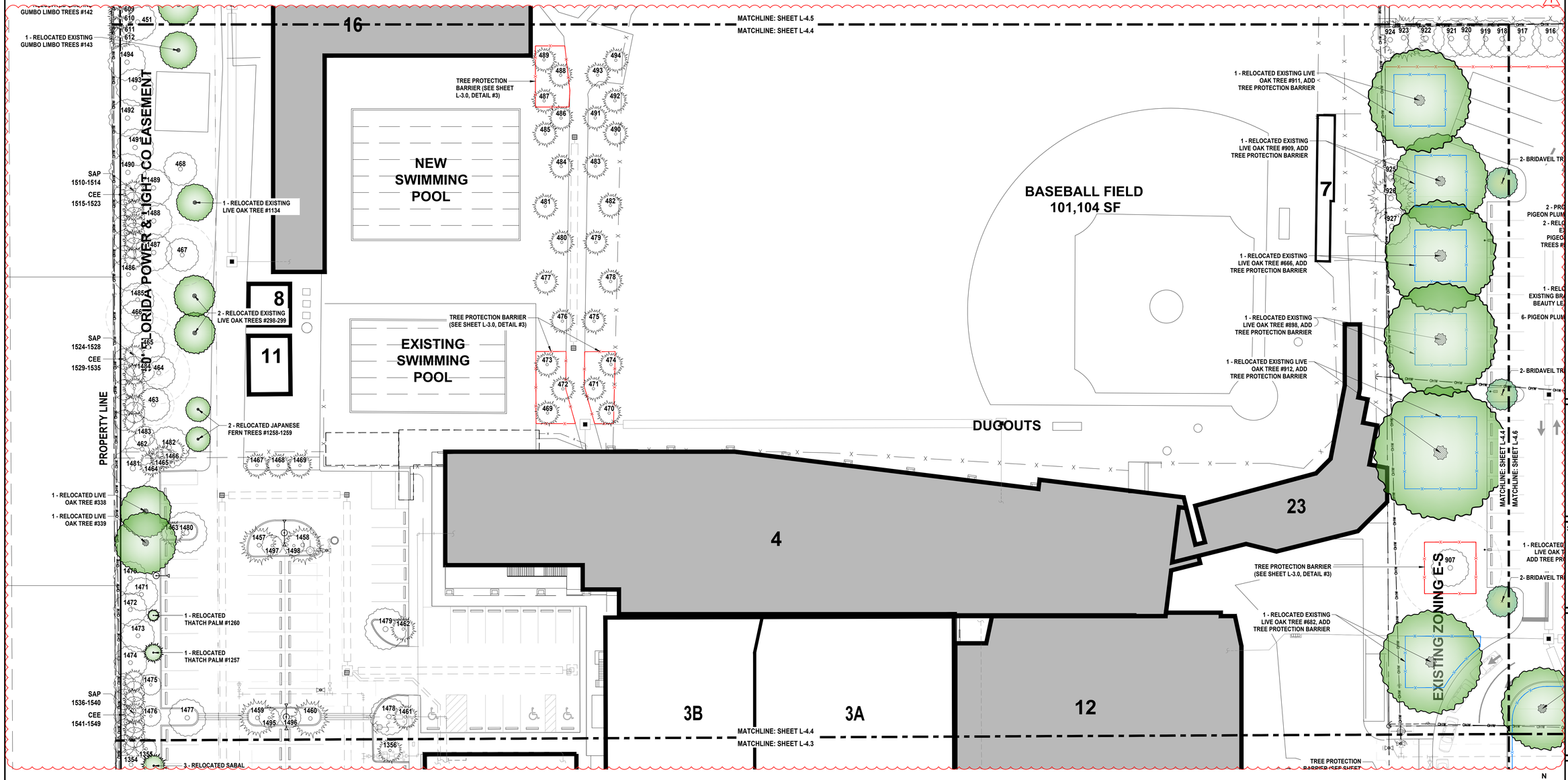


KEY PLAN

EXISTING TREE & PALM LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.



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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:41-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **TREE PLANTING PLAN ENLARGEMENT**

SHEET NO. **L-4.4**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

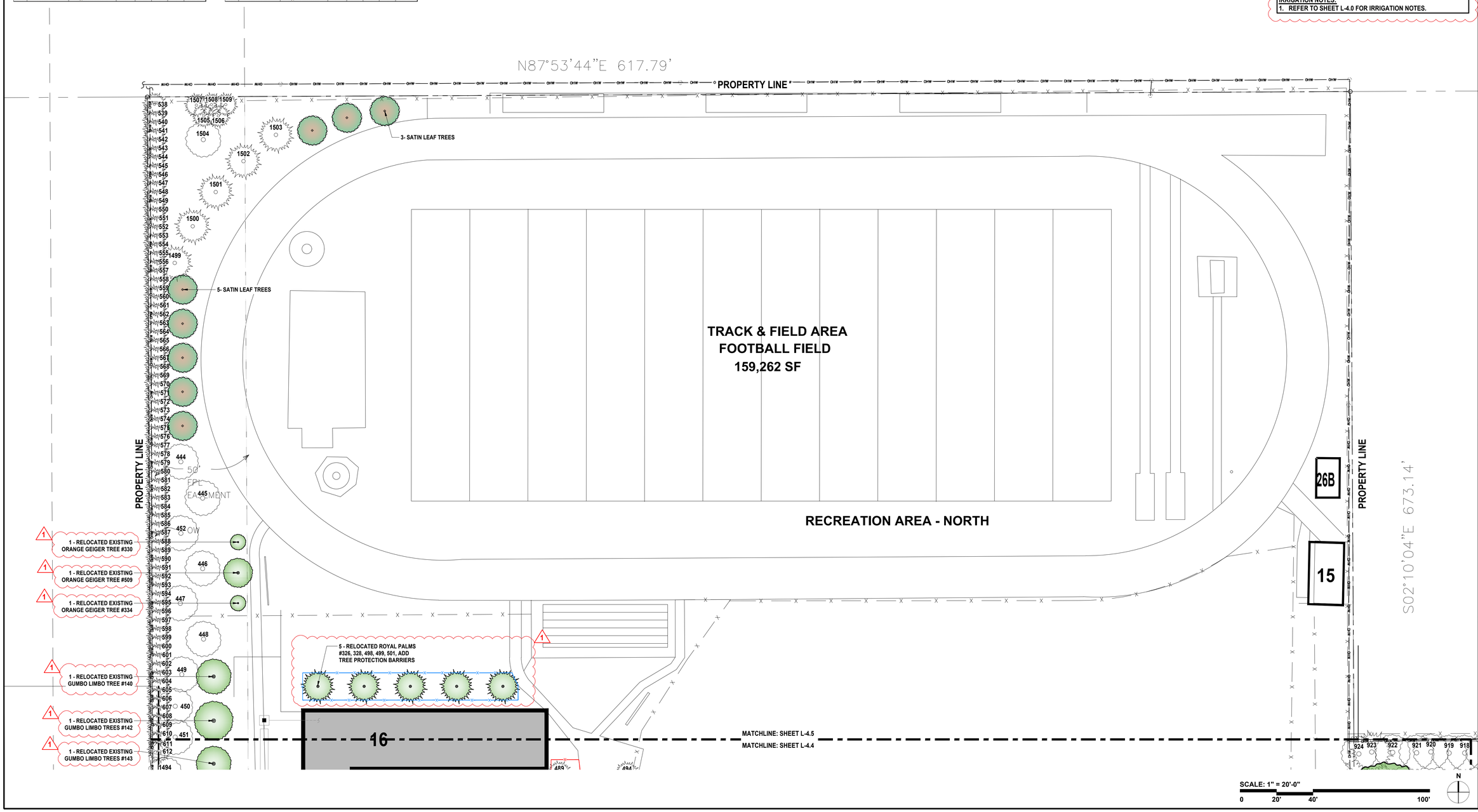
TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
444	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
445	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
446	Mahogany Tree	*Swietenia mahogany*	Yes	15	35	25	Remain
447	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
448	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
449	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
450	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
451	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
452	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
538	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
539	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
540	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
541	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
542	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
543	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
544	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
545	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
546	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
547	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
548	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
549	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
550	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
551	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
552	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
553	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
554	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
555	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
556	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
557	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
558	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
559	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
560	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
561	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
562	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
563	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
564	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
565	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
566	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
567	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
568	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
569	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
570	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
571	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
572	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
573	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
574	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
575	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
576	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
577	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
578	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
579	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
580	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
581	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
582	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
583	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
584	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
585	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
586	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
587	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
588	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
589	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
590	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
591	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
592	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
593	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
594	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
595	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
596	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
597	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
598	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
599	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
600	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
601	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
602	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
603	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
604	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
605	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
606	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
607	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
608	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
609	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
610	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
611	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
612	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
1499	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1500	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1501	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1502	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1503	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1504	Pongam Tree	*Pongamia pinnata*	No	12	25	25	Remain
1505	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1506	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1507	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1508	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1509	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain





KEY PLAN

EXISTING TREE & PALM LEGEND

EXISTING TREE TO REMAIN	EXISTING PALM TO REMAIN	TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
EXISTING TREE TO BE RELOCATED	EXISTING PALM TO BE RELOCATED	TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.

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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL
PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:
1 CITY COMMENTS 04/18/2025

SEAL:
Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:44-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
TREE PLANTING PLAN ENLARGEMENT

SHEET NO.
L-4.5

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / L-4.6

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
613	Wild Tamarind	*Lysiloma latisiliquum*	Yes	17	35	30	Remain
614	Wild Tamarind	*Lysiloma latisiliquum*	Yes	13	32	28	Remain
615	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
616	Live Oak	*Quercus virginiana*	Yes	19	40	40	Remain
617	Royal Poinciana	*Delonix regia*	No	26	40	60	Remain
618	Gumbo Limbo	*Bursera simaruba*	Yes	19	35	36	Remain
619	Gumbo Limbo	*Bursera simaruba*	Yes	18	30	24	Remain
620	Washingtonian Palm	*Washingtonia robusta*	No	12	40	12	Remain
621	Washingtonian Palm	*Washingtonia robusta*	No	15	40	12	Remain
622	Washingtonian Palm	*Washingtonia robusta*	No	18	40	12	Remain
623	Live Oak	*Quercus virginiana*	Yes	32	30	35	Remain
624	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain
625	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
626	Live Oak	*Quercus virginiana*	Yes	24	45	50	Remain
627	Mango	*Mangifera indica*	No	4	10	10	Remain
628	Tabebuia (Dead)	*Tabebuia Spp. (Dead)*	No	10	16	-	Remove
629	Wild Tamarind	*Lysiloma latisiliquum*	Yes	3	14	7	Remain
630	Live Oak	*Quercus virginiana*	Yes	21	40	40	Remain
631	Live Oak	*Quercus virginiana*	Yes	22	40	40	Remain
632	Live Oak	*Quercus virginiana*	Yes	14	35	35	Remain
633	Live Oak	*Quercus virginiana*	Yes	30	35	45	Remain
634	Live Oak	*Quercus virginiana*	Yes	7	30	20	Remain
635	Live Oak	*Quercus virginiana*	Yes	13	40	32	Remain
636	Live Oak	*Quercus virginiana*	Yes	12	40	22	Remain
637	Gumbo Limbo	*Bursera simaruba*	Yes	17	45	42	Remain
638	Live Oak	*Quercus virginiana*	Yes	21	40	45	Remain
639	Live Oak	*Quercus virginiana*	Yes	9	25	23	Remain
640	Live Oak	*Quercus virginiana*	Yes	18	35	30	Relocate
641	Washingtonian Palm	*Washingtonia robusta*	No	8	27	16	Remain
642	Washingtonian Palm	*Washingtonia robusta*	No	3	25	8	Remove
643	Washingtonian Palm	*Washingtonia robusta*	No	2	10	6	Remove
644	Washingtonian Palm	*Washingtonia robusta*	No	3	20	10	Remove
645	Washingtonian Palm	*Washingtonia robusta*	No	2	20	14	Remain
646	Wild Date Palm	*Phoenix sylvestris*	No	3	18	11.5	Remove
647	Washingtonian Palm	*Washingtonia robusta*	No	12	30	24	Remain
648	Brazilian Beauty Leaf	*Calophyllum brasiliense*	No	15	37	42	Remain
649	Washingtonian Palm	*Washingtonia robusta*	No	11	45	10	Remain
650	Gumbo Limbo	*Bursera simaruba*	Yes	7	18	38	Remain
651	Wild Date Palm	*Phoenix sylvestris*	No	7	15	8	Remain
652	Wild Date Palm	*Phoenix sylvestris*	No	3,6	6-18	8-12	Remain
653	Jacaranda Tree	*Jacaranda mimosifolia*	No	9	18	27	Remain
654	Live Oak	*Quercus virginiana*	Yes	11	24	23	Relocate
655	Live Oak	*Quercus virginiana*	Yes	16	32	44	Relocate
656	Hong Kong Orchid	*Bauhinia blakeana*	No	5	12	21	Remain
657	Queen Palm	*Syagrus romanzoffiana*	No	9	24	12	Remain
658	Queen Palm	*Syagrus romanzoffiana*	No	7	28	8	Remain
659	Live Oak	*Quercus virginiana*	Yes	27	40	60	Remain
660	Gumbo Limbo	*Bursera simaruba*	Yes	11	28	12	Remain
661	Brazilian Pepper	*Schinus terebinthifolia*	No	16	28	23	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / L-4.6

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
662	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	42	Remain
663	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	30	Remain
664	Live Oak	*Quercus virginiana*	Yes	15	40	36	Relocate
665	Mahogany Tree	*Swietenia mahagoni*	Yes	22	35	41	Remain
666	Live Oak	*Quercus virginiana*	Yes	28	42	54	Relocate
667	Live Oak	*Quercus virginiana*	Yes	9	28	24	Relocate
668	Live Oak	*Quercus virginiana*	Yes	24	32	36	Relocate
669	Live Oak	*Quercus virginiana*	Yes	23	45	60	Relocate
670	Washingtonian Palm	*Washingtonia robusta*	No	14	50	10	Remain
671	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
672	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
673	Live Oak	*Quercus virginiana*	Yes	17	38	36	Relocate
674	Pygmy Date Palm	*Phoenix roebelenii*	No	6	8,9	12	Remove
675	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Relocate
676	Sabal Palm	*Sabal Palmetto*	Yes	5	14	8	Remove
677	Sabal Palm	*Sabal Palmetto*	Yes	6	18	10	Remove
678	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Relocate
679	Chinese Fan Palm	*Livistona chinensis*	No	18	16	16	Remove
680	Queen Palm	*Syagrus romanzoffiana*	No	7	35	14	Remove
681	Chinese Fan Palm	*Livistona chinensis*	No	7	8	6	Remove
682	Live Oak	*Quercus virginiana*	Yes	25	45	50	Relocate
683	Umbrella Tree	*Schefflera actinophylla*	No	9	20	14	Remove
684	Alexander Palm	*Archontophoenix alexandrae*	No	3	18	6	Remove
685	Sabal Palm	*Sabal Palmetto*	Yes	8	18	13	Remove
686	Brazilian Beauty Leaf	*Calophyllum brasiliense*	No	24	45	40	Relocate
687	Earleaf Acacia	*Acacia auriculiformis*	No	7	45	15	Remain
688	Gumbo Limbo	*Bursera simaruba*	Yes	5	16	8	Remove
689	Mahogany Tree	*Swietenia mahagoni*	Yes	15	16	8	Relocate
690	Live Oak	*Quercus virginiana*	Yes	4	12	8	Remove
691	Chinese Fan Palm	*Livistona chinensis*	No	11	15	13	Remove
692	Paradise Tree	*Simarouba glauca*	Yes	5	8	6	Remove
693	Chinese Fan Palm	*Livistona chinensis*	No	8	14	10	Remove
694	Chinese Fan Palm	*Livistona chinensis*	No	9	12	10	Remove
695	Chinese Fan Palm	*Livistona chinensis*	No	6	4	8	Remove
696	Ponytail Palm	*Beaucarnea recurvata*	No	8	10	4	Remove
697	Chinese Fan Palm	*Livistona chinensis*	No	7	10	8	Remove
698	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
699	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
700	Christmas Palm	*Adonidia merrillii*	No	12	30	8	Remove
701	Queen Palm	*Syagrus romanzoffiana*	No	7	32	12	Remove
702	Queen Palm	*Syagrus romanzoffiana*	No	7	34	14	Remove
703	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
704	Pygmy Date Palm	*Phoenix roebelenii*	No	5	12	6	Remove
705	Queen Palm	*Syagrus romanzoffiana*	No	7	28	16	Remain
706	Queen Palm	*Syagrus romanzoffiana*	No	8	26	12	Remain
707	Blue Latan Palm	*Latania loddigesii*	No	9	16	12	Remain
708	Live Oak	*Quercus virginiana*	Yes	21	30	42	Relocate
709	Live Oak	*Quercus virginiana*	Yes	34	40	44	Relocate
710	Live Oak	*Quercus virginiana*	Yes	27	45	50	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / L-4.6

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
711	Live Oak	*Quercus virginiana*	Yes	15	40	26	Relocate
712	Live Oak	*Quercus virginiana*	Yes	12	43	28	Relocate
713	Live Oak	*Quercus virginiana*	Yes	15	40	25	Remain
714	Live Oak	*Quercus virginiana*	Yes	8	35	24	Remain
715	Live Oak	*Quercus virginiana*	Yes	10	25	10	Relocate
716	Live Oak	*Quercus virginiana*	Yes	6	25	10	Relocate
717	Live Oak	*Quercus virginiana*	Yes	16	37	25	Relocate
718	Live Oak	*Quercus virginiana*	Yes	15	40	30	Relocate
719	Tabebuia	*Tabebuia Spp.*	No	10	28	10	Remain
720	Royal Palm	*Roystonea regia*	Yes	11	18	12	Remain
721	Royal Palm	*Roystonea regia*	Yes	6	15	12	Remain
722	Royal Palm	*Roystonea regia*	Yes	3	6	8	Remain
723	Royal Palm	*Roystonea regia*	Yes	10	24	15	Remain
724	Royal Palm	*Roystonea regia*	Yes	11	25	13	Remain
725	Live Oak	*Quercus virginiana*	Yes	9	16	16	Remain
726	Tabebuia	*Tabebuia Spp.*	No	12	30	25	Remain
727	Tabebuia	*Tabebuia Spp.*	No	6	25	15	Relocate
728	Live Oak	*Quercus virginiana*	Yes	21	43	38	Remain
729	Live Oak	*Quercus virginiana*	Yes	6	20	16	Remain
730	Live Oak	*Quercus virginiana*	Yes	19	32	28	Remain
731	Live Oak	*Quercus virginiana*	Yes	28	50	60	Remain
732	Royal Poinciana	*Delonix regia*	No	19	20	38	Relocate
733	Mahogany Tree	*Swietenia mahagoni*	Yes	24	35	35	Relocate
734	Live Oak	*Quercus virginiana*	Yes	7	34	10	Remain
735	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
736	Live Oak	*Quercus virginiana*	Yes	14	40	35	Remain
737	Royal Poinciana	*Delonix regia*	No	17	30	50	Remain
738	Mahogany Tree	*Swietenia mahagoni*	Yes	14	45	45	Remain
739	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	35	28	Remain
740	Mahogany Tree	*Swietenia mahagoni*	Yes	5	28	10	Remain
741	Mahogany Tree	*Swietenia mahagoni*	Yes	25	40	39	Remain
742	Mahogany Tree	*Swietenia mahagoni*	Yes	6	32	12	Relocate
743	Sabal Palm	*Sabal Palmetto*	Yes	11	10	6	Remove
744	Sabal Palm	*Sabal Palmetto*	Yes	9	18	10	Remove
745	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Remove
746	Mahogany Tree	*Swietenia mahagoni*	Yes	10	30	16	Remain
747	Live Oak	*Quercus virginiana*	Yes	7	14	8	Remain
748	Mahogany Tree	*Swietenia mahagoni*	Yes	3	16	6	Remain
749	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	14	4	Remain
750	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
751	Glossy Shower	*Senna surattensis*	No	2	14	7	Remain
752	Live Oak	*Quercus virginiana*	Yes	10	22	18	Remain
753	Mahogany Tree	*Swietenia mahagoni*	Yes	8	17	10	Remain
754	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	6	Remain
755	Mahogany Tree	*Swietenia mahagoni*	Yes	7	18	12	Remain
756	Mahogany Tree	*Swietenia mahagoni*	Yes	9	25	10	Remain
757	Live Oak	*Quercus virginiana*	Yes	11	18	18	Remain
758	Glossy Shower	*Senna surattensis*	No	14	16	10	Remain
759	Shortleaf Fig	*Ficus citrifolia*	Yes	8	15	12	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / L-4.6

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
760	Live Oak	*Quercus virginiana*	Yes	5	12	6	Remain
761	Mahogany Tree	*Swietenia mahagoni*	Yes	3	16	6	Remain
762	Sabal Palm	*Sabal Palmetto*	Yes	12	10	6	Remain
763	Gumbo Limbo	*Bursera simaruba*	Yes	5	20	6	Remain
764	Shortleaf Fig	*Ficus citrifolia*	Yes	10	18	8	Remain
765	Live Oak	*Quercus virginiana*	Yes	9	24	18	Remain
766	Mahogany Tree	*Swietenia mahagoni*	Yes	7	24	12	Remain
767	Mahogany Tree	*Swietenia mahagoni*	Yes	4	17	7	Remain
768	Shortleaf Fig	*Ficus citrifolia*	Yes	9	22	16	Remain
769	Mahogany Tree	*Swietenia mahagoni*	Yes	5	12	7	Remain
770	Mahogany Tree	*Swietenia mahagoni*	Yes	4	12	5	Remain
771	Mahogany Tree	*Swietenia mahagoni*	Yes	13	30	20	Remain
772	Shortleaf Fig	*Ficus citrifolia*	Yes	3	26	12	Remain
773	Mahogany Tree	*Swietenia mahagoni*	Yes	10	32	14	Remain
774	Gumbo Limbo	*Bursera simaruba*	Yes	8	16	12	Remain
775	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
776	Glossy Shower	*Senna surattensis*	No	24	18	22	Remain
777	Gumbo Limbo	*Bursera simaruba*	Yes	22	34	16	Remain
778	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	8	Remain
779	Gumbo Limbo	*Bursera simaruba*	Yes	7	27	10	Remain
780	Gumbo Limbo	*Bursera simaruba*	Yes	11	22	16	Remain
781	Gumbo Limbo	*Bursera simaruba*	Yes	3	20	8	Remain
782	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	6	Remain
783	Mahogany Tree	*Swietenia mahagoni*	Yes	6	15	8	Remain
784	Mahogany Tree	*Swietenia mahagoni*	Yes	15	35	25	Remain
785	Mahogany Tree	*Swietenia mahagoni*	Yes	10	30	20	Remain
786	Shortleaf Fig	*Ficus citrifolia*	Yes	5	18	10	Remain
787	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	12	Remain
788	Umbrella Tree	*Schefflera actinophylla*	No	18	14	8	Remain
789	Gumbo Limbo	*Bursera simaruba*	Yes	6	18	10	Remain
790	Live Oak	*Quercus virginiana*	Yes	30	30	32	Remain
791	Live Oak	*Quercus virginiana*	Yes	4	17	6	Remain
792	Shortleaf Fig	*Ficus citrifolia*	Yes	6	15	7	Remain
793	Live Oak	*Quercus virginiana*	Yes	4	18	8	Remain
794	Live Oak	*Quercus virginiana*	Yes	4	20	10	Remain
795	Live Oak	*Quercus virginiana*	Yes	5	20	10	Relocate
796	Live Oak	*Quercus virginiana*	Yes	7	32	20	Remain
797	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	22	28	Relocate
798	Gumbo Limbo	*Bursera simaruba*	Yes	8	26	12	Relocate
799	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	10	Relocate
800	Gumbo Limbo	*Bursera simaruba*	Yes	4	25	13	Relocate
801	Gumbo Limbo	*Bursera simaruba*	Yes	5	26	15	Relocate
802	Sabal Palm	*Sabal Palmetto*	Yes	11	14	8	Relocate
803	Sabal Palm	*Sabal Palmetto*	Yes	8	9	6	Relocate
804	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	16	Relocate
805	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	8	Relocate
806	Live Oak	*Quercus virginiana*	Yes	4	17	8	Relocate
807	Gumbo Limbo	*Bursera simaruba*	Yes	9	20	12	Remain
808	Wild Tamarind	*Lysiloma latisiliquum*	Yes	24	20	28	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / L-4.6

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
809	Areca Palm	*Dypsis lutescens*	No	Multi	20	17	Remain
810	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
811	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	6	Remove
812	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	5	Remove
813	Solitaire Palm	*Ptychosperma elegans*	No	7	16	11	Remain
814	Solitaire Palm	*Ptychosperma elegans*	No	4	20	5	Remain
815	Tabebuia	*Tabebuia rosea*	No	7	20	16	Remain
816	Gumbo Limbo	*Bursera simaruba*	Yes	26	34	37	Remain
817	Live Oak	*Quercus virginiana*	Yes	11	30	23	Remain
818	Live Oak	*Quercus virginiana*	Yes	12	32	27	Remain
819	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
820	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Relocate
821	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
822	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
823	Mahogany Tree	*Swietenia mahagoni*	Yes	20	20	-	Remain
824	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	5	Remain
825	Mahogany Tree	*Swietenia mahagoni*	Yes	6	10	-	Remain
826	Brazilian Pepper	*Schinus terebinthifolia*	No	16	20	18	Remove
827	Gumbo Limbo	*Bursera simaruba*	Yes	5	12	6	Remain
828	Brazilian Pepper	*Schinus terebinthifolia*	No	20	28	20	Remove
829	Brazilian Pepper	*Schinus terebinthifolia*	No	14	20	16	Remove
830	Brazilian Pepper	*Schinus terebinthifolia*	No	12	16	24	Remove
831	Gumbo Limbo	*Bursera simaruba*	Yes	4	12	5	Remain
832	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remain
833	Mango	*Mangifera indica*	No	72	42	50	Relocate
834	Gumbo Limbo	*Quercus virginiana*	Yes	14	22	25	Remain
835	Live Oak	*Quercus virginiana*	Yes	60	50	38	Remain
836	Live Oak	*Quercus virginiana*	Yes	15	25	45	Remain
837	Gumbo Limbo	*Bursera simaruba*	Yes	25	32	36	Remain
838	Spruce Pine	*Pinus glabra*	Yes	8	22	18	Remain
839	Black Olive	*Bucida buceras*	No	37	70	65	Remain
840	Mango	*Mangifera indica*	No	19	18	26	Remain
841	Brideveil Tree	*Caesalpinia granadillo*	No	5	20	18	Remain
842	Chinese Fan Palm	*Livistona chinensis*	No	16	14	12	Remain
843	Chinese Fan Palm	*Livistona chinensis*	No	10	5	6	Remain
844	Chinese Fan Palm	*Livistona chinensis*	No	9	5.5	5.5	Remain
845	Chinese Fan Palm	*Livistona chinensis*	No	8	7	6	Remain
846	Chinese Fan Palm	*Livistona chinensis*	No	10	30	10	Remain
847	Chinese Fan Palm	*Livistona chinensis*	No	11	28	12	Remain
848	Chinese Fan Palm	*Livistona chinensis*	No	11	29	12	Remain
849	Chinese Fan Palm	*Livistona chinensis*	No	10	28	10	Remain
850	Chinese Fan Palm	*Livistona chinensis*	No	11	27	11	Remain
851	Alexander Palm	*Archontophoenix alexandrae*	No	4	28	6	Remain
852	Alexander Palm	*Archontophoenix alexandrae*	No	5	30	8	Remain
853	Chinese Fan Palm	*Livistona chinensis*	No	9	16	7	Remain
854	Tabebuia	*Tabebuia Spp.*	No	16	30	14	Remain
855	Tabebuia	*Tabebuia Spp.*	No	7	28	10	Remain
856	Tabebuia	*Tabebuia Spp.*	No	14	32	18	Remain
857	Mango	*Mangifera indica*	No	24	32	32	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / L-4.6

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
858	Wild Tamarind	*Lysiloma latisiliquum*	Yes	4	30	12	Remain
859	Avocado	*Persea americana*	No	3	18	12	Remain
860	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	6	16	10	Remain
861	Areca Palm	*Dypsis lutescens*	No	Multi	18	14	Remain
862	Areca Palm	*Dypsis lutescens*	No	Multi	22	16	Remain
863	Areca Palm	*Dypsis lutescens*	No	Multi	18	12	Remain
864	Queen Palm	*Syagrus romanzoffiana*	No	11	24	14	Remain
865	Queen Palm	*Syagrus romanzoffiana*	No	10	18	16	Remain
866	Norfolk Island Pine	*Araucaria heterophylla*	No	47	65	18	Remain
867	Areca Palm	*Dypsis lutescens*	No	Multi	17	10	Remain
868	Gumbo Limbo	*Bursera simaruba*	Yes	18	30	20	Remain
869	Fishtail Palm	*Caryota mitis*	No	Multi	30	15	Remain
870	Black Olive	*Bucida buceras*	No	41	50	45	Remain
871	Sabal Palm	*Sabal Palmetto*	Yes	10	25	12	Remain
872	Umbrella Tree	*Schefflera actinophylla*	No	60	28	20	Remain
873	Gumbo Limbo	*Bursera simaruba*	Yes	3	12	-	Remain
874	Gumbo Limbo	*Bursera simaruba*	Yes	18	25	20	Remain
875	Live Oak	*Quercus virginiana*	Yes	20	40	60	Remain
876	Royal Poinciana	*Delonix regia*	No	12	20	30	Relocate
877	Live Oak	*Quercus virginiana*	Yes	21	38	44	Remain
878	Live Oak	*Quercus virginiana*	Yes	28	42	40	Remain
879	Golden Raintree	*Koelreuteria paniculata*	No	7	35	30	Remain
880	Live Oak	*Quercus virginiana*	Yes	22	45	60	Remain
881	Live Oak	*Quercus virginiana*	Yes	6	22	16	Relocate
882	Live Oak	*Quercus virginiana*	Yes	6	22	20	Relocate
883	Live Oak	*Quercus virginiana*	Yes	7	18	18	Relocate
884	Live Oak	*Quercus virginiana*	Yes	6	17	14	Relocate
885	Sabal Palm	*Sabal Palmetto*	Yes	7	11	10	Remain
886	Brazilian Pepper	*Schinus terebinthifolia*	No	3	14	16	Remove
887	Brazilian Pepper	*Schinus terebinthifolia*	No	3	16	15	Remove
888	Brazilian Pepper	*Schinus terebinthifolia*	No	3	12	16	Remove
889	Brazilian Pepper	*Schinus terebinthifolia*	No	3	11	15	Remove
890	Dead Tree Trunks	*N/A*	-	12,18	14,30	-	Remove
891	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
892	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
893	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	15	6	Remove
894	Sabal Palm	*Sabal Palmetto*	Yes	14	18	10	Relocate
895	Live Oak	*Quercus virginiana*	Yes	6	17	15	Relocate
896	Mahogany Tree	*Swietenia mahagoni*	Yes	7	20	18	Relocate
906	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Relocate
912	Live Oak	*Quercus virginiana*	Yes	27	50	70	Relocate
913	Live Oak	*Quercus virginiana*	Yes	19	35	47	Remain
914	Gumbo Limbo	*Bursera simaruba*	Yes	30	43	30	Remain
915	Live Oak	*Quercus virginiana*	Yes	15	38	40	Remain
916	Umbrella Tree	*Schinus terebinthifolia*	No	29	32	26	Remain
917	Brazilian Pepper	*Schinus terebinthifolia*	No	8	18	15	Remain
928	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	6	12	10	Relocate
929	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	5	12	6	Relocate

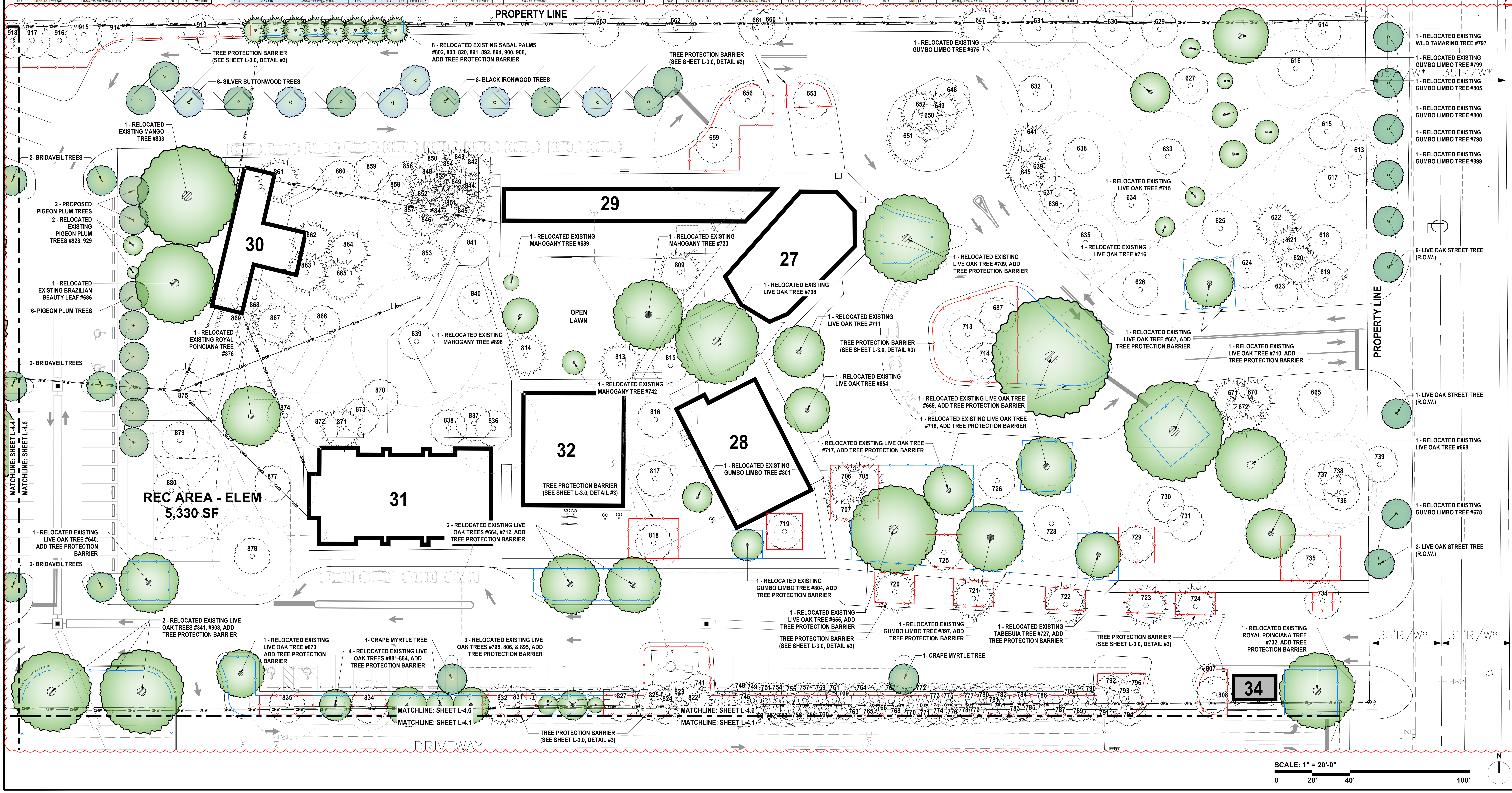


KEY PLAN

EXISTING TREE & PALM LEGEND

EXISTING TREE TO REMAIN	EXISTING PALM TO REMAIN	TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
EXISTING TREE TO BE RELOCATED	EXISTING PALM TO BE RELOCATED	TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.



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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo Date: 2025.04.18 14:08:48-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O.STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **TREE PLANTING PLAN ENLARGEMENT**

SHEET NO. **L-4.6**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (F.T.)	S.P. (F.T.)	DISPO.
930	Bridalveil	*Caesapliniia granadillo*	No	20	30	40	Remain
931	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
932	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
933	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
934	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
935	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
936	Crape Myrtle	*Lagerstroemia indica*	No	4	16	12	Remain
937	Crape Myrtle	*Lagerstroemia indica*	No	4	16	12	Remain
938	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
939	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
940	Silver Thatch Palm	*Thrinax morissi*	Yes	5	20	10	Remain
941	Silver Thatch Palm	*Thrinax morissi*	Yes	5	20	10	Remain
942	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
943	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
944	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
945	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
946	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
947	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
948	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
949	American Oil Palm	*Elaeis Oleifera*	No	18	15	15	Remain
950	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
951	Thatch Palm	*Thrinax radiata*	Yes	Multi	12	8	Remain
952	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
953	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
954	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
955	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
956	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
957	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
958	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
959	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
960	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
961	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
962	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
963	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
964	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
965	Banyan	*Ficus sp.*	No	20	40	14	Remain
966	Chinese Fan Palm	*Livistonia chinensis*	No	16	40	14	Remain
967	Cabbage Palm	*Sabal Palmetto*	No	10	30	12	Remain
968	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
969	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (F.T.)	S.P. (F.T.)	DISPO.
970	Live Oak	*Quercus virginiana*	Yes	20	35	14	Remain
971	Pigeon Plum	*Coccoloba diversifolia*	Yes	22	45	45	Remain
972	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
973	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
974	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
975	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
976	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
977	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
978	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
979	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
980	Chinese Fan Palm	*Livistonia chinensis*	No	16	20	12	Remain
981	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
982	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
983	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
984	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	18	7	Remain
985	Thatch Palm	*Thrinax radiata*	Yes	6	30	10	Remain
986	Thatch Palm	*Thrinax radiata*	Yes	6	30	10	Remain
987	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
988	Live Oak	*Quercus virginiana*	Yes	18	55	45	Remain
989	Live Oak	*Quercus virginiana*	Yes	18	55	45	Remain
990	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
991	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
992	Thatch Palm	*Thrinax radiata*	Yes	5	12	10	Remain
993	Autograph Tree	*Clusia rosea*	Yes	5	12	8	Remain
994	Dwarf Sugar Palm	*Arenga engleri*	No	12	14	14	Remain
995	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
996	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
997	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
998	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
999	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1000	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1001	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1002	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1003	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1004	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1005	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1006	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1007	Satake Palm	*Satakentia liukuiensis*	No	8	12	14	Remain
1008	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1009	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (F.T.)	S.P. (F.T.)	DISPO.
1010	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1011	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1012	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1013	Live Oak	*Quercus virginiana*	Yes	22	55	45	Remain
1014	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1015	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1016	Satake Palm	*Satakentia liukuiensis*	No	7	14	12	Remain
1017	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1018	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1019	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1020	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1021	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1022	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1023	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1024	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1025	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1026	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1027	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1028	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1029	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1030	Satake Palm	*Satakentia liukuiensis*	Yes	7	14	12	Remain
1031	Bay Rum	*Pimenta racemosa*	Yes	5	15	10	Remain
1032	Satake Palm	*Satakentia liukuiensis*	Yes	7	14	12	Remain
1033	Cabbage Palm	*Sabal Palmetto*	No	10	30	12	Remain
1034	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1035	Gumbo Limbo	*Bursera simaruba*	Yes	28	50	45	Remain
1036	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1037	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1038	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1039	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1040	Paradise Tree	*Simaruba glauca*	Yes	15	30	25	Remain
1041	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1042	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1043	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1044	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1045	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1046	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1047	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1048	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1049	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (F.T.)	S.P. (F.T.)	DISPO.
1050	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1051	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1052	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1053	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1054	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1055	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1056	Banyan	*Ficus sp.*	No	Multi	60	75	Remain
1057	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1058	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1059	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1060	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1061	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1062	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1063	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1064	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1065	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1066	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1067	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1068	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1069	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1070	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1071	Banyan	*Ficus sp.*	No	Multi	60	65	Remain
1072	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1073	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1074	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1075	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1076	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1077	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1078	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1079	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1080	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1081	Live Oak	*Live Oak*	Yes	10	35	25	Remain
1082	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1083	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1084	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1085	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1086	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1087	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1088	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1089	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (F.T.)	S.P. (F.T.)	DISPO.
1090	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1091	Live Oak	*Quercus virginiana*	Yes	Double	60	75	Remain
1092	Paradise Tree	*Simaruba glauca*	Yes	30	65	40	Remain
1093	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1094	Solitaire Palm	*Pytchosperma elegans*	No	Multi	25	25	Remain
1095	Mango	*Mangnifera indica*	No	10	22	18	Remain
1096	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1097	Thatch Palm	*Thrinax radiata*	Yes	Double	15	12	Remain
1098	Pongam	*Pongamia pinnata*	No	12	30	35	Remain
1099	Montgomery Palm	*Veitchia montgomeriana*	No	6	20	10	Remain
1100	Cabbage Palm	*Sabal Palmetto*	Yes	120	20	10	Remain
1101	Solitaire Palm	*Pytchosperma elegans*	No	Double	25	8	Remain
1102	Cabbage Palm	*Sabal Palmetto*	Yes	11	25	10	Remain
1103	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1104	Live Oak	*Quercus virginiana*	Yes	3	28	8	Remain
1105	Live Oak	*Quercus virginiana*	Yes	10	20	25	Remain
1106	Cabbage Palm	*Sabal Palmetto*	Yes	10	25	10	Remain
1107	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1108	Cabbage Palm	*Sabal Palmetto*	Yes	13	33	10	Remain
1109	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1110	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1111	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1112	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1113	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1114	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1115	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1116	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1117	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1118	Banyan	*Ficus sp.*	No	Multi	60	65	Remain
1119	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	15	Remain
1120	Gumbo Limbo	*Bursera simaruba*	Yes	18	28	18	Remain
1121	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	18	Remain
1122	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1123	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1124	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1127	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
1128	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	20	Remain
1133	Brazilian Beautyleaf	*Calliphyllum brasiliense*	No	36	50	45	Relocate
1134	Live Oak	*Quercus virginiana*	Yes	12	30	18	Relocate
1135	Date Palm	*Phoenix canariensis*	No	16	40	16	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (F.T.)	S.P. (F.T.)	DISPO.
1136	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1137	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	12	Remain
1138	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1139	Live Oak	*Quercus virginiana*	Yes	30	48	40	Remain
1140	Mango	*Mangnifera indica*	No	9	20	12	Remain
1141	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1142	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1143	Mango	*Mangnifera indica*	No	12	28	18	Remain
1144	Mango	*Mangnifera indica*	No	12	28	18	Remain
1145	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain
1146	Live Oak	*Quercus virginiana*	Yes	30	45	35	Remain
1147	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1148	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1149	Live Oak	*Quercus virginiana*	Yes	26	40	30	Remain
1150	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
1151	Live Oak	*Quercus virginiana*	Yes	24	42	25	Remain
1152	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain

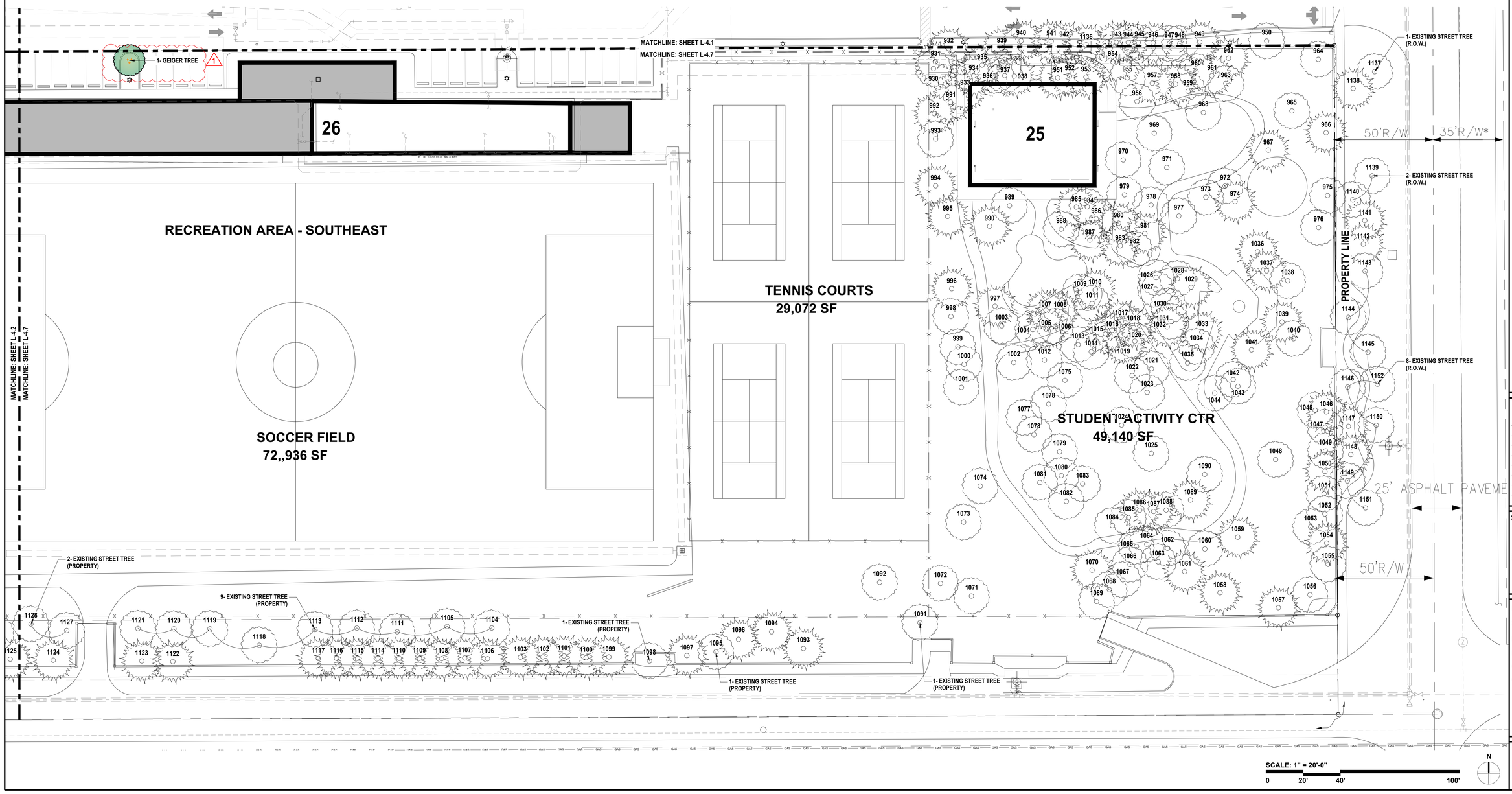


KEY PLAN

EXISTING TREE & PALM LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.



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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:52-04'00'

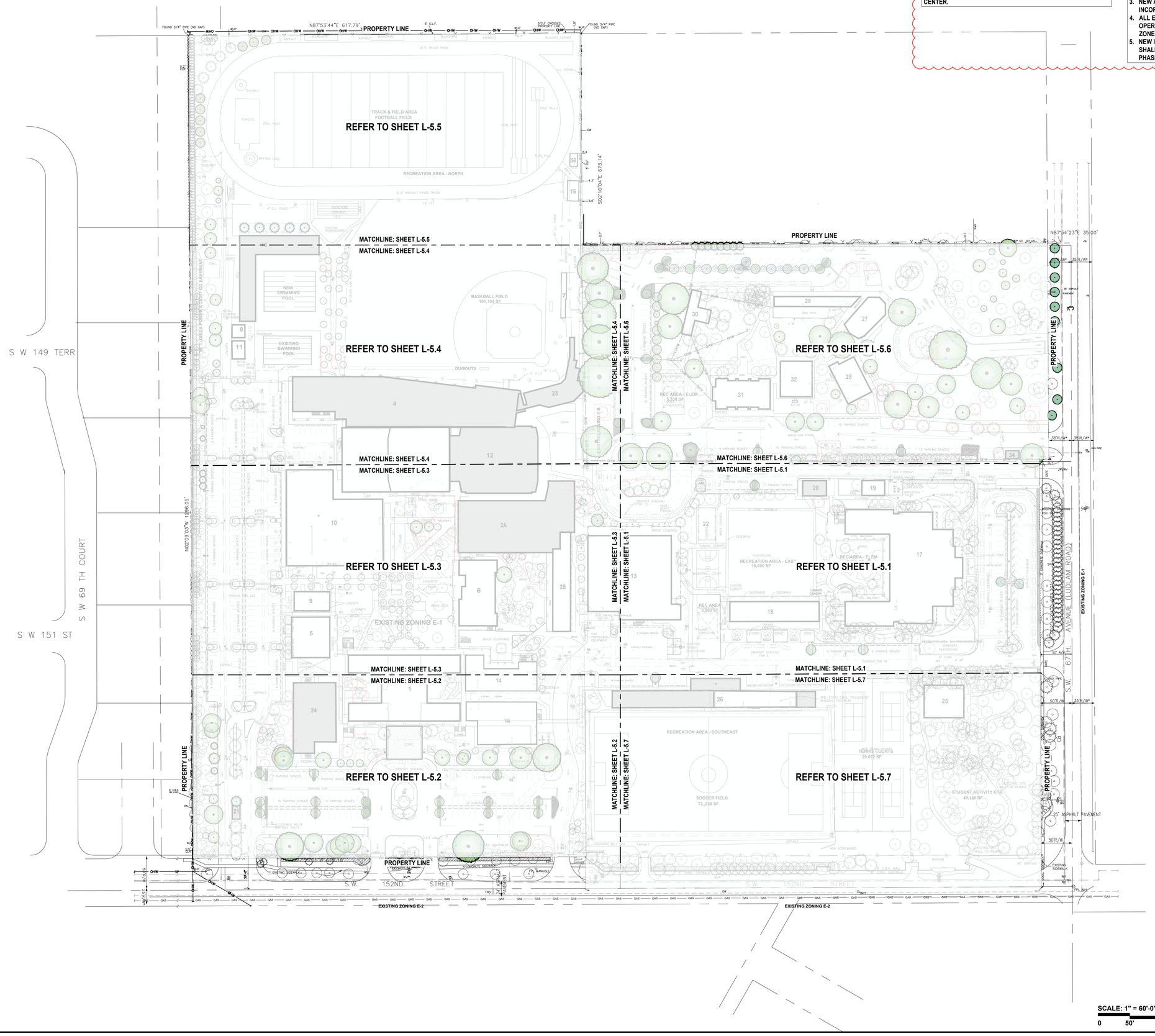
PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **TREE PLANTING PLAN ENLARGEMENT**

SHEET NO. **L-4.7**

PLANTING NOTE: PARKING LOT BUFFER
PLANTING MATERIAL AT TIME OF PLANTING SHALL BE EITHER A MINIMUM HEIGHT OF 18 INCHES WITH A MAXIMUM AVERAGE SPACING OF 30 INCHES ON CENTER, OR A MINIMUM HEIGHT OF 36 INCHES WITH A MAXIMUM AVERAGE SPACING OF 36 INCHES ON CENTER.

IRRIGATION NOTES:
1. **ALL RELOCATED TREES AND PALMS SHALL BE IRRIGATED AS PER RELOCATION SPECIFICATIONS NOTED IN SHEET L-3.0.**
2. **NEW TREES, SHRUBS, AND SOD AREAS SHALL RECEIVE FULL AUTOMATIC IRRIGATION COVERAGE.**
3. **NEW AUTOMATIC IRRIGATION SYSTEM SHALL BE INCORPORATED TO EXISTING IRRIGATION SYSTEM ONSITE.**
4. **ALL EXISTING IRRIGATION THROUGH THE SITE SHALL REMAIN OPERATIONAL FOR AREAS OUTSIDE OF CONSTRUCTION ZONES.**
5. **NEW IRRIGATION DESIGN WITH DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING FUTURE BUILDING PERMIT PHASES.**



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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	~~SOUTH SPRINGS~~ (N/A)	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:55-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
SHRUBS PLANTING PLAN OVERALL

SHEET NO.
L-5.0



KEY PLAN

1

PLANTING NOTES:
1. ALL SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. AT PARKING LOTS BUFFER, PLANTING MATERIAL AT TIME OF PLANTING SHALL BE EITHER A MINIMUM HEIGHT OF 18 INCHES WITH A MAXIMUM AVERAGE SPACING OF 30 INCHES ON CENTER, OR A MINIMUM HEIGHT OF 36 INCHES WITH A MAXIMUM AVERAGE SPACING OF 36 INCHES ON CENTER.

IRRIGATION NOTES:
1. ALL RELOCATED TREES AND PALMS SHALL BE IRRIGATED AS PER RELOCATION SPECIFICATIONS NOTED IN SHEET L-3.0.
2. NEW TREES, SHRUBS, AND SOD AREAS SHALL RECEIVE FULL AUTOMATIC IRRIGATION COVERAGE.
3. NEW AUTOMATIC IRRIGATION SYSTEM SHALL BE INCORPORATED TO EXISTING IRRIGATION SYSTEM ONSITE.
4. ALL EXISTING IRRIGATION THROUGH THE SITE SHALL REMAIN OPERATIONAL FOR AREAS OUTSIDE OF CONSTRUCTION ZONES.
5. NEW IRRIGATION DESIGN WITH DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING FUTURE BUILDING PERMIT PHASES.

MATCHLINE: SHEET L-5.6
MATCHLINE: SHEET L-5.1
MATCHLINE: SHEET L-5.3
MATCHLINE: SHEET L-5.7
DRIVEWAY
EXISTING SOD AREA TO REMAIN
EXISTING SHRUBS AND GROUNDCOVERS TO REMAIN
RECREATION AREA - EAST
18,000 SF
REC AREA - ELEM
7,000 SF
REC AREA
3,500 SF
RECREATION AREA - DAY/PRE/KINDER/AFTER
(2,813 S.F.)
PROPERTY LINE
EXISTING ZONING E-1
13
17
18
19
20
22
34
TFL 30
ZYS 56
ZYS 303
TFL 14
ZYS 56
ZYS 58
PNE 35
ZYS 324
CES 100
CES 3

SCALE: 1" = 20'-0"
0 20' 40' 100'
N

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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

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CADD FILE:

DRAWING TITLE:
SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO.
L-5.1



KEY PLAN

1

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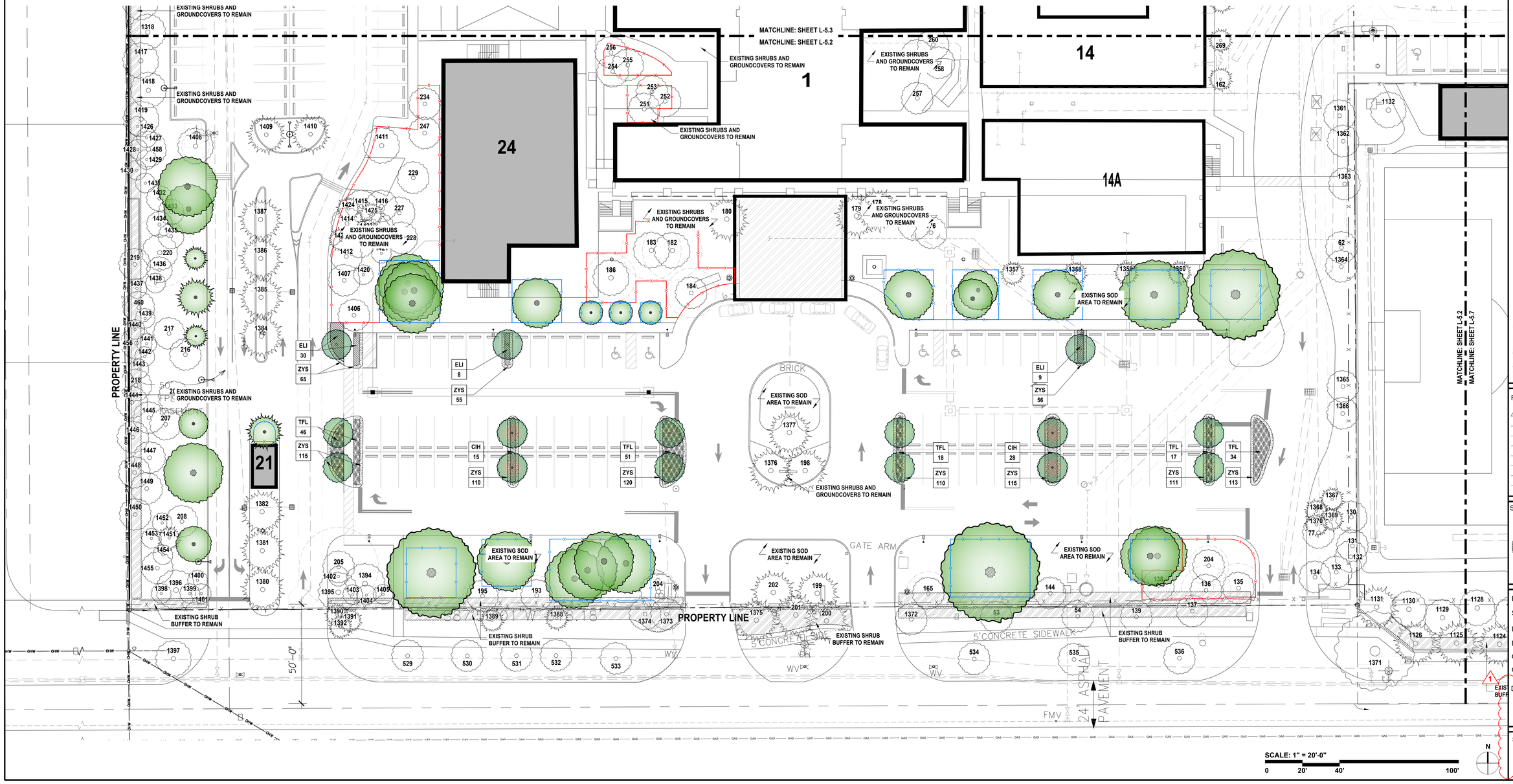
5. NEW IRRIGATION DESIGN WITH DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING FUTURE BUILDING PERMIT PHASES.


MATCHLINE: SHEET L-5.3
MATCHLINE: SHEET L-5.2
MATCHLINE: SHEET L-5.2
MATCHLINE: SHEET L-5.7
EXISTING SHRUBS AND GROUNDCOVERS TO REMAIN



KEY PLAN

1

PLANTING NOTES:
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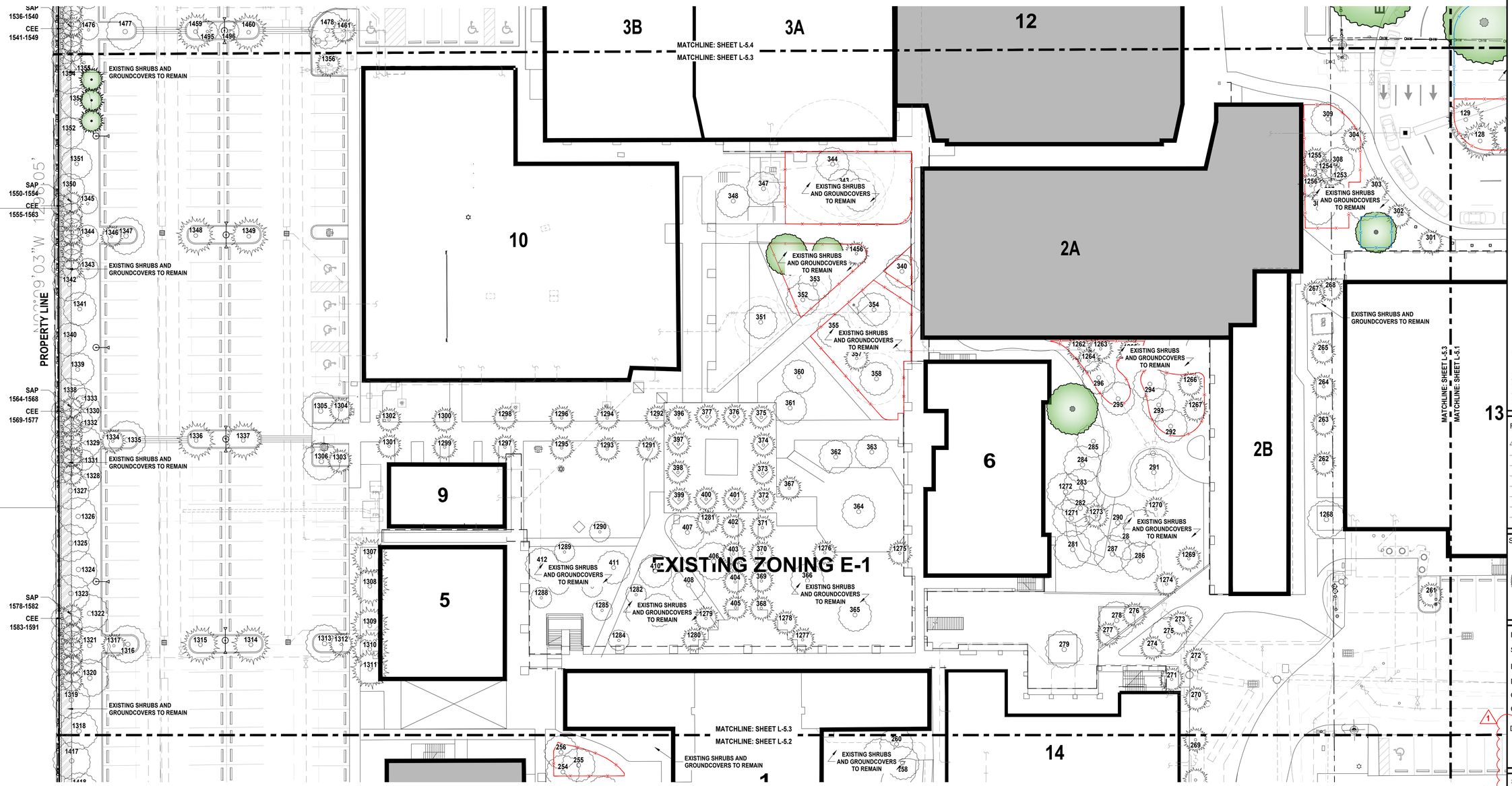

SCALE: 1" = 20'-0"
0 20' 40' 100'

N

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Revisions:

1	CITY COMMENTS	04/18/2025

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PROJECT NO:

SCALE: AS SHOWN

DATE: 10/18/2024

DRAWN: D.O. STAFF

CHECKED: D.O.

CADD FILE:

1

DRAWING TITLE: **SHRUBS PLANTING PLAN ENLARGEMENT**

SHEET NO. **L-5.3**



KEY PLAN

1

PLANTING NOTES:
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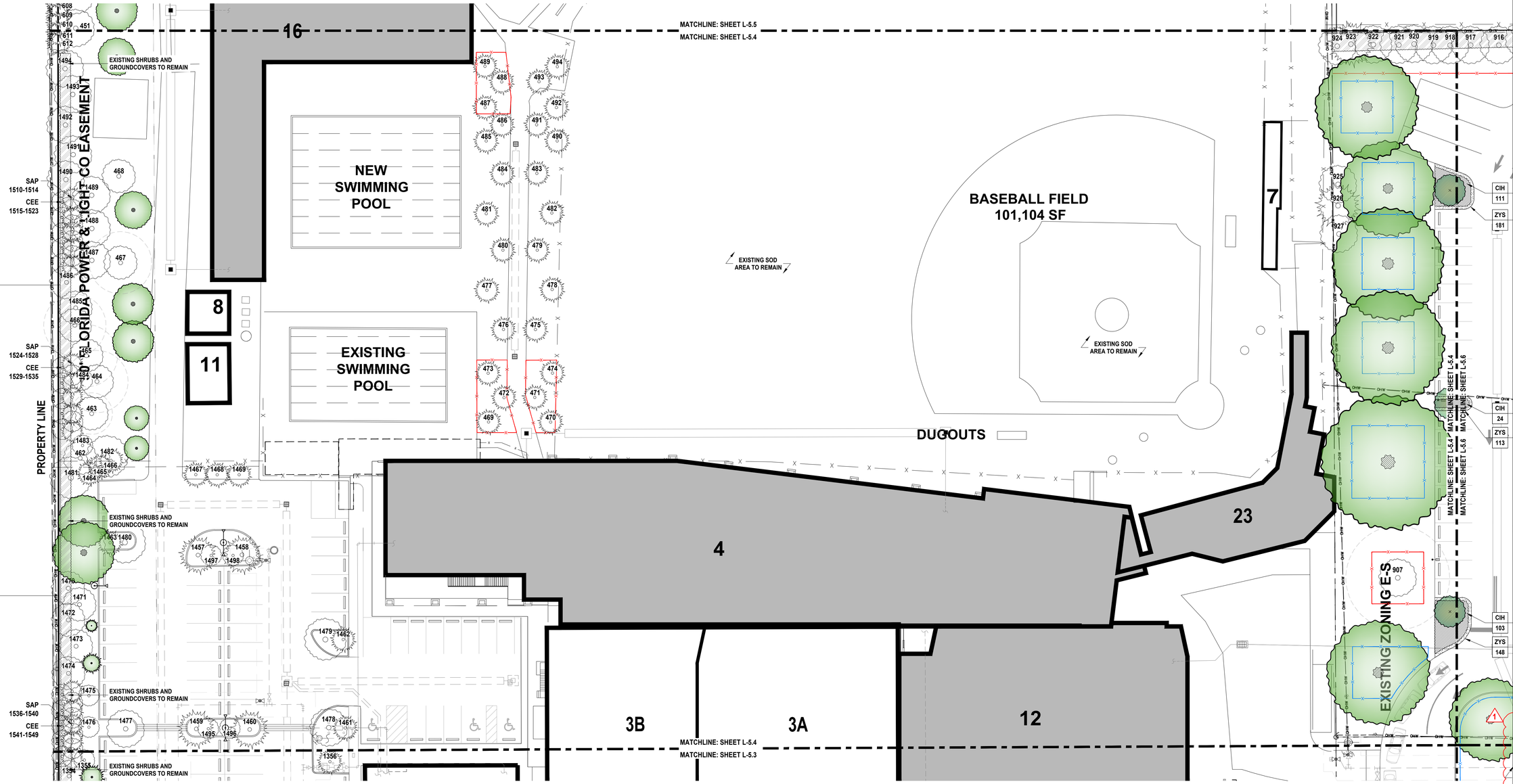

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Revisions:

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DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO. L-5.4



KEY PLAN

1

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N87°53'44"E 617.79'

PROPERTY LINE

EXISTING SHRUBS AND GROUNDCOVERS TO REMAIN

EXISTING SOD AREA TO REMAIN

TRACK & FIELD AREA
FOOTBALL FIELD
159,262 SF

RECREATION AREA - NORTH

50' FPL EASEMENT

PROPERTY LINE

S02°10'04"E 673.14'

26B

15

16

MATCHLINE: SHEET L-5.5

MATCHLINE: SHEET L-5.4

SCALE: 1" = 20'-0"
0 20' 40' 100'

N

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CADD FILE:

DRAWING TITLE: SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO. L-5.5



KEY PLAN

1

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PROPERTY LINE

EXISTING SHRUBS AND GROUNDCOVERS TO REMAIN

EXISTING SOD AREA TO REMAIN

OPEN LAWN

REC AREA - ELEM
5,330 SF

29
30
27
32
28
31
34

TFL 38
ZYS 1414
TFL 191
TFL 23
CIH 111
ZYS 181
CIH 24
ZYS 113
CIH 103
ZYS 148
PNE 53
ZYS 138
PNE 9
ZYS 56
PNE 18
ZYS 58
ZYS 132
TFL 35
PNE 35
TFL 30
ZYS 303

35'R/W*

MATCHLINE: SHEET L-5.4
MATCHLINE: SHEET L-5.6
MATCHLINE: SHEET L-5.1

DRIVEWAY

SCALE: 1" = 20'-0"
0 20' 40' 100'

N

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DRAWING TITLE:
SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO.
L-5.6



KEY PLAN

1

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MATCHLINE: SHEET L-5.1
MATCHLINE: SHEET L-5.7

MATCHLINE: SHEET L-5.2
MATCHLINE: SHEET L-5.7

RECREATION AREA - SOUTHEAST

SOCCER FIELD
72,,936 SF

EXISTING SOD AREA TO REMAIN

TENNIS COURTS
29,072 SF

STUDENT ACTIVITY CTR
49,140 SF

EXISTING SHRUBS AND GROUNDCOVERS TO REMAIN

EXISTING SHRUB BUFFER TO REMAIN

EXISTING SHRUB BUFFER TO REMAIN

PROPERTY LINE

50'R/W

35'R/W*

25' ASPHALT PAVEMENT

50'R/W

SCALE: 1" = 20'-0"
0 20' 40' 100'

N

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CADD FILE:

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DRAWING TITLE:
SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO.
L-5.7

WESTMINSTER CHRISTIAN SCHOOL - TREE RELOCATION LIST

SHEET L-1.2

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
140	Gumbo Limbo	*Bursera simaruba*	Yes	9	18	15	Relocate
141	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	18	Relocate
142	Gumbo Limbo	*Bursera simaruba*	Yes	12	32	18	Relocate
143	Gumbo Limbo	*Bursera simaruba*	Yes	48	35	20	Relocate
144	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	15	Relocate
145	Gumbo Limbo	*Bursera simaruba*	Yes	28	40	30	Relocate
146	Banyan Tree	*Ficus benghalensis*	No	96	45	50	Relocate
147	Live Oak	*Quercus virginiana*	Yes	30	35	35	Relocate
167	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
168	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
170	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	20	Relocate
171	Live Oak	*Quercus virginiana*	Yes	9	22	20	Relocate
172	Live Oak	*Quercus virginiana*	Yes	8	18	12	Relocate
173	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
174	Live Oak	*Quercus virginiana*	Yes	6	18	12	Relocate
175	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
185	Live Oak	*Quercus virginiana*	Yes	12	25	25	Relocate
190	Gumbo Limbo	*Bursera simaruba*	Yes	17	30	30	Relocate
191	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
192	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
194	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
196	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	30	Relocate
197	Live Oak	*Quercus virginiana*	Yes	12	35	30	Relocate
201	Royal Palm	*Roystonea regia*	Yes	14	22	12	Relocate
202	Royal Palm	*Roystonea regia*	Yes	14	22	12	Relocate
209	Live Oak	*Quercus virginiana*	Yes	12	45	30	Relocate
1378	Canary Date Palm	*Phoenix canariensis*	No	18	18	30	Relocate
1379	Canary Date Palm	*Phoenix canariensis*	No	14	10	30	Relocate
1383	Wild Date Palm	*Phoenix sylvestris*	No	12	25	30	Relocate
1393	Live Oak	*Quercus virginiana*	Yes	8	35	30	Relocate

SHEET L-1.3

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
297	Live Oak	*Quercus virginiana*	Yes	28	25	20	Relocate
298	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
299	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
300	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	25	Relocate
310	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
311	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
312	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
314	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	25	Relocate
315	Paradise Tree	*Simaruba glauca*	Yes	14	35	30	Relocate
326	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
328	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
330	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
334	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
335	Live Oak	*Quercus virginiana*	Yes	7	24	20	Relocate
336	Pink Tabebuia	*Tabebuila heterophylla*	No	5	18	15	Relocate
337	Live Oak	*Quercus virginiana*	Yes	4	15	9	Relocate
338	Live Oak	*Quercus virginiana*	Yes	12	30	25	Relocate
339	Live Oak	*Quercus virginiana*	Yes	14	30	30	Relocate
341	Live Oak	*Quercus virginiana*	Yes	24	40	40	Relocate
1257	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Relocate
1258	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1259	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1260	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Relocate

SHEET L-1.4

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
498	Royal Palm	*Roystonea regia*	Yes	20	40	14	Relocate
499	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
501	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
509	Orange Geiger	*Cordia sebestena*	Yes	10	15	15	Relocate
897	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	34	Relocate
898	Live Oak	*Quercus virginiana*	Yes	48	50	65	Relocate
899	Gumbo Limbo	*Bursera simaruba*	Yes	17	18	14	Relocate
900	Sabal Palm	*Sabal Palmetto*	Yes	11	10	8	Relocate
908	Live Oak	*Quercus virginiana*	Yes	14,12	44	42	Relocate
909	Live Oak	*Quercus virginiana*	Yes	22	48	46	Relocate
911	Live Oak	*Quercus virginiana*	Yes	28	50	50	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE RELOCATION LIST

SHEET L-1.6

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
640	Live Oak	*Quercus virginiana*	Yes	18	35	30	Relocate
654	Live Oak	*Quercus virginiana*	Yes	11	24	23	Relocate
655	Live Oak	*Quercus virginiana*	Yes	16	32	44	Relocate
664	Live Oak	*Quercus virginiana*	Yes	15	40	36	Relocate
666	Live Oak	*Quercus virginiana*	Yes	28	42	54	Relocate
667	Live Oak	*Quercus virginiana*	Yes	9	28	24	Relocate
668	Live Oak	*Quercus virginiana*	Yes	24	32	36	Relocate
669	Live Oak	*Quercus virginiana*	Yes	23	45	60	Relocate
673	Live Oak	*Quercus virginiana*	Yes	17	38	36	Relocate
675	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Relocate
678	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Relocate
682	Live Oak	*Quercus virginiana*	Yes	25	45	50	Relocate
686	Brazilian Beauty Leaf	*Calophyllum brasiliense*	No	24	45	40	Relocate
689	Mahogany Tree	*Swietenia mahagoni*	Yes	15	16	8	Relocate
708	Live Oak	*Quercus virginiana*	Yes	21	30	42	Relocate
709	Live Oak	*Quercus virginiana*	Yes	34	40	44	Relocate
710	Live Oak	*Quercus virginiana*	Yes	27	45	50	Relocate
711	Live Oak	*Quercus virginiana*	Yes	15	40	26	Relocate
712	Live Oak	*Quercus virginiana*	Yes	12	43	28	Relocate
715	Live Oak	*Quercus virginiana*	Yes	10	25	10	Relocate
716	Live Oak	*Quercus virginiana*	Yes	6	25	10	Relocate
717	Live Oak	*Quercus virginiana*	Yes	16	37	25	Relocate
718	Live Oak	*Quercus virginiana*	Yes	15	40	30	Relocate
727	Tabebuia	*Tabebuia Spp.*	No	6	25	15	Relocate
732	Royal Poinciana	*Delonix regia*	No	19	20	38	Relocate
733	Mahogany Tree	*Swietenia mahagoni*	Yes	24	35	35	Relocate
742	Mahogany Tree	*Swietenia mahagoni*	Yes	8	32	12	Relocate
795	Live Oak	*Quercus virginiana*	Yes	5	20	10	Relocate
797	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	22	28	Relocate
798	Gumbo Limbo	*Bursera simaruba*	Yes	8	26	12	Relocate
799	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	10	Relocate
800	Gumbo Limbo	*Bursera simaruba*	Yes	4	25	13	Relocate
801	Gumbo Limbo	*Bursera simaruba*	Yes	5	26	15	Relocate
802	Sabal Palm	*Sabal Palmetto*	Yes	11	14	8	Relocate
803	Sabal Palm	*Sabal Palmetto*	Yes	8	9	6	Relocate
804	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	16	Relocate
805	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	8	Relocate
806	Live Oak	*Quercus virginiana*	Yes	4	17	8	Relocate
820	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Relocate
833	Mango	*Mangifera indica*	No	72	42	50	Relocate
876	Royal Poinciana	*Delonix regia*	No	12	20	30	Relocate
881	Live Oak	*Quercus virginiana*	Yes	6	22	16	Relocate
882	Live Oak	*Quercus virginiana*	Yes	6	22	20	Relocate
883	Live Oak	*Quercus virginiana*	Yes	7	18	18	Relocate
884	Live Oak	*Quercus virginiana*	Yes	6	17	14	Relocate
891	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
892	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
894	Sabal Palm	*Sabal Palmetto*	Yes	14	18	10	Relocate
895	Live Oak	*Quercus virginiana*	Yes	6	17	15	Relocate
896	Mahogany Tree	*Swietenia mahagoni*	Yes	7	20	18	Relocate
906	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Relocate
912	Live Oak	*Quercus virginiana*	Yes	27	50	70	Relocate
928	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	6	12	10	Relocate
929	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	5	12	6	Relocate

SHEET L-1.7

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
1133	Brazilian Beautyleaf	*Callophyllum brasiliense*	No	36	50	45	Relocate
1134	Live Oak	*Quercus virginiana*	Yes	12	30	18	Relocate
1135	Date Palm	*Phoenix canariensis*	No	16	40	16	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE REMOVAL LIST

SHEET L-1.2

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION	CANOPY LOST (S.F.)
189	Queen Palm	*Syagrus romanzoffiana*	No	12	19	12	Remove	113

SHEET L-1.3

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION	CANOPY LOST (S.F.)
1261	Chinese Fan Palm	*Livistona chinensis*	No	12	10	8	Remove	50

SHEET L-1.4

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION	CANOPY LOST (S.F.)
500	Queen Palm	*Syagrus romanzoffiana*	No	8	15	12	Remove	113
512	Queen Palm	*Syagrus romanzoffiana*	No	8	20	12	Remove	113
513	Queen Palm	*Syagrus romanzoffiana*	No	16	20	12	Remove	113
514	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove	113
515	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove	113
516	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove	113
901	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remove	50
902	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove	28
903	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove	28
904	Sabal Palm	*Sabal Palmetto*	Yes	7	9	7	Remove	38
905	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Remove	50
910	Live Oak	*Quercus virginiana*	Yes	16	42	28	Remove	616

SHEET L-1.6

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION	CANOPY LOST (S.F.)
628	Tabebuia	*Tabebuia Spp.*	No	10	16	-	Remove	0
642	Washingtonian Palm	*Washingtonia robusta*	No	3	25	8	Remove	50
643	Washingtonian Palm	*Washingtonia robusta*	No	2	10	6	Remove	28
644	Washingtonian Palm	*Washingtonia robusta*	No	3	20	10	Remove	79
646	Wild Date Palm	*Phoenix sylvestris*	No	3	18	11.5	Remove	104
674	Pygmy Date Palm	*Phoenix roebelenii*	No	6	8,9	12	Remove	113
676	Sabal Palm	*Sabal Palmetto*	Yes	5	14	8	Remove	50
677	Sabal Palm	*Sabal Palmetto*	Yes	6	18	10	Remove	79
679	Chinese Fan Palm	*Livistona chinensis*	No	18	16	16	Remove	201
680	Queen Palm	*Syagrus romanzoffiana*	No	7	35	14	Remove	154
681	Chinese Fan Palm	*Livistona chinensis*	No	7	8	6	Remove	28
683	Umbrella Tree	*Schefflera actinophylla*	No	9	20	14	Remove	154
684	Alexander Palm	*Archontophoenix alexandrae*	No	3	18	6	Remove	28
685	Sabal Palm	*Sabal Palmetto*	Yes	8	18	13	Remove	133
688	Gumbo Limbo	*Bursera simaruba*	Yes	5	16	8	Remove	50
690	Live Oak	*Quercus virginiana*	Yes	4	12	8	Remove	50
691	Chinese Fan Palm	*Livistona chinensis*	No	11	15	13	Remove	133
692	Paradise Tree	*Simarouba glauca*	Yes	5	8	6	Remove	28
693	Chinese Fan Palm	*Livistona chinensis*	No	8	14	10	Remove	79
694	Chinese Fan Palm	*Livistona chinensis*	No	9	12	10	Remove	79
695	Chinese Fan Palm	*Livistona chinensis*	No	6	4	8	Remove	50
696	Ponytail Palm	*Beaucarnea recurvata*	No	8	10	4	Remove	13
697	Chinese Fan Palm	*Livistona chinensis*	No	7	10	8	Remove	50
698	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove	50
699	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove	50
700	Christmas Palm	*Adonidia merrillii*	No	12	30	8	Remove	50
701	Queen Palm	*Syagrus romanzoffiana*	No	7	32	12	Remove	113
702	Queen Palm	*Syagrus romanzoffiana*	No	7	34	14	Remove	154
703	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove	28
704	Pygmy Date Palm	*Phoenix roebelenii*	No	5	12	6	Remove	28
743	Sabal Palm	*Sabal Palmetto*	Yes	11	10	6	Remove	28
744	Sabal Palm	*Sabal Palmetto*	Yes	9	18	10	Remove	79
745	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Remove	50
810	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove	28
811	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	6	Remove	28
812	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	5	Remove	20
819	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove	79
821	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove	79
826	Brazilian Pepper	*Schinus terebinthifolia*	No	16	20	18	Remove	0
828	Brazilian Pepper	*Schinus terebinthifolia*	No	20	28	20	Remove	0
829	Brazilian Pepper	*Schinus terebinthifolia*	No	14	20	16	Remove	0
830	Brazilian Pepper	*Schinus terebinthifolia*	No	12	16	24	Remove	0
886	Brazilian Pepper	*Schinus terebinthifolia*	No	3	14	16	Remove	0
887	Brazilian Pepper	*Schinus terebinthifolia*	No	3	16	15	Remove	0
888	Brazilian Pepper	*Schinus terebinthifolia*	No	3	12	16	Remove	0
889	Brazilian Pepper	*Schinus terebinthifolia*	No	3	11	15	Remove	0
890	Dead Tree Trunks	*N/A*	-	12,18	14,30	-	Remove	0
893	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	15	6	Remove	28
							Total S.F.	4279

PROPOSED PLANTING SCHEDULE (PROPERTY)

TREES

Native	Qty	Botanical/Common Name	Specifications / Tree Category	Canopy Credits (S.F.)
Yes	2	*Quercus virginiana* Live Oak Tree	5" Caliper x 16' Ht. x 12' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #1	1000
No	3	*Lagerstroemia fauriei 'Natchez'* Crape Myrtle Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	900
Yes	3	*Cordia sebestena* Geiger Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	900
No	14	*Caesalpinia granadillo* Bridaveil Tree	5" Caliper x 16' Ht. x 12' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #1	7000
Yes	12	*Chrysophyllum oliviforme* Satin Leaf Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	3600
Yes	8	*Coccoloba diversifolia* Pigeon Plum Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	2400
Yes	6	*Conocarpus erectus var. Sericeus* Silver Buttonwood Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	1800
Yes	11	*Krugiodendron ferreum* Black Ironwood Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	3300
			Total Canopy Credits	**20900**

SHRUBS, GRASSES AND SOD

Native	Qty	Botanical/Common Name	Specifications / Tree Category	Plan ID Key
Yes	281	*Chrysobalanus icaco 'Horizontal'* Horizontal Cocoplum	3 Gal. at 30" On-Center, Full/Low Branched. 24" Ht Min. at time of planting.	CIH
Yes	103	*Conocarpus erectus var. sericeus* Silver Buttonwood Shrub	25 Gal. at 42" On-Center, Full/Low Branched. 48" Ht Min. at time of planting.	CES
Yes	47	*Ernodea littoralis* Golden Creeper	3 Gal. at 30" On-Center, Full/Low Branched. 24" Ht Min. at time of planting.	ELI
Yes	115	*Psychotria nervosa 'Little Psycho'* Dwarf Wild Coffee	3 Gal. at 30" On-Center, Full/Low Branched. 24" Ht Min. at time of planting.	PNE
Yes	497	*Tripsacum floridanum* Dwarf Fakahatchee Grass	3 Gal. at 30" On-Center, Full/Low Branched. 24" Ht Min. at time of planting.	TFL

MISCELLANEOUS

Native	Qty	Botanical/Common Name	Specifications	Plan ID Key
N	3893	Zoysia Sod	Empire, Staggered and butted joints.	ZYS

PROPOSED PLANTING SCHEDULE (RIGHT-OF-WAY)

TREES

Native	Qty	Botanical/Common Name	Specifications / Tree Category	Canopy Credits (S.F.)
Yes	9	*Quercus virginiana* Live Oak Tree	5" Caliper x 16' Ht. x 12' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #1	4500
			Total Canopy Credits	**4500**

GENERAL NOTES

1	Landscape Contractor shall provide photographic submittal with person for scale reference to Landscape Architect for review and approval prior to purchasing plants.
2	Landscape Architect to approve all specimen trees & palms in person.
3	All plant locations to approved on site by Landscape Architect.
4	Final grades shall be approved in the field by Landscape Architect prior to planting.
5	Landscape contractor to coordinate installation with Landscape Architect at least 1 month prior to installation date.
6	In addition to the above plant list and specifications there is to be an additional $5,000.00 wholesale plant allowance.

PER SECTION 30-100.1.(2) (G) PREPARER'S CERTIFICATION OF LANDSCAPE COMPLIANCE. (1) A PREPARER'S CERTIFICATION OF LANDSCAPE COMPLIANCE BEARING THE ORIGINAL LETTERHEAD OF THE LANDSCAPE ARCHITECTURE FIRM AND LICENSING NUMBER SHALL BE SUBMITTED TO AND APPROVED BY THE VILLAGE PRIOR TO ISSUANCE OF ANY FINAL CERTIFICATE OF USE, CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION. THE PREPARER'S CERTIFICATION OF LANDSCAPE COMPLIANCE SHALL CONTAIN A STATEMENT, SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT, WHO PREPARED THE APPROVED PLANS, THAT THE LANDSCAPE AND IRRIGATION PLANS HAVE BEEN IMPLEMENTED AND THAT ALL REQUIREMENTS OF THIS DIVISION HAVE BEEN MET.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: E-1 (ESTATE SINGLE FAMILY) Net Lot Area: 34.95 acres 1,522,246 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 1,522,246 square feet x 45 % = 304,449 square feet	685,011	858,347 (REFER TO ARCH. PLANS, ZONING INFORMATION)
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 293 x 10 square feet per parking space =	2,930	5,020 (REFER TO ARCH. PLANS FOR PARKING CALCULATIONS)
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	687,941	863,367

LAWN AREA CALCULATION

A. Total square feet of landscaped open space required by Chapter 33 =	687,941	863,367
B. Maximum lawn area (St. Augustine sod) permitted = 60 % x 863,367 square feet =	518,020	3,898 + EXIST. LAWN AREAS TO REMAIN

TREES

A. The number of trees required per net lot acre	629	
less the existing number of trees that meet minimum requirements (minus)	979	
= 18 trees x net lot acreage = 629 TREES	0	58
B. 30% palm trees allowed (two palms = one tree) Palms provided =	N/A	N/A
C. Percentage of native trees required = the number of trees provided x 30% =	17	41
D. Street trees (max. average spacing of 35' o.c.): 2,349 linear feet along street ÷ 35 = 67- 58 EXIST.=9	9	
Palms as street trees (max. average spacing 25' o.c.): N/A linear feet along street ÷ 25 =	N/A	N/A
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street ÷ 25 =	N/A	N/A
F. Total number of trees provided =	9	67

SHRUBS

A. The total number of trees required x 10 = the number of shrubs required	6,290	1,043 NEW + EXIST. SHRUBS TO REMAIN
B. The number of shrubs required x 30% = the number of native shrubs required	1,887	1,043 NEW + EXIST. NATIVE SHRUBS

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation X or hose bib _____ provided.

PLANTING NOTES:
1. ALL SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. AT PARKING LOTS BUFFER, PLANTING MATERIAL AT TIME OF PLANTING SHALL BE EITHER A MINIMUM HEIGHT OF 18 INCHES WITH A MAXIMUM AVERAGE SPACING OF 30 INCHES ON CENTER, OR A MINIMUM HEIGHT OF 36 INCHES WITH A MAXIMUM AVERAGE SPACING OF 36 INCHES ON CENTER.

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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL
PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:
1 CITY COMMENTS 04/18/2025

SEAL:
Digitally signed by David J. Odishoo
Date: 2025.04.18 14:09:24-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: PLANTING SCHEDULES

SHEET NO. L-6.0

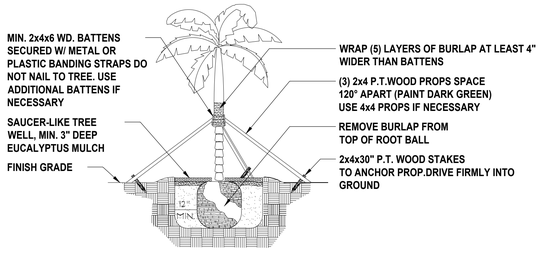
GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 2"MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECIFICATIONS)
6. SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECIFICATIONS)
7. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR TWELVE MONTHS FROM DATE OF FINAL ACCEPTANCE.
8. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
9. ALL TREES, PALMS, SHRUBS AND GROUNDCOVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTINGFERTILIZER, ACCORDING TO MANUFACTURES RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL) (SEE SPECIFICATIONS)
10. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
11. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
12. NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
13. ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
14. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN)
15. ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS)
16. CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
17. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
18. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN)
19. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
20. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
21. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
22. ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
23. ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

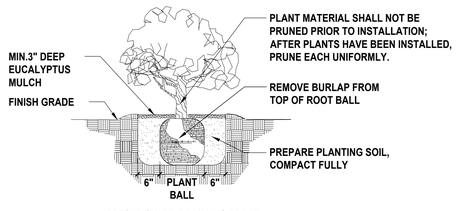
TREE BRACING NOTES:

2" AND LARGER CALIPER TREES BRACED BY GUYING -

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE HOSE AROUND THE TREE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
8. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
9. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

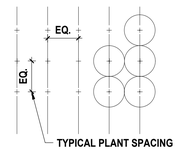


SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL

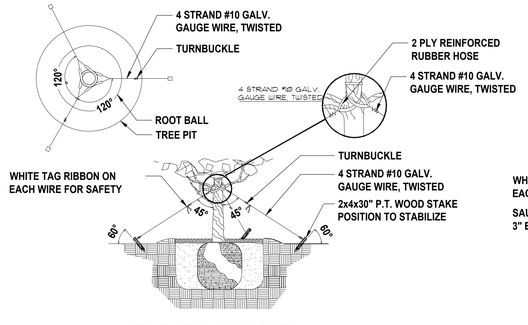


TYPICAL SHRUB PLANTING DETAIL

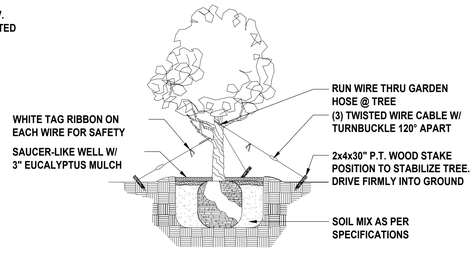
NOTE
IN MOST CASES TRIANGULAR SPACING IS PREFERRED, USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



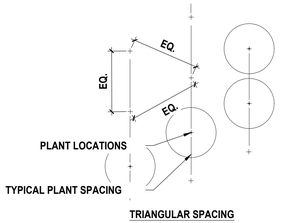
SQUARE SPACING



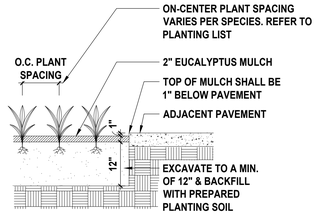
TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL



TRIANGULAR SPACING



PLANTING DETAIL

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
davidodesign@hotmail.com
WWW.DAVIDODISHOO.COM

CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:09:28-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

1

DRAWING TITLE:
TREE PLANTING GENERAL NOTES & DETAILS

SHEET NO.
L-7.0



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VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT

9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date: October 20, 2025

To: Honorable Mayor and Village Council

From: Javier Gonzalez, AICP, CFM, Planning and Zoning Director

Subject: Westminster Master Site Plan Amendment

Application: SP-24-005 | Westminster Christian Private School, Inc.

REQUEST

Westminster Christian Private School, Inc. (the "Applicant") is requesting approval of a Master Site Plan Amendment to incorporate a new five-acre parcel of land and to modify the existing approved master plan. This request proposes the redistribution of previously approved building square footage, the demolition of existing structures, and the construction of new educational and athletic facilities, consistent with the phased master plan. This request does not propose an increase to the student population. A copy of the Letter of Intent and Application is provided in Attachment A.

GENERAL INFORMATION

Owner / Applicant	Westminster Christian Private School, Inc.
Property Address	6855 SW 152nd Street, Palmetto Bay, FL 33157
Site Acreage	28.35 Acres
Folio Number	33-5023-000-0830, 33-5023-000-0840, 33-5023-000-0820 & 33-5023-000-0891
Future Land Use	Estate Density Residential
Zoning District	E-1, One Acre Estate Single Family District
Existing Land Use	Private School & Educational Facility

ADJACENT FUTURE LAND USE MAP AND ZONING DISTRICT CLASSIFICATION

Direction	Future Land Use	Zoning District	Existing Land Use
North	Institutional Public Facilities	E-1	Vacant (FPL Transmission Lines)
East	Estate Density Residential	E-1	Religious & Educational facility
South	Environmental Protected	E-2	Nature Preserves (Deering Estate)
West	Estate Density Residential	E-S	Single-Family Residential

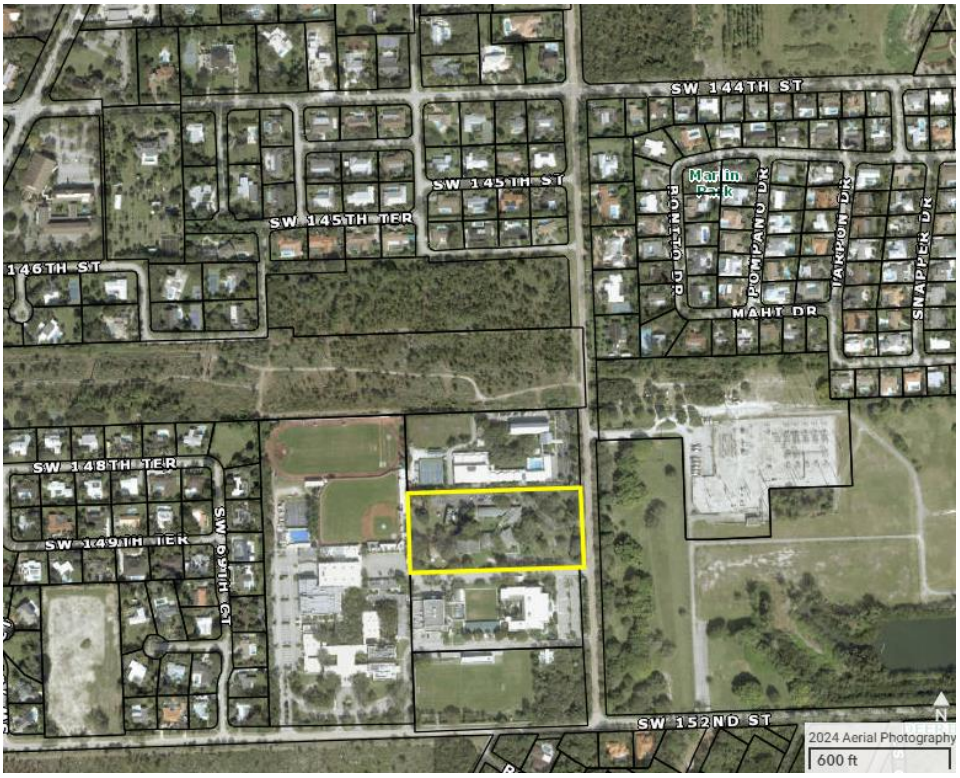
An aerial map depicting the properties is provided below:

Westminster Site





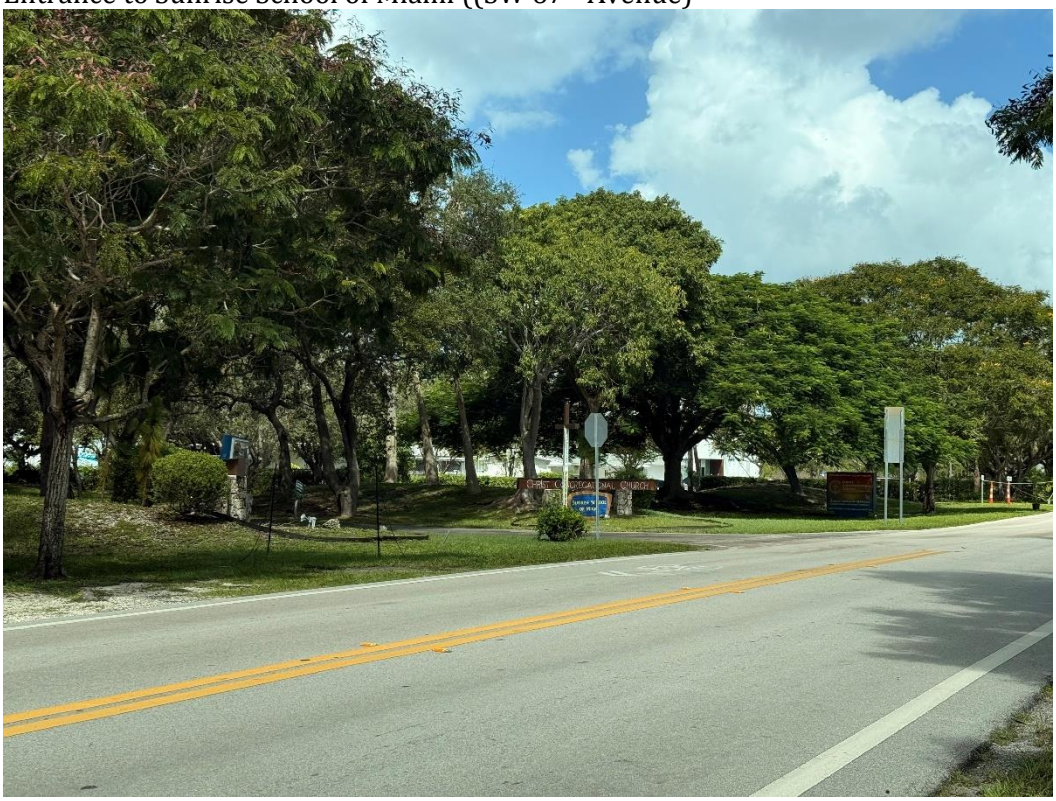
Christ Congregational Church Parcel (previous owner)





Current site conditions

Entrance to Sunrise School of Miami ((SW 67th Avenue)



Entrance to Westminster (SW 152 Street)



BACKGROUND

Westminster Christian School was founded in 1961. The school began with three teachers serving grades 1-8 at Shenandoah Presbyterian Church. Just two years later, it relocated to its current campus, with enrollment increasing to 169 students. The school continued to expand, graduating its first high school class in 1966. The school serves students in grades Pre-K through 12. The combined campus, including the newly incorporated Sunrise School of Miami, has a maximum approved capacity for 1,559 students.

The subject property has a detailed history of approvals from both Miami-Dade County and the Village of Palmetto Bay. In 1968, the Miami-Dade County Zoning Appeals Board (ZAB) granted a Special Exception for the expansion of the school, and the County Commission approved a district boundary change from EU-1 to EU-S. Subsequent modifications to include a swimming pool with outdoor lighting, chain link fence, and landscape buffer were approved in 1972. In 1993, the ZAB approved a site plan modification to allow for new educational buildings. Following the Village's incorporation, the Village Council approved a phased master plan in 2007 (Resolution 07-96), which was later modified in 2011 (Resolution 2011-71) to change the height of a perimeter fence from 5 feet to 6 feet and again in 2013 (Resolution 2013-14) to allow for the redistribution of approved building square footage. Most recently, in 2015, the Village Council approved a resolution (Resolution 2015-115) to include an additional five acres of land at the southwest corner of SW 152 Street and SW 67 Avenue, along with an updated phasing plan.

The current request is to amend the existing master plan to incorporate the adjacent five-acre parcel located at 14920 SW 67 Avenue, which is occupied by Sunrise School of Miami. Sunrise School has a maximum zoned capacity of 279 students. This amendment, which replaces the 2015 Westminster phasing plan, allows for the demolition of existing structures on the new parcel and the construction of new facilities. The proposal includes a comprehensive site plan, landscaping plan, and civil drawings that detail the new layout and building footprints. The Applicant's request does not expand enrollment beyond previous approvals. The entire construction is anticipated to be completed within 15 years.

SITE PLAN REVIEW CRITERIA

The application has been reviewed by staff for compliance with section 30-110 of the Village Land Development Code which sets regulations for private schools. Per Sec. 30-30.5(j)(1), the Mayor and Village Council may consider a site plan application under the following criteria:

a. In what respects the plan is or is not consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.

Staff Evaluation: The proposed master plan amendment is consistent with the Village's Comprehensive Plan and the purpose and intent of the E-1 zoning district. The plan maintains the property's educational use and manages its modifications in a way that aligns with the established community character. The submitted documents, including the amended letter of intent and plans, demonstrate that the project adheres to all applicable land use and zoning regulations.

b. In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.

Staff Evaluation: The proposed master plan is in conformance with all applicable regulations of the E-1 zoning district. The plan demonstrates that the modifications exceed all requirements for lot size,

setbacks, parking, and building square footage. The plan also includes specific measures, such as the unity of title and traffic calming, to ensure ongoing compliance with the Village's code.

c. In what respects the plan is or is not in conformance with the village subdivision regulations and all other applicable village requirements including the design and construction of streets, utility facilities and other essential services.

Staff Evaluation: The plan is in conformance with all applicable village requirements. The civil plans detail the design of roadways and driveways. The requirement for a "unity of title" ensures that the newly acquired parcel is legally integrated with the existing school property, complying with village regulations.

d. In what respects the plan is or is not consistent with good design standards in respect to all external relationships including but not limited to:

i. Relationship to adjoining properties.

Staff Evaluation: The plan demonstrates a positive relationship with adjoining properties. The master plan and landscaping drawings show extensive landscape buffers and perimeter walls, particularly along the western boundary where the school adjoins single-family residential lots. These buffers are designed to provide screening and privacy, mitigating potential negative impacts.

ii. Internal circulation, both vehicular and pedestrian.

Staff Evaluation: The plan is consistent with good design standards for internal circulation. The master plan shows a clear and organized layout for vehicular traffic, with designated parking areas and driveways designed to manage school-related traffic. The plan also incorporates pedestrian walkways to provide safe circulation for students and staff within the campus.

iii. Disposition of open space, use of screening, buffering and/or preservation of existing natural features, including trees.

Staff Evaluation: The plan is consistent with good design standards for open space and natural features. The plans include a significant amount of open space for athletic fields and recreational areas, exceeding the required recreation area calculations. The landscaping plans detail the use of screening and buffering, and the overall design appears to preserve many of the existing trees and natural features, enhancing the campus's aesthetic value.

iv. Building arrangements between buildings in the proposed development and those adjoining the site.

Staff Evaluation: The building arrangements are consistent with good design standards. The new buildings are strategically placed within the campus and their footprints and heights, as detailed in the zoning legend, are designed to be compatible with the scale and character of the overall school campus, without a negative impact on the residential neighborhood.

e. In what respects the plan is or is not in conformance with the village policy in respect to sufficiency of ownership, guarantee for completion of all required improvements and the guarantee for continued maintenance.

Staff Evaluation: The plan is in full conformance with Village policy regarding ownership, completion, and maintenance. The requirement for a "unity of title" ensures that the entire property is under a single ownership entity. The requirement for building permits and the conditioned approval of the master plan guarantees that all required improvements will be completed to Village standards. The school is responsible for the continued maintenance of its property, including landscaping and all new facilities.

LAND DEVELOPMENT CODE REVIEW

This checklist is based on the Village of Palmetto Bay's school regulations (Sec. 30-110.6 and Sec. 30-110.7) and can be used to verify the project's compliance with each standard.

Code Requirement	Status	Notes
I. Physical Standards & Setbacks		
Buildings meet or exceed the 25-foot setback from a public highway or alley.	Complies	
Buildings are no closer than 50 feet from a property line of an adjacent lot.	Complies	
Buildings are no closer than 75 feet from an existing residential building.	Complies	
All buildings meet the underlying zoning district's height requirements.	Complies	
Buildings in E-1, E-1C, and E-2 Districts are set back at least 50 feet from the front property line if that is greater than the standard setback.	Complies	
Buildings in E-M, E-S, E-1, E-1C, and E-2 Districts are no closer than 75 feet from any property line on a lot of different ownership.	Complies	
II. Landscaping & Buffers		
A six-foot concrete wall and landscaped buffer are provided where the project abuts single-family residential properties.	Complies	Resolution 2011-71
The wall is finished and maintained on both sides by the applicant.	Complies	Resolution 2011-71
The wall and buffer are constructed prior to the issuance of any permits for structures or improvements.	Complies	Existing Use
Landscaping within buffer areas is maintained perpetually.	Complies	
The buffer is free of improvements (no roads, parking, storage, etc.).	Complies	
Existing trees are preserved, and any removed trees are mitigated.	Complies	
Buffer plants provide both visual and acoustic buffering, with canopy trees at a minimum of 25 feet on center.	Complies	
III. Traffic & Circulation		
A Traffic Impact Study (TIS) is completed by a certified traffic engineer.	Complies	
The traffic plan ensures that all on-site queues are contained and do not spill onto public rights-of-way.	Complies	

Local roads are not used for commercial vehicle delivery of goods or services, when possible.	Complies	
The applicant is responsible for all expenses related to traffic control and police management of traffic.	Complies	
Additional on-site stacking is provided to accommodate any spillover onto neighborhood streets.	Complies	
No driveway access is within ten feet of buffers abutting residential properties, when feasible.	Complies	
Main access is provided directly from a collector or main arterial road, whenever feasible.	Complies	
Pedestrian and vehicular circulation are separated as far as is practicable.	Complies	
IV. Parking & Stacking		
Adequate on-site parking is provided as required by the Miami-Dade County Public School Board and Division 30-70.	Complies	
Parking areas are screened/obscured from adjacent residential properties.	Complies	
Vehicle parking is not permitted in any on-site buffer areas.	Complies	
Loading zones are situated toward the center of the property and away from residential buffers.	Complies	
V. Lighting & Noise		
The sound level of site operation does not exceed the decibel levels in the Village Noise Ordinance.	Complies	To be monitored
A detailed site lighting plan is provided and is consistent with the requirements of section 30-60.6.	Complies	
Exterior lighting is controlled to ensure that light spillage and glare are not directed onto adjacent properties or streets.	Complies	
No up-lighting, directional soffit lights, or wall-pac lights are used (except in interior courtyards).	Complies	
No lighting is installed for outdoor recreational areas.	Complies	
Parking and security light fixtures use shields to direct light downward.	Complies	
Parking, circulation, and security lights do not exceed a maximum overall height of 15 feet.	Complies	See condition no. 15.
All lighting complies with the Village's sustainable building standards (sections 5-51 through 5-63).	Complies	
VI. Trash & Service Areas		
Trash pickup locations are situated away from residential properties and buffers.	Complies	
Any trash enclosure that has food waste is enclosed and screened with landscaping.	Complies	
VII. Site-Specific Requirements		
Minimum site size requirements are met based on the maximum number of students.	Complies	See Sec. 30-110.6(2)a. for specific ratios.
Outdoor recreational/play areas are located in the rear yard area.	Complies	
Outdoor recreational areas meet the minimum square footage requirements for each grade level.	Complies	See Sec. 30-110.6(2)b. for specific ratios.

All outdoor recreational areas are screened and do not abut a water body without a 48-inch safety barrier.	Complies	
Classroom space meets the minimum square footage requirements for each grade level.	Complies	See Sec. 30-110.6(2)g. for specific ratios.
High school or Olympic-sized pools have a soundproof wall or mitigating structure designed by a certified acoustical engineer.	Complies	
Outdoor athletic fields/courts are situated to minimize impacts on adjacent single-family residential uses.	Complies	
A recorded covenant establishing the calculations and conditions of approval has been provided.	Complies	See prior resolutions with conditions.
VIII. Operational & General Standards		
Service and delivery vehicles are restricted to M-F (7:00 a.m. to 7:00 p.m.) and weekends (8:00 a.m. to 5:00 p.m.).	Complies	
Service, delivery, and storage areas are screened from adjacent residential properties.	Complies	
The facility's operational hours are designed to minimize impact on the immediate residential neighborhood.	Complies	
The applicant complies with all relevant sections of the Village Code listed in the regulations (e.g., permits, maintenance, telecommunications, historic preservation, etc.).	Complies	Refer to Sec. 30-110.7(15) and 30-110.8 for full list.

TRAFFIC AND CIRCULATION ANALYSIS

This analysis is based on the Traffic Impact Study (TIS) conducted by Choice Engineering Consultants, Inc., for the proposed campus expansion. The TIS assesses how the project will affect traffic in the surrounding area, including SW 144 Street, SW 152 Street, Old Cutler Road, and SW 67 Avenue.

Key Projections & Traffic Sources

The project connects Westminster Christian School with the adjacent Sunrise School of Miami. Upon completion, the combined campus will operate at its maximum approved student enrollment of 1,559 students (1,280 for Westminster and 279 for Sunrise).

- Current Enrollment: 1,349 students and 193 faculty/staff.
- Maximum student capacity of 1,280 for Westminster and 279 for the Sunrise School of Miami.
- There are two 15 MPH school zones in the study area: one on SW 152 Street and the other on SW 67 Avenue. Operational from 7:30 AM to 9:15 AM and 2:30 PM to 3:45 PM.
- County Projects No. 20220013 and 20220017, currently under construction, involve various
- improvements, including converting the signalized intersection at Old Cutler Road and SW 152 Street in the study area into a two-lane roundabout. These projects originated from a 2019 study conducted by the Village of Palmetto Bay, anticipating traffic pattern changes with the introduction of roundabouts in the vicinity.
- Vehicle Trips: The majority of trips are from personal vehicles, with approximately 81% of students dropped off or picked up by parents. Additionally, 13% of high school students are permitted to drive. A single minibus will also be used for athletic activities.
- Parking: The combined campus will have a total of 502 parking for students, parents, and staff.

Traffic Management Plan

The TIS outlines a comprehensive plan to contain all school-related traffic on-site and prevent congestion on public streets. The study identified two peak traffic periods, from 7:00 AM to 9:00 AM and 2:00 PM to 4:00 PM, which align with the school's arrival and dismissal times. The following plan is designed to manage traffic during these periods:

1. Staggered Schedules: Arrival and dismissal times are staggered across both schools to reduce peak-hour congestion on local streets.

    a) Arrival time for Pre-Kindergarten (Pre-K) through 12th grade is 8:00 AM.
    b) Dismissal times are as follows:

        (i) 2:15 PM for Pre-K through Kindergarten;
        (ii) 2:45 PM for general education Grades 1 through 5 and special needs Grades 2 through 4; and
        (iii) 3:15 PM for general education Grades 6 through 12 and special needs Grades 5 through 12.

2. Dedicated Circulation: The plan establishes seven distinct, one-way circulation routes to direct vehicles to specific drop-off/pick-up points based on grade level. This system is designed to keep queues from spilling onto local roadways.

Traffic Impact Study Findings & Recommendations
The Traffic Impact Study (TIS) concluded that the local transportation network is expected to maintain satisfactory operation, even with future growth and maximum approved student enrollment. The complete approved TIS is available in Attachment D.

Current Conditions
The primary local roadways are currently operating at an acceptable Level of Service (LOS) C during both the morning (AM) and afternoon (PM) peak periods. Most study intersections operate well at LOS D or better. However, the intersection of Old Cutler Road at SW 152 Street is currently operates at LOS E during both peak periods, indicating congestion.

Future Conditions (2033) Projections
The study projects that the planned improvements—including the construction of a new two-lane roundabout at Old Cutler Road will resolve existing issues and allow the entire roadway network to operate satisfactorily.

Scenario 1: Future with Current Enrollment
Under future traffic volumes (2033) and current student enrollment, the study roadways are anticipated to maintain LOS C. All study intersections are expected to operate at LOS D or better, specifically noting an improvement at the Old Cutler Road/SW 152 Street intersection due to the roundabout.

Scenario 2: Future with Maximum Enrollment
Even with the maximum approved student traffic added to the 2033 volumes, conditions remain comparable to the current enrollment scenario:

- Roadways: They will operate at LOS C, with the single exception of Old Cutler Road (Northbound), which is projected to operate at LOS D during the AM peak.
- Intersections: All study intersections are anticipated to operate at LOS C or better.

Future favorable conditions are attributed to the proposed roundabout, optimized signal timings, improved overall traffic circulation, and specific school circulation improvements (including driveway turning restrictions). Overall, the TIS confirms no significant impact or degradation to the roadway and intersection performance is expected.

Recommendations from the TIS:

- Extending School Zone Hours: To accommodate the staggered dismissal schedule, the afternoon school zone hours on SW 152 Street and SW 67 Avenue should be extended to operate from 1:45 PM to 3:45 PM instead of 2:15 PM to 3:45 PM.
- Signal Timing Optimization: Coordinate with Miami-Dade County to optimize traffic signal timings during peak hours to improve flow.
- Study and if warranted implement Safe Routes to School Program (SRTS) initiatives if (1) students are observed traveling from/to the school using alternatives modes of transportation (walking, biking, etc.) and/or (2) if surveys, conducted in the future, indicate a student desire to access the school through alternative modes of transportation.
- Conduct a sign inventory of the current school signage along SW 152 Street and SW 67 Avenue to identify any deficient signs that may require upgrading or replacement due to deterioration.
- Roadway Improvements: Add exclusive turning lanes at four key driveways (2, 4, 11, and 12) to enhance traffic flow and safety.

NEIGHBORHOOD COMPATIBILITY AND AESTHETICS

The proposed Master Site Plan Amendment demonstrates a strong commitment to maintaining compatibility with the surrounding neighborhood and preserving the campus's aesthetic character. The property is located within an established area with both single-family residential communities and the Deering Estate Nature Preserve. The plan addresses these relationships by incorporating specific design standards and mitigation measures.

Screening and Buffering

The project plans include extensive landscaping and perimeter walls, particularly along the western boundary adjacent to single-family homes. These design elements are specifically intended to provide effective visual and sound screening, ensuring a positive relationship with adjoining properties. The use of buffers is a key component of the plan, mitigating potential impacts from the new educational and athletic facilities on the residential neighborhood. For example, Building No. 16 (Physical Education Building), with a height of 16 feet, is set back approximately 78 feet and 3 inches from existing single-family homes to the west. Building No. 24 (Classroom/Admin Building), at 32 feet in height, has a setback of approximately 159 feet and 11 inches, and Building No. 4 (Athletic Building), also 32 feet in height, is set back approximately 160 feet and 5 inches. Additionally, roughly 32 trees will be relocated, with some new plantings added along the western property lines to help visually screen the buildings and add greenery.

Preservation of Natural Features

The plans prioritize the preservation of the site's natural features and mature trees. The layout of the new buildings and facilities is designed to minimize the impact on the current landscape, which helps maintain the campus' established aesthetic value and the overall character of the neighborhood. This approach aligns with the Village's comprehensive plan for the preservation of its green spaces. The overall green space will total 863,367 square feet of open space and a total of 979 trees, including both existing trees and new plantings.

Building and Site Design
The new building arrangements are strategically placed to be compatible with the existing campus and its surroundings. The proposed footprints and heights of the new structures, as detailed in the zoning legend, are designed to fit within the scale and character of the overall school campus without causing a negative impact on the residential neighborhood. The project's overall design, including the disposition of open space, such as athletic fields and recreational areas, is consistent with good design standards and exceeds the Village's requirements for recreation area calculations.

RECOMMENDATION
Staff finds that the master site plan amendment request fully meets all the site plan review criteria and Land Development Requirements for private schools. The plan is consistent with the Village's Comprehensive Plan, is compatible with local development patterns, and will not cause a substantial detriment to the neighborhood's character. Based on this, staff recommend approval of the master site plan amendment. Should the Village Council approve the master site plan, staff recommend the following conditions be attached to the approval:

1. All previous conditions, approvals, and resolutions shall remain in effect unless otherwise altered by the granting of this request and any conditions assigned therein.

2. The proposed phasing plan included in Exhibit A shall replace the previous phasing plan adopted in 2015 (Resolution No. 2015-115).

3. The approval of this Master Site Plan Amendment shall not authorize any expansion of the student count beyond the previously approved maximum of 1,559 students.

4. The Applicant is required to ensure that all development is constructed in full compliance with the approved Master Site Plan Amendment documents attached to the resolution as Exhibits B through E. No substantial modification or change may be made without the prior written consent of the Village Council.

1. The Applicant is required to ensure that all development is constructed in full compliance with the approved master site plan, landscaping plan, and civil drawings, included in Exhibits B. No substantial modification or change may be made without the prior written consent of the Village Council.

2. All development and operations on the property shall be executed in strict conformance with the approved plans and shall comply with all other applicable sections of the Village of Palmetto Bay Land Development Code.

3. All school related drop-offs and pick-ups shall be fully contained on site during all drop-off and pick-up periods and no drop off or pick up shall be permitted on public rights-of-way, including SW 152nd Street and SW 67th Avenue.

4. The Applicant shall implement staggered dismissal periods, operating between the hours of 1:45 PM to 3:45 PM.

5. The Applicant shall coordinate with Miami-Dade County Department of Transportation and Public Works (DTPW) to optimize traffic signal timings at the study intersections (Old Cutler Road at SW 144 Street) during both the AM and PM peak periods. The Applicant shall submit

its formal request for signal timing optimization to Miami-Dade County DTPW within sixty (60) days of the Village's issuance of the first building permit for the project. Proof of this optimization must be provided to the Planning and Zoning Director prior to the issuance of the Temporary Certificate of Occupancy or Certificate of Occupancy for the first new building.

6. The Applicant shall conduct a sign inventory along the property's frontages on SW 152nd Street and SW 67th Avenue to identify any deficient signs that may require upgrading or replacement due to deterioration.

7. The Applicant shall conduct a study and if warranted implement Safe Routes to School Program (SRTS) initiatives if (1) students are observed traveling from/to the school using alternatives modes of transportation (walking, biking, etc. and/or (2) if surveys, conducted in the future, indicate a student desire to access the school through alternative modes of transportation.

8. Subject to Miami-Dade County approval, the Applicant shall construct the following exclusive left and/or right-turn lanes, as recommended in the traffic study, prior to the issuance of the first certificate of occupancy for the first new building:

    i. Driveway 2: Southbound right-turn lane (75 ft in total length)
    ii. Driveway 4: Northbound left-turn lane (75 feet in total length)
    iii. Driveway 11: Westbound right-turn lane (130 ft in total length)
    iv. Driveway 12: Eastbound left-turn lane (195 ft in total length)

13. The Applicant shall submit a detailed Pavement Marking and Signage (PMS) Plan with the building permit application for review and approval by the Village.

14. The Applicant shall submit a detailed Paving, Grading, and Drainage (PGD) Plan with the building permit application for review and approval by the Village.

15. The Applicant shall provide a detailed lighting and photometrics plan with the building permit application, which shall be reviewed and approved by Village staff to ensure compliance with section 30-60.6 of the Village Code and prevent light spillage onto adjacent residential properties. Additionally, the maximum height of the new parking lot light posts shall not exceed 15 feet.

16. All loading zones and service areas shall be appropriately screened in compliance with the standards of Sec. 30-110.7(6).

17. Service and delivery vehicles, with the exception of food or catering deliveries necessary for same-day meal preparation, are restricted to Monday-Friday (7:00 a.m. to 7:00 p.m.) and weekends (8:00 a.m. to 5:00 p.m.). Food or catering deliveries shall be permitted beginning at 6:00 a.m. on Monday-Friday.

18. The Applicant's operational sound levels shall comply with the decibel levels established in the Village's Noise Ordinance, and compliance shall be subject to monitoring at any time by the Village.

19. Individual projects shall comply with all requirements of the Florida Building Code, Miami-Dade County Fire Department, Miami-Dade County Division of Environmental and Resources

Management, and any applicable Federal or State regulations at the time of application for a building permit.

20. The Applicant shall submit a Crime Prevention Through Environmental Design (CPTED) plan for review and administrative approval by the Planning and Zoning Department in conjunction with each building permit application for new or modified structures. The plan shall incorporate the recommendations set forth in the CPTED plan prepared by the Miami-Dade County Sheriff's Office, stamped received September 23, 2025. Any necessary deviation from a recommendation must be documented with a detailed written justification and submitted to the Planning and Zoning Department as part of the building permit submittal.

ATTACHMENTS

Attachment A – Letter of Intent & Application
Attachment B – Public Notice
Attachment C– Previous Resolutions
Attachment D – Traffic Impact study
Attachment E – Architecture Set
Attachment F – Electrical Set
Attachment G – Landscape Plan
Attachment H – Survey & Civil Plans

SP	**Village of Palmetto Bay** APPLICATION FOR SITE PLAN REVIEW

Date: _____

Application No: _____

PURPOSE OF APPLICATION: ■ Public Hearing Site Plan ☐ Administrative Site Plan

Petitioner / Applicant: Westminster Christian Private School Inc

Petitioner / Applicant Address: 6855 SW 152nd St

Phone: 305-376-6061 E-mail: rlundgren@WCSmiami.org / mgarcia-serra@gunster.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: 6855 SW 152nd St

Signature of Petitioner: Robert Lundgren

Address of Property: 6855 SW 152nd St

Folio: 33-5023-000-0830

SUBMITTAL REQUIREMENTS (See Submittal Review Checklist for Further Details):

- Provide one digital package (unless otherwise specified) containing the items below; and one 24" X 36" package fully signed and sealed with all original documents.
- Original executed application signed by the applicant and by the property owner and a letter of intent.
- Survey and legal description.
- Site Plan
- Vehicular circulation and Parking Plan
- Signed and sealed elevation plans
- Signed and sealed floor plans providing all dimensions and uses.
- All proposed signs and exterior lighting.
- Open Space and Landscape Plans
- Stormwater Plan
- Utilities Plan
- Letters of No Objection from relevant outside agencies.
- Other information as required by the village as may be necessary to determine conformance with and enforcement of the requirements of Chapter 30.
- **Please refer to Section 30-30.2 and 30-30.5(g)(2) of the Village of Palmetto Bay Land Development Code for a full list of submittal requirements.**

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for Site Plan Review, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by Village personnel, for the purpose of verification of information provided by owner/agent.

Signature of owner/agent: Robert Lundgren

Sworn to and subscribed before me this 6 day of July 2023, by Robert Lundgren.

☑ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public Casey Jones Machin

Type or Print Name Casey Jones Machin

CASEY JONES MACHIN
Notary Public - State of Florida
Commission # HH 124042
My Comm. Expires May 27, 2025
Bonded through National Notary Assn.

FOR STAFF USE ONLY

Fee Paid: _____ Date: _____

Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions

Revision 12/2022

Gunster

Writer's Direct Dial Number: (305) 376-6061
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October 9, 2025

Ms. Silva Vargas
Planning and Zoning Division
Village of Palmetto Bay
9705 Hibiscus Street
Palmetto Bay, FL 33157

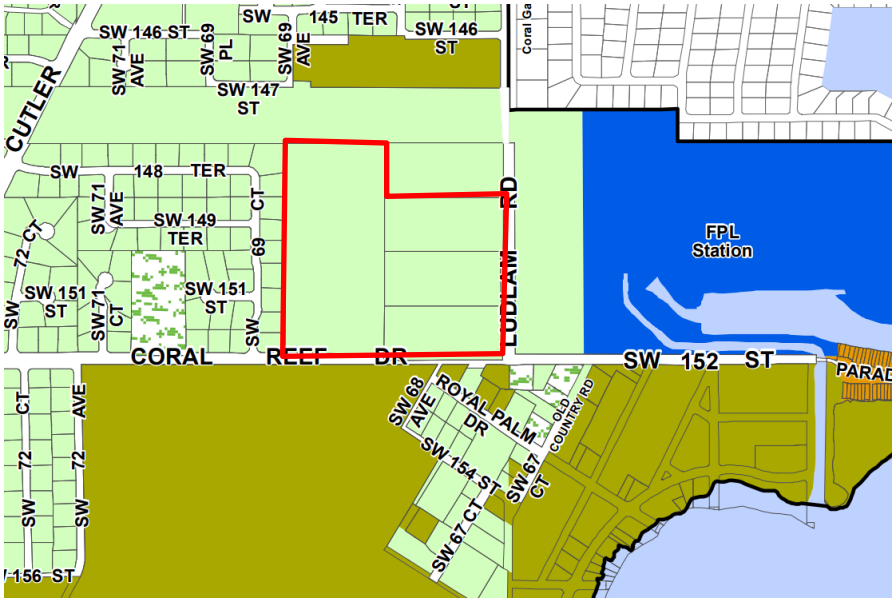
Re: Westminster Christian Private School / 6855 SW 152nd St / Application to Amend Previously Approved Master Site Plan / Second Amended Letter of Intent

Dear Ms. Vargas:

On behalf of Westminster Christian Private School, Inc, (the "Applicant" or "WCS"), the owner of the property located at 6855 SW 152nd Street, 6755 SW 152 Street, 15000 Ludlam Road, and 14920 SW 67 Avenue (collectively, the "Property"), we respectfully submit this second amended letter of intent in connection with the enclosed site plan review application. The purpose of this second amended letter of intent is to confirm that the previously proposed athletic field lights have been removed from the submitted plans and to confirm that the Applicant will reduce the height of the proposed new parking lot light posts from 20 feet to 15 feet.

The Property is further identified by Miami-Dade Tax Folio Numbers: 33-5023-000-0830, 33-5023-000-0840, 33-5023-000-0820, and 33-5023-000-0891. The Property is 1,539,322 square feet in size (34.95 acres), a copy of the survey is attached hereto as **Exhibit A**, and is located on the northwest corner of the intersection between SW 152nd Street and SW 67th Avenue. The Property is currently improved with a Pre-K-12 school with twenty-nine associated buildings as well as the Christ Congregational Church ("CCC") which is located at 14920 SW 67 Avenue which also includes six (6) existing buildings on that portion of the Property.

The Property is zoned E-1 and is designated Estate Density Residential on the Village's Future Land Use Map. While the surrounding areas to the north, east, and west are also designated Estate Density Residential, the properties immediately abutting to the north and east include another private school and properties owned and operated by Florida Power and Light ("FPL") as power plants and overhead utility facilities as well as a large vacant tract previously owned by FPL but now proposed for residential development. Further, certain properties to the south are designated Environmentally Protected Areas and are part of the Deering Estate. There is a single family residential subdivision to the west of the Property and another single-family residential subdivision to the east of the Deering Estate land.



Approval History. The Property was the subject of numerous approvals under the jurisdiction of both Miami-Dade County and the Village of Palmetto Bay. A summary of each approval is described below and each resolution is attached as part of composite **Exhibit B**.

3-ZAB-542-68. On October 9th, 1968, the Miami-Dade County Zoning Appeals Board ("ZAB") approved a Special Exception to permit an expansion of the existing private school to consist of a high school, junior high library, assembly building, and an athletic practice field. In addition, the Zoning Appeals Board recommended approval to the Miami-Dade County Commission ("County Commission") for a district boundary change from EU-1 to EU-S but recommended denial for the request in alternative for the district boundary change from EU-1 to EU-M.

Z-298-68. On November 21st, 1968, the County Commission approved a district boundary change from EU-1 to EU-S.

Z-ZAB-278-72. On May 10, 1972, the ZAB denied a request to modify Resolution No. Z-298-68, to incorporate a swimming pool with outdoor lighting.

Z-178-72. On July 27th, 1972, the County Commission approved a modification to Resolution No. 3-ZAB-542-68 to amend the previously approved plan to include a swimming pool, and chain-link fence and landscape buffer along the westerly property line.

4-ZAB-79-93. On March 31st, 1993, the ZAB approved a modification of the site plan approved pursuant to 3-ZAB-542-68, to allow for new educational buildings, temporary trailers, and other facilities associated with the school use.

Resolution 07-96. On September 17th, 2007, the Village Council of the Village of Palmetto Bay (the "Village") approved a modification to the previously approved master site plan pursuant to 4-ZAB-79-93, to allow for a three-phase fifteen-year master plan to construct a multi-purpose cafetorioum, covered walkways, demolition of existing elementary, middle, and high school buildings and construction of replacement buildings.

Resolution 2011-71. On November 7th, 2011, the Village Council approved a modification to Resolution 07-96 to repeal the condition limiting the fence/wall height along the westerly property line to five (5) feet and allowing for a six (6) foot high fence/wall to be constructed.

Resolution 2013-14. On February 25th, 2013, the Village Council approved Resolution 2013-14 modifying the previously approved phasing plan to allow for the redistribution of previously approved building square footage.

Resolution 2015-115. On December 14th, 2015, the Village Council approved Resolution 2015-115 modifying the then existing master plan to include an additional five acres of land (the "2015 Plan"), including an updated phasing plan which modified the phasing plan adopted pursuant to Resolution 2013-14.

CCC Parcel. Resolution 5-ZAB-50-94. On February 9, 1994, the ZAB approved a modification, unusual use, special exception, and various non-use variances to the original site plan for the CCC Parcel to allow for a new sanctuary, school, and nursery building with reduced setback and lot coverage requirements, attached hereto as **Exhibit C**.

Proposed Project. The application proposes to modify the previously approved site plan and phasing plan approved pursuant to Resolution 2015-115 ("2015 Plan"), for WCS and the approved site plan for CCC pursuant to Resolution 5-ZAB-50-94, to allow for a consolidated and connected campus with new buildings and new additions to certain existing buildings on the WCS campus with an emphasis on new athletic facilities for WCS and improving traffic flow by connecting the CCC portion of the Property (the "Project"). The Project seeks to modify Resolution 2015-115 and the accompanying 2015 Plan through a redesign of six (6) buildings through increasing and redistributing the previously approved floor area as well as demolishing and replacing buildings. The floor area of Buildings Nos. 3B, 10, 14A, 17, and 25 were adjusted to reflect the floor area constructed and Buildings Nos. 24 and 25 were renumbered. A summary of these changes is highlighted in the table below. In addition to the changes in the 2015 Plan, the Project incorporates the recently acquired five-acre parcel located at 14920 SW 67 Avenue, which will continue to serve as the location of the Christ Congregational Church. As part of the addition of the CCC parcel, the Applicant seeks to build a driveway to connect the CCC site to the rest of the Property and to also expand the parking areas on the CCC portion of the Property. The Property will be consolidated as one project site pursuant to a Unity of Title in compliance with Section 30-30.2(d)(13) of the Village Code. This connection and expanded parking area along with the expansion of other drop off and pick up areas. will improve traffic flow considerably during drop off and pickup. It is important to note that there is no request to approve an increase in the previously approved student count for the Property. The total student count for the Property will remain as previously approved. In addition, the Applicant is removing the proposed athletic field lights from the originally submitted plans and has agreed to reduce the height of the proposed new parking lot light posts from 20 feet to 15 feet to comply with applicable Village Code.

The Project complies with the applicable Palmetto Bay zoning requirements and provides more than the required amount of lot size, recreation areas, parking spaces, and classroom areas. The Project provides a total of 34.95 acres of lot size, 15.39 acres for Pre-K-6 students and 19.56 acres for 7-12 students, where 11.37 acres and 13.08 acres are required, respectively, as well as approximately 468,900 square feet out recreation area which is more than 108,870 square feet of

recreation area over what is required.

In keeping with the residential nature of the existing area to the West, and in order to minimize its impact to the homes, the Project continues to provide very generous setbacks ranging from 78 feet to the Physical Education building to over 150 feet to all other buildings on the western side of the Property. In addition, most of the western side of the Property is buffered by a 6' high wall and landscaping. The presence of the wall, and the substantial planting of small and large trees along the western boundary will ensure an appropriate transition.

In addition, the Applicant has obtained approval of a Traffic Study conducted by Choice Engineering Consultants, Inc., for the Project which measured conditions between 7:00 am to 9:00 am and 2:00pm to 4:00 pm to take into account arrival and dismissal times as well as taking into account the ongoing construction in the area by Miami-Dade County to improve intersections along Old Cutler Road and SW 152nd Street. The conclusion of the Traffic Study was that the intersections with roundabouts and roadways are expected to continue operating satisfactorily without significant impact or degradation. The Project improvements include optimized signal timings, improved traffic circulation, improved conditions along the roadway grid network, and proposed driveway turning restrictions for better control.

Below is a summary of the proposed building changes from the 2015 Plan.

Summary of Changes.

Building # new Plan	Type of building	Existing	2015 Plan – Building number, use and size	New Plan	Change in Square Footage
2A	Middle school building	Yes, to be demolished and rebuilt	Named 2A, middle school building of 25,640 sf	2A, middle school building in same location but expanded to be 31,075 sf.	5,435 sf
3B	Fine arts/ classrooms	Yes	Named 3B, classroom building of 11,405 sf	3B, classroom building adjusted/amended to actual size of 12,974 sf	1,569 sf
4	Athletic building	Yes, to be demolished and rebuilt	Named 4, athletic building of 18,120 sf	4, athletic building in same location but expanded to 42,328 sf and replaces portion of building 7	24,208 sf
10	Auditorium	Yes	Named 10, auditorium building of 30,000 sf	10, auditorium, adjusted and amended to actual size of 30,780 sf	780 sf
12	Athletic	Yes, to be	Named 12,	12, moved to the	11,672 sf

	building	demolished and rebuilt in new location.	located on the western side of the main athletic building near swimming pool, 2,400 sf	east side of building 3A and increased to 14,072 sf. Switches places with parking lot originally to be located in this area.	
14A	Classroom/ Admin	Yes	14A, classroom building approved to be 13,000 sf	14A, adjusted and amended to actual size of 11,838 sf	(-1,162 sf)
17	Elementary building	Yes	17, elementary building of 46,000 sf	17, amended and adjusted to actual size of 49,640 sf	3,640 sf
21	Guard house	Yes	100 sf guard house proposed to be built within 10 years.	21, guard house increased to 200 sf and moves location to main entrance on west side of property	100 sf
23	Press box and concession	Portion	Previously named 25, press box and concession building of 750 sf	Renamed to 23, connects with building 4 and is expanded to 4,082 sf with the addition of bleachers. Replaces prior building 25 and portion of 7	3,332 sf
24	Classrooms	No	Named building 26 and used for classrooms, total sf – 14,000	Renamed building 24, same size and location.	110 sf
25	Activity support building	Yes	Named building 27	Renamed building 25, same size and location.	No change
26	Bleachers and Physical Education	Yes / portion	Named building 28 was the location of Bleachers and a Physed Ed of 3,423 sf	Renamed to building 26 and is expanded to 24,183 sf	20,760 sf
34	Guardhouse	No	N/A	New guardhouse of 200 sf	200 sf

Phasing Schedule. The Project proposes a 15-year Phasing Schedule, included as part of this submission, and timeframe to complete construction. The 15-year timeframe is necessary due to the demands of fundraising for this new construction as well as maintaining orderly operations during construction. Constructing multiple buildings in a shorter period of time could be disruptive of

WC''s academic mission.

Operations. The consolidation of the Property and the Project will not result in any changes as the Christ Congregational Church, and Westminster Christian School already exist and will continue to operate in the same manner. All activities on the Property will be school and church related.

WCS Hours of Operation: Monday – Sun – 7am to 10pm
School Hours: Monday – Friday – 8am to 3pm
Church Hours – Sunday – 10:30am – 12:30pm

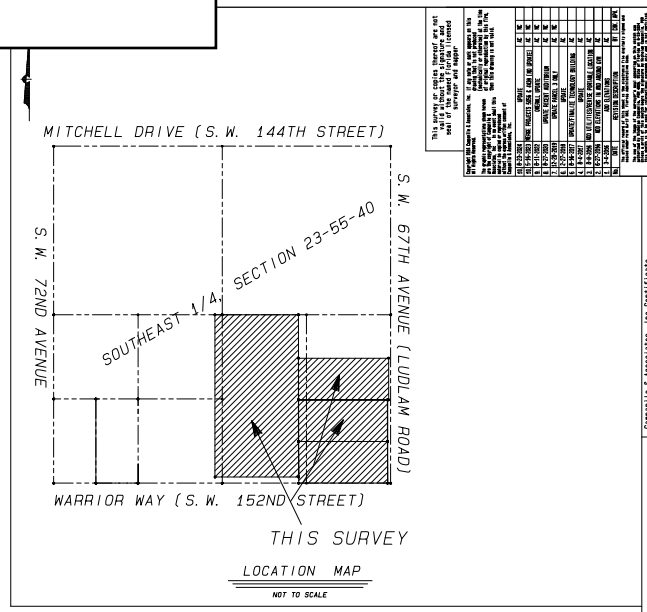
It is important to note that there will be no new buildings on the CCC site. the only improvements to the CCC site are the driveway connection and expansion of the parking areas. Furthermore, as indicated above, the CCC peak usage times do not interfere with WCS peak usage times.

The Project will also include various streetscape and utilities improvements which will improve the appearance and functionality of the Property. We are confident that this Project will be a significant and positive new addition to the Village and will only increase the value of the surrounding area. Both WCS and CCC are community institutions that have served Village residents well for over 50 years. The approval of this amendment to the Master Site Plan will enable them to fulfill that mission for many more decades. Accordingly, we respectfully request your favorable consideration of this application. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter and we look forward to continuing to work with you on this exciting project.

Sincerely,

Mario Garcia-Serra

Exhibit A



LOCATION MAP

NOT TO SCALE

LEGEND

C/L	CENTERLINE
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
R/W	RIGHT OF WAY
CB	CATCH BASIN
W	WOOD FENCE
FH	FIRE HYDRANT
WV	WATER VALVE
CONC	CONCRETE
CBS	CONCRETE BLOCK & STUCCO
WM	WATER METER
CI	CURB INLET
CLP	CONCRETE LIGHT POLE
WUP	WOOD UTILITY POLE
TSP	TRAFFIC SIGNAL POLE
BUS	BUS BENCH & ANCHOR
FP	FLAG POLE
PC	POINT OF CURVATURE
PRC	PARC
MH	MANHOLE
PS	REGULAR PARKING SPACE
DP	DISABLED PARKING
UA	UNDERGRADE ANCHOR
LP	LIGHT POLE/LANDSCAPED LIGHTING
OVH	OVERHANG
SW	SIDEWALK
CBS	CONCRETE BLOCK & STUCCO
BLDG	BUILDING
FFE	FINISH FLOOR ELEVATION
P	PLANTER
CLF	CHAIN LINK FENCE
CGE	CURB & GUTTER
MLP	METAL LIGHT POLE
CO	CLEANOUT
UP	UTILITY POLE
GT	GREASE TRAP MANHOLE
CUP	CONCRETE UTILITY POLE
A/C	AIR CONDITIONING EQUIPMENT
OA	ORGANGE ACRES
(ELEC)	ELECTRIC BOX
B	BOLLARD
BFPV	BACKFLOW PREVENTER VALVE
PS	HANDICAPPED PARKING SPACE
FPL	FLORIDA POWER AND LIGHT
BOB	BOTTOM OF BANK
TS	TOP OF BANK
C	COLUMN
MA	UNIDENTIFIED MECHANICAL APPURTENANCE
PC	POINT OF CURVATURE
CPC	CHRISTMAS PALM CLUMP
SP	SHOW, PALM OR CARBONE PALM
PP	ROYAL PALM
S	SPREAD
H	HEIGHT
IM	IRRIGATION METER
GV	GAS VALVE
CO	CONCRETE OVER
TB	TELEPHONE BOX
VB	VALLEY GUTTER
L	LANDSCAPED/SODDED AREA
MB	MAIL BOX ON POST
MH	MONITOR MANHOLE
IV	IRRIGATION VALVE
GV	GAS STANDPIPE
PCP	PERMANENT CONTROL POINT (NAIL & DISK)
WWF	WOOD WIRE FENCE
GWA	GUY WIRE ANCHOR
WW	WOOD WIRE/RAIL WIRE FENCE
10.2	DENOTES VERTICAL ELEVATION (LOCAL) POINT DENOTES EXACT LOCATION OF ELEVATION UNLESS OTHERWISE NOTED
SW	SOUTHWEST
NW	NORTHWEST
SE	SOUTHEAST
NE	NORTHEAST
SEC	SECTION
ASP	ASPHALT
TWP	TOWNSHIP
RGE	RANGE
STOR	STORE
C.L.F.	CHAIN LINK FENCE
LA	LANDSCAPED PARKING SPACE
SV	SEWER VALVE
CLR	CLEAR
-O-	CONCRETE LIGHT POLE
BLDG	BUILDING
N	NORTH
S	SOUTH
E	EAST
W	WEST
	CHAIN LINK FENCE
	METAL FENCE
TSB	TRAFFIC SIGNAL BOX
PWV	PINCH WATER VALVE
P	POINT
PIV	POST INDICATOR VALVE
VB	VALVE BOX
DMH	DRAINAGE MANHOLE
FL	FLOOD
ELEV	ELEVATION
SMH	SEWER MAIN VALVE
SMH	SANITARY MANHOLE
PVC	POLY-VINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
STY	STORY
PS	PARKING SPACE(S)
IV	IRRIGATION VALVE
GL	GROUND PAINTED "GOLF"
GRE	GROUND PAINTED "GREEN"
YEL	GROUND PAINTED "ORANGE" "FLY"
BL	GROUND PAINTED "BLUE"
G	GROUND PAINTED "GREEN" "UNK"
R	GROUND PAINTED "RED"
EL	ELEVATION
LFFE	LOWEST FINISHED FLOOR ELEVATION
CBA	DRILLED WATER BOX
COMM	COMMUNICATION BOX
GP	GOAL POST
PE	PLAYGROUND EQUIPMENT
H	WHICH HANDI
FLR	FLOOR
C.B.S.	CONCRETE, BLOCK & STUCCO
MF	METAL FENCE
UB	UTILITY BOX
WLP	WOOD LIGHT POLE
CB	CONC. ROCK WALL
ENB	ELECTRIC MANHOLE
TB	TELPHONE BOX

PARCEL 1:

The W 1/2 of the SE 1/4 of the SE 1/4, less the East 100 feet thereof, and the East 50 feet of the E1/2 of the SW 1/4 of the SE 1/4, less the South 50 feet of the foregoing parcels, conveyed to Dade County for right of way by deeds recorded in Official Records Book 7196, page 143 and Official Records Book 16178, page 3805, of the Public Records of Miami-Dade County, Florida, all being in Section 23, Township 55 South, Range 40 East, lying and being in Miami Dade County, Florida; AND

PARCEL 2:

The N1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4, less the East 60 feet conveyed to Dade County for right of way by deed recorded in Official Records Book 16178, page 3805 of the Public Records of Miami-Dade County, Florida, and the East 100 feet of the N 1/2 of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida; AND

PARCEL 3:

The S1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4, less the East 50 feet conveyed to Dade County for road rigmt of way by deed recorded in Official Records Book 10858, page 1116, of the Public Records of Miami-Dade County, Florida, and the East 100 feet of the S 1/2 of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida.

PARCEL 4:

The South 340.41 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, Less the easterly 35 feet thereof,

AND:

The Easterly 100 feet of the South 340.41 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, Section 23, Township 55 South, Range 40 East.

Containing 5.7278 acres, more or less and lying in Miami-Dade County, Florida.

CERTIFIED TO:

Westminster Christian Private School, Inc., a Florida not for Profit corporation;

Fidelity National Title Insurance Company;

Alex D. Siruinik, P.A.,

PNC Bank National Association

SURVEYOR'S NOTES:

1. Bearings and North Arrow are based upon the Miami-Dade County Township Map for Township 55 South, Range 40 East and are referenced to the East line of the Southeast 1/4, Section 23, Township 55 South, Range 40 East.

2. SP, SET PIPE denotes set 1/2" iron pipe and cap stamped "C&A, Inc. LB-1678".

3. Recording references refer to the Public Records of Miami-Dade County, Fla.

4. Underground utilities were not investigated. Only visible utilities have been located unless otherwise shown.

5. Not all striping shown.

6. The subject property lies in the National Flood Insurance Program's Map No. 12086C Community No. 120687, Panel No 0466, Suffix "L". Zone "X", areas determined to be outside the 500-year flood plain, map as revised 9-11-2009.

7. FP, FOUND PIPE denotes found 1/2" iron pipe & cap, cap missing/illegible, location good, unless otherwise noted.

8. FOUND NAD denotes found nail and disk, location good, unless otherwise noted.

9. FOUND REBAR denotes found 1/2" rebar, location deemed good unless otherwise stated.

10. Date of survey/latest revision represents most recent date survey was performed in the field, which is not necessarily the same date as survey issuance.

11. Land area = 29.4866 acres, more or less.

12. FOUND PCP denotes found Pereanent Control Point, number illegible, location good unless otherwise noted.

13. Legal description provided by client.

14. Elevations are based upon National Geodetic Vertical Datum of 1929 (NGVD29) and are referenced to Miami-Dade County Benchmark "NACO RM-5", elevation =16.89 feet.

15. An examination of the Abstract of Title will have to be performed to determine the recorded instruments, if any, affecting this property.

16. =Right-of-way information is obtained from Miami-Dade County section sheet for Section 23-55-40.

17. SET NAD denotes set nail and disk stamped "LB-1678".

18. This survey meets the requireaents found in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

19. Horizontal accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional horizontal measuring (total-station transiting). Horizontal calculations are based upon existing horizontal control deemed to be original platted control as well as subsequently placed horizontal control, all as shown hereon.

20. Vertical accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional measuring (vertical leveling).

21. The purpose of this survey is for new construction.

22. SURVEY DATE/REVISION DATE in title block denotes the official date of latest survey.

SHEET 1 OF 2

CAMPANILLE & ASSOCIATES, INC.
ENGINEERS × PLANNERS × SURVEYORS
6420 MIAMI DRIVE
CORAL GABLES, FLORIDA 33168
(305) 971-1988
ACAMPANI@AOL.COM

SKETCH OF SURVEY/ BOUNDARY SURVEY

FOR: Westminster Christian School

PROJECT# 2-2005	DATE 2-25-05
DRAWN AC	CHECKED
FIELD BOOK: 342	PAGES 36-37
DRAWING# 5056	SCALE 1"=40'

Campanille & Associates, Inc Certificate of Authorization No. - LB-1678.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

Nicholas Campanile digitally signed by Nicholas Campanile
Date: 2024.11.06 08:58:58 -05'00'

This item has been digitally signed and sealed by Nicholas Campanile on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REV#	DESCRIPTION	BY	CK
A	8-15-2005		AC
B	9-15-2005	REVISED PROPERTY LINE	AC
C	9-19-2005	REVISED PROPERTY LINE	AC
D	9-29-2005	REVISED PROPERTY LINE	AC
E	10-20-2005	REVISED PROPERTY LINE	AC
F	11-2-2005	REVISED PROPERTY LINE	AC
G	11-4-2005		
H	12-27-2005	ADDED ADDITIONAL EASEMENT DEDICATION	AC
I	1-4-2007		
J	1-23-2006	ADD ELEVATIONS AT ORIGINAL LOCATION	AC
K	1-24-2006	ADD ELEVATIONS AT ORIGINAL LOCATION	AC
L	1-24-2006	ADD ELEVATIONS	AC
M	1-25-2006	ADD ELEVATIONS	AC
N	2-25-2006	ADD ELEVATIONS AT ORIGINAL LOCATION	AC
O	1-14-2008	ADD ELEVATIONS	AC
P	2-25-2008	ADD ELEVATIONS	AC
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R	2-25-2008	ADD ELEVATIONS	AC
S	2-25-2008	ADD ELEVATIONS	AC
T	2-25-2008	ADD ELEVATIONS	AC
U	2-25-2008	ADD ELEVATIONS	AC
V	2-25-2008	ADD ELEVATIONS	AC
W	2-25-2008	ADD ELEVATIONS	AC
X	2-25-2008	ADD ELEVATIONS	AC
Y	2-25-2008	ADD ELEVATIONS	AC
Z	2-25-2008	ADD ELEVATIONS	AC
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BB	2-25-2008	ADD ELEVATIONS	AC
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GG	2-25-2008	ADD ELEVATIONS	AC
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BBB	2-25-2008	ADD ELEVATIONS	AC
CCC	2-25-2008	ADD ELEVATIONS	AC
DDD	2-25-2008	ADD ELEVATIONS	AC
EEE	2-25-2008	ADD ELEVATIONS	AC
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JJJJ	2-25-2008	ADD ELEVATIONS	AC
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NNNN	2-25-2008	ADD ELEVATIONS	AC
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EEEEE	2-25-2008	ADD ELEVATIONS	AC
FFFFF	2-25-2008	ADD ELEVATIONS	AC
GGGGG	2-25-2008	ADD ELEVATIONS	AC
HHHHH	2-25-2008	ADD ELEVATIONS	AC
IIIII	2-25-2008	ADD ELEVATIONS	AC
JJJJJ	2-25-2008	ADD ELEVATIONS	AC
KKKKK	2-25-2008	ADD ELEVATIONS	AC
LLLLL	2-25-2008	ADD ELEVATIONS	AC
MMMMM	2-25-2008	ADD ELEVATIONS	AC
NNNNN	2-25-2008	ADD ELEVATIONS	AC
OOOOO	2-25-2008	ADD ELEVATIONS	AC
PPPPP	2-25-2008	ADD ELEVATIONS	AC
QQQQQ	2-25-2008	ADD ELEVATIONS	AC
RRRRR	2-25-2008	ADD ELEVATIONS	AC
SSSSS	2-25-2008	ADD ELEVATIONS	AC
TTTTT	2-25-2008	ADD ELEVATIONS	AC
UUUUU	2-25-2008	ADD ELEVATIONS	AC
VVVVV	2-25-2008	ADD ELEVATIONS	AC
WWWWW	2-25-2008	ADD ELEVATIONS	AC
XXXXX	2-25-2008	ADD ELEVATIONS	AC
YYYYY	2-25-2008	ADD ELEVATIONS	AC
ZZZZZ	2-25-2008	ADD ELEVATIONS	AC

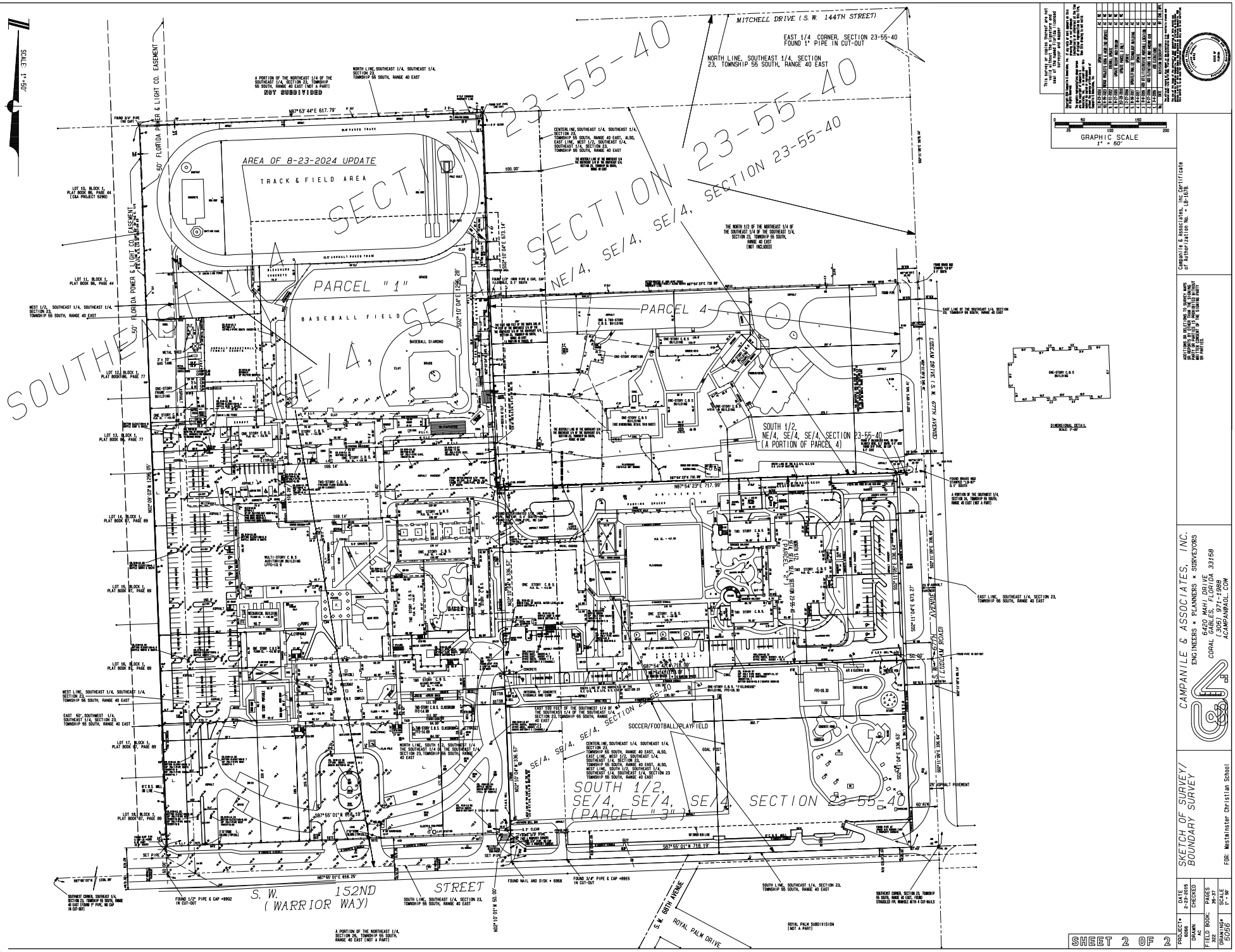
MITCHELL DRIVE (S.W. 144TH STREET)
EAST 1/4 CORNER, SECTION 23-55-40
FOUND 1" PIPE IN CUT-OUT
NORTH LINE, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST (NOT A PART)
NOT SUBDIVIDED
N87°53' 44"E 617.79'
AREA OF 8-23-2024 UPDATE
TRACK & FIELD AREA
SECTION 23-55-40
SECTION 23-55-40
NE/4, SE/4, SE/4, SECTION 23-55-40
SOUTHEAST 1/4 OF SECTION 23-55-40
NE/4, SE/4, SE/4,
50' FLORIDA POWER & LIGHT CO. EASEMENT
PARCEL "1"
BASEBALL FIELD
BASEBALL DIAMOND
PARCEL 4
SOUTH 1/2, NE/4, SE/4, SE/4, SECTION 23-55-40 (A PORTION OF PARCEL 4)
SOUTH 1/2, SE/4, SE/4, SE/4, SECTION 23-55-40 (PARCEL "3")
SOCCER/FOOTBALL/PLAYFIELD
GOAL POST
N87°54' 23"E 717.99
N87°54' 23"E 718.09'
N87°55' 01"W 718.19'
N87°55' 01"E 418.25'
S87°55' 01"W 418.18'
S.W. 152ND STREET (WARRIOR WAY)
S.W. 60TH AVENUE
ROYAL PALM DRIVE
ROYAL PALM SUBDIVISION (NOT A PART)
S.W. 62ND AVENUE
S. FLORIDA'S TURNPIKE
ONE-STORY C.B.S. BUILDING
TWO-STORY C.B.S. BUILDING
MULTI-STORY C.B.S. AUDITORIUM BUILDING
ASPHALT PAVEMENT
CONCRETE
CHAIN LINK FENCE
WOOD FENCE
WROUGHT IRON FENCE
EAST LINE, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST
WEST LINE, SOUTHEAST 1/4, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST
EAST 60' SOUTHWEST 1/4, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST
SOUTHWEST CORNER, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST (FOUND 1" PIPE, NO CAP IN CUT-OUT)
FOUND 1/2" PIPE & CAP #4902 IN CUT-OUT
SOUTH LINE, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST
FOUND NAIL AND DISK # 6958
FOUND 3/4" PIPE & CAP #8915 IN CUT-OUT
SOUTHEAST CORNER, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, FOUND STANDARD FPL MANHOLE W/ 4 CUT-NAILS
A PORTION OF THE NORTHEAST 1/4, SECTION 26, TOWNSHIP 55 SOUTH, RANGE 40 EAST (NOT A PART)
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST (NOT INCLUDED)
EAST LINE OF THE SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST
A PORTION OF THE SOUTHWEST 1/4, SECTION 24, TOWNSHIP 55 SOUTH, RANGE 40 EAST (NOT A PART)
DIMENSIONAL DETAIL
SCALE: 1"=50'
GRAPHIC SCALE
1" = 50'
SCALE 1"=50'
LOT 10, BLOCK 1, PLAT BOOK 86, PAGE 44 (C&A PROJECT 5298)
LOT 11, BLOCK 1, PLAT BOOK 86, PAGE 44
LOT 12, BLOCK 1, PLAT BOOK 86, PAGE 77
LOT 13, BLOCK 1, PLAT BOOK 86, PAGE 77
LOT 14, BLOCK 1, PLAT BOOK 87, PAGE 89
LOT 15, BLOCK 1, PLAT BOOK 87, PAGE 89
LOT 16, BLOCK 1, PLAT BOOK 87, PAGE 89
LOT 17, BLOCK 1, PLAT BOOK 87, PAGE 89
LOT 18, BLOCK 1, PLAT BOOK 87, PAGE 89
WEST 1/2, SOUTHEAST 1/4, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST
WEST LINE, SOUTHEAST 1/4, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST
N02°10' 04"E 1256.28'
N02°09' 09"W 1256.05'
S02°10' 04"E 673.14'
S02°11' 04"E 673.27'
S02°11' 09"E 336.64'
N02°10' 04"W 336.97'
S02°10' 04"E 336.97'
N02°10' 01"W 50.00'
S87°54' 23"W 730.99'
S87°54' 23"W 730.89'
169.14'
100.00'
50.00'
60' R/W
20' ASPHALT PAVEMENT
SET PIPE
FOUND 3/4" IRON PIPE & CAP, CLEARWATER, L.B.T. SOUTH
FOUND 5/8" IRON PIPE & CAP, "LAND SURVEYOR" L.B. 6958
FOUND BRASS NAIL & DISK "LB 6958" IN CUT-OUT
FOUND BRASS NAIL & DISK "LB 6958" IN CUT-OUT
SET NAIL & DISK "LB 6958" IN CUT-OUT
SET PIPE & CAP

Exhibit B

23-55-40
IV-13
Item No. 68-440

RESOLUTION NO. 3-ZAB-542-68

The following resolution was offered by Mr. Gene Flinn, seconded by Mr. H. H. Wood, and upon poll of members present, the vote was as follows:

Neal Adams	aye	Virginia Salley	absent
Hilton R. Carr, Jr.	aye	H. H. Wood	aye
Gene Flinn	aye	Andrew Lee	aye
Henry E. B. Kurtz	aye		

WHEREAS, William M. Porter, Henry H. Russell, and Westminster Christian Private School, Inc., have applied for the following:

A district boundary change from EU-1 (Single Family One-Acre Estates) 15,000 c.f., to EU-S (Estate Use Suburban) 15,000 c.f.,

ON: Parcel 1: NW¼ SW¼ SE¼; and E½ SW¼ SE¼ less the E/ly 50'; all in Section 23, Township 55 South, Range 40 East, and containing 29.1± Acres.

LOCATION: E. side theo. SW 72 Ave. to theo. SW 70 Ave., between theo. SW 148 St. to theo. SW 152 St. (Coral Reef Dr.), approx. 300' E. of theo. SW 72 Ave., AND

SPECIAL EXCEPTION to permit expansion of the existing private school to the W.; said expansion to consist of a high school, junior high library, assembly administrative building and an athletic practice field. All according to plans submitted with the application and on file in the Zoning Department.

ON: Parcel 2: W½ SE¼ SE¼ less the E/ly 100'; and the E/ly 50' of the E½ SW¼ SE¼, all in Sec. 23-55-40. The N½ of SE¼ of SE¼ of SE¼, and the E. 100' of N½ of SW¼ of SE¼ of SE¼ of Sec. 23-55-40.

LOCATION: 15000 SW 67 Ave.; (Proposed expansion area) between theo. SW 69 Ave. to theo. SW 70 Ave., and between theo. SW 148 St. to theo. SW 152 St. (Coral Reef Dr.),

AND with the latter request IN THE ALTERNATIVE

A district boundary change from EU-1 (Single Family One-Acre Estates) to EU-M (Estate Use Modified),

ON: Parcel 2: W½ SE¼ SE¼ less the E/ly 100'; and the E/ly 50' of E½ SW¼ SE¼, all in Sec. 23-55-40.

LOCATION: Between theo. SW 69 Ave. to theo. SW 70 Ave., between theo. SW 148 St. and theo. SW 152 St. (Coral Reef Drive), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

23-55-40
IV-13
Item No. 68-440

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S with 15,000 cubic feet minimum would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida; and that the requested special exception would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance; but that the requested district boundary change to EU-M would be incompatible with the neighborhood and area concerned and would be in conflict with the principles and intent of the plan for the development of Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested district boundary change to EU-S, with a minimum cubic content of 15,000 cubic feet, be and the same is hereby recommended for approval by the Board of County Commissioners of Dade County, Florida; and

BE IT FURTHER RESOLVED that the requested special exception be and the same is hereby approved; and

BE IT FURTHER RESOLVED that, with the latter request in the alternative, the requested district boundary change to EU-M be and the same is hereby recommended for denial without prejudice by the Board of County Commissioners of Dade County, Florida.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 9th day of October, 1968.

Heard 10/9/68
No. 68-10-50
10/21/68
hf

Dade Wholesale Products, Inc.

Hearing 68-10-49. Resolution 3-ZAB-541-68.

Mr. Carr: Mr. Chairman, I am going to move, despite the recommendations of the departments, that this application be granted. I feel that to deny the application would constitute a discrimination, in effect or in fact, against the applicant, as opposed to the other operators in this same center.

Chairman Lee: Seconded by Mr. Wood. Any discussion?

Mr. Flinn: Mr. Chairman, I will have to disagree with that, because I feel that the Building and Zoning recommendations, particularly, are well taken in their position; and there has not been any legal hardship proved up here that I am aware of that has been adduced into the record. The violation here, which was admittedly made by the applicant's representative--that he is in violation--there is no reason given for any exoneration from such violation.

Chairman Lee: All right, those opposed signify by raising their right hands.

(Mr. Adams and Mr. Flinn raised their hands.)

Chairman Lee: Okay, the motion fails to carry by a vote of four to two.
We need a three-quarters vote of the Board to approve--five out of six--to help you; but you only received four votes, Mr. Adams and Mr. Flinn voting against the motion. Therefore, the application stands denied.

Whereupon the motion was put to a vote. (Messrs. Carr, Kurtz, Wood, and Lee voting for the motion, Messrs. Adams and Flinn voting against the motion; Mrs. Salley being absent. However, the motion failed to secure the necessary three-fourths majority vote and therefore the application was denied.)

William M. Porter, Henry H. Russell, & Westminster Christian Private School, Inc.

Hearing 68-10-50. Resolution 3-ZAB-542-68.

Mr. Flinn: Mr. Chairman, I will move approval of the application for the establishment of the school and also the half-acre zoning requested in part--well, the EU-S and EU-1 and the school--excuse me a minute. I will modify--

Mr. Porter: We requested EU-S on Parcel One, and we requested a special exception, I believe, for Parcel Two, or EU-M in the alternative.

Mr. Flinn: My first request is for the three-quarter-acre --is that it, three-quarter acre?

Mr. Porter: Yes, sir; right.

Mr. Flinn: I will move my application based upon the Planning Department's recommendations for the three-quarter-acre zoning and the school.

Chairman Lee: Motion made by Mr. Flinn, seconded by Mr.Wood Any discussion on the motion?

Mr. Adams: Are you moving both the school and the change of zoning?

Mr. Flinn: The EU-S instead of it, and the school.

Chairman Lee: It is the first and second requests being offered for approval, and denial without prejudice of the alternative.

Mr. Carr: Mr. Chairman, will you restate the motion? I am confused.

Chairman Lee: Mr. Flinn, do you want to restate your motion?

Mr. Flinn: I am moving to grant approval of the special exception for the Westminster School, along with the alternative with respect to the EU-S development-- excuse me, not the alternative, but the EU-S zoning change, with a denial without prejudice of the EU-M alternative. I think that states it clearly; and it's based, all of it in its entirety, on the Planning Department's recommendations.

Mr. Carr: In other words, EU-S on Parcel One, and the special exception on Parcel Two?

Chairman Lee: Right.

Mr. Carr: All right.

Chairman Lee: Any further discussion on the motion? Those opposed signify by raising their right hand. Motion carries six to zero for approval.

(Applause)

Whereupon the motion carried by a vote of 6-0, Mrs. Salley being absent.

R. C. Williams

Hearing 68-10-51. Resolution 3-ZAB-543-68.

Chairman Lee: Motion by Mr. Wood, seconded by Mr. Adams, for approval, adopting the recommendations of both departments.

Mr. Flinn: This time you are not looking for 89 units.

Mr. Suchman: No.

Chairman Lee: Any discusison on the motion? Those opposed signify by raising their right hand. Motion carries six to zero for approval.

Whereupon the motion carried by a vote of 6-0; Mrs. Salley being absent.

Sweet Home Baptist Church

Hearing 68-10-52. Resolution 3-ZAB-544-68.

Chairman Lee: Motion, then, by Mr. Adams, seconded by Mr. Flinn, for approval of the application.

Mr. Czebrinski: Does that include the plot use plan?

Chairman Lee: Yes. Any discussion on the motion? Those opposed signify by raising their right hand. Motion carries six to zero for approval. The application is approved.

Whereupon the motion carried by a vote of 6-0; Mrs. Salley being absent.

October 22, 1968

Messrs. William M. Porter & Henry H. Russell
& Westminster Christian School
16001 S.W. 95 Ave.
Miami, Fla.

Sec. 23-55-40; Hrg. 68-10-50.

RE: William M. Porter, Henry H. Russell and Westminster Christian Private School, Inc.; request for district boundary change from EU-1 (15,000 c.f.) to EU-S (15,000 c.f.) on Parcel 1; special exception re expansion of exist. private school to the W., etc.on Parcel 2; and with latter request in the alternative change from EU-1 to EU-M;

Enclosed herewith is a copy of Resolution No. 3-ZAB-542-68, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning the above subject matter.

You are hereby advised that the Zoning Appeals Board recommendation for approval of the district boundary change has already been scheduled for final action by the Board of County Commissioners, as was noted in the courtesy notice. The other portion of your application which has been approved by the Zoning Appeals Board may be re-opened at that time, and could be modified or reversed by the Board of County Commissioners if they so desire.

That portion of your application other than the district boundary change which has been approved by the Zoning Appeals Board, may be appealed by an aggrieved party (within 14 days) or by the Directors of the Dade County Building and Zoning Department and Planning Department (within 18 days), as has been provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida. The appeal period commences to run two days after the adoption date of the Resolution.

No permits or Certificate of Use and Occupancy will be issued until the appeal periods have expired and until a final disposition has been made on the entire application. Application for necessary permits should be made with this Department.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

CCC: hf
Enc.

Chester C. Czebrinski
Assistant Director

P.S. Please note abovementioned approval pertains to request for change to EU-S with 15,000 c.f. minimum, and special exception; but that change to EU-M is denied without prejudice.

bcc: Hrg. file
Mr. Bryan

23-55-40/IV-13
68-440

RESOLUTION NO. Z-298-68

The following resolution was offered by Commissioner Thomas D. O'Malley, seconded by Commissioner Alexander S. Gordon, and upon poll of members present, the vote was as follows:

Earl J. Carroll	aye	Arthur H. Patten, Jr.	aye
Alexander S. Gordon	aye	Ben Shepard	aye
Harold A. Greene	nay	Earl M. Starnes	aye
R. Hardy Matheson	nay	Chuck Hall	aye
Thomas D. O'Malley	aye		

WHEREAS, William H. Porter, Henry H. Russell, and Westminster Christian Private School, Inc., have applied for the following:

A district boundary change from EU-1 (Single Family One-Acre Estates) 15,000 c.f., to EU-S (Estate Use Suburban) 15,000 c.f.,

ON: Parcel 1: NW¼ SW¼ SE¼; and E½ SW¼ SE¼ less the E/ly 50'; all in Section 23, Township 55 South, Range 40 East, and containing 29.1± Acres.

LOCATION: E. side theo. SW 72 Ave. to theo. SW 70 Ave., between theo. SW 148 St. to theo. SW 152 St. (Coral Reef Dr.), approx 300' E. of theo. SW 72 Ave., AND

A district boundary change from EU-1 (Single Family One-Acre Estates) to EU-M (Estate Use Modified),

ON: Parcel 2: W½ SE¼ SE¼ less the E/ly 100'; and the E/ly 50' of E½ SW¼ SE¼, all in Sec. 23-55-40.

LOCATION: Between theo. SW 69 Ave. to theo. SW 70 Ave., between theo. SW 148 St. and theo. SW 152 St. (Coral Reef Drive), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, the Zoning Appeals Board was of the opinion that the requested district boundary change to EU-S with 15,000 cubic feet minimum would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and had recommended the request for approval, but that the requested district boundary change to EU-M would be incompatible with the neighborhood and area concerned and would be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and had recommended denial without prejudice of the request, and

WHEREAS, 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, and after reviewing the record and recommendation of the Zoning Appeals Board and having given an opportunity for the interested parties to be heard, and upon consideration

of the record and recommendation of the Zoning Appeals Board and all matters presented at the meeting, it is the opinion of this Board that the requested district boundary change to EU-S with 15,000 cubic feet minimum would be compatible with the neighborhood and area concerned and does not conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, but that the district boundary change to EU-M would be incompatible with the neighborhood and does conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be denied without prejudice;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to EU-S, with a minimum cubic content of 15,00 cubic feet, be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice, as recommended by the Zoning Appeals Board.

The Zoning Director is hereby directed to make the necessary notations upon the records and maps of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 21st day of November, 1968.

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

BY EDWARD D. PHELAN
Deputy Clerk

Heard 10/9/68
No. 68-10-50
11/26/68
mm

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 2-228-68, adopted by the said Board of County Commissioners at its meeting held on November 21st, 19 68.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 12th day of December, A. D. 19 68.

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By Julia M. Wright
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

November 26, 1968

Messrs. William M. Porter & Henry H. Russell
& Westminster Christian School
16001 S. W. 95 Ave.
Miami, Florida

RE: E. side theo. SW 72 Ave. to theo. SW 70 Ave., between theo. SW 148 St. to theo. SW 152 St. (Coral Reef Dr.), approx. 300' E. of theo. SW 72 Ave.,and
Between Theo. SW 69 Ave. to theo. SW 70 Ave., between theo. SW 148 St. and theo. SW 152 St. (Coral Reef Drive)

Gentlemen:

Enclosed herewith is one copy of Resolution No. Z-298-68, adopted by the Board of County Commissioners, Dade County, Florida, on November 21, 1968, which approved the requested district boundary change to EU-S,15,000 c.f., and denied without prejudice the requested district boundary change to EU-M, on the above described property.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/amm
Enclosure

23-55-40Z
72-165

RESOLUTION NO. Z-178-72

The following resolution was offered by Commissioner

Harry P. Cain, and upon poll of members present, the vote was as follows:

Harry P. Cain	aye	James F. McKillips	aye
S. A. Dansyear	absent	Harvey I. Reiseman	nay
Edward C. Fogg III	absent	Edward T. Stephenson	abstain
Mrs. Stanley (Joyce) Goldberg	absent	Stephen P. Clark	aye
Edward T. Graham	aye		

WHEREAS, Westminster Christian Private School, Inc., had applied for the following:

TO MODIFY that portion of Resolution 3-ZAB-542-68, passed and adopted by the Metropolitan Dade County Zoning Appeals Board on the 9th day of October, 1968, concerning the approval of the subject plot plan;

From: All according to plans submitted with the application and on file in the Zoning Department;

To: All according to the plans submitted with the application and on file in the Zoning Department as prepared by Severud-Knight Boorema, Architects, entitled, "Westminster Christian School" and revised dated 2-4-72;

Purpose of the request is to: incorporate a swimming pool with outdoor lighting for same into the master plan; said pool to be located on the West side of subject property just South of the existing tennis courts;

SUBJECT PROPERTY: The West 1/2 of the SE¼ of the SE¼ less the East 100' and the East 50.00' of the East 1/2 of the SW¼ of the SE¼ of Section 23, Twp. 55 South, Range 40 East, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held as required by law, and all interested parties concerned in the matter were heard, and the Zoning Appeals Board was of the opinion that the requested modification would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance and denied the request without prejudice;

WHEREAS, Westminster Christian Private School, Inc., had appealed the decision of the Zoning Appeals Board to this Board, and after a 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, a hearing was held by this Board, and after reviewing the record and decision of the Zoning Appeals Board and after having given an opportunity for interested parties to be heard, and upon considering the record and decision of the Zoning Appeals Board and all matters presented at the meeting, and upon due and proper consideration having been given to the matter, it is the opinion of

this Board that the grounds and reasons specified for the reversal of the ruling made by the Zoning Appeals Board were sufficient to merit a reversal of the decision;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the decision of the Zoning Appeals Board be and the same is hereby overruled and the requested modification be and the same is hereby approved, subject to the following conditions:

1. That there be no lighting and no night time operation in connection with the swimming pool.

2. That a 5' (five-foot) chain link fence be erected along the Westerly property line, beginning with Lot 15, Block 1, of Old Cutler Estates, to the West and proceeding along said property line Northward through Lot 10, inclusive.

3. That a landscaped buffer, consisting of a hedge and trees, be planted and maintained along said fence, said buffer to consist of sufficient quality and quantity of plantings at the time of planting to serve as a noise and view buffer; said landscape buffering plan to be submitted to and meet with the approval of the Directors of the Dade County Building and Zoning Department, Dade County Planning Department and Dade County Parks Department.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 27th day of July, 1972.

Heard 5-10-72
No. 72-5-40
VB
8/1/72

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

E. D. LEATHERMAN, CLERK

By EDWARD D. PHELAN
Deputy Clerk

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-178-72, adopted by the said Board of County Commissioners at its meeting held on July 27, 19 72.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 23rd day of August, A. D. 19 72.

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By B. N. Wahlberg
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

102.01-3

23-55-40
Item No. 72-165

RESOLUTION NO. 4-ZAB-278-72

The following resolution was offered by Mr. Roger Shaw, seconded by Mr. Carlos Salman, and upon poll of members present, the vote was as follows:

Wilfredo Borroto	aye	William R. Ryan	absent
Frank P. Catania	aye	Carlos Salman	aye
Irene Faugno	aye	Roger Shaw	aye
Betty S. Page	abstain	Carson Bennett Wright	absent
		Jerome C. Berlin	aye

WHEREAS, Westminster Christian Private School, Inc. has applied TO MODIFY that portion of Resolution 3-ZAB-542-68, passed and adopted by the Metropolitan Dade County Zoning Appeals Board on the 9th day of October, 1968, concerning the approval of the subject plot plan.

FROM: All according to plans submitted with the application and on file in Zoning Department.

TO: All according to the plans submitted with the application and on file in the Zoning Department as prepared by Severud-Knight-Boerema, Architects, entitled "Westminster Christian School" and revised 2-4-72.

Purpose of the request is to: Incorporate a swimming pool, with outdoor lighting for same, into the master plan, said pool to be located on the W. side of subject property just S. of the existing tennis courts. ON: the W½ SE¼ SE¼ less the E. 100' and the E. 50.00' of the E½ SW¼ SE¼ of Section 23, Township 55 South, Range 40 East. 6855 SW 152 St., Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned inthe matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested modification be and the same is hereby denied without prejudice.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 10th day of May, 1972.

Heard 5/10/72
No. 72-5-40
5/11/72
ew

Jack Pliner

Hrg. 72-5-39 Resolution 4-ZAB-277-72

Mr. Shaw: I am going to make a motion that the application be approved, using as the basis for my motion the Planning Department's recommendation. Here is where a man did not self-impose any particular hardship on himself. He followed the rules and regulations to the best of his knowledge. He had given the County every opportunity prior to construction, to have him remove any setbacks that were in violation; and for that reason, I think he is entitled to relief.

Mrs. Page: I second.

Chairman Berlin: Motion by Mr. Shaw, seconded by Mrs. Page, for approval, based upon the recommendations of the Planning Department. All opposed? Motion carries 6-0 (Messrs. Borroto, Ryan and Wright being absent). You may go ahead.

Mr. Pliner: Thank you very much.

Westminster Christian Private School, Inc.

Hrg.72-5-40 Resolution 4-ZAB-278-72

Mr. Shaw: Mr. Chairman, the hard decision has been awarded to me. I am very sympathetic to the school and its problems with the pool. However, I feel that we should be very sympathetic and be concerned about the pool as it abuts or adjoins the property owners who are living in the single family residences. I don't know that the Director has the right or does not have the right to place that pool on the east side of the property or issue a permit without coming back before this Board. Evidently, we are not privy to that information here today. But my concern is with the people who are abutting this and the noise and other things that would be generated. I think it would be only fair to them, I really believe, that the tract of land is large enough that the school can relocate this pool in an area that would be away from that area that is permitting this type of a problem. I'm going to make a motion that the application be denied without prejudice, using as the basis of the motion the Zoning Director's recommendation.

Mr. Salman: I second the motion.

Chairman Berlin: Motion by Mr. Shaw, seconded by Mr. Salman, for denial without prejudice, based upon the recommendations of the Zoning Director. Discussion on the motion? Mr. Borroto?

Mr. Borroto: I was going to second the motion, and I was going to base my reason, my statement--I believe that we cannot here sit in the role of planners and start telling people precisely where to locate a pool, how far the setback should be, and so forth. I think the best thing for the school to do with this would be to come back to us again after they have decided to go with the neighborhood where the pool should be with their architects and planners, and then make another request.

Chairman Berlin: Call the roll, please.

Whereupon the motion was carried by a vote of 6-0; Mrs. Page abstaining; Messrs. Ryan and Wright being absent.

Mrs. Faugno: I am going to vote yes, but I believe that the school should have a pool. I just feel that it can be relocated somewhere, that is not that inconvenient.

Mrs. Page: I abstain because I stepped out of the auditorium for a moment.

Chairman Berlin: Motion carries 6-0 with 1 abstention.

RESOLUTION NO. 4-ZAB-79-93

WHEREAS, WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC. had applied for the following:

(1) MODIFICATION of plans approved pursuant to Resolution 3-ZAB-542-68, passed and adopted by the Metropolitan Dade County Zoning Appeals Board on the 9th day of October, 1968, as further modified by Resolution Z-178-72, passed and adopted by the Board of County Commissioners on the 27th day of July, 1972 as follows:

FROM: "All according to the plans submitted with the application and on file in the Zoning Department as prepared by Severud-Knight Boerema, Architects, entitled 'Westminster Christian School' and revised dated 2-4-72;"

TO: "That in the approval of said plan, the same be substantially in compliance with that submitted for public hearing entitled 'Proposed Master Plan for Westminster Christian Private School, Inc.,' as prepared by Scott B. Arnold, A.I.A., Architect, consisting of two sheets, dated 1-21-93."

The purpose of this request is to modify the previously approved master plan to include future expansions to the existing private school, covered walks and trailers.

(2) DELETION of Condition #1 of Resolution Z-178-72, passed and adopted by the Board of County Commissioners on the 27th day of July, 1972 as follows:

"1. That there be no lighting and no night time operation in connection with the swimming pool."

The purpose of this request is to remove an existing condition from an approved resolution.

(3) NON-USE VARIANCE OF SIGN REGULATIONS to permit a second proposed 48 sq. ft. detached sign (one 24 sq. ft. detached sign permitted).

(4) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit an existing 15' x 78' bullpen, a 15.1' x 69' batting cage, bleachers and an existing 17.81' x 31.95' accessory building setback varying from 2.0' to 11' (20' required) from the interior side (east) property line and spaced 0' (10' required) from each accessory use.

(5) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit the existing and the proposed bleachers setback 0' (20' required) from the interior side (north) property line and spaced less than the required 10' from each accessory use.

(6) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a future cafeteria setback 44.33' (75' required) from the interior side (east) property line.

(7) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed covered walkways setback varying from 14.35' to 17' (75' required) from the interior side (south and north) property lines.

(8) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 333 parking spaces (342 parking spaces required).

(9) NON-USE VARIANCE OF PRIVATE SCHOOL REQUIREMENTS to permit a total of 1,280 (1,204 permitted) students.

(10) NON-USE VARIANCE OF ZONING REGULATIONS requiring all trailers to be located within an approved trailer park; to waive same to permit three proposed trailers used for office purposes and classrooms.

(11) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking within 25' from the official right-of-way line of S.W. 67th Avenue (none permitted).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4, LESS the east 50' thereof; AND the east 100' of the north 1/2 of the SW 1/4 of the SE 1/4 of the SE 1/4; AND the west 1/2 of the SE 1/4 of the SE 1/4, LESS the east 100'; AND the east 50' of the east 1/2 of the SW 1/4 of the SE 1/4, LESS the south 40' thereof, all being in Section 23, Township 55 South, Range 40 East.

LOCATION: 6855 S.W. 152 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw Items #2 (deletion) and #3 (non-use variance of sign regulations), and at which time the applicants proffered revised plans dated 3/15/93, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification (Item #1) and non-use variances (Items #4-#11) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and that the request to withdraw Items #2 (deletion) and #3 (non-use variance of sign regulations) should be granted, and that the proffered revised plans dated 3/15/93 should be accepted, and

WHEREAS, the following resolution was offered by Dean Oddy seconded by Colleen Griffin and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	William Losner	aye
Shelly Gassner	absent	Scott Notowitz	aye
Colleen Griffin	aye	Johnny Williams	aye
Angela P. Lannes	absent	Dean Oddy	aye
Jose A. Losa	aye		

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested modification (Item #1) and non-use variances (Items #4-#11) be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Master Plan for Westminster Christian Private School, Inc.", as prepared by Scott B. Arnold, A.I.A., Architect, consisting of two sheets, dated 3-15-93, except as herein modified to eliminate the proposed second detached sign of 48 sq. ft.

3. That the use be established and maintained in accordance with the approved plan.

4. That no more than three (3) trailers be permitted on the site.

5. That the water and sewage sanitary facilities in the trailer meet with the approval of the Dade County Department of Environmental Resources Management.

6. That the subject property be connected to the public sanitary sewer system no later than October 8, 1995.

7. That the trailer approval shall be temporary in nature and be for a period of four (4) years and shall automatically terminate on the 31st day of March, 1997, or sooner if the primary use on the property is discontinued.

8. That the use of the trailers is intended to provide accommodations for office and classroom use only and is not to be used for any type of residential quarters.

9. That the applicants enter into a Trailer Bond Agreement in the amount of $1,500 for each trailer meeting with the approval of the Zoning Director to guarantee removal of the trailers.

10. That the applicants obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

11. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. Said plan to include, but not be limited to tall hedges and trees along the entire interior side and rear perimeters of the subject property, and that such plants and materials be planted within one year of final approval of this application.

12. That the use of outdoor speakers meet the approval of the Zoning Director.

13. That outdoor speakers be setback a minimum of 150' from the west property line of the subject property and face inward.

14. That the applicant obtain waivers from the affected utility companies for the proposed and existing improvements within the easement area prior to building permit issuance.

15. That the applicant comply with all applicable conditions and requirements of the Public Works Department for applications of this type as stipulated in a memo dated March 12, 1993.

16. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management for applications of this type as stipulated in a memo dated October 19, 1992.

BE IT FURTHER RESOLVED that the request to withdraw Items #2 (deletion) and #3 (non-use variance of sign regulations) be and the same is hereby approved and said Items are hereby withdrawn without prejudice;

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 31th day of March, 1993.

Hearing No. 93-11-24
Typed 4/8/93 bn

METROPOLITAN **DADE** COUNTY, FLORIDA

METRO-DADE

METRO-DADE CENTER

BUILDING & ZONING DEPARTMENT
METRO-DADE CENTER
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

April 12, 1993

Westminster Christian Private School, Inc.
6855 S.W. 152 Street
Miami, FL 33157

Re: Hearing No: 93-11-24
Location: 6855 S.W. 152 Street

Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-79-93, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your withdrawal of Items #2 and #3 without prejudice and approving the balance of your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of $500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

It is necessary that you apply for a Certificate of Use and Occupancy at the Zoning Information Counter of the Building and Zoning Department in order to meet the requirements of the approved Resolution. It is then subject to annual renewal by this Department. Prior to obtaining a Certificate of Use and Occupancy, all necessary permits must have been applied for and received.

Prior to our issuance of the required Certificate of Use and Occupancy, it will be necessary that you execute a Trailer Bond Agreement with the Zoning Information Section of this Department.

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party within 14 days (April 19, 1993) or by the Directors of the Dade County Building and Zoning Department and Planning Department within 18 days (April 23, 1993), as is provided in Section 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificates of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department.

Sincerely,

Marcy Gordon
Legal Counsel

MG:bn
Enclosures

cc: Department of Public Works
Department of Environmental Resources Mgmt.
Enforcement

RESOLUTION NO. 07-96

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; APPROVING THE APPLICATION OF WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC. FOR A MODIFICATION OF PREVIOUSLY APPROVED MASTER SITE PLAN FOR THE SCHOOL THAT IS CURRENTLY LOCATED AT 6855 S.W. 152 STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant made application to allow modification of a previously approved master site plan (approved pursuant to Zoning Resolution 4-ZAB-79-93) to accommodate future construction and development of the existing school that is currently in operation, as described in the Village of Palmetto Bay Zoning Analysis, which is attached to this resolution; and,

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Southwood Middle School on September 17, 2007; and,

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the non-use variance is consistent with the Village's Comprehensive Plan and the applicable land development regulations; and,

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant the application, as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. A hearing on the present application was held on September 17, 2007 in accordance with ordinance. no. 02-03, entitled "Quasi-judicial hearing procedures." Pursuant to the hearing, the Village Council makes the following findings of fact, conclusions of law and order.

Section 2. Findings of fact.

1. The applicant is Westminster Christian Private School, Inc., for a property located at 6855 SW 152 Street.

2. The applicant requests modification of a previously approved master site plan that would allow the applicant to construct in three phases of a fifteen-year master plan: The first of three phases of construction consists of replacing an existing cafeteria and pavilion with a 17,150 sq. ft. multi-purpose cafetorium, covered walkways and parking; Phase 2 is scheduled to begin within five years of site modification approval and consists of demolition of the existing elementary school structures and replacement with one building; and, Phase 3 is scheduled to begin within ten years of site modification approval and consists of demolition of existing structures serving

middle and high school students and replacement with two buildings to serve the students.

3. The Village Council adopts the portions of the cover sheet to, and the Village Community Development Department recommendation, entitled Zoning Analysis; and includes the Introduction, Zoning Hearing History, Neighborhood Characteristics, Pertinent Requirement Standards; Analysis and Recommendation as its findings of fact.

4. The Mayor and Village Council issued all Jennings required disclosures. The Mayor and Village Council indicated that they had not received any ex parte communication, that each was familiar with the site.

5. The attorney for the applicant represented, in compliance with the Village's Conflict of Interest and Code of Ethics Ordinance, that the applicant has made no contributions or compensation paid to any person or entity to support or not object to the matter set for public hearing.

6. In evaluating an application for a site plan modification, the Village Council finds that provisions Section 33-311 of the Miami-Dade County Code, as adopted by the Village, has been met. Section 33-311 provides that the applicant must establish that:

   a. The development application conforms to the Comprehensive Plan for the Village of Palmetto Bay, Florida; is consistent with applicable area or neighborhood studies or plans: and would serve a public benefit warranting the granting of the application;
   b. The development application will have a favorable or unfavorable impact on the environmental and natural resources of the Village. The Village Council may consider the means and estimated cost necessary to minimize adverse impacts; the extent to which alternatives exist to alleviate adverse impacts that may have a substantial impact on the on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur;
   c. The development application will have a favorable or unfavorable impact to the economy of the Village;
   d. The development application will efficiently use or unduly burden water, sewer and solid waste disposal; and,
   e. The development application will efficiently use, unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

7. Additionally, the Village Council finds that provisions of section 33-311(A)(7), have also been met. This Section states the conditions that must exist in order to obtain a site plan modification; the applicant must demonstrate that the modification of the underlying Zoning Resolution and covenant would not:

a. Generate excessive noise or traffic;
b. Tend to create a fire or other equal or greater dangerous hazard;
c. Provoke excessive overcrowding of people;
d. Tend to provoke a nuisance; and,
e. Be incompatible with the area concerned, when considering the necessity and reasonableness of the modification, in relation to the present and future development of the area concerned.

6. The subject property consists of 24.08 acres (two parcels) and is zoned EU-1.

7. The modification of the master site plan would be in keeping with the basic intent and purpose of the zoning and land use regulations. Approval of this application is in character with the existing use of the property, and is consistent with the Village's Comprehensive Plan.

8. Additionally, as there is no increase in students, and as there is a parking and traffic plan, the application, with the conditions proposed by the Community Development Department, shall not generate excessive noise or traffic; Will not create a dangerous hazard; will not provoke excessive overcrowding of people, will not provoke a nuisance; nor be incompatible with the area or development within the area.

Section 3. Conclusions of law.

1. The Village Council adopts the portions of the Village of Palmetto Bay Zoning Analysis contained in VPB 07-007 heard on September 17, 2007, as its conclusions of law.

Section 4. Order.

The Village Council accepts the staff recommendation in the zoning report and approves the modification of the master site plan under Section 33-311 and Section 33-311(A)(7), subject to the following conditions:

1. The applicant shall eliminate the proposed northwestern parking area, consisting of 17 parking spaces adjacent to the baseball/tennis courts.

2. The applicant shall not construct any buildings exceeding two stories or a roof elevation of 35 feet in height measured from the finished floor elevation.

3. The applicant shall relocate all existing trees affected by the proposed modifications to another location within the site. The applicant shall provide a linear grouping of native trees and landscaping along the western boundary of the high school site to restore the visual buffer adjacent to the residential neighborhood. The applicant shall submit a landscape plan prepared by a licensed landscape architect to be reviewed and approved by the Director.

4. The applicant shall provide landscaping improvements along the southern and eastern portion of the subject property as proposed in the Village's Street Tree Master Plan prepared by O'Leary Richards Design Associates, Inc.

5. That the school shall install and maintain a five (5) foot high wall and the 20 foot landscape buffer along the western property line from the Northern beginning of Lot 12 adjacent to the site running perpendicular and extending to the official right-of-way line of S.W. 152nd Street. The remainder of the western property line North of Lot 12 (lots 10 and 11 adjacent to site) shall have installed and maintained a five (5) foot chain link fence and a 20 foot landscape buffer, except that no landscaping will be required within ten (10) feet of the running track.

6. That the school shall install and maintain parking area light fixtures which project the light rays directly to the parking surface, and shall include shields which restrict projection or light rays outward to adjacent properties and also restrict the upward projection of light rays into the night sky. Outdoor lighting shall not cast more than one-half foot-candle at the property line.

7. That the school shall not install lighting for outdoor athletic fields, courts and/or swimming pools.

8. That the school shall maintain a sign prohibiting bus traffic and bus parking along the western parking lot driveway and property line and shall make good efforts to ensure compliance with this requirement.

9. That the school shall maintain a sign reading "No radios beyond this point" in the western driveway parking lot and shall make good efforts to ensure compliance with this requirement.

10. That the school shall maintain and orient permanent public address speakers for outdoor recreation fields to the east, and will not allow the speakers to generate direct sound pressure levels in excess of 40 decibels above ambient sound, measured by the A-weighted scale, at the school's western property line.

11. That the school shall provide one security guard at all non-school events which are held on the premises.

12. Should any school structure be designated as historic, then, the property owner shall adhere to the Village's Historic Preservation Regulations.

13. The application must meet the minimum requirements of Chapter 24 of the Code of Miami-Dade County and comply with all conditions imposed by Miami-Dade County DERM.

14. The application must meet the requirements of all other applicable departments/agencies as part of the building permit submittal process.

15. These covenants shall run with the land for 15 years after the date of recording of the covenants in the public records, and be applicable to all users of the school campus, but non-school users shall be liable for their own actions or omissions.

16. The applicant shall install adequate traffic calming along the western entrance to the new Western Cut driveway.

17. Bicycle facilities for middle and high school students shall be added to the site plan.

18. Proposed new structures or improvements reflected in the master site plan for which construction permits have not been issued by the Village of Palmetto Bay no later than 20 years after the date of this resolution shall require new site plan approval.

Section 5. Record.

The record shall consist of the notice of hearing, the applications, documents submitted by the applicant and the applicant's representatives to the Village of Palmetto Bay Community Development Department in connection with the applications, the Village staff recommendation and attached cover sheet and documents, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 17th day of September, 2007. (Executed 9/26/07)

Attest:

Meighan Rader
Village Clerk

Eugene P. Flinn, Jr.
Mayor

APPROVED AS TO FORM:

Eve A. Boutsis, Office of Village Attorney
Nagin Gallop & Figueredo, P.A.

FINAL VOTE AT ADOPTION:

Council Member Ed Feller	Yes
Council Member Paul Neidhart	Yes
Council Member Shelley Stanczyk	Yes
Vice-Mayor Linda Robinson	Yes
Mayor Eugene P. Flinn, Jr.	Yes

RESOLUTION NO. 2011-71

ZONING APPLICATION VPB 07-007-A

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE'S CODE; RELATING TO MODIFICATION OF A SINGLE CONDITION FROM A SITE PLAN APPROVED UNDER RESOLUTION NO. 07-96 DATED SEPTEMBER 17, 2007; MODIFYING THE HEIGHT OF THE WESTERN PERIMETER WALL FROM FIVE FEET TO SIX FEET WITHIN THE FOOTPRINT APPROVED IN THE SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC., LOCATED AT 6855 S.W. 152 STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 17, 2007, the Mayor and Village Council of the Village of Palmetto Bay, adopted Resolution 07-96, approving Westminster's modified site plan application for the property located at 6855 SW 152 Street; and,

WHEREAS, the approved site plan included certain parking and landscaping installations along the western property line; and,

WHEREAS, as part of those improvements, the Mayor and Village Council included a condition requiring a wall/height limitation along the western property line of five (5) feet where six (6) feet is permitted by Code; and,

WHEREAS, since such time, those residential property owners adjacent to Westminster's western property line have requested the aforementioned condition be eliminated so that the wall/fence may be constructed to six (6) feet as permitted by Code; and,

WHEREAS, Westminster has expressed no objection to the request and have signed the public hearing application; and,

WHEREAS, in consideration of the adjacent property owners requests and acceptance of same by Westminster, the Village initiated this request and supports elimination of the five (5) foot wall/fence height limitation along those portions of the western property line as so conditioned per Resolution 07-96.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. That any condition(s) as provided in Resolution 07-96 which limited the wall/fence height along the western property line to five (5) feet shall be repealed. Westminster shall construct a six (6) foot wall/fence along the western property line.

Section 2. This is a final order which solely repeals those portions of Resolution 07-96 as identified under Section 1, above. All other terms and conditions, findings of fact, conclusions of law from Resolution 07-96, and all other conditions of that resolution remain in full force and effect.

Section 3. Record. The record shall consist of the notice of hearing, the applications, documents submitted by the applicant and the applicant's representatives to the Village of Palmetto Bay Department of Planning and Zoning in connection with the applications, the Village recommendation and attached cover sheet and documents, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 4. This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 7th day of November, 2011.

Attest:

Meighan Alexander
Village Clerk

Shelley Stanczyk
Mayor

APPROVED AS TO FORM:

Eve A. Boutsis,
FIGUEREDO & BOUTSIS, P.A.,
As Office of the Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member Howard J. Tendrich	YES
Council Member Joan Lindsay	YES
Vice-Mayor Brian W. Pariser	YES
Mayor Shelley Stanczyk.	YES

RESOLUTION NO. 2013-14

ZONING APPLICATION VPB-12-006

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; GRANTING THE APPLICATION OF WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC. LOCATED AT 6855 SW 152 STREET; AND 15000 LUDLUM ROAD, APPROVING THE SITE PLAN MODIFICATION PREVIOUSLY APPROVED PURSUANT TO ZONING RESOLUTION NO. 07-96; AS SUBSEQUENTLY MODIFY VIA RESOLUTION NO. 2011-71; AND AS SUBSTANTIALLY MODIFIED PER SUB-12-001; TO ALLOW FOR THE REDISTRIBUTION OF PREVIOUSLY APPROVED BUILDING SQUARE FOOTAGE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Applicant, Westminster Christian Private School, Inc. made an application for a site plan modification, which plan was previously approved pursuant to Zoning Resolution No. 07-96; as subsequently modify via Resolution No. 2011-71; and as substantially modified per SUB-12-001; for the property located at, 6855 SW 152nd Street; and 15000 Ludlam Road as described in the Village of Palmetto Bay Department of Planning and Zoning Recommendation, which is attached to this resolution; and,

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Village Hall, 9705 East Hibiscus Street on February 25, 2013; and,

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the site plan modification is consistent with the Village of Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations; and,

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant the application, as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. A public hearing on the present applications was held on February 25, 2013, in accordance with the Village's "Quasi-judicial hearing procedures." Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law and final order.

Section 2. Findings of fact.

1. The requested site plan modification is consistent with the Village's Comprehensive Plan, specifically Goal 1, of the Future Land Use Element (FLUE); Policy 1.1.5, of the FLUE; and Policy 2A.1.1 relating to the level of service of Village Roads.

2. In November 2012, the Mayor and Village Council adopted a collection of Land Development Code amendments with the intent to fulfill the directive of the first stated goal of the Comprehensive Plan. This application was submitted prior to imposition of the moratorium and code amendment which culminated in the November 2012 action commonly known as the NPO (Neighborhood Protection Ordinance). As such, this application is not subject to those amendments and the Village Council review was conducted under the prior provision of Division 30-110, as the request is vested under the prior code.

3. The rules that govern the conditions upon which such uses are permitted to be configured and operated are principally at Division 30-110 of the Land Development Code. A review of the Code, as evidenced in the analysis of staff, which is incorporated by reference into this resolution, and after hearing the applicant and applicant's experts, the Village Council found the site plan modification request consistent with those standards. Designation of the use is not in question for this application as it was originally established in 1961 and has operated without interruption.

4. The 2007 site plan request approved by the Village Council did not include a traffic study. The proposed reconfiguration, as demonstrated in the traffic analysis and traffic operations plan submitted with this application, reflect an improvement in the traffic circulation since the 2007 approval. Based upon the evidence at the hearing, the Village Council found that the reconfiguration provides excess vehicular stacking, whereas the 2007 plan would have been inadequate had that approval been fully implemented. The property is located at the corner of SW 152 Street and SW 67 Avenue (Ludlam Road), which are county roads and served by mass transit within a half-mile of the facility. As per the traffic analysis, all but one intersection performed at a LOS of C or higher during both AM and PM peak times as defined therein. The intersection at Ludlam Road and Driveway 1 during the AM peak period is rated F, however this condition existed prior to this current application and the proposed plan lessons that burden over the previous 2007 approval. The Village Council adopts and incorporates the findings from the Village's and Miami Dade County's Traffic Engineering Division (TED) traffic analysis. Miami-Dade County's Traffic Engineering Division provides for a series of conditions which are incorporated into this analysis by reference and will be included in the final recommendation of this resolution. The Village Council modified one condition recommended by the Village and TED, as indicated below.

5. The Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code: Section 30-110.3 through 30-110.6.

6. The Village adopts and incorporates by reference the Planning & Zoning Department staff report, which expert report is considered competent substantial evidence.

7. No one spoke in opposition to the applicants' requests.

8. The applicant and the Village agreed upon all modifications to the proposed conditions, which modifications are reflected in the below conditions under the section entitled Order.

9. The Village Council had not substantive disclosures regarding ex parte communications and the applicant raised no objections as to the form or content of any disclosures by the Council.

Section 3. Conclusions of law.

The site plan modification for the specific use is reviewed pursuant to Section 30-110.1 through 30-100.6 of the Village of Palmetto Bay's Code of Ordinances, with conditions.

Section 4. Order.

The Village Council grants the modification request as it would be in keeping with the applicable Land Development Regulations. Approval of this application is in character with the existing use of the property, and is consistent with the Village's Comprehensive Plan. The Village Council, pursuant to Section 33-110 and 30-30, approves the plans entitled Westminster Christian Private School, Inc., 6855 S.W. 152nd Street, Palmetto Bay, FL 33157 as prepared by Wayne E. Vensel Architect, Inc., consisting of 11 sheets, dated stamped received 11/26/12, as amended by plans dated stamped received 1/3/13, indicating project phasing, as amended by email dated January 17, 2013, with the following conditions:

1. All previous conditions, approvals and resolutions shall remain in affect unless otherwise altered by the granting of this request and any conditions assigned therein.

2. The proposed phasing plan shall replace the previous phasing plan adopted in 2007 (Resolution No. 07-96).

3. The Applicant shall not construct any buildings exceeding two stories or a roof elevation of 35 feet in height measured from the crown of road.

4. The Applicant shall submit detailed lighting plans for parking area lights which demonstrate compliance with Section 30-60.6 of the Village Code.

5. Should any school structure be designated as historic, then, the property owner shall adhere to the Village's Historic Preservation Regulations.

6. The Applicant shall not install lighting for outdoor athletic fields, courts and/or swimming pools.

7. The Applicant shall maintain a sign prohibiting bus traffic and bus parking along the western parking lot driveway and property line and shall make good efforts to ensure compliance with this requirement.

8. The Applicant shall maintain a sign reading "No radios beyond this point" in the western driveway parking lot and shall make good efforts to ensure compliance with this requirement.

9. The applicant shall maintain and orient permanent public address speakers for outdoor recreation fields to the east, and will comply with the Village's Noise Ordinance 30-60.29.

10. The Applicant shall provide a minimum of one security guard at all non-school events which are held on the premises.

11. The Applicant shall maintain the existing six (6) foot high wall, fence and landscape buffer along the western property line.

12. The Applicant shall comply with the requirements of all other applicable departments/agencies as part of the building permit submittal process. In addition, the Applicant shall comply with the recommendations dated November 16, 2012 outlined in the Village Public Works Memorandum.

13. Bicycle facilities for the elementary, middle and high school students shall be added to the site plan.

14. Proposed new structures or improvements reflected in the master site plan for which construction permits have not been issued by the Village of Palmetto Bay no later than 15 years after the adoption of this resolution shall require new site plan approval.

15. The Applicant shall comply with Section 30-100 of the Village Code and Miami-Dade County PERA requirements and obtain the necessary permits for the relocation of existing trees within the site affected by the proposed modifications.

16. The Applicant shall meet the minimum requirements of Chapter 24 of the Code of Miami-Dade County and comply with all conditions imposed by Miami-Dade County PERA.

17. The Applicant shall install all landscape buffers prior to obtaining <u>any future</u> building permit for any development associated with any of the development phases.

18. The Applicant shall comply with the recommendations as per Miami-Dade County Public Works Traffic Engineering Division (TED) attached hereto as Exhibit A.

19. The above conditions shall run with the land from the date of the enacted development order (Resolution), and be applicable to all users of the school campus, but non-school users shall be liable for their own actions or omissions. The Council directs the Village Attorney to work with the Applicant and incorporate these

conditions into a covenant that will be recorded in the public records of Miami-Dade County and shall last for a term of fifteen (15) years.

20. If there is a quantifiable issue with queuing after the plan is implemented along the driveway and Ludlam Road, the Village will work with the Applicant and Miami-Dade County to find a resolution.

21. The Applicant shall have recorded, in a form approved by the Village Attorney, a unity of title or covenant in lieu of unity of title for the site.

22. This is a final order.

Section 5. Record.

The record shall consist of the notice of hearing, the applications, documents submitted by the applicant and the applicants' representatives to the Village of Palmetto Bay Department of Planning and Zoning in connection with the applications, the county recommendation and attached cover sheet and documents, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 25th day of February, 2013.

Attest:

Meighan Alexander
Village Clerk

Shelley Stanczyk
Mayor

APPROVED AS TO FORM:

Eve A. Boutsis
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member Tim Schaeffer	YES
Council Member Joan Lindsay	YES
Vice-Mayor John Dubois	YES
Mayor Shelley Stanczyk	YES

RESOLUTION NO. 2015-115

ZONING APPLICATION VPB-15-007

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; APPROVING AN APPLICATION FOR SITE PLAN MODIFICATION, TO INCLUDE AN ADDITIONAL FIVE ACRES OF LAND AT THE NORTHWEST CORNER OF SW 152 STREET AND SW 67 AVENUE, FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC., LOCATED AT 6855 SW 152 STREET, 6755 SW 152 STREET, AND 15000 LUDLUM ROAD; AND PROVIDING FOR AND EFFECTIVE DATE

WHEREAS, the Applicant, Westminster Christian Private School, Inc. made an application for a site plan modification, which plan was previously approved pursuant to Zoning Resolution No. 07-96; as subsequently modify via Resolution No. 2011-71; as substantially modified per SUB-12-001; and Resolution 2013-14 for the property located at, 6855 SW 152nd Street; 6755 SW 152 Street, and 15000 Ludlam Road as described in the Village of Palmetto Bay Department of Planning and Zoning Recommendation, which is attached to this resolution; and

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Village Hall, 9705 East Hibiscus Street on December 14, 2015; and

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the site plan modification is consistent with the Village of Palmetto Bay's Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant the application, as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. A public hearing on the present applications was held on December 14, 2015, in accordance with the Village's "Quasi-judicial hearing procedures." Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law and final order.

Section 2. Findings of fact.

1. The requested site plan modification is consistent with the Village's Comprehensive Plan as reflected in the staff report.

2. The rules that govern the conditions upon which such uses are permitted to be configured and operated are principally at Division 30-110 of the Land Development Code. A review of the Code, as evidenced in the analysis of staff, which is incorporated by reference into this resolution, and after hearing the applicant and applicant's experts, the Village Council found the site plan modification request consistent with those standards. Designation of the use is not in question for this application as it was originally established in 1961 and has operated without interruption.

3. No traffic changes are proposed from the previously approved site plan.

4. The Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code: Sections 30-30.5(j)(1), and 30-110.3 through 30-110.6.

5. The Village adopts and incorporates by reference the Planning & Zoning Department staff report, which expert report is considered competent substantial evidence.

6. No one spoke in opposition to the applicants' requests.

7. The applicant and the Village agreed to maintain all prior conditions provided for at Resolution 2013-014 accept as otherwise modified by this site plan approval and as reflected in the section entitled Order.

9. The Village Council had not substantive disclosures regarding ex-parte communications and the applicant raised no objections as to the form or content of any disclosures by the Council.

Section 3. Conclusions of law.

The site plan modification for the specific use is reviewed pursuant to Sections 30-30.5(j)(1), and 30-110.1 through 30-110.6 of the Village of Palmetto Bay's Code of Ordinances, and found to be conditionally consistent as provided for in the Order.

Section 4. Order.

The Village Council grants the modification request as it would be in keeping with the applicable Land Development Regulations. Approval of this application is in character with the existing use of the property, and is consistent with the Village's Comprehensive Plan. The Village Council, pursuant to Section 33-110 and 30-30.5, approves the plans entitled Westminster Christian Private School, Inc., 6855 S.W. 152nd Street, Palmetto Bay, FL 33157 as prepared by Wayne E. Vensel Architects, Inc. which include landscaping plans prepared by David O. Landscape Architect, Inc.; consisting of 17 sheets, dated stamped received October 28, 2015, with the following conditions:

1. All previous conditions, approvals and resolutions shall remain in effect unless otherwise altered by the granting of this request and any conditions assigned therein.

2. The proposed phasing plan shall replace the previous phasing plan adopted in 2013 (Resolution No. 2013-14).

3. The Applicant shall install and maintain all landscape buffers prior to obtaining any future building permit for any development associated with any of the development phases.

4. The Applicant enters into a covenant agreement with the appropriate agency/department for the required improvements in the right–of-way such as but not limited to sidewalks, street trees and driveways.

5. Prior to issuance of any building permits, a unity of title or covenant-in-lieu of title must be recorded incorporating all three lots of the approved site plan (including the addition of the 5 acres at the southwest corner of SW 152 Street and SW 67 Avenue).

This is a final order.

Section 5. Record.

The record shall consist of the notice of hearing, the applications, documents submitted by the applicant and the applicants' representatives to the Village of Palmetto Bay Department of Planning and Zoning in connection with the applications, the county recommendation and attached cover sheet and documents, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 14th day of December, 2015.

Attest:

Meighan Alexander
Village Clerk

Eugene Flinn
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

Dexter W. Lehtinen
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Karyn Cunningham YES

Council Member Tim Schaffer YES

Council Member Larissa Siegel Lara YES

Vice-Mayor John DuBois YES

Mayor Eugene Flinn YES

This Resolution was filed in the Office of the Village Clerk on this 21st day of December, 2015.

Meighan Alexander

Meighan Alexander
Village Clerk

Copy from Zoning Permits

Exhibit C

RESOLUTION NO. 5-ZAB-50-94

WHEREAS, CHRIST CONGREGATIONAL CHURCH, INC. had applied for the following:

(1) MODIFICATION of plans approved pursuant to Resolution #10583, passed and adopted by the Board of County Commissioners on the 1st day of November, 1956, identified as follows:

FROM: "'Christ Congregational Church,' as prepared by Philip R. Braden, Architect, one sheet dated 8-6-64."

TO: "'Christ Congregational Church,' as prepared by Louis C. Kallinosis, AIA, Proposed Master Plan, sanctuary floor plan & elevations dated revised August 10, 1993; landscape plan dated Jan. 11, 1993, youth center, classroom buildings, existing sanctuary, administration building and fellowship hall plans dated March 1, 1992."

The purpose of the request is to revise the church development plan to permit a new sanctuary, school and nursery buildings and youth center building.

(2) UNUSUAL USE to permit a day nursery and kindergarten.

(3) SPECIAL EXCEPTION to permit an elementary and junior high school.

(4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed sanctuary building setback 35' (75' required) from the side (south) property line.

(5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed classroom building setback 50' (75' required) from the side (south) property line.

(6) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit conversion of an existing administrative building to a classroom building setback 71.5' (75' required) from the side (north) property line.

(7) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 16.2% (15% permitted).

W (8) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 180 parking spaces (259 parking spaces required).

(9) NON-USE VARIANCE OF SIGN REGULATIONS limiting the number of signs in the EU-1 district to one sign; to vary same to permit three signs and to permit one sign setback 0' (15' required) from the front (east) property line.

A plan is on file and may be examined in the Zoning Department entitled "Existing Signage - Christ Congregational Church," as prepared by Louis C. Kallinosis, A.I.A., dated revised 8-10-93. Plan may be modified at public hearing.

5.ZAB.50.94

SUBJECT PROPERTY: The south 340.41' of the NE 1/4 of the SE 1/4 of the SE 1/4, less the east 35', and the east 100' of the south 340.41' of the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East.

LOCATION: 14920 S.W. 67 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the non-use variance of parking requirements (Item #8), and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification (Item #1), unusual use (Item #2), special exception (Item #3) and non-use variances (Items #4-#7 and #9) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the request to withdraw non-use variance of parking requirements (Item #8), should be granted, and

WHEREAS, the following resolution was offered by Frank Colunga seconded by Humberto Amaro and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	June Stevens	aye
Willie Barnett	aye	Barbara Hardemon	aye
Wilfredo Calvino, Jr.	absent	Charlie McGarey	aye
Frank Colunga	aye	Jorge Rodriguez-Chomat	absent
Mavel Cruz	aye	Jonathan Rubin	aye
Raul Del Portillo	absent	Colleen Griffin	aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested modification (Item #1), unusual use (Item #2), special exception (Item #3), non-use variances (Items #4-#7, and #9) be and the same are hereby approved, subject to the following conditions:

1. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; said plan shall be drawn to scale and shall include dimensions to lot size, distances from center line of streets, property lines, size and location of building or buildings; said plan shall also include among other things but not be limited thereto, off street parking areas and driveways, walls, hedges and fences, landscaping, etc.

2. That the uses be established and maintained in accordance with the approved plan.

3. That the private school use be approved and restricted to a maximum of 174 students.

4. That the play area for the day care and school uses shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.

5. That the number of grades shall be from kindergarten to 12th grade.

6. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

7. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. That the telecommunications tower and adjacent 12' x 28' building be removed from aid plans prior to building permit issuance for the proposed construction.

8. That the required parking facilities should be improved and installed in accordance with the Zoning Code.

9. That the day care use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services (Child Care Licensing Unit).

10. That the use be limited to a maximum of 279 students with the day care use restricted to a maximum number of 105 children.

11. That the hours of operation for the private school and day care uses shall be between 7:00 A.M. and 6:00 P.M.

12. That the private school and day care uses may be conducted on the premises on weekdays only, Monday through Friday inclusive.

BE IT FURTHER RESOLVED, that the request to withdraw (Item #8) non-use variance of parking requirements be and the same is hereby approved and said Item is withdrawn without prejudice, and

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of February, 1994.

Hearing No. 94-2-10
Typed 2/9/93 bn

STATE OF FLORIDA

COUNTY OF DADE

I, Marcy Gordon, Legal Counsel of Dade County Building and Zoning Department, as designated by Carlos F. Bonzon, Ph.D., P.E., Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-50-94 adopted by said Zoning Appeals Board at its meeting held on the 9th day of February, 1994.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16th day of February, 1994.

Marcy Gordon, Deputy Clerk and Legal Counsel
Metropolitan Dade County
Building and Zoning Department

METROPOLITAN **DADE** COUNTY, FLORIDA

METRO-DADE

STEPHEN P. CLARK CENTER

BUILDING & ZONING DEPARTMENT
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

February 16, 1994

Christ Congregational Church, Inc.,
Dr. George Kelly, Ms. Priscilla Stevens and Ralph Suggs
14920 S.W. 67th Avenue
Miami, FL 33158

Re: Hearing No: 94-2-10
Location: 14920 S.W. 67th Avenue

Gentlemen:

Enclosed herewith is a copy of Resolution No. 5-ZAB-50-94, adopted by the Metropolitan Dade County Zoning Appeals Board, which permitted your withdrawal of Item #8 and approved the balance of your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of $500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

It is necessary that you apply for and obtain a Certificate of Use Occupancy (Zoning Use Permit) from the Zoning Permit Section of the Dade County Building and Zoning Department prior to occupancy of the subject property and prior to initiating or continuing the use covered by the Zoning Hearing. This is required pursuant to section 33-8 of the Zoning Code and may also appear as a condition of the Resolution. Payment of the Certificate of Use and Occupancy may also be subject to annual renewal by this Department. Additionally, please be advised that pursuant to Section 307 of the South Florida Building Code, construction permits must be obtained and final inspection approvals received for all construction work done or required prior to issuance of the Certificate of Use and Occupancy.

VILLAGE OF PALMETTO BAY NOTICE OF HYBRID ZONING HEARING

(IMMEDIATELY FOLLOWING THE LOCAL PLANNING AGENCY MEETING)

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, OCTOBER 20, 2025, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

The following Ordinances on Second Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX "A," THE SCHEDULE OF FEES OF THE CODE OF ORDINANCES, REDUCING BY TWENTY (20%) PERCENT THE AMOUNT OF FEES CHARGED TO SINGLE-FAMILY HOMEOWNERS FOR VARIANCE HEARINGS BEFORE THE VILLAGE COUNCIL OR FOR AN ADMINISTRATIVE VARIANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. (Sponsored by Councilmember Patrick Fiore) (Pending approval of First Reading on September 15, 2025, Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Di-rector, Javier Gonzalez) (Pending approval of First Reading on Septem-ber 15, 2025, Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Di-rector, Javier Gonzalez) (Pending approval of First Reading on Septem-ber 15, 2025, Zoning Hearing)

The following Ordinances on First Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168TH STREET BETWEEN SW 88TH AVENUE AND SW 88TH COURT, KNOWN AS "THE WOODS", FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Councilmember Steve Cody)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026–2029/2030, PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)

The following Resolutions requiring a public hearing are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Lissette Dittmar
Location: 14540 SW 75th Avenue
Folio No.: 33-5023-039-0380
Application: V-25-004
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT A FRONT POOL SETBACK OF 59 FEET 2 INCHES , WHERE 75 FEET IS REQUIRED, AND THE SETBACK FOR THE POOL INTERIOR SIDE SETBACK OF 15 FEET 11 INCHES WHERE 20 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 14540 SW 75 AVE; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: Westminster Christian Private School, Inc.
Location: 6855 SW 152nd Street
Folio No.: 33-5023-000-0830
Application: SP-24-005
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, TO AMEND A PREVIOUSLY APPROVED MASTER SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, LOCATED AT 6855 SW 152 STREET, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may attend the meeting physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at on www.palmettobay-fl.gov.

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: Form Center • Public Comments Form

From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the e-comment feature under the agenda tab of the Village website. The e-comment feature may be used from any de-vice. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desk-top, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a tele-phone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to par-ticipate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/register/2014309742775104 86

After registering, you will receive a confirmation email containing infor-mation about joining the online seminar.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

www.palmettobay-fl.gov

Village of Palmetto Bay | Department of Community & Economic Development
9705 East Hibiscus Street, Palmetto Bay, FL 33157

Affidavit Attesting to Public Hearing Mailed Notification

Property Owner or Authorized Representative:
Diana Rio

Property Address and Folio Number(s):

6855 SW 152 ST, 6755 SW 152 ST, 15000 SW 67 Ave, 14920 SW 67 Ave

In compliance with Village of Palmetto Bay Code of Ordinances Section 30-30.11, I, as property owner or Authorized Representative of the above described property attest that on (date) 9-17-2025, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter.

I hereby certify that all information attached to this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

Affiant's Printed Name: Diana Rio

Affiant's Signature:

Date: 9-17-2025

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 17TH day of September, 20 25, personally appeared Diana Rio, being personally known to me ( ) or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: Mabel Rio

Print Name: Mabel Rio

Notary Public Stamp: Mabel Rio
Comm.: HH 456211
Expires: Dec. 15, 2027
Notary Public - State of Flo

My Commission Expires: HH 456211

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 7, 2025

Village of Palmetto Bay
Planning & Zoning Division
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Re: Property owners within 2,500 feet of:
SUBJECT: 6855 SW 152 Street, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5023-000-0830

SUBJECT: 6755 SW 152 Street, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5023-000-0840

SUBJECT: 15000 SW 67 Avenue, Palmetto Bay, FL 33158
FOLIO NUMBER: 33-5023-000-0820

SUBJECT: 14920 SW 67 Avenue, Palmetto Bay, FL 33158
FOLIO NUMBER: 33-5023-000-0891

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 2,500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office. Notices to blocked addresses, if existing with the radius, have been sent to the site address addressed to "Current Property Owner". No folio number or Legal Description is available as part of public records for blocked addresses. One postcard was added and addressed to: Village of Palmetto Bay, Attn: Village Clerk, 9705 E Hibiscus Street, Palmetto Bay, FL 33157.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **631, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

APPLICANT: WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC. **APPLICATION NO.: SP-24-005**
LOCATION: 6855 SW 152 ST **FOLIO NOS.: 33-5023-000-0830; 33-5023-000-0840, 33-5023-000-0820; AND 33-5023-000-0891**

REQUEST: **SEEKS TO AMEND ITS MASTER SITE PLAN TO CONSOLIDATE ITS CAMPUS WITH THE ADJACENT CHRIST CONGREGATIONAL CHURCH PROPERTY. THE PROJECT INVOLVES DEMOLISHING AND REBUILDING SEVERAL SCHOOL BUILDINGS, CONSTRUCTING A NEW ATHLETIC FACILITY, AND IMPROVING TRAFFIC FLOW BY CONNECTING THE TWO PROPERTIES WITH A NEW DRIVEWAY AND EXPANDING PARKING. THE REQUEST DOES NOT INCLUDE AN INCREASE IN THE NUMBER OF STUDENTS**

THE VILLAGE OF PALMETTO BAY SHALL CONDUCT A ZONING MEETING ON MONDAY, OCTOBER 20, 2025, AT 7:00 P.M. THE ZONING MEETING SHALL BE HELD AT THE VILLAGE HALL MUNICIPAL CENTER, LOCATED AT: 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

THE PUBLIC MAY ATTEND THE HEARING IN PERSON OR VIEW THE MEETING LIVE ON THE VILLAGE'S OFFICIAL FACEBOOK PAGE AND WEB STREAM ON WWW.PALMETTOBAY-FL.GOV .

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

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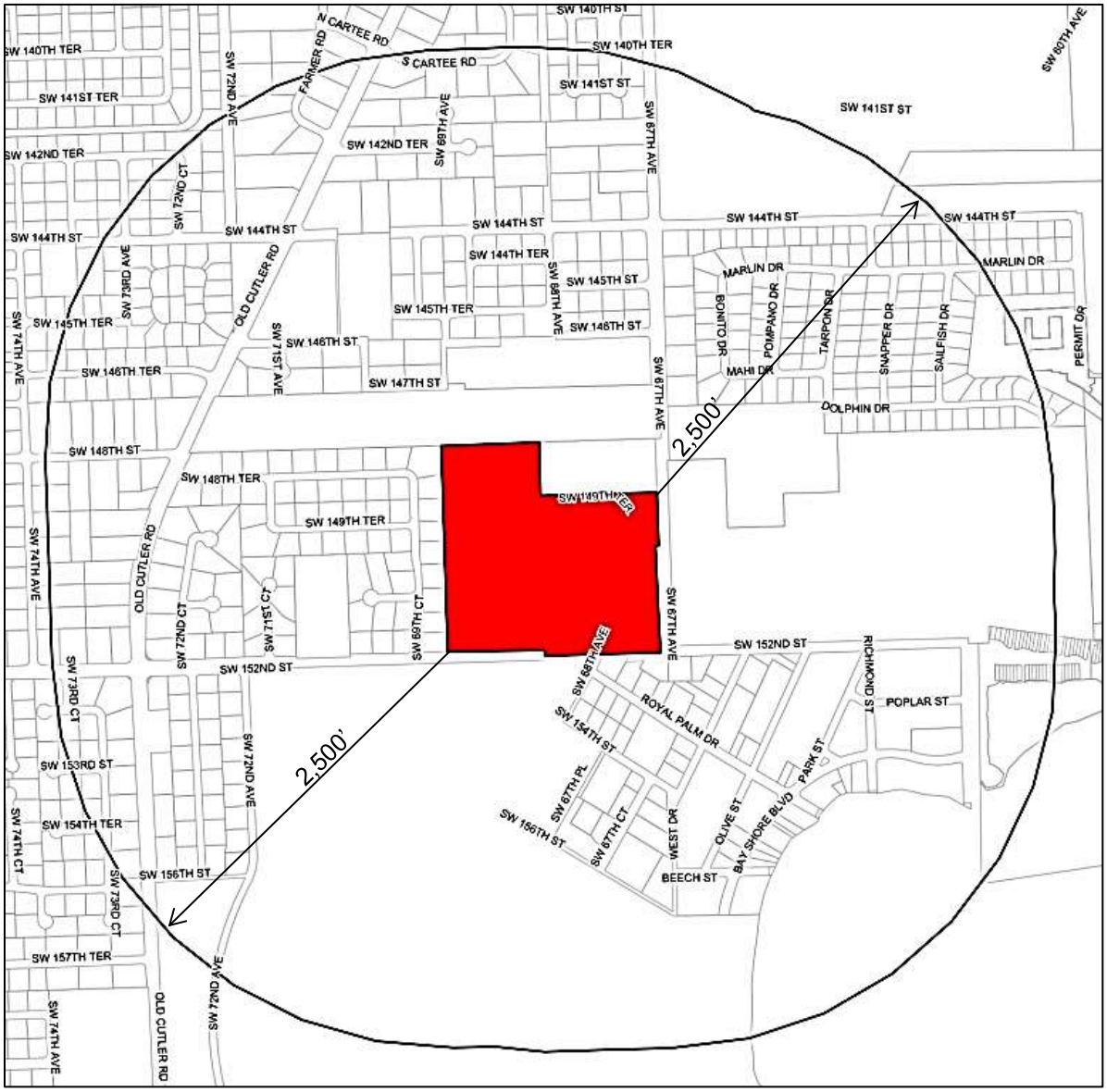
2,500' RADIUS MAP (N.T.S.)



SUBJECT: 6855 SW 152 Street, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5023-000-0830

SUBJECT: 6755 SW 152 Street, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5023-000-0840

SUBJECT: 15000 SW 67 Avenue, Palmetto Bay, FL 33158
FOLIO NUMBER: 33-5023-000-0820

SUBJECT: 14920 SW 67 Avenue, Palmetto Bay, FL 33158
FOLIO NUMBER: 33-5023-000-0891

NAME 1	NAME 2	NAME 3	ADDRESS	CITY	STATE	ZIP	COUNTRY
14020 OLD CUTLER RD LLC			815 NW 57 AVE #480	MIAMI	FL	33126	USA
14100 FARMER RD LLC			815 NW 57 AVE #480	MIAMI	FL	33126	USA
14301 PALMETTO BAY LLC			8180 NW 36 ST 100-F	DORAL	FL	33166	USA
14600 POMPANO DR LLC			3870 SW 137 AVE	MIAMI	FL	33175	USA
14601 POMPANO DRIVE LLC			14601 POMPANO DR	CORAL GABLES	FL	33158	USA
3YM INVESTMENTS LLC			770 PONCE DE LEON BLVD 302-B	CORAL GABLES	FL	33134	USA
6226 PARADISE POINT DRIVE LLC			6206 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
6230 PARADISE POINT LLC			3101 SW 13 DR	DEERFIELD BEACH	FL	33442	USA
ADAM LEVY	NANCY LEVY		6213 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
ADECILIS RAMIREZ SARDI	DANIEL ALEJANDRO GONZALEZ	ANDRES ARNALDO GONZALEZ	14601 SNAPPER DR	CORAL GABLES	FL	33158	USA
ADONYS MARTINEZ			6725 SW 146 ST	PALMETTO BAY	FL	33158	USA
ADRIAN ESQUIVEL	DANNELLE FLEITES		6855 S CARTEE RD	PALMETTO BAY	FL	33158	USA
ADRIAN GONZALEZ	YAREMIS GONZALEZ		6320 DOLPHIN DR	CORAL GABLES	FL	33158	USA
AJ FARMER LLC			14050 FARMER RD	PALMETTO BAY	FL	33158	USA
AL MUKHTAR			14205 SW 68 AVE	PALMETTO BAY	FL	33158	USA
ALAN M PARR &W LINDA S			14405 SW 69 CT	PALMETTO BAY	FL	33158	USA
ALBERT H NORWEB JR	GRETL B NORWEB		6055 SW 120 ST	MIAMI	FL	33156	USA
ALBERTO FARINAS			6521 MARLIN DR	CORAL GABLES	FL	33158	USA
ALEJANDRO GARCIA	VIRGINIA GARCIA		6225 DOLPHIN DR	CORAL GABLES	FL	33158	USA
ALEJANDRO PINERO	LUCRECIA PINERO		6745 SW 145 ST	PALMETTO BAY	FL	33158	USA
ALEJANDRO REMOS &W	MARIA GARCIA RIVERA		6883 SW 112 ST	PINECREST	FL	33156	USA
ALEXANDER NORMAN PRENDES LE	STEPHANI PRENDES LE	REM ENZO PRENDES	6963 SW 151 ST	PALMETTO BAY	FL	33158	USA
ALEXANDER QUINN CORR			14615 SNAPPER DR	CORAL GABLES	FL	33158	USA
ALEXANDER SCHOOL INC			6050 SW 57 AVE	MIAMI	FL	33143	USA
ALEXANDRA O BINKOWSKI			14285 SW 72 CT	PALMETTO BAY	FL	33158	USA
ALICIA MARTIN & YELENA FERNANDEZ			6430 DOLPHIN DR	CORAL GABLES	FL	33158	USA
ALLAN NG TRS	NG 2020 JOINT REVOCABLE TRUST	BETTY NG TRS	7237 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
ALLEN D SMITH TRS	SMITH 2020 JOINT REV TRUST	JOAN R SMITH TRS	7320 SW 145 TER	PALMETTO BAY	FL	33158	USA
ALPER TURGUT TRS	ALPER TURGUT TRUST		6670 SW 152 ST	MIAMI	FL	33157	USA
ALVARO A & PATRICIA A VEGA			14420 SW 73 AVE	PALMETTO BAY	FL	33158	USA
AMADO PENATE	YADIRA PENATE		7261 SW 152 ST	PALMETTO BAY	FL	33157	USA
AMELIA HARRELL FRASER LE	REM JACK HARRELL FRASER	REM JOSEPH BRAD KING FRASER	14670 SW 69 PL	PALMETTO BAY	FL	33158	USA
AMISHI PARAG JHA	MICHAEL ANTONIO BONANNO		6952 SW 149 TER	PALMETTO BAY	FL	33158	USA
ANA A ZULUETA			15353 SW 68 AVE	PALMETTO BAY	FL	33157	USA
ANA ISABEL ESPIN			10655 SW 113 PL APT 86C	MIAMI	FL	33176	USA
ANASTASIA ELIZABETH MILIAN	LUIS E JAUREGUI		7297 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
ANDRES JAVIER SOLARES	PATRICIA SOLARES		7321 SW 145 TER	PALMETTO BAY	FL	33158	USA
ANDRES STEFANO	MARIA STEFANO		11350 SW 95 ST	MIAMI	FL	33176	USA
ANDREW J MCDERMOTT	AILEEN MCDERMOTT		6345 MARLIN DR	CORAL GABLES	FL	33158	USA
ANDREW R FRIEDMAN			14851 SW 69 CT	MIAMI	FL	33158	USA
ANGEL A CORTINAS	MARIA E ALMEYDA		7370 SW 153 ST	PALMETTO BAY	FL	33157	USA
ANGEL R SOSA	NEREIDA A SOSA		14561 TARPON DR	CORAL GABLES	FL	33158	USA
ANGELA GOLDBERG TRS	ANGELA GOLDBERG REV LIVING TR		7207 SW 146 ST CIR	PALMETTO BAY	FL	33158	USA
ANTHONY CAMPANILE &W ELISABETH			6420 MAHI DR	CORAL GABLES	FL	33158	USA
ANTHONY KORVICK			10825 SW 74 AVE	PINECREST	FL	33156	USA

ANTHONY L ROGERS			15101 SW 71 CT	PALMETTO BAY	FL	33158	USA
ANTONIO A FRANCIS ASSUMPCAO TRS	LUTTERBACH IRREVOCABLE TR		7320 SW 146 TER	PALMETTO BAY	FL	33158	USA
ANTONIO ABREU	MARYELLEN ABREU		6977 SW 148 TER	PALMETTO BAY	FL	33158	USA
ANTONIO DUENAS			2510 SW 27 AVE 101	MIAMI	FL	33133	USA
ANTONIO M SIERRA & MARIA C			109 PALOMA AVE	CORAL GABLES	FL	33143	USA
ARACELI HARUKO HARVIE LE	REM ALEXANDER SANTIAGO HARVIE	REM LUCY BRECKINRIDGE HARVIE	14270 SW 72 AVE	PALMETTO BAY	FL	33158	USA
ARCHIBALD ANDRE PINDER TRS	PINDER FAMILY TRUST	OLIVIA MARGO GRAVES PINDER TRS	14150 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
ARDESHIR MAHTABFAR	MITRA SHAFIEIAN		6830 S CARTEE RD	PALMETTO BAY	FL	33158	USA
ARGO 7325 LLC			15121 SW 69 CT	PALMETTO BAY	FL	33158	USA
ARMANDO L GARCIA MENDOZA	JOYCE E ROSEMAN		6991 SW 144 ST	PALMETTO BAY	FL	33158	USA
ASA B GROVES III &W DENISE M			14910 SW 72 CT	PALMETTO BAY	FL	33158	USA
AUSTIN SILVERSTEIN	NICOLE SILVERSTEIN		6905 SW 142 TER	PALMETTO BAY	FL	33158	USA
BEHDAD AZADI &W FARIBA			6725 SW 144 ST	PALMETTO BAY	FL	33158	USA
BELAIR SG INVESTMENTS 16365 LLC			16414 SW 86 CT	MIAMI	FL	33157	USA
BENJAMIN A AGUERO &W MIRTA			14620 TARPON DR	CORAL GABLES	FL	33158	USA
BETH H ACHENBAUM			14600 BONITO DR	CORAL GABLES	FL	33158	USA
BLAIR BISHOFF	BINA A LUDDER		14501 SW 67 AVE	CORAL GABLES	FL	33158	USA
BLANCA E CASTANEDA			6620 SW 144 ST	MIAMI	FL	33158	USA
BMH HOLDINGS LLC			13660 SW 60 AVE 49	CORAL GABLES	FL	33158	USA
BMH HOLDINGS LLC			13660 SW 60 AVE 71	CORAL GABLES	FL	33158	USA
BO LI			1439 URBINO AVE	CORAL GABLES	FL	33146	USA
BOARD OF TRS OF II TRUST FUND			3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	USA
BOAT SLIP 30 LLC			80 SW 8 ST STE 3000	MIAMI	FL	33130	USA
BOGDAN SCHINDLER			14400 SW 69 CT	PALMETTO BAY	FL	33158	USA
BOJAN KUMER			6925 SW 147 ST	PALMETTO BAY	FL	33158	USA
BRADEN K MOLL	DIANA NERINGBOGEL MOLL		6840 SW 145 TER	PALMETTO BAY	FL	33158	USA
BRETT C HIXON	MEREDITH D HIXON		7371 SW 153 ST	PALMETTO BAY	FL	33157	USA
BRETT D ANDERSON TRS	BRETT D ANDERSON TRUST		14541 SNAPPER DR	CORAL GABLES	FL	33158	USA
BRETT KANDELL	JENNIFER KANDELL		14060 SW 67 PL	PALMETTO BAY	FL	33158	USA
BRIAN M DASCANIO	ELIZABETH CHRISTINE RHODES		6500 MARLIN DR	CORAL GABLES	FL	33158	USA
BRIAN S ALLENDER	DUNIA T ALLENDER		14390 SW 73 AVE	PALMETTO BAY	FL	33158	USA
BRIAN SOCOLOW			14500 BONITO DR	CORAL GABLES	FL	33158	USA
BRIAN ZAKARIN	SAMANTHA ZAKARIN		15204 SW 73 CT	PALMETTO BAY	FL	33157	USA
BRYAN S FRAIND	KELLY P FRAIND		14730 SNAPPER DR	CORAL GABLES	FL	33158	USA
C NOTE HOLDINGS LLC			18495 S DIXIE HWY STE 159	MIAMI	FL	33157	USA
CAMILO MEJIA	ANDREA OCHOA		6330 SW 144 ST	CORAL GABLES	FL	33158	USA
CARL FORNARIS			6844 SW 145 TER	PALMETTO BAY	FL	33158	USA
CARLOS A SAFIE &W MARY LISETTE			6140 W SUBURBAN DR	PINECREST	FL	33156	USA
CARLOS BARED	HANNA BARED		6227 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
CARLOS DELGADO	ARLEN DELGADO		6157 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
CARLOS M PEREZ &W ALINA R			15020 SW 69 CT	PALMETTO BAY	FL	33158	USA
CARMEN SUAREZ			7286 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
CARNOUSTIE LIMITED	POBA INT 292		PO BOX 02-5255	MIAMI	FL	33102	USA
CAROLINA ESPINOZA RODRIGUEZ			15001 SW 69 CT	PALMETTO BAY	FL	33158	USA
CAROLINE C JOHNSON LE	REM PAUL C JOHNSON		6842 SW 144 TER	PALMETTO BAY	FL	33158	USA
CEAA M DAVIS	RONALD H RIVERS		7275 SW 148 ST	PALMETTO BAY	FL	33158	USA

CELIO F POU	MARIA ELENA POU		6895 S CARTEE RD	PALMETTO BAY	FL	33158	USA
CHAD STARK	MERCEDES C ANEZ		14600 SNAPPER DR	CORAL GABLES	FL	33158	USA
CHARLES A KAPLANEK III			15420 SW 72 AVE	PALMETTO BAY	FL	33157	USA
CHARLES A STOKER &W CHARLOTTE J			6962 SW 149 TERR	PALMETTO BAY	FL	33158	USA
CHARLES F YANES &W SCARLETT			7260 SW 146 TERR	PALMETTO BAY	FL	33158	USA
CHARLES HERINGTON &W	DEBORAH HERINGTON		13660 SW 60 AVE #35	CORAL GABLES	FL	33158	USA
CHARLES J MORALES TRS	CHARLES J MORALES AND	CINDA A MORALES REV TR	6275 DOLPHIN DR	CORAL GABLES	FL	33158	USA
CHARLES JOSEPH SPIROS	ELIZABETH MAGLIO SPIROS		14441 SNAPPER DR	CORAL GABLES	FL	33158	USA
CHARLES MCNEILL			13660 SW 60 AVE 34	CORAL GABLES	FL	33158	USA
CHARLES P CARROLL &W JEANIE DUCK			13637 DEERING BAY DR APT 272	CORAL GABLES	FL	33158	USA
CHRISTOPHER CHARLES ARMSTRONG			15100 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
CITY OF CORAL GABLES			405 BILTMORE WAY	CORAL GABLES	FL	33134	USA
CLAROP VENTURES			13611 DEERING BAY DR #704	CORAL GABLES	FL	33158	USA
CLAUDIA UMANA			6209 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
CLAYTON E PARKER &W JULIA P			14607 SW 69 PL	PALMETTO BAY	FL	33158	USA
CLEMENT RYAN REETZ &W SUSANNE W			6974 SW 151 ST	PALMETTO BAY	FL	33158	USA
COCODILE ISLE LLC			6795 SW 97 ST	MIAMI	FL	33156	USA
CONSTANTINO BARRIAL &W ANGELA M			14521 BONITO DR	CORAL GABLES	FL	33158	USA
CRAIG TROCINO	CHRISTINA TROCINO		6955 SW 149 TER	PALMETTO BAY	FL	33158	USA
CRAIG V RASILE &W LEA A			6707 SW 144 ST	PALMETTO BAY	FL	33158	USA
CROCODILE LAGOON LLC			6795 SW 97 ST	MIAMI	FL	33156	USA
CURRENT PROPERTY OWNER			15335 OLD CUTLER RD	PALMETTO BAY	FL	33157	USA
CURRENT PROPERTY OWNER			14610 POMPANO DR	CORAL GABLES	FL	33158	USA
CURRENT PROPERTY OWNER			6500 MAHI DR	CORAL GABLES	FL	33158	USA
CURRENT PROPERTY OWNER			6804 SW 145 TERR	PALMETTO BAY	FL	33158	USA
D RICHARD SENA &W CHERYL			15222 OLD COUNTY RD	PALMETTO BAY	FL	33157	USA
D WAYNE DARNELL &W FRANCES E			15200 SW 72 AVE	PALMETTO BAY	FL	33157	USA
D WORTH CARSON &W SANDRA E			14541 TARPON DR	CORAL GABLES	FL	33158	USA
DALLAS TODD HAZELTON			6530 SW 144 ST	MIAMI	FL	33158	USA
DANE TAYLOR			14980 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
DANIEL CLARIN	MELISSA CLARIN		5795 SW 114 TER	MIAMI	FL	33156	USA
DANIEL E VALVERDE	MELLINA G DEL VECCHIO		6600 SW 144 ST	PALMETTO BAY	FL	33158	USA
DANIEL F PELLA	KATHERINE BRADFORD		6270 MARLIN DR	CORAL GABLES	FL	33158	USA
DANIEL FIELDS			15160 SW 71 CT	PALMETTO BAY	FL	33158	USA
DANIEL ZAGURY AIZEMBERG			13660 SW 60 AVE #25	CORAL GABLES	FL	33158	USA
DANIELLE PAVICIC TRS	DANIELLE PAVICIC FAMILY TRUST		14521 SNAPPER DR	CORAL GABLES	FL	33158	USA
DANS INVESTMENTS INC			9301 SW 84 AVE	MIAMI	FL	33156	USA
DARLENE LEGORBURU			6740 ROYAL PALM DR	PALMETTO BAY	FL	33157	USA
DAVE RICKERSON &W LINDA			13627 DEERING BAY DR #U1401	CORAL GABLES	FL	33158	USA
DAVID A KAHN	LAUREN L KAHN		14402 SW 68 CT	PALMETTO BAY	FL	33158	USA
DAVID A LANDY	MELISSA K LANDY		6803 SW 145 TER	PALMETTO BAY	FL	33158	USA
DAVID DONALD O SUILLEABHAIN	ANDREA MARIA CARDENAL SOL		14530 POMPANO DR	CORAL GABLES	FL	33158	USA
DAVID EDUARDO GUTIERREZ MUNOZ	CLAUDIA MARCELA GIRALDO TORRES		15101 SW 69 CT	PALMETTO BAY	FL	33158	USA
DAVID HILL &W CINDY			6601 MARLIN DR	CORAL GABLES	FL	33158	USA
DAVID M BURNHAM &W KARUMI			7251 SW 152 ST	PALMETTO BAY	FL	33157	USA
DAVID M SCHOR &W OLGA S			15000 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA

DAVID MCDONALD TRS	DAVID MCDONALD TRUST		15555 SW 67 CT	PALMETTO BAY	FL	33157	USA
DAVID MICHAEL HERNANDEZ	TATIANA HIDALGO HERNANDEZ		7241 SW 146 TER	PALMETTO BAY	FL	33158	USA
DAVID R TOPPING			10 EDGEWATER DR	MIAMI	FL	33133	USA
DAVID S MILTON			6730 ROYAL PALM DR	PALMETTO BAY	FL	33157	USA
DAVID SMYTH	SHERRIE SMITH		7331 SW 145 TER	PALMETTO BAY	FL	33158	USA
DAVID VENTRIERI			6440 MITCHELL DR	CORAL GABLES	FL	33158	USA
DAVID ZISMAN LE	MYRIAM ZISMAN LE	REM DAVID ZISMAN TRS	14135 FARMER RD	PALMETTO BAY	FL	33158	USA
DB13660 69 LLC			3145 NW 38 ST	MIAMI	FL	33142	USA
DBL13 LLC			625 NW 16 AVE	MIAMI	FL	33125	USA
DE NADA A ALGO LLC			PO BOX 451203	MIAMI	FL	33245	USA
DEERING 901 LLC			13621 DEERING BAY DR UNIT 901	CORAL GABLES	FL	33158	USA
DEERING BAY 48 LLC			13660 SW 60 AVE #48	CORAL GABLES	FL	33156	USA
DEERING BAY MARINA SLIP 66 LLC			13450 SW 82 AVE	MIAMI	FL	33156	USA
DEERING BAY MASTER PROPERTY	OWNERS ASSOCIATION INC		13610 DEERING BAY DR	CORAL GABLES	FL	33158	USA
DEERING BAY PARTNERS LLC	C/O DEERING BAY PARTNERS LLC		5787-B NW 151 ST	MIAMI LAKES	FL	33014	USA
DEERING BAY YACHT &	COUNTRY CLUB INC		13610 DEERING BAY DR	CORAL GABLES	FL	33158	USA
DEERING SLIP L-9 LLC			15425 SW 74 CT	PALMETTO BAY	FL	33157	USA
DENNIS B AMORES	JENNIFER MARTINEZ AMORES		7127 SW 148 TER	PALMETTO BAY	FL	33158	USA
DENNIS M CAMPBELL &W DEBORAH D			7272 SW 148 ST	PALMETTO BAY	FL	33158	USA
DENNY E COHEN &W JUDITH H			7207 SW 148 TERR	PALMETTO BAY	FL	33158	USA
DEVELOPMENT INTL TRADING CORP			14200 SW 67 AVE	PALMETTO BAY	FL	33158	USA
DIEGO JUAN ARAMBURU LE	PATRICIA GRANDA LE	REM DIEGO JUAN ARAMBURU TRS	6801 SW 144 ST	PALMETTO BAY	FL	33158	USA
DON A MCCARTHY &W CAROLYN			7255 SW 144 ST	PALMETTO BAY	FL	33158	USA
DON M WATERS &W BARBARA			14610 SW 69 AVE	PALMETTO BAY	FL	33158	USA
DONALD C MACKO &W LORRAINE R			14401 SW 67 AVE	CORAL GABLES	FL	33158	USA
DOUGLAS ANTHONY FRY	JULIE MELISSA FRY		6841 SW 144 TER	PALMETTO BAY	FL	33158	USA
DOUGLAS CARRILLO	STEPHANIE CARRILLO		7330 SW 148 ST	PALMETTO BAY	FL	33158	USA
DOUGLAS R BRADBURY &W TERRI L			6240 MARLIN DR	CORAL GABLES	FL	33158	USA
DUANY RUIZ	ALEXANDRA RUIZ		6214 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
EDUARDO ANTONIO DURAZO	ISMELDA DURAZO		7341 SW 146 TER	PALMETTO BAY	FL	33158	USA
EDUARDO AZCARATE	JOVITA LLUIS		6224 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
EDUARDO CUSCO &W	MARISELA CUSCO		8200 SW 84 TERR	MAIMI	FL	33143	USA
EDUARDO JUAN			6390 SW 144 ST	CORAL GABLES	FL	33158	USA
EDUARDO JUAN			6390 MITCHELL DR	MIAMI	FL	33158	USA
EDUARDO M RODRIGUEZ	MELISSA RODRIGUEZ		6864 SW 145 TER	PALMETTO BAY	FL	33158	USA
EDUARDO R IBARRA	MADISON P JANNEY		15010 SW 69 CT	PALMETTO BAY	FL	33158	USA
EDW FUENTES &W LILLIAN			6260 MARLIN DR	CORAL GABLES	FL	33158	USA
EDWARD L CUTLER TRS	CUTLER FAMILY HOUSE TRUST	MARILY JOY BROWN CUTLER TRS	6204 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
ELAINE H FENLON TRS	ELAINE H FENLON TRUST		7010 SW 148 TER	PALMETTO BAY	FL	33158	USA
ELBA CAREAGA DE MOYA TRS	DE MOYA REVOCABLE TRUST	FRANCISCO DE MOYA TRS	7345 SW 148 ST	PALMETTO BAY	FL	33158	USA
ELENI SIGALA			14200 SW 67 AVE	PALMETTO BAY	FL	33158	USA
ELIZABETH A & BYRON CRYER TRS	ELIZABETH CRYER (BEN)		14200 SW 72 AVE	PALMETTO BAY	FL	33158	USA
EMILIO ISAIAS			15240 SW 72 AVE	PALMETTO BAY	FL	33157	USA
EMILIO NUNEZ &W GLENDA			6960 SW 148 TERR	PALMETTO BAY	FL	33158	USA
ENRIQUE APICELLA &W JANET			15125 SW 74 AVE	PALMETTO BAY	FL	33158	USA
ENRIQUE MARTINEZ &W JEANNE			14501 SAILFISH DR	CORAL GABLES	FL	33158	USA

EQUITY TRUST COMPANY CUSTODIAN	FBO ZORAIDA SANCHEZ IRA		6410 DOLPHIN DR	CORAL GABLES	FL	33158	USA
ERIC C DAVIS &W CLAUDETTE B			15400 SW 67 CT	PALMETTO BAY	FL	33157	USA
ERIC MOORE	MARCIA GAROUFALIS MOORE		7213 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
ERIC SHEEDER			15400 SW 72 CT	PALMETTO BAY	FL	33157	USA
ERROL FLYNN 73 LLC			300 SPECTRUM CENTER DR 675	IRVINE	CA	92618	USA
ETHAN SHEA	MARIA DEL PILAR CUADRA		14675 SW 71 AVE	PALMETTO BAY	FL	33158	USA
EVA SARANTOS VOGLER TRS	EVA SARANTOS VOGLER REV TRUST		7325 SW 148 ST	PALMETTO BAY	FL	33158	USA
EVELYN PARRADO			6865 SW 144 ST	PALMETTO BAY	FL	33158	USA
FABIAN SAENZ	JACQUELINE COSTA		14201 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
FELIPE LOPEZ ALANIZ	GABRIELA ANDREA LEON GUTIERREZ		14325 SW 72 CT	PALMETTO BAY	FL	33158	USA
FERNANDO GAVARRETE	JANET GAVARRETE		4615 GRANADA BLVD	CORAL GABLES	FL	33146	USA
FERNANDO LORA			7200 SW 146 TER	PALMETTO BAY	FL	33158	USA
FERNANDO RUIZ TRS	THE FERNANDO RUIZ LIV TRUST		15225 SW 68 AVE	PALMETTO BAY	FL	33157	USA
FERNANDO V RIVABEM &W LISET			15020 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
FERNANDO WADSKIER	ALINA WADSKIER		7002 SW 149 TER	PALMETTO BAY	FL	33158	USA
FLA COAST LINE CANAL & TRANS CORP			PO BOX 6055	SURFSIDE	FL	33154	USA
FLORIDA POWER & LIGHT CO	ATTN PROPERTY TAX DEPT		700 UNIVERSE BLVD, PSX/JB	JUNO BEACH	FL	33408	USA
FOUR POST LLC			18557 SW 104 AVE	MIAMI	FL	33157	USA
FRANCES L BABOUN TRS	FRANCES L BABOUN TRUST		7300 SW 145 TER	PALMETTO BAY	FL	33158	USA
FRANCIS CHIN			7211 SW 151 ST	PALMETTO BAY	FL	33158	USA
FRANCISCO J PAREDES &W	MARIA E PAREDES		623 VELARDE AVE	CORAL GABLES	FL	33134	USA
FRANCISCO JAVIER INFANZON			14641 TARPON DR	CORAL GABLES	FL	33158	USA
FRANCO UCCELLI	JENNIFER UCCELLI		7225 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
FREDDY MULLER			15190 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
GABRIEL HERRERO	ROXANA HERRERO		6216 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
GAOFENG WANG &W CHUNRONG LU			15245 SW 72 CT	PALMETTO BAY	FL	33157	USA
GARY PASTORELLA &W CAROLYN			6940 SW 142 TERR	PALMETTO BAY	FL	33158	USA
GARY R FROW &W VIRGINIA L			6823 SW 145 TERR	PALMETTO BAY	FL	33158	USA
GAUMARD SCIENTIFIC CO INC			14700 SW 136 ST	MIAMI	FL	33196	USA
GEOFF WYNTON BIGGS	BELINDA JANE DAWSON		7355 SW 154 TER	PALMETTO BAY	FL	33157	USA
GEORGE B BILLBROUGH &W PATRICIA E			7321 SW 146 TERR	PALMETTO BAY	FL	33158	USA
GEORGE FITZGERALD &W OLIMPIA			14640 POMPANO DR	CORAL GABLES	FL	33158	USA
GEORGE MENCIA	IDALIA MENCIA		8100 SW 179 ST	MIAMI	FL	33157	USA
GERMAN E PEREZ &W NORAYDA			7370 SW 144 ST	PALMETTO BAY	FL	33158	USA
GILBERTO GONZALEZ	MADELLYN CASALS		14620 SNAPPER DR	CORAL GABLES	FL	33158	USA
GINO M DIMARE &W DENISE G			14040 SW 67 PL	MIAMI	FL	33158	USA
GIULIANA DE LA PIEDRA	ANDRES ALVA		7200 SW 148 TER	PALMETTO BAY	FL	33158	USA
GLADSTONE LOSHUSAN (TRUST &)	EVADNEL LOSHUSAN (TRUST)		7350 SW 152 TER	PALMETTO BAY	FL	33157	USA
GLENN HUTTON			6450 SW 100 ST	MIAMI	FL	33156	USA
GLOBAL ONE INVESTMENT GROUP LLC			2137 NW 2 AVE	MIAMI	FL	33127	USA
GREGORY ANDERSON			6600 MAHI DR	CORAL GABLES	FL	33158	USA
GREGORY D LEE &W LAURA KETNER			15290 SW 72 CT	PALMETTO BAY	FL	33157	USA
GUILLAUME ALEXANDRE COLLIN	LAURA JOSE DAVILA		13945 CARTEE RD	PALMETTO BAY	FL	33158	USA
GUILLERMO CANCIO BELLO	B CANDACE CANCIO BELLO		6755 ROYAL PALM DR	PALMETTO BAY	FL	33157	USA
GUSTAVO LOPEZ &W	MARGARITA		6300 DOLPHIN DR	CORAL GABLES	FL	33158	USA
GUY MATHEW YOUNG	JOHANNA L YOUNG		6250 DOLPHIN DR	CORAL GABLES	FL	33158	USA

H RONALD CORDES TRS			6740 SW 144 ST	PALMETTO BAY	FL	33158	USA
HAIM M DUBITZKY	TANIA JUAREZ DUBITZKY		7243 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
HAROLD DIAZ TRS	THE MEDINA DIAZ FAMILY TRUST	ESLEYDA MEDINA TRS	6972 SW 149 TER	PALMETTO BAY	FL	33158	USA
HELEN FARBER	DAVID FARBER		14422 SW 68 CT	PALMETTO BAY	FL	33158	USA
HELMUTH SOLIS			15000 SW 72 CT	PALMETTO BAY	FL	33158	USA
HERNAN LARDIEZ	ADRIANA MOTTA		14345 SW 72 CT	PALMETTO BAY	FL	33158	USA
HOME PORT DEERING BAY LLC			13450 SW 82 CT	PINECREST	FL	33156	USA
HOPE L HUGHES TRS	HOPE L HUGHES LIV TR	CHRISTOPHER E MILLER TRS	15120 SW 69 CT	PALMETTO BAY	FL	33158	USA
HUGO R TORRES	MARIA S TORRES		15500 SW 72 CT	PALMETTO BAY	FL	33157	USA
HUMBERTO J CONTRERAS &W EVELYN			6540 SW 144 ST	CORAL GABLES	FL	33158	USA
HUMBERTO J MARTINEZ &W DOLORES M			7221 SW 146 TERR	PALMETTO BAY	FL	33157	USA
HUNG LUNG LEE (TRUSTEE)			14670 SW 71 AVE	PALMETTO BAY	FL	33158	USA
INES BAHACHILLE	LUIS ENRIQUE DERLON JR		7245 SW 142 TER	PALMETTO BAY	FL	33158	USA
INTI PALLARES	ARIADNE PALLARES		6300 SW 144 ST	PALMETTO BAY	FL	33158	USA
ISABEL G VALENZANO			6380 DOLPHIN DR	CORAL GABLES	FL	33158	USA
ISABEL R MULHOLLAND			14621 SW 65 AVE	MIAMI	FL	33158	USA
ISABEL R MULHOLLAND TR			14621 POMPANO DR	CORAL GABLES	FL	33158	USA
ISAIAS DEL SOL &W SARAH			277 GALEON CT	MIAMI	FL	33143	USA
ISIS CLARO			14921 SW 72 CT	PALMETTO BAY	FL	33158	USA
IVAN MENDOZA	BARBARA MENDOZA		14540 SNAPPER DR	CORAL GABLES	FL	33158	USA
IVAN SANTA CRUZ	JESSICA SANTA CRUZ		6763 SW 154 ST	PALMETTO BAY	FL	33157	USA
JACK B & PHYLLIS P YAFFA			13621 DEERING BAY DR #502	CORAL GABLES	FL	33158	USA
JACK W FELL &W R PAMELA REID			7201 MITCHELL DR	MIAMI	FL	33158	USA
JAD N LAHOUD TRS	JAD N LADOUD REV TR		6330 DOLPHIN DR	CORAL GABLES	FL	33158	USA
JAMES A HANNON	MELANIE E HANNON		15001 SW 71 CT	PALMETTO BAY	FL	33158	USA
JAMES BOYETTE TRS	JAMES AND STEFANI BOYETTE	REVOCABLE TRUST	6380 SW 144 ST	MIAMI	FL	33158	USA
JAMES D MAYES &W KATHLEEN R			13627 DEERING BAY DR #1204	MIAMI	FL	33158	USA
JAMES E MIDDLETON TRS	ANNITA MIDDLETON REVOCABLE TRUST	ANNITA MIDDLETON TRS	15205 SW 72 CT	PALMETTO BAY	FL	33157	USA
JAMES G GREGORY	SUSANA GREGORY		7027 SW 148 TER	PALMETTO BAY	FL	33156	USA
JAMES H PERRY	SUSAN CAROL PERRY		14520 SW 64 CT	MIAMI	FL	33158	USA
JAMES L BIERFELD &W ELIZABETH P			6700 SW 144 ST	PALMETTO BAY	FL	33158	USA
JAMES LOSITO &W	CYNTHIA LOSITO		6802 SW 144 TER	PALMETTO BAY	FL	33158	USA
JAMES M GILLIS TRS	GILLIS JOINT REVOCABLE TRUST	ELAINE H GILLIS TRS	6975 SW 149 TER	PALMETTO BAY	FL	33158	USA
JAMES MICHAEL SAMWAY TRS	JAMES MICHAEL SAMWAY AND	HOMA HAMED SAMWAY REV TR	6540 MAHI DR	CORAL GABLES	FL	33158	USA
JAMES OSTERBERG TRS			6340 SW 147 TERR	CORAL GABLES	FL	33158	USA
JAMES PHILLIPS	GENOVEVA RODRIGUEZ		14941 SW 69 CT	PALMETTO BAY	FL	33158	USA
JAMES T GOFF			14094 SW 142 AVE	MIAMI	FL	33186	USA
JAMES THOMAS PARKER II	NAKARIT QUINN PARKER		PO BOX 1309	PALMETTO	GA	30268	USA
JAMIE J BYINGTON JTRS	SUSAN GODOY JTRS		14001 CARTEE RD	PALMETTO BAY	FL	33158	USA
JARED MATTHEW VOLPE &W JACQUIE O			15390 SW 72 CT	PALMETTO BAY	FL	33157	USA
JARRED DICHEK	BROOKE ELLIOTT		14520 POMPANO DR	CORAL GABLES	FL	33158	USA
JASON M ANDERSON	KRISTIN Y ANDERSON		6967 SW 148 TER	PALMETTO BAY	FL	33158	USA
JASON MATTHEW GERRISH	MEADOW SARAH GERRISH		14240 SW 67 AVE	PALMETTO BAY	FL	33158	USA
JASON R VIRELLI	TRACI A VIRELLI		7267 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
JAVIER CAPPELLETI	ROCIO CAPPELLETI		14610 BONITO DR	CORAL GABLES	FL	33158	USA
JAVIER E CAPPELLETI &W ROCIO			6205 DOLPHIN DR	CORAL GABLES	FL	33158	USA

JAVIER FLORES	ELSY CARBOT FLORES		6401 S MITCHELL MANOR CIR	MIAMI	FL	33156	USA
JAY M SAKALO	STACI I SAKALO		7291 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
JAY PIERCE	ANA PIERCE		7296 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
JAYNE IRVIN TRS	JAYNE IRVIN REV TRUST	SIDNEY HOPPS	6232 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
JEAN PIERRE BARDET	OLGA BARDET		14043 SW 67 PL	PALMETTO BAY	FL	33158	USA
JEFF FRETTE			14720 SNAPPER DR	CORAL GABLES	FL	33158	USA
JEFFREY D ADESKY TRUSTEE			14510 BONITO DR	CORAL GABLES	FL	33158	USA
JEFFREY EPSTEIN			6210 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
JEFFREY N BERMAN	LAUREN E FROST		14063 SW 67 PL	PALMETTO BAY	FL	33158	USA
JEFFREY SCHNEIDER			14705 SAILFISH DR	CORAL GABLES	FL	33158	USA
JEFFREY STOUFFER &W MONICA L			7405 SW 144 TERR	MIAMI	FL	33158	USA
JERRY DEAN KETCHUM	LINDA L KETCHUM		6500 SW 144 ST	CORAL GABLES	FL	33158	USA
JERRY SZWED &W DEBRA			15500 SW 72 AVE	PALMETTO BAY	FL	33157	USA
JESPER KANOLD &W JENNIFER			14941 SW 74 AVE	PALMETTO BAY	FL	33158	USA
JESSICA GAIBOR	RICARDO GAIBOR		7020 SW 148 TER	PALMETTO BAY	FL	33158	USA
JESUS G RODRIGUEZ JR	LAURA DE JESUS RODRIGUEZ		6745 SW 146 ST	PALMETTO BAY	FL	33158	USA
JLM 6970 LLC			6201 SW 70 ST 2 FLOOR	MIAMI	FL	33143	USA
JOAQUIN BARALT	MARIA BARALT		6370 SW 144 ST	CORAL GABLES	FL	33158	USA
JOAQUIN J BARALT LE	MARIA C BARALT LE	REM JOAQUIN JULIO BARALT TRS	6370 SW 144 ST	CORAL GABLES	FL	33158	USA
JOEL H SCHENKMAN &W RANDY			10800 LAKESIDE DR	CORAL GABLES	FL	33156	USA
JOHN DOUGLAS ARCHIBALD	CARLY ALVAREZ		14630 BONITO DR	CORAL GABLES	FL	33158	USA
JOHN KERANAKIS	HYONGSUN KERANAKIS		14900 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
JOHN LAWRENCE	VANESSA LAWRENCE		7240 SW 146 TER	PALMETTO BAY	FL	33158	USA
JOHN M CRABB III	LINDSEY MOORE CRABB		6420 DOLPHIN DR	CORAL GABLES	FL	33158	USA
JOHN MARONTO &W ROSEMARIE			6230 DOLPHIN DR	CORAL GABLES	FL	33158	USA
JONATHAN C MOORE &W CAROL SHARPE			945 WEST END AVE #6C	NEW YORK	NY	10025	USA
JONATHAN DRULARD	MARIA DRULARD		1220 CARTAGENA AVE	CORAL GABLES	FL	33156	USA
JONATHAN KARL KISH	RACHEL KISH		7231 SW 146 TER	PALMETTO BAY	FL	33158	USA
JONATHAN KATCHER	C/O MARY FAWKES		14300 SW 68 AVE	PALMETTO BAY	FL	33133	USA
JORGE AIME &W RHONA			7231 SW 146 ST CIR	PALMETTO BAY	FL	33158	USA
JORGE CHAMORRO &W CAROLINA			14400 SW 73 AVE	PALMETTO BAY	FL	33158	USA
JORGE L GUERRA &W GAYLE L			6957 SW 148 TERR	PALMETTO BAY	FL	33158	USA
JORGE L QUEVEDO &W DUNIA T			6245 SW 145 ST	MIAMI	FL	33158	USA
JORGE MILIAN &W MARY			6890 S CARTEE RD	PALMETTO BAY	FL	33158	USA
JORGE NASR &W MARICEL			6561 MARLIN DR	MIAMI	FL	33158	USA
JOSE ADOLFO MCENTEE SR	LANA MCENTEE DUCHENE		7351 SW 153 ST	PALMETTO BAY	FL	33157	USA
JOSE AGUSTIN PEREZ &W ALANA SUSAN			6790 SW 122 DR	MIAMI	FL	33156	USA
JOSE B SOLORZANO	MARIA JOSE SOLORZANO		6797 SW 145 ST	PALMETTO BAY	FL	33158	USA
JOSE E LOPEZ &W MARIA V			6215 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
JOSE I LOPEZ SR TR			6600 SW 75 CT	MIAMI	FL	33143	USA
JOSE IGNACIO CARDENAL TRS	JADCA FAMILY TRUST	MARIA ESPERANZA CARDENAL TRS	7300 SW 132 ST	MIAMI	FL	33156	USA
JOSE MARTINEZ &W	JACQUELINE CERVERA		6265 DOLPHIN DR	CORAL GABLES	FL	33158	USA
JOSE PEREIRA JR TRS	THE PEREIRA FAMILY TRUST		9150 S DADELAND BLVD STE 908	MIAMI	FL	33156	USA
JOSE SERGIO FERNANDEZ TRS	THE JOSE SERGIO FERNANDEZ LIV TR		14541 BONITO DR	CORAL GABLES	FL	33158	USA
JOSEPH A SANZ &W JOAN			7017 SW 148 TERR	PALMETTO BAY	FL	33158	USA
JOSEPH JOHNSON	JEWEL L JOHNSON		15550 SW 72 CT	PALMETTO BAY	FL	33157	USA

JOSEPH PEREZ	NELLIE PEREZ		6760 SW 145 ST	PALMETTO BAY	FL	33156	USA
JOSEPH SEMAAN	KATHLEEN SEMAAN		6220 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
JOSHUA D NELSON	YESENIA NELSON		13999 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
JOSHUA DANIEL STERN TRS	JOSHUA DANIEL STERN AND ADRIANA	ROSA CORRALES JOINT REV TR	6860 SW 142 TER	PALMETTO BAY	FL	33158	USA
JOY A HERMANOWSKI SMITH TRS	JOY A HERMANOWSKI SMITH REVOC TR		14625 SAILFISH DR	CORAL GABLES	FL	33158	USA
JUAN ALAYO &W TANIA MATOS ALAYO			6766 SW 154 ST	PALMETTO BAY	FL	33157	USA
JUAN ANTONIO AYALA	LORRIMARIE ESPARZA		6219 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
JUAN CARLOS INFANTE JR	MICHELLE M RODRIGUEZ DIAZ		14901 SW 72 CT	PALMETTO BAY	FL	33158	USA
JUAN CARLOS PERNAS	PATRICIA ANN PERNAS		6702 ROYAL PALM DR	PALMETTO BAY	FL	33157	USA
JUAN CUTIE	ILEANA CUTIE		6208 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
JUAN I COBO &W JOAN T			14530 BONITO DR	CORAL GABLES	FL	33158	USA
JUAN MARRERO &W MARY			15011 SW 69 CT	PALMETTO BAY	FL	33158	USA
JUAN RUIZ UNGER	CARMEN RUIZ UNGER		7000 SW 148 TER	PALMETTO BAY	FL	33158	USA
JULE FRANCES WESTRICH LE	REM JULIE FRANCES WESTRICH TRS	REM THE JULIE F WESTRICH LIV TR	15111 SW 69 CT	PALMETTO BAY	FL	33158	USA
JULIAN ANDRES OCAMPO	LISSETTE HERMIDA		7325 SW 152 ST	PALMETTO BAY	FL	33157	USA
JULIO C PEREZ &W LOURDES			6207 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
JULIO E MUNOZ & MARCELA V MUNOZ			7100 SW 146 ST	PALMETTO BAY	FL	33158	USA
JULIO RODRIQUEZ &W DAISY			6410 SW 144 ST	CORAL GABLES	FL	33158	USA
JUSTIN SPORRER	KRISTY SPORRER		7300 SW 148 ST	PALMETTO BAY	FL	33158	USA
KARL B ELLINS LE	REM SYLVIA ELLINS		6971 SW 152 ST	PALMETTO BAY	FL	33157	USA
KARL WIEGANDT	DACIA WIEGANDT		6900 SW 142 TER	PALMETTO BAY	FL	33158	USA
KATHERINE E DZIMIDAS TRS	KATHERINE DZIMIDAS REV TRUST		14530 TARPON DR	CORAL GABLES	FL	33158	USA
KEITH & PATRICIA MARTELLO			14521 SW 64 CT	CORAL GABLES	FL	33158	USA
KEITH W MARTELLO &W PATRICIA A			14521 TARPON DR	CORAL GABLES	FL	33158	USA
KEN JANOSKI LE	REM DEBRA TOBIERRE	REM MILLER TOBIERRE	6450 MAHI DR	CORAL GABLES	FL	33143	USA
KENNETH FLICKER &W CAROL			7360 SW 148 ST	PALMETTO BAY	FL	33158	USA
KENNETH GOMBERG	JACOB GOMBERG	HOLLY GOMBERG	15405 SW 72 CT	PALMETTO BAY	FL	33157	USA
KENNETH HUNTER TRS	THE HUNTER ARANGO REV TRUST	ANA PATRICIA ARANGO TRS	14621 TARPON DR	CORAL GABLES	FL	33158	USA
KEVIN P DUNN &W KAREN B			7301 SW 145 TERR	PALMETTO BAY	FL	33158	USA
KHRYSTYNA BOCHKAY	ROMAN CHYCHYLA		7261 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
KIM COLE	CHERYL J COLE		15354 SW 67 CT	PALMETTO BAY	FL	33157	USA
KOOROSH REYHANI	DENISE M ABI FADEL		6420 MARLIN DR	CORAL GABLES	FL	33158	USA
KRISTI LYNN NEIDENTHAL			6206 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
L14 BOAT SLIP LLC			3109 GRAND AVE #188	MIAMI	FL	33156	USA
LATA SONPAL TR	LATA SONPAL (BEN)		PO BOX 430416	MIAMI	FL	33243	USA
LAURA MARIE HERNNADEZ	ENRIQUE DANTON HERNANDEZ		6265 MARLIN DR	CORAL GABLES	FL	33158	USA
LAZARO MARTINEZ	VIANCA TRASPUESTO		7005 SW 149 TER	PALMETTO BAY	FL	33158	USA
LEON P REITNAUER &W DOREEN L			15100 SW 71 CT	PALMETTO BAY	FL	33158	USA
LEONARDO H DA SILVA II	PATRICIA TORRES		14641 BONITO DR	CORAL GABLES	FL	33158	USA
LESTER DAVID ARANA	ALEJANDRA MARIA ARANA		15155 SW 72 CT	PALMETTO BAY	FL	33158	USA
LILLIAN DE LOS REYES TRS	LILLIAN DE LOS REYES 2013 REV TR		7012 SW 149 TER	PALMETTO BAY	FL	33158	USA
LILO CASADO			6285 DOLPHIN DR	CORAL GABLES	FL	33158	USA
LINDA ANN SABO TRS	LINDA ANN SABO TRUST		14502 SW 68 CT	PALMETTO BAY	FL	33158	USA
LINDA YEVENEZ			14940 SW 69 CT	PALMETTO BAY	FL	33158	USA
LINO B FERNANDEZ TRS	LINO B FERNANDEZ AND ELBA IRIS	RAMOS CONDE REVOCABLE TRUST	14560 SAILFISH DR	CORAL GABLES	FL	33158	USA
LOUIS R PERRERO TRS	THE LOUIS R PERRERO AND LAUREL L	PERRERO FAMILY TRUST	6510 MITCHELL DR	CORAL GABLES	FL	33158	USA

LOUISE MCCARTHY			14300 SW 72 CT	PALMETTO BAY	FL	33158	USA
LUDMIL V &W ROUMIANA KATZARKOV			14600 SAILFISH DR	CORAL GABLES	FL	33158	USA
LUIS A LEON	SUZANNE SUAREZ MENDIZABAL		14500 TARPON DR	CORAL GABLES	FL	33158	USA
LUIS A MILLER LE	BERTHA MILLER LE	REM LUIS ALFREDO MILLER TRS	14200 SW 68 AVE	PALMETTO BAY	FL	33158	USA
LUIS ALEJANDRO ROJAS &W	SANDRA COUTTENYE		12945 NEVADA ST	MIAMI	FL	33156	USA
LUIS CASTANEDA	LAURA DE BIEN		15205 SW 73RD CT	PALMETTO BAY	FL	33157	USA
LUIS CASTRO TREJO	FABIANA DE LELIS ANDRADE		15225 OLD CUTLER RD	PALMETTO BAY	FL	33157	USA
LUIS EDUARDO POMA			1000 BRICKELL AVE #300	MIAMI	FL	33131	USA
LUIS M DEL PINO	ANGIE CAROLINA VILLANUEVA		7385 SW 148 ST	PALMETTO BAY	FL	33158	USA
LUIS RAFAEL GUTIERREZ	MARIA JOSA DE GUTIERREZ		13001 MIRANDA ST	CORAL GABLES	FL	33156	USA
LVVL LLC			14500 TARPON DR	CORAL GABLES	FL	33158	USA
MADEIRA BLAHA LLC			111 E MONUMENT AVE STE #401 12	KISSIMMEE	FL	34741	USA
MAN TAT CHAN &W LEYON CHAN			14601 SW 67 AVE	CORAL GABLES	FL	33158	USA
MANFRED BECK	MARY JO TREPKA		15340 SW 72 AVE	PALMETTO BAY	FL	33157	USA
MANUEL A BRAMBILLA	MONICA WAGNER DE BRAMBILLA		6550 CHAPMAN FIELD DR	MIAMI	FL	33156	USA
MANUEL A GONZALEZ	MAYELIN PRIETO GONZALEZ		7206 SW 146 ST CIR	PALMETTO BAY	FL	33158	USA
MARC D PACIN			10825 SW 74 AVE	PINECREST	FL	33156	USA
MARC PACIN			10825 SW 74 AVE	PINECREST	FL	33156	USA
MARCO BORRERO	JESSICA MOLINA		7350 SW 153 ST	PALMETTO BAY	FL	33157	USA
MARCO BOTERO	MARIELA BOTERO		6950 SW 148 TER	PALMETTO BAY	FL	33158	USA
MARCO GIOVANE	MARIA JOSE DONOSO		6212 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
MARCO NICOLINI	PAULINE M NICOLINI		14200 FARMER RD	PALMETTO BAY	FL	33158	USA
MARCO SEEFELDT	MARTA W GARCIA		6760 SW 144 ST	PALMETTO BAY	FL	33158	USA
MARCO ZIGNI	ALEXANDRA URVINA		14901 SW 74 AVE	PALMETTO BAY	FL	33158	USA
MARIA A MONZON			6961 SW 152 ST	PALMETTO BAY	FL	33157	USA
MARIA BEATRIZ DUPOND	RICARDO DUPOND		6401 MARLIN DR	CORAL GABLES	FL	33158	USA
MARIA DEL PILAR VILA			19901 SW 232 ST	MIAMI	FL	33170	USA
MARIA TORRENS FAYONS LE	REM MANUEL ARELIO HERNANDEZ	REM OSWALD DE JESUS HERNANDEZ	6400 SW 144 ST	CORAL GABLES	FL	33158	USA
MARIO GHANTOUS ASSAAD	NIVINE ROPHAEL		14620 SAILFISH DR	CORAL GABLES	FL	33158	USA
MARJORIE BARBANEL TRS	THE FUNHOUSE REVOCABLE TRUST		14950 SW 71 AVE	PALMETTO BAY	FL	33158	USA
MARJORIE TOBIN			7515 SW 56 AVE	MIAMI	FL	33143	USA
MARK D MORRIS			6361 DOLPHIN DR	CORAL GABLES	FL	33158	USA
MARK J BOULRIS	AMY B BOULRIS		15060 SW 71 CT	PALMETTO BAY	FL	33158	USA
MARK R ANTONELLI &W DEBRA B			7326 SW 145 TERR	PALMETTO BAY	FL	33158	USA
MARK R STEVENS TRS	MARK R STEVENS REVOCABLE TRUST	SUSAN O STEVENS TRS	3828 INVERNESS WAY	MARTINEZ	GA	30907	USA
MARKEL U S INVESTMENST LLC			7190 SW 148 TER	PALMETTO BAY	FL	33158	USA
MARLENE B CARLIN TRS	MARLENE B CARLIN (BEN)		14900 SW 71 AVE	PALMETTO BAY	FL	33158	USA
MARLON AROZAMENA	YAINELYS AROZAMENA		14391 SW 73 AVE	PALMETTO BAY	FL	33158	USA
MARTIN & ELPITHA SHAW TRUSTEE	MARTIN & ELPITHA SHAW (BEN)		15550 SW 72 AVE	PALMETTO BAY	FL	33157	USA
MARVIN BOCHNER			13741 SW 72 AVE	MIAMI	FL	33158	USA
MARY CASELLLA WASSENBERG TRS	MARY CASELLA WASSENBERG REV TR		6720 SW 144 ST	PALMETTO BAY	FL	33158	USA
MAURICE JAY KUTNER	LORI KUTNER MILLER		510 OLDE LAUREN CT	ALPHARETTA	GA	30022	USA
MELISSA WOODALL TRS	NANCY B WETHY TRUST	NANCY B WETHY TRS	6843 SW 145 TER	PALMETTO BAY	FL	33158	USA
MEREDITH BOZEK TRS	MEREDITH BOZEK TRUST	BRANDON CHRISTOPHER BOZEK TRS	14255 SW 73 AVE	PALMETTO BAY	FL	33158	USA
MIAMI DADE COUNTY	MIAMI DADE FIRE DEPT		111 NW 1 ST STE 17-202	MIAMI	FL	33128	USA
MIAMI DADE COUNTY	ATTN: RER-EEL USER		701 NW 1 CT 6TH FLOOR	MIAMI	FL	33136	USA

MIAMI OCEAN ADVENTURES LLC			6435 SW 100 ST	PINECREST	FL	33156	USA
MIAMI-DADE COUNTY	PARKS & RECREATION DEPT		275 NW 2 ST STE 342	MIAMI	FL	33128	USA
MIAMI-DADE COUNTY	DERM-EEL		701 NW 1 CT, 4TH FL	MIAMI	FL	33136	USA
MIAMI-DADE COUNTY	D D F M - USER EEL		111 NW 1 ST STE 2460	MIAMI	FL	33128	USA
MIAMI-DADE COUNTY	ATTN: RER-EEL USER		701 NW 1 CT 6TH FLOOR	MIAMI	FL	33136	USA
MIAMI-DADE COUNTY	USER DEPT: DEPT OF TRANSPORTATION	& PUBLIC WORKS	111 NW 1ST ST STE 1610	MIAMI	FL	33128	USA
MIAMI-DADE COUNTY	PARKS AND RECREATION		275 NW 2 ST 4FL	MIAMI	FL	33128	USA
MIAMI-DADE COUNTY	DOT		111 NW 1ST ST STE 1610	MIAMI	FL	33128	USA
MIAMI-DADE COUNTY	DEPT OF TRANSPORTATION	& PUBLIC WORKS	111 NW 1ST ST STE 1610	MIAMI	FL	33128	USA
MICHAEL A CHIN	ANGELA B CHIN		7211 SW 151 ST	PALMETTO BAY	FL	33158	USA
MICHAEL A CHIN &W ANGELA B			7211 SW 151 ST	PALMETTO BAY	FL	33158	USA
MICHAEL C WIMERT JR	ALESSANDRA E WIMERT		14045 SW 72 AVE	PALMETTO BAY	FL	33158	USA
MICHAEL E CALDERON			15555 OLD CUTLER RD	PALMETTO BAY	FL	33157	USA
MICHAEL F AUDIE TRS	MICHAEL F AUDIE		7330 SW 145 TER	PALMETTO BAY	FL	33158	USA
MICHAEL L PEYTON TRUST	MICHAEL L & MARY PEYTON TRS		14625 SNAPPER DR	CORAL GABLES	FL	33158	USA
MICHAEL PATRICK MURPHY JTRS	ALICIA J MURPHY JTRS		14141 SW 69 AVE	PALMETTO BAY	FL	33158	USA
MICHAEL THALER &W ESTHER			15144 SW 72 CT	PALMETTO BAY	FL	33158	USA
MICHAEL W SONTAG			14540 SAILFISH DR	CORAL GABLES	FL	33158	USA
MICHAEL W SONTAG &W DONNA			14535 SAILFISH DR	CORAL GABLES	FL	33158	USA
MICHEL NAHMAD &W CONNIE			13611 DEERING BAY DR #502	CORAL GABLES	FL	33158	USA
MICHELE A BENESCH TRS	MICHELE A BENESCH REVOCABLE TRUST		3440 POINCIANA AVE	MIAMI	FL	33133	USA
MICHELE CARINGELLA			PO BOX 14503	CORAL GABLES	FL	33114	USA
MIGUEL A NIDO &W LORETTA C			14140 SW 69 AVE	PALMETTO BAY	FL	33158	USA
MIGUEL G MURCIANO	DEBORAH C MURCIANO		14521 SW 67 AVE	CORAL GABLES	FL	33158	USA
MIGUEL VIYELLA	SONNIA VIYELLA		11100 SW 60 AVE	MIAMI	FL	33156	USA
MILDRED LEE			7216 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
MILLIE PENICHET LE	REM ROBERT ANTHONY PENICHET	REM CHARLES FELIPE PENICHET	7110 SW 148 TER	PALMETTO BAY	FL	33158	USA
MIREN ARNAIZ			6431 MARLIN DR	CORAL GABLES	FL	33158	USA
MITCHEL A BURNS &W JOYCE			15245 SW 73 CT	PALMETTO BAY	FL	33157	USA
MITCHEL BURNS &W JOYCE			15245 SW 73 CT	PALMETTO BAY	FL	33157	USA
MONDO T PALLON			6400 DOLPHIN DR	CORAL GABLES	FL	33158	USA
MONIQUE DE LA VIESCA			7335 SW 152 TER	PALMETTO BAY	FL	33157	USA
MSSI MARINE GROUP LTD	C/O NICOLE J HUSMANN PA		150 ALHAMBRA CIR 1150	CORAL GABLES	FL	33134	USA
NATHALIE DIERICKX			6921 SW 144 ST	PALMETTO BAY	FL	33158	USA
NICHOLAS E CHRISTIN &W FELICIA			15505 SW 73 CT	PALMETTO BAY	FL	33157	USA
NICOLE GLAB PERAITA			6910 SW 145 TER	PALMETTO BAY	FL	33158	USA
OLD CUTLER FARMER 14110 LLC			815 NW 57 AVE #480	MIAMI	FL	33126	USA
OLD CUTLER GROVES SOUTH	HOA ASSC INC		14020 SW 67 PL	MIAMI	FL	33158	USA
OLD CUTLER PRESBYTERIAN CH INC			14401 OLD CUTLER RD	MIAMI	FL	33158	USA
ORLANDO CARR	LOURDES SANABRIA CARR		6365 MARLIN DR	CORAL GABLES	FL	33158	USA
ORMOND BEACH HOLDINGS LLC	%JP MORGAN BILL PAYMENT DEPT		PO BOX 5258	NEW YORK NEW	NY	10185	USA
OSCAR A SOTOLONGO	LEXZADITH SOTOLONGO		14520 TARPON DR	CORAL GABLES	FL	33158	USA
OSCAR ARMANDO RODRIGUEZ	JENNIFER MARIE RODRIGUEZ		15455 SW 72 CT	PALMETTO BAY	FL	33157	USA
OSCAR D FONSECA			14250 SW 72 AVE	PALMETTO BAY	FL	33158	USA
OSCAR D ROSALES			230 E ROCKWOOD WAY	WINTER PARK	FL	32789	USA
OSCAR RODRIGUEZ PINEROS	STEPHANIE SHAHBAZ		6821 SW 144 TER	PALMETTO BAY	FL	33158	USA

OUT ON THE OFFICE BOAT	CHARTERS LLC		3109 GRAND AVE #188	MIAMI	FL	33143	USA
PABLO M CERVINO TRS	CERVINO FAMILY REVOCABLE TRUST	CARMEN OLIVER TRS	6720 SW 145 ST	PALMETTO BAY	FL	33158	USA
PAMELA GORMAN LE	REM DAVID JUDE GORMAN	REM HEATHER LEA KEENAN	14140 SW 72 AVE	MIAMI	FL	33158	USA
PATRICIA L NUGENT			15400 SW 72 AVE	PALMETTO BAY	FL	33157	USA
PATRICK TURIANO	GRACE ROS TURIANO		7211 SW 146 TER	PALMETTO BAY	FL	33158	USA
PAUL D LENNON &W ROSA A			15001 SW 74 AVE	PALMETTO BAY	FL	33158	USA
PAUL H SEIGEL &W JUDY WOLF			15161 SW 71 CT	PALMETTO BAY	FL	33158	USA
PAUL J SCHWIEP TRS	SCHWIEP FAMILY REVOCABLE TRUST	DEBORAH M SCHWIEP TRS	6850 N CARTEE RD	PALMETTO BAY	FL	33158	USA
PAULA CABALLERO	FELIPE VIEL		15585 OLD CUTLER RD	PALMETTO BAY	FL	33157	USA
PAULETTE CHEN			6240 DOLPHIN DR	CORAL GABLES	FL	33158	USA
PEDER BONNIER			5901 SUNCREST DR	PINECREST	FL	33156	USA
PEDRO E ROMERO			6225 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
PEDRO E VASALLO &W DAWN D			6770 ROYAL PALM DR	PALMETTO BAY	FL	33157	USA
PEDRO J PINTO	MARIA LOURDES PINTO		14911 SW 72 CT	PALMETTO BAY	FL	33158	USA
PEDRO M FROMETA &W MIRIAM B			6430 SW 144 ST	CORAL GABLES	FL	33158	USA
PENGZI MIAO	XUESONG XIANG		6260 DOLPHIN DR	CORAL GABLES	FL	33158	USA
PERCY WILLIAM AITKEN	ILSEN AITKEN		14780 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
PETER A JOSEPH	PILAR C MARTINEZ		5740 SW 116 ST	CORAL GABLES	FL	33156	USA
PETER COHEN	ALLISON COHEN		5820 SW 118 ST	CORAL GABLES	FL	33156	USA
PETER GROSS			7107 SW 148 TER	PALMETTO BAY	FL	33158	USA
PETER H KIRCHER &W MARIANNE			6750 ROYAL PALM DR	PALMETTO BAY	FL	33157	USA
PETER K STERN LE	JOAN R STERN LE	REM JONATHAN STERN	6725 SW 145 ST	PALMETTO BAY	FL	33158	USA
PHILIP GROSSMAN TRS	PHILIP GROSSMAN REV TRUST		13633 DEERING BAY DR #226	CORAL GABLES	FL	33158	USA
PHILLIP ZADI &W MAGNY			6767 SW 154 ST	PALMETTO BAY	FL	33157	USA
PHYLLIS TYNES-SAUNDERS			6450 SW 144 ST	MIAMI	FL	33158	USA
PONCE PLACE PROPERTIES LLC			4545 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	USA
RADIOMEDICA SERVICES CORP			15505 SW 67 CT	PALMETTO BAY	FL	33157	USA
RAFAEL RODRIGUEZ	TERESITA RODRIGUEZ		15450 SW 72 CT	PALMETTO BAY	FL	33157	USA
RAFAEL RODRIGUEZ TRS	RAFAEL AND CASSANDRA RODRIGUEZ	REV TR	15375 SW 72 CT	PALMETTO BAY	FL	33157	USA
RAFAEL VILLAMIZAR &W DORIS			14921 SW 74 AVE	PALMETTO BAY	FL	33158	USA
RAIMUNDO V ROCHA &W LYNN P			7310 SW 146 TERR	PALMETTO BAY	FL	33158	USA
RAJ B UTTAMCHANDANI &W ARUNA			14270 SW 72 CT	PALMETTO BAY	FL	33158	USA
RALPH L GAZITUA &W MARIA E			6217 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
RAMON L BARDELAS LE	DIANE S BARDELAS LE	REM RAMON LORENZO BARDELAS TRS	6705 SW 145 ST	PALMETTO BAY	FL	33158	USA
RAMON L LLORET	DANA LLORET		6960 SW 144 ST	PALMETTO BAY	FL	33158	USA
RAMZI T YOUNIS	DINA YOUNIS		6380 MARLIN DR	CORAL GABLES	FL	33158	USA
RANA NECLA ZELLUH LE	REM SERA ZELLUH	REM FUAT ZELLUH	6964 SW 151 ST	PALMETTO BAY	FL	33158	USA
RAUL PARQUET &W	IVETTE CAVE		14521 POMPANO DR	CORAL GABLES	FL	33158	USA
REBECCA GARCIA			12171 SW 268 ST	HOMESTEAD	FL	33032	USA
REGINALD HAYDEN JR &W BEVERLY			6950 SW 146 ST	PALMETTO BAY	FL	33158	USA
RENE ALVAREZ	YAMILE ALVAREZ		6231 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
RENE HERRERA &W	CHRISTINA HERRERA		14665 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
REX A HODGES	JENNIFER L HODGES		14731 SAILFISH DR	CORAL GABLES	FL	33158	USA
RHETT ROBERT CILI	MELISSA CILI		15445 OLD CUTLER RD	PALMETTO BAY	FL	33157	USA
RICARDO L CASAS &W MYRIAM S			7201 SW 146 ST CIR	PALMETTO BAY	FL	33158	USA
RICARDO RAFAEL ROCCO			6222 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA

RICHARD & SANDRA A ENGEL			6695 ROYAL PALM DR	PALMETTO BAY	FL	33157	USA
RICHARD ADAM LEHMAN	NICOLE KRAFTSOW		6954 SW 151 ST	PALMETTO BAY	FL	33158	USA
RICHARD BATTAGLIA LE	ELIZABETH BATTAGLIA LE	REM BATTAGLIA FAMILY TRUST	6245 DOLPHIN DR	CORAL GABLES	FL	33158	USA
RICHARD COBA	LOURDES M COBA		7331 SW 146 TER	PALMETTO BAY	FL	33158	USA
RICHARD E HARDWICK (TRUST)			7220 SW 151 ST	PALMETTO BAY	FL	33158	USA
RICHARD ENGEL &W SANDRA			6695 ROYAL PALM DR	PALMETTO BAY	FL	33157	USA
RICHARD FRANK COHEN LE	JOAN CHUBIN COHEN LE	REM MICHAEL NEIL COHEN	15134 SW 72 CT	PALMETTO BAY	FL	33158	USA
RICHARD J MCALPIN LE	ANGELA C MCALPIN LE	REM RICHARD J MCALPIN REV TR	7255 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
RICHARD L GANTER	MARINELLA GANTER		7350 SW 154 TER	PALMETTO BAY	FL	33157	USA
RICHARD M REYNOLDS	CARMEN V REYNOLDS		6441 MARLIN DR	CORAL GABLES	FL	33158	USA
RICHARD MIXSON &W MICHELLE			15500 SW 67 CT	PALMETTO BAY	FL	33157	USA
RICHARD MIXSON TRS	RICHARD MIXSON REVOCABLE TRUST		15500 SW 67 CT	PALMETTO BAY	FL	33167	USA
RICHARD P ENGEL &W SANDRA A			PO BOX 560643	MIAMI	FL	33256	USA
RICHARD S LUCK TRS	SYLVIA LUCK THORPE TRS	RICHARD S LUCK	7236 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
RITA BAUER			14650 SW 69 AVE	PALMETTO BAY	FL	33158	USA
ROBERT A ROSENBLATT	SONIA ROSENBLATT		7330 SW 152 TER	PALMETTO BAY	FL	33157	USA
ROBERT A VERNON	LELIS B VERNON		13621 DEERING BAY DR APT 904	CORAL GABLES	FL	33158	USA
ROBERT BENJAMIN POWELL TRS	ROBERT BENJAMIN POWELL AND	STEPHANIE GAULT POWEL REV TR	7375 SW 154 TER	PALMETTO BAY	FL	33157	USA
ROBERT C CAVA	DANIELLA LEVINE CAVA		15360 SW 67 AVE	PALMETTO BAY	FL	33157	USA
ROBERT CONLEY	VERONICA SOSA		6229 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
ROBERT D SPERBER	DEBORAH J SPERBER		13635 DEERING BAY DR UNIT 223	MIAMI	FL	33158	USA
ROBERT F CULLEN JR &W KAREN			14641 SW 67 AVE	CORAL GABLES	FL	33158	USA
ROBERT F EHRLING TRS	ROBERT F EHRLING TRUS T		15305 SW 73 CT	PALMETTO BAY	FL	33157	USA
ROBERT FURNISS ROE TRS	ROBERT FURNISS ROE AND TINA	FURNISS ROE JOINT REV TR	15451 SW 67 CT	PALMETTO BAY	FL	33157	USA
ROBERT HEVIA	JULISSA HEVIA		6501 MARLIN DR	CORAL GABLES	FL	33158	USA
ROBERT KAUFMAN	STACEY KAUFMAN		14245 SW 68 AVE	PALMETTO BAY	FL	33158	USA
ROBERT MARTINEZ TRS	MARTINEZ FAMILY TRUST UTD	ROBYN J MARTINEZ TRS	6223 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
ROBERT N CORSO			6855 SW 142 TERR	PALMETTO BAY	FL	33158	USA
ROBERT NEUWELT	EVA NEUWELT		13627 DEERING BAY DR 702	MIAMI	FL	33158	USA
ROBERT R ADAMS	CECILIA A ADAMS		11900 SW 67 CT	PINECREST	FL	33156	USA
ROBERT SCOTT GORHAM LE	KARON SUE GORHAM LE	REM NATALIE J WHITE	15101 SW 74 AVE	PALMETTO BAY	FL	33158	USA
ROBERTO ALEJANDRO LINARES TRS	THE LINARES REV TRUST AGRMT	JENNIFER ANN LINARES TRS	15025 SW 74 AVE	PALMETTO BAY	FL	33158	USA
RODERICK C &W KAREN C DICKINSON			6520 MAHI DR	CORAL GABLES	FL	33158	USA
RODOLFO NUNEZ &W YVONNE			14645 SNAPPER DR	CORAL GABLES	FL	33158	USA
ROGELIO OBESO	FABIOLA ELIZONDO		6700 SW 145 ST	PALMETTO BAY	FL	33157	USA
ROLANDO E LEIVA	MARIA C LEIVA		7400 SW 50 TER STE 302	MIAMI	FL	33155	USA
RONALD J COHEN	DANIELLE M VAN DEN BERG COHEN		6320 SW 144 ST	CORAL GABLES	FL	33158	USA
RONALD O MACKENDREE &W KATHRYN L			7249 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
RONALD REYES	GINA REYES		7453 SW 188 TER	MIAMI	FL	33157	USA
RONALD SALINAS &W HANNETTE			7219 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
RONNIE FERNANDEZ TRS	RONNIE FERNANDEZ DECLARATION OF	TRUST	6845 SW 144 ST	PALMETTO BAY	FL	33158	USA
ROSEMARY R GOLDIN &H WAYNE			7310 SW 148 ST	PALMETTO BAY	FL	33158	USA
ROYAL HARBOUR YACHT CLUB	TOWNHOUSE ASSC INC		6111 PARADISE POINT DR	MIAMI	FL	33157	USA
RR3 HOLDINGS LLC			3200 THORNE HILL CT	RICHARDSON	TX	75082	USA
RUDOLPH BABOUN			6801 SW 144 TER	PALMETTO BAY	FL	33158	USA
RUDOLPH CECCHI &W EMILY			14627 SAILFISH DR	CORAL GABLES	FL	33158	USA

SAFE HARBOR AT DEERING BAY LLC			1100 SW 83 AVE	MIAMI	FL	33156	USA
SAMION SHABASHEV	YELIZAVETA SHABASHEV		6822 SW 144 TER	PALMETTO BAY	FL	33158	USA
SAMUEL GONZALEZ	CRISTINA RIONDA GONZALEZ		7022 SW 149 TER	PALMETTO BAY	FL	33158	USA
SANDRA A ENGLE			6695 ROYAL PALM DR	PALMETTO BAY	FL	33157	USA
SARA RASKEN			6740 SW 145 ST	PALMETTO BAY	FL	33158	USA
SARAH O MIURA			6411 MARLIN DR	CORAL GABLES	FL	33158	USA
SCOTT BETTRIDGE &W PAMELA A			7285 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
SCOTT MARK SANDLER TRS	SCOTT MARK SANDLER REV TRUST		7250 SW 142 TER	PALMETTO BAY	FL	33158	USA
SCOTT MICHAEL MASSON TRS	7279 TRUST	NANCY ELLEN COLLINS TRS	7279 SW 146 STREET CIR	PALMETTO BAY	FL	33158	USA
SCOTT WEINGARDEN &W	MELISSA J WEINGARDEN		6740 SW 141 ST	PALMETTO BAY	FL	33158	USA
SEAN M TRACY	GLADYS LUCIA TRACY		6785 SW 146 ST	PALMETTO BAY	FL	33158	USA
SERGIO SALAZAR LE	REM SERGIO SALAZAR TRS	REM THE LEGIONARIO LIVING TRUST	14520 SAILFISH DR	CORAL GABLES	FL	33158	USA
SHARON GOLDFARB			6767 SW 144 ST	PALMETTO BAY	FL	33158	USA
SHERRI SLEEPER LE	REM SHERRI TAN SLEEPER TRS	REM SLEEPER FAMILY LIVING TRUST	7015 SW 149 TER	PALMETTO BAY	FL	33158	USA
SHOBHIT TEOTIA	CHANCHAL RANA		6701 SW 146 ST	PALMETTO BAY	FL	33158	USA
SIGEN INC			12580 OLD CUTLER RD	MIAMI	FL	33156	USA
SILVANA SOBRAL MESQUITA			7000 SW 146 STREET	PALMETTO BAY	FL	33158	USA
SOBA LLC			13660 SW 60 AVE 14	CORAL GABLES	FL	33158	USA
SOFIA BLANCO	JUAN GONZALO DEL RIO		6340 MARLIN DR	CORAL GABLES	FL	33158	USA
SOMAL SATISH SHAH	ADRIANA ESCANDON SANDINO		15000 SW 71 CT	PALMETTO BAY	FL	33158	USA
SOMALY BARQUET TRS	SOMALY BARQUET REVOCABLE TRUST		14621 BONITO DR	CORAL GABLES	FL	33158	USA
SOUTH PACIFIC PROPERTIES LLC			6205 DOLPHIN DR	CORAL GABLES	FL	33158	USA
ST ANDREWS EPISCOPAL CHURCH INC			14260 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
STEPHEN MOY SAGROTT	MARA LUCRECIA NORIEGA DE SAGROTT		7340 SW 146 TER	PALMETTO BAY	FL	33158	USA
STEPHEN T LEONARD TRS	MARY L LEONARD REV LIV TRUST	MARY L LEONARD TRS	6211 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
STEVEN G BABCOCK LE	ANA G BABCOCK LE	REM ALEC BABCOCK	6445 DOLPHIN DR	CORAL GABLES	FL	33158	USA
SUSAN M MARKLEY TRS	THE FIRST AMENDED SUSAN MARKLEY	REVOCABLE TRUST	7395 SW 148 ST	PALMETTO BAY	FL	33158	USA
SW 152 ST LLC			7840 SW 117 ST	PINECREST	FL	33156	USA
SYLVIA M OSORIO			15555 SW 72 CT	PALMETTO BAY	FL	33157	USA
TAGHI AFKAM	MARYAM MIRCHI		14300 SW 73 AVE	PALMETTO BAY	FL	33158	USA
TAMAYO 14551 LLC			17687 NW 78 AVE	MIAMI	FL	33015	USA
TARA J FRANCO	JOSE A FRANCO		15605 SW 73 CT	PALMETTO BAY	FL	33157	USA
TENY SHAROFF TRS	TENY SHAROFF TRUST		6470 MAHI DR	CORAL GABLES	FL	33158	USA
TERRA NOVIS PROPERTIES LLC			7210 SW 148 TER	PALMETTO BAY	FL	33158	USA
THOMAS E & URSULA DOUGLASS TR			6777 SW 154 ST	PALMETTO BAY	FL	33157	USA
THOMAS L CURTRIGHT &W JO ANN			14365 SW 72 CT	PALMETTO BAY	FL	33158	USA
THR FLORIDA LP			PO BOX 4900	SCOTTSDALE	AZ	85261	USA
TIMOTHY B MCELROY &W SHARON			6400 MARLIN DR	CORAL GABLES	FL	33158	USA
TIMOTHY PAUL POWEL	NAOMI FRAME		15280 SW 72 AVE	PALMETTO BAY	FL	33157	USA
TIMOTHY WRIGHT			15450 SW 67 CT	PALMETTO BAY	FL	33157	USA
TODD R EHRENREICH &W	JAIME EHRENREICH		6750 SW 141 ST	PALMETTO BAY	FL	33158	USA
TRAVIS CURTIN	EMILY CURTIN		14901 SW 71 CT	PALMETTO BAY	FL	33158	USA
TRS II FUND STATE OF FL	C/O MIAMI DADE COUNTY/PK & REC		275 NW 2 ST 4TH FL	MIAMI	FL	33128	USA
U S DEPT OF AGRICULTURE	% V MCNUTT		PO BOX 950	ATHENS	GA	30605	USA
VANESSA CURBELO COSSIO	RYAN COSSIO		14200 OLD CUTLER RD	PALMETTO BAY	FL	33158	USA
VANGUARD FINANCE CO INC			18655 S DIXIE HWY	CUTLER BAY	FL	33157	USA

VASILIOS BIRLIDIS			14855 SW 74 AVE	PALMETTO BAY	FL	33158	USA
VERA DUBSON TRS	VERA I DUBSON CARING TRUST	ALAN DUBSON TRS	14071 SW 67 CT	PALMETTO BAY	FL	33158	USA
VILLAGE OF PALMETTO BAY	ATTN: VILLAGE CLERK		9705 E HIBISCUS ST	PALMETTO BAY	FL	33157	USA
VINCAMUS LLC			11000 SW 83 AVE	MIAMI	FL	33156	USA
VINCENT ARTHUR CHANG &W VALERIE D			7130 LAGO DR W	CORAL GABLES	FL	33143	USA
VIRGINIA QUINTANA TRS	GLENN V QUINTANA AND	VIRGINIA QUINTANA REV LIVING TR	7350 SW 144 ST	PALMETTO BAY	FL	33158	USA
VIVIAN B & LORRAINE M HIXON JTRS			7201 SW 151 ST	PALMETTO BAY	FL	33158	USA
VIVIAN MARIA RESTREPO LE	REM VIVIAN QUINTERO REVOC TR		6218 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
VIVIAN PRENDES			6973 SW 151 ST	PALMETTO BAY	FL	33158	USA
WAVERLY AUSTIN CUTTER	LAUREN CAMPBELL CUTTER		14700 SAILFISH DR	CORAL GABLES	FL	33158	USA
WESTMINSTER CHRISTIAN	PRIVATE SCHOOL INC		6855 SW 152 ST	PALMETTO BAY	FL	33158	USA
WESTMINSTER PRVT SCHOOL INC			6855 SW 152 ST	PALMETTO BAY	FL	33157	USA
WHAT A COUNTRY INC			13660 SW 60 AVE 77	CORAL GABLES	FL	33158	USA
WHENFIELD MANOR LLC			14721 LUDLAM RD	CORAL GABLES	FL	33158	USA
WILLIAM B KIRTLAND &W MARY D			15300 SW 72 CT	PALMETTO BAY	FL	33157	USA
WILLIAM CAYCEDO TRS	CAYCEDO CAVE REVOCABLE TRUST	VIRGINIA I CAVE TRS	14520 SNAPPER DR	CORAL GABLES	FL	33158	USA
WILLIAM CHRISTOPHER MARVEL			14305 SW 68 AVE	PALMETTO BAY	FL	33158	USA
WILLIAM E BROWNE III	MICHELLE J BROWNE		14721 TARPON DR	CORAL GABLES	FL	33158	USA
WILLIAM F MURPHY	DONNA V MOUSER		7210 SW 151 ST	PALMETTO BAY	FL	33158	USA
WILLIAM H DOWSE &W DEBORAH			15305 SW 72 CT	PALMETTO BAY	FL	33157	USA
WILLIAM KOKORELIS &W MARIA W			15380 SW 72 AVE	PALMETTO BAY	FL	33157	USA
WILLIAM T TURSO III	MARYPAGE CADMAN TURSO		6720 SW 141 ST	PALMETTO BAY	FL	33158	USA
WM H GUTIERREZ &W ELENA			14401 SW 69 CT	PALMETTO BAY	FL	33158	USA
XAVIER IGNACIO CORTADA	JUAN CARLOS ESPINOSA		14275 SW 73 AVE	PALMETTO BAY	FL	33158	USA
YACHT CLUB BY LUXCOM LLC			135 SAN LORENZO AVE STE 740	CORAL GABLES	FL	33146	USA
YAMILE MONTERO			770 PONCE DE LEON BLVD 2ND FLR	CORAL GABLES	FL	33134	USA
YANES INVESTMENT GROUP INC			PO BOX 558387	MIAMI	FL	33255	USA
YIWEN LI	RONG WEN		6393 MARLIN DR	CORAL GABLES	FL	33158	USA
YLM INVESTMENTS LLC			770 PONCE DE LEON BLVD 2ND FLR	CORAL GABLES	FL	33134	USA
YONG CAI &W	YIN CHEN		7311 SW 146 TERR	PALMETTO BAY	FL	33158	USA
YUNCONG LI	ZHITONG LI		15154 SW 72 CT	PALMETTO BAY	FL	33158	USA
ZACHARY J NAUGHTON TRS	RICHARD A HERSHBERGER SEPERATE TR	CLAY M NAUGHTON TRS	14900 SW 72 CT	PALMETTO BAY	FL	33158	USA
ZEBRINA LLC			7272 SW 102 ST	PINECREST	FL	33156	USA
ZHE LIU			6690 SW 152 ST	PALMETTO BAY	FL	33157	USA

14020 OLD CUTLER RD LLC
815 NW 57 AVE #480
MIAMI, FL 33126

14100 FARMER RD LLC
815 NW 57 AVE #480
MIAMI, FL 33126

14301 PALMETTO BAY LLC
8180 NW 36 ST 100-F
DORAL, FL 33166

14600 POMPANO DR LLC
3870 SW 137 AVE
MIAMI, FL 33175

14601 POMPANO DRIVE LLC
14601 POMPANO DR
CORAL GABLES, FL 33158

3YM INVESTMENTS LLC
770 PONCE DE LEON BLVD 302-B
CORAL GABLES, FL 33134

6226 PARADISE POINT DRIVE LLC
6206 PARADISE POINT DR
PALMETTO BAY, FL 33157

6230 PARADISE POINT LLC
3101 SW 13 DR
DEERFIELD BEACH, FL 33442

ADAM LEVY
NANCY LEVY
6213 PARADISE POINT DR
PALMETTO BAY, FL 33157

ADECILIS RAMIREZ SARDI
DANIEL ALEJANDRO GONZALEZ
ANDRES ARNALDO GONZALEZ
14601 SNAPPER DR
CORAL GABLES, FL 33158

ADONYS MARTINEZ
6725 SW 146 ST
PALMETTO BAY, FL 33158

ADRIAN ESQUIVEL
DANNELLE FLEITES
6855 S CARTEE RD
PALMETTO BAY, FL 33158

ADRIAN GONZALEZ
YAREMIS GONZALEZ
6320 DOLPHIN DR
CORAL GABLES, FL 33158

AJ FARMER LLC
14050 FARMER RD
PALMETTO BAY, FL 33158

AL MUKHTAR
14205 SW 68 AVE
PALMETTO BAY, FL 33158

ALAN M PARR &W LINDA S
14405 SW 69 CT
PALMETTO BAY, FL 33158

ALBERT H NORWEB JR
GRETL B NORWEB
6055 SW 120 ST
MIAMI, FL 33156

ALBERTO FARINAS
6521 MARLIN DR
CORAL GABLES, FL 33158

ALEJANDRO GARCIA
VIRGINIA GARCIA
6225 DOLPHIN DR
CORAL GABLES, FL 33158

ALEJANDRO PINERO
LUCRECIA PINERO
6745 SW 145 ST
PALMETTO BAY, FL 33158

ALEJANDRO REMOS &W
MARIA GARCIA RIVERA
6883 SW 112 ST
PINECREST, FL 33156

ALEXANDER NORMAN PRENDES LE
STEPHANI PRENDES LE
REM ENZO PRENDES
6963 SW 151 ST
PALMETTO BAY, FL 33158

ALEXANDER QUINN CORR
14615 SNAPPER DR
CORAL GABLES, FL 33158

ALEXANDER SCHOOL INC
6050 SW 57 AVE
MIAMI, FL 33143

ALEXANDRA O BINKOWSKI
14285 SW 72 CT
PALMETTO BAY, FL 33158

ALICIA MARTIN & YELENA FERNANDEZ
6430 DOLPHIN DR
CORAL GABLES, FL 33158

ALLAN NG TRS
NG 2020 JOINT REVOCABLE TRUST
BETTY NG TRS
7237 SW 146 STREET CIR
PALMETTO BAY, FL 33158

ALLEN D SMITH TRS
SMITH 2020 JOINT REV TRUST
JOAN R SMITH TRS
7320 SW 145 TER
PALMETTO BAY, FL 33158

ALPER TURGUT TRS
ALPER TURGUT TRUST
6670 SW 152 ST
MIAMI, FL 33157

ALVARO A & PATRICIA A VEGA
14420 SW 73 AVE
PALMETTO BAY, FL 33158

AMADO PENATE
YADIRA PENATE
7261 SW 152 ST
PALMETTO BAY, FL 33157

AMELIA HARRELL FRASER LE
REM JACK HARRELL FRASER
REM JOSEPH BRAD KING FRASER
14670 SW 69 PL
PALMETTO BAY, FL 33158

AMISHI PARAG JHA
MICHAEL ANTONIO BONANNO
6952 SW 149 TER
PALMETTO BAY, FL 33158

ANA A ZULUETA
15353 SW 68 AVE
PALMETTO BAY, FL 33157

ANA ISABEL ESPIN
10655 SW 113 PL APT 86C
MIAMI, FL 33176

ANASTASIA ELIZABETH MILIAN
LUIS E JAUREGUI
7297 SW 146 STREET CIR
PALMETTO BAY, FL 33158

ANDRES JAVIER SOLARES
PATRICIA SOLARES
7321 SW 145 TER
PALMETTO BAY, FL 33158

ANDRES STEFANO
MARIA STEFANO
11350 SW 95 ST
MIAMI, FL 33176

ANDREW J MCDERMOTT
AILEEN MCDERMOTT
6345 MARLIN DR
CORAL GABLES, FL 33158

ANDREW R FRIEDMAN
14851 SW 69 CT
MIAMI, FL 33158

ANGEL A CORTINAS
MARIA E ALMEYDA
7370 SW 153 ST
PALMETTO BAY, FL 33157

ANGEL R SOSA
NEREIDA A SOSA
14561 TARPON DR
CORAL GABLES, FL 33158

ANGELA GOLDBERG TRS
ANGELA GOLDBERG REV LIVING TR
7207 SW 146 ST CIR
PALMETTO BAY, FL 33158

ANTHONY CAMPANILE &W ELISABETH
6420 MAHI DR
CORAL GABLES, FL 33158

ANTHONY KORVICK
10825 SW 74 AVE
PINECREST, FL 33156

ANTHONY L ROGERS
15101 SW 71 CT
PALMETTO BAY, FL 33158

ANTONIO A FRANCIS ASSUMPCAO TRS
LUTTERBACH IRREVOCABLE TR
7320 SW 146 TER
PALMETTO BAY, FL 33158

ANTONIO ABREU
MARYELLEN ABREU
6977 SW 148 TER
PALMETTO BAY, FL 33158

ANTONIO DUENAS
2510 SW 27 AVE 101
MIAMI, FL 33133

ANTONIO M SIERRA & MARIA C
109 PALOMA AVE
CORAL GABLES, FL 33143

ARACELI HARUKO HARVIE LE
REM ALEXANDER SANTIAGO HARVIE
REM LUCY BRECKINRIDGE HARVIE
14270 SW 72 AVE
PALMETTO BAY, FL 33158

ARCHIBALD ANDRE PINDER TRS
PINDER FAMILY TRUST
OLIVIA MARGO GRAVES PINDER TRS
14150 OLD CUTLER RD
PALMETTO BAY, FL 33158

ARDESHIR MAHTABFAR
MITRA SHAFIEIAN
6830 S CARTEE RD
PALMETTO BAY, FL 33158

ARGO 7325 LLC
15121 SW 69 CT
PALMETTO BAY, FL 33158

ARMANDO L GARCIA MENDOZA
JOYCE E ROSEMAN
6991 SW 144 ST
PALMETTO BAY, FL 33158

ASA B GROVES III &W DENISE M
14910 SW 72 CT
PALMETTO BAY, FL 33158

AUSTIN SILVERSTEIN
NICOLE SILVERSTEIN
6905 SW 142 TER
PALMETTO BAY, FL 33158

BEHDAD AZADI &W FARIBA
6725 SW 144 ST
PALMETTO BAY, FL 33158

BELAIR SG INVESTMENTS 16365 LLC
16414 SW 86 CT
MIAMI, FL 33157

BENJAMIN A AGUERO &W MIRTA
14620 TARPON DR
CORAL GABLES, FL 33158

BETH H ACHENBAUM
14600 BONITO DR
CORAL GABLES, FL 33158

BLAIR BISHOFF
BINA A LUDDER
14501 SW 67 AVE
CORAL GABLES, FL 33158

BLANCA E CASTANEDA
6620 SW 144 ST
MIAMI, FL 33158

BMH HOLDINGS LLC
13660 SW 60 AVE 49
CORAL GABLES, FL 33158

BMH HOLDINGS LLC
13660 SW 60 AVE 71
CORAL GABLES, FL 33158

BO LI
1439 URBINO AVE
CORAL GABLES, FL 33146

BOARD OF TRS OF II TRUST FUND
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

BOAT SLIP 30 LLC
80 SW 8 ST STE 3000
MIAMI, FL 33130

BOGDAN SCHINDLER
14400 SW 69 CT
PALMETTO BAY, FL 33158

BOJAN KUMER
6925 SW 147 ST
PALMETTO BAY, FL 33158

BRADEN K MOLL
DIANA NERINGBOGEL MOLL
6840 SW 145 TER
PALMETTO BAY, FL 33158

BRETT C HIXON
MEREDITH D HIXON
7371 SW 153 ST
PALMETTO BAY, FL 33157

BRETT D ANDERSON TRS
BRETT D ANDERSON TRUST
14541 SNAPPER DR
CORAL GABLES, FL 33158

BRETT KANDELL
JENNIFER KANDELL
14060 SW 67 PL
PALMETTO BAY, FL 33158

BRIAN M DASCANIO
ELIZABETH CHRISTINE RHODES
6500 MARLIN DR
CORAL GABLES, FL 33158

BRIAN S ALLENDER
DUNIA T ALLENDER
14390 SW 73 AVE
PALMETTO BAY, FL 33158

BRIAN SOCOLOW
14500 BONITO DR
CORAL GABLES, FL 33158

BRIAN ZAKARIN
SAMANTHA ZAKARIN
15204 SW 73 CT
PALMETTO BAY, FL 33157

BRYAN S FRAIND
KELLY P FRAIND
14730 SNAPPER DR
CORAL GABLES, FL 33158

C NOTE HOLDINGS LLC
18495 S DIXIE HWY STE 159
MIAMI, FL 33157

CAMILO MEJIA
ANDREA OCHOA
6330 SW 144 ST
CORAL GABLES, FL 33158

CARL FORNARIS
6844 SW 145 TER
PALMETTO BAY, FL 33158

CARLOS A SAFIE &W MARY LISETTE
6140 W SUBURBAN DR
PINECREST, FL 33156

CARLOS BARED
HANNA BARED
6227 PARADISE POINT DR
PALMETTO BAY, FL 33157

CARLOS DELGADO
ARLEN DELGADO
6157 PARADISE POINT DR
PALMETTO BAY, FL 33157

CARLOS M PEREZ &W ALINA R
15020 SW 69 CT
PALMETTO BAY, FL 33158

CARMEN SUAREZ
7286 SW 146 STREET CIR
PALMETTO BAY, FL 33158

CARNOUSTIE LIMITED
POBA INT 292
PO BOX 02-5255
MIAMI, FL 33102

CAROLINA ESPINOZA RODRIGUEZ
15001 SW 69 CT
PALMETTO BAY, FL 33158

CAROLINE C JOHNSON LE
REM PAUL C JOHNSON
6842 SW 144 TER
PALMETTO BAY, FL 33158

CEAA M DAVIS
RONALD H RIVERS
7275 SW 148 ST
PALMETTO BAY, FL 33158

CELIO F POU
MARIA ELENA POU
6895 S CARTEE RD
PALMETTO BAY, FL 33158

CHAD STARK
MERCEDES C ANEZ
14600 SNAPPER DR
CORAL GABLES, FL 33158

CHARLES A KAPLANEK III
15420 SW 72 AVE
PALMETTO BAY, FL 33157

CHARLES A STOKER &W CHARLOTTE J
6962 SW 149 TERR
PALMETTO BAY, FL 33158

CHARLES F YANES &W SCARLETT
7260 SW 146 TERR
PALMETTO BAY, FL 33158

CHARLES HERINGTON &W
DEBORAH HERINGTON
13660 SW 60 AVE #35
CORAL GABLES, FL 33158

CHARLES J MORALES TRS
CHARLES J MORALES AND
CINDA A MORALES REV TR
6275 DOLPHIN DR
CORAL GABLES, FL 33158

CHARLES JOSEPH SPIROS
ELIZABETH MAGLIO SPIROS
14441 SNAPPER DR
CORAL GABLES, FL 33158

CHARLES MCNEILL
13660 SW 60 AVE 34
CORAL GABLES, FL 33158

CHARLES P CARROLL &W JEANIE DUCK
13637 DEERING BAY DR APT 272
CORAL GABLES, FL 33158

CHRISTOPHER CHARLES ARMSTRONG
15100 OLD CUTLER RD
PALMETTO BAY, FL 33158

CITY OF CORAL GABLES
405 BILTMORE WAY
CORAL GABLES, FL 33134

CLAROP VENTURES
13611 DEERING BAY DR #704
CORAL GABLES, FL 33158

CLAUDIA UMANA
6209 PARADISE POINT DR
PALMETTO BAY, FL 33157

CLAYTON E PARKER &W JULIA P
14607 SW 69 PL
PALMETTO BAY, FL 33158

CLEMENT RYAN REETZ &W SUSANNE W
6974 SW 151 ST
PALMETTO BAY, FL 33158

COCODILE ISLE LLC
6795 SW 97 ST
MIAMI, FL 33156

CONSTANTINO BARRIAL &W ANGELA M
14521 BONITO DR
CORAL GABLES, FL 33158

CRAIG TROCINO
CHRISTINA TROCINO
6955 SW 149 TER
PALMETTO BAY, FL 33158

CRAIG V RASILE &W LEA A
6707 SW 144 ST
PALMETTO BAY, FL 33158

CROCODILE LAGOON LLC
6795 SW 97 ST
MIAMI, FL 33156

CURRENT PROPERTY OWNER
15335 OLD CUTLER RD
PALMETTO BAY, FL 33157

CURRENT PROPERTY OWNER
14610 POMPANO DR
CORAL GABLES, FL 33158

CURRENT PROPERTY OWNER
6500 MAHI DR
CORAL GABLES, FL 33158

CURRENT PROPERTY OWNER
6804 SW 145 TERR
PALMETTO BAY, FL 33158

D RICHARD SENA &W CHERYL
15222 OLD COUNTY RD
PALMETTO BAY, FL 33157

D WAYNE DARNELL &W FRANCES E
15200 SW 72 AVE
PALMETTO BAY, FL 33157

D WORTH CARSON &W SANDRA E
14541 TARPON DR
CORAL GABLES, FL 33158

DALLAS TODD HAZELTON
6530 SW 144 ST
MIAMI, FL 33158

DANE TAYLOR
14980 OLD CUTLER RD
PALMETTO BAY, FL 33158

DANIEL CLARIN
MELISSA CLARIN
5795 SW 114 TER
MIAMI, FL 33156

DANIEL E VALVERDE
MELLINA G DEL VECCHIO
6600 SW 144 ST
PALMETTO BAY, FL 33158

DANIEL F PELLA
KATHERINE BRADFORD
6270 MARLIN DR
CORAL GABLES, FL 33158

DANIEL FIELDS
15160 SW 71 CT
PALMETTO BAY, FL 33158

DANIEL ZAGURY AIZEMBERG
13660 SW 60 AVE #25
CORAL GABLES, FL 33158

DANIELLE PAVICIC TRS
DANIELLE PAVICIC FAMILY TRUST
14521 SNAPPER DR
CORAL GABLES, FL 33158

DANS INVESTMENTS INC
9301 SW 84 AVE
MIAMI, FL 33156

DARLENE LEGORBURU
6740 ROYAL PALM DR
PALMETTO BAY, FL 33157

DAVE RICKERSON &W LINDA
13627 DEERING BAY DR #U1401
CORAL GABLES, FL 33158

DAVID A KAHN
LAUREN L KAHN
14402 SW 68 CT
PALMETTO BAY, FL 33158

DAVID A LANDY
MELISSA K LANDY
6803 SW 145 TER
PALMETTO BAY, FL 33158

DAVID DONALD O SUILLEABHAIN
ANDREA MARIA CARDENAL SOL
14530 POMPANO DR
CORAL GABLES, FL 33158

DAVID EDUARDO GUTIERREZ MUNOZ
CLAUDIA MARCELA GIRALDO TORRES
15101 SW 69 CT
PALMETTO BAY, FL 33158

DAVID HILL &W CINDY
6601 MARLIN DR
CORAL GABLES, FL 33158

DAVID M BURNHAM &W KARUMI
7251 SW 152 ST
PALMETTO BAY, FL 33157

DAVID M SCHOR &W OLGA S
15000 OLD CUTLER RD
PALMETTO BAY, FL 33158

DAVID MCDONALD TRS
DAVID MCDONALD TRUST
15555 SW 67 CT
PALMETTO BAY, FL 33157

DAVID MICHAEL HERNANDEZ
TATIANA HIDALGO HERNANDEZ
7241 SW 146 TER
PALMETTO BAY, FL 33158

DAVID R TOPPING
10 EDGEWATER DR
MIAMI, FL 33133

DAVID S MILTON
6730 ROYAL PALM DR
PALMETTO BAY, FL 33157

DAVID SMYTH
SHERRIE SMITH
7331 SW 145 TER
PALMETTO BAY, FL 33158

DAVID VENTRIERI
6440 MITCHELL DR
CORAL GABLES, FL 33158

DAVID ZISMAN LE
MYRIAM ZISMAN LE
REM DAVID ZISMAN TRS
14135 FARMER RD
PALMETTO BAY, FL 33158

DB13660 69 LLC
3145 NW 38 ST
MIAMI, FL 33142

DBL13 LLC
625 NW 16 AVE
MIAMI, FL 33125

DE NADA A ALGO LLC
PO BOX 451203
MIAMI, FL 33245

DEERING 901 LLC
13621 DEERING BAY DR UNIT 901
CORAL GABLES, FL 33158

DEERING BAY 48 LLC
13660 SW 60 AVE #48
CORAL GABLES, FL 33156

DEERING BAY MARINA SLIP 66 LLC
13450 SW 82 AVE
MIAMI, FL 33156

DEERING BAY MASTER PROPERTY
OWNERS ASSOCIATION INC
13610 DEERING BAY DR
CORAL GABLES, FL 33158

DEERING BAY PARTNERS LLC
C/O DEERING BAY PARTNERS LLC
5787-B NW 151 ST
MIAMI LAKES, FL 33014

DEERING BAY YACHT &
COUNTRY CLUB INC
13610 DEERING BAY DR
CORAL GABLES, FL 33158

DEERING SLIP L-9 LLC
15425 SW 74 CT
PALMETTO BAY, FL 33157

DENNIS B AMORES
JENNIFER MARTINEZ AMORES
7127 SW 148 TER
PALMETTO BAY, FL 33158

DENNIS M CAMPBELL &W DEBORAH D
7272 SW 148 ST
PALMETTO BAY, FL 33158

DENNY E COHEN &W JUDITH H
7207 SW 148 TERR
PALMETTO BAY, FL 33158

DEVELOPMENT INTL TRADING CORP
14200 SW 67 AVE
PALMETTO BAY, FL 33158

DIEGO JUAN ARAMBURU LE
PATRICIA GRANDA LE
REM DIEGO JUAN ARAMBURU TRS
6801 SW 144 ST
PALMETTO BAY, FL 33158

DON A MCCARTHY &W CAROLYN
7255 SW 144 ST
PALMETTO BAY, FL 33158

DON M WATERS &W BARBARA
14610 SW 69 AVE
PALMETTO BAY, FL 33158

DONALD C MACKO &W LORRAINE R
14401 SW 67 AVE
CORAL GABLES, FL 33158

DOUGLAS ANTHONY FRY
JULIE MELISSA FRY
6841 SW 144 TER
PALMETTO BAY, FL 33158

DOUGLAS CARRILLO
STEPHANIE CARRILLO
7330 SW 148 ST
PALMETTO BAY, FL 33158

DOUGLAS R BRADBURY &W TERRI L
6240 MARLIN DR
CORAL GABLES, FL 33158

DUANY RUIZ
ALEXANDRA RUIZ
6214 PARADISE POINT DR
PALMETTO BAY, FL 33157

EDUARDO ANTONIO DURAZO
ISMELDA DURAZO
7341 SW 146 TER
PALMETTO BAY, FL 33158

EDUARDO AZCARATE
JOVITA LLUIS
6224 PARADISE POINT DR
PALMETTO BAY, FL 33157

EDUARDO CUSCO &W
MARISELA CUSCO
8200 SW 84 TERR
MAIMI, FL 33143

EDUARDO JUAN
6390 SW 144 ST
CORAL GABLES, FL 33158

EDUARDO JUAN
6390 MITCHELL DR
MIAMI, FL 33158

EDUARDO M RODRIGUEZ
MELISSA RODRIGUEZ
6864 SW 145 TER
PALMETTO BAY, FL 33158

EDUARDO R IBARRA
MADISON P JANNEY
15010 SW 69 CT
PALMETTO BAY, FL 33158

EDW FUENTES &W LILLIAN
6260 MARLIN DR
CORAL GABLES, FL 33158

EDWARD L CUTLER TRS
CUTLER FAMILY HOUSE TRUST
MARILY JOY BROWN CUTLER TRS
6204 PARADISE POINT DR
PALMETTO BAY, FL 33157

ELAINE H FENLON TRS
ELAINE H FENLON TRUST
7010 SW 148 TER
PALMETTO BAY, FL 33158

ELBA CAREAGA DE MOYA TRS
DE MOYA REVOCABLE TRUST
FRANCISCO DE MOYA TRS
7345 SW 148 ST
PALMETTO BAY, FL 33158

ELENI SIGALA
14200 SW 67 AVE
PALMETTO BAY, FL 33158

ELIZABETH A & BYRON CRYER TRS
ELIZABETH CRYER (BEN)
14200 SW 72 AVE
PALMETTO BAY, FL 33158

EMILIO ISAIAS
15240 SW 72 AVE
PALMETTO BAY, FL 33157

EMILIO NUNEZ &W GLENDA
6960 SW 148 TERR
PALMETTO BAY, FL 33158

ENRIQUE APICELLA &W JANET
15125 SW 74 AVE
PALMETTO BAY, FL 33158

ENRIQUE MARTINEZ &W JEANNE
14501 SAILFISH DR
CORAL GABLES, FL 33158

EQUITY TRUST COMPANY CUSTODIAN
FBO ZORAIDA SANCHEZ IRA
6410 DOLPHIN DR
CORAL GABLES, FL 33158

ERIC C DAVIS &W CLAUDETTE B
15400 SW 67 CT
PALMETTO BAY, FL 33157

ERIC MOORE
MARCIA GAROUFALIS MOORE
7213 SW 146 STREET CIR
PALMETTO BAY, FL 33158

ERIC SHEEDER
15400 SW 72 CT
PALMETTO BAY, FL 33157

ERROL FLYNN 73 LLC
300 SPECTRUM CENTER DR 675
IRVINE, CA 92618

ETHAN SHEA
MARIA DEL PILAR CUADRA
14675 SW 71 AVE
PALMETTO BAY, FL 33158

EVA SARANTOS VOGLER TRS
EVA SARANTOS VOGLER REV TRUST
7325 SW 148 ST
PALMETTO BAY, FL 33158

EVELYN PARRADO
6865 SW 144 ST
PALMETTO BAY, FL 33158

FABIAN SAENZ
JACQUELINE COSTA
14201 OLD CUTLER RD
PALMETTO BAY, FL 33158

FELIPE LOPEZ ALANIZ
GABRIELA ANDREA LEON GUTIERREZ
14325 SW 72 CT
PALMETTO BAY, FL 33158

FERNANDO GAVARRETE
JANET GAVARRETE
4615 GRANADA BLVD
CORAL GABLES, FL 33146

FERNANDO LORA
7200 SW 146 TER
PALMETTO BAY, FL 33158

FERNANDO RUIZ TRS
THE FERNANDO RUIZ LIV TRUST
15225 SW 68 AVE
PALMETTO BAY, FL 33157

FERNANDO V RIVABEM &W LISET
15020 OLD CUTLER RD
PALMETTO BAY, FL 33158

FERNANDO WADSKIER
ALINA WADSKIER
7002 SW 149 TER
PALMETTO BAY, FL 33158

FLA COAST LINE CANAL & TRANS CORP
PO BOX 6055
SURFSIDE, FL 33154

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX DEPT
700 UNIVERSE BLVD, PSX/JB
JUNO BEACH, FL 33408

FOUR POST LLC
18557 SW 104 AVE
MIAMI, FL 33157

FRANCES L BABOUN TRS
FRANCES L BABOUN TRUST
7300 SW 145 TER
PALMETTO BAY, FL 33158

FRANCIS CHIN
7211 SW 151 ST
PALMETTO BAY, FL 33158

FRANCISCO J PAREDES &W
MARIA E PAREDES
623 VELARDE AVE
CORAL GABLES, FL 33134

FRANCISCO JAVIER INFANZON
14641 TARPON DR
CORAL GABLES, FL 33158

FRANCO UCCELLI
JENNIFER UCCELLI
7225 SW 146 STREET CIR
PALMETTO BAY, FL 33158

FREDDY MULLER
15190 OLD CUTLER RD
PALMETTO BAY, FL 33158

GABRIEL HERRERO
ROXANA HERRERO
6216 PARADISE POINT DR
PALMETTO BAY, FL 33157

GAOFENG WANG &W CHUNRONG LU
15245 SW 72 CT
PALMETTO BAY, FL 33157

GARY PASTORELLA &W CAROLYN
6940 SW 142 TERR
PALMETTO BAY, FL 33158

GARY R FROW &W VIRGINIA L
6823 SW 145 TERR
PALMETTO BAY, FL 33158

GAUMARD SCIENTIFIC CO INC
14700 SW 136 ST
MIAMI, FL 33196

GEOFF WYNTON BIGGS
BELINDA JANE DAWSON
7355 SW 154 TER
PALMETTO BAY, FL 33157

GEORGE B BILLBROUGH &W PATRICIA E
7321 SW 146 TERR
PALMETTO BAY, FL 33158

GEORGE FITZGERALD &W OLIMPIA
14640 POMPANO DR
CORAL GABLES, FL 33158

GEORGE MENCIA
IDALIA MENCIA
8100 SW 179 ST
MIAMI, FL 33157

GERMAN E PEREZ &W NORAYDA
7370 SW 144 ST
PALMETTO BAY, FL 33158

GILBERTO GONZALEZ
MADELLYN CASALS
14620 SNAPPER DR
CORAL GABLES, FL 33158

GINO M DIMARE &W DENISE G
14040 SW 67 PL
MIAMI, FL 33158

GIULIANA DE LA PIEDRA
ANDRES ALVA
7200 SW 148 TER
PALMETTO BAY, FL 33158

GLADSTONE LOSHUSAN (TRUST &)
EVADNEL LOSHUSAN (TRUST)
7350 SW 152 TER
PALMETTO BAY, FL 33157

GLENN HUTTON
6450 SW 100 ST
MIAMI, FL 33156

GLOBAL ONE INVESTMENT GROUP LLC
2137 NW 2 AVE
MIAMI, FL 33127

GREGORY ANDERSON
6600 MAHI DR
CORAL GABLES, FL 33158

GREGORY D LEE &W LAURA KETNER
15290 SW 72 CT
PALMETTO BAY, FL 33157

GUILLAUME ALEXANDRE COLLIN
LAURA JOSE DAVILA
13945 CARTEE RD
PALMETTO BAY, FL 33158

GUILLERMO CANCIO BELLO
B CANDACE CANCIO BELLO
6755 ROYAL PALM DR
PALMETTO BAY, FL 33157

GUSTAVO LOPEZ &W
MARGARITA
6300 DOLPHIN DR
CORAL GABLES, FL 33158

GUY MATHEW YOUNG
JOHANNA L YOUNG
6250 DOLPHIN DR
CORAL GABLES, FL 33158

H RONALD CORDES TRS
6740 SW 144 ST
PALMETTO BAY, FL 33158

HAIM M DUBITZKY
TANIA JUAREZ DUBITZKY
7243 SW 146 STREET CIR
PALMETTO BAY, FL 33158

HAROLD DIAZ TRS
THE MEDINA DIAZ FAMILY TRUST
ESLEYDA MEDINA TRS
6972 SW 149 TER
PALMETTO BAY, FL 33158

HELEN FARBER
DAVID FARBER
14422 SW 68 CT
PALMETTO BAY, FL 33158

HELMUTH SOLIS
15000 SW 72 CT
PALMETTO BAY, FL 33158

HERNAN LARDIEZ
ADRIANA MOTTA
14345 SW 72 CT
PALMETTO BAY, FL 33158

HOME PORT DEERING BAY LLC
13450 SW 82 CT
PINECREST, FL 33156

HOPE L HUGHES TRS
HOPE L HUGHES LIV TR
CHRISTOPHER E MILLER TRS
15120 SW 69 CT
PALMETTO BAY, FL 33158

HUGO R TORRES
MARIA S TORRES
15500 SW 72 CT
PALMETTO BAY, FL 33157

HUMBERTO J CONTRERAS &W EVELYN
6540 SW 144 ST
CORAL GABLES, FL 33158

HUMBERTO J MARTINEZ &W DOLORES M
7221 SW 146 TERR
PALMETTO BAY, FL 33157

HUNG LUNG LEE (TRUSTEE)
14670 SW 71 AVE
PALMETTO BAY, FL 33158

INES BAHACHILLE
LUIS ENRIQUE DERLON JR
7245 SW 142 TER
PALMETTO BAY, FL 33158

INTI PALLARES
ARIADNE PALLARES
6300 SW 144 ST
PALMETTO BAY, FL 33158

ISABEL G VALENZANO
6380 DOLPHIN DR
CORAL GABLES, FL 33158

ISABEL R MULHOLLAND
14621 SW 65 AVE
MIAMI, FL 33158

ISABEL R MULHOLLAND TR
14621 POMPANO DR
CORAL GABLES, FL 33158

ISAIAS DEL SOL &W SARAH
277 GALEON CT
MIAMI, FL 33143

ISIS CLARO
14921 SW 72 CT
PALMETTO BAY, FL 33158

IVAN MENDOZA
BARBARA MENDOZA
14540 SNAPPER DR
CORAL GABLES, FL 33158

IVAN SANTA CRUZ
JESSICA SANTA CRUZ
6763 SW 154 ST
PALMETTO BAY, FL 33157

JACK B & PHYLLIS P YAFFA
13621 DEERING BAY DR #502
CORAL GABLES, FL 33158

JACK W FELL &W R PAMELA REID
7201 MITCHELL DR
MIAMI, FL 33158

JAD N LAHOUD TRS
JAD N LADOUD REV TR
6330 DOLPHIN DR
CORAL GABLES, FL 33158

JAMES A HANNON
MELANIE E HANNON
15001 SW 71 CT
PALMETTO BAY, FL 33158

JAMES BOYETTE TRS
JAMES AND STEFANI BOYETTE
REVOCABLE TRUST
6380 SW 144 ST
MIAMI, FL 33158

JAMES D MAYES &W KATHLEEN R
13627 DEERING BAY DR #1204
MIAMI, FL 33158

JAMES E MIDDLETON TRS
ANNITA MIDDLETON REVOCABLE TRUST
ANNITA MIDDLETON TRS
15205 SW 72 CT
PALMETTO BAY, FL 33157

JAMES G GREGORY
SUSANA GREGORY
7027 SW 148 TER
PALMETTO BAY, FL 33156

JAMES H PERRY
SUSAN CAROL PERRY
14520 SW 64 CT
MIAMI, FL 33158

JAMES L BIERFELD &W ELIZABETH P
6700 SW 144 ST
PALMETTO BAY, FL 33158

JAMES LOSITO &W
CYNTHIA LOSITO
6802 SW 144 TER
PALMETTO BAY, FL 33158

JAMES M GILLIS TRS
GILLIS JOINT REVOCABLE TRUST
ELAINE H GILLIS TRS
6975 SW 149 TER
PALMETTO BAY, FL 33158

JAMES MICHAEL SAMWAY TRS
JAMES MICHAEL SAMWAY AND
HOMA HAMED SAMWAY REV TR
6540 MAHI DR
CORAL GABLES, FL 33158

JAMES OSTERBERG TRS
6340 SW 147 TERR
CORAL GABLES, FL 33158

JAMES PHILLIPS
GENOVEVA RODRIGUEZ
14941 SW 69 CT
PALMETTO BAY, FL 33158

JAMES T GOFF
14094 SW 142 AVE
MIAMI, FL 33186

JAMES THOMAS PARKER II
NAKARIT QUINN PARKER
PO BOX 1309
PALMETTO, GA 30268

JAMIE J BYINGTON JTRS
SUSAN GODOY JTRS
14001 CARTEE RD
PALMETTO BAY, FL 33158

JARED MATTHEW VOLPE &W JACQUIE O
15390 SW 72 CT
PALMETTO BAY, FL 33157

JARRED DICHEK
BROOKE ELLIOTT
14520 POMPANO DR
CORAL GABLES, FL 33158

JASON M ANDERSON
KRISTIN Y ANDERSON
6967 SW 148 TER
PALMETTO BAY, FL 33158

JASON MATTHEW GERRISH
MEADOW SARAH GERRISH
14240 SW 67 AVE
PALMETTO BAY, FL 33158

JASON R VIRELLI
TRACI A VIRELLI
7267 SW 146 STREET CIR
PALMETTO BAY, FL 33158

JAVIER CAPPELLETI
ROCIO CAPPELLETI
14610 BONITO DR
CORAL GABLES, FL 33158

JAVIER E CAPPELLETI &W ROCIO
6205 DOLPHIN DR
CORAL GABLES, FL 33158

JAVIER FLORES
ELSY CARBOT FLORES
6401 S MITCHELL MANOR CIR
MIAMI, FL 33156

JAY M SAKALO
STACI I SAKALO
7291 SW 146 STREET CIR
PALMETTO BAY, FL 33158

JAY PIERCE
ANA PIERCE
7296 SW 146 STREET CIR
PALMETTO BAY, FL 33158

JAYNE IRVIN TRS
JAYNE IRVIN REV TRUST
SIDNEY HOPPS
6232 PARADISE POINT DR
PALMETTO BAY, FL 33157

JEAN PIERRE BARDET
OLGA BARDET
14043 SW 67 PL
PALMETTO BAY, FL 33158

JEFF FRETTE
14720 SNAPPER DR
CORAL GABLES, FL 33158

JEFFREY D ADESKY TRUSTEE
14510 BONITO DR
CORAL GABLES, FL 33158

JEFFREY EPSTEIN
6210 PARADISE POINT DR
PALMETTO BAY, FL 33157

JEFFREY N BERMAN
LAUREN E FROST
14063 SW 67 PL
PALMETTO BAY, FL 33158

JEFFREY SCHNEIDER
14705 SAILFISH DR
CORAL GABLES, FL 33158

JEFFREY STOUFFER &W MONICA L
7405 SW 144 TERR
MIAMI, FL 33158

JERRY DEAN KETCHUM
LINDA L KETCHUM
6500 SW 144 ST
CORAL GABLES, FL 33158

JERRY SZWED &W DEBRA
15500 SW 72 AVE
PALMETTO BAY, FL 33157

JESPER KANOLD &W JENNIFER
14941 SW 74 AVE
PALMETTO BAY, FL 33158

JESSICA GAIBOR
RICARDO GAIBOR
7020 SW 148 TER
PALMETTO BAY, FL 33158

JESUS G RODRIGUEZ JR
LAURA DE JESUS RODRIGUEZ
6745 SW 146 ST
PALMETTO BAY, FL 33158

JLM 6970 LLC
6201 SW 70 ST 2 FLOOR
MIAMI, FL 33143

JOAQUIN BARALT
MARIA BARALT
6370 SW 144 ST
CORAL GABLES, FL 33158

JOAQUIN J BARALT LE
MARIA C BARALT LE
REM JOAQUIN JULIO BARALT TRS
6370 SW 144 ST
CORAL GABLES, FL 33158

JOEL H SCHENKMAN &W RANDY
10800 LAKESIDE DR
CORAL GABLES, FL 33156

JOHN DOUGLAS ARCHIBALD
CARLY ALVAREZ
14630 BONITO DR
CORAL GABLES, FL 33158

JOHN KERANAKIS
HYONGSUN KERANAKIS
14900 OLD CUTLER RD
PALMETTO BAY, FL 33158

JOHN LAWRENCE
VANESSA LAWRENCE
7240 SW 146 TER
PALMETTO BAY, FL 33158

JOHN M CRABB III
LINDSEY MOORE CRABB
6420 DOLPHIN DR
CORAL GABLES, FL 33158

JOHN MARONTO &W ROSEMARIE
6230 DOLPHIN DR
CORAL GABLES, FL 33158

JONATHAN C MOORE &W CAROL SHARPE
945 WEST END AVE #6C
NEW YORK, NY 10025

JONATHAN DRULARD
MARIA DRULARD
1220 CARTAGENA AVE
CORAL GABLES, FL 33156

JONATHAN KARL KISH
RACHEL KISH
7231 SW 146 TER
PALMETTO BAY, FL 33158

JONATHAN KATCHER
C/O MARY FAWKES
14300 SW 68 AVE
PALMETTO BAY, FL 33133

JORGE AIME &W RHONA
7231 SW 146 ST CIR
PALMETTO BAY, FL 33158

JORGE CHAMORRO &W CAROLINA
14400 SW 73 AVE
PALMETTO BAY, FL 33158

JORGE L GUERRA &W GAYLE L
6957 SW 148 TERR
PALMETTO BAY, FL 33158

JORGE L QUEVEDO &W DUNIA T
6245 SW 145 ST
MIAMI, FL 33158

JORGE MILIAN &W MARY
6890 S CARTEE RD
PALMETTO BAY, FL 33158

JORGE NASR &W MARICEL
6561 MARLIN DR
MIAMI, FL 33158

JOSE ADOLFO MCENTEE SR
LANA MCENTEE DUCHENE
7351 SW 153 ST
PALMETTO BAY, FL 33157

JOSE AGUSTIN PEREZ &W ALANA SUSAN
6790 SW 122 DR
MIAMI, FL 33156

JOSE B SOLORZANO
MARIA JOSE SOLORZANO
6797 SW 145 ST
PALMETTO BAY, FL 33158

JOSE E LOPEZ &W MARIA V
6215 PARADISE POINT DR
PALMETTO BAY, FL 33157

JOSE I LOPEZ SR TR
6600 SW 75 CT
MIAMI, FL 33143

JOSE IGNACIO CARDENAL TRS
JADCA FAMILY TRUST
MARIA ESPERANZA CARDENAL TRS
7300 SW 132 ST
MIAMI, FL 33156

JOSE MARTINEZ &W
JACQUELINE CERVERA
6265 DOLPHIN DR
CORAL GABLES, FL 33158

JOSE PEREIRA JR TRS
THE PEREIRA FAMILY TRUST
9150 S DADELAND BLVD STE 908
MIAMI, FL 33156

JOSE SERGIO FERNANDEZ TRS
THE JOSE SERGIO FERNANDEZ LIV TR
14541 BONITO DR
CORAL GABLES, FL 33158

JOSEPH A SANZ &W JOAN
7017 SW 148 TERR
PALMETTO BAY, FL 33158

JOSEPH JOHNSON
JEWEL L JOHNSON
15550 SW 72 CT
PALMETTO BAY, FL 33157

JOSEPH PEREZ
NELLIE PEREZ
6760 SW 145 ST
PALMETTO BAY, FL 33156

JOSEPH SEMAAN
KATHLEEN SEMAAN
6220 PARADISE POINT DR
PALMETTO BAY, FL 33157

JOSHUA D NELSON
YESENIA NELSON
13999 OLD CUTLER RD
PALMETTO BAY, FL 33158

JOSHUA DANIEL STERN TRS
JOSHUA DANIEL STERN AND ADRIANA
ROSA CORRALES JOINT REV TR
6860 SW 142 TER
PALMETTO BAY, FL 33158

JOY A HERMANOWSKI SMITH TRS
JOY A HERMANOWSKI SMITH REVOC TR
14625 SAILFISH DR
CORAL GABLES, FL 33158

JUAN ALAYO &W TANIA MATOS ALAYO
6766 SW 154 ST
PALMETTO BAY, FL 33157

JUAN ANTONIO AYALA
LORRIMARIE ESPARZA
6219 PARADISE POINT DR
PALMETTO BAY, FL 33157

JUAN CARLOS INFANTE JR
MICHELLE M RODRIGUEZ DIAZ
14901 SW 72 CT
PALMETTO BAY, FL 33158

JUAN CARLOS PERNAS
PATRICIA ANN PERNAS
6702 ROYAL PALM DR
PALMETTO BAY, FL 33157

JUAN CUTIE
ILEANA CUTIE
6208 PARADISE POINT DR
PALMETTO BAY, FL 33157

JUAN I COBO &W JOAN T
14530 BONITO DR
CORAL GABLES, FL 33158

JUAN MARRERO &W MARY
15011 SW 69 CT
PALMETTO BAY, FL 33158

JUAN RUIZ UNGER
CARMEN RUIZ UNGER
7000 SW 148 TER
PALMETTO BAY, FL 33158

JULE FRANCES WESTRICH LE
REM JULIE FRANCES WESTRICH TRS
REM THE JULIE F WESTRICH LIV TR
15111 SW 69 CT
PALMETTO BAY, FL 33158

JULIAN ANDRES OCAMPO
LISSETTE HERMIDA
7325 SW 152 ST
PALMETTO BAY, FL 33157

JULIO C PEREZ &W LOURDES
6207 PARADISE POINT DR
PALMETTO BAY, FL 33157

JULIO E MUNOZ & MARCELA V MUNOZ
7100 SW 146 ST
PALMETTO BAY, FL 33158

JULIO RODRIQUEZ &W DAISY
6410 SW 144 ST
CORAL GABLES, FL 33158

JUSTIN SPORRER
KRISTY SPORRER
7300 SW 148 ST
PALMETTO BAY, FL 33158

KARL B ELLINS LE
REM SYLVIA ELLINS
6971 SW 152 ST
PALMETTO BAY, FL 33157

KARL WIEGANDT
DACIA WIEGANDT
6900 SW 142 TER
PALMETTO BAY, FL 33158

KATHERINE E DZIMIDAS TRS
KATHERINE DZIMIDAS REV TRUST
14530 TARPON DR
CORAL GABLES, FL 33158

KEITH & PATRICIA MARTELLO
14521 SW 64 CT
CORAL GABLES, FL 33158

KEITH W MARTELLO &W PATRICIA A
14521 TARPON DR
CORAL GABLES, FL 33158

KEN JANOSKI LE
REM DEBRA TOBIERRE
REM MILLER TOBIERRE
6450 MAHI DR
CORAL GABLES, FL 33143

KENNETH FLICKER &W CAROL
7360 SW 148 ST
PALMETTO BAY, FL 33158

KENNETH GOMBERG
JACOB GOMBERG
HOLLY GOMBERG
15405 SW 72 CT
PALMETTO BAY, FL 33157

KENNETH HUNTER TRS
THE HUNTER ARANGO REV TRUST
ANA PATRICIA ARANGO TRS
14621 TARPON DR
CORAL GABLES, FL 33158

KEVIN P DUNN &W KAREN B
7301 SW 145 TERR
PALMETTO BAY, FL 33158

KHRYSTYNA BOCHKAY
ROMAN CHYCHYLA
7261 SW 146 STREET CIR
PALMETTO BAY, FL 33158

KIM COLE
CHERYL J COLE
15354 SW 67 CT
PALMETTO BAY, FL 33157

KOOROSH REYHANI
DENISE M ABI FADEL
6420 MARLIN DR
CORAL GABLES, FL 33158

KRISTI LYNN NEIDENTHAL
6206 PARADISE POINT DR
PALMETTO BAY, FL 33157

L14 BOAT SLIP LLC
3109 GRAND AVE #188
MIAMI, FL 33156

LATA SONPAL TR
LATA SONPAL (BEN)
PO BOX 430416
MIAMI, FL 33243

LAURA MARIE HERNNADEZ
ENRIQUE DANTON HERNANDEZ
6265 MARLIN DR
CORAL GABLES, FL 33158

LAZARO MARTINEZ
VIANCA TRASPUESTO
7005 SW 149 TER
PALMETTO BAY, FL 33158

LEON P REITNAUER &W DOREEN L
15100 SW 71 CT
PALMETTO BAY, FL 33158

LEONARDO H DA SILVA II
PATRICIA TORRES
14641 BONITO DR
CORAL GABLES, FL 33158

LESTER DAVID ARANA
ALEJANDRA MARIA ARANA
15155 SW 72 CT
PALMETTO BAY, FL 33158

LILLIAN DE LOS REYES TRS
LILLIAN DE LOS REYES 2013 REV TR
7012 SW 149 TER
PALMETTO BAY, FL 33158

LILO CASADO
6285 DOLPHIN DR
CORAL GABLES, FL 33158

LINDA ANN SABO TRS
LINDA ANN SABO TRUST
14502 SW 68 CT
PALMETTO BAY, FL 33158

LINDA YEVENEZ
14940 SW 69 CT
PALMETTO BAY, FL 33158

LINO B FERNANDEZ TRS
LINO B FERNANDEZ AND ELBA IRIS
RAMOS CONDE REVOCABLE TRUST
14560 SAILFISH DR
CORAL GABLES, FL 33158

LOUIS R PERRERO TRS
THE LOUIS R PERRERO AND LAUREL L
PERRERO FAMILY TRUST
6510 MITCHELL DR
CORAL GABLES, FL 33158

LOUISE MCCARTHY
14300 SW 72 CT
PALMETTO BAY, FL 33158

LUDMIL V &W ROUMIANA KATZARKOV
14600 SAILFISH DR
CORAL GABLES, FL 33158

LUIS A LEON
SUZANNE SUAREZ MENDIZABAL
14500 TARPON DR
CORAL GABLES, FL 33158

LUIS A MILLER LE
BERTHA MILLER LE
REM LUIS ALFREDO MILLER TRS
14200 SW 68 AVE
PALMETTO BAY, FL 33158

LUIS ALEJANDRO ROJAS &W
SANDRA COUTTENYE
12945 NEVADA ST
MIAMI, FL 33156

LUIS CASTANEDA
LAURA DE BIEN
15205 SW 73RD CT
PALMETTO BAY, FL 33157

LUIS CASTRO TREJO
FABIANA DE LELIS ANDRADE
15225 OLD CUTLER RD
PALMETTO BAY, FL 33157

LUIS EDUARDO POMA
1000 BRICKELL AVE #300
MIAMI, FL 33131

LUIS M DEL PINO
ANGIE CAROLINA VILLANUEVA
7385 SW 148 ST
PALMETTO BAY, FL 33158

LUIS RAFAEL GUTIERREZ
MARIA JOSA DE GUTIERREZ
13001 MIRANDA ST
CORAL GABLES, FL 33156

LVVL LLC
14500 TARPON DR
CORAL GABLES, FL 33158

MADEIRA BLAHA LLC
111 E MONUMENT AVE STE #401 12
KISSIMMEE, FL 34741

MAN TAT CHAN &W LEYON CHAN
14601 SW 67 AVE
CORAL GABLES, FL 33158

MANFRED BECK
MARY JO TREPKA
15340 SW 72 AVE
PALMETTO BAY, FL 33157

MANUEL A BRAMBILLA
MONICA WAGNER DE BRAMBILLA
6550 CHAPMAN FIELD DR
MIAMI, FL 33156

MANUEL A GONZALEZ
MAYELIN PRIETO GONZALEZ
7206 SW 146 ST CIR
PALMETTO BAY, FL 33158

MARC D PACIN
10825 SW 74 AVE
PINECREST, FL 33156

MARC PACIN
10825 SW 74 AVE
PINECREST, FL 33156

MARCO BORRERO
JESSICA MOLINA
7350 SW 153 ST
PALMETTO BAY, FL 33157

MARCO BOTERO
MARIELA BOTERO
6950 SW 148 TER
PALMETTO BAY, FL 33158

MARCO GIOVANE
MARIA JOSE DONOSO
6212 PARADISE POINT DR
PALMETTO BAY, FL 33157

MARCO NICOLINI
PAULINE M NICOLINI
14200 FARMER RD
PALMETTO BAY, FL 33158

MARCO SEEFELDT
MARTA W GARCIA
6760 SW 144 ST
PALMETTO BAY, FL 33158

MARCO ZIGNI
ALEXANDRA URVINA
14901 SW 74 AVE
PALMETTO BAY, FL 33158

MARIA A MONZON
6961 SW 152 ST
PALMETTO BAY, FL 33157

MARIA BEATRIZ DUPOND
RICARDO DUPOND
6401 MARLIN DR
CORAL GABLES, FL 33158

MARIA DEL PILAR VILA
19901 SW 232 ST
MIAMI, FL 33170

MARIA TORRENS FAYONS LE
REM MANUEL ARELIO HERNANDEZ
REM OSWALD DE JESUS HERNANDEZ
6400 SW 144 ST
CORAL GABLES, FL 33158

MARIO GHANTOUS ASSAAD
NIVINE ROPHAEL
14620 SAILFISH DR
CORAL GABLES, FL 33158

MARJORIE BARBANEL TRS
THE FUNHOUSE REVOCABLE TRUST
14950 SW 71 AVE
PALMETTO BAY, FL 33158

MARJORIE TOBIN
7515 SW 56 AVE
MIAMI, FL 33143

MARK D MORRIS
6361 DOLPHIN DR
CORAL GABLES, FL 33158

MARK J BOULRIS
AMY B BOULRIS
15060 SW 71 CT
PALMETTO BAY, FL 33158

MARK R ANTONELLI &W DEBRA B
7326 SW 145 TERR
PALMETTO BAY, FL 33158

MARK R STEVENS TRS
MARK R STEVENS REVOCABLE TRUST
SUSAN O STEVENS TRS
3828 INVERNESS WAY
MARTINEZ, GA 30907

MARKEL U S INVESTMENST LLC
7190 SW 148 TER
PALMETTO BAY, FL 33158

MARLENE B CARLIN TRS
MARLENE B CARLIN (BEN)
14900 SW 71 AVE
PALMETTO BAY, FL 33158

MARLON AROZAMENA
YAINELYS AROZAMENA
14391 SW 73 AVE
PALMETTO BAY, FL 33158

MARTIN & ELPITHA SHAW TRUSTEE
MARTIN & ELPITHA SHAW (BEN)
15550 SW 72 AVE
PALMETTO BAY, FL 33157

MARVIN BOCHNER
13741 SW 72 AVE
MIAMI, FL 33158

MARY CASELLLA WASSENBERG TRS
MARY CASELLA WASSENBERG REV TR
6720 SW 144 ST
PALMETTO BAY, FL 33158

MAURICE JAY KUTNER
LORI KUTNER MILLER
510 OLDE LAUREN CT
ALPHARETTA, GA 30022

MELISSA WOODALL TRS
NANCY B WETHY TRUST
NANCY B WETHY TRS
6843 SW 145 TER
PALMETTO BAY, FL 33158

MEREDITH BOZEK TRS
MEREDITH BOZEK TRUST
BRANDON CHRISTOPHER BOZEK TRS
14255 SW 73 AVE
PALMETTO BAY, FL 33158

MIAMI DADE COUNTY
MIAMI DADE FIRE DEPT
111 NW 1 ST STE 17-202
MIAMI, FL 33128

MIAMI DADE COUNTY
ATTN: RER-EEL USER
701 NW 1 CT 6TH FLOOR
MIAMI, FL 33136

MIAMI OCEAN ADVENTURES LLC
6435 SW 100 ST
PINECREST, FL 33156

MIAMI-DADE COUNTY
PARKS & RECREATION DEPT
275 NW 2 ST STE 342
MIAMI, FL 33128

MIAMI-DADE COUNTY
DERM-EEL
701 NW 1 CT, 4TH FL
MIAMI, FL 33136

MIAMI-DADE COUNTY
D D F M - USER EEL
111 NW 1 ST STE 2460
MIAMI, FL 33128

MIAMI-DADE COUNTY
ATTN: RER-EEL USER
701 NW 1 CT 6TH FLOOR
MIAMI, FL 33136

MIAMI-DADE COUNTY
USER DEPT: DEPT OF TRANSPORTATION
& PUBLIC WORKS
111 NW 1ST ST STE 1610
MIAMI, FL 33128

MIAMI-DADE COUNTY
PARKS AND RECREATION
275 NW 2 ST 4FL
MIAMI, FL 33128

MIAMI-DADE COUNTY
DOT
111 NW 1ST ST STE 1610
MIAMI, FL 33128

MIAMI-DADE COUNTY
DEPT OF TRANSPORTATION
& PUBLIC WORKS
111 NW 1ST ST STE 1610
MIAMI, FL 33128

MICHAEL A CHIN
ANGELA B CHIN
7211 SW 151 ST
PALMETTO BAY, FL 33158

MICHAEL A CHIN &W ANGELA B
7211 SW 151 ST
PALMETTO BAY, FL 33158

MICHAEL C WIMERT JR
ALESSANDRA E WIMERT
14045 SW 72 AVE
PALMETTO BAY, FL 33158

MICHAEL E CALDERON
15555 OLD CUTLER RD
PALMETTO BAY, FL 33157

MICHAEL F AUDIE TRS
MICHAEL F AUDIE
7330 SW 145 TER
PALMETTO BAY, FL 33158

MICHAEL L PEYTON TRUST
MICHAEL L & MARY PEYTON TRS
14625 SNAPPER DR
CORAL GABLES, FL 33158

MICHAEL PATRICK MURPHY JTRS
ALICIA J MURPHY JTRS
14141 SW 69 AVE
PALMETTO BAY, FL 33158

MICHAEL THALER &W ESTHER
15144 SW 72 CT
PALMETTO BAY, FL 33158

MICHAEL W SONTAG
14540 SAILFISH DR
CORAL GABLES, FL 33158

MICHAEL W SONTAG &W DONNA
14535 SAILFISH DR
CORAL GABLES, FL 33158

MICHEL NAHMAD &W CONNIE
13611 DEERING BAY DR #502
CORAL GABLES, FL 33158

MICHELE A BENESCH TRS
MICHELE A BENESCH REVOCABLE TRUST
3440 POINCIANA AVE
MIAMI, FL 33133

MICHELE CARINGELLA
PO BOX 14503
CORAL GABLES, FL 33114

MIGUEL A NIDO &W LORETTA C
14140 SW 69 AVE
PALMETTO BAY, FL 33158

MIGUEL G MURCIANO
DEBORAH C MURCIANO
14521 SW 67 AVE
CORAL GABLES, FL 33158

MIGUEL VIYELLA
SONNIA VIYELLA
11100 SW 60 AVE
MIAMI, FL 33156

MILDRED LEE
7216 SW 146 STREET CIR
PALMETTO BAY, FL 33158

MILLIE PENICHET LE
REM ROBERT ANTHONY PENICHET
REM CHARLES FELIPE PENICHET
7110 SW 148 TER
PALMETTO BAY, FL 33158

MIREN ARNAIZ
6431 MARLIN DR
CORAL GABLES, FL 33158

MITCHEL A BURNS &W JOYCE
15245 SW 73 CT
PALMETTO BAY, FL 33157

MITCHEL BURNS &W JOYCE
15245 SW 73 CT
PALMETTO BAY, FL 33157

MONDO T PALLON
6400 DOLPHIN DR
CORAL GABLES, FL 33158

MONIQUE DE LA VIESCA
7335 SW 152 TER
PALMETTO BAY, FL 33157

MSSI MARINE GROUP LTD
C/O NICOLE J HUSMANN PA
150 ALHAMBRA CIR 1150
CORAL GABLES, FL 33134

NATHALIE DIERICKX
6921 SW 144 ST
PALMETTO BAY, FL 33158

NICHOLAS E CHRISTIN &W FELICIA
15505 SW 73 CT
PALMETTO BAY, FL 33157

NICOLE GLAB PERAITA
6910 SW 145 TER
PALMETTO BAY, FL 33158

OLD CUTLER FARMER 14110 LLC
815 NW 57 AVE #480
MIAMI, FL 33126

OLD CUTLER GROVES SOUTH
HOA ASSC INC
14020 SW 67 PL
MIAMI, FL 33158

OLD CUTLER PRESBYTERIAN CH INC
14401 OLD CUTLER RD
MIAMI, FL 33158

ORLANDO CARR
LOURDES SANABRIA CARR
6365 MARLIN DR
CORAL GABLES, FL 33158

ORMOND BEACH HOLDINGS LLC
%JP MORGAN BILL PAYMENT DEPT
PO BOX 5258
NEW YORK NEW, NY 10185

OSCAR A SOTOLONGO
LEXZADITH SOTOLONGO
14520 TARPON DR
CORAL GABLES, FL 33158

OSCAR ARMANDO RODRIGUEZ
JENNIFER MARIE RODRIGUEZ
15455 SW 72 CT
PALMETTO BAY, FL 33157

OSCAR D FONSECA
14250 SW 72 AVE
PALMETTO BAY, FL 33158

OSCAR D ROSALES
230 E ROCKWOOD WAY
WINTER PARK, FL 32789

OSCAR RODRIGUEZ PINEROS
STEPHANIE SHAHBAZ
6821 SW 144 TER
PALMETTO BAY, FL 33158

OUT ON THE OFFICE BOAT
CHARTERS LLC
3109 GRAND AVE #188
MIAMI, FL 33143

PABLO M CERVINO TRS
CERVINO FAMILY REVOCABLE TRUST
CARMEN OLIVER TRS
6720 SW 145 ST
PALMETTO BAY, FL 33158

PAMELA GORMAN LE
REM DAVID JUDE GORMAN
REM HEATHER LEA KEENAN
14140 SW 72 AVE
MIAMI, FL 33158

PATRICIA L NUGENT
15400 SW 72 AVE
PALMETTO BAY, FL 33157

PATRICK TURIANO
GRACE ROS TURIANO
7211 SW 146 TER
PALMETTO BAY, FL 33158

PAUL D LENNON &W ROSA A
15001 SW 74 AVE
PALMETTO BAY, FL 33158

PAUL H SEIGEL &W JUDY WOLF
15161 SW 71 CT
PALMETTO BAY, FL 33158

PAUL J SCHWIEP TRS
SCHWIEP FAMILY REVOCABLE TRUST
DEBORAH M SCHWIEP TRS
6850 N CARTEE RD
PALMETTO BAY, FL 33158

PAULA CABALLERO
FELIPE VIEL
15585 OLD CUTLER RD
PALMETTO BAY, FL 33157

PAULETTE CHEN
6240 DOLPHIN DR
CORAL GABLES, FL 33158

PEDER BONNIER
5901 SUNCREST DR
PINECREST, FL 33156

PEDRO E ROMERO
6225 PARADISE POINT DR
PALMETTO BAY, FL 33157

PEDRO E VASALLO &W DAWN D
6770 ROYAL PALM DR
PALMETTO BAY, FL 33157

PEDRO J PINTO
MARIA LOURDES PINTO
14911 SW 72 CT
PALMETTO BAY, FL 33158

PEDRO M FROMETA &W MIRIAM B
6430 SW 144 ST
CORAL GABLES, FL 33158

PENGZI MIAO
XUESONG XIANG
6260 DOLPHIN DR
CORAL GABLES, FL 33158

PERCY WILLIAM AITKEN
ILSEN AITKEN
14780 OLD CUTLER RD
PALMETTO BAY, FL 33158

PETER A JOSEPH
PILAR C MARTINEZ
5740 SW 116 ST
CORAL GABLES, FL 33156

PETER COHEN
ALLISON COHEN
5820 SW 118 ST
CORAL GABLES, FL 33156

PETER GROSS
7107 SW 148 TER
PALMETTO BAY, FL 33158

PETER H KIRCHER &W MARIANNE
6750 ROYAL PALM DR
PALMETTO BAY, FL 33157

PETER K STERN LE
JOAN R STERN LE
REM JONATHAN STERN
6725 SW 145 ST
PALMETTO BAY, FL 33158

PHILIP GROSSMAN TRS
PHILIP GROSSMAN REV TRUST
13633 DEERING BAY DR #226
CORAL GABLES, FL 33158

PHILLIP ZADI &W MAGNY
6767 SW 154 ST
PALMETTO BAY, FL 33157

PHYLLIS TYNES-SAUNDERS
6450 SW 144 ST
MIAMI, FL 33158

PONCE PLACE PROPERTIES LLC
4545 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

RADIOMEDICA SERVICES CORP
15505 SW 67 CT
PALMETTO BAY, FL 33157

RAFAEL RODRIGUEZ
TERESITA RODRIGUEZ
15450 SW 72 CT
PALMETTO BAY, FL 33157

RAFAEL RODRIGUEZ TRS
RAFAEL AND CASSANDRA RODRIGUEZ
REV TR
15375 SW 72 CT
PALMETTO BAY, FL 33157

RAFAEL VILLAMIZAR &W DORIS
14921 SW 74 AVE
PALMETTO BAY, FL 33158

RAIMUNDO V ROCHA &W LYNN P
7310 SW 146 TERR
PALMETTO BAY, FL 33158

RAJ B UTTAMCHANDANI &W ARUNA
14270 SW 72 CT
PALMETTO BAY, FL 33158

RALPH L GAZITUA &W MARIA E
6217 PARADISE POINT DR
PALMETTO BAY, FL 33157

RAMON L BARDELAS LE
DIANE S BARDELAS LE
REM RAMON LORENZO BARDELAS TRS
6705 SW 145 ST
PALMETTO BAY, FL 33158

RAMON L LLORET
DANA LLORET
6960 SW 144 ST
PALMETTO BAY, FL 33158

RAMZI T YOUNIS
DINA YOUNIS
6380 MARLIN DR
CORAL GABLES, FL 33158

RANA NECLA ZELLUH LE
REM SERA ZELLUH
REM FUAT ZELLUH
6964 SW 151 ST
PALMETTO BAY, FL 33158

RAUL PARQUET &W
IVETTE CAVE
14521 POMPANO DR
CORAL GABLES, FL 33158

REBECCA GARCIA
12171 SW 268 ST
HOMESTEAD, FL 33032

REGINALD HAYDEN JR &W BEVERLY
6950 SW 146 ST
PALMETTO BAY, FL 33158

RENE ALVAREZ
YAMILE ALVAREZ
6231 PARADISE POINT DR
PALMETTO BAY, FL 33157

RENE HERRERA &W
CHRISTINA HERRERA
14665 OLD CUTLER RD
PALMETTO BAY, FL 33158

REX A HODGES
JENNIFER L HODGES
14731 SAILFISH DR
CORAL GABLES, FL 33158

RHETT ROBERT CILI
MELISSA CILI
15445 OLD CUTLER RD
PALMETTO BAY, FL 33157

RICARDO L CASAS &W MYRIAM S
7201 SW 146 ST CIR
PALMETTO BAY, FL 33158

RICARDO RAFAEL ROCCO
6222 PARADISE POINT DR
PALMETTO BAY, FL 33157

RICHARD & SANDRA A ENGEL
6695 ROYAL PALM DR
PALMETTO BAY, FL 33157

RICHARD ADAM LEHMAN
NICOLE KRAFTSOW
6954 SW 151 ST
PALMETTO BAY, FL 33158

RICHARD BATTAGLIA LE
ELIZABETH BATTAGLIA LE
REM BATTAGLIA FAMILY TRUST
6245 DOLPHIN DR
CORAL GABLES, FL 33158

RICHARD COBA
LOURDES M COBA
7331 SW 146 TER
PALMETTO BAY, FL 33158

RICHARD E HARDWICK (TRUST)
7220 SW 151 ST
PALMETTO BAY, FL 33158

RICHARD ENGEL &W SANDRA
6695 ROYAL PALM DR
PALMETTO BAY, FL 33157

RICHARD FRANK COHEN LE
JOAN CHUBIN COHEN LE
REM MICHAEL NEIL COHEN
15134 SW 72 CT
PALMETTO BAY, FL 33158

RICHARD J MCALPIN LE
ANGELA C MCALPIN LE
REM RICHARD J MCALPIN REV TR
7255 SW 146 STREET CIR
PALMETTO BAY, FL 33158

RICHARD L GANTER
MARINELLA GANTER
7350 SW 154 TER
PALMETTO BAY, FL 33157

RICHARD M REYNOLDS
CARMEN V REYNOLDS
6441 MARLIN DR
CORAL GABLES, FL 33158

RICHARD MIXSON &W MICHELLE
15500 SW 67 CT
PALMETTO BAY, FL 33157

RICHARD MIXSON TRS
RICHARD MIXSON REVOCABLE TRUST
15500 SW 67 CT
PALMETTO BAY, FL 33167

RICHARD P ENGEL &W SANDRA A
PO BOX 560643
MIAMI, FL 33256

RICHARD S LUCK TRS
SYLVIA LUCK THORPE TRS
RICHARD S LUCK
7236 SW 146 STREET CIR
PALMETTO BAY, FL 33158

RITA BAUER
14650 SW 69 AVE
PALMETTO BAY, FL 33158

ROBERT A ROSENBLATT
SONIA ROSENBLATT
7330 SW 152 TER
PALMETTO BAY, FL 33157

ROBERT A VERNON
LELIS B VERNON
13621 DEERING BAY DR APT 904
CORAL GABLES, FL 33158

ROBERT BENJAMIN POWELL TRS
ROBERT BENJAMIN POWELL AND
STEPHANIE GAULT POWEL REV TR
7375 SW 154 TER
PALMETTO BAY, FL 33157

ROBERT C CAVA
DANIELLA LEVINE CAVA
15360 SW 67 AVE
PALMETTO BAY, FL 33157

ROBERT CONLEY
VERONICA SOSA
6229 PARADISE POINT DR
PALMETTO BAY, FL 33157

ROBERT D SPERBER
DEBORAH J SPERBER
13635 DEERING BAY DR UNIT 223
MIAMI, FL 33158

ROBERT F CULLEN JR &W KAREN
14641 SW 67 AVE
CORAL GABLES, FL 33158

ROBERT F EHRLING TRS
ROBERT F EHRLING TRUS T
15305 SW 73 CT
PALMETTO BAY, FL 33157

ROBERT FURNISS ROE TRS
ROBERT FURNISS ROE AND TINA
FURNISS ROE JOINT REV TR
15451 SW 67 CT
PALMETTO BAY, FL 33157

ROBERT HEVIA
JULISSA HEVIA
6501 MARLIN DR
CORAL GABLES, FL 33158

ROBERT KAUFMAN
STACEY KAUFMAN
14245 SW 68 AVE
PALMETTO BAY, FL 33158

ROBERT MARTINEZ TRS
MARTINEZ FAMILY TRUST UTD
ROBYN J MARTINEZ TRS
6223 PARADISE POINT DR
PALMETTO BAY, FL 33157

ROBERT N CORSO
6855 SW 142 TERR
PALMETTO BAY, FL 33158

ROBERT NEUWELT
EVA NEUWELT
13627 DEERING BAY DR 702
MIAMI, FL 33158

ROBERT R ADAMS
CECILIA A ADAMS
11900 SW 67 CT
PINECREST, FL 33156

ROBERT SCOTT GORHAM LE
KARON SUE GORHAM LE
REM NATALIE J WHITE
15101 SW 74 AVE
PALMETTO BAY, FL 33158

ROBERTO ALEJANDRO LINARES TRS
THE LINARES REV TRUST AGRMT
JENNIFER ANN LINARES TRS
15025 SW 74 AVE
PALMETTO BAY, FL 33158

RODERICK C &W KAREN C DICKINSON
6520 MAHI DR
CORAL GABLES, FL 33158

RODOLFO NUNEZ &W YVONNE
14645 SNAPPER DR
CORAL GABLES, FL 33158

ROGELIO OBESO
FABIOLA ELIZONDO
6700 SW 145 ST
PALMETTO BAY, FL 33157

ROLANDO E LEIVA
MARIA C LEIVA
7400 SW 50 TER STE 302
MIAMI, FL 33155

RONALD J COHEN
DANIELLE M VAN DEN BERG COHEN
6320 SW 144 ST
CORAL GABLES, FL 33158

RONALD O MACKENDREE &W KATHRYN L
7249 SW 146 STREET CIR
PALMETTO BAY, FL 33158

RONALD REYES
GINA REYES
7453 SW 188 TER
MIAMI, FL 33157

RONALD SALINAS &W HANNETTE
7219 SW 146 STREET CIR
PALMETTO BAY, FL 33158

RONNIE FERNANDEZ TRS
RONNIE FERNANDEZ DECLARATION OF TRUST
6845 SW 144 ST
PALMETTO BAY, FL 33158

ROSEMARY R GOLDIN &H WAYNE
7310 SW 148 ST
PALMETTO BAY, FL 33158

ROYAL HARBOUR YACHT CLUB
TOWNHOUSE ASSC INC
6111 PARADISE POINT DR
MIAMI, FL 33157

RR3 HOLDINGS LLC
3200 THORNE HILL CT
RICHARDSON, TX 75082

RUDOLPH BABOUN
6801 SW 144 TER
PALMETTO BAY, FL 33158

RUDOLPH CECCHI &W EMILY
14627 SAILFISH DR
CORAL GABLES, FL 33158

SAFE HARBOR AT DEERING BAY LLC
1100 SW 83 AVE
MIAMI, FL 33156

SAMION SHABASHEV
YELIZAVETA SHABASHEV
6822 SW 144 TER
PALMETTO BAY, FL 33158

SAMUEL GONZALEZ
CRISTINA RIONDA GONZALEZ
7022 SW 149 TER
PALMETTO BAY, FL 33158

SANDRA A ENGLE
6695 ROYAL PALM DR
PALMETTO BAY, FL 33157

SARA RASKEN
6740 SW 145 ST
PALMETTO BAY, FL 33158

SARAH O MIURA
6411 MARLIN DR
CORAL GABLES, FL 33158

SCOTT BETTRIDGE &W PAMELA A
7285 SW 146 STREET CIR
PALMETTO BAY, FL 33158

SCOTT MARK SANDLER TRS
SCOTT MARK SANDLER REV TRUST
7250 SW 142 TER
PALMETTO BAY, FL 33158

SCOTT MICHAEL MASSON TRS
7279 TRUST
NANCY ELLEN COLLINS TRS
7279 SW 146 STREET CIR
PALMETTO BAY, FL 33158

SCOTT WEINGARDEN &W
MELISSA J WEINGARDEN
6740 SW 141 ST
PALMETTO BAY, FL 33158

SEAN M TRACY
GLADYS LUCIA TRACY
6785 SW 146 ST
PALMETTO BAY, FL 33158

SERGIO SALAZAR LE
REM SERGIO SALAZAR TRS
REM THE LEGIONARIO LIVING TRUST
14520 SAILFISH DR
CORAL GABLES, FL 33158

SHARON GOLDFARB
6767 SW 144 ST
PALMETTO BAY, FL 33158

SHERRI SLEEPER LE
REM SHERRI TAN SLEEPER TRS
REM SLEEPER FAMILY LIVING TRUST
7015 SW 149 TER
PALMETTO BAY, FL 33158

SHOBHIT TEOTIA
CHANCHAL RANA
6701 SW 146 ST
PALMETTO BAY, FL 33158

SIGEN INC
12580 OLD CUTLER RD
MIAMI, FL 33156

SILVANA SOBRAL MESQUITA
7000 SW 146 STREET
PALMETTO BAY, FL 33158

SOBA LLC
13660 SW 60 AVE 14
CORAL GABLES, FL 33158

SOFIA BLANCO
JUAN GONZALO DEL RIO
6340 MARLIN DR
CORAL GABLES, FL 33158

SOMAL SATISH SHAH
ADRIANA ESCANDON SANDINO
15000 SW 71 CT
PALMETTO BAY, FL 33158

SOMALY BARQUET TRS
SOMALY BARQUET REVOCABLE TRUST
14621 BONITO DR
CORAL GABLES, FL 33158

SOUTH PACIFIC PROPERTIES LLC
6205 DOLPHIN DR
CORAL GABLES, FL 33158

ST ANDREWS EPISCOPAL CHURCH INC
14260 OLD CUTLER RD
PALMETTO BAY, FL 33158

STEPHEN MOY SAGROTT
MARA LUCRECIA NORIEGA DE SAGROTT
7340 SW 146 TER
PALMETTO BAY, FL 33158

STEPHEN T LEONARD TRS
MARY L LEONARD REV LIV TRUST
MARY L LEONARD TRS
6211 PARADISE POINT DR
PALMETTO BAY, FL 33157

STEVEN G BABCOCK LE
ANA G BABCOCK LE
REM ALEC BABCOCK
6445 DOLPHIN DR
CORAL GABLES, FL 33158

SUSAN M MARKLEY TRS
THE FIRST AMENDED SUSAN MARKLEY
REVOCABLE TRUST
7395 SW 148 ST
PALMETTO BAY, FL 33158

SW 152 ST LLC
7840 SW 117 ST
PINECREST, FL 33156

SYLVIA M OSORIO
15555 SW 72 CT
PALMETTO BAY, FL 33157

TAGHI AFKAM
MARYAM MIRCHI
14300 SW 73 AVE
PALMETTO BAY, FL 33158

TAMAYO 14551 LLC
17687 NW 78 AVE
MIAMI, FL 33015

TARA J FRANCO
JOSE A FRANCO
15605 SW 73 CT
PALMETTO BAY, FL 33157

TENY SHAROFF TRS
TENY SHAROFF TRUST
6470 MAHI DR
CORAL GABLES, FL 33158

TERRA NOVIS PROPERTIES LLC
7210 SW 148 TER
PALMETTO BAY, FL 33158

THOMAS E & URSULA DOUGLASS TR
6777 SW 154 ST
PALMETTO BAY, FL 33157

THOMAS L CURTRIGHT &W JO ANN
14365 SW 72 CT
PALMETTO BAY, FL 33158

THR FLORIDA LP
PO BOX 4900
SCOTTSDALE, AZ 85261

TIMOTHY B MCELROY &W SHARON
6400 MARLIN DR
CORAL GABLES, FL 33158

TIMOTHY PAUL POWEL
NAOMI FRAME
15280 SW 72 AVE
PALMETTO BAY, FL 33157

TIMOTHY WRIGHT
15450 SW 67 CT
PALMETTO BAY, FL 33157

TODD R EHRENREICH &W
JAIME EHRENREICH
6750 SW 141 ST
PALMETTO BAY, FL 33158

TRAVIS CURTIN
EMILY CURTIN
14901 SW 71 CT
PALMETTO BAY, FL 33158

TRS II FUND STATE OF FL
C/O MIAMI DADE COUNTY/PK & REC
275 NW 2 ST 4TH FL
MIAMI, FL 33128

U S DEPT OF AGRICULTURE
% V MCNUTT
PO BOX 950
ATHENS, GA 30605

VANESSA CURBELO COSSIO
RYAN COSSIO
14200 OLD CUTLER RD
PALMETTO BAY, FL 33158

VANGUARD FINANCE CO INC
18655 S DIXIE HWY
CUTLER BAY, FL 33157

VASILIOS BIRLIDIS
14855 SW 74 AVE
PALMETTO BAY, FL 33158

VERA DUBSON TRS
VERA I DUBSON CARING TRUST
ALAN DUBSON TRS
14071 SW 67 CT
PALMETTO BAY, FL 33158

VILLAGE OF PALMETTO BAY
ATTN: VILLAGE CLERK
9705 E HIBISCUS ST
PALMETTO BAY, FL 33157

VINCAMUS LLC
11000 SW 83 AVE
MIAMI, FL 33156

VINCENT ARTHUR CHANG &W VALERIE D
7130 LAGO DR W
CORAL GABLES, FL 33143

VIRGINIA QUINTANA TRS
GLENN V QUINTANA AND
VIRGINIA QUINTANA REV LIVING TR
7350 SW 144 ST
PALMETTO BAY, FL 33158

VIVIAN B & LORRAINE M HIXON JTRS
7201 SW 151 ST
PALMETTO BAY, FL 33158

VIVIAN MARIA RESTREPO LE
REM VIVIAN QUINTERO REVOC TR
6218 PARADISE POINT DR
PALMETTO BAY, FL 33157

VIVIAN PRENDES
6973 SW 151 ST
PALMETTO BAY, FL 33158

WAVERLY AUSTIN CUTTER
LAUREN CAMPBELL CUTTER
14700 SAILFISH DR
CORAL GABLES, FL 33158

WESTMINSTER CHRISTIAN
PRIVATE SCHOOL INC
6855 SW 152 ST
PALMETTO BAY, FL 33158

WESTMINSTER PRVT SCHOOL INC
6855 SW 152 ST
PALMETTO BAY, FL 33157

WHAT A COUNTRY INC
13660 SW 60 AVE 77
CORAL GABLES, FL 33158

WHENFIELD MANOR LLC
14721 LUDLAM RD
CORAL GABLES, FL 33158

WILLIAM B KIRTLAND &W MARY D
15300 SW 72 CT
PALMETTO BAY, FL 33157

WILLIAM CAYCEDO TRS
CAYCEDO CAVE REVOCABLE TRUST
VIRGINIA I CAVE TRS
14520 SNAPPER DR
CORAL GABLES, FL 33158

WILLIAM CHRISTOPHER MARVEL
14305 SW 68 AVE
PALMETTO BAY, FL 33158

WILLIAM E BROWNE III
MICHELLE J BROWNE
14721 TARPON DR
CORAL GABLES, FL 33158

WILLIAM F MURPHY
DONNA V MOUSER
7210 SW 151 ST
PALMETTO BAY, FL 33158

WILLIAM H DOWSE &W DEBORAH
15305 SW 72 CT
PALMETTO BAY, FL 33157

WILLIAM KOKORELIS &W MARIA W
15380 SW 72 AVE
PALMETTO BAY, FL 33157

WILLIAM T TURSO III
MARYPAGE CADMAN TURSO
6720 SW 141 ST
PALMETTO BAY, FL 33158

WM H GUTIERREZ &W ELENA
14401 SW 69 CT
PALMETTO BAY, FL 33158

XAVIER IGNACIO CORTADA
JUAN CARLOS ESPINOSA
14275 SW 73 AVE
PALMETTO BAY, FL 33158

YACHT CLUB BY LUXCOM LLC
135 SAN LORENZO AVE STE 740
CORAL GABLES, FL 33146

YAMILE MONTERO
770 PONCE DE LEON BLVD 2ND FLR
CORAL GABLES, FL 33134

YANES INVESTMENT GROUP INC
PO BOX 558387
MIAMI, FL 33255

YIWEN LI
RONG WEN
6393 MARLIN DR
CORAL GABLES, FL 33158

YLM INVESTMENTS LLC
770 PONCE DE LEON BLVD 2ND FLR
CORAL GABLES, FL 33134

YONG CAI &W
YIN CHEN
7311 SW 146 TERR
PALMETTO BAY, FL 33158

YUNCONG LI
ZHITONG LI
15154 SW 72 CT
PALMETTO BAY, FL 33158

ZACHARY J NAUGHTON TRS
RICHARD A HERSHBERGER SEPERATE TR
CLAY M NAUGHTON TRS
14900 SW 72 CT
PALMETTO BAY, FL 33158

ZEBRINA LLC
7272 SW 102 ST
PINECREST, FL 33156

ZHE LIU
6690 SW 152 ST
PALMETTO BAY, FL 33157

EED
MIT
5
7:30-8:15 AM
2:30-3:45 PM
SCHOOL
DAYS
SPEED
ZONE
AHEAD
ZONING HEARING

Exhibit B

23-55-40
IV-13
Item No. 68-440

RESOLUTION NO. 3-ZAB-542-68

The following resolution was offered by Mr. Gene Flinn, seconded by Mr. H. H. Wood, and upon poll of members present, the vote was as follows:

Neal Adams	aye	Virginia Salley	absent
Hilton R. Carr, Jr.	aye	H. H. Wood	aye
Gene Flinn	aye	Andrew Lee	aye
Henry E. B. Kurtz	aye		

WHEREAS, William M. Porter, Henry H. Russell, and Westminster Christian Private School, Inc., have applied for the following:

A district boundary change from EU-1 (Single Family One-Acre Estates) 15,000 c.f., to EU-S (Estate Use Suburban) 15,000 c.f.,

ON: Parcel 1: NW¼ SW¼ SE¼; and E½ SW¼ SE¼ less the E/ly 50'; all in Section 23, Township 55 South, Range 40 East, and containing 29.1± Acres.

LOCATION: E. side theo. SW 72 Ave. to theo. SW 70 Ave., between theo. SW 148 St. to theo. SW 152 St. (Coral Reef Dr.), approx. 300' E. of theo. SW 72 Ave., AND

SPECIAL EXCEPTION to permit expansion of the existing private school to the W.; said expansion to consist of a high school, junior high library, assembly administrative building and an athletic practice field. All according to plans submitted with the application and on file in the Zoning Department.

ON: Parcel 2: W½ SE¼ SE¼ less the E/ly 100'; and the E/ly 50' of the E½ SW¼ SE¼, all in Sec. 23-55-40. The N½ of SE¼ of SE¼ of SE¼, and the E. 100' of N½ of SW¼ of SE¼ of SE¼ of Sec. 23-55-40.

LOCATION: 15000 SW 67 Ave.; (Proposed expansion area) between theo. SW 69 Ave. to theo. SW 70 Ave., and between theo. SW 148 St. to theo. SW 152 St. (Coral Reef Dr.),

AND with the latter request IN THE ALTERNATIVE

A district boundary change from EU-1 (Single Family One-Acre Estates) to EU-M (Estate Use Modified),

ON: Parcel 2: W½ SE¼ SE¼ less the E/ly 100'; and the E/ly 50' of E½ SW¼ SE¼, all in Sec. 23-55-40.

LOCATION: Between theo. SW 69 Ave. to theo. SW 70 Ave., between theo. SW 148 St. and theo. SW 152 St. (Coral Reef Drive), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

23-55-40
IV-13
Item No. 68-440

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S with 15,000 cubic feet minimum would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida; and that the requested special exception would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance; but that the requested district boundary change to EU-M would be incompatible with the neighborhood and area concerned and would be in conflict with the principles and intent of the plan for the development of Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested district boundary change to EU-S, with a minimum cubic content of 15,000 cubic feet, be and the same is hereby recommended for approval by the Board of County Commissioners of Dade County, Florida; and

BE IT FURTHER RESOLVED that the requested special exception be and the same is hereby approved; and

BE IT FURTHER RESOLVED that, with the latter request in the alternative, the requested district boundary change to EU-M be and the same is hereby recommended for denial without prejudice by the Board of County Commissioners of Dade County, Florida.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 9th day of October, 1968.

Heard 10/9/68
No. 68-10-50
10/21/68
hf

Dade Wholesale Products, Inc.

Hearing 68-10-49. Resolution 3-ZAB-541-68.

Mr. Carr: Mr. Chairman, I am going to move, despite the recommendations of the departments, that this application be granted. I feel that to deny the application would constitute a discrimination, in effect or in fact, against the applicant, as opposed to the other operators in this same center.

Chairman Lee: Seconded by Mr. Wood. Any discussion?

Mr. Flinn: Mr. Chairman, I will have to disagree with that, because I feel that the Building and Zoning recommendations, particularly, are well taken in their position; and there has not been any legal hardship proved up here that I am aware of that has been adduced into the record. The violation here, which was admittedly made by the applicant's representative--that he is in violation--there is no reason given for any exoneration from such violation.

Chairman Lee: All right, those opposed signify by raising their right hands.

(Mr. Adams and Mr. Flinn raised their hands.)

Chairman Lee: Okay, the motion fails to carry by a vote of four to two.
We need a three-quarters vote of the Board to approve--five out of six--to help you; but you only received four votes, Mr. Adams and Mr. Flinn voting against the motion. Therefore, the application stands denied.

Whereupon the motion was put to a vote. (Messrs. Carr, Kurtz, Wood, and Lee voting for the motion, Messrs. Adams and Flinn voting against the motion; Mrs. Salley being absent. However, the motion failed to secure the necessary three-fourths majority vote and therefore the application was denied.)

William M. Porter, Henry H. Russell, & Westminster Christian Private School, Inc.

Hearing 68-10-50. Resolution 3-ZAB-542-68.

Mr. Flinn: Mr. Chairman, I will move approval of the application for the establishment of the school and also the half-acre zoning requested in part--well, the EU-S and EU-1 and the school--excuse me a minute. I will modify--

Mr. Porter: We requested EU-S on Parcel One, and we requested a special exception, I believe, for Parcel Two, or EU-M in the alternative.

Mr. Flinn: My first request is for the three-quarter-acre --is that it, three-quarter acre?

Mr. Porter: Yes, sir; right.

Mr. Flinn: I will move my application based upon the Planning Department's recommendations for the three-quarter-acre zoning and the school.

Chairman Lee: Motion made by Mr. Flinn, seconded by Mr.Wood Any discussion on the motion?

Mr. Adams: Are you moving both the school and the change of zoning?

Mr. Flinn: The EU-S instead of it, and the school.

Chairman Lee: It is the first and second requests being offered for approval, and denial without prejudice of the alternative.

Mr. Carr: Mr. Chairman, will you restate the motion? I am confused.

Chairman Lee: Mr. Flinn, do you want to restate your motion?

Mr. Flinn: I am moving to grant approval of the special exception for the Westminster School, along with the alternative with respect to the EU-S development-- excuse me, not the alternative, but the EU-S zoning change, with a denial without prejudice of the EU-M alternative. I think that states it clearly; and it's based, all of it in its entirety, on the Planning Department's recommendations.

Mr. Carr: In other words, EU-S on Parcel One, and the special exception on Parcel Two?

Chairman Lee: Right.

Mr. Carr: All right.

Chairman Lee: Any further discussion on the motion? Those opposed signify by raising their right hand. Motion carries six to zero for approval.
(Applause)

Whereupon the motion carried by a vote of 6-0, Mrs. Salley being absent.

R. C. Williams

Hearing 68-10-51. Resolution 3-ZAB-543-68.

Chairman Lee: Motion by Mr. Wood, seconded by Mr. Adams, for approval, adopting the recommendations of both departments.

Mr. Flinn: This time you are not looking for 89 units.

Mr. Suchman: No.

Chairman Lee: Any discusison on the motion? Those opposed signify by raising their right hand. Motion carries six to zero for approval.

Whereupon the motion carried by a vote of 6-0; Mrs. Salley being absent.

Sweet Home Baptist Church

Hearing 68-10-52. Resolution 3-ZAB-544-68.

Chairman Lee: Motion, then, by Mr. Adams, seconded by Mr. Flinn, for approval of the application.

Mr. Czebrinski: Does that include the plot use plan?

Chairman Lee: Yes. Any discussion on the motion? Those opposed signify by raising their right hand. Motion carries six to zero for approval. The application is approved.

Whereupon the motion carried by a vote of 6-0; Mrs. Salley being absent.

October 22, 1968

Messrs. William M. Porter & Henry H. Russell
& Westminster Christian School
16001 S.W. 95 Ave.
Miami, Fla.

Sec. 23-55-40; Hrg. 68-10-50.

RE: William M. Porter, Henry H. Russell and Westminster Christian Private School, Inc.; request for district boundary change from EU-1 (15,000 c.f.) to EU-S (15,000 c.f.) on Parcel 1; special exception re expansion of exist. private school to the W., etc.on Parcel 2; and with latter request in the alternative change from EU-1 to EU-M;

Enclosed herewith is a copy of Resolution No. 3-ZAB-542-68, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning the above subject matter.

You are hereby advised that the Zoning Appeals Board recommendation for approval of the district boundary change has already been scheduled for final action by the Board of County Commissioners, as was noted in the courtesy notice. The other portion of your application which has been approved by the Zoning Appeals Board may be re-opened at that time, and could be modified or reversed by the Board of County Commissioners if they so desire.

That portion of your application other than the district boundary change which has been approved by the Zoning Appeals Board, may be appealed by an aggrieved party (within 14 days) or by the Directors of the Dade County Building and Zoning Department and Planning Department (within 18 days), as has been provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida. The appeal period commences to run two days after the adoption date of the Resolution.

No permits or Certificate of Use and Occupancy will be issued until the appeal periods have expired and until a final disposition has been made on the entire application. Application for necessary permits should be made with this Department.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

CCC: hf
Enc.

Chester C. Czebrinski
Assistant Director

P.S. Please note abovementioned approval pertains to request for change to EU-S with 15,000 c.f. minimum, and special exception; but that change to EU-M is denied without prejudice.

bcc: Hrg. file
Mr. Bryan

23-55-40/IV-13
68-440

RESOLUTION NO. Z-298-68

The following resolution was offered by Commissioner Thomas D. O'Malley, seconded by Commissioner Alexander S. Gordon, and upon poll of members present, the vote was as follows:

Earl J. Carroll	aye	Arthur H. Patten, Jr.	aye
Alexander S. Gordon	aye	Ben Shepard	aye
Harold A. Greene	nay	Earl M. Starnes	aye
R. Hardy Matheson	nay	Chuck Hall	aye
Thomas D. O'Malley	aye		

WHEREAS, William H. Porter, Henry H. Russell, and Westminster Christian Private School, Inc., have applied for the following:

A district boundary change from EU-1 (Single Family One-Acre Estates) 15,000 c.f., to EU-S (Estate Use Suburban) 15,000 c.f.,

ON: Parcel 1: NW¼ SW¼ SE¼; and E½ SW¼ SE¼ less the E/ly 50'; all in Section 23, Township 55 South, Range 40 East, and containing 29.1± Acres.

LOCATION: E. side theo. SW 72 Ave. to theo. SW 70 Ave., between theo. SW 148 St. to theo. SW 152 St. (Coral Reef Dr.), approx 300' E. of theo. SW 72 Ave., AND

A district boundary change from EU-1 (Single Family One-Acre Estates) to EU-M (Estate Use Modified),

ON: Parcel 2: W½ SE¼ SE¼ less the E/ly 100'; and the E/ly 50' of E½ SW¼ SE¼, all in Sec. 23-55-40.

LOCATION: Between theo. SW 69 Ave. to theo. SW 70 Ave., between theo. SW 148 St. and theo. SW 152 St. (Coral Reef Drive), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, the Zoning Appeals Board was of the opinion that the requested district boundary change to EU-S with 15,000 cubic feet minimum would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and had recommended the request for approval, but that the requested district boundary change to EU-M would be incompatible with the neighborhood and area concerned and would be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and had recommended denial without prejudice of the request, and

WHEREAS, 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, and after reviewing the record and recommendation of the Zoning Appeals Board and having given an opportunity for the interested parties to be heard, and upon consideration

of the record and recommendation of the Zoning Appeals Board and all matters presented at the meeting, it is the opinion of this Board that the requested district boundary change to EU-S with 15,000 cubic feet minimum would be compatible with the neighborhood and area concerned and does not conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, but that the district boundary change to EU-M would be incompatible with the neighborhood and does conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be denied without prejudice;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to EU-S, with a minimum cubic content of 15,00 cubic feet, be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice, as recommended by the Zoning Appeals Board.

The Zoning Director is hereby directed to make the necessary notations upon the records and maps of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 21st day of November, 1968.

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

BY EDWARD D. PHELAN
Deputy Clerk

Heard 10/9/68
No. 68-10-50
11/26/68
mm

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 2-228-68, adopted by the said Board of County Commissioners at its meeting held on November 21st, 19 68.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 12th day of December, A. D. 19 68.

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By Julia M. Wright
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

November 26, 1968

Messrs. William M. Porter & Henry H. Russell
& Westminster Christian School
16001 S. W. 95 Ave.
Miami, Florida

RE: E. side theo. SW 72 Ave. to theo. SW 70 Ave., between theo. SW 148 St. to theo. SW 152 St. (Coral Reef Dr.), approx. 300' E. of theo. SW 72 Ave.,and
Between Theo. SW 69 Ave. to theo. SW 70 Ave., between theo. SW 148 St. and theo. SW 152 St. (Coral Reef Drive)

Gentlemen:

Enclosed herewith is one copy of Resolution No. Z-298-68, adopted by the Board of County Commissioners, Dade County, Florida, on November 21, 1968, which approved the requested district boundary change to EU-S,15,000 c.f., and denied without prejudice the requested district boundary change to EU-M, on the above described property.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC/amm
Enclosure

23-55-40Z
72-165

RESOLUTION NO. Z-178-72

The following resolution was offered by Commissioner

Harry P. Cain, and upon poll of members present, the vote was as follows:

Harry P. Cain	aye	James F. McKillips	aye
S. A. Dansyear	absent	Harvey I. Reiseman	nay
Edward C. Fogg III	absent	Edward T. Stephenson	abstain
Mrs. Stanley (Joyce) Goldberg	absent	Stephen P. Clark	aye
Edward T. Graham	aye		

WHEREAS, Westminster Christian Private School, Inc., had applied for the following:

TO MODIFY that portion of Resolution 3-ZAB-542-68, passed and adopted by the Metropolitan Dade County Zoning Appeals Board on the 9th day of October, 1968, concerning the approval of the subject plot plan;

From: All according to plans submitted with the application and on file in the Zoning Department;

To: All according to the plans submitted with the application and on file in the Zoning Department as prepared by Coverud-Knight Boorema, Architects, entitled, "Westminster Christian School" and revised dated 2-4-72;

Purpose of the request is to: incorporate a swimming pool with outdoor lighting for same into the master plan; said pool to be located on the West side of subject property just South of the existing tennis courts;

SUBJECT PROPERTY: The West 1/2 of the SE¼ of the SE¼ less the East 100' and the East 50.00' of the East 1/2 of the SW¼ of the SE¼ of Section 23, Twp. 55 South, Range 40 East, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held as required by law, and all interested parties concerned in the matter were heard, and the Zoning Appeals Board was of the opinion that the requested modification would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance and denied the request without prejudice;

WHEREAS, Westminster Christian Private School, Inc., had appealed the decision of the Zoning Appeals Board to this Board, and after a 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, a hearing was held by this Board, and after reviewing the record and decision of the Zoning Appeals Board and after having given an opportunity for interested parties to be heard, and upon considering the record and decision of the Zoning Appeals Board and all matters presented at the meeting, and upon due and proper consideration having been given to the matter, it is the opinion of

this Board that the grounds and reasons specified for the reversal of the ruling made by the Zoning Appeals Board were sufficient to merit a reversal of the decision;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the decision of the Zoning Appeals Board be and the same is hereby overruled and the requested modification be and the same is hereby approved, subject to the following conditions:

1. That there be no lighting and no night time operation in connection with the swimming pool.

2. That a 5' (five-foot) chain link fence be erected along the Westerly property line, beginning with Lot 15, Block 1, of Old Cutler Estates, to the West and proceeding along said property line Northward through Lot 10, inclusive.

3. That a landscaped buffer, consisting of a hedge and trees, be planted and maintained along said fence, said buffer to consist of sufficient quality and quantity of plantings at the time of planting to serve as a noise and view buffer; said landscape buffering plan to be submitted to and meet with the approval of the Directors of the Dade County Building and Zoning Department, Dade County Planning Department and Dade County Parks Department.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 27th day of July, 1972.

Heard 5-10-72
No. 72-5-40
VB
8/1/72

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

E. D. LEATHERMAN, CLERK

By EDWARD D. PHELAN
Deputy Clerk

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 2-178-72, adopted by the said Board of County Commissioners at its meeting held on July 27, 19 72.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 23rd day of August, A. D. 19 72.

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By B. N. Wahlberg
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

23-55-40
Item No. 72-165

RESOLUTION NO. 4-ZAB-278-72

The following resolution was offered by Mr. Roger Shaw, seconded by Mr. Carlos Salman, and upon poll of members present, the vote was as follows:

Wilfredo Borroto	aye	William R. Ryan	absent
Frank P. Catania	aye	Carlos Salman	aye
Irene Faugno	aye	Roger Shaw	aye
Betty S. Page	abstain	Carson Bennett Wright	absent
		Jerome C. Berlin	aye

WHEREAS, Westminster Christian Private School, Inc. has applied TO MODIFY that portion of Resolution 3-ZAB-542-68, passed and adopted by the Metropolitan Dade County Zoning Appeals Board on the 9th day of October, 1968, concerning the approval of the subject plot plan.

FROM: All according to plans submitted with the application and on file in Zoning Department.

TO: All according to the plans submitted with the application and on file in the Zoning Department as prepared by Severud-Knight-Boerema, Architects, entitled "Westminster Christian School" and revised 2-4-72.

Purpose of the request is to: Incorporate a swimming pool, with outdoor lighting for same, into the master plan, said pool to be located on the W. side of subject property just S. of the existing tennis courts. ON: the W½ SE¼ SE¼ less the E. 100' and the E. 50.00' of the E½ SW¼ SE¼ of Section 23, Township 55 South, Range 40 East. 6855 SW 152 St., Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned inthe matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested modification be and the same is hereby denied without prejudice.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 10th day of May, 1972.

Heard 5/10/72
No. 72-5-40
5/11/72
ew

Jack Pliner

Hrg. 72-5-39 Resolution 4-ZAB-277-72

Mr. Shaw: I am going to make a motion that the application be approved, using as the basis for my motion the Planning Department's recommendation. Here is where a man did not self-impose any particular hardship on himself. He followed the rules and regulations to the best of his knowledge. He had given the County every opportunity prior to construction, to have him remove any setbacks that were in violation; and for that reason, I think he is entitled to relief.

Mrs. Page: I second.

Chairman Berlin: Motion by Mr. Shaw, seconded by Mrs. Page, for approval, based upon the recommendations of the Planning Department. All opposed? Motion carries 6-0 (Messrs. Borroto, Ryan and Wright being absent). You may go ahead.

Mr. Pliner: Thank you very much.

Westminster Christian Private School, Inc.

Hrg.72-5-40 Resolution 4-ZAB-278-72

Mr. Shaw: Mr. Chairman, the hard decision has been awarded to me. I am very sympathetic to the school and its problems with the pool. However, I feel that we should be very sympathetic and be concerned about the pool as it abuts or adjoins the property owners who are living in the single family residences. I don't know that the Director has the right or does not have the right to place that pool on the east side of the property or issue a permit without coming back before this Board. Evidently, we are not privy to that information here today. But my concern is with the people who are abutting this and the noise and other things that would be generated. I think it would be only fair to them, I really believe, that the tract of land is large enough that the school can relocate this pool in an area that would be away from that area that is permitting this type of a problem. I'm going to make a motion that the application be denied without prejudice, using as the basis of the motion the Zoning Director's recommendation.

Mr. Salman: I second the motion.

Chairman Berlin: Motion by Mr. Shaw, seconded by Mr. Salman, for denial without prejudice, based upon the recommendations of the Zoning Director. Discussion on the motion? Mr. Borroto?

Mr. Borroto: I was going to second the motion, and I was going to base my reason, my statement--I believe that we cannot here sit in the role of planners and start telling people precisely where to locate a pool, how far the setback should be, and so forth. I think the best thing for the school to do with this would be to come back to us again after they have decided to go with the neighborhood where the pool should be with their architects and planners, and then make another request.

Chairman Berlin: Call the roll, please.

Whereupon the motion was carried by a vote of 6-0; Mrs. Page abstaining; Messrs. Ryan and Wright being absent.

Mrs. Faugno: I am going to vote yes, but I believe that the school should have a pool. I just feel that it can be relocated somewhere, that is not that inconvenient.

Mrs. Page: I abstain because I stepped out of the auditorium for a moment.

Chairman Berlin: Motion carries 6-0 with 1 abstention.

RESOLUTION NO. 4-ZAB-79-93

WHEREAS, WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC. had applied for the following:

(1) MODIFICATION of plans approved pursuant to Resolution 3-ZAB-542-68, passed and adopted by the Metropolitan Dade County Zoning Appeals Board on the 9th day of October, 1968, as further modified by Resolution Z-178-72, passed and adopted by the Board of County Commissioners on the 27th day of July, 1972 as follows:

FROM: "All according to the plans submitted with the application and on file in the Zoning Department as prepared by Severud-Knight Boerema, Architects, entitled 'Westminster Christian School' and revised dated 2-4-72;"

TO: "That in the approval of said plan, the same be substantially in compliance with that submitted for public hearing entitled 'Proposed Master Plan for Westminster Christian Private School, Inc.,' as prepared by Scott B. Arnold, A.I.A., Architect, consisting of two sheets, dated 1-21-93."

The purpose of this request is to modify the previously approved master plan to include future expansions to the existing private school, covered walks and trailers.

(2) DELETION of Condition #1 of Resolution Z-178-72, passed and adopted by the Board of County Commissioners on the 27th day of July, 1972 as follows:

"1. That there be no lighting and no night time operation in connection with the swimming pool."

The purpose of this request is to remove an existing condition from an approved resolution.

(3) NON-USE VARIANCE OF SIGN REGULATIONS to permit a second proposed 48 sq. ft. detached sign (one 24 sq. ft. detached sign permitted).

(4) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit an existing 15' x 78' bullpen, a 15.1' x 69' batting cage, bleachers and an existing 17.81' x 31.95' accessory building setback varying from 2.0' to 11' (20' required) from the interior side (east) property line and spaced 0' (10' required) from each accessory use.

(5) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit the existing and the proposed bleachers setback 0' (20' required) from the interior side (north) property line and spaced less than the required 10' from each accessory use.

(6) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a future cafeteria setback 44.33' (75' required) from the interior side (east) property line.

(7) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed covered walkways setback varying from 14.35' to 17' (75' required) from the interior side (south and north) property lines.

(8) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 333 parking spaces (342 parking spaces required).

(9) NON-USE VARIANCE OF PRIVATE SCHOOL REQUIREMENTS to permit a total of 1,280 (1,204 permitted) students.

(10) NON-USE VARIANCE OF ZONING REGULATIONS requiring all trailers to be located within an approved trailer park; to waive same to permit three proposed trailers used for office purposes and classrooms.

(11) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking within 25' from the official right-of-way line of S.W. 67th Avenue (none permitted).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4, LESS the east 50' thereof; AND the east 100' of the north 1/2 of the SW 1/4 of the SE 1/4 of the SE 1/4; AND the west 1/2 of the SE 1/4 of the SE 1/4, LESS the east 100'; AND the east 50' of the east 1/2 of the SW 1/4 of the SE 1/4, LESS the south 40' thereof, all being in Section 23, Township 55 South, Range 40 East.

LOCATION: 6855 S.W. 152 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw Items #2 (deletion) and #3 (non-use variance of sign regulations), and at which time the applicants proffered revised plans dated 3/15/93, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification (Item #1) and non-use variances (Items #4-#11) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and that the request to withdraw Items #2 (deletion) and #3 (non-use variance of sign regulations) should be granted, and that the proffered revised plans dated 3/15/93 should be accepted, and

WHEREAS, the following resolution was offered by Dean Oddy seconded by Colleen Griffin and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	William Losner	aye
Shelly Gassner	absent	Scott Notowitz	aye
Colleen Griffin	aye	Johnny Williams	aye
Angela P. Lannes	absent	Dean Oddy	aye
Jose A. Losa	aye		

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested modification (Item #1) and non-use variances (Items #4-#11) be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Master Plan for Westminster Christian Private School, Inc.", as prepared by Scott B. Arnold, A.I.A., Architect, consisting of two sheets, dated 3-15-93, except as herein modified to eliminate the proposed second detached sign of 48 sq. ft.

3. That the use be established and maintained in accordance with the approved plan.

4. That no more than three (3) trailers be permitted on the site.

5. That the water and sewage sanitary facilities in the trailer meet with the approval of the Dade County Department of Environmental Resources Management.

6. That the subject property be connected to the public sanitary sewer system no later than October 8, 1995.

7. That the trailer approval shall be temporary in nature and be for a period of four (4) years and shall automatically terminate on the 31st day of March, 1997, or sooner if the primary use on the property is discontinued.

8. That the use of the trailers is intended to provide accommodations for office and classroom use only and is not to be used for any type of residential quarters.

9. That the applicants enter into a Trailer Bond Agreement in the amount of $1,500 for each trailer meeting with the approval of the Zoning Director to guarantee removal of the trailers.

10. That the applicants obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

11. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. Said plan to include, but not be limited to tall hedges and trees along the entire interior side and rear perimeters of the subject property, and that such plants and materials be planted within one year of final approval of this application.

12. That the use of outdoor speakers meet the approval of the Zoning Director.

13. That outdoor speakers be setback a minimum of 150' from the west property line of the subject property and face inward.

14. That the applicant obtain waivers from the affected utility companies for the proposed and existing improvements within the easement area prior to building permit issuance.

15. That the applicant comply with all applicable conditions and requirements of the Public Works Department for applications of this type as stipulated in a memo dated March 12, 1993.

16. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management for applications of this type as stipulated in a memo dated October 19, 1992.

BE IT FURTHER RESOLVED that the request to withdraw Items #2 (deletion) and #3 (non-use variance of sign regulations) be and the same is hereby approved and said Items are hereby withdrawn without prejudice;

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 31th day of March, 1993.

Hearing No. 93-11-24
Typed 4/8/93 bn

METROPOLITAN **DADE** COUNTY, FLORIDA

METRO-DADE

METRO-DADE CENTER

BUILDING & ZONING DEPARTMENT
METRO-DADE CENTER
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

April 12, 1993

Westminster Christian Private School, Inc.
6855 S.W. 152 Street
Miami, FL 33157

Re: Hearing No: 93-11-24
Location: 6855 S.W. 152 Street

Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-79-93, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your withdrawal of Items #2 and #3 without prejudice and approving the balance of your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of $500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

It is necessary that you apply for a Certificate of Use and Occupancy at the Zoning Information Counter of the Building and Zoning Department in order to meet the requirements of the approved Resolution. It is then subject to annual renewal by this Department. Prior to obtaining a Certificate of Use and Occupancy, all necessary permits must have been applied for and received.

Prior to our issuance of the required Certificate of Use and Occupancy, it will be necessary that you execute a Trailer Bond Agreement with the Zoning Information Section of this Department.

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party within 14 days (April 19, 1993) or by the Directors of the Dade County Building and Zoning Department and Planning Department within 18 days (April 23, 1993), as is provided in Section 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificates of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department.

Sincerely,

Marcy Gordon
Legal Counsel

MG:bn
Enclosures

cc: Department of Public Works
Department of Environmental Resources Mgmt.
Enforcement

RESOLUTION NO. 07-96

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; APPROVING THE APPLICATION OF WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC. FOR A MODIFICATION OF PREVIOUSLY APPROVED MASTER SITE PLAN FOR THE SCHOOL THAT IS CURRENTLY LOCATED AT 6855 S.W. 152 STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant made application to allow modification of a previously approved master site plan (approved pursuant to Zoning Resolution 4-ZAB-79-93) to accommodate future construction and development of the existing school that is currently in operation, as described in the Village of Palmetto Bay Zoning Analysis, which is attached to this resolution; and,

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Southwood Middle School on September 17, 2007; and,

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the non-use variance is consistent with the Village's Comprehensive Plan and the applicable land development regulations; and,

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant the application, as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. A hearing on the present application was held on September 17, 2007 in accordance with ordinance. no. 02-03, entitled "Quasi-judicial hearing procedures." Pursuant to the hearing, the Village Council makes the following findings of fact, conclusions of law and order.

Section 2. Findings of fact.

1. The applicant is Westminster Christian Private School, Inc., for a property located at 6855 SW 152 Street.

2. The applicant requests modification of a previously approved master site plan that would allow the applicant to construct in three phases of a fifteen-year master plan: The first of three phases of construction consists of replacing an existing cafeteria and pavilion with a 17,150 sq. ft. multi-purpose cafetorium, covered walkways and parking; Phase 2 is scheduled to begin within five years of site modification approval and consists of demolition of the existing elementary school structures and replacement with one building; and, Phase 3 is scheduled to begin within ten years of site modification approval and consists of demolition of existing structures serving

middle and high school students and replacement with two buildings to serve the students.

3. The Village Council adopts the portions of the cover sheet to, and the Village Community Development Department recommendation, entitled Zoning Analysis; and includes the Introduction, Zoning Hearing History, Neighborhood Characteristics, Pertinent Requirement Standards; Analysis and Recommendation as its findings of fact.

4. The Mayor and Village Council issued all Jennings required disclosures. The Mayor and Village Council indicated that they had not received any ex parte communication, that each was familiar with the site.

5. The attorney for the applicant represented, in compliance with the Village's Conflict of Interest and Code of Ethics Ordinance, that the applicant has made no contributions or compensation paid to any person or entity to support or not object to the matter set for public hearing.

6. In evaluating an application for a site plan modification, the Village Council finds that provisions Section 33-311 of the Miami-Dade County Code, as adopted by the Village, has been met. Section 33-311 provides that the applicant must establish that:

   a. The development application conforms to the Comprehensive Plan for the Village of Palmetto Bay, Florida; is consistent with applicable area or neighborhood studies or plans: and would serve a public benefit warranting the granting of the application;
   b. The development application will have a favorable or unfavorable impact on the environmental and natural resources of the Village. The Village Council may consider the means and estimated cost necessary to minimize adverse impacts; the extent to which alternatives exist to alleviate adverse impacts that may have a substantial impact on the on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur;
   c. The development application will have a favorable or unfavorable impact to the economy of the Village;
   d. The development application will efficiently use or unduly burden water, sewer and solid waste disposal; and,
   e. The development application will efficiently use, unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

7. Additionally, the Village Council finds that provisions of section 33-311(A)(7), have also been met. This Section states the conditions that must exist in order to obtain a site plan modification; the applicant must demonstrate that the modification of the underlying Zoning Resolution and covenant would not:

a. Generate excessive noise or traffic;
b. Tend to create a fire or other equal or greater dangerous hazard;
c. Provoke excessive overcrowding of people;
d. Tend to provoke a nuisance; and,
e. Be incompatible with the area concerned, when considering the necessity and reasonableness of the modification, in relation to the present and future development of the area concerned.

6. The subject property consists of 24.08 acres (two parcels) and is zoned EU-1.

7. The modification of the master site plan would be in keeping with the basic intent and purpose of the zoning and land use regulations. Approval of this application is in character with the existing use of the property, and is consistent with the Village's Comprehensive Plan.

8. Additionally, as there is no increase in students, and as there is a parking and traffic plan, the application, with the conditions proposed by the Community Development Department, shall not generate excessive noise or traffic; Will not create a dangerous hazard; will not provoke excessive overcrowding of people, will not provoke a nuisance; nor be incompatible with the area or development within the area.

Section 3. Conclusions of law.

1. The Village Council adopts the portions of the Village of Palmetto Bay Zoning Analysis contained in VPB 07-007 heard on September 17, 2007, as its conclusions of law.

Section 4. Order.

The Village Council accepts the staff recommendation in the zoning report and approves the modification of the master site plan under Section 33-311 and Section 33-311(A)(7), subject to the following conditions:

1. The applicant shall eliminate the proposed northwestern parking area, consisting of 17 parking spaces adjacent to the baseball/tennis courts.

2. The applicant shall not construct any buildings exceeding two stories or a roof elevation of 35 feet in height measured from the finished floor elevation.

3. The applicant shall relocate all existing trees affected by the proposed modifications to another location within the site. The applicant shall provide a linear grouping of native trees and landscaping along the western boundary of the high school site to restore the visual buffer adjacent to the residential neighborhood. The applicant shall submit a landscape plan prepared by a licensed landscape architect to be reviewed and approved by the Director.

4. The applicant shall provide landscaping improvements along the southern and eastern portion of the subject property as proposed in the Village's Street Tree Master Plan prepared by O'Leary Richards Design Associates, Inc.

5. That the school shall install and maintain a five (5) foot high wall and the 20 foot landscape buffer along the western property line from the Northern beginning of Lot 12 adjacent to the site running perpendicular and extending to the official right-of-way line of S.W. 152nd Street. The remainder of the western property line North of Lot 12 (lots 10 and 11 adjacent to site) shall have installed and maintained a five (5) foot chain link fence and a 20 foot landscape buffer, except that no landscaping will be required within ten (10) feet of the running track.

6. That the school shall install and maintain parking area light fixtures which project the light rays directly to the parking surface, and shall include shields which restrict projection or light rays outward to adjacent properties and also restrict the upward projection of light rays into the night sky. Outdoor lighting shall not cast more than one-half foot-candle at the property line.

7. That the school shall not install lighting for outdoor athletic fields, courts and/or swimming pools.

8. That the school shall maintain a sign prohibiting bus traffic and bus parking along the western parking lot driveway and property line and shall make good efforts to ensure compliance with this requirement.

9. That the school shall maintain a sign reading "No radios beyond this point" in the western driveway parking lot and shall make good efforts to ensure compliance with this requirement.

10. That the school shall maintain and orient permanent public address speakers for outdoor recreation fields to the east, and will not allow the speakers to generate direct sound pressure levels in excess of 40 decibels above ambient sound, measured by the A-weighted scale, at the school's western property line.

11. That the school shall provide one security guard at all non-school events which are held on the premises.

12. Should any school structure be designated as historic, then, the property owner shall adhere to the Village's Historic Preservation Regulations.

13. The application must meet the minimum requirements of Chapter 24 of the Code of Miami-Dade County and comply with all conditions imposed by Miami-Dade County DERM.

14. The application must meet the requirements of all other applicable departments/agencies as part of the building permit submittal process.

15. These covenants shall run with the land for 15 years after the date of recording of the covenants in the public records, and be applicable to all users of the school campus, but non-school users shall be liable for their own actions or omissions.

16. The applicant shall install adequate traffic calming along the western entrance to the new Western Cut driveway.

17. Bicycle facilities for middle and high school students shall be added to the site plan.

18. Proposed new structures or improvements reflected in the master site plan for which construction permits have not been issued by the Village of Palmetto Bay no later than 20 years after the date of this resolution shall require new site plan approval.

Section 5. Record.

The record shall consist of the notice of hearing, the applications, documents submitted by the applicant and the applicant's representatives to the Village of Palmetto Bay Community Development Department in connection with the applications, the Village staff recommendation and attached cover sheet and documents, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 17th day of September, 2007. (Executed 9/26/07)

Attest:

Meighan Rader
Village Clerk

Eugene P. Flinn, Jr.
Mayor

APPROVED AS TO FORM:

Eve A. Boutsis, Office of Village Attorney
Nagin Gallop & Figueredo, P.A.

FINAL VOTE AT ADOPTION:

Council Member Ed Feller	Yes
Council Member Paul Neidhart	Yes
Council Member Shelley Stanczyk	Yes
Vice-Mayor Linda Robinson	Yes
Mayor Eugene P. Flinn, Jr.	Yes

RESOLUTION NO. 2011-71

ZONING APPLICATION VPB 07-007-A

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE'S CODE; RELATING TO MODIFICATION OF A SINGLE CONDITION FROM A SITE PLAN APPROVED UNDER RESOLUTION NO. 07-96 DATED SEPTEMBER 17, 2007; MODIFYING THE HEIGHT OF THE WESTERN PERIMETER WALL FROM FIVE FEET TO SIX FEET WITHIN THE FOOTPRINT APPROVED IN THE SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC., LOCATED AT 6855 S.W. 152 STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 17, 2007, the Mayor and Village Council of the Village of Palmetto Bay, adopted Resolution 07-96, approving Westminster's modified site plan application for the property located at 6855 SW 152 Street; and,

WHEREAS, the approved site plan included certain parking and landscaping installations along the western property line; and,

WHEREAS, as part of those improvements, the Mayor and Village Council included a condition requiring a wall/height limitation along the western property line of five (5) feet where six (6) feet is permitted by Code; and,

WHEREAS, since such time, those residential property owners adjacent to Westminster's western property line have requested the aforementioned condition be eliminated so that the wall/fence may be constructed to six (6) feet as permitted by Code; and,

WHEREAS, Westminster has expressed no objection to the request and have signed the public hearing application; and,

WHEREAS, in consideration of the adjacent property owners requests and acceptance of same by Westminster, the Village initiated this request and supports elimination of the five (5) foot wall/fence height limitation along those portions of the western property line as so conditioned per Resolution 07-96.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. That any condition(s) as provided in Resolution 07-96 which limited the wall/fence height along the western property line to five (5) feet shall be repealed. Westminster shall construct a six (6) foot wall/fence along the western property line.

Section 2. This is a final order which solely repeals those portions of Resolution 07-96 as identified under Section 1, above. All other terms and conditions, findings of fact, conclusions of law from Resolution 07-96, and all other conditions of that resolution remain in full force and effect.

Section 3. Record. The record shall consist of the notice of hearing, the applications, documents submitted by the applicant and the applicant's representatives to the Village of Palmetto Bay Department of Planning and Zoning in connection with the applications, the Village recommendation and attached cover sheet and documents, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 4. This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 7th day of November, 2011.

Attest:

Meighan Alexander
Village Clerk

Shelley Stanczyk
Mayor

APPROVED AS TO FORM:

Eve A. Boutsis,
FIGUEREDO & BOUTSIS, P.A.,
As Office of the Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member Howard J. Tendrich	YES
Council Member Joan Lindsay	YES
Vice-Mayor Brian W. Pariser	YES
Mayor Shelley Stanczyk.	YES

RESOLUTION NO. 2013-14

ZONING APPLICATION VPB-12-006

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; GRANTING THE APPLICATION OF WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC. LOCATED AT 6855 SW 152 STREET; AND 15000 LUDLUM ROAD, APPROVING THE SITE PLAN MODIFICATION PREVIOUSLY APPROVED PURSUANT TO ZONING RESOLUTION NO. 07-96; AS SUBSEQUENTLY MODIFY VIA RESOLUTION NO. 2011-71; AND AS SUBSTANTIALLY MODIFIED PER SUB-12-001; TO ALLOW FOR THE REDISTRIBUTION OF PREVIOUSLY APPROVED BUILDING SQUARE FOOTAGE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Applicant, Westminster Christian Private School, Inc. made an application for a site plan modification, which plan was previously approved pursuant to Zoning Resolution No. 07-96; as subsequently modify via Resolution No. 2011-71; and as substantially modified per SUB-12-001; for the property located at, 6855 SW 152nd Street; and 15000 Ludlam Road as described in the Village of Palmetto Bay Department of Planning and Zoning Recommendation, which is attached to this resolution; and,

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Village Hall, 9705 East Hibiscus Street on February 25, 2013; and,

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the site plan modification is consistent with the Village of Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations; and,

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant the application, as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. A public hearing on the present applications was held on February 25, 2013, in accordance with the Village's "Quasi-judicial hearing procedures." Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law and final order.

Section 2. Findings of fact.

1. The requested site plan modification is consistent with the Village's Comprehensive Plan, specifically Goal 1, of the Future Land Use Element (FLUE); Policy 1.1.5, of the FLUE; and Policy 2A.1.1 relating to the level of service of Village Roads.

2. In November 2012, the Mayor and Village Council adopted a collection of Land Development Code amendments with the intent to fulfill the directive of the first stated goal of the Comprehensive Plan. This application was submitted prior to imposition of the moratorium and code amendment which culminated in the November 2012 action commonly known as the NPO (Neighborhood Protection Ordinance). As such, this application is not subject to those amendments and the Village Council review was conducted under the prior provision of Division 30-110, as the request is vested under the prior code.

3. The rules that govern the conditions upon which such uses are permitted to be configured and operated are principally at Division 30-110 of the Land Development Code. A review of the Code, as evidenced in the analysis of staff, which is incorporated by reference into this resolution, and after hearing the applicant and applicant's experts, the Village Council found the site plan modification request consistent with those standards. Designation of the use is not in question for this application as it was originally established in 1961 and has operated without interruption.

4. The 2007 site plan request approved by the Village Council did not include a traffic study. The proposed reconfiguration, as demonstrated in the traffic analysis and traffic operations plan submitted with this application, reflect an improvement in the traffic circulation since the 2007 approval. Based upon the evidence at the hearing, the Village Council found that the reconfiguration provides excess vehicular stacking, whereas the 2007 plan would have been inadequate had that approval been fully implemented. The property is located at the corner of SW 152 Street and SW 67 Avenue (Ludlam Road), which are county roads and served by mass transit within a half-mile of the facility. As per the traffic analysis, all but one intersection performed at a LOS of C or higher during both AM and PM peak times as defined therein. The intersection at Ludlam Road and Driveway 1 during the AM peak period is rated F, however this condition existed prior to this current application and the proposed plan lessons that burden over the previous 2007 approval. The Village Council adopts and incorporates the findings from the Village's and Miami Dade County's Traffic Engineering Division (TED) traffic analysis. Miami-Dade County's Traffic Engineering Division provides for a series of conditions which are incorporated into this analysis by reference and will be included in the final recommendation of this resolution. The Village Council modified one condition recommended by the Village and TED, as indicated below.

5. The Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code: Section 30-110.3 through 30-110.6.

6. The Village adopts and incorporates by reference the Planning & Zoning Department staff report, which expert report is considered competent substantial evidence.

7. No one spoke in opposition to the applicants' requests.

8. The applicant and the Village agreed upon all modifications to the proposed conditions, which modifications are reflected in the below conditions under the section entitled Order.

9. The Village Council had not substantive disclosures regarding ex parte communications and the applicant raised no objections as to the form or content of any disclosures by the Council.

Section 3. Conclusions of law.

The site plan modification for the specific use is reviewed pursuant to Section 30-110.1 through 30-100.6 of the Village of Palmetto Bay's Code of Ordinances, with conditions.

Section 4. Order.

The Village Council grants the modification request as it would be in keeping with the applicable Land Development Regulations. Approval of this application is in character with the existing use of the property, and is consistent with the Village's Comprehensive Plan. The Village Council, pursuant to Section 33-110 and 30-30, approves the plans entitled Westminster Christian Private School, Inc., 6855 S.W. 152nd Street, Palmetto Bay, FL 33157 as prepared by Wayne E. Vensel Architect, Inc., consisting of 11 sheets, dated stamped received 11/26/12, as amended by plans dated stamped received 1/3/13, indicating project phasing, as amended by email dated January 17, 2013, with the following conditions:

1. All previous conditions, approvals and resolutions shall remain in affect unless otherwise altered by the granting of this request and any conditions assigned therein.

2. The proposed phasing plan shall replace the previous phasing plan adopted in 2007 (Resolution No. 07-96).

3. The Applicant shall not construct any buildings exceeding two stories or a roof elevation of 35 feet in height measured from the crown of road.

4. The Applicant shall submit detailed lighting plans for parking area lights which demonstrate compliance with Section 30-60.6 of the Village Code.

5. Should any school structure be designated as historic, then, the property owner shall adhere to the Village's Historic Preservation Regulations.

6. The Applicant shall not install lighting for outdoor athletic fields, courts and/or swimming pools.

7. The Applicant shall maintain a sign prohibiting bus traffic and bus parking along the western parking lot driveway and property line and shall make good efforts to ensure compliance with this requirement.

8. The Applicant shall maintain a sign reading "No radios beyond this point" in the western driveway parking lot and shall make good efforts to ensure compliance with this requirement.

9. The applicant shall maintain and orient permanent public address speakers for outdoor recreation fields to the east, and will comply with the Village's Noise Ordinance 30-60.29.

10. The Applicant shall provide a minimum of one security guard at all non-school events which are held on the premises.

11. The Applicant shall maintain the existing six (6) foot high wall, fence and landscape buffer along the western property line.

12. The Applicant shall comply with the requirements of all other applicable departments/agencies as part of the building permit submittal process. In addition, the Applicant shall comply with the recommendations dated November 16, 2012 outlined in the Village Public Works Memorandum.

13. Bicycle facilities for the elementary, middle and high school students shall be added to the site plan.

14. Proposed new structures or improvements reflected in the master site plan for which construction permits have not been issued by the Village of Palmetto Bay no later than 15 years after the adoption of this resolution shall require new site plan approval.

15. The Applicant shall comply with Section 30-100 of the Village Code and Miami-Dade County PERA requirements and obtain the necessary permits for the relocation of existing trees within the site affected by the proposed modifications.

16. The Applicant shall meet the minimum requirements of Chapter 24 of the Code of Miami-Dade County and comply with all conditions imposed by Miami-Dade County PERA.

17. The Applicant shall install all landscape buffers prior to obtaining <u>any future</u> building permit for any development associated with any of the development phases.

18. The Applicant shall comply with the recommendations as per Miami-Dade County Public Works Traffic Engineering Division (TED) attached hereto as Exhibit A.

19. The above conditions shall run with the land from the date of the enacted development order (Resolution), and be applicable to all users of the school campus, but non-school users shall be liable for their own actions or omissions. The Council directs the Village Attorney to work with the Applicant and incorporate these

conditions into a covenant that will be recorded in the public records of Miami-Dade County and shall last for a term of fifteen (15) years.

20. If there is a quantifiable issue with queuing after the plan is implemented along the driveway and Ludlam Road, the Village will work with the Applicant and Miami-Dade County to find a resolution.

21. The Applicant shall have recorded, in a form approved by the Village Attorney, a unity of title or covenant in lieu of unity of title for the site.

22. This is a final order.

Section 5. Record.

The record shall consist of the notice of hearing, the applications, documents submitted by the applicant and the applicants' representatives to the Village of Palmetto Bay Department of Planning and Zoning in connection with the applications, the county recommendation and attached cover sheet and documents, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 25th day of February, 2013.

Attest:

Meighan Alexander
Village Clerk

Shelley Stanczyk
Mayor

APPROVED AS TO FORM:

Eve A. Boutsis
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member Tim Schaeffer	YES
Council Member Joan Lindsay	YES
Vice-Mayor John Dubois	YES
Mayor Shelley Stanczyk	YES

RESOLUTION NO. 2015-115

ZONING APPLICATION VPB-15-007

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; APPROVING AN APPLICATION FOR SITE PLAN MODIFICATION, TO INCLUDE AN ADDITIONAL FIVE ACRES OF LAND AT THE NORTHWEST CORNER OF SW 152 STREET AND SW 67 AVENUE, FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC., LOCATED AT 6855 SW 152 STREET, 6755 SW 152 STREET, AND 15000 LUDLUM ROAD; AND PROVIDING FOR AND EFFECTIVE DATE

WHEREAS, the Applicant, Westminster Christian Private School, Inc. made an application for a site plan modification, which plan was previously approved pursuant to Zoning Resolution No. 07-96; as subsequently modify via Resolution No. 2011-71; as substantially modified per SUB-12-001; and Resolution 2013-14 for the property located at, 6855 SW 152nd Street; 6755 SW 152 Street, and 15000 Ludlam Road as described in the Village of Palmetto Bay Department of Planning and Zoning Recommendation, which is attached to this resolution; and

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Village Hall, 9705 East Hibiscus Street on December 14, 2015; and

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the site plan modification is consistent with the Village of Palmetto Bay's Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant the application, as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. A public hearing on the present applications was held on December 14, 2015, in accordance with the Village's "Quasi-judicial hearing procedures." Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law and final order.

Section 2. Findings of fact.

1. The requested site plan modification is consistent with the Village's Comprehensive Plan as reflected in the staff report.

2. The rules that govern the conditions upon which such uses are permitted to be configured and operated are principally at Division 30-110 of the Land Development Code. A review of the Code, as evidenced in the analysis of staff, which is incorporated by reference into this resolution, and after hearing the applicant and applicant's experts, the Village Council found the site plan modification request consistent with those standards. Designation of the use is not in question for this application as it was originally established in 1961 and has operated without interruption.

3. No traffic changes are proposed from the previously approved site plan.

4. The Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code: Sections 30-30.5(j)(1), and 30-110.3 through 30-110.6.

5. The Village adopts and incorporates by reference the Planning & Zoning Department staff report, which expert report is considered competent substantial evidence.

6. No one spoke in opposition to the applicants' requests.

7. The applicant and the Village agreed to maintain all prior conditions provided for at Resolution 2013-014 accept as otherwise modified by this site plan approval and as reflected in the section entitled Order.

9. The Village Council had not substantive disclosures regarding ex-parte communications and the applicant raised no objections as to the form or content of any disclosures by the Council.

Section 3. Conclusions of law.

The site plan modification for the specific use is reviewed pursuant to Sections 30-30.5(j)(1), and 30-110.1 through 30-110.6 of the Village of Palmetto Bay's Code of Ordinances, and found to be conditionally consistent as provided for in the Order.

Section 4. Order.

The Village Council grants the modification request as it would be in keeping with the applicable Land Development Regulations. Approval of this application is in character with the existing use of the property, and is consistent with the Village's Comprehensive Plan. The Village Council, pursuant to Section 33-110 and 30-30.5, approves the plans entitled Westminster Christian Private School, Inc., 6855 S.W. 152nd Street, Palmetto Bay, FL 33157 as prepared by Wayne E. Vensel Architects, Inc. which include landscaping plans prepared by David O. Landscape Architect, Inc.; consisting of 17 sheets, dated stamped received October 28, 2015, with the following conditions:

1. All previous conditions, approvals and resolutions shall remain in effect unless otherwise altered by the granting of this request and any conditions assigned therein.

2. The proposed phasing plan shall replace the previous phasing plan adopted in 2013 (Resolution No. 2013-14).

3. The Applicant shall install and maintain all landscape buffers prior to obtaining any future building permit for any development associated with any of the development phases.

4. The Applicant enters into a covenant agreement with the appropriate agency/department for the required improvements in the right–of-way such as but not limited to sidewalks, street trees and driveways.

5. Prior to issuance of any building permits, a unity of title or covenant-in-lieu of title must be recorded incorporating all three lots of the approved site plan (including the addition of the 5 acres at the southwest corner of SW 152 Street and SW 67 Avenue).

This is a final order.

Section 5. Record.

The record shall consist of the notice of hearing, the applications, documents submitted by the applicant and the applicants' representatives to the Village of Palmetto Bay Department of Planning and Zoning in connection with the applications, the county recommendation and attached cover sheet and documents, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 14th day of December, 2015.

Attest:

Meighan Alexander
Village Clerk

Eugene Flinn
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

Dexter W. Lehtinen
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Karyn Cunningham YES

Council Member Tim Schaffer YES

Council Member Larissa Siegel Lara YES

Vice-Mayor John DuBois YES

Mayor Eugene Flinn YES

This Resolution was filed in the Office of the Village Clerk on this 21st day of December, 2015.

Meighan Alexander

Meighan Alexander
Village Clerk

Copy from Zoning Permits

Exhibit C

RESOLUTION NO. 5-ZAB-50-94

WHEREAS, CHRIST CONGREGATIONAL CHURCH, INC. had applied for the following:

(1) MODIFICATION of plans approved pursuant to Resolution #10583, passed and adopted by the Board of County Commissioners on the 1st day of November, 1956, identified as follows:

FROM: "'Christ Congregational Church,' as prepared by Philip R. Braden, Architect, one sheet dated 8-6-64."

TO: "'Christ Congregational Church,' as prepared by Louis C. Kallinosis, AIA, Proposed Master Plan, sanctuary floor plan & elevations dated revised August 10, 1993; landscape plan dated Jan. 11, 1993, youth center, classroom buildings, existing sanctuary, administration building and fellowship hall plans dated March 1, 1992."

The purpose of the request is to revise the church development plan to permit a new sanctuary, school and nursery buildings and youth center building.

(2) UNUSUAL USE to permit a day nursery and kindergarten.

(3) SPECIAL EXCEPTION to permit an elementary and junior high school.

(4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed sanctuary building setback 35' (75' required) from the side (south) property line.

(5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed classroom building setback 50' (75' required) from the side (south) property line.

(6) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit conversion of an existing administrative building to a classroom building setback 71.5' (75' required) from the side (north) property line.

(7) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 16.2% (15% permitted).

W (8) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 180 parking spaces (259 parking spaces required).

(9) NON-USE VARIANCE OF SIGN REGULATIONS limiting the number of signs in the EU-1 district to one sign; to vary same to permit three signs and to permit one sign setback 0' (15' required) from the front (east) property line.

A plan is on file and may be examined in the Zoning Department entitled "Existing Signage - Christ Congregational Church," as prepared by Louis C. Kallinosis, A.I.A., dated revised 8-10-93. Plan may be modified at public hearing.

5.ZAB.50.94

SUBJECT PROPERTY: The south 340.41' of the NE 1/4 of the SE 1/4 of the SE 1/4, less the east 35', and the east 100' of the south 340.41' of the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East.

LOCATION: 14920 S.W. 67 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the non-use variance of parking requirements (Item #8), and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification (Item #1), unusual use (Item #2), special exception (Item #3) and non-use variances (Items #4-#7 and #9) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the request to withdraw non-use variance of parking requirements (Item #8), should be granted, and

WHEREAS, the following resolution was offered by Frank Colunga seconded by Humberto Amaro and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	June Stevens	aye
Willie Barnett	aye	Barbara Hardemon	aye
Wilfredo Calvino, Jr.	absent	Charlie McGarey	aye
Frank Colunga	aye	Jorge Rodriguez-Chomat	absent
Mavel Cruz	aye	Jonathan Rubin	aye
Raul Del Portillo	absent	Colleen Griffin	aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested modification (Item #1), unusual use (Item #2), special exception (Item #3), non-use variances (Items #4-#7, and #9) be and the same are hereby approved, subject to the following conditions:

1. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; said plan shall be drawn to scale and shall include dimensions to lot size, distances from center line of streets, property lines, size and location of building or buildings; said plan shall also include among other things but not be limited thereto, off street parking areas and driveways, walls, hedges and fences, landscaping, etc.

2. That the uses be established and maintained in accordance with the approved plan.

3. That the private school use be approved and restricted to a maximum of 174 students.

4. That the play area for the day care and school uses shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.

5. That the number of grades shall be from kindergarten to 12th grade.

6. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

7. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. That the telecommunications tower and adjacent 12' x 28' building be removed from aid plans prior to building permit issuance for the proposed construction.

8. That the required parking facilities should be improved and installed in accordance with the Zoning Code.

9. That the day care use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services (Child Care Licensing Unit).

10. That the use be limited to a maximum of 279 students with the day care use restricted to a maximum number of 105 children.

11. That the hours of operation for the private school and day care uses shall be between 7:00 A.M. and 6:00 P.M.

12. That the private school and day care uses may be conducted on the premises on weekdays only, Monday through Friday inclusive.

BE IT FURTHER RESOLVED, that the request to withdraw (Item #8) non-use variance of parking requirements be and the same is hereby approved and said Item is withdrawn without prejudice, and

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of February, 1994.

Hearing No. 94-2-10
Typed 2/9/93 bn

STATE OF FLORIDA

COUNTY OF DADE

I, Marcy Gordon, Legal Counsel of Dade County Building and Zoning Department, as designated by Carlos F. Bonzon, Ph.D., P.E., Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-50-94 adopted by said Zoning Appeals Board at its meeting held on the 9th day of February, 1994.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16th day of February, 1994.

Marcy Gordon, Deputy Clerk and Legal Counsel
Metropolitan Dade County
Building and Zoning Department

METROPOLITAN **DADE** COUNTY, FLORIDA

METRO-DADE

STEPHEN P. CLARK CENTER

BUILDING & ZONING DEPARTMENT
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

February 16, 1994

Christ Congregational Church, Inc.,
Dr. George Kelly, Ms. Priscilla Stevens and Ralph Suggs
14920 S.W. 67th Avenue
Miami, FL 33158

Re: Hearing No: 94-2-10
Location: 14920 S.W. 67th Avenue

Gentlemen:

Enclosed herewith is a copy of Resolution No. 5-ZAB-50-94, adopted by the Metropolitan Dade County Zoning Appeals Board, which permitted your withdrawal of Item #8 and approved the balance of your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of $500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

It is necessary that you apply for and obtain a Certificate of Use Occupancy (Zoning Use Permit) from the Zoning Permit Section of the Dade County Building and Zoning Department prior to occupancy of the subject property and prior to initiating or continuing the use covered by the Zoning Hearing. This is required pursuant to section 33-8 of the Zoning Code and may also appear as a condition of the Resolution. Payment of the Certificate of Use and Occupancy may also be subject to annual renewal by this Department. Additionally, please be advised that pursuant to Section 307 of the South Florida Building Code, construction permits must be obtained and final inspection approvals received for all construction work done or required prior to issuance of the Certificate of Use and Occupancy.

Westminster CHRISTIAN SCHOOL

TRAFFIC IMPACT STUDY

WESTMINSTER CHRISTIAN SCHOOL

ELEMENTARY AND SECONDARY SCHOOL,
GRADES PRE-K THROUGH 12



Prepared For:
Westminster Christian School
6855 SW 152 Street, Palmetto Bay,
Florida 33157

Prepared By:
Choice Engineering Consultants Inc.
12855 SW 132nd Street, Suite 202
Miami, Florida 33186

Choice Engineering Consultants





FEBRUARY 2025

FINAL

Westminster Christian School
6855 SW 152 Street, Palmetto Bay, Florida 33157

Elementary and Secondary School, Grades Pre-K through 12

TRAFFIC IMPACT STUDY (TIS)

(FINAL)

Prepared for:

Westminster Christian School
Westminster Christian School, Palmetto Bay, Florida 33157

Prepared by:

Choice Engineering Consultants, Inc.
12855 SW 132 Street, Suite 200, Miami, Florida 33186

February 2025

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EXECUTIVE SUMMARY

Choice Engineering Consultants, Inc. was retained by Westminster Christian School to conduct a Traffic Impact Study (TIS). Westminster Christian School is located in the Village of Palmetto Bay, in Miami-Dade County (with a physical address of 6855 SW 152 Street, Palmetto Bay, FL 33157). This study focused on assessing the impact of upcoming improvements by the Westminster Christian School on traffic operations in the surrounding area. The study area spans from SW 144 Street to SW 152 Street, with Old Cutler Road to the west and SW 67 Avenue to the east. The improvements aim to connect the adjacent campus of Sunrise School of Miami to the Westminster Christian School campus, construct additional buildings, and remodel existing buildings and athletic features on campus. The new construction serves various purposes, including athletics, education, storage, better traffic flow and queuing for both campuses. Mitigation strategies were considered to ensure acceptable levels of service at the project location and nearby intersections.

Based on the findings of this traffic impact study, the following is stated:

- Westminster Christian School and Sunrise School of Miami, both private institutions, serve Pre-Kindergarten to Grade 12, in the case of Westminster Christian School, and up to Grade 6, in the case of Sunrise School of Miami. Currently, Westminster Christian School and Sunrise School of Miami has a total of 1,349 students and 193 faculty/administration/staff. The construction for school improvements is set to conclude in 2033, accommodating the Maximum Approved Zoned Student Enrollment (MAZSE) of which Westminster Christian School has a maximum zoned capacity of 1,280 students and the Sunrise School has a maximum zoned capacity of 279 students which results in a total of 1,559 students and 212 faculty/administration/staff. School hours for Westminster are 8:00 AM to 3:00 PM, while Sunrise School starts and ends 30 minutes later. About 46% of Westminster students stay for after-school activities, with the last departure around 5:00 PM.
- There are two 15 MPH school zones in the study area: one on SW 152 Street and the other on SW 67 Avenue. Operational from 7:30 AM to 9:15 AM and 2:30 PM to 3:45 PM.
- County Projects No. 20220013 and 20220017, currently under construction, involve various improvements, including converting the signalized intersection at Old Cutler Road and SW 152 Street in the study area into a two-lane roundabout. These projects originated from a 2019 study conducted by the Village of Palmetto Bay, anticipating traffic pattern changes with the introduction of roundabouts in the vicinity.
- For 2023 with Current Student Enrollment (CSE) traffic conditions, two peak traffic periods were identified from 7:00 AM to 9:00 AM and 2:00 PM to 4:00 PM, aligning with the school's arrival and dismissal times. To account for ongoing construction near the study area, the collected traffic data was

smoothed to reduce irregularities and balanced for equitable representation of pre-construction traffic conditions.

- The 2023 with CSE roadway level of service analysis indicates that Old Cutler Road, SW 67 Avenue, SW 144 Street, and SW 152 Street in the study area operate at LOS C during both AM and PM peak periods, meeting the Village of Palmetto Bay's minimum of LOS E. The study intersections of SW 67 Avenue at SW 144 Street, Old Cutler Road at SW 144 Street, and SW 152 Street at SW 67 Avenue are operating at LOS D or better, and the intersection of Old Cutler Road at SW 152 Street is operating at LOS E during both peak periods.
- In future with CSE (2033) traffic conditions, the study roadways are anticipated to operate at LOS C during both peak periods. Additionally, the study intersections are expected to operate at LOS D or better, reflecting an improvement over existing conditions at Old Cutler Road, attributed to the construction of the two-lane roundabout.
- In future with MAZSE (2033) traffic conditions, the study roadways are expected to operate at LOS C during both peak periods, except for Old Cutler Road in the northbound direction, which has LOS D during the AM peak period. The study intersections are anticipated to operate at LOS C or better. Despite additional school traffic, conditions in the study area were maintained comparable to the future with CSE (2033) scenario. This is attributed to optimized signal timings, improved traffic circulation and conditions along the roadway grid network, and proposed traffic school circulation with driveway turning restrictions for better control. Overall, the study suggests that the roadways and intersections are expected to continue operating satisfactorily without significant impact or degradation.

Based on a comprehensive review of the findings documented in this report and utilizing engineering judgement, the below is recommended for the future with MAZSE traffic conditions in 2033.

- The existing school zones surrounding the Westminster Christian School and Sunrise School of Miami should have their dismissal times modified to reflect the new staggered dismissal periods (Section 5.1). Hence, the dismissal period (PM) should be in operation from 1:45 PM to 3:45 PM instead of 2:30 PM to 3:45 PM.
- Coordinate with Miami-Dade County to optimize the signal timings of the study intersections during both the AM and PM peak periods.
- Study and if warranted implement Safe Routes to School Program (SRTS) initiatives if (1) students are observed traveling from/to the school using alternatives modes of transportation (walking, biking, etc.) and/or (2) if surveys, conducted in the future, indicate a student desire to access the school through alternative modes of transportation.

- Conduct a sign inventory of the current school signage along SW 152 Street and SW 67 Avenue to identify any deficient signs that may require upgrading or replacement due to deterioration.
- The Westminster Christian School study driveways were evaluated for potential exclusive left and/or right-turn lanes. This evaluation consisted of reviewing the Florida Department of Transportation (FDOT) Multimodal Access Management Guidebook Section 6.2 (Exclusive Right-Turn Lanes) and Section 6.3 (Exclusive Left-Turn Lanes) and the Florida Design Manual Section 212 (Intersections). However, due to the low through roadway volumes throughout the day, low speeds (15 MPH school zone) during the arrival and dismissal periods, free flow operations of the right-turn vehicles, available staff to mitigate queues, and all queues being contained within the school roadway network the only driveways to receive exclusive left and/or right-turn lanes will be at locations with high turning volumes. The below exclusive left/right-turn lanes are recommended and are intended to enhance the flow of turning traffic.
    - Driveway 2: Southbound right-turn lane (75 feet in total length)
    - Driveway 4: Northbound left-turn lane (75 feet in total length)
    - Driveway 11: Westbound right-turn lane (130 feet in total length)
    - Driveway 12: Eastbound left-turn lane (195 feet in total length)

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Section 1

PROJECT OVERVIEW

1.1 INTRODUCTION

Choice Engineering Consultants, Inc. was retained by Westminster Christian School to conduct a Traffic Impact Study (TIS) due to its upcoming improvements. Westminster Christian School is located in the Village of Palmetto Bay, in Miami-Dade County (with a physical address of 6855 SW 152 Street, Palmetto Bay, FL 33157), as presented in **Figure 1**. The improvements aim to connect the adjacent campus of Sunrise School of Miami to the Westminster Christian School campus, construct additional buildings, and remodel existing buildings and athletic features and to improve traffic flow and queueing for both campuses. The new construction has a mix of uses ranging from athletic, educational, and storage. The Sunrise School of Miami is located at 14920 SW 67 Avenue, abutting Westminster on its northeast side. The objective of this study is to determine the impact, if any, of the upcoming school improvements on the traffic operations of the existing adjacent roadway network and community. Additionally, if needed, mitigation strategies will be developed to maintain an acceptable level of service (LOS) at the project location and nearby intersections and segments. This study was prepared following the procedures outlined in the Traffic Impact Study methodology (see Section 1.3).

1.2 PROJECT INFORMATION

Westminster Christian School is a private school that serves Pre-Kindergarten to Grade 12 students, and currently enrolls 1,268 students, and employs 172 faculty/administration/staff on its campus. Similarly, Sunrise School of Miami is a private school that serves Pre-Kindergarten to Grade 6 students, and currently enrolls 81 students, and employs 21 faculty/administration/staff on its campus. Based on this the two schools have a combined Current Student Enrollment (CSE) of 1,349 students and 193 faculty/administration/staff (**Figure 2**). The construction for the school improvements is expected to be finalized in the year 2033 and will accommodate the Maximum Approved Zoned Student Enrollment (MAZSE) capacity of 1,280 students for Westminster Christian School and 279 students for Sunrise School for a combined total of 1,559 students and 212 faculty/administration/staff (**Figure 3**). **Attachment A** contains a letter from the school authority outlining the maximum approved zoned student enrollment.



Figure 1: Project Location Map

STUDENT ATTENDANCE DURING TRAFFIC FIELD STUDY CONDUCTED SEPTEMBER 2023
WESTMINSTER CHRISTIAN SCHOOL

Grade	WCS Campus	CCC Sunrise	Total
PK3	15	8	23
PK4	30	9	39
Total	45	17	62
K	47	12	59
1	51	10	61
2	51	9	60
3	57	8	65
4	56	8	64
5	76	8	84
Total	338	55	393
6	100	9	109
7	114		114
8	89		89
Total	303	9	312
9	147		147
10	144		144
11	147		147
12	144		144
Total	582		582
Total Attendance Sept 2023	1,268	81	1,349
Zoned Capacity	1,280	279	1,559

Figure 2: Recorded Student Attendance in September 2023

ESTIMATED ALLOCATION OF ZONED CAPACITY
WESTMINSTER CHRISTIAN SCHOOL

Grade	WCS Campus	Sunrise/Other Campus	Total
PK3		48	48
PK4		48	48
Total	0	96	96
K		54	54
1	54	10	64
2	60	15	75
3	60	15	75
4	66	15	81
5	86	15	101
Total	326	124	450
6	110	12	122
7	112	12	124
8	112	11	123
Total	334	35	369
9	155	6	161
10	155	6	161
11	155	6	161
12	155	6	161
Total	620	24	644
	1280	279	1559

Figure 3: Estimated Future Allocation of Zoned Capacity

1.3 STUDY METHODOLOGY

The general steps followed for this study are presented in **Figure 4**.

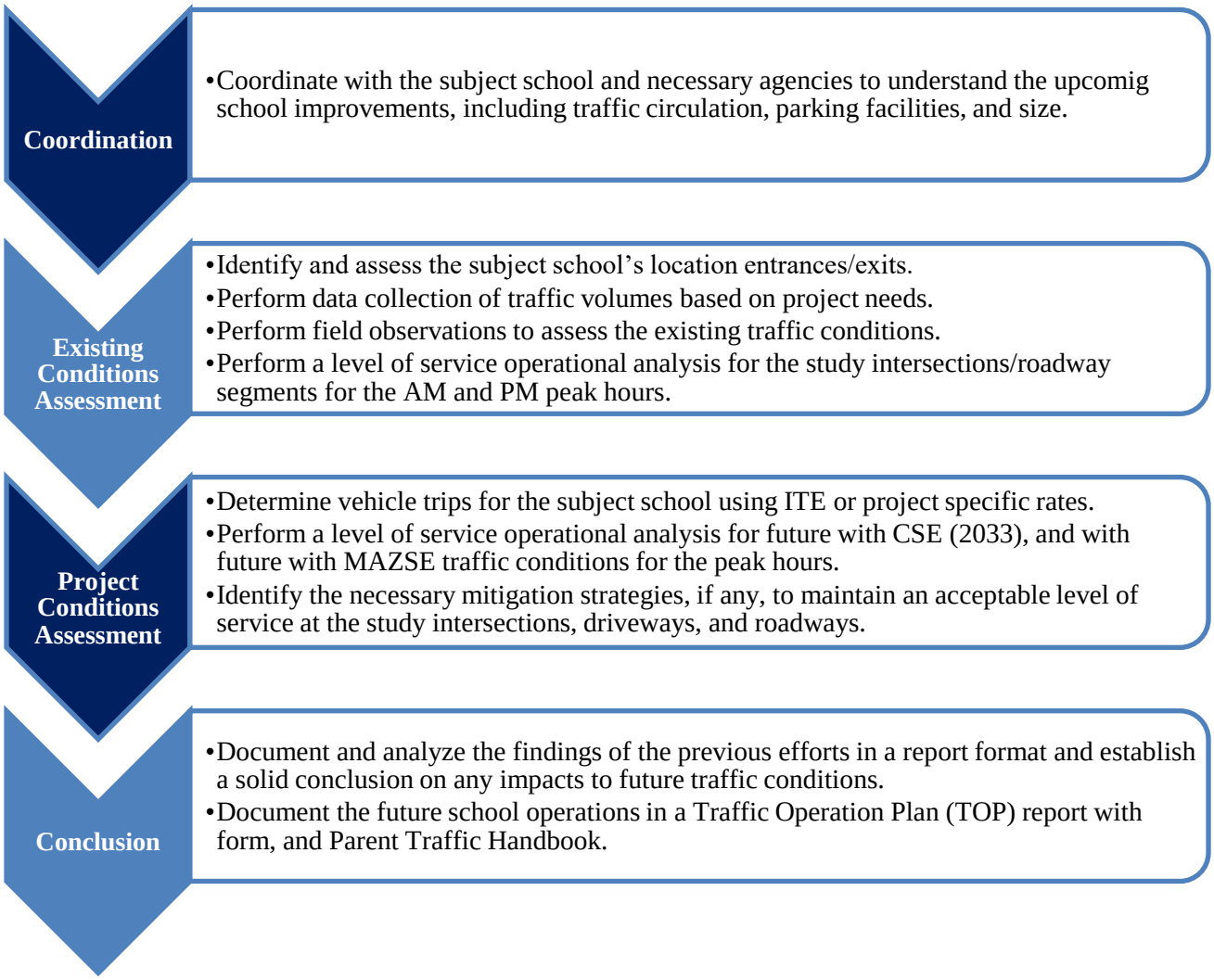

Figure 4: Traffic Impact Study (TIS) Methodology

Section 2

EXISTING (2023) CONDITIONS

2.1 SCHOOL OPERATIONS

The following existing school traffic circulation, operations, and school zone information was collected based on field reviews and coordination with Westminster Christian School and Sunrise School of Miami. **Figure 1** depicts the existing campuses and the location of the school entrances and exits. **Attachment A** contains the site surveys of the Westminster Christian School and Sunrise School of Miami campuses.

2.1.1 WESTMINSTER CHRISTIAN SCHOOL

School Operations:

Westminster Christian School begins classes at 8:00 AM for all grades and school dismissal is staggered and dependent on the student grade. The dismissal is at 2:30 PM for Pre-K through Grade 1, at 2:45 PM for Grades 2 through 5, and at 3:00 PM for Grades 6 through 12 with a 1-hour early release on Thursdays only for all grades. Students have the option to stay after school to participate in athletic clubs and/or after school activities with their release times varying and dependent on the type of activity. For example, middle and high school athletic practice typically culminates at 5:30 PM but depending on the gym/field usage some practices may extend to 7:00 PM. Similarly, lower and upper elementary school activities typically terminate between 4:00 PM and 5:00 PM. Approximately 46% of the school population departs at the discharge time (typically between 2:30 PM and 3:30 PM), and the remaining depart after 5:00 PM.

There are approximately 369 parking spots including 10 handicap parking spots for students, parents, and staff. The number of student parking permits may fluctuate at times throughout the year; however, currently there are 200 student parking permits issued. Currently there is one athletic minibus (services 25 students) which is utilized only during the morning student arrival (drop-off) period.

School Traffic Circulation:

The following briefly describes the existing traffic circulation for the Westminster Christian School during the student arrival (drop-off) and dismissal (pick-up) periods and the third figure included in **Attachment A** graphically depicts the traffic circulation during these periods. It is noted that currently the majority of school driveways service right in/out and left in/out vehicular movements.

Pre-K (Arrival Only), and Elementary School with Grades K-5 (Arrival and Dismissal) Students:

- Entry: Vehicles enter through driveway #9 (1st driveway on SW 67 Avenue, north of SW 152 Street). Vehicles make their first right and loop to the north around the parking lot to drop-off/pick-up lower

elementary Grades K to 3 students in front of the Pre-K/Elementary School building. For Pre-K and upper elementary Grades 4-5 students, vehicles continue west to drop-off/pick-up in front of the Pre-K Classroom Building.

- Exit: All vehicles exit the school property through driveway #5 (4th driveway on SW 152 Street, west of SW 67 Avenue).

Pre-K (Dismissal Only), and Middle School with Grades 6-8 (Arrival and Dismissal) Students:

- Entry: Vehicles enter through driveway #10 (2nd driveway on SW 67 Avenue, north of SW 152 Street), drop-off/pick-up students in front of the Cafetorium building.
- Exit: All vehicles exit the school property through the same driveway #10.

High School with Grades 9-12 (Arrival and Dismissal) Students:

- Entry: Vehicles enter through driveway #4 (5th driveway on SW 152 Street, west of SW 67 Avenue), drop-off/pick-up students in front of the High School building.
- Exit: All vehicles exit the school property through driveway #3 (6th driveway on SW 152 Street, west of SW 67 Avenue).

High School with Grades 9-12 (Arrival and Dismissal) Students and Staff Parking:

- Entry/Exit: Students with an approved decal and faculty/administration/staff may use any of the driveways to access on-site parking spots. However, high school students typically utilize the parking lot located adjacent to the high school buildings which is accessed using driveway #1 (7th driveway on SW 152 Street, west of SW 67 Avenue) and driveway #2 (8th driveway on SW 152 Street, west of SW 67 Avenue).

2.1.2 SUNRISE SCHOOL OF MIAMI

School Operations:

Sunrise School of Miami arrival and dismissals are staggered. Classes begin at 8:30 AM for elementary school (Grades 1-5), and middle school (Grade 6) students; and from 8:45 AM to 9:00 AM for Pre-K and Kindergarten students. Dismissal is at 3:00 PM for Pre-K and Kindergarten students; and at 3:30 PM for elementary and middle school students.

Sunrise School of Miami provides parking for staff and parents dropping-off/picking-up students. There are approximately 55 parking spots including 7 handicap parking spots for staff and parents.

School Traffic Circulation:

The following briefly describes the existing traffic circulation for Sunrise School of Miami during the student arrival (drop-off) and dismissal (pick-up) periods and the fourth figure included in **Attachment A** graphically

depicts the traffic circulation during these periods. It is noted that currently the school's driveway services right in/out and left in/out vehicular movements.

All School Students:

- Entry: All vehicles enter through driveway #12 (SW 149 Terrace). Vehicles continue through the school property and proceed to park in the parking lot adjacent to the campus. During the arrival period, parents and students disembark and proceed to the classroom to drop-off students. During the dismissal period, parents disembark and pick-up their students from the campus.
- Exit: All vehicles exit the school property through the same driveway #12 (SW 149 Terrace).

2.2 STUDY AREA CHARACTERISTICS

The study area spans from SW 144 Street in the north to SW 152 Street in the south, with Old Cutler Road to the west and SW 67 Avenue to the east. The subsequent discussion will focus on the identified study intersections and roadways for analysis.

Intersections & Roadways:

The below intersections and roadways were selected to be part of the study area due to being in close proximity and being considered network boundary points to the Westminster Christian School and Sunrise School of Miami. The existing and future conditions of these intersections and roadways will be further described throughout this report.

Study Intersections:

1. SW 152 St at Old Cutler Rd (Signalized, four-legged intersection (int.))
2. SW 152 St at SW 67 Ave (Unsignalized all way stop control, three-legged int.)
3. SW 144 St at Old Cutler Rd (Signalized, four-legged int.)
4. SW 144 St at SW 67 Ave (Flashing beacon, four-legged int.)

Study Roadways:

1. SW 152 St (Two-way, two-lane undivided roadway with 35 MPH posted speed limit) from Old Cutler Road to SW 67 Avenue
2. Old Cutler Rd (Two-way, two-lane undivided roadway with 40 MPH posted speed limit) from SW 152 Street to SW 144 Street
3. SW 67 Ave (Two-way, two-lane undivided roadway with 35 MPH posted speed limit) from SW 152 Street to SW 144 Street
4. SW 144 St (Two-way, two-lane undivided roadway with 30 MPH posted speed limit) from Old Cutler Road to SW 67 Avenue

School Zones:

There are two 15 MPH school zones located within the study area which are in operation from 7:30 AM to 9:15 AM and from 2:30 PM to 3:45 PM. Specifically, there is a school zone along SW 152 Street from 95 feet west of SW 68 Avenue to 40 feet west of SW 69 Court, and along SW 67 Avenue from 255 feet south of SW 146 Street up to SW 152 Street.

Roadway and Intersection Pedestrian Amenities:

Roadway Amenities:

There are Shared Lane Markings (Sharrows) with "SHARE THE ROAD" related signage installed along SW 152 Street. Similarly, there are continuous sidewalks located along the north and south sides of SW 152 Street. There is an isolated piece of sidewalk installed along the west side of SW 67 Avenue which extends from SW 152 Street up to the northern property limit of the adjacent Alexander Montessori school. Also, there is a continuous two-way shared use path present along the east side of Old Cutler Road.

Intersection Amenities:

There are standard crosswalk pavement markings on all legs with no additional pedestrian amenities at the intersection of SW 144 Street and SW 67 Avenue. The intersection of SW 144 Street and Old Cutler Road contains standard crosswalk markings with pedestrian signal heads for all legs, with push button actuation provided to cross Old Cutler Road. The intersection of SW 152 Street and Old Cutler Road contains standard crosswalk markings with decorative pavers and pedestrian signal heads for all legs, with push button actuation provided to cross Old Cutler Road. At the intersection of SW 67 Avenue and SW 152 Street there is a crosswalk provided to cross the west leg of the intersection.

Rail, and Transit:

There are no bus stops or transit related stations located within or near the study area.

Land Use:

The project is in an institutional and urbanized area, as presented in **Figure 5**. There is the subject Westminster Christian School, the Sunrise School of Miami, and the Alexander Montessori School located in close proximity to each other with various single family residential communities surrounding the study area.

On-going Projects and Studies:

Various sources of information were reviewed to identify any on-going and future projects or studies within the study area. These sources included the FDOT Five Year Work Program, Miami-Dade County Outreach team, Village of Palmetto Bay traffic studies, and Miami-Dade Land Management GIS. Based on this review, the following was identified:

- The FDOT "Bridge Replacement" project is located at SW 152 Street over Canal 100-A, Bridge #874423. This project is being performed under Financial Management No. 449000-1 with preliminary engineering expected to begin in fiscal year 2026 and construction expected to begin in fiscal year 2028.
- The Miami-Dade County (MDC) Department of Transportation and Public Works (DTPW) "Intersection Improvements" project is located along Old Cutler Road and includes the intersections of SW 184 Street, SW 152 Street, SW 136 Street, and SW 67 Avenue. This project is being performed under various efforts including Project No. 20220013 and 20220017. Construction is currently on-going with an expected completion of March 2025. These intersections are expecting to be converted from signalized intersections to two lane unsignalized roundabouts which are expected to improve traffic operations and safety. Additionally, these recommendations originated from a Village of Palmetto Bay traffic study completed in 2019. It should be noted that according to the approved MOT, there are active detours during the weekdays and weekends (at times) from 10:00 AM to 4:00 PM. Similarly, based on the MOT, certain lanes within the study area may be closed or used as part of a detour.
- The Village of Palmetto Bay "Old Cutler Road Intersection Improvements – Traffic Study" was completed in 2019 and performed under MDC DR#2019004137. This study reviewed the signalized intersections along Old Cutler Road from SW 67 Avenue to SW 184 Street for potential traffic operations and safety related improvements. This study generated the recommendations being implemented in the previously referenced MDC "Intersection Improvements" project (Project No. 20220013 and No. 20220017), which included a northbound turbo lane at SW 176 Street, and minor signal timing improvements for the intersections of SW 144 Street, and SW 168 Street. This study stated that due to the various intersection improvements along Old Cutler Road which will improve traffic flow and reduce delay, daily traffic volumes will likely increase along Old Cutler Road and decrease along some of the surrounding roadways (including the adjacent roadway of SW 67 Avenue). **Attachment B** contains data collection excerpts from the final study and construction plans for the Old Cutler Road and SW 152 Street intersection.

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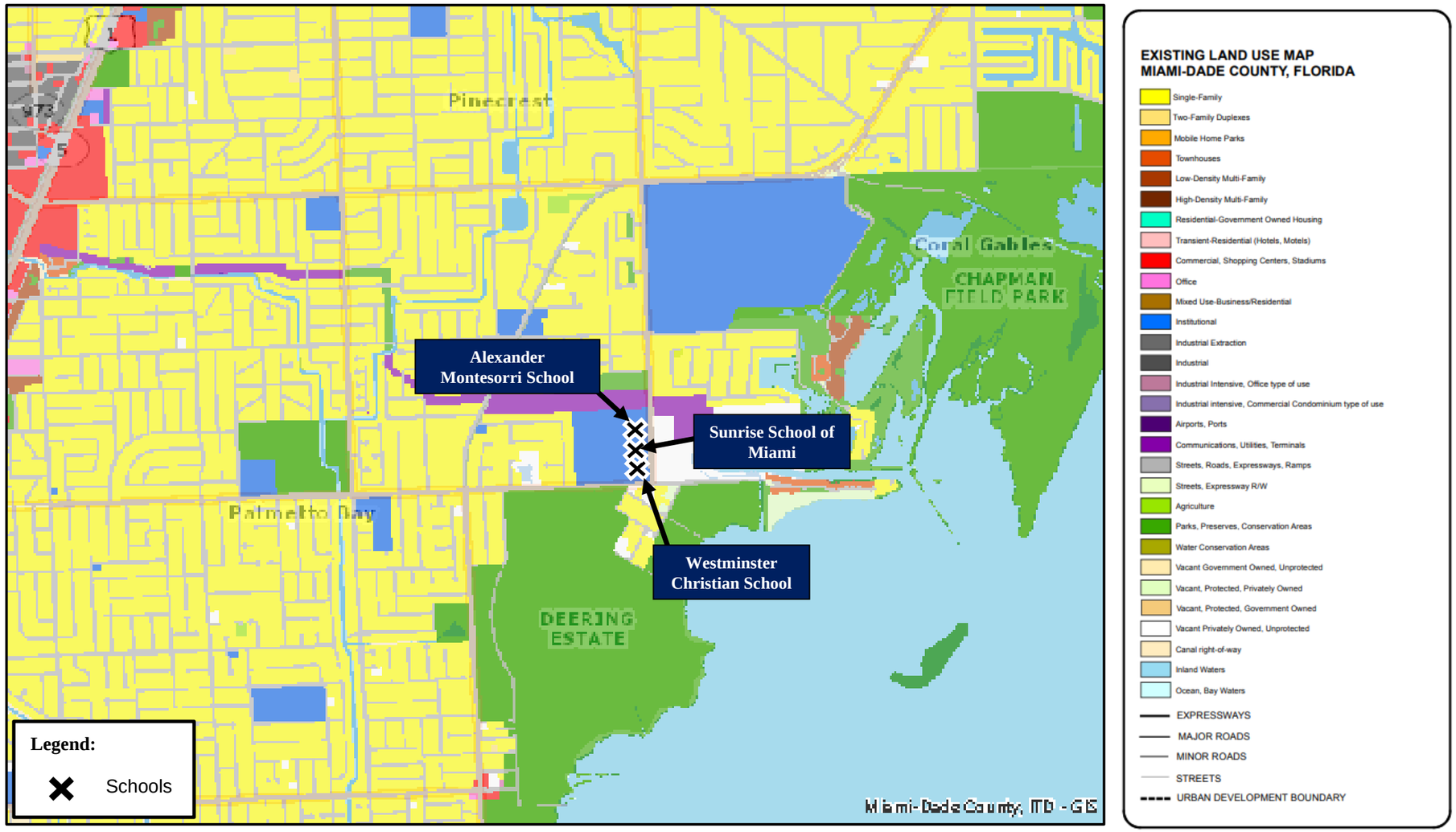



Figure 5: Existing (2023) Land Use Map

2.3 DATA COLLECTION

The following traffic data was collected for the previously mentioned study intersections, roadways, and at the school driveways which are actively utilized to support normal school operations.

2.3.1 TRAFFIC VOLUME COUNTS

Seventy-two-hour bidirectional traffic volume counts were collected in 15-minute intervals along each of the study roadways from Tuesday, November 7, 2023, through Thursday, November 9, 2023. **Table 1** summarizes the average of the three-day, 72-hour counts. The graph in **Figure 6** shows the variation of the average three-day hourly traffic volumes versus time of day for each of the roadways and the combined total. Based on this data, the roadway network experienced a two-hour morning and afternoon peak period between 7:00 AM to 9:00 AM and between 2:00 PM to 4:00 PM, respectively. It should be noted that there is on-going construction within the study area; hence, vehicular volumes may vary from typical traffic conditions. Detailed results of the TMCs, in 15-minute increments, are included in **Attachment C**.

Table 1: Existing W/ CSE (2023) Summary of Traffic Volume Counts by Roadway Direction

Time Period (Hour)	Average Weekday							
	Old Cutler Road		SW 67 Avenue		SW 144 Street		SW 152 Street	
	NB	SB	NB	SB	EB	WB	EB	WB
12:00:00 AM	13	47	1	4	2	2	1	5
1:00:00 AM	8	28	1	1	1	2	1	2
2:00:00 AM	9	14	1	2	1	1	3	2
3:00:00 AM	20	13	0	0	0	0	4	2
4:00:00 AM	82	17	2	2	4	1	10	5
5:00:00 AM	480	52	9	9	10	4	23	8
6:00:00 AM	969	141	112	64	70	15	138	35
7:00:00 AM	786	487	415	541	283	117	510	256
8:00:00 AM	861	304	279	248	224	167	178	128
9:00:00 AM	799	241	193	90	370	90	161	96
10:00:00 AM	424	144	143	136	328	141	126	152
11:00:00 AM	327	162	112	195	262	158	110	185
12:00:00 PM	282	189	108	219	282	173	99	205
1:00:00 PM	322	271	108	257	304	191	133	201
2:00:00 PM	377	467	187	405	389	280	196	333
3:00:00 PM	428	585	353	425	371	305	205	473
4:00:00 PM	356	869	218	349	121	119	131	316
5:00:00 PM	441	765	171	336	87	94	111	320
6:00:00 PM	349	772	95	319	84	53	121	281
7:00:00 PM	200	683	65	152	50	40	63	166
8:00:00 PM	137	411	86	65	44	30	41	142
9:00:00 PM	102	288	24	38	26	13	21	40
10:00:00 PM	67	198	10	20	11	8	13	20
11:00:00 PM	34	140	12	14	6	6	11	26
24-Hour Total	**7,873**	**7,288**	**2,705**	**3,891**	**3,330**	**2,010**	**2,410**	**3,399**

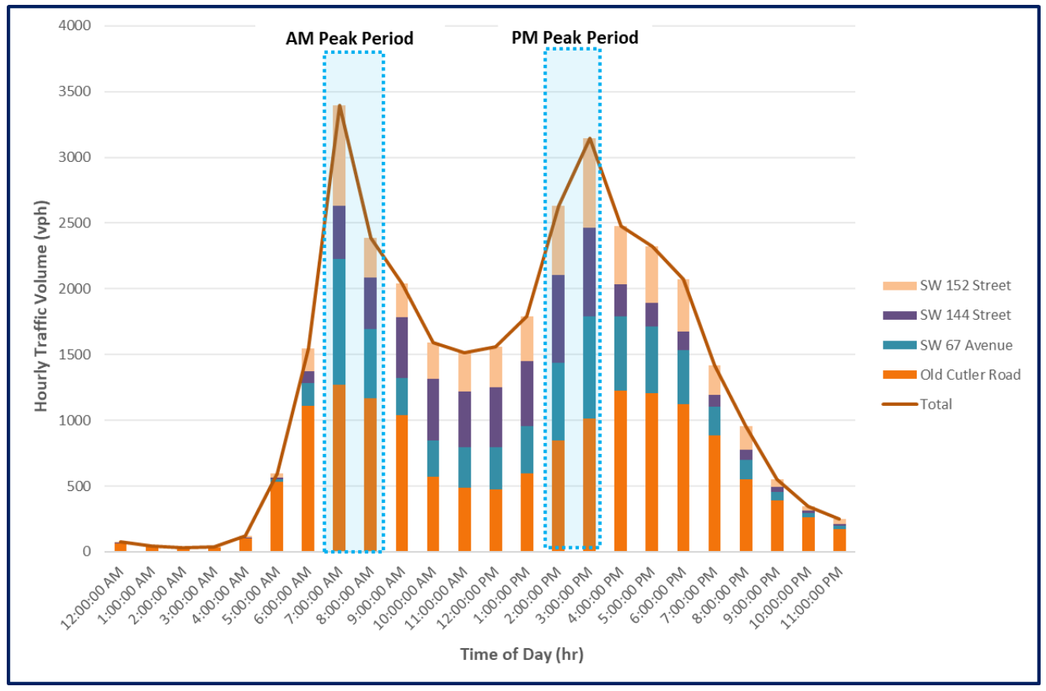

Figure 6: Existing W/ CSE (2023) Hourly Traffic Volumes vs Time of Day

2.3.2 TURNING MOVEMENT COUNTS (TMCS)

Based on the typical school operations, and previous traffic volume counts (Section 2.3.1) morning and afternoon peak periods were selected to collect Turning Movement Counts (TMCs) at the study intersections, and at each of the school driveways which are actively utilized for school operations. Therefore, on Tuesday, September 26, 2023, the TMCs for the intersections were collected during the morning period from 6:00 AM to 10:00 AM and during the afternoon period from 1:30 PM to 4:00 PM. Similarly, the TMCs for the driveways were collected on Tuesday, September 26, 2023, during the morning period from 7:00 AM to 9:00 AM, and during the afternoon period from 2:00 PM to 4:00 PM. All periods included the peak hours identified per the traffic volume counts with some extra time allocated at the study intersections. The intent of the additional data at the intersections was to assess if there were any unusual volumes in the earlier hours of the morning and afternoon periods. However, no unusual patterns were identified. The traffic data was collected every 15-minutes during the peak periods and includes pedestrian, bicycle, and truck volumes (see **Attachment C**). It should be noted that there is on-going construction within the study area; hence, vehicular volumes may vary from typical traffic conditions (further discussed in Section 3.1).

Based on this data collection, the roadway network morning and afternoon peak hours were identified as 7:15 AM to 8:15 AM, and 3:00 PM to 4:00 PM, respectively. The morning peak hour aligns with the subject school's arrival period, while the afternoon peak hour corresponds to the high school dismissal. Both peak hours encompass the highest traffic levels on the study roadways. A Peak Season Conversion Factor (PSCF) of 1.01 was applied only to the intersection TMCs based on the FDOT 2022 Peak Season Factor Category Report in correspondence to the data collection dates. **Table 2** outlines the TMCs (with PSCF applied) collected at the study intersections, and **Figure 7** outlines the driveway peak hour TMCs. It should be noted that the peak hours selected closely resemble the peak hours selected in the 2019 Village of Palmetto Bay "Old Cutler Road Intersection Improvements (morning peak hour of 7:30 AM – 8:30 AM and an afternoon peak hour of 3:15 PM to 4:15 PM).

Table 2: Existing W/ CSE (2023) Weekday AM and PM Peak Hourly Volumes

Intersection Approach	Movement	AM Peak Hour				Intersection Approach	Movement	PM Peak Hour			
		Old Cutler Rd & SW 144 St	Old Cutler Rd & SW 152 St	SW 67 Ave & SW 144 St	SW 67 Ave & SW 152 St			Old Cutler Rd & SW 144 St	Old Cutler Rd & SW 152 St	SW 67 Ave & SW 144 St	SW 67 Ave & SW 152 St
Eastbound	Left	114	102	24	435	Eastbound	Left	49	34	30	251
	Thru	159	134	9	10		Thru	120	110	23	18
	Right	37	83	144	---		Right	37	213	112	---
	Appr. Total	***310***	***319***	***178***	***445***		*Appr. Total*	***207***	***358***	***166***	***270***
Westbound	Left	29	88	10	---	Westbound	Left	16	169	5	---
	Thru	84	103	17	6		Thru	96	209	16	18
	Right	26	21	40	32		Right	10	34	20	24
	Appr. Total	***139***	***212***	***68***	***38***		*Appr. Total*	***122***	***412***	***41***	***42***
Northbound	Left	25	77	107	---	Northbound	Left	53	149	82	---
	Thru	732	528	316	---		Thru	429	389	291	---
	Right	13	205	12	---		Right	13	125	15	---
	Appr. Total	***771***	***810***	***435***	***0***		*Appr. Total*	***495***	***664***	***388***	***0***
Southbound	Left	63	115	6	6	Southbound	Left	29	15	27	26
	Thru	436	411	333	---		Thru	456	453	234	---
	Right	28	27	10	204		Right	134	33	27	246
	Appr. Total	***527***	***553***	***349***	***210***		*Appr. Total*	***619***	***502***	***289***	***273***
Int. Total		***1747***	***1895***	***1030***	***694***	***Int. Total***		***1443***	***1935***	***884***	***585***

Note(s):
(---_ Indicates the information is not applicable.

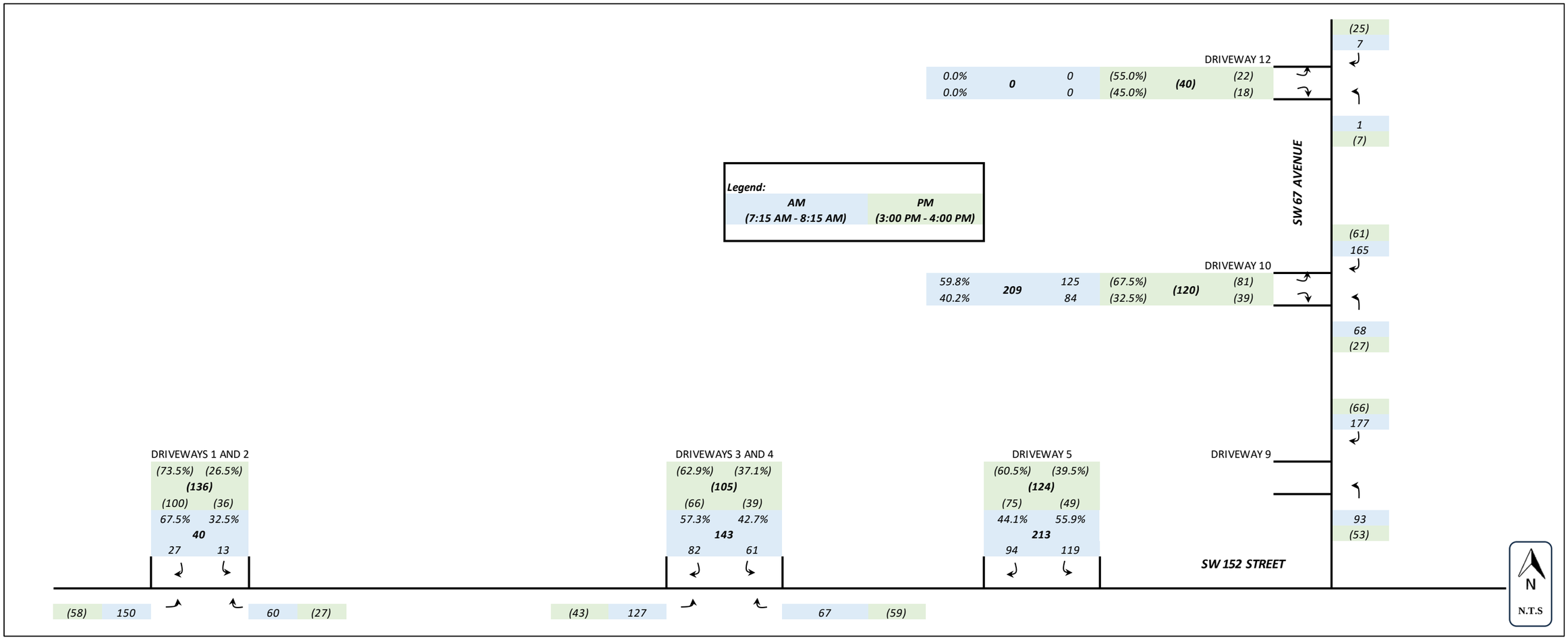

Figure 7: Study Driveway Existing W/ CSE (2023) Turning Movement Counts
Note: Driveways not depicted in the figure are not actively utilized by the schools or during the arrival/dismissal periods.

2.3.3 Vehicle Accumulation Assessment

The field vehicular accumulation analysis was conducted on Tuesday, September 26, 2023, from 6:00 AM to 10:00 AM and from 1:30 PM to 4:00 PM, covering beyond the morning student arrival and afternoon student dismissal periods for comprehensive coverage. The intent of this assessment was to determine the maximum vehicular queue at each of the student drop-off and pick-up zones. Based on this review, all students are dropped-off and picked-up using private passenger type vehicles. Typically, students are dropped off between 7:20 AM and 8:20 AM, and picked up between 2:30 PM and 3:30 PM. Students dropped off past 8:00 AM were considered tardy, as classes commence at that time. **Table 3** contains the results of the assessment. The Sunrise School of Miami did not present any queues during the arrival or dismissal periods since vehicles must park when dropping-off and picking-up students. There are no drop-off or pick-up zones. It should be noted that there were 9 elementary school, 20 middle school, and 75 high school student absences on this weekday at Westminster. These student absences were considered when estimating the future maximum vehicle accumulations (Section 5.5).

Table 3: Existing W/ CSE (2023) Maximum Vehicle Accumulation Assessment

Student Zones	Maximum Queues (Vehicles)* Data Collection			
	Westminster		Sunrise School of Miami	
	Arrival	Dismissal	Arrival	Dismissal
1	12	23	---	---
2	27	24	---	---
3	7	10	---	---
4	10	28	---	---

Note(s):
(---) Indicates no queues were observed.
Student Zone 1 has Middle School (6 - 8 Grades) Pick Up and Drop Off, and PreK Pick Up.
Student Zone 2 has Kindergarten to 3 Grade.
Student Zone 3 has PreK Drop Off and 4 - 5 Grades Drop Off and Pick Up.
Student Zone 4 has High School (9 - 12 Grades)
(*) The number of vehicles represents the total number of vehicles that are in queue to access the specified student zones.

Section 3

EXISTING W/ CSE (2023) TRAFFIC CONDITIONS

3.1 BACKGROUND TRAFFIC

Existing roadway, intersection, and driveway volumes collected in 2023 were reviewed and compared to historical data from the previous Village of Palmetto Bay "Old Cutler Road Intersection Improvements – Traffic Study" (completed in 2019) and available traffic data from the Florida Department of Transportation's Florida Traffic Online (FTO) database for reasonableness. It should be noted that the Village of Palmetto Bay traffic

study contained TMCs collected in 2019, and historical traffic data from a previous Village of Palmetto Bay Traffic Concurrency Analysis for 6525 SW 152 Street study.

Based on this review, it was determined that some of the existing traffic patterns and volumes were somewhat affected by the on-going intersection construction in the northern part of the study area. Specifically, the construction activity included work at the intersection of Old Cutler Road/SW 136 Street at SW 67 Avenue, which is outside the study area of analysis. As stated previously, the study area is focused on SW 144 Street to the north, SW 152 Street to the south, SW 67 Avenue to the east, and Old Cutler Road to the west. Hence, to ensure the data used for analysis was appropriate, we conducted a thorough review of previous and current traffic counts, including the following steps:

1. **Collected Turning Movement Counts (TMCs):** Data was collected at the study intersections in September 2023 during typical traffic conditions.
2. **Projected Historical Traffic Data:** 2019 traffic counts documented in the approved Village of Palmetto Bay traffic study were projected to 2023 traffic conditions by applying a 1% annual growth rate, based on historical and future traffic trends in the area (as identified in Section 4.1.).
3. **Comparison of 2023 Collected TMCs:** The 2023 TMCs were compared to three data sets for validation:
    - 2019 Village of Palmetto Bay traffic data, with and without the implementation of roundabouts along Old Cutler Road.
    - 2023 Village of Palmetto Bay traffic data, with and without the implementation of roundabouts along Old Cutler Road.
    - FDOT FTO traffic data for surrounding roadways.
4. **Adjustments to TMCs for Irregularities:** Instances where the 2023 collected TMCs appeared excessively high or low were adjusted by referencing the 2019 and 2023 Village of Palmetto Bay traffic data to mitigate irregularities and potential fluctuations and ensure a more even and accurate representation of pre-construction traffic conditions in the study area.

The final 2023 TMCs used in the analysis were higher than the projected 2023 Village of Palmetto TMCs, ensuring a more conservative approach than that taken in the approved Village of Palmetto Bay study. Subsequently, **Figure 8** contains the line diagrams containing the smoothed and balanced existing with CSE (2023) intersection TMCs.

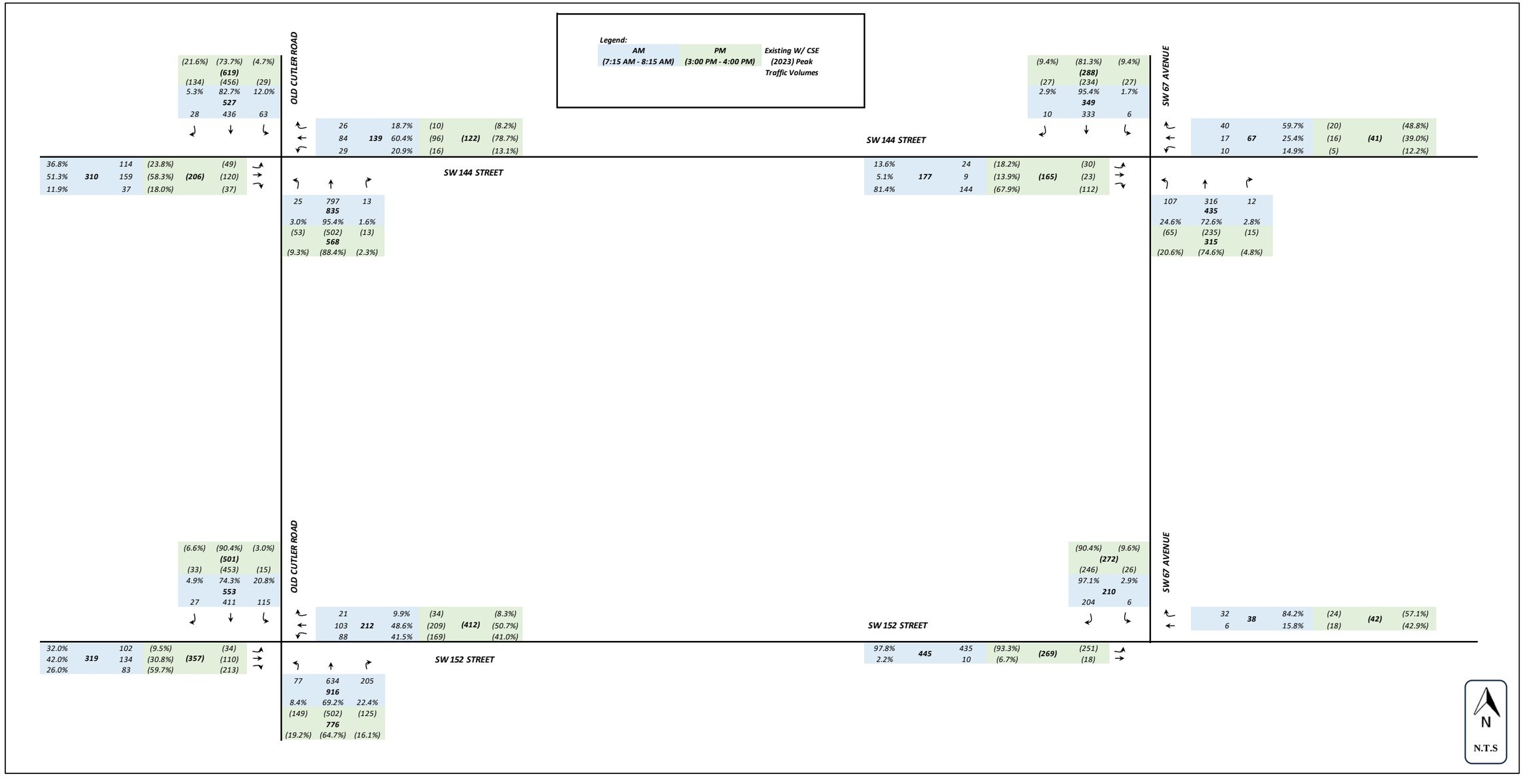

Figure 8: Study Intersections Existing W/ CSE (2023) Turning Movement Counts

3.2 EXISTING W/ CSE (2023) ROADWAY Q/LOS ANALYSIS

Table 4 contains the segment analysis that was performed to evaluate the Quality Level of Service (Q/LOS) for each of the study roadways. The peak hour volume utilized in this analysis pertains to the smoothed and balanced volumes obtained in Section 3.1. The Q/LOS criteria with corresponding volumes and LOS thresholds were obtained from the 2023 FDOT Multimodal Q/LOS Handbook. The FDOT Q/LOS Handbook focuses on applying Highway Capacity Manual (HCM) based methodology and LOS to measure motorized vehicle quality level of service at a generalized planning level. The context classification for all the study roadways was determined to be C3R (Suburban Residential) due to the surrounding land uses and roadway connectivity. It is noted that based on the Village of Palmetto Bay LOS standards (see **Attachment B**), all roadways located east of SW 77 Avenue are part of the Urban Infill Area Transportation Concurrency Exception Area and have a LOS E (100% of capacity) threshold.

Segment Q/LOS Results:

- All roadways in 2023 existing with CSE traffic conditions currently meet the Village of Palmetto Bay LOS criteria.

Table 4: Existing W/ CSE (2023) Roadway Q/LOS Results

Roadway	Location		Direction	Peak Period	Maximum Per-lane Arterial Capacity	Peak Hour Volume	QLOS	Meet Village of Palmetto Bay LOS Criteria?
	From	To						
Old Cutler Rd	SW 152 St	SW 144 St	NB	AM	1040	835	C	Yes
			SB	AM		553	C	Yes
			NB	PM		568	C	Yes
			SB	PM		501	C	Yes
SW 67 Ave	SW 144 St	SW 152 St	NB	AM	1040	435	C	Yes
			SB	AM		210	C	Yes
			NB	PM		315	C	Yes
			SB	PM		272	C	Yes
SW 144 St	Old Cutler Rd	SW 67 Ave	EB	AM	1040	177	C	Yes
			WB	AM		139	C	Yes
			EB	PM		165	C	Yes
			WB	PM		122	C	Yes
SW 152 St	Old Cutler Rd	SW 67 Ave	EB	AM	1040	445	C	Yes
			WB	AM		212	C	Yes
			EB	PM		269	C	Yes
			WB	PM		412	C	Yes

Note(s): The maximum per lane arterial capacity was obtained from Section 3.2 of the 2023 FDOT Multimodal Q/LOS Handbook.

3.3 EXISTING W/ CSE (2023) INTERSECTION OPERATIONAL ANALYSIS

An operational analysis of each of the study intersections was performed utilizing Synchro, Version 11, to evaluate the performance of the existing with CSE traffic conditions for the weekday AM and PM hours. The peak hour turning movement counts utilized in this analysis pertain to the smoothed and balanced volumes

obtained in Section 3.1. The operational assessment was performed in accordance with the standard FDOT methodologies and consistent with the HCM. The results are based on the HCM 6th Edition.

Intersection geometry (lane assignments), posted speed limits, peak hour turning movement counts, truck percentages, PHFs, and signal timing/phase data were coded into the Synchro models. The latest Time of Day (TOD) Plans (signal timing sheet) and Signal Operating Plan (SOP), for the study intersections were obtained from the Miami-Dade County Traffic Signals and Signs Division (County) and are included in **Attachment D**. The truck percentages by approach and an overall average PHF by intersection were used in the analysis.

Measures of Effectiveness:

The main Measures of Effectiveness (MOE) used to evaluate the performance of the study intersections were level of service (LOS), control delay (seconds/vehicle), and the 95th percentile queue (feet). The HCM utilizes LOS as the quantitative measure to represent the level of service at an intersection or arterial. The LOS grading criteria ranges from LOS A to LOS F, where LOS A is under-saturated/free-flow conditions and LOS F is over-saturated conditions.

Traffic Operational Results:

The traffic analysis output reports for the existing with CSE (2023) conditions are briefly summarized in **Table 5** and are included in **Attachment E**.

SW 152 Street at Old Cutler Road:

The intersection operates at LOS E with an average vehicular delay of 71.4 seconds and 55.2 seconds during the morning and afternoon peak periods, respectively. Overall, the northbound and southbound approaches are operating at LOS C or better. However, the westbound and eastbound approaches and movements are operating at LOS F or better during both peak periods. The movements operating at LOS F include the EBL (morning peak period only), EBR with EBT (both peak periods), WBL (morning peak period only), and WBR with WBT (morning peak period only). Similarly, several turning lanes exceed their current storage capacity based on the 95 percentile queues, including the eastbound left-turn (morning peak period only), westbound left-turn (both peak periods), southbound left-turn (morning peak period), and the northbound left-turn (afternoon peak period).

SW 152 Street at SW 67 Avenue:

The intersection operates at LOS D and LOS B with an average vehicular delay of 25.3 seconds and 11.5 seconds during the morning and afternoon peak periods, respectively. Overall, all approaches and movements are operating at LOS B or better except for the eastbound shared through/left-turn movement (LOS D) during the morning peak period.

SW 144 Street at Old Cutler Road:

The intersection operates at LOS C and LOS B with an average vehicular delay of 29.9 seconds and 19.2 seconds during the morning and afternoon peak periods, respectively. Overall, the northbound and southbound approaches are operating at LOS C or better. However, the westbound and eastbound approaches are operating at LOS F or better during both peak periods. The movements operating at LOS F include the EBL (morning peak period only), EBR with EBT (morning peak period only), and WBL (morning peak period only). Nonetheless, overall, all queues are generally accommodated or slightly exceeded except for the eastbound left-turn during the morning peak period (95 percentile queue exceeded existing storage by 8 cars).

SW 67 Avenue at SW 144 Street:

The intersection operates at LOS A during both peak periods with an average vehicular delay of 5.9 seconds and 4.6 seconds during the morning and afternoon peak periods, respectively. Overall, the northbound and southbound movements are operating at LOS A for both peak periods. The eastbound and westbound movements operate at LOS C or better during both peak periods. However, during the morning peak period, the eastbound left-turn is operating at LOS E and the westbound shared through/left/right-turn movement is operating at LOS D.

Table 5: Existing W/ CSE (2023) Intersection Operational Analysis

Peak Hour	Movement	SW 67 Ave at SW 144 St		Old Cutler Rd at SW 144 St		Old Cutler Rd at SW 152 St		SW 152 St at SW 67 Ave	
		Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
AM	EB	18.8	C	89.1	F	278.2	F	33	D
	WB	26.1	D	79	E	130.5	F	8.6	A
	NB	2.1	A	12.3	B	20.2	C	---	---
	SB	0.1	A	10	B	13.8	B	11.9	B
	Intersection	5.9	A	29.9	C	71.4	E	25.3	D
PM	EB	14	B	70.1	E	159	F	12.5	B
	WB	15	C	62.4	E	46.5	D	8.5	A
	NB	2	A	5.6	A	28.6	C	---	---
	SB	0.7	A	6.1	A	29.3	C	11	B
	Intersection	4.6	A	19.2	B	55.2	E	11.5	B

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Section 4

FUTURE W/ CSE (2033) TRAFFIC CONDITIONS

The following sections will discuss the traffic conditions and procedures associated to the forecasting and operational analyses performed to evaluate the future traffic with CSE (2033) performance of the study roadways and intersections.

4.1 BACKGROUND TRAFFIC AND TRAFFIC GROWTH

The smoothed and balanced peak hour traffic volumes obtained in Section 3.1 were forecasted to the year 2033, coinciding with the completion of the improvements to the subject school. Additionally, the forecasted traffic volumes and subsequent traffic patterns were adjusted to account for anticipated changes due to the implementation of the proposed roundabouts and intersection improvements along Old Cutler Road, based on insights from previous studies. These improvements are currently under construction and are expected to be completed by March 2025.

The FDOT FTO Traffic Monitoring Stations (TMS) near the study area were identified and used to estimate the traffic volume growth in the upcoming years. The analysis was performed using the FDOT Traffic Trends Analysis Tool and following the guidelines presented by FDOT Project Traffic Forecasting Handbook 2019. Additionally, the Miami-Dade County and Village of Palmetto Bay population data was reviewed. Furthermore, upcoming zoning changes and permit requests for new developments within a 1-mile radius from the Westminster Christian School were reviewed to identify any potential new vehicular generators. Based on this review, no new vehicular generators or significant developments were identified. The FDOT Traffic Trends output sheets are included in **Attachment F** and are summarized in **Table 6**.

The results of the regression analysis performed indicate that the traffic volume historically has varied between -2.25% to 1.70% per year. Similarly, the average population percent growth for Miami-Dade County and the Village of Palmetto Bay was 0.72% and 0.57%, respectively. A +1.00% growth per year was determined to be adequate and was applied to forecast existing 2023 traffic conditions to the year 2033. The forecasted volumes are presented in a line diagram in **Figure 9**.

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Table 6: Summarized Regression Analysis and Population Data

Regression Analysis Method	SW 67 Ave PTMS #878131		Old Cutler Rd PTMS #878207		SW 144 St PTMS #878377		Old Cutler Rd PTMS #878663	
	Growth Rate	R-Squared	Growth Rate	R-Squared	Growth Rate	R-Squared	Growth Rate	R-Squared
Linear	0.81%	10.36%	**1.70%**	20.15%	1.27%	12.10%	-2.09%	85.37%
Exponential	0.79%	8.19%	1.39%	17.43%	1.06%	9.61%	**-2.25%**	85.09%
Decaying Exponential	0.79%	4.89%	1.46%	13.78%	1.08%	9.12%	-2.13%	70.37%

Note(s):
Light green highlight represents the lowest calculated growth rate, and the light blue highlight represents the largest calculated growth rate.
(*) 2021 AADT were considered outliers due to the influence of COVID-19. Hence, 2021 FDOT FTO AADT was replaced with interpolated data using the remaining historical traffic data.

BEBR Population Estimates						
Year	Miami-Dade Population	Percent Growth	Average	Village of Palmetto Bay	Percent Growth	Average
2022	2,757,592	-1.49%	0.72%	25,041	1.28%	0.57%
2021*	2,798,599	-1.22%		24,721	-0.60%	
2020	2,832,794	0.73%		24,870	2.13%	
2019	2,812,130	1.17%		24,341	0.81%	
2018	2,779,322	1.30%		24,144	0.02%	
2017	2,743,095	1.54%		24,138	0.73%	
2016	2,700,794	1.74%		23,962	0.50%	
2015	2,653,934	1.52%		23,843	0.32%	
2014	2,613,692	1.20%		23,767	-0.07%	
2013	2,582,375			23,784		

Note(s):
(*) 2021 population estimates were considered an outlier due to the influence of COVID-19. Hence, 2021 BEBR population estimates were replaced with interpolated data using the remaining historical population data.

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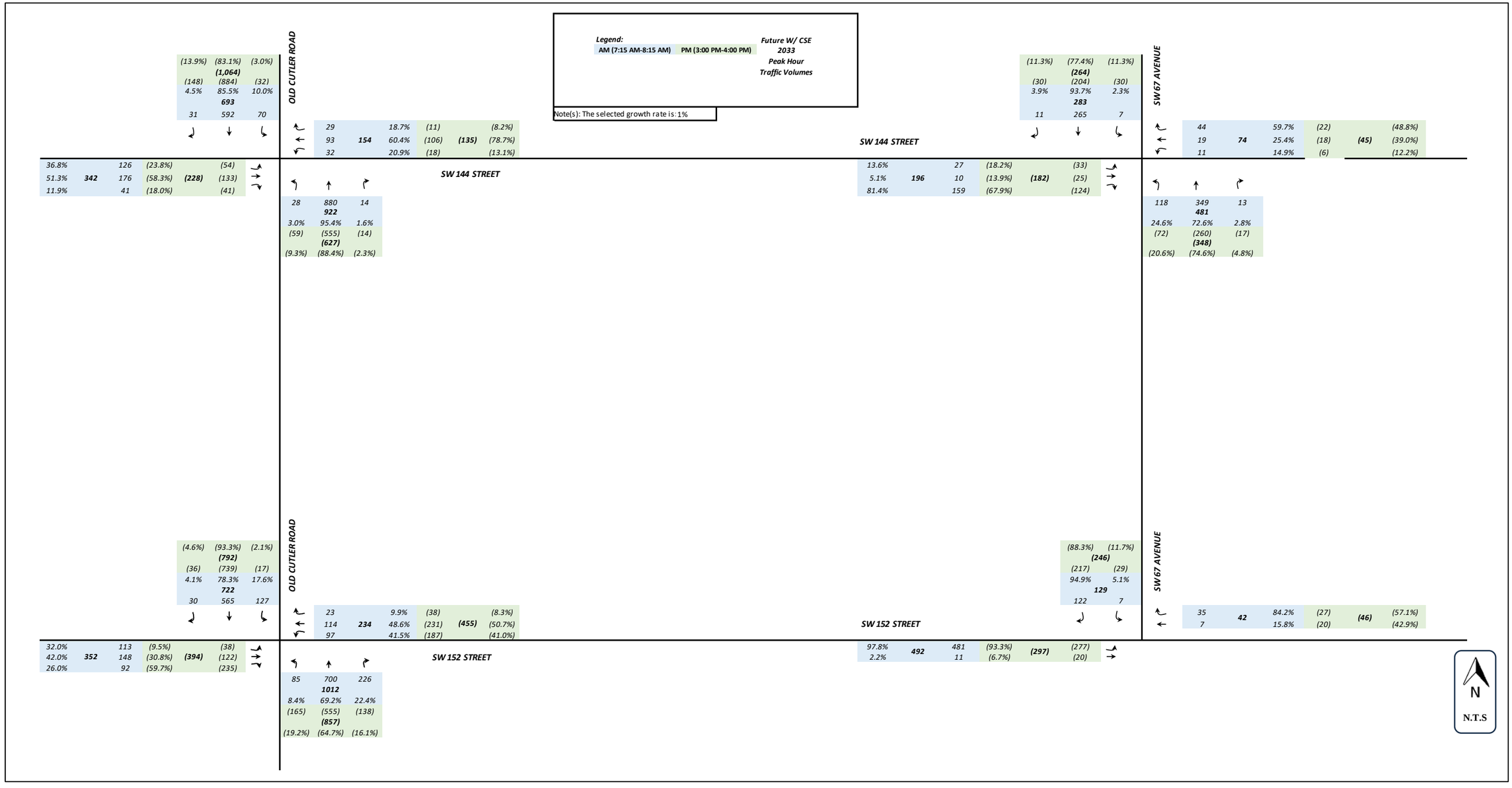


Figure 9: Study Intersections Future W/ CSE (2033) Turning Movement Counts

4.2 FUTURE W/ CSE (2033) ROADWAY Q/LOS ANALYSIS

Table 7 contains the segment analysis performed to evaluate the Quality Level of Service (Q/LOS) for each of the study roadways following the same procedures previously performed in Section 3.2. The peak hour volumes utilized in this analysis pertains to the future with CSE forecasted volumes.

Segment Q/LOS Results:

- All roadways in the future with CSE (2033) traffic conditions, are expected to meet the Village of Palmetto Bay LOS criteria.

Table 7: Future W/ CSE (2033) Roadway Q/LOS Results

Roadway	Location		Direction	Peak Period	Maximum Per-lane Arterial Capacity	Peak Hour Volume	QLOS	Meet Village of Palmetto Bay LOS Criteria?
	From	To						
Old Cutler Rd	SW 152 St	SW 144 St	NB	AM	1040	922	C	Yes
			SB	AM		722	C	Yes
			NB	PM		627	C	Yes
			SB	PM		792	C	Yes
SW 67 Ave	SW 144 St	SW 152 St	NB	AM	1040	481	C	Yes
			SB	AM		129	C	Yes
			NB	PM		348	C	Yes
			SB	PM		246	C	Yes
SW 144 St	Old Cutler Rd	SW 67 Ave	EB	AM	1040	196	C	Yes
			WB	AM		154	C	Yes
			EB	PM		182	C	Yes
			WB	PM		135	C	Yes
SW 152 St	Old Cutler Rd	SW 67 Ave	EB	AM	1040	492	C	Yes
			WB	AM		234	C	Yes
			EB	PM		297	C	Yes
			WB	PM		455	C	Yes

4.3 FUTURE W/ CSE (2033) INTERSECTION OPERATIONAL ANALYSIS

An operational analysis of each of the study intersections was performed utilizing Synchro, Version 11, to evaluate the performance of the future with CSE (2033) traffic conditions for the weekday AM and PM peak hours. The peak hour turning movement counts utilized in this analysis pertain to the smoothed and balanced volumes obtained in Section 4.1. The operational assessment was performed in accordance with the standard FDOT methodologies and consistent with the HCM. The results are based on the HCM 6th Edition.

These future conditions include the optimization of the intersection signal timings at Old Cutler Road and SW 144 Street, and the implementation of a two-lane roundabout at Old Cutler Road and SW 152 Street. The signal cycle length was not optimized because the Old Cutler Road and SW 144 Street intersection is currently located within a coordinated signal system. The remaining intersection geometries (lane assignments), posted speed limits, truck percentages, and PHFs remain the same as existing (2023) conditions.

Measures of Effectiveness:

The main MOE used to evaluate the performance of the study intersections were LOS, control delay (seconds/vehicle), and the 95th percentile queue (feet). The HCM utilizes LOS as the quantitative measure to represent the level of service at an intersection or arterial. The LOS grading criteria ranges from LOS A to LOS F, where LOS A is under-saturated/free-flow conditions and LOS F is over-saturated conditions.

Traffic Operational Results:

The traffic analysis output reports for the future with CSE (2033) conditions are briefly summarized in **Table 8** and are included in **Attachment E**.

SW 152 Street at Old Cutler Road:

The intersection operates at LOS B with an average vehicular delay of 11.0 seconds and 13.9 seconds during the morning and afternoon peak periods, respectively. Overall, the all movements are operating at LOS C or better during both peak periods. Similarly, the 95 percentile queues are minimal and are expected to be adequately accommodated by the turning lanes. Traffic conditions at this location improved for 2033 with the implementation of the two-lane roundabout.

SW 152 Street at SW 67 Avenue:

The intersection operates at LOS D and LOS B with an average vehicular delay of 29.8 seconds and 11.8 seconds during the morning and afternoon peak periods, respectively. Overall, all approaches and movements are expecting to be operating at LOS B or better except for the eastbound left-turn during the morning peak period which is operating at LOS E.

SW 144 Street at Old Cutler Road:

The intersection operates at LOS C with an average vehicular delay of 31.2 seconds and 22.2 seconds during the morning and afternoon peak periods, respectively. Overall, the northbound and southbound movements are expected to be operating at LOS C or better. However, the westbound and eastbound movements are expected to be operating at LOS F or better during both peak periods. The movements operating at LOS F include the EBL (morning peak period only), EBR with EBT (morning peak period only), and the WBL (morning peak period only). The westbound and eastbound left and right-turn lanes experienced queues slightly exceeding their storage capacities. Notably, the eastbound left-turn in the morning peak period exceeded its storage capacity by approximately 8 vehicles.

SW 67 Avenue at SW 144 Street:

The intersection operates at LOS A during both peak periods with an average vehicular delay of 6.5 seconds and 5.0 seconds during the morning and afternoon peak periods, respectively. Overall, the northbound and southbound movements are expected to be operating at LOS A. The westbound and eastbound movements are expected to be operating at LOS D or better during both peak periods, except for the eastbound left-turn which

is operating at LOS E. Similarly, the 95 percentile queues are minimal and are expected to be adequately accommodated by the turning lanes.

Table 8: Future W/ CSE (2033) Intersection Operational Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
SW 67 Avenue at SW 144 Street	6.5	A	5.0	A
Old Cutler Road at SW 144 Street	31.2	C	22.2	C
Old Cutler Road at SW 152 Street	11.0	B	13.9	B
SW 152 Street at SW 67 Avenue	29.8	D	11.8	B

Section 5

FUTURE W/ MAZSE (2033) TRAFFIC CONDITIONS

5.1 FUTURE W/ MAZSE (2033) SCHOOL OPERATIONS

Arrival and Dismissal Periods - Westminster Christian School in collaboration with Sunrise School of Miami will continue to begin classes at 8:00 AM for all grades and school dismissal will be staggered and dependent on the student grade. The revised dismissal periods would be 2:15 PM for Pre-K through Kindergarten, 2:45 PM for general education Grades 1 through 5 and special needs for Grades 2 through 4, and 3:15 PM for general education Grades 6 through 12 and special needs for Grades 5 through 12 with a 1-hour early release on Thursdays only for all grades. These periods aim to create a 30-minute gap between dismissals, enhancing traffic circulation and overall traffic conditions. Students will continue to have the option to stay after school to participate in athletic clubs and/or after school activities with their release times varying and dependent on the type of activity. It is expected that 46% of the school population will continue to depart at the dismissal times (between 2:15 PM and 3:15 PM), and the remaining depart after 5:00 PM. Dismissal times align with adjacent roadway peak traffic periods; the later afternoon falls outside the roadway's peak period.

Student/Staff Parking – Based on the Village of Palmetto Bay ordinances, a total of 293 parking spots are required. However, the school site will provide a total of 505 open parking spaces (including 21 handicap parking spaces) for both staff and student use. **Attachment G** contains proposed site plan with zoning and parking information.

Student Transportation - A total of 6 minibuses (capacity of 25 students each) will be utilized during the morning arrival and afternoon dismissal periods. These minibuses will be located at the following drop-off/pick-up areas: four minibuses will be located at the general education building to service Grades 1 to 12, one minibus

will be located at the general education high school building to service primarily Grades 9 to 12, and one minibus will be located at the Pre-k to K building to service these grades and special needs students Grades 2 to 12.

Service Vehicles - Service vehicles will access the property using driveways #12 (8th driveway along SW 152 Street west of SW 67 Avenue), #11 (7th driveway along SW 152 Street west of SW 67 Avenue), #3 (2nd driveway along SW 67 Avenue north of NW 152 Street), and #2 (3nd driveway along SW 67 Avenue north of NW 152 Street) controlled and adjacent to guardhouses to perform services throughout the entire campus, on an as needed basis.

School Traffic Circulation:

The following briefly describes the proposed traffic circulation for the Westminster Christian School with Sunrise School of Miami campuses during the student arrival (drop-off) and dismissal (pick-up) periods and **Figure 10** graphically depicts the traffic circulation during these periods with all the school driveways (not all of them are being utilized for the traffic circulation; these are numbered clockwise from the northeast corner to the southwest corner). It is noted that all driveways actively used in the student arrival/dismissal periods will have entry and exit turning restrictions. The proposed traffic circulations aim to efficiently serve students near their classes and manage all vehicular queues within the school property. **Attachment I** and **Attachment J** contain the Traffic Operation Plan report with form, and the Parent Traffic Handbook, respectively. The proposed arrival/dismissal traffic circulations are discussed below.

Grades Pre-K to K and Special Needs Grades 2 to 4 with Bus 1:

- Entry: Vehicles must only enter through driveway #1 (4th driveway located along SW 67 Avenue north of SW 152 Street) by performing a southbound right-turn movement. Vehicles for special needs students will loop west-to-east around the first roundabout to reach the drop-off/pick-up point. Vehicles for the other grades will continue through the second roundabout and loop west-to-east around the parking lot to reach the drop-off/pick-up point.
- Exit: After drop-off/pick-up, vehicles must only exit through driveway #1 (4th driveway located along SW 67 Avenue north of SW 152 Street) by performing an eastbound left-turn movement onto northbound SW 67 Avenue. This action is intended to avoid unnecessary traffic on SW 152 Street, as vehicles exiting from driveway #3 (2nd driveway located along SW 67 Avenue north of SW 152 Street) will be required to make a right-turn onto SW 67 Avenue and vehicles exiting from driveway #8 (4th driveway located along SW 152 Street west of SW 67 Avenue) will be required to make a right-turn onto SW 152 Street, as explained below.

Special Needs Grades 5 to 12 and Gen. Education Grades 6 to 8 with Buses 2, 3, 4, and 5:

- Entry: Vehicles must only enter through driveway #2 (3rd driveway located along SW 67 Avenue north of SW 152 Street) by performing a southbound right-turn movement. Vehicles will continue west to reach the drop-off/pick-up point and then exit east by looping around the roundabout.
- Exit: After drop-off/pick-up, vehicles must only exit through driveway #3 (2nd driveway located along SW 67 Avenue north of SW 152 Street) by performing an eastbound right-turn movement onto southbound SW 67 Avenue.

Gen. Education Grades 1 to 2 and Grades 3 to 5:

- Entry: Vehicles must only enter through driveway #4 (2nd driveway located along SW 67 Avenue north of SW 152 Street) by performing a southbound right-turn (gen. education Grades 1-2) or northbound left-turn (gen. education Grades 3-5) movement. Vehicles for Grades 1 and 2 will make the first right after entering the school property and then loop north-to-west around the parking lot to reach the drop-off/pick-up point. Vehicles for Grades 3 and 5 will continue further west to access the drop-off/pick-up point. Vehicles arriving to driveway #4 from the wrong direction of the street would be directed to continue on SW 67 Avenue to find their correct route. This will be identified by the sign color being displayed in the vehicle's windshield.
- Exit: After drop-off/pick-up, vehicles must only exit through driveway #8 (4th driveway located along SW 152 Street west of SW 67 Avenue) by performing a southbound right-turn movement onto westbound SW 152 Street.

Gen. Education Grades 9 to 12 and Parking for Staff/Grades 9 to 12 with Bus 6:

- Entry: Vehicles must only enter through driveway #11 (7th driveway located along SW 152 Street west of SW 67 Avenue) by performing a westbound right-turn (gen. education Grades 9-12) and immediately making another right and then loop north-to-west around the parking lot to reach the drop-off/pick-up point or by performing an eastbound left-turn (parking for staff/students Grades 9-12) movement and then continuing north to reach the parking lot.
- Exit: After drop-off/pick-up and leaving the parking lot, vehicles must only exit through driveway #12 (1st driveway located along SW 152 Street west of SW 67 Avenue) by performing a southbound right-turn movement onto westbound SW 152 Street.

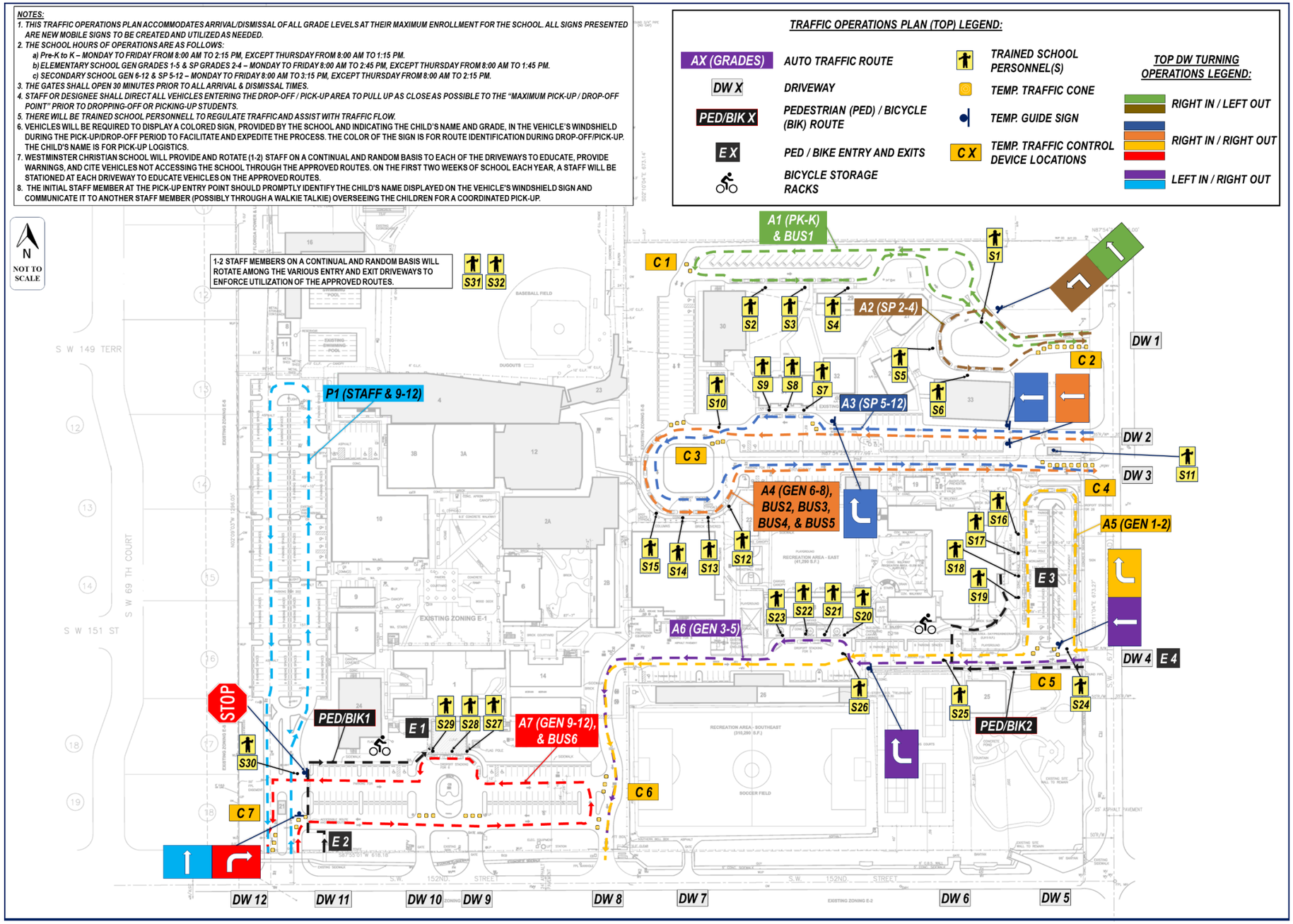


Figure 10: Proposed Westminster Christian School with Sunrise School of Miami Traffic Operation Plan

5.2 FUTURE W/ MAZSE (2033) TRAFFIC CONDITIONS

5.2.1 Project Trip Generation:

As previously noted, TMCs were collected at each of the existing and actively utilized school operating driveways along SW 67 Avenue (three driveways) and SW 152 Street (5 driveways). The vehicles entering and exiting the school which follow the arrival/dismissal traffic circulation represent the number of trips being generated per the CSE for the morning and afternoon peak hours. Subsequently, a vehicular trip rate was calculated based on the existing with CSE traffic data and school enrollment for each of the peak hours. Student absences were considered for the trip rates. These rates were then compared to the Institute of Transportation Engineers (ITE) trip generation rates for Land Use #532 which pertains to institutional land use for a Private School (K-12). Based on this comparison (**Table 9**), the trip generation rates calculated using the collected data were significantly higher in the morning peak hour and overall comparable in the afternoon peak hour. Hence, the schools' project specific trip generation rates were utilized to project the expected new trips resulting from the future student enrollment.

The existing and expected future trips were summed up and distributed accordingly to each of the school's operating driveways per engineering analysis. The analysis considered the expected changes to the school campus, location of student buildings, number of drop-off and pick-up locations, and utilization of school buses. The detailed methodology and calculations are included in **Attachment G** with the new study intersection and driveway TMCs with turning restrictions graphically displayed in **Figure 11** and **Figure 12**, respectively.

Table 9: Project Specific and ITE Student Trip Generation Comparison

Trip Generation Methods	Students	Peak Hour	
		AM	PM
ITE Trips	210	184 116 (Entry) 68 (Exit)	175 73 (Entry) 102 (Exit)
Project Specific Trips		256 154 (Entry) 102 (Exit)	161 72 (Entry) 89 (Exit)

5.2.2 Project Trip Assignment

The project trip assignment is the process used for determining where site-generated traffic is expected to come from and go to within the larger street network. According to ITE, the directions from which traffic will access the project site vary depending on different factors. These factors can include competing developments, surrounding land uses and population, conditions of the surrounding street system, and existing traffic patterns and volumes.

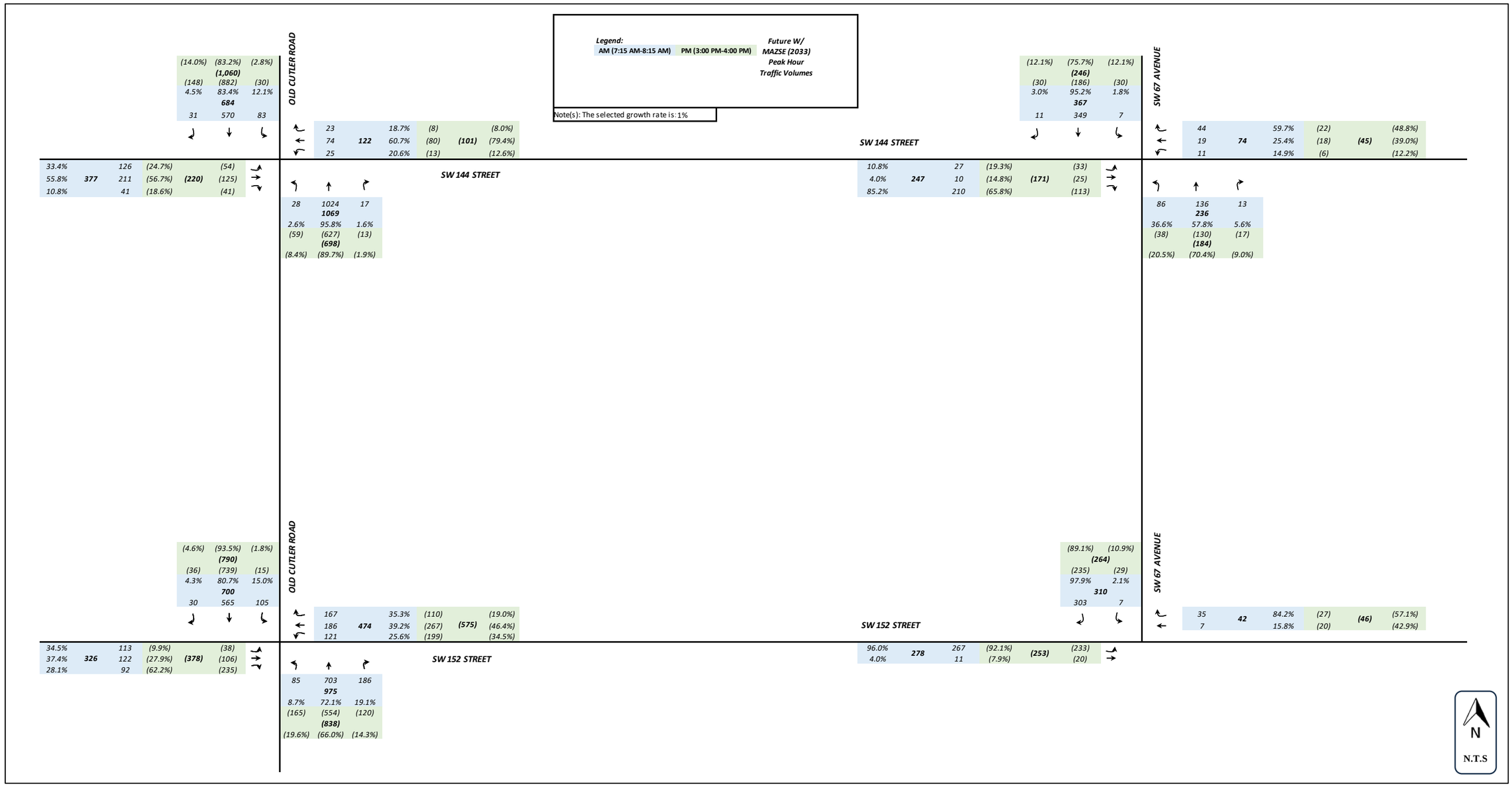


Figure 11: Study Intersections Future W/ MAZSE (2033) Turning Movement Counts

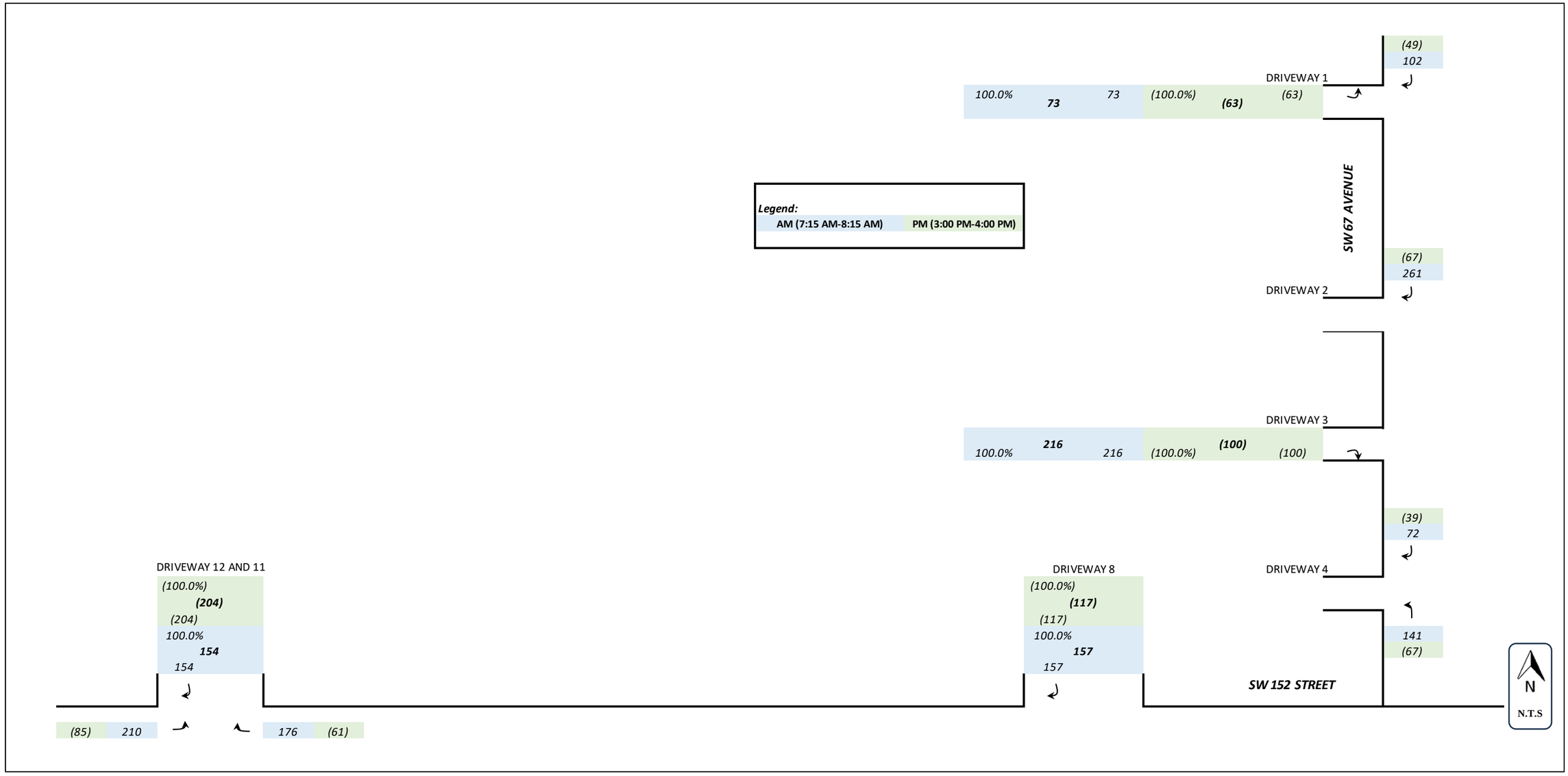


Figure 12: Study Driveway Future W/ MAZSE (2033) Turning Movement Counts
Note: Driveways not depicted in the figure will not actively be utilized by the school or during the arrival/dismissal periods.

There are several methodologies that can be used to estimate site traffic distribution. One of these methodologies is the gravity model or other locally accepted trip distribution model typically developed by state departments of transportation, area metropolitan planning organizations, and other major transportation agencies.

The Cardinal Directional Trip Distribution model developed by the Miami Dade Transportation Planning Organization (MTPO) was used to estimate the project site trip distribution. The directional trip distribution was obtained from the Miami-Dade 2045 Long Range Transportation Plan Directional Trip Distribution Report (September 2019). The model divides the County into different Traffic Analysis Zones (TAZs) each denoted by a number. According to the MTPO, the TAZ for the subject school falls within area #1161, as presented in **Figure 13**. The 2033 cardinal distribution percentages based on the geographic distribution patterns for this TAZ are also presented in **Figure 13**.

Additionally, careful consideration was given to assigning the specific turning movement restrictions for the entry and exit driveways on the school property. This was done to establish an effective internal traffic circulation system and avoid creating congestion, spillbacks, additional delays, and disruptions to the surrounding roadway network.

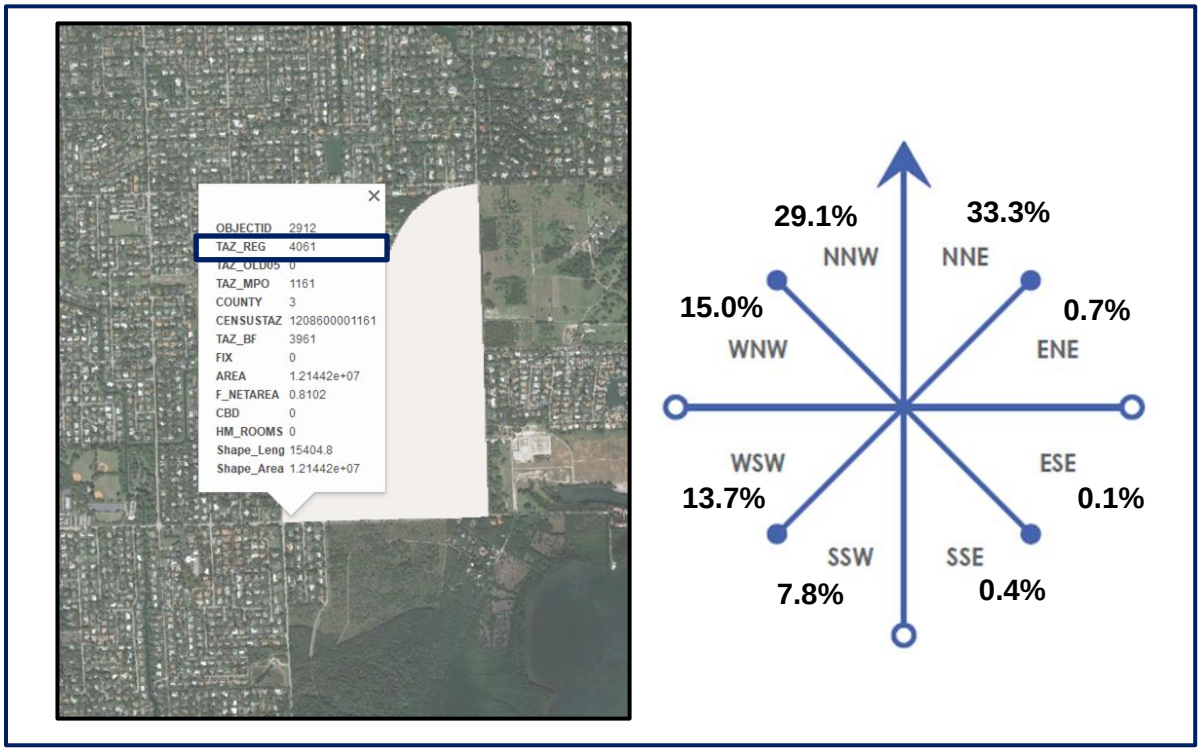


Figure 13: TAZ and Cardinal Distribution

5.3 FUTURE W/ MAZSE (2033) ROADWAY Q/LOS ANALYSIS

Table 10 contains the segment analysis performed to evaluate the Quality Level of Service (Q/LOS) for each of the study roadways following the same procedures previously performed in Section 3.2. The peak hour volumes utilized in this analysis pertains to the future with MAZSE forecasted volumes.

Segment Q/LOS Results:

- All roadways in 2033 future with MAZSE traffic conditions are expected to continue meeting the Village of Palmetto Bay LOS criteria.

Table 10: Future W/ MAZSE (2033) Roadway Q/LOS Results

Roadway	Location		Direction	Peak Period	Maximum Per-lane Arterial Capacity	Peak Hour Volume	QLOS	Meet Village of Palmetto Bay LOS Criteria?
	From	To						
Old Cutler Rd	SW 152 St	SW 144 St	NB	AM	1040	1021	D	Yes
			SB	AM		700	C	Yes
			NB	PM		674	C	Yes
			SB	PM		790	C	Yes
SW 67 Ave	SW 144 St	SW 152 St	NB	AM	1040	236	C	Yes
			SB	AM		310	C	Yes
			NB	PM		184	C	Yes
			SB	PM		264	C	Yes
SW 144 St	Old Cutler Rd	SW 67 Ave	EB	AM	1040	247	C	Yes
			WB	AM		122	C	Yes
			EB	PM		171	C	Yes
			WB	PM		101	C	Yes
SW 152 St	Old Cutler Rd	SW 67 Ave	EB	AM	1040	278	C	Yes
			WB	AM		474	C	Yes
			EB	PM		253	C	Yes
			WB	PM		575	C	Yes

5.4 FUTURE W/ MAZSE (2033) INTERSECTION OPERATIONAL ANALYSIS

An operational analysis of each of the study intersections was performed utilizing Synchro, Version 11, to evaluate the performance of the future with MAZSE (2033) traffic conditions for the weekday AM and PM peak hours. The peak hour turning movement counts utilized in this analysis pertains to the adjusted and balanced volumes obtained in Section 5.2.1. The operational assessment was performed in accordance with the standard FDOT methodologies and consistent with the HCM. The results are based on the HCM 6th Edition.

These future conditions include the optimization of the intersection signal timings at Old Cutler Road and SW 144 Street, and the implementation of a two-lane roundabout at Old Cutler Road and SW 152 Street. The signal cycle length was not optimized because the Old Cutler Road and SW 144 Street intersection is currently located within a coordinated signal system. The remaining intersection geometries (lane assignments), posted speed limits, truck percentages, and PHFs remain the same as existing with CSE (2033) conditions.

The recommended 30-minute gap between the school's dismissal periods aim to reduce the overall school traffic presence, contributing to improved traffic circulation and overall conditions along the adjacent roadway grid network.

Measures of Effectiveness

The main MOEs used to evaluate the performance of the study intersections were LOS, control delay (seconds/vehicle), and the 95th percentile queue (feet). The HCM utilizes LOS as the quantitative measure to represent the level of service at an intersection or arterial. The LOS grading criteria ranges from LOS A to LOS F, where LOS A is under-saturated/free-flow conditions and LOS F is over-saturated conditions.

Traffic Operational Results:

The following are the major findings of the future with MAZSE (2033) analysis as compared to the future with CSE (2033) conditions during the morning and afternoon peak hours at each of the study intersections. The operational analyses for these scenarios are summarized in **Table 11** through **Table 14**. The traffic analysis output reports for the future with MAZSE (2033) conditions are included in **Attachment E**.

SW 152 Street at Old Cutler Road:

The intersection operates at LOS C during both peak periods with an average vehicular delay of 15.3 seconds and 20.3 seconds during the morning and afternoon peak periods, respectively. This represents a slight increase in delay of 4.3 seconds/vehicle (sec/veh) and 6.4 sec/veh for the morning and afternoon peak hours, respectively. Overall, all intersection movements continue or will be operating at LOS C or better. However, the westbound shared through/left/right-turn movement is expected to operate at LOS E with 36.9 and 48.4 sec/veh of delay during the morning and afternoon peak periods, respectively. It is noted that this represents a relatively moderate increase of 24.2 and 24.6 sec/veh delay for the westbound approach movement during the morning and afternoon peak periods, respectively. Similarly, the 95 percentile queues appear minimal and are expected to be adequately accommodated. Overall, the intersection movements and queues have slightly or moderately increased, but continue to operate satisfactorily without significantly impacting or degrading the overall intersection operations.

SW 152 Street at SW 67 Avenue:

The intersection operates at LOS B with an average vehicular delay of 14.1 seconds and 11.1 seconds during the morning and afternoon peak periods, respectively. This represents a decrease in delay of 15.7 sec/veh and 0.7 sec/veh for the morning and afternoon peak periods, respectively. In general, all movements are expected to operate at LOS C or better. Overall, the intersection movements and queues appear to have decreased or remain unchanged and continue to operate satisfactorily without significantly impacting or degrading the

intersection operations. The decrease in eastbound left-turn delay (reduction of 21.10 sec/veh) during the morning peak period is due to fewer vehicles performing an eastbound left-turn movement, as a result of driveway turning restrictions and the usage of minibuses when implementing the subject school's traffic circulation plan. These restrictions contribute to better control over traffic patterns and travel directions.

SW 144 Street at Old Cutler Road:

The intersection continues to operate at LOS C during both peak periods with an average vehicular delay of 33.8 seconds and 20.4 seconds during the morning and afternoon peak periods, respectively. This represents a slight increase in delay of 2.6 seconds/vehicle (sec/veh) and a slight decrease in delay 1.8 sec/veh for the morning and afternoon peak periods, respectively. Overall, the northbound and southbound movements continue operating at LOS C or better, except the southbound left-turn movement during the morning peak hour operating at LOS D with increases in delay and queue of 17.90 sec/veh and 2.32 vehicles, respectively. However, the southbound left-turn movement is operating under capacity with a volume/capacity (v/c) ratio of 0.39 (i.e., less than 1). All other turning lanes at the intersection are also operating under capacity (v/c<1). Furthermore, the westbound and eastbound movements continue to operate at LOS E or worse during both peak periods with some movements experiencing increases in delay and others a decrease. Despite the fact that some intersection movements experienced an increase in delay and queues, the overall intersection operation can be maintained without significant impact at the individual movement level.

SW 67 Avenue at SW 144 Street:

The intersection continues to operate at LOS A during both peak periods with an average vehicular delay of 7.3 seconds and 5.0 seconds during the morning and afternoon peak periods, respectively. This represents a slight increase in delay of 0.8 seconds/vehicle (sec/veh) for the morning peak period and no delay change for the afternoon peak period. Overall, the northbound and southbound movements continue operating at LOS A during both peak periods. The westbound and eastbound movements operate at LOS D or better during both peak periods. Similarly, the 95 percentile queues appear minimal and are expected to be adequately accommodated by the turning lanes. The decrease in eastbound left-turn delay (reduction of 16.9 sec/veh) during the morning peak period is likely due to fewer vehicles performing the northbound through and left-turn movements, as a result of driveway turning restrictions when implementing the subject school's traffic circulation plan. These restrictions contribute to better control over traffic patterns and travel directions. Overall, the intersection delays and queues appear to have remained relatively unchanged and continue to operate satisfactorily without significantly impacting or degrading the intersection operations.

Table 11: Future (2033) W/ CSE vs W/ MAZSE Int. Operational Analysis (SW 152 St at Old Cutler Rd)

Int	Direction	Peak Period	Movement	Future W/ CSE					Future W/ MAZSE					Δ Change (Existing vs Proposed)				
				Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS
SW 152 Street at Old Cutler Road	Eastbound	AM	Left	14.50	B	0.49	3.00	AM 11.0 LOS "B"	13.50	B	0.44	2.00	AM 15.3 LOS "C"	-1.00	SAME	-0.05	-1.00	AM +4.3 Same LOS
			Right	7.40	A	0.15	1.00		7.40	A	0.15	1.00		0.00	SAME	0.00	0.00	
		PM	Left	13.70	B	0.37	2.00		13.10	B	0.33	1.00		-0.60	SAME	-0.03	-1.00	
			Right	14.60	B	0.47	2.00		14.80	B	0.47	2.00		0.20	SAME	0.00	0.00	
	Westbound	AM	Left*	12.70	B	0.42	2.00		36.90	E	0.86	10.00		24.20	WORSE	0.44	8.00	
		PM	Left*	23.80	C	0.75	7.00		48.40	E	0.95	13.00		24.60	WORSE	0.20	6.00	
	Northbound	AM	Left	12.30	B	0.57	4.00	PM 13.9 LOS "B"	10.80	B	0.53	3.00	PM 20.3 LOS "C"	-1.50	SAME	-0.05	-1.00	PM +6.4 Same LOS
			Right	12.20	B	0.60	4.00		10.70	B	0.55	3.00		-1.50	SAME	-0.05	-1.00	
		PM	Left	7.70	A	0.41	2.00		7.40	A	0.39	2.00		-0.30	SAME	-0.02	0.00	
			Right	7.70	A	0.43	2.00		7.40	A	0.42	2.00		-0.30	SAME	-0.02	0.00	
	Southbound	AM	Left	7.90	A	0.38	2.00		8.90	A	0.40	2.00		1.00	SAME	0.03	0.00	
			Right	7.70	A	0.39	2.00		8.60	A	0.42	2.00		0.90	SAME	0.03	0.00	
		PM	Left	15.20	C	0.58	4.00		16.80	C	0.61	4.00		1.60	SAME	0.03	0.00	
			Right	14.50	B	0.60	4.00		15.90	C	0.62	4.00		1.40	WORSE	0.03	0.00	

Note(s): 1) All results are derived from HCM 6 Edition. 2) "---" indicates the information is not applicable or unavailable. 3) # 95th percentile volume exceeds capacity; queue may be longer. 4) "*" Indicates it is a shared movement. 5) Queues for this intersection are derived from HCM methodology and are output as whole numbers.

Table 12: Future (2033) W/ CSE vs W/ MAZSE Int. Operational Analysis (SW 152 St at SW 67 Ave)

Int	Direction	Peak Period	Movement	Future W/ CSE					Future W/ MAZSE					Δ Change (Existing vs Proposed)				
				Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS
SW 152 Street at SW 67 Avenue	Eastbound	AM	Left*	---	---	---	---	AM 29.8 **LOS "D"**	---	---	---	---	AM 14.1 **LOS "B"**	---	---	---	---	AM -15.7 **Better LOS**
			Thru	36.80	**E**	0.92	12.60		15.70	**C**	0.59	3.90		**-21.10**	**BETTER**	**-0.33**	**-8.70**	
		PM	Left*	---	---	---	---		---	---	---	---		---	---	---	---	
			Thru	13.20	**B**	0.52	3.00		12.00	**B**	0.44	2.30		**-1.20**	**SAME**	**-0.07**	**-0.70**	
	Westbound	AM	Thru	8.30	**A**	0.08	1.00		8.70	**A**	0.09	1.00		**0.40**	**SAME**	**0.00**	**0.00**	
			Right*	---	---	---	---		---	---	---	---		---	---	---	---	
		PM	Thru	8.50	**A**	0.08	1.00		8.40	**A**	0.08	1.00		**-0.10**	**SAME**	**0.00**	**0.00**	
			Right*	---	---	---	---		---	---	---	---		---	---	---	---	
	Southbound	AM	Left*	---	---	---	---	PM 11.8 **LOS "B"**	---	---	---	---	PM 11.1 **LOS "B"**	---	---	---	---	PM -0.7 **Same LOS**
			Right	10.20	**B**	0.27	1.10		13.40	**B**	0.57	3.50		**3.20**	**SAME**	**0.30**	**2.40**	
		PM	Left*	---	---	---	---		---	---	---	---		---	---	---	---	
			Right	10.70	**B**	0.40	1.90		10.70	**B**	0.42	2.10		**0.00**	**SAME**	**0.02**	**0.20**	

Note(s): 1) All results are derived from HCM 2000 Edition. 2) "---" indicates the information is not applicable or unavailable. 3) # 95th percentile volume exceeds capacity; queue may be longer. 4) "*" Indicates it is a shared movement. 5) Queues for this intersection are derived from HCM methodology.

Table 13: Future (2033) W/ CSE vs W/ MAZSE Int. Operational Analysis (SW 144 St at Old Cutler Rd)

Int	Direction	Peak Period	Movement	Future W/ CSE					Future W/ MAZSE					Δ Change (Existing vs Proposed)				
				Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS
SW 144 Street at Old Cutler Road	Eastbound	AM	Left	97.40	F	0.71	11.41	AM 31.2 LOS "C"	92.50	F	0.67	10.95	AM 33.8 LOS "C"	-4.90	SAME	-0.04	-0.45	AM +2.6 Same LOS
			Thru	81.60	F	0.69	17.09		92.30	F	0.82	19.77		10.70	SAME	0.13	2.68	
			Right*	81.60	F	0.69	---		92.30	F	0.82	---		10.70	SAME	0.13	---	
		PM	Left	68.20	E	0.42	4.32		66.00	E	0.38	4.18		-2.20	SAME	-0.04	-0.14	
			Thru	75.20	E	0.79	10.86		76.60	E	0.80	10.27		1.40	SAME	0.01	-0.59	
			Right*	75.20	E	0.79	---		76.60	E	0.80	---		1.40	SAME	0.01	---	
	Westbound	AM	Left	93.10	F	0.31	3.77		101.00	F	0.36	3.14		7.90	SAME	0.05	-0.64	
			Thru	72.50	E	0.39	9.64		72.20	E	0.32	7.77		-0.30	SAME	-0.07	-1.86	
			Right*	72.50	E	0.39	---		72.20	E	0.32	---		-0.30	SAME	-0.07	---	
		PM	Left	69.30	E	0.21	1.91		69.00	E	0.17	1.55		-0.30	SAME	-0.04	-0.36	
			Thru	60.60	E	0.53	7.73		59.40	E	0.42	6.00		-1.20	SAME	-0.11	-1.73	
			Right*	60.60	E	0.53	---		59.40	E	0.42	---		-1.20	SAME	-0.11	---	
	Northbound	AM	Left	16.60	B	0.06	1.09		15.10	B	0.06	1.09		-1.50	SAME	0.00	0.00	
			Thru	16.00	B	0.69	40.23	PM 22.2 LOS "C"	19.90	B	0.80	59.00	PM 20.4 LOS "C"	3.90	SAME	0.11	18.77	PM -1.8 Same LOS
			Right*	16.00	B	0.69	---		19.90	B	0.80	---		3.90	SAME	0.11	---	
		PM	Left	31.10	C	0.25	1.64		28.70	C	0.24	1.73		-2.40	SAME	-0.01	0.09	
			Thru	6.10	A	0.43	10.59		6.20	A	0.48	13.23		0.10	SAME	0.05	2.64	
			Right*	6.10	A	0.43	---		6.20	A	0.48	---		0.10	SAME	0.05	---	
	Southbound	AM	Left	33.20	C	0.24	2.82		51.10	D	0.39	5.14		17.90	WORSE	0.15	2.32	
			Thru	11.20	B	0.49	21.27		10.40	B	0.47	20.64		-0.80	SAME	-0.02	-0.64	
			Right*	11.20	B	0.49	---		10.40	B	0.47	---		-0.80	SAME	-0.02	---	
		PM	Left	8.20	A	0.06	1.00		8.70	A	0.06	0.73		0.50	SAME	0.00	-0.27	
			Thru	14.60	B	0.81	36.95		13.60	B	0.80	38.14		-1.00	SAME	-0.01	1.18	
			Right*	14.60	B	0.81	---		13.60	B	0.80	---		-1.00	SAME	-0.01	---	

Note(s): 1) All results are derived from HCM 2000 Edition. 2) "---" indicates the information is not applicable or unavailable. 3) # 95th percentile volume exceeds capacity; queue may be longer. 4) "*" Indicates it is a shared movement. 5) Queues for this intersection are derived from Synchro methodology. 6) Delays, LOS, and V/C data for through movements at this intersection originate from the shared movement data.

Table 14: Future (2033) W/ CSE vs W/ MAZSE Int. Operational Analysis (SW 144 St at SW 67 Ave)

Int	Direction	Peak Period	Movement	Future W/ CSE					Future W/ MAZSE					Δ Change (Existing vs Proposed)				
				Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	LOS	V/C	95th% Queue (veh)	Int Delay and LOS
SW 144 Street at SW 67 Avenue	Eastbound	AM	Left	43.10	E	0.27	1.00	AM 6.5 LOS "A"	26.20	D	0.17	1.00	AM 7.3 LOS "A"	-16.90	BETTER	-0.10	0.00	AM +0.8 Same LOS
			Thru	14.40	B	0.36	1.60		17.10	C	0.49	2.70		2.70	WORSE	0.13	1.10	
			Right*	---	---	---	---		---	---	---	---		---	---	---	---	
		PM	Left	20.50	C	0.13	1.00		14.70	B	0.09	1.00		-5.80	BETTER	-0.04	0.00	
			Thru	12.80	B	0.26	1.00		11.50	B	0.21	1.00		-1.30	SAME	-0.05	0.00	
			Right*	---	---	---	---		---	---	---	---		---	---	---	---	
	Westbound	AM	Left*	---	---	---	---		---	---	---	---		---	---	---	---	
			Thru	27.50	D	0.37	1.60		20.30	C	0.29	1.20		-7.20	BETTER	-0.09	-0.40	
			Right*	---	---	---	---		---	---	---	---		---	---	---	---	
		PM	Left*	---	---	---	---		---	---	---	---		---	---	---	---	
			Thru	15.70	C	0.13	1.00		12.40	B	0.09	1.00		-3.30	BETTER	-0.04	0.00	
			Right*	---	---	---	---		---	---	---	---		---	---	---	---	
	Northbound	AM	Left	8.40	A	0.12	1.00	PM 5.0 LOS "A"	8.60	A	0.10	1.00	PM 5.0 LOS "A"	0.20	SAME	-0.02	0.00	PM 0.0 Same LOS
			Thru**	---	---	---	---		---	---	---	---		---	---	---	---	
			Right*	---	---	---	---		---	---	---	---		---	---	---	---	
		PM	Left	9.30	A	0.09	1.00		9.10	A	0.04	1.00		-0.20	SAME	-0.04	0.00	
			Thru**	---	---	---	---		---	---	---	---		---	---	---	---	
			Right*	---	---	---	---		---	---	---	---		---	---	---	---	
	Southbound	AM	Left	8.30	A	0.01	0.00		7.60	A	0.01	0.00		-0.70	SAME	0.00	0.00	
			Thru**	---	---	---	---		---	---	---	---		---	---	---	---	
			Right*	---	---	---	---		---	---	---	---		---	---	---	---	
		PM	Left	7.90	A	0.03	1.00		7.60	A	0.02	1.00		-0.30	SAME	0.00	0.00	
			Thru**	---	---	---	---		---	---	---			---	---	---	---	
			Right*	---	---	---	---		---	---	---	---		---	---	---	---	

Note(s): 1) All results are derived from HCM 2000 Edition. 2) "---" indicates the information is not applicable or unavailable. 3) # 95th percentile volume exceeds capacity; queue may be longer. 4) "*" Indicates it is a shared movement. 5) "**" Indicates it is a free flow movement. 6) Queues for this intersection are derived from HCM methodology.

5.5 FUTURE W/ MAZSE (2033) ACCUMULATION ASSESSMENT

Table 15 contains the accumulation assessment performed for the future with MAZSE conditions to quantify the expected future vehicular queues for each of the drop-off and pick-up zones. This was calculated by considering the new student enrollment, existing queues, the expected changes to the school campuses, relocation of students, additional student pick up and drop off locations, and increased student bus transportation services. It should also be noted that student absences were considered and adequately taken into account. The detailed methodology and calculations are included in **Attachment H**.

Table 15: Future W/ MAZSE (2033) Maximum Vehicle Accumulation Assessment

Student Zones	Future W/ MAZSE (2033) Maximum Queues (Vehicles) Westminster Christian School w/ Sunrise School of Miami					
	Drop-Off Queue (Veh)	Total Drop-Off Queue w/ Buses (Veh)*	Pick-Up Queue (Veh)	Total Pick-Up Queue w/ Buses (Veh)*	Total Storage Capacity (Veh)	Queues Accomodated within School Property?
A	12.0	17.6	21.0	26.6	40.0	Yes
B	18.0	18.0	11.0	11.0	25.0	Yes
C	13.0	13.0	15.0	15.0	23.0	Yes
D	10.0	11.4	29.0	30.4	36.0	Yes
E	13.0	14.4	8.0	9.4	45.0	Yes
F	5.0	5.0	5.0	5.0	19.0	Yes
G	6.0	6.0	8.0	8.0	25.0	Yes

Student Zone A has General Education Grades 6 - 8.
Student Zone B has General Education Grades 1 - 2.
Student Zone C has General Education Grades 3 - 5.
Student Zone D has General Education Grades 9 - 12.
Student Zone E has General Education Grades PreK to K.
Student Zone F has Special Needs Grade 2 - 4.
Student Zone G has Special Needs Grade 5 - 12.
(*) The buses being utilized have a length of 30 feet and are equivalent to 1.4 passenger vehicles (22 feet).

These maximum queues were compared to the available storage to ensure that all vehicles can be adequately contained within the campus roadway network. Based on this review, all passenger vehicles are expected to be adequately contained within the school's property. The available storage was quantified by measuring the vehicular travel path from the furthest point in the drop-off/pick-up area up to the respective driveway entrance.

5.6 TURN LANE EVALUATION

The study driveways were evaluated for potential exclusive left and/or right-turn lanes. This evaluation consisted of reviewing the Florida Department of Transportation (FDOT) Multimodal Access Management Guidebook Section 6.2 (Exclusive Right-Turn Lanes) and Section 6.3 (Exclusive Left-Turn Lanes) and the Florida Design Manual Section 212 (Intersections). However, due to the low through roadway volumes throughout the day, low speeds (15 MPH school zone) during the arrival and dismissal periods, free flow operations of the right-turn vehicles, available staff to mitigate queues, and all queues being contained within the school roadway network the only driveways to receive exclusive left and/or right-turn lanes will be at locations with high turning volumes. The below exclusive left/right-turn lanes are recommended and are intended to enhance the flow of turning traffic.

- Driveway 2: Southbound right-turn lane (75 feet in total length)
- Driveway 4: Northbound left-turn lane (75 feet in total length)
- Driveway 11: Westbound right-turn lane (130 feet in total length)
- Driveway 12: Eastbound left-turn lane (195 feet in total length)

Subsequently, based on input from the Village of Palmetto Bay, an operational analysis of each driveway was performed utilizing the previously outlined traffic volumes in Section 5. The operational assessment was performed in accordance with the standard FDOT methodologies and consistent with the HCM. The results are based on the HCM 6th Edition and indicate that none of the driveways are expected to experience significant queuing or delays. This is primarily due to the free flow conditions along the respective major roadways of SW 152 Street and SW 67 Avenue. It should be noted that SIMTRAFFIC was preliminarily reviewed to ensure that driveway queues did not spillback into other intersections or driveways. The SIMTRAFFIC was not calibrated based on field data and was only cursorily reviewed. Based on this review, all queues at the school are expected to be adequately accommodated and did not appear to adversely impact other intersections or driveways. The traffic analysis output reports are included in **Attachment E**.

Table 16: Future W/ MAZSE (2033) Dwy. Operational Analysis

Roadway	Direction	Peak Period	Movement*	Driveway 11 & 12 (SBR Out, EBL In, & WBR In)			Drivewy 8 (SBR Out)		
				Delay (sec-veh)	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	95th% Queue (veh)	Int Delay and LOS
SW 152 Street	Eastbound	AM	Left	10.8	1.4	4.0 "LOS A"	---	---	3.0 "LOS A"
			Through	---	---		---	---	
		PM	Left	8.7	0.3		---	---	
			Through	---	---		---	---	
	Westbound	AM	Right	---	---		---	---	
			Through	---	---		---	---	
		PM	Right	---	---	3.9 "LOS A"	---	---	2.1 "LOS A"
			Through	---	---		---	---	
	Southbound	AM	Left	---	---		---	---	
			Right	13.7	1.5		14.2	1.7	
		PM	Left	---	---		---	---	
			Right	14.1	1.9		11.3	0.8	

Roadway	Direction	Peak Period	Movement*	Driveway 4 (NBL In & SBR In)			Driveway 3 (EBR Out)			Driveway 2 (SBR In)			Driveway 1 (EBL Out & SBR In)		
				Delay (sec-veh)	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	95th% Queue (veh)	Int Delay and LOS	Delay (sec-veh)	95th% Queue (veh)	Int Delay and LOS
SW 67 Avenue	Northbound	AM	Left	9.4	0.7	1.9 "LOS A"	---	---	5.0 "LOS A"	---	---	0.0 "LOS A"	---	---	2.1 "LOS A"
			Through	---	---		---	---		---	---		---	---	
		PM	Left	8.3	0.2		---	---		---	---		---	---	
			Through	---	---		---	---		---	---		---	---	
	Southbound	AM	Right	---	---		---	---		---	---		---	---	
			Through	---	---		---	---		---	---		---	---	
		PM	Right	---	---	1.0 "LOS A"	---	---	2.2 "LOS A"	---	---	0.0 "LOS A"	---	---	1.6 "LOS A"
			Through	---	---		---	---		---	---		---	---	
	Eastbound	AM	Left	---	---		---	---		---	---		19.7	1.2	
			Right	---	---		11	1.5		---	---		---	---	
		PM	Left	---	---		---	---		---	---		13.9	0.6	
			Right	---	---		10.1	0.5		---	---		---	---	

Note(s):
(*) At times, certain movements share and utilize the same lane.
(---) Movements operating under free flow conditions are assumed to be operating with no delays; hence, HCM does not display any operational results (delays, queues, etc.).

Section 6

CONCLUSIONS & RECOMMENDATIONS

Choice Engineering Consultants, Inc. was retained by Westminster Christian School to conduct a Traffic Impact Study (TIS). Westminster Christian School is located in the Village of Palmetto Bay, in Miami-Dade County (with a physical address of 6855 SW 152 Street, Palmetto Bay, FL 33157). This study focused on assessing the impact of upcoming improvements by the Westminster Christian School on traffic operations in the surrounding area. The study area spans from SW 144 Street to SW 152 Street, with Old Cutler Road to the west and SW 67 Avenue to the east. The improvements aim to connect of the adjacent campus of Sunrise School of Miami to the Westminster Christian School, construct additional buildings, and remodel existing buildings and athletic features on campus. The new construction serves various purposes, including athletics, education, and storage. Mitigation strategies were considered to ensure acceptable levels of service at the project location and nearby intersections.

Based on the findings of this traffic impact study, the following is stated:

- Westminster Christian School and Sunrise School of Miami, both private institutions, serve Pre-Kindergarten to Grade 12, in the case of Westminster Christian School, and up to Grade 6, in the case of Sunrise School of Miami. Currently, Westminster Christian School and Sunrise School of Miami has a total of 1,349 students and 193 faculty/administration/staff. The construction for school improvements is set to conclude in 2033, accommodating the Maximum Approved Zoned Student Enrollment (MAZSE) of which Westminster Christian School has a maximum zoned capacity of 1,280 students and the Sunrise School has a maximum zoned capacity of 279 students which results in a total of 1,559 students and 212 faculty/administration/staff. School hours for Westminster are 8:00 AM to 3:00 PM, while Sunrise School starts and ends 30 minutes later. About 46% of Westminster students stay for after-school activities, with the last departure around 5:00 PM.
- There are two 15 MPH school zones in the study area: one on SW 152 Street and the other on SW 67 Avenue. Operational from 7:30 AM to 9:15 AM and 2:30 PM to 3:45 PM.
- County Projects No. 20220013 and 20220017, currently under construction, involve various improvements, including converting the signalized intersection at Old Cutler Road and SW 152 Street in the study area into a two-lane roundabout. These projects originated from a 2019 study conducted by the Village of Palmetto Bay, anticipating traffic pattern changes with the introduction of roundabouts in the vicinity.
- For 2023 with Current Student Enrollment (CSE) traffic conditions, two peak traffic periods were identified from 7:00 AM to 9:00 AM and 2:00 PM to 4:00 PM, aligning with the school's arrival and

dismissal times. To account for ongoing construction near the study area, the collected traffic data was smoothed to reduce irregularities and balanced for equitable representation of pre-construction traffic conditions.

- The 2023 with CSE roadway level of service analysis indicates that Old Cutler Road, SW 67 Avenue, SW 144 Street, and SW 152 Street in the study area operate at LOS C during both AM and PM peak periods, meeting the Village of Palmetto Bay's minimum of LOS E. The study intersections of SW 67 Avenue at SW 144 Street, Old Cutler Road at SW 144 Street, and SW 152 Street at SW 67 Avenue are operating at LOS D or better, and the intersection of Old Cutler Road at SW 152 Street is operating at LOS E during both peak periods.
- In future with CSE (2033) traffic conditions, the study roadways are anticipated to operate at LOS C during both peak periods. Additionally, the study intersections are expected to operate at LOS D or better, reflecting an improvement over existing conditions at Old Cutler Road, attributed to the construction of the two-lane roundabout.
- In future with MAZSE (2033) traffic conditions, the study roadways are expected to operate at LOS C during both peak periods, except for Old Cutler Road in the northbound direction, which has LOS D during the AM peak period. The study intersections are anticipated to operate at LOS C or better. Despite additional school traffic, conditions in the study area were maintained comparable to the future with CSE (2033) scenario. This is attributed to optimized signal timings, improved traffic circulation and conditions along the roadway grid network, and proposed traffic school circulation with driveway turning restrictions for better control. Overall, the study suggests that the roadways and intersections are expected to continue operating satisfactorily without significant impact or degradation.

Based on a comprehensive review of the findings documented in this report and utilizing engineering judgement, the below is recommended for the future with MAZSE traffic conditions in 2033.

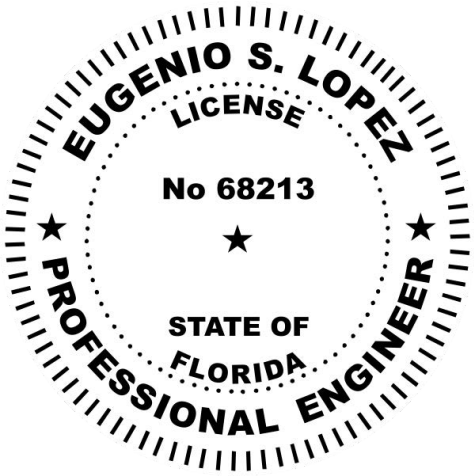
- The existing school zones surrounding the Westminster Christian School and Sunrise School of Miami should have their dismissal times modified to reflect the new staggered dismissal periods (Section 5.1). Hence, the dismissal period (PM) should be in operation from 1:45 PM to 3:45 PM instead of 2:30 PM to 3:45 PM.
- Coordinate with Miami-Dade County to optimize the signal timings of the study intersections during both the AM and PM peak periods.
- Study and if warranted implement Safe Routes to School Program (SRTS) initiatives if (1) students are observed traveling from/to the school using alternatives modes of transportation (walking, biking, etc.) and/or (2) if surveys, conducted in the future, indicate a student desire to access the school through alternative modes of transportation.

- Conduct a sign inventory of the current school signage along SW 152 Street and SW 67 Avenue to identify any deficient signs that may require upgrading or replacement due to deterioration.
- The Westminster Christian School study driveways were evaluated for potential exclusive left and/or right-turn lanes. This evaluation consisted of reviewing the Florida Department of Transportation (FDOT) Multimodal Access Management Guidebook Section 6.2 (Exclusive Right-Turn Lanes) and Section 6.3 (Exclusive Left-Turn Lanes) and the Florida Design Manual Section 212 (Intersections). However, due to the low through roadway volumes throughout the day, low speeds (15 MPH school zone) during the arrival and dismissal periods, free flow operations of the right-turn vehicles, available staff to mitigate queues, and all queues being contained within the school roadway network the only driveways to receive exclusive left and/or right-turn lanes will be at locations with high turning volumes. The below exclusive left/right-turn lanes are recommended and are intended to enhance the flow of turning traffic.
    - Driveway 2: Southbound right-turn lane (75 feet in total length)
    - Driveway 4: Northbound left-turn lane (75 feet in total length)
    - Driveway 11: Westbound right-turn lane (130 feet in total length)
    - Driveway 12: Eastbound left-turn lane (195 feet in total length)

(This section was intentionally left blank.)

Engineer's Certification

I, Eugenio S. Lopez, P.E. No. 68213, certify that I currently hold an active Professional Engineer's License in the State of Florida and am competent through education or experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.011 F.A.C. and that all statements, conclusion, and recommendations made herein are true and correct to the best of my knowledge and ability.



Digitally signed by Eugenio S. Lopez
Date: 2025.02.25 12:31:34 -05'00'

Eugenio S. Lopez, P.E., PTOE

List of Attachments:

Attachment A: Site Surveys and Existing Traffic Circulations

Attachment B: Village of Palmetto Bay "Old Cutler Road Intersection Improvements – Traffic Study Excerpts

Attachment C: Traffic Data Collection

Attachment D: Existing Signal Timings

Attachment E: Traffic Analysis Outputs (HCM LOS Reports)

Attachment F: FDOT Traffic Trends

Attachment G: Proposed Site Plan and Project Trip Generation

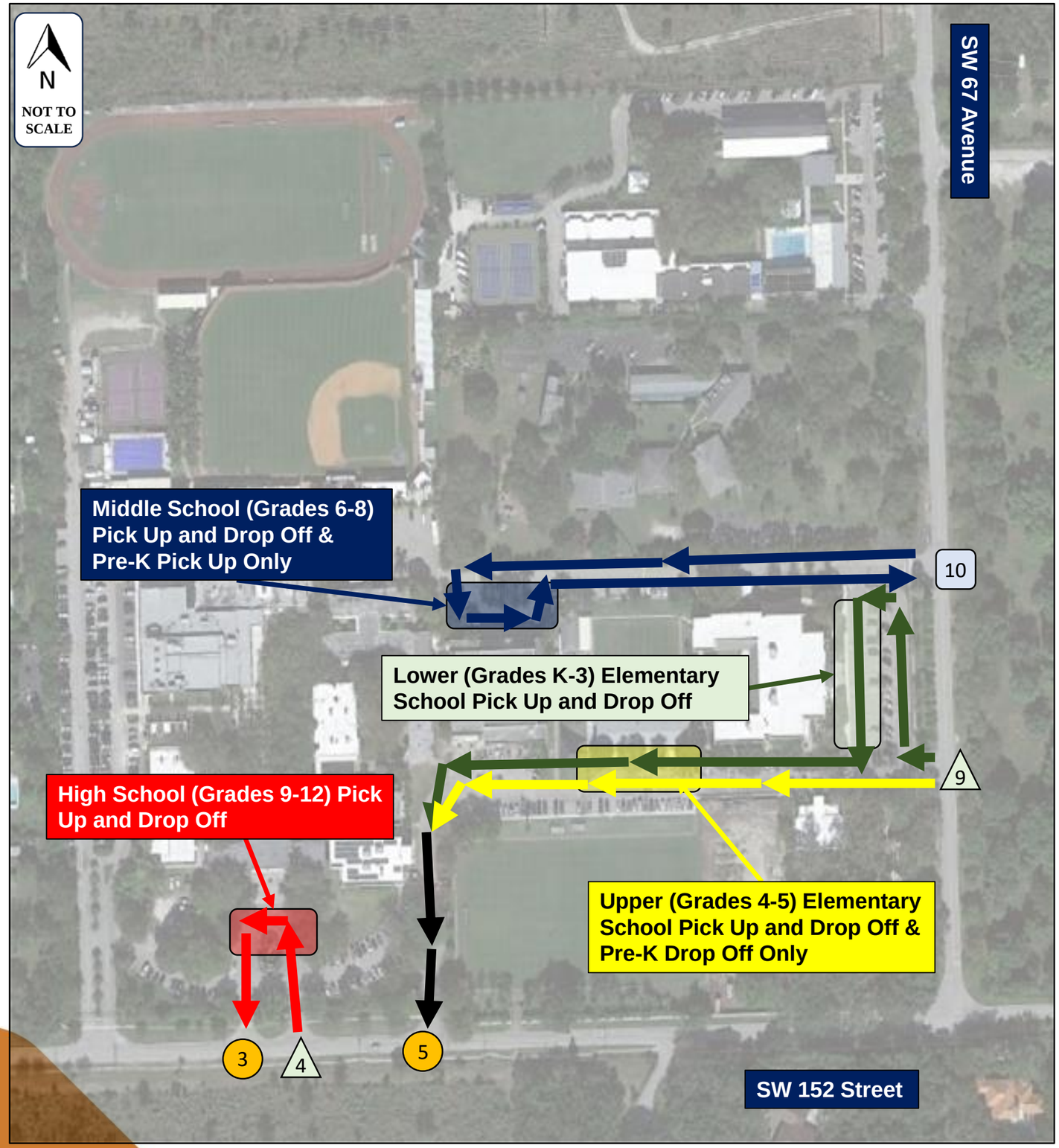
Attachment H: Future W/ MAZSE (2033) Accumulation Assessment

Attachment I: TOP Report with Form

Attachment J: Parent Traffic Handbook

Attachment A: Site Surveys and Existing Traffic Circulations

EXISTING WESTMINSTER SCHOOL TRAFFIC CIRCULATION



LEGEND FOR VEHICLE TRAFFIC PATH:

- High School (Grades 9-12) Pick Up and Drop Off
- Middle School (Grades 6-8) Pick Up and Drop Off & Pre-K Pick Up Only
- Upper (Grades 4-5) Elementary School Pick Up and Drop Off and Pre-K Drop Off
- Lower (Grades K-3) Elementary School Pick Up
- Traffic Circulation for Upper and Lower Elementary School Pick Up and Drop Off

Legend for Gate Operations During School Arrival and Dismissal Periods:

- x — School Driveway (Entry Only)
- x — School Driveway (Exit Only)
- x — School Driveway (Entry and Exit)

Choi 262 Engineering Consultants

EXISTING SUNRISE SCHOOL TRAFFIC CIRCULATION



LEGEND FOR VEHICLE TRAFFIC PATH:

→ (Grades Pre-K-6) Pick Up and Drop Off

Legend for Gate Operations During School Arrival and Dismissal Periods:

X	School Driveway (Entry Only)
X	School Driveway (Exit Only)
X	School Driveway (Entry and Exit)

Choi 263 Engineering Consultants

Certified To:
HomePartners Title;
Old Republic National Title Insurance
Company;
Compass Bank

SCALE: 1" = 50'

GRAPHIC SCALE
1" = 50'
0 50 150
25 100 200

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST (NOT A PART)
NOT SUBDIVIDED

NORTH LINE, SOUTHEAST 1/4, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST

SECTION 23-55-40

CENTERLINE, SOUTHEAST 1/4, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, ALSO, EAST LINE, WEST 1/2, SOUTHEAST 1/4, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST

SOUTHERN 50' FLORIDA POWER & LIGHT CO. EASEMENT

50' FLORIDA POWER & LIGHT CO. EASEMENT

TRACK & FIELD AREA

PARCEL "1"

BASEBALL FIELD

BASEBALL DIAMOND (DETAILS APPROXIMATE)

SOCCER/FOOTBALL PLAYFIELD

LOT 10, BLOCK 1, PLAT BOOK 86, PAGE 44 (C&A PROJECT 5299)

LOT 11, BLOCK 1, PLAT BOOK 86, PAGE 44

LOT 12, BLOCK 1, PLAT BOOK186, PAGE 77

LOT 13, BLOCK 1, PLAT BOOK 86, PAGE 77

LOT 14, BLOCK 1, PLAT BOOK 87, PAGE 89

LOT 15, BLOCK 1, PLAT BOOK 87, PAGE 89

LOT 16, BLOCK 1, PLAT BOOK 87, PAGE 89

LOT 17, BLOCK 1, PLAT BOOK 87, PAGE 89

LOT 18, BLOCK 1, PLAT BOOK 87, PAGE 89

WEST 1/2, SOUTHEAST 1/4, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST

WEST LINE, SOUTHEAST 1/4, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST

EAST 50', SOUTHWEST 1/4, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST

NORTH LINE, SOUTH 1/2, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST

EAST 100 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST

SOUTH 1/2, SE/4, SE/4, SE/4, SECTION 23-55-40 (PARCEL "3")

SOUTH LINE, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST

SOUTHEAST CORNER, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, FOUND STRADDLED FPL MANHOLE WITH 4 CUT-NAILS

SOUTHWEST CORNER, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST (FOUND 1" PIPE, NO CAP IN CUT-OUT)

FOUND 1/2" PIPE & CAP #8902 IN CUT-OUT

SET PIPE

FOUND NAIL AND DISK # 6958

FOUND 3/4" PIPE & CAP #8915 IN CUT-OUT

A PORTION OF THE NORTHEAST 1/4, SECTION 26, TOWNSHIP 55 SOUTH, RANGE 40 EAST (NOT A PART)

S.W. 152ND STREET (WARRIOR WAY)

S.W. 68TH AVENUE

ROYAL PALM DRIVE

ROYAL PALM SUBDIVISION (NOT A PART)

S.W. 144TH STREET (MITCHELL DRIVE)

NORTH 1/2, SE/4, SE/4, SE/4, SECTION 23-55-40 (PARCEL "2")

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST (NOT A PART) (C&A PROJECT 5344)

NORTHWEST CORNER, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST (FOUND 5" PIPE IN CUT-OUT)

EAST LINE, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST

NORTH LINE, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST

A PORTION OF THE SOUTHEAST 1/4, SECTION 24, TOWNSHIP 55 SOUTH, RANGE 40 EAST (NOT A PART)

S.W. 67TH AVENUE (LUDLAM ROAD)

EAST LINE, SOUTHEAST 1/4, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST

FOUND PK NAIL IN CUT-OUT

FOUND PCP "LB-87"

MITCHELL DRIVE (S.W. 144TH STREET)

S.W. 72ND AVENUE

SOUTHEAST 1/4, SECTION 23-55-40

WARRIOR WAY (S.W. 152ND STREET)

THIS SURVEY LOCATION MAP
NOT TO SCALE

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No.	DATE	DESCRIPTION	BY	CHK	APP
1	2-23-2015	ORIGINAL SURVEY	AC	MC	
2	8-27-2020	UPDATE RECENT ADDITIONS	AC	MC	
3	12-29-2015	UPDATE PARCEL 3 ONLY	AC	MC	
4	2-27-2018	UPDATE	AC	MC	
5	4-27-2017	UPDATE/FINALIZE DRAINAGE BUILDING	AC		
6	8-4-2021	ADD UTILITIES/REVISE PORTABLE LOCATION	AC		
7	8-27-2015	ADD ELEVATION IN AND AROUND ROW	AC		
8	7-7-2015	ADD LEGEND	AC		
9	3-7-2016	REVISE LOCATION	AC	MC	

The seal appearing on this document was authorized by Antonio Campanile, PSM #4005 on 07/12/22. The signature and the original raised seal must be present for this document to be considered signed and sealed as per Florida Statutes 5J-17.062, Florida Administrative Code.

STATE OF FLORIDA
ANTONIO CAMPANILE
LICENSED
PROFESSIONAL SURVEYOR AND MAPPER
No. 4005

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ENGINEERS × PLANNERS × SURVEYORS
6420 MAHI DRIVE
CORAL GABLES, FLORIDA 33158
(305) 971-1988
ACAMPANEA@AOL.COM

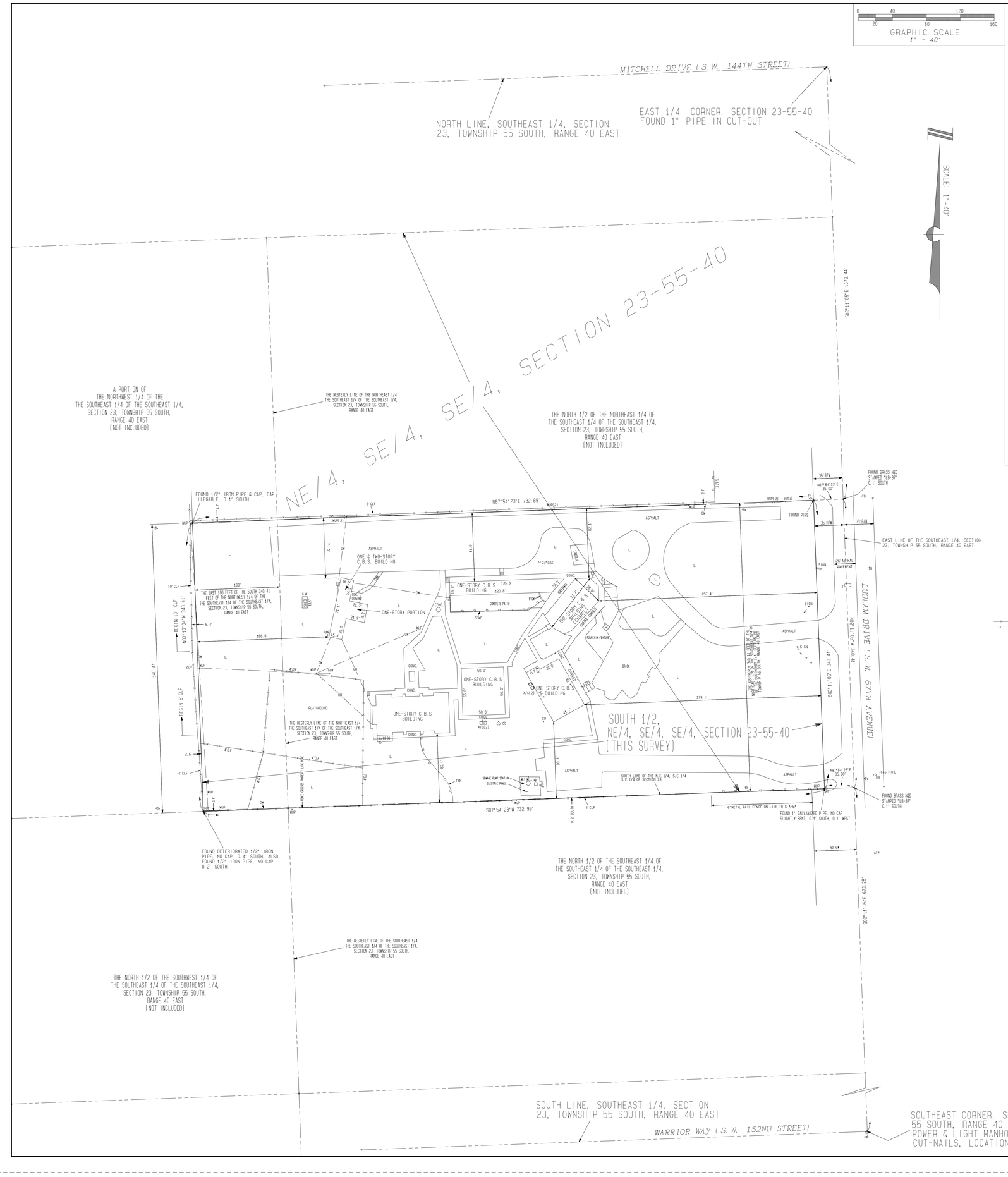
SKETCH OF SURVEY/ BOUNDARY SURVEY

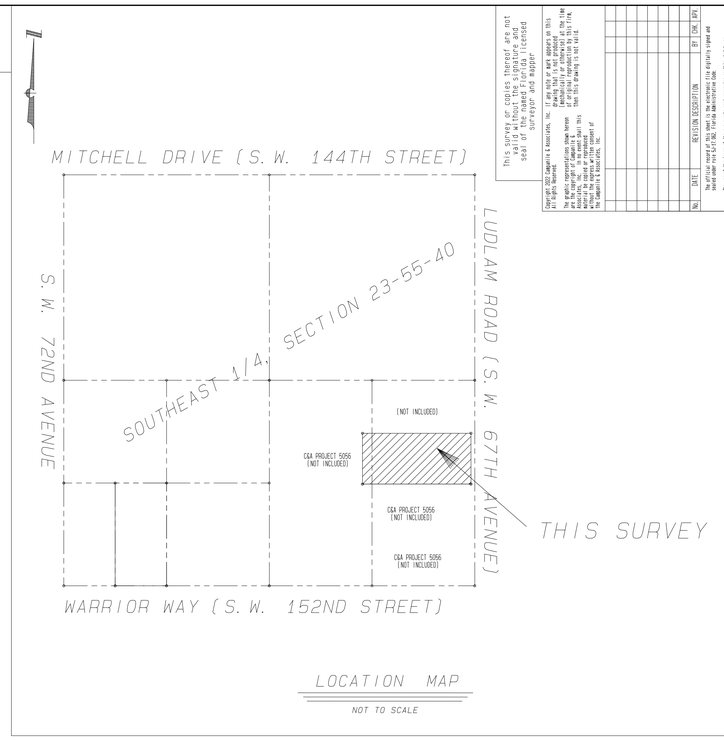
FOR: Westminster Christian School

PROJECT#	DATE
5056	2-23-2015
DRAWN	CHECKED
AC	
FIELD BOOK:	PAGES
328	35-37
DRAWING#	SCALE
5056	1" = 50'

LEGEND

CL	CENTERLINE
BRP	BFF-CIVIL RECORD BOOK
PB	PLAT BOOK
R/W	RIGHT OF WAY
CB	CATCH BASIN
W	WOOD FENCE
WF	WROUGHT IRON
WV	WATER VALVE
CONC	CONCRETE
TS	TRANSFORMER SLAB
WM	WATER METER
CI	CURB INLET
CLP	CONCRETE LIGHT POLE
WUP	WOOD UTILITY POLE
TSP	TRAFFIC SIGNAL POLE
GUY	GUY WIRE & ANCHOR
FP	FLAG POLE
PC	POINT OF CURVATURE
PG	PALM
MH	MANHOLE
PC	REGULAR PARKING SPACE
DP	DISABLED PARKING
OH	OVERHEAD WIRES
LP	LIGHT POLE/LANDSCAPE'S LIGHTING
O/H	OVERHANG
S/W	SIDEWALK
CBS	CONCRETE BLOCK & STUCCO
BLDG	BUILDING
FFE	FINISH FLOOR ELEVATION
P	PLANTER
CLF	CHAIN LINK FENCE
C&G	CURB & GUTTER
MLP	METAL LIGHT POLE
CO	CLEANOUT
UP	UTILITY POLE
GT	GREASE TRAP MANHOLE
CUP	CONCRETE UTILITY POLE
A/C	AIR CONDITIONING EQUIPMENT
OH	OVERHEAD WIRES
E	ELECTRIC BOX
B	BILLARD
BFPV	BACKFLOW PREVENTER VALVE
HC	HANDICAPPED PARKING SPACE
LT	LIGHT STANDARD AND LIGHT
GAS	GAS MARKER
DS	DRYFOUNTAIN STACKS
V	VACUUM
C	COLUMN
MA	UNIDENTIFIED MECHANICAL APPURTENANCE
PC	POINT OF CURVATURE
CPK	CHRISTMAS PALM CLUMP
SP	SABAL PALM OR CABBAGE PALM
RP	ROYAL PALM
S	SPREAD
FL	FLOWLINE
IR	IRRIGATION METER
CB	CATCH BASIN
CO	CONCRETE SIGN
TB	TELEPHONE BOX
VG	VALLEY GUTTER
L	LANDSCAPED/SODDED AREA
AP	ASPHALT PAVEMENT
MW	MONITORING WELL
IV	IRRIGATION VALVE
GP	GAS STANDPIPE
PCP	PERMANENT CONTROL POINT (NAIL & DISK)
HWF	HOG WIRE FENCE
GWF	GUY WIRE FENCE
HW	HOG WIRE/BIG WIRE FENCE
	DENOTES VERTICAL ELEVATION (DECIMAL POINT DENOTES EXACT LOCATION OF ELEVATION UNLESS OTHERWISE NOTED
SW	SOUTHWEST
NW	NORTHWEST
SE	SOUTHEAST
NE	NORTHEAST
SEC	SECTION
TWP	TOWNSHIP
RNG	RANGE
( )	DEED
C.L.F.	CHAIN LINK FENCE
HC	HANDICAPPED PARKING SPACE
SV	SEWER VALVE
C/G	CURB
	CONCRETE LIGHT POLE
BLDG	BUILDING
N	NORTH
S	SOUTH
E	EAST
W	WEST
C.L.F.	CHAIN LINK FENCE
TEL	TELEPHONE BOOTH
TSB	TRAFFIC SIGNAL BOX
FWV	FORCE MAIN VALVE
F	FOUNTAIN
PIV	POST INDICATOR VALVE
VB	VALVE BOX
DMH	DRAINAGE MANHOLE
FL	FLOOR
ELEV.	ELEVATION
SMV	SEWER MAIN VALVE
SMH	SANITARY MANHOLE
PVC	POLY-VINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
RCP	CONCRETE PIPE
PS	PARKING SPACE(S)
IV	IRRIGATION VALVE
EL	GROUND PAINTED RED("E"
IRR	GROUND PAINTED RED("IRR"
TEL	GROUND PAINTED ORANGE("TEL"
WA	GROUND PAINTED BLUE
G	GROUND PAINTED GREEN("GWM"
PH	POOL HEATER
EL	ELEVATION
LFFE	LOWEST FINISHED FLOOR ELEVATION
CWU	CHILLED WATER UNIT
CBX	COMMUNICATION BOX
ELEC	ELECTRIC
PP	PLAYGROUND EQUIPMENT
BL	BRICK PAVED
F/S	FLOOR
C.B.S.	CONCRETE, BLOCK & STUCCO
MF	METAL FENCE





LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

The South 340.41 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, Less the easterly 35 feet thereof,

AND:

The Easterly 100 feet of the South 340.41 feet of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, Section 23, Township 55 South, Range 40 East.

Containing 5.7278 acres, more or less and lying in Miami-Dade County, Florida.

LEGEND:

OH	OVERHEAD WIRES
WSP	WOOD UTILITY POLE
L	LANDSCAPED AREA
R/W	RIGHT-OF-WAY
C.B.S.	CONCRETE, BLOCK & STUCCO
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
C	COLUMN
A/C	AIR-CONDITIONING EQUIPMENT
CO	CLEANOUT
CONC	CONCRETE
FH	FIRE HYDRANT
TB	TELEPHONE BOX
UB	UTILITY BOX
SV	SEWER VALVE
WLP	WOOD LIGHT POLE
GUY	GUY WIRE ANCHOR
VB	VAULT BOX
CW	CORAL WALL
EMH	ELECTRIC MANHOLE
N.E.	NORTHEAST
S.E.	SOUTHEAST

SURVEYOR'S NOTES:

1. Bearings and North Arrow are based upon the Miami-Dade County Township Map for Township 55 South, Range 40 East and are referenced to the East line of the Southeast 1/4, Section 23, Township 55 South, Range 40 East, bearing = N02°11'05"W.
2. Recording references refer to the Public Records of Miami-Dade County, Fla.
3. Underground utilities were not investigated. Only visible utilities have been located unless otherwise shown.
4. This survey meets the requirements found in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
5. The subject property lies in the National Flood Insurance Program's Map No. 12086C Community No. 120687, Panel No. 0486, Suffix "L", Zone "X", areas determined to be outside the 500-year flood plain, map as revised 9-11-2009.
6. FOUND PIPE denotes found 1/2" iron pipe & cap, cap missing/illegible, location good, unless otherwise noted.
7. Horizontal accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing, in this case, traditional horizontal measuring (total-station transiting). Horizontal calculations are based upon existing horizontal survey control deemed to be originally platted and sectional control as well as subsequently placed horizontal control, all as shown hereon.
8. Date of survey/latest revision represents most recent date survey was performed in the field, which is not necessarily the same date as survey issuance.
9. Land area = 5.7278 acres, more or less.
10. SURVEY DATE/REVISION DATE in title block denotes the official date of latest survey.
11. Legal description provided by client.
12. An examination of the Abstract of Title will have to be performed to determine the recorded instruments, if any, affecting this property.
13. There is a deteriorated 4' hog wire fence on line, along the north property line.
14. The purpose of this survey is for a real-estate transaction.

NO.	DATE	REVISION DESCRIPTION	BY	CHK.	APP.

The official record of this sheet is the electronic file signature and seal of the signing Florida Licensed Surveyor and Mapper.

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STATE OF FLORIDA

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(305) 971-1988
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SKETCH OF SURVEY/ BOUNDARY SURVEY OF
14920 S.W. 67th Avenue
Miami, Florida
FOR: Westminster Christian School

PROJECT# 5344	DATE 8-22-12
DRAWN AC	CHECKED NC
FIELD BOOK: 341	PAGES 5-9, 11-14
DRAWING# 5344	SCALE 1" = 40'

Copy from Zoning Permits

RESOLUTION NO. 5-ZAB-50-94

WHEREAS, CHRIST CONGREGATIONAL CHURCH, INC. had applied for the following:

(1) MODIFICATION of plans approved pursuant to Resolution #10583, passed and adopted by the Board of County Commissioners on the 1st day of November, 1956, identified as follows:

FROM: "'Christ Congregational Church,' as prepared by Philip R. Braden, Architect, one sheet dated 8-6-64."

TO: "'Christ Congregational Church,' as prepared by Louis C. Kallinosis, AIA, Proposed Master Plan, sanctuary floor plan & elevations dated revised August 10, 1993; landscape plan dated Jan. 11, 1993, youth center, classroom buildings, existing sanctuary, administration building and fellowship hall plans dated March 1, 1992."

The purpose of the request is to revise the church development plan to permit a new sanctuary, school and nursery buildings and youth center building.

(2) UNUSUAL USE to permit a day nursery and kindergarten.

(3) SPECIAL EXCEPTION to permit an elementary and junior high school.

(4) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed sanctuary building setback 35' (75' required) from the side (south) property line.

(5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed classroom building setback 50' (75' required) from the side (south) property line.

(6) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit conversion of an existing administrative building to a classroom building setback 71.5' (75' required) from the side (north) property line.

(7) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 16.2% (15% permitted).

(8) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 180 parking spaces (259 parking spaces required).

(9) NON-USE VARIANCE OF SIGN REGULATIONS limiting the number of signs in the EU-1 district to one sign; to vary same to permit three signs and to permit one sign setback 0' (15' required) from the front (east) property line.

A plan is on file and may be examined in the Zoning Department entitled "Existing Signage - Christ Congregational Church," as prepared by Louis C. Kallinosis, A.I.A., dated revised 8-10-93. Plan may be modified at public hearing.

5.ZAB.50.94

RESOLUTION NO. 4-ZAB-79-93

WHEREAS, WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC. had applied for the following:

(1) MODIFICATION of plans approved pursuant to Resolution 3-ZAB-542-68, passed and adopted by the Metropolitan Dade County Zoning Appeals Board on the 9th day of October, 1968, as further modified by Resolution Z-178-72, passed and adopted by the Board of County Commissioners on the 27th day of July, 1972 as follows:

FROM: "All according to the plans submitted with the application and on file in the Zoning Department as prepared by Severud-Knight Boerema, Architects, entitled 'Westminster Christian School' and revised dated 2-4-72;"

TO: "That in the approval of said plan, the same be substantially in compliance with that submitted for public hearing entitled 'Proposed Master Plan for Westminster Christian Private School, Inc.,' as prepared by Scott B. Arnold, A.I.A., Architect, consisting of two sheets, dated 1-21-93."

The purpose of this request is to modify the previously approved master plan to include future expansions to the existing private school, covered walks and trailers.

(2) DELETION of Condition #1 of Resolution Z-178-72, passed and adopted by the Board of County Commissioners on the 27th day of July, 1972 as follows:

"1. That there be no lighting and no night time operation in connection with the swimming pool."

The purpose of this request is to remove an existing condition from an approved resolution.

(3) NON-USE VARIANCE OF SIGN REGULATIONS to permit a second proposed 48 sq. ft. detached sign (one 24 sq. ft. detached sign permitted).

(4) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit an existing 15' x 78' bullpen, a 15.1' x 69' batting cage, bleachers and an existing 17.81' x 31.95' accessory building setback varying from 2.0' to 11' (20' required) from the interior side (east) property line and spaced 0' (10' required) from each accessory use.

(5) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit the existing and the proposed bleachers setback 0' (20' required) from the interior side (north) property line and spaced less than the required 10' from each accessory use.

(6) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a future cafeteria setback 44.33' (75' required) from the interior side (east) property line.

(7) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the proposed covered walkways setback varying from 14.35' to 17' (75' required) from the interior side (south and north) property lines.

(8) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 333 parking spaces (342 parking spaces required).

(9) NON-USE VARIANCE OF PRIVATE SCHOOL REQUIREMENTS to permit a total of 1,280 (1,204 permitted) students.

(10) NON-USE VARIANCE OF ZONING REGULATIONS requiring all trailers to be located within an approved trailer park; to waive same to permit three proposed trailers used for office purposes and classrooms.

(11) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking within 25' from the official right-of-way line of S.W. 67th Avenue (none permitted).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4, LESS the east 50' thereof; AND the east 100' of the north 1/2 of the SW 1/4 of the SE 1/4 of the SE 1/4; AND the west 1/2 of the SE 1/4 of the SE 1/4, LESS the east 100'; AND the east 50' of the east 1/2 of the SW 1/4 of the SE 1/4, LESS the south 40' thereof, all being in Section 23, Township 55 South, Range 40 East.

LOCATION: 6855 S.W. 152 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw Items #2 (deletion) and #3 (non-use variance of sign regulations), and at which time the applicants proffered revised plans dated 3/15/93, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification (Item #1) and non-use variances (Items #4-#11) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and that the request to withdraw Items #2 (deletion) and #3 (non-use variance of sign regulations) should be granted, and that the proffered revised plans dated 3/15/93 should be accepted, and

WHEREAS, the following resolution was offered by Dean Oddy seconded by Colleen Griffin and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	William Losner	aye
Shelly Gassner	absent	Scott Notowitz	aye
Colleen Griffin	aye	Johnny Williams	aye
Angela P. Lannes	absent	Dean Oddy	aye
Jose A. Losa	aye		

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested modification (Item #1) and non-use variances (Items #4-#11) be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Master Plan for Westminster Christian Private School, Inc.", as prepared by Scott B. Arnold, A.I.A., Architect, consisting of two sheets, dated 3-15-93, except as herein modified to eliminate the proposed second detached sign of 48 sq. ft.

3. That the use be established and maintained in accordance with the approved plan.

4. That no more than three (3) trailers be permitted on the site.

5. That the water and sewage sanitary facilities in the trailer meet with the approval of the Dade County Department of Environmental Resources Management.

6. That the subject property be connected to the public sanitary sewer system no later than October 8, 1995.

7. That the trailer approval shall be temporary in nature and be for a period of four (4) years and shall automatically terminate on the 31st day of March, 1997, or sooner if the primary use on the property is discontinued.

8. That the use of the trailers is intended to provide accommodations for office and classroom use only and is not to be used for any type of residential quarters.

9. That the applicants enter into a Trailer Bond Agreement in the amount of $1,500 for each trailer meeting with the approval of the Zoning Director to guarantee removal of the trailers.

10. That the applicants obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

11. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. Said plan to include, but not be limited to tall hedges and trees along the entire interior side and rear perimeters of the subject property, and that such plants and materials be planted within one year of final approval of this application.

12. That the use of outdoor speakers meet the approval of the Zoning Director.

13. That outdoor speakers be setback a minimum of 150' from the west property line of the subject property and face inward.

14. That the applicant obtain waivers from the affected utility companies for the proposed and existing improvements within the easement area prior to building permit issuance.

15. That the applicant comply with all applicable conditions and requirements of the Public Works Department for applications of this type as stipulated in a memo dated March 12, 1993.

16. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management for applications of this type as stipulated in a memo dated October 19, 1992.

BE IT FURTHER RESOLVED that the request to withdraw Items #2 (deletion) and #3 (non-use variance of sign regulations) be and the same is hereby approved and said Items are hereby withdrawn without prejudice;

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 31th day of March, 1993.

Hearing No. 93-11-24
Typed 4/8/93 bn

METROPOLITAN **DADE** COUNTY, FLORIDA

METRO-DADE

METRO-DADE CENTER

BUILDING & ZONING DEPARTMENT
METRO-DADE CENTER
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

April 12, 1993

Westminster Christian Private School, Inc.
6855 S.W. 152 Street
Miami, FL 33157

Re: Hearing No: 93-11-24
Location: 6855 S.W. 152 Street

Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-79-93, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your withdrawal of Items #2 and #3 without prejudice and approving the balance of your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of $500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

It is necessary that you apply for a Certificate of Use and Occupancy at the Zoning Information Counter of the Building and Zoning Department in order to meet the requirements of the approved Resolution. It is then subject to annual renewal by this Department. Prior to obtaining a Certificate of Use and Occupancy, all necessary permits must have been applied for and received.

Prior to our issuance of the required Certificate of Use and Occupancy, it will be necessary that you execute a Trailer Bond Agreement with the Zoning Information Section of this Department.

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party within 14 days (April 19, 1993) or by the Directors of the Dade County Building and Zoning Department and Planning Department within 18 days (April 23, 1993), as is provided in Section 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificates of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department.

Sincerely,

Marcy Gordon
Legal Counsel

MG:bn
Enclosures

cc: Department of Public Works
Department of Environmental Resources Mgmt.
Enforcement

SUBJECT PROPERTY: The south 340.41' of the NE 1/4 of the SE 1/4 of the SE 1/4, less the east 35', and the east 100' of the south 340.41' of the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East.

LOCATION: 14920 S.W. 67 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested permission to withdraw the non-use variance of parking requirements (Item #8), and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification (Item #1), unusual use (Item #2), special exception (Item #3) and non-use variances (Items #4-#7 and #9) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the request to withdraw non-use variance of parking requirements (Item #8), should be granted, and

WHEREAS, the following resolution was offered by Frank Colunga seconded by Humberto Amaro and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	June Stevens	aye
Willie Barnett	aye	Barbara Hardemon	aye
Wilfredo Calvino, Jr.	absent	Charlie McGarey	aye
Frank Colunga	aye	Jorge Rodriguez-Chomat	absent
Mavel Cruz	aye	Jonathan Rubin	aye
Raul Del Portillo	absent	Colleen Griffin	aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested modification (Item #1), unusual use (Item #2), special exception (Item #3), non-use variances (Items #4-#7, and #9) be and the same are hereby approved, subject to the following conditions:

1. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; said plan shall be drawn to scale and shall include dimensions to lot size, distances from center line of streets, property lines, size and location of building or buildings; said plan shall also include among other things but not be limited thereto, off street parking areas and driveways, walls, hedges and fences, landscaping, etc.

2. That the uses be established and maintained in accordance with the approved plan.

3. That the private school use be approved and restricted to a maximum of 174 students.

4. That the play area for the day care and school uses shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.

5. That the number of grades shall be from kindergarten to 12th grade.

6. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

7. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. That the telecommunications tower and adjacent 12' x 28' building be removed from aid plans prior to building permit issuance for the proposed construction.

8. That the required parking facilities should be improved and installed in accordance with the Zoning Code.

9. That the day care use be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and the Dade County Department of Public Health, State of Florida Department of Health and Rehabilitative Services (Child Care Licensing Unit).

10. That the use be limited to a maximum of 279 students with the day care use restricted to a maximum number of 105 children.

11. That the hours of operation for the private school and day care uses shall be between 7:00 A.M. and 6:00 P.M.

12. That the private school and day care uses may be conducted on the premises on weekdays only, Monday through Friday inclusive.

BE IT FURTHER RESOLVED, that the request to withdraw (Item #8) non-use variance of parking requirements be and the same is hereby approved and said Item is withdrawn without prejudice, and

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of February, 1994.

Hearing No. 94-2-10
Typed 2/9/93 bn

STATE OF FLORIDA

COUNTY OF DADE

I, Marcy Gordon, Legal Counsel of Dade County Building and Zoning Department, as designated by Carlos F. Bonzon, Ph.D., P.E., Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-50-94 adopted by said Zoning Appeals Board at its meeting held on the 9th day of February, 1994.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16th day of February, 1994.

Marcy Gordon, Deputy Clerk and Legal Counsel
Metropolitan Dade County
Building and Zoning Department

METROPOLITAN **DADE** COUNTY, FLORIDA

METRO-DADE

STEPHEN P. CLARK CENTER

BUILDING & ZONING DEPARTMENT
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

February 16, 1994

Christ Congregational Church, Inc.,
Dr. George Kelly, Ms. Priscilla Stevens and Ralph Suggs
14920 S.W. 67th Avenue
Miami, FL 33158

Re: Hearing No: 94-2-10
Location: 14920 S.W. 67th Avenue

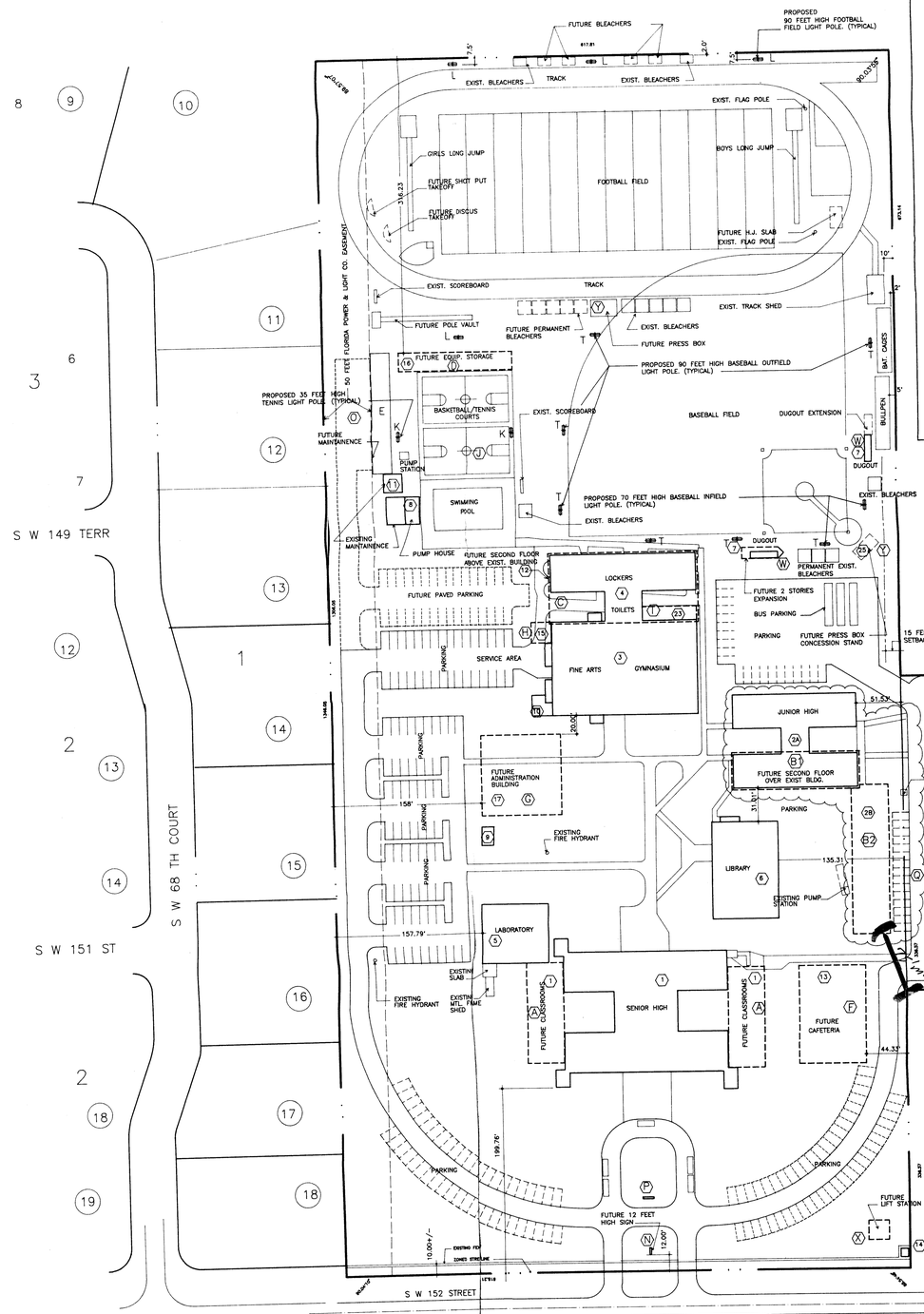
Gentlemen:

Enclosed herewith is a copy of Resolution No. 5-ZAB-50-94, adopted by the Metropolitan Dade County Zoning Appeals Board, which permitted your withdrawal of Item #8 and approved the balance of your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of $500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

It is necessary that you apply for and obtain a Certificate of Use Occupancy (Zoning Use Permit) from the Zoning Permit Section of the Dade County Building and Zoning Department prior to occupancy of the subject property and prior to initiating or continuing the use covered by the Zoning Hearing. This is required pursuant to section 33-8 of the Zoning Code and may also appear as a condition of the Resolution. Payment of the Certificate of Use and Occupancy may also be subject to annual renewal by this Department. Additionally, please be advised that pursuant to Section 307 of the South Florida Building Code, construction permits must be obtained and final inspection approvals received for all construction work done or required prior to issuance of the Certificate of Use and Occupancy.



GENERAL INFORMATION

1 (a) This is an existing school.
The age / grade range will be as originally approved (3 – 18) with grades Kindergarten through Senior High.

(b) Total size of site:
Parcel A 1346.05 x 618.2 832,128.11 square feet.
Parcel B 768.11 x 336.64 258,576.55 square feet.
Total square feet: 1,090,704.66 square feet. 25.04 acres

(c) Number of children/students: 1280
Age group 3 years to 18 years

(d) Number of teachers: 70
Number of Administrative & clerical personnel: 28

(e) Number of classrooms: 91
Square footage of classrooms: 119351 square feet. (existing 84338 – additional proposed 35013)

(f) Total square footage of non-classroom space: 70851 square feet. (existing 29982 – additional proposed 40869)

(g) Amount of exterior recreational/play area: 436,000 square feet.

(h) Number of vehicles to be used in conjunction with this facility: 12
4 busses, 4 mini busses, 2 passenger vans, 2 pickup truck.

(i) 1. Number of parking spaces provided for staff, visitors and transportation vehicles. Required 342 Provided 333.
2. Number of auto stacking spaces required, 10 provided 10.

(j) Proposed maximum height of structures: 2 story.

(k) Size of identification sign: 3 feet high by 18 feet long.

(l) Days of operation: monday thru saturday, 7:30 AM to 6:00 PM. (school & daycare) After school functions to 10:00 p.m.

2 & 3 See property Plan.

4 The school does not share the site with any other facility.

5 The school does not provide any residential uses.

SCHOOL CATEGORIES:
Day nursery, preschool & after school care, 90 children 1.43 acres 90 children permitted. (90 requested)
Kindergarten through 6th grade, 550 students, 9.16 acres 550 students permitted (550 requested)
Grades 7 through 12, 968 students, 14.45 acres 968 students permitted (640 requested)

OUTDOOR RECREATION SPACE:
Day nursery/kindergarten, pre-school & after school care : 6,750 sq ft
Elem. school (grades 1 through 6): 171,000 sq ft
Junior & senior high school (grades 7 through 12): 160,500 sq ft
Total space provided: 923,609 sq ft
Total space required: 338,250 sq ft

CLASSROOM SIZE:
Day nursery, kindergarten, preschool & after school: 3,150 sq. ft. req.
Elementary grades: 16,500 sq. ft. req.
Junior high & senior high 16,000 sq. ft. req.
TOTAL PROVIDED: 84,338 SQ FT TOTAL REQUIRED: 35,650 SQ FT

Trees required: 315.4
Trees provided: 400.0

PHYSICAL STANDARDS FOR SCHOOL

SITE SIZE: 25.56 ACRES
SCHOOL CATEGORIES:
DAY NURSERY, PRESCHOOL AND AFTER SCHOOL CARE. 90 STUDENTS
KINDERGARTEN THROUGH SIXTH GRADE 550 STUDENTS
GRADES SEVEN THROUGH TWELVE 640 STUDENTS
OUTDOOR RECREATION SPACE:
DAY NURSERY, KINDERGARTEN, PRESCHOOL & AFTER SCHOOL 6750 SQ. FEET
ELEM. SCHOOL (GRADES 1 – 6) 171000 SQ. FEET
JUNIOR & SENIOR HIGH SCHOOL (GRADES 7 – 12) 160500 SQ. FEET
TOTAL RECREATION AREA REQUIRED 338250 SQ. FEET
TOTAL RECREATION AREA PROVIDED 923609 SQ. FEET

CLASSROOM SPACE:
DAY NURSERY, PRESCHOOL AND AFTER SCHOOL CARE INCLUDING KINDERGARTEN 3150 SQ. FEET
ELEMENTARY GRADES (1 – 6) 16500 SQ. FEET
JUNIOR HIGH & SENIOR HIGH SCHOOL (GRADES 7 – 12) 16000 SQ. FEET
TOTAL CLASSROOM SPACE REQUIRED 35650 SQ. FEET
TOTAL CLASSROOM SPACE PROVIDED 84338 SQ. FEET
TOTAL SQ. FOOTAGE OF NON-CLASSROOM SPACE 70851 SQ. FEET

TREES:
EXISTING TREES (NO NEW TREES TO BE ADDED)
TOTAL TREES REQUIRED 315.4
TOTAL TREES PROVIDED 400

SITE AREA CALCULATIONS

	LENGTH	WIDTH	AREA IN SQ. FT.	ACRES
GROSS SITE SIZE				
PARCEL A	1346.05	618.20	832128.11	19.10
PARCEL B	768.11	336.64	258576.55	5.94
TOTAL GROSS AREA			1090704.66	25.04
ROAD DEDICATIONS				
S W 152 STREET	618.20	50.00	30910.00	0.71
S W 67 AVENUE	336.64	50.00	16832.00	0.39
TOTAL DEDICATIONS			47742.00	1.10
NET AREA OF PARCELS A+B			1065952.19	24.47
PERCENT LOT COVERAGE				12.00
FLOOR AREA RATIO				18.00

KEYED NOTES TO MASTER PLAN

(A) THE SENIOR HIGH SCHOOL BUILDING SHALL BE NO TALLER THAN TWO STORIES.
(B1) FUTURE SECOND STORY ADDITION TO JR. HIGH SCHOOL BUILDING.
(B2) FUTURE ONE STORY JR. HIGH SCHOOL BUILDING.
(C) LOCKERS & TOILET BUILDING. FUTURE SECOND FLOOR TO BE ADDED OVER THE PRESENT BUILDING.
(D) FUTURE ONE STORY PHYSICAL EDUCATION BUILDING.
(E) NOT USED
(F) FUTURE ONE STORY CAFETERIA BUILDING.
(G) FUTURE ONE STORY ADMINISTRATION BUILDING.
(H) FUTURE ONE STORY STORAGE BUILDING IS TO BE ADDED TO THE EXISTING FINE ARTS BUILDING.
(I) A SMALL ONE STORY ADDITION TO THE EXISTING GYMNASIUM TO BE ADDED TO STORE GYM EQUIPMENT, ALLOWING MORE ROOM INSIDE THE EXISTING GYMNASIUM.
(J) THE LAYOUT OF 2 TENNIS COURTS ON EXISTING BASKETBALL COURTS.
(K) NOT USED
(L) NOT USED
(M) NOT USED
(N) FUTURE 12 FEET HIGH SIGN AT SENIOR HIGH ENTRANCE.
(O) FUTURE DRIVE TO SERVICE THE MAINTENANCE BUILDING INCLUDING PARKING FACILITIES FOR SAME.
(P) THE LIGHTING OF THE EXISTING SCHOOL SIGN. THE LIGHTING WILL BE LOW LEVEL (MAXIMUM HEIGHT NOT TO EXCEED THE HEIGHT OF THE EXISTING SIGN).
(Q) FUTURE PARKING TO SERVE THE JUNIOR HIGH ADDITION.
(R) FUTURE ALTERATION AND EXPANDSION TO THE EXISTING PARKING
(S) FUTURE NEW COVERED WALKS BETWEEN THE ELEMENTARY BUILDINGS
(T) NOT USED
(U) FUTURE PAVILLION
(V) BUS PARKING AREA.
(W) FUTURE ADDITIONAL AREA TO BASEBALL DUGOUTS.
(X) FUTURE NEW PUMP STATION AT SENIOR HIGH AREA.
(Y) FUTURE NEW PRESS BOX. (ONE AT FOOTBALL FIELD AND ONE AT BASEBALL FIELD.)
(Z) FUTURE NEW ONE STORY ADDITION TO THE EXISTING ELEMENTARY CLASSROOMS.

REQUESTED MODIFICATIONS

1. THE PREVIOUSLY APPROVED SECOND STORY ADDITION TO THE JUNIOR HIGH SCHOOL SHALL BE REDUCED IN SIZE. AN ADDITIONAL ONE STORY BUILDING IS REQUESTED.

RECEIVED
JUL 11 1994
ZONING INSPECTION
DADE CO. PLANNING DEPT.
BY

Approved subject to:
That the proposed one story building identified as "2B" does not exceed 4,100 sq.ft. of floor area and setback 75' from 14 from sides property lines
8/15/94

BUILDING STATISTICS

	EXISTING BUILDINGS FIRST FLOOR	EXISTING BUILDINGS SECOND FLR.	FUTURE ADDITIONAL AREA FIRST FLOOR	FUTURE ADDITIONAL AREA SECOND FLR.	TOTAL AREA
01 SR. HIGH BUILDING	18475	18475	8720	8720	54390
2A JR. HIGH BUILDING	10588	0	6488	0	17076
2B JR. HIGH BUILDING	0	0	4100	0	4100
03 GYM. & FINE ARTS	15500	3000	0	0	18500
04 LOCKERS & TOILETS (EXIST.)	7400	0	0	0	7400
05 LABORATORY BLDG.	8120	0	0	0	8120
06 LIBRARY BLDG.	7280	2000	0	0	9280
07 DOUGOUTS	420	0	512	512	1444
08 PUMP HOUSE	450	0	0	0	450
09 ELEC. BUILDING	260	0	0	0	260
10 KILN BUILDING	484	0	0	0	484
11 MAINTAINENCE BLDG.	400	0	0	0	400
12 LOCKERS & TOILETS (NEW)	0	0	0	11232	11232
13 CAFETERIA BLDG.	0	0	7350	0	7350
14 AT&T BLDG. PAD	20	0	0	0	20
15 STORAGE BLDG.	0	0	484	0	484
16 PHY. EQUIP. BLDG.	0	0	2480	0	2480
17 ADMINISTRATION BLDG.	0	0	8100	0	8100
18 PRESCHOOL OFFICE BLDG.	1040	0	0	0	1040
19 KINDERGARTEN BLDGS.	6510	0	6985	0	13495
20 DAY NURSERY BLDGS.	2930	0	0	0	2930
21 ELEM. SCHOOL BLDGS.	9240	0	0	0	9240
22 ELEM. CAFETERIA BLDG.	1728	0	0	0	1728
23 PHY. ED. BLDG. ADD.	0	0	3400	0	3400
24 PAVILLION	0	0	1575	0	1575
25 PRESS BOX/CONCESS. STAND	0	0	360	360	720
TOTALS	90845	23475	44066	27312	185698

DRAWING LEGEND

Clouded areas indicate revised areas.
Dashed lines: indicate future construction.
Bold lines indicate existing structures.
Building numbers in hexagon refer to BUILDING STATISTIC schedule.
Bold letters in hexagon on buildings or areas refer to KEYED NOTES.
Circled numbers refer to lot numbers of contiguous property.

MASTER PLAN

FOR

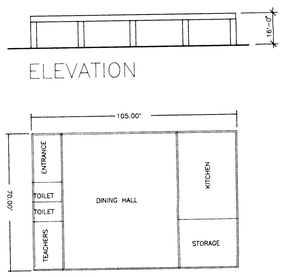
WESTMINSTER CHRISTIAN PRIVATE SCHOOL

6855 S.W. 152 STREET
MIAMI, FLORIDA

THE FOLLOWING PLAN CONSISTENT OF 1200 PUPILS ARE IN SUBSTANTIAL COMPLIANCE WITH RESOLUTION 4-AM-79-93

WAYNE E. VIENSEL ARCHITECT, INC.
1541 Sunset Drive Suite 303 Coral Gables, Florida 33143 (305)662-1690

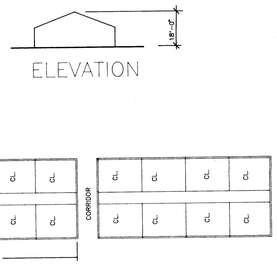
SHEET 1 OF 2 DATE: 6-28-94



PLAN (13)

FUTURE CAFETERIA
1 STORY

ELEVATION



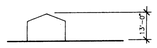
PLAN (19)

FUTURE KINDERGARTEN CLASSROOMS

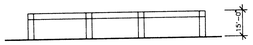
ELEVATION

PLAN (16)

FUTURE EQUIPMENT STORAGE BUILDING

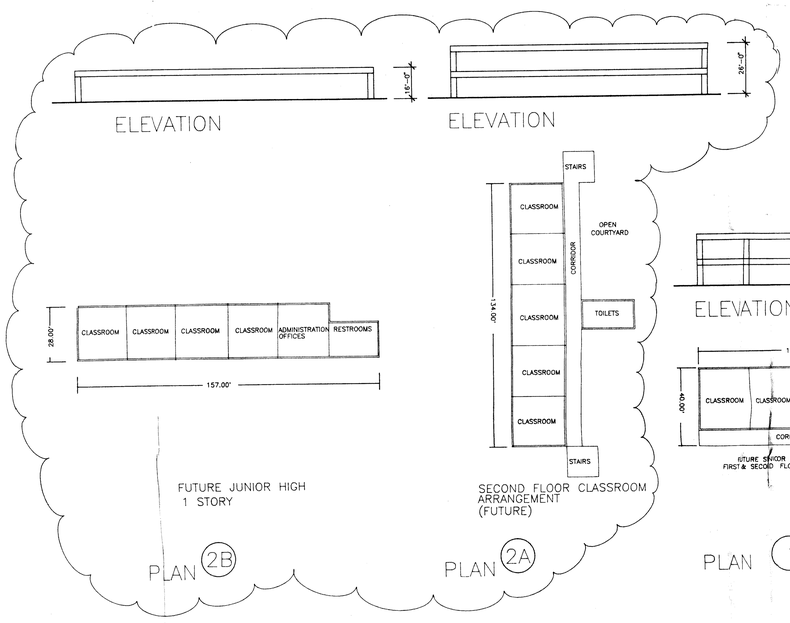


ELEVATION



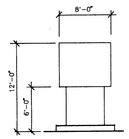
FIRST FLOOR PLAN (17)

ADMINISTRATION
1 STORY



FLOOR PLANS AND ELEVATIONS OF FUTURE BUILDINGS

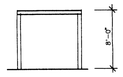
SCALE: 1" = 30'



ELEVATION

FUTURE SENIOR HIGH SIGN

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



ELEVATION

FUTURE COVERED WALK (MATCH EXISTING)

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

MASTER PLAN

FOR

WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC.

6855 S.W. 152 STREET
MIAMI, FLORIDA

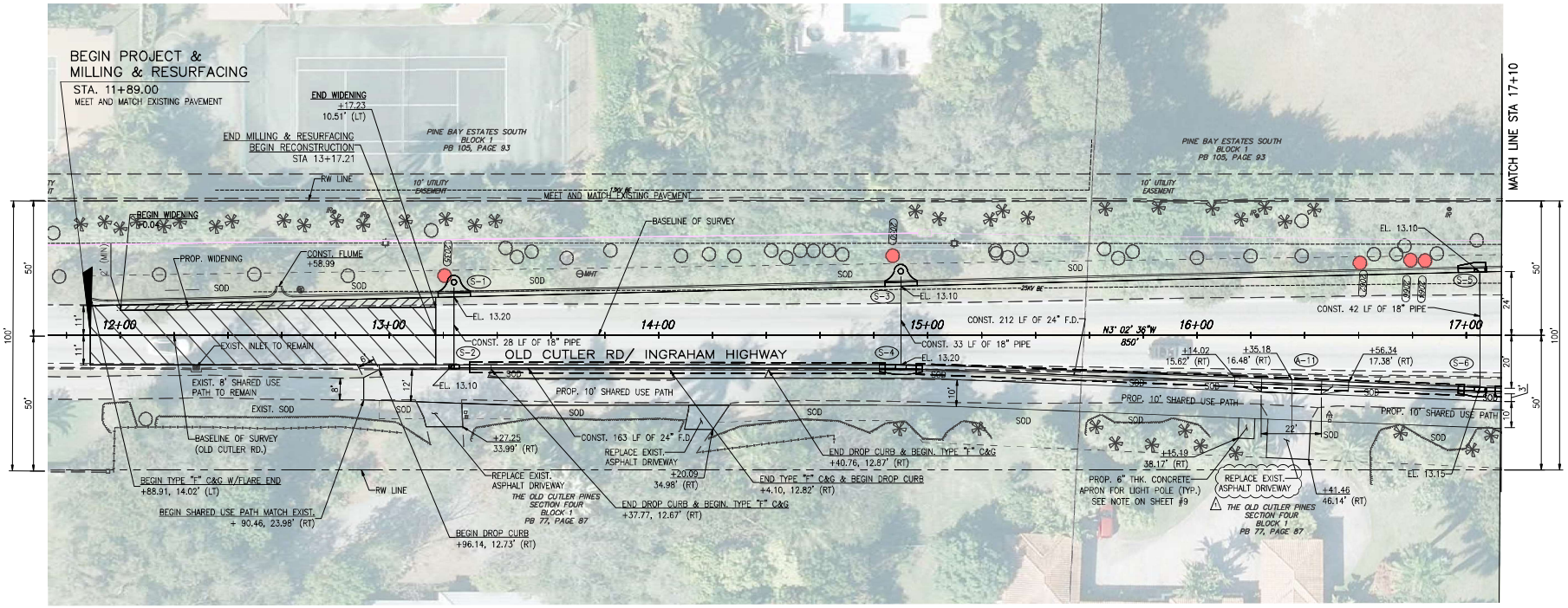
WAYNE E. VENSEL ARCHITECT, INC.
1541 Sunset Drive Suite 303 Coral Gables, Florida 33143 (305)662-1690

SHEET 2 OF 2 DATE: 6-28-94

Attachment B: VPB "Old Cutler Road Intersection Improvements – Traffic Study & VPB Comprehensive Plan Excerpts

VPB "Old Cutler Road Intersection Improvements – Traffic Study Excerpts

0 20 40
SCALE 1"=20'



NOTES:

1- ALL HORIZONTAL CONTROL STATIONS AND OFFSETS INFORMATION ARE BASED IN THE SURVEY BASE LINE.

2- (XXX) DENOTES EXISTING TREE TO BE REMOVED

OLD CUTLER RD. &
SW 152 ST (CORAL REEF DR.)

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
3-23-22	A.F	1 TEXT LABELS REVISED						

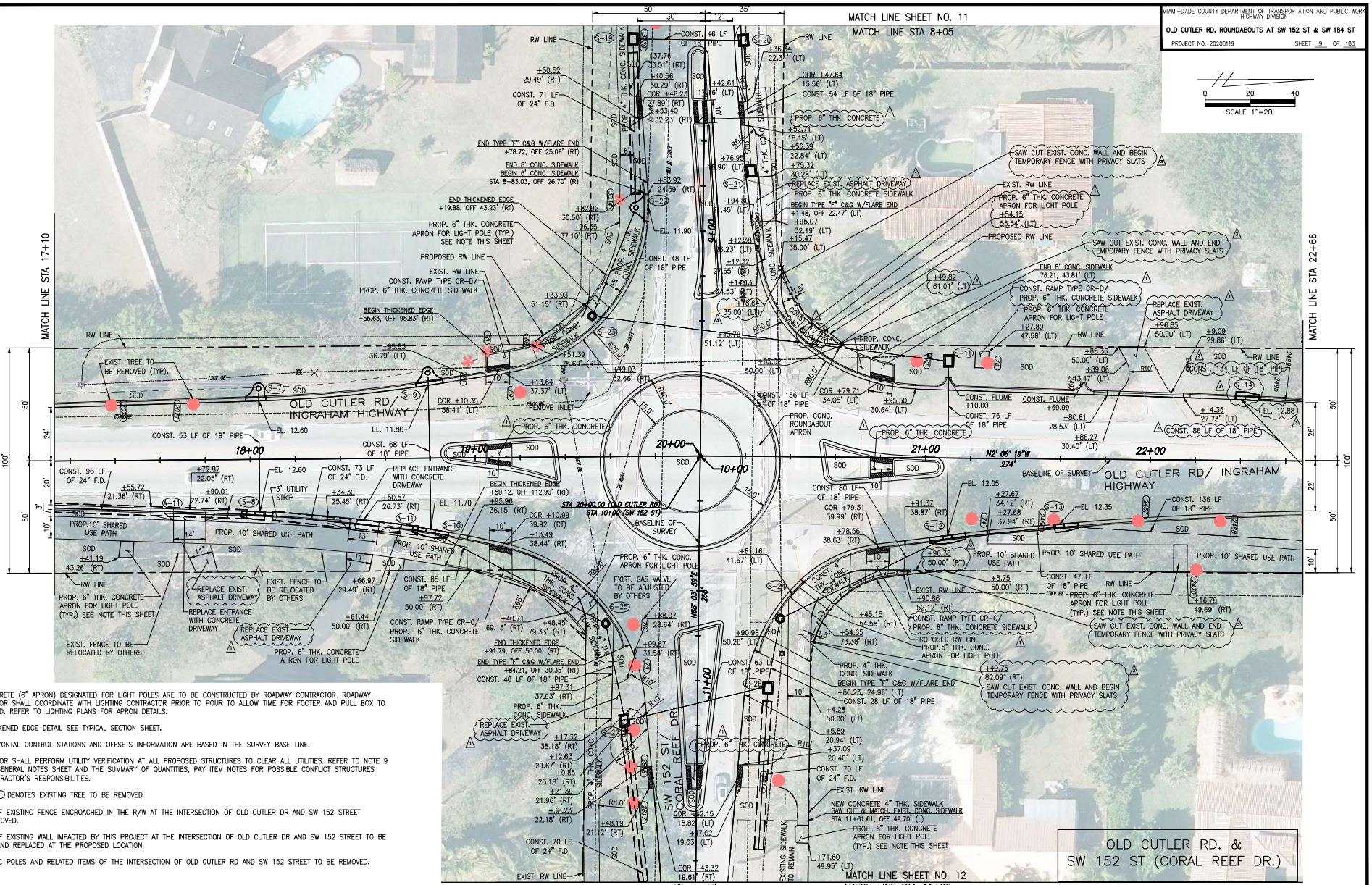
MARLIN
ENGINEERING
AYCEL ABIN FREDA | P.E. No.: 77550
3363 W. COMMERCIAL Blvd, Ste. 115 | FT. Lauderdale, FL 33309
P: 954.870.5070 | C.A. No. 6104

	NAME	DATE		NAME	DATE
DESIGNED BY	R.L.		DRAWN BY	M.P.	
CHECKED BY	A.F.		CHECKED BY	A.F.	
SUPERVISED BY:					

MIAMI-DADE COUNTY
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
HIGHWAY DIVISION
STEPHEN P. CLARK CENTER
111 N.W. 1 ST.
MIAMI, FLORIDA 33128

ROADWAY PLAN

K:\DESIGN\20200116.000_EDP_MT\20200119\Old Cutler Rd Roundabout\CADD\2020-12-18- Old Cutler Roundabouts\SW 152 ST.DWG\08-PLAN-SHEET - REV.Aug Mar 24, 2022 - 11:09am JEFFERER



NOTES:

1 – ALL CONCRETE (6" APRON) DESIGNATED FOR LIGHT POLES ARE TO BE CONSTRUCTED BY ROADWAY CONTRACTOR. ROADWAY CONTRACTOR SHALL COORDINATE WITH LIGHTING CONTRACTOR PRIOR TO POUR TO ALLOW TIME FOR FOOTER AND PULL BOX TO BE PLACED. REFER TO LIGHTING PLANS FOR APRON DETAILS.

2 – FOR THICKENED EDGE DETAIL SEE TYPICAL SECTION SHEET.

3 – ALL HORIZONTAL CONTROL STATIONS AND OFFSETS INFORMATION ARE BASED IN THE SURVEY BASE LINE.

4 – CONTRACTOR SHALL PERFORM UTILITY VERIFICATION AT ALL PROPOSED STRUCTURES TO CLEAR ALL UTILITIES. REFER TO NOTE 9 ON THE GENERAL NOTES SHEET AND THE SUMMARY OF QUANTITIES, PAY ITEM NOTES FOR POSSIBLE CONFLICT STRUCTURES AND CONTRACTOR'S RESPONSIBILITIES.

5– (XXX) DENOTES EXISTING TREE TO BE REMOVED.

6– PORTION OF EXISTING FENCE ENCROACHED IN THE R/W AT THE INTERSECTION OF OLD CUTLER DR AND SW 152 STREET TO BE REMOVED.

7– PORTION OF EXISTING WALL IMPACTED BY THIS PROJECT AT THE INTERSECTION OF OLD CUTLER DR AND SW 152 STREET TO BE REMOVED AND REPLACED AT THE PROPOSED LOCATION.

8– ALL TRAFFIC POLES AND RELATED ITEMS OF THE INTERSECTION OF OLD CUTLER RD AND SW 152 STREET TO BE REMOVED.

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
3-23-22	A.F	1 TEXT LABELS REVISED STA. OFF UPDATED CONC. APRON RELOCATED	7-05-22	A.F	2 TEMPORARY FENCE DESIGN & LABEL ADDED DRAINAGE STRUCTURES & LABELS UPDATED			

MARLIN ENGINEERING
AYCEL ABIN FREDA | P.E. No.: 77550
3363 W. COMMERCIAL Blvd, Ste. 115 | FT Lauderdale, FL 33309
P: 954.870.5070 | C.A. No. 6104

	NAME	DATE		NAME	DATE
DESIGNED BY	R.L.		DRAWN BY	M.P.	
CHECKED BY	A.F.		CHECKED BY	A.F.	
SUPERVISED BY:					

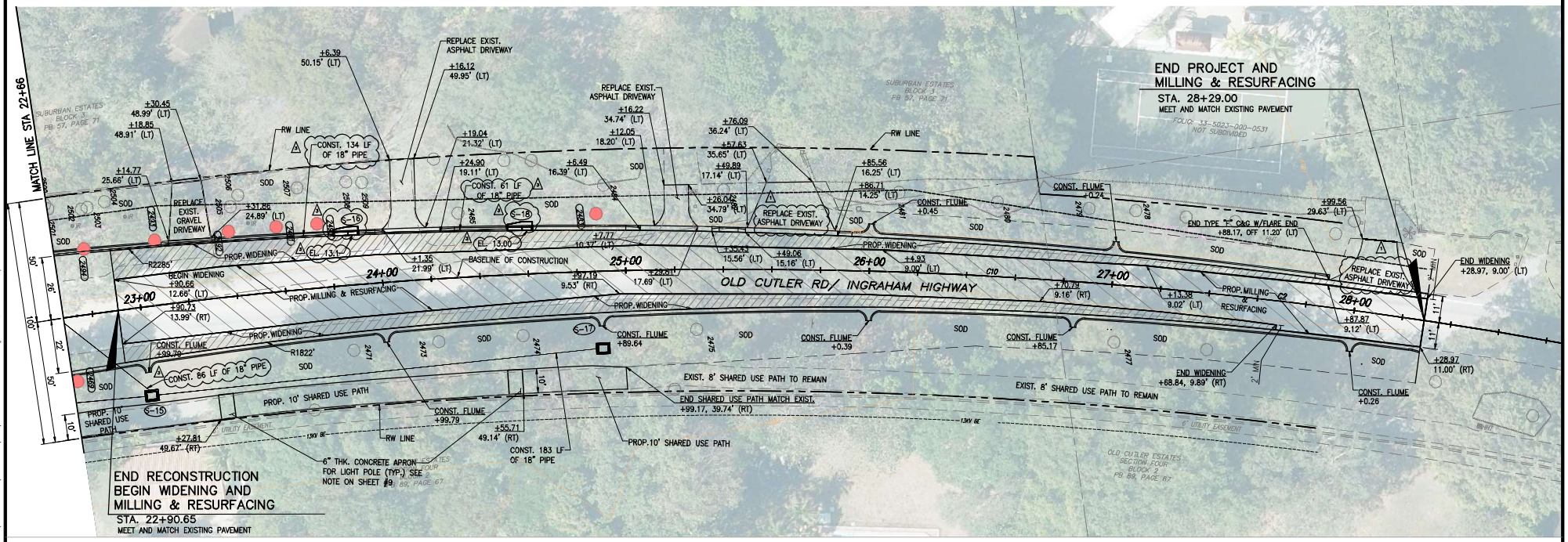
MIAMI-DADE COUNTY
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
HIGHWAY DIVISION
STEPHEN P. CLARK CENTER
111 NW 1 ST.
MIAMI, FLORIDA 33128

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
HIGHWAY DIVISION
OLD CUTLER RD. ROUNDABOUTS AT SW 152 ST & SW 184 ST
PROJECT NO. 20200119 SHEET 9 OF 183

ROADWAY PLAN

K:\DESIGN\20200116.000_EDP_MT\20200119-Old Cutler Road\Old Cutler Rd Roundabout\CADD\CADD - FINAL\SW 152 ST\DWG\08-PLAN-SHEET - REV.dwg Jul 11, 2022 - 1:02pm JFERRER

SCALE 1"=20'



NOTES:

1- ALL HORIZONTAL CONTROL STATIONS AND OFFSETS INFORMATION ARE BASED IN THE SURVEY BASE LINE.

2- (XXX) DENOTES EXISTING TREE TO BE REMOVED

CURVE DATA							
CURVE	RADIUS (FT)	LENGHT (FT)	DEGREE OF CURVATURE	PC	PT	DELTA ( )	CHORD LENGHT (FT)
C2	1910	754	2° 59' 59"	22+73.64	30+27.39	22° 36' 36"	749

OLD CUTLER RD. &
SW 152 ST (CORAL REEF DR.)

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
3-23-22	A.F	1 TEXT LABELS REVISED	7-05-22	A.F	1 DRAINAGE STRUCTURES & LABELS UPDATED 2 FLUME LOCATIONS REMOVED			

MARLIN ENGINEERING
AYCEL ABIN FREDA | P.E. No.: 77550
3363 W. COMMERCIAL Blvd, Ste. 115 | FT Lauderdale, FL 33309
P: 954.870.5070 | C.A. No. 6104

	NAME	DATE		NAME	DATE
DESIGNED BY	R.L.		DRAWN BY	M.P.	
CHECKED BY	A.F.		CHECKED BY	A.F.	
SUPERVISED BY:					

MIAMI-DADE COUNTY
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
HIGHWAY DIVISION
STEPHEN P. CLARK CENTER
111 NW 1 ST
MIAMI, FLORIDA 33128

ROADWAY PLAN

K:\DESIGN\20200116.000_EOR_MP\20200119-Old Cutler Road\Old Cutler Rd Roundabout\CADD\CADD - FINAL\SW 152 ST\DWG\08-PLAN-SHEET - REV.dwg Jul 26, 2022 - 3:20pm JFERRER

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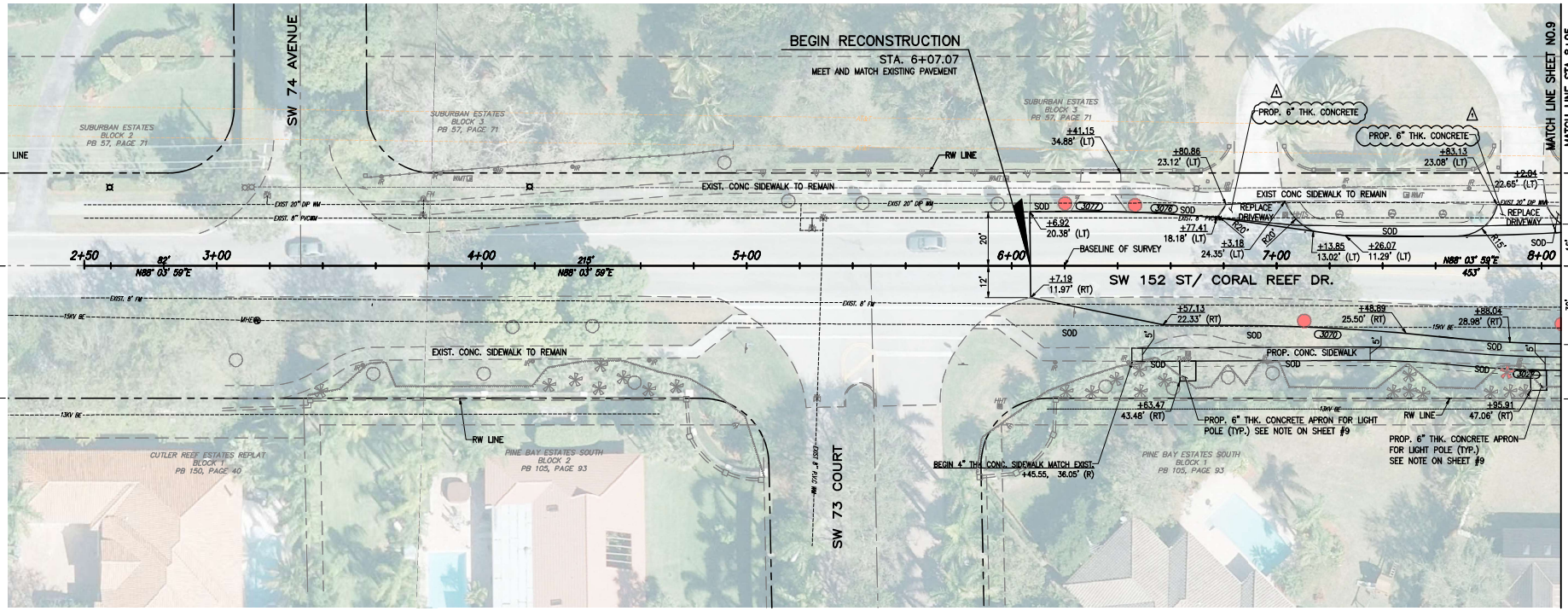

NOTES:

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2- (XXX) DENOTES EXISTING TREE TO BE REMOVED

OLD CUTLER RD. &
SW 152 ST (CORAL REEF DR.)

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
3-23-22	A.F	1 TEXT LABELS REVISED						

MARLIN ENGINEERING
AYCEL ABIN FREDA | P.E. No.: 77550
3363 W. COMMERCIAL Blvd, Ste. 115 | FT. Lauderdale, FL 33309
P: 954.870.5070 | C.A. No. 6104

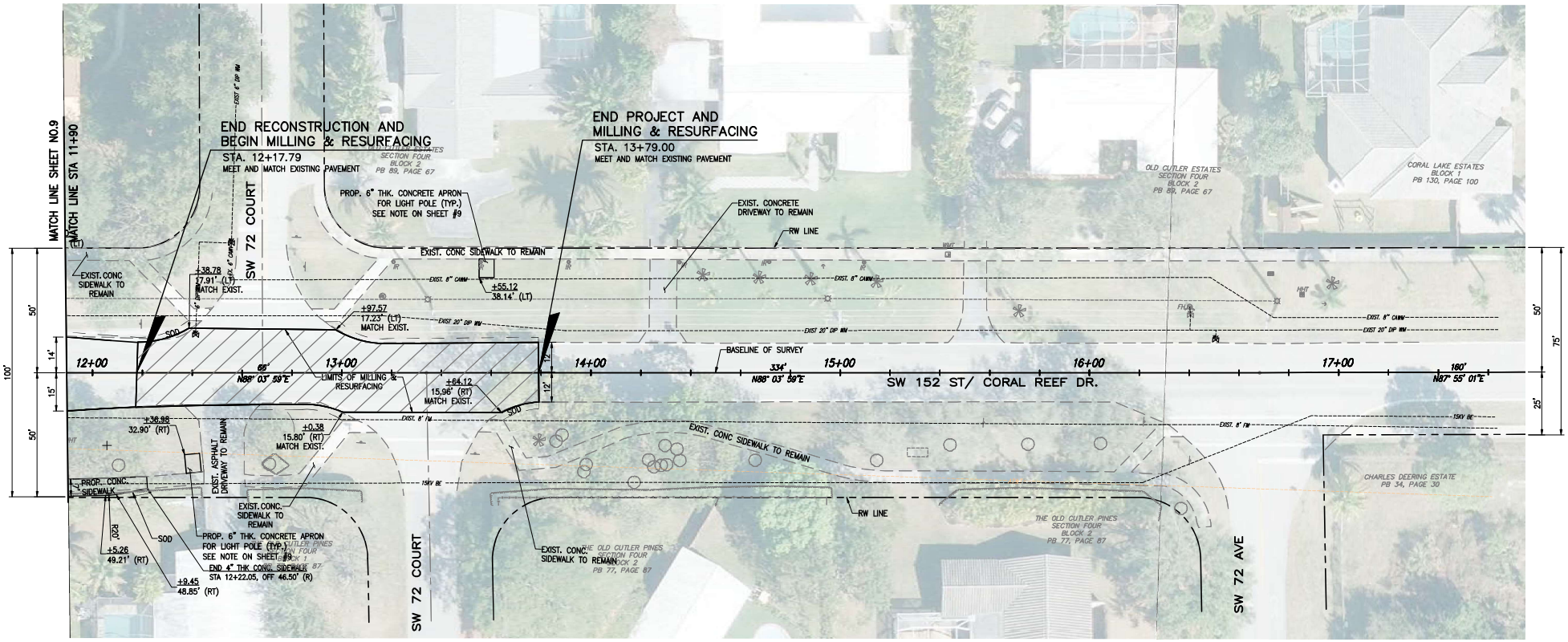
	NAME	DATE		NAME	DATE
DESIGNED BY	R.L		DRAWN BY	M.P.	
CHECKED BY	A.F.		CHECKED BY	A.F.	
SUPERVISED BY:					

MIAMI-DADE COUNTY
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
HIGHWAY DIVISION
STEPHEN P. CLARK CENTER
111 NW 1 ST
MIAMI, FLORIDA 33128

ROADWAY PLAN

K:\DESIGN\20200116.000_EDP_MT\20200119\Old Cutler Rd Roundabout\CADD\2020-12-18- Old Cutler Roundabout\SW 152 ST\DWG\08-PLAN-SHEET - REV.dwg Mar 24, 2022 - 11:10am JEERER

SCALE 1"=20'



NOTES:

1- ALL HORIZONTAL CONTROL STATIONS AND OFFSETS INFORMATION ARE BASED IN THE SURVEY BASE LINE.

2- (XXX) DENOTES EXISTING TREE TO BE REMOVED

OLD CUTLER RD. &
SW 152 ST (CORAL REEF DR.)

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

MARLIN ENGINEERING
AYCEL ABIN FREDA | P.E. No.: 77550
3363 W. COMMERCIAL Blvd. Ste. 115 | FT. Lauderdale, FL 33309
P: 954.870.5070 | C.A. No. 6104

	NAME	DATE		NAME	DATE
DESIGNED BY	R.L.		DRAWN BY	M.P.	
CHECKED BY	A.F.		CHECKED BY	A.F.	
SUPERVISED BY:					

MIAMI-DADE COUNTY
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
HIGHWAY DIVISION
STEPHEN P. CLARK CENTER
111 NW 1 ST.
MIAMI, FLORIDA 33128

ROADWAY PLAN

K:\DESIGN\20200116.000_EDP_MT\2020119\Old Cutler Rd Roundabout\CADD\2020-12-18- Old Cutler Roundabout\SW 152 ST\DWG\08-PLAN-SHEET - REV.dwg Mar 24, 2022 - 11:10am JEFERER



Village of Palmetto Bay

OLD CUTLER ROAD INTERSECTION IMPROVEMENTS – TRAFFIC STUDY

PREPARED FOR

PREPARED BY

MARLIN Engineering, Inc.
1700 NW 66th Avenue, Suite 106
Plantation, FL 33313
954.870.5070 | www.marlinengineering.com

MIAMI-DADE COUNTY DR# 2019004137

Executive Summary

Marlin Engineering, Inc. was retained by the Village of Palmetto Bay to perform intersection improvements at the following signalized intersections along Old Cutler Road from SW 67th Avenue to SW 184th Street:

- Old Cutler Road at SW 67th Avenue
- Old Cutler Road at SW 136th Street
- Old Cutler Road at SW 144th Street
- Old Cutler Road at SW 152nd Street
- Old Cutler Road at SW 168th Street
- Old Cutler Road at SW 176th Street
- Old Cutler Road at SW 184th Street

The objective of this effort was to develop feasible improvements from an operational, safety and roadway design perspective in order to make traffic flow smoothly at all the intersections and along the entire roadway network on Old Cutler Road.

A crash analysis was conducted showing that a total of 230 crashes were reported throughout the corridor. The predominant crash type was rear-end collisions. The next two most prevalent crash types were left-turns and sideswipes. A decreasing trend was noted for the total number of crashes during the three-year period.

The intersections were evaluated using Synchro version 10. Existing peak hour turning movement volumes, existing roadway geometry, and traffic signal timings were utilized in the analyses. The existing conditions analysis indicated that only one signalized intersection operated below the acceptable levels of service: Old Cutler Road at SW 152nd Street.

Due to the anticipated improvement in the flow of traffic along Old Cutler Road from the project, it was assumed that some of the traffic, currently traveling southbound on SW 67th Avenue, would be encouraged to divert to Old Cutler Road. Therefore, thirty (30%) percent of the southbound trips were shifted from SW 67th Avenue to Old Cutler Road. In addition, traffic was estimated for the northeast left-turn movement at the intersection of Old Cutler Road and SW 136th Street that is currently prohibited.

Considering the existing geometry of the roadways, traffic conditions, and the past crash history, three alternatives were developed and were analyzed to increase operation and safety throughout the roadway network, as well as the seven signalized intersections along Old Cutler Road.

Alternative 1 involves replacing all seven signalized intersections along Old Cutler Road and constructing one-lane roundabouts in their place. There is enough right-of-way at all the intersections to accommodate a single-lane roundabout, while leaving the existing pedestrian bicycle shared path and sidewalks intact or making minor adjustments at some locations. The operational analysis for Alternative 1 indicated that all of the intersections operate below an acceptable level of service. Based on the results, the single-lane roundabouts would not result in improving the operational level of service at the intersections.

Alternative 2 involves replacing the seven signalized intersections with one-lane or two-lane roundabouts, depending on available right-of-way. Only four intersections are able to accommodate a two-lane roundabout design as follows:

- Old Cutler Road at SW 67th Avenue
- Old Cutler Road at SW 136th Street
- Old Cutler Road at SW 152nd Street
- Old Cutler Road at SW 184th Street

At the intersections with two-lane roundabouts, an extra lane is added on both sides of the roadway in all four directions of the intersection. The operational analysis for Alternative 2 indicated that the following intersections do not operate at an acceptable level of service:

» Old Cutler Road at SW 144th Street
» Old Cutler Road at SW 168th Street

Compared with Existing Conditions and Alternative 1, Alternative 2 would result in improving the operating performance of the study intersections along Old Cutler Road.

Alternative 3 involves replacing only four signalized intersections on Old Cutler Road and constructing two-lane roundabouts at those intersections depending on available right-of-way. The remaining intersections where a two-lane roundabout is not feasible will remain as signalized intersections. The four intersections suitable for two-lane roundabouts are as follows:

» Old Cutler Road at SW 67th Avenue
» Old Cutler Road at SW 136th Street
» Old Cutler Road at SW 152nd Street
» Old Cutler Road at SW 184th Street

The following intersections will remain signalized as under existing conditions:

» Old Cutler Road at SW 144th Street
» Old Cutler Road at SW 168th Street
» Old Cutler Road at SW 176th Street

The operational analysis for Alternative 3 indicates that all of the intersections operate at acceptable levels of service. Compared with Existing Conditions and Alternatives 1 and 2, Alternative 3 results in the best operational level of service for the study intersections along Old Cutler Road. As with the Alternatives 1 and 2, safety may be improved with the expected reduction in left-turn and angle crashes for this alternative; albeit the safety impacts may be less than those since the alternative is mostly comprised of double-lane roundabouts and maintaining the rest as signalized intersections. However, there would definitely be safety improvements as compared to existing conditions.

Based on the Synchro results, an evaluation of the turn lanes and queue lengths was also conducted. The results for Existing Conditions showed that the westbound queue at Old Cutler Road and SW 67th Avenue is insufficient during the AM peak hours. The rest of the 95th percentile queues meet the existing turn lane lengths provided. Alternative 3 did not have any insufficient turn lane lengths in the analysis for the three signalized intersections associated with this option. Alternatives 1 and 2 did not have any reported turn lanes since they comprise only of roundabouts. However, they did appear to operate more effectively since the volumes did not exceed capacity for the through movements, owing to the free-flowing conditions associated with the roundabouts.

Apart from considering the intersections individually, the entire roadway network on Old Cutler Road was analyzed with respect to the two Measures of Effectiveness (MOE's), average travel speed and total travel time. The average speed for

the existing conditions are 22 mph and 19 mph for AM and PM peak hours, respectively; while the total travel time was 255 hrs. and 336 hrs. for AM and PM respectively.

For Alternative 1, the MOE results showed a positive impact compared to Existing Conditions. For Alternative 2, the same positive impact compared with Existing Conditions was noted, but a minor decrease in average speed and total travel time was observed compared to Alternative 1. Finally, Alternative 3 again showed a positive impact as compared to Existing conditions, but the associated increase in average speed and decrease in total travel time is not similar to Alternatives 1 and 2. Since Alternative 3 is the combination of double-lane roundabouts and signalized intersections, the merging from two lanes to one lane exiting the roundabouts cause queueing along the roadway segments.

Based on the operational intersection level of service and roadway network analysis, it was determined that Alternative 3 would result in better operating performance for Old Cutler Road. Safety may be improved due to an expected reduction in left-turn and angle crashes associated with a roundabout design. In addition to the base Alternative 3, a turbo lane design was evaluated for the intersection of Old Cutler Road with SW 176th Street. It was shown that the intersection operates slightly better than the existing signalized T-intersection, and that there would be an increase in 44.57% capacity for the northbound through movement. Also, signal timing improvements are recommended for the signal clearance intervals at the two intersections of Old Cutler Road and SW 144th Street and Old Cutler Road and SW 168th Street since these intersections are to remain signalized.

Figure 7. Existing Turning Movement Counts – Northern Segment of Old Cutler Road

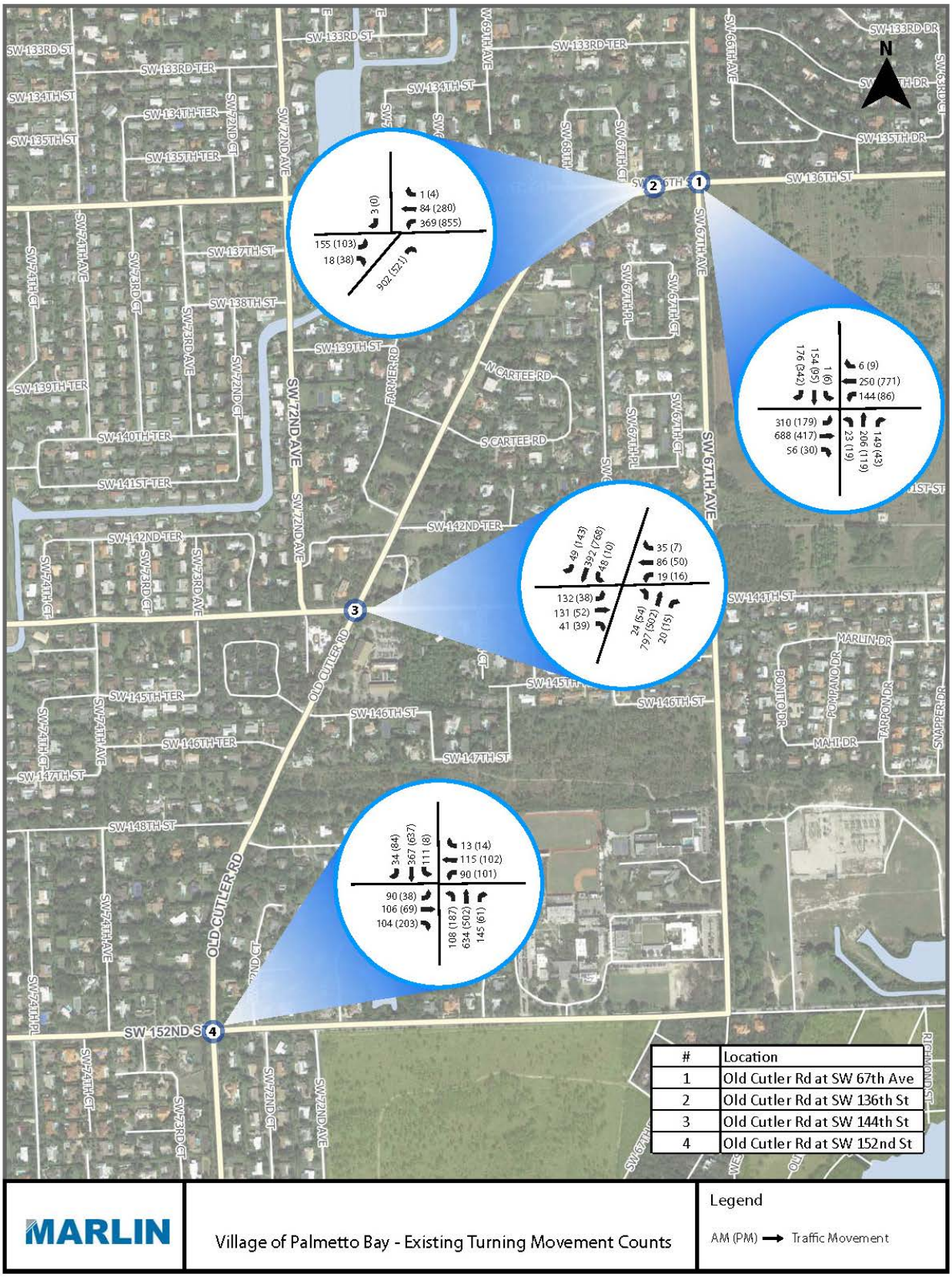


Figure 8. Existing Turning Movement Counts – Southern Segment of Old Cutler Road

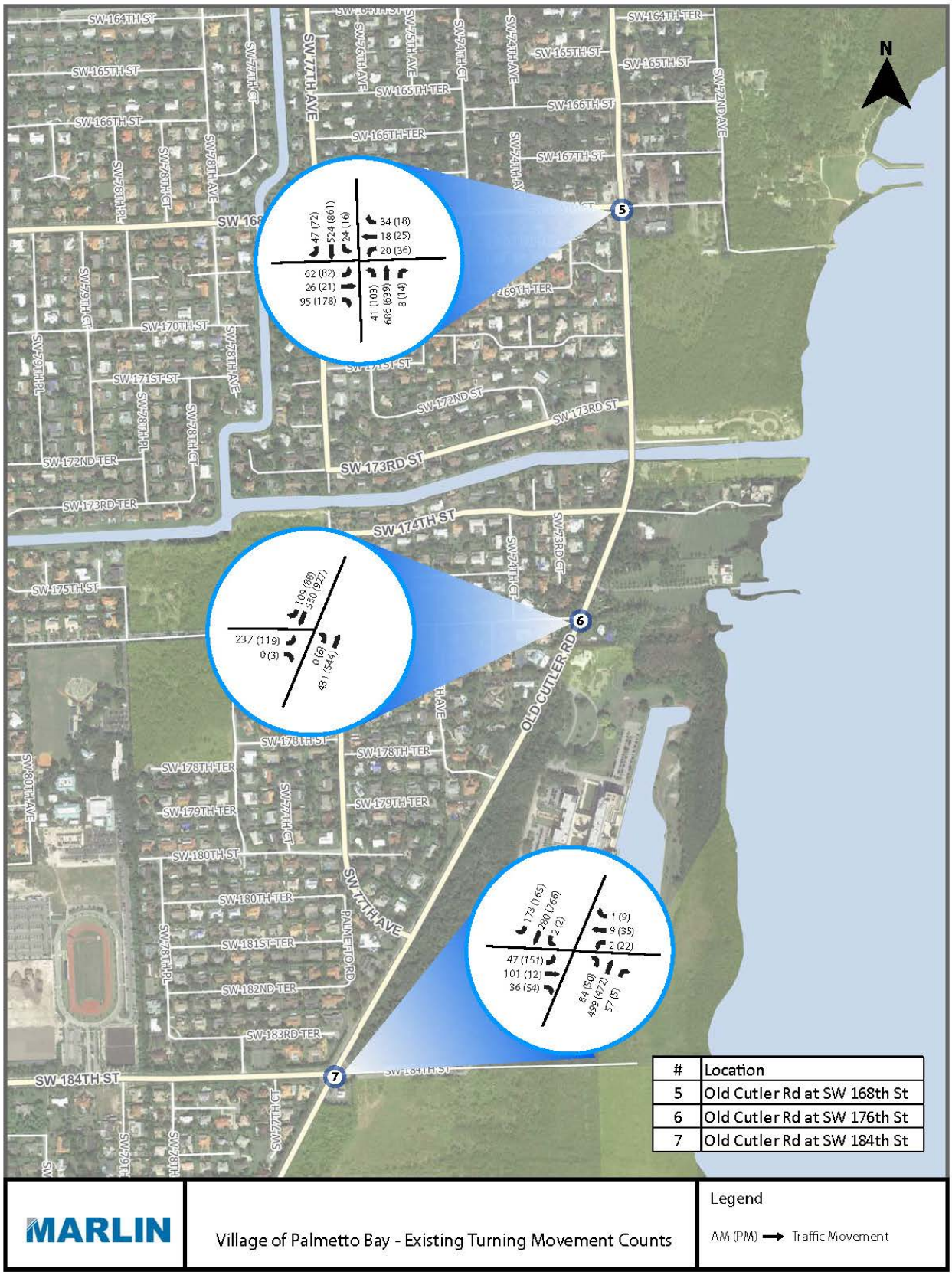


Figure 9. Proposed Traffic Volumes – Northern Segment of Old Cutler Road

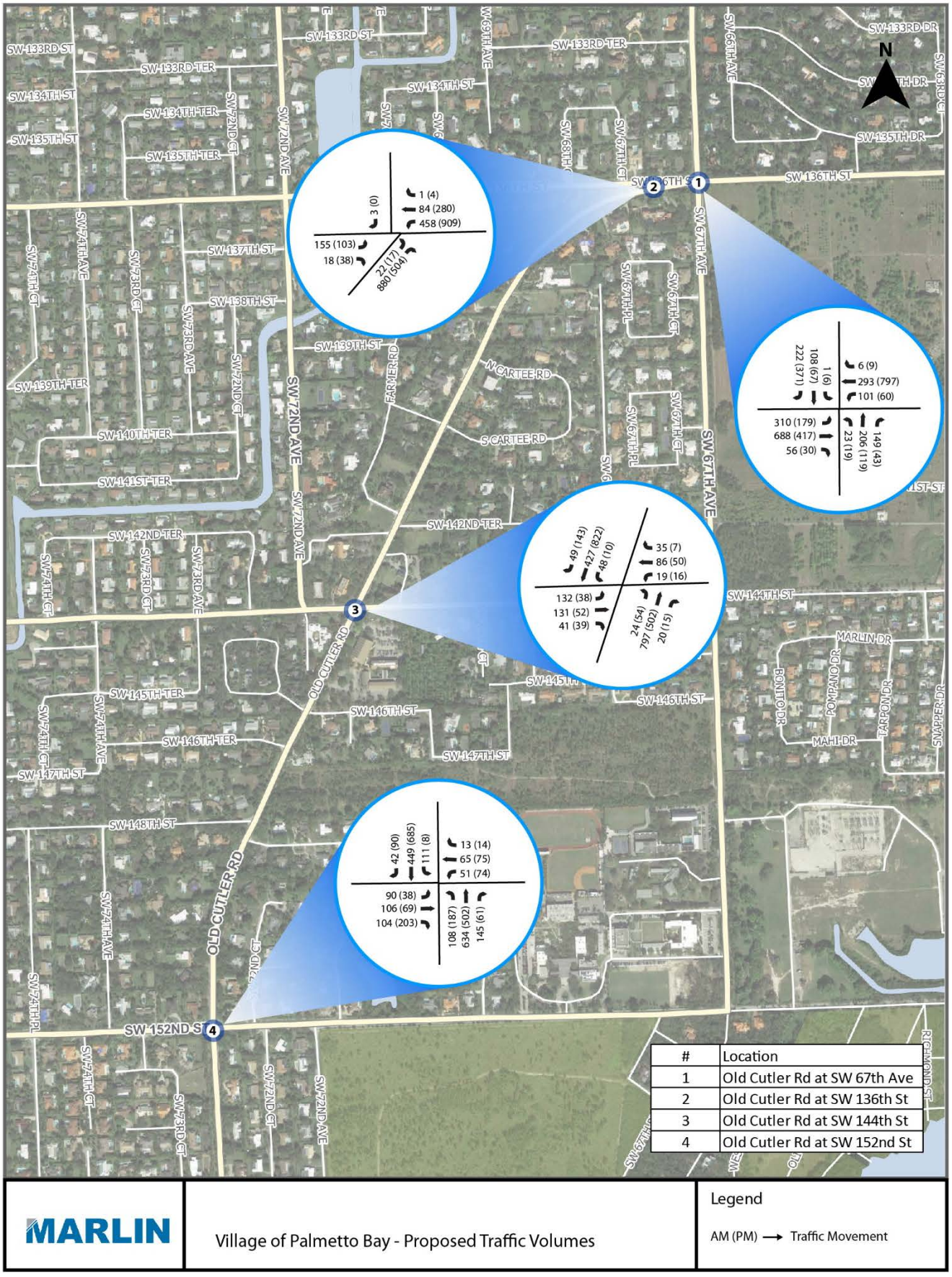
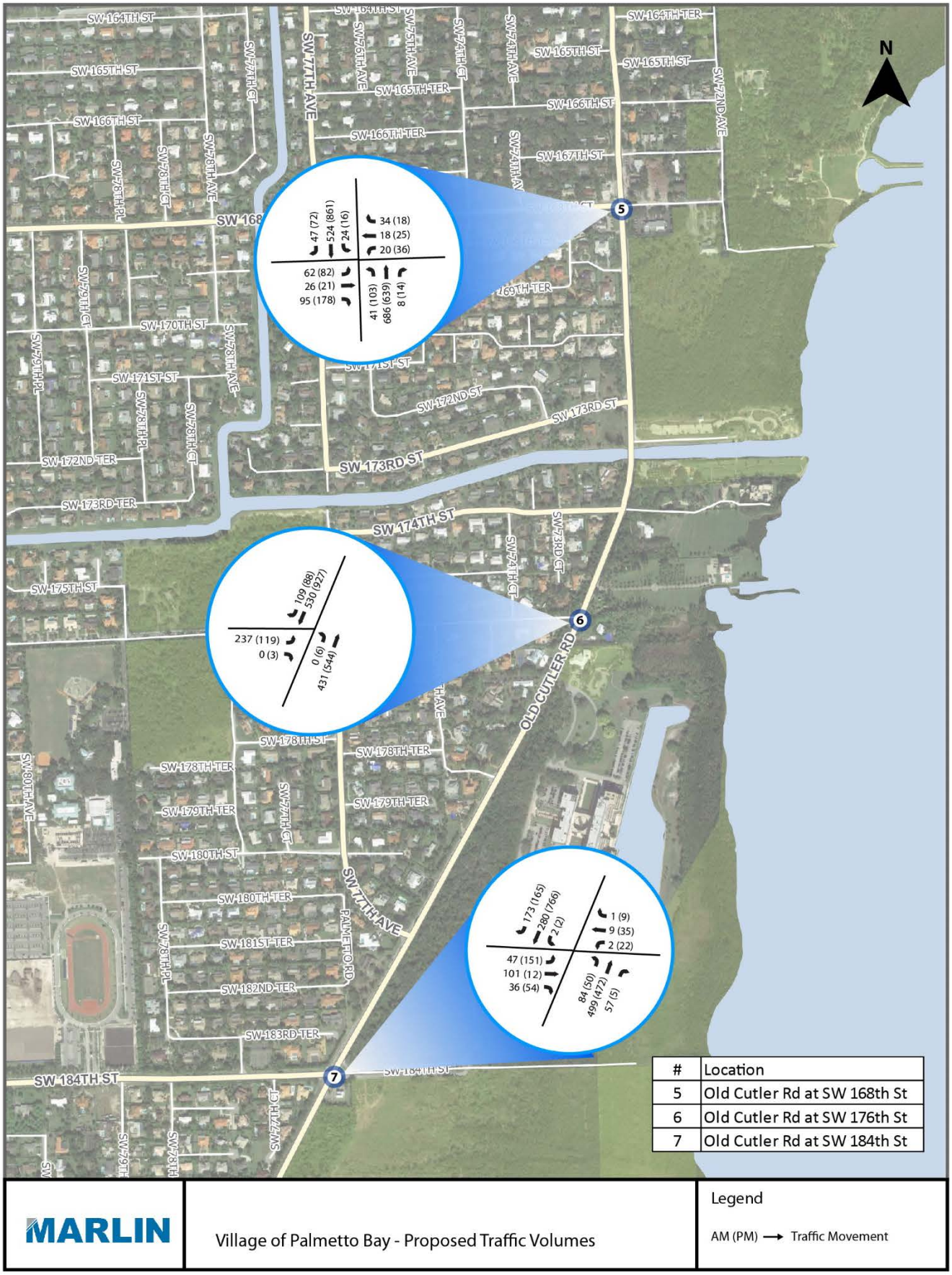
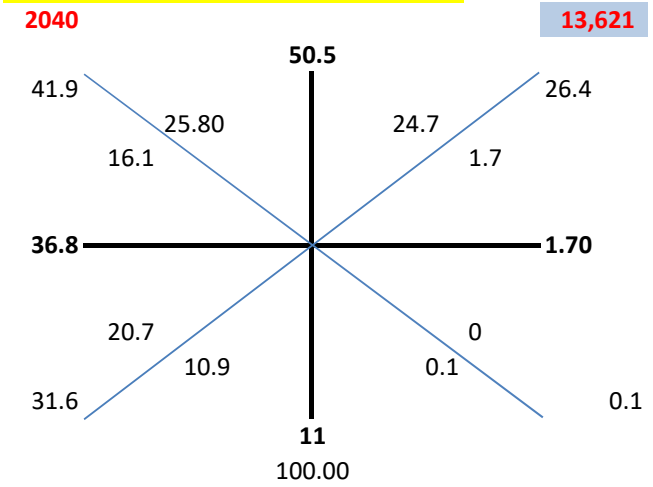


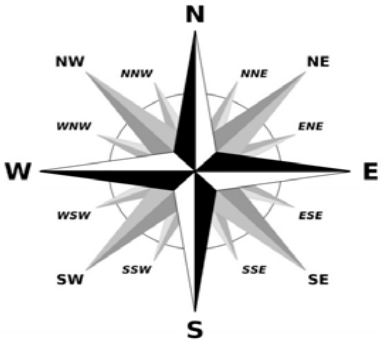
Figure 10. Proposed Traffic Volumes – Northern Segment of Old Cutler Road

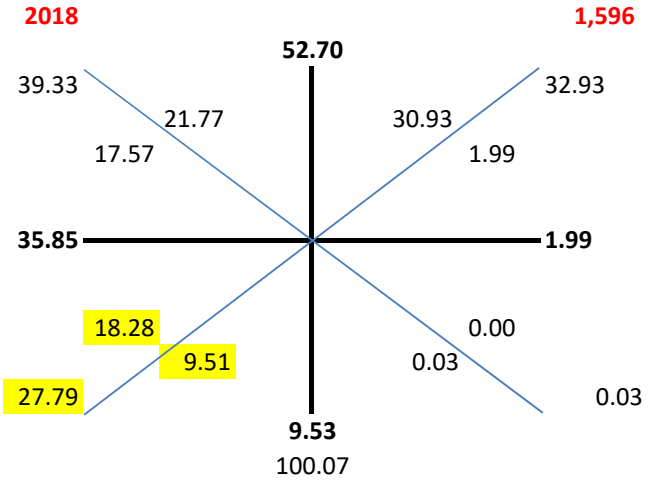


Study Area TAZ(s)= 1143, 1144 and 1145

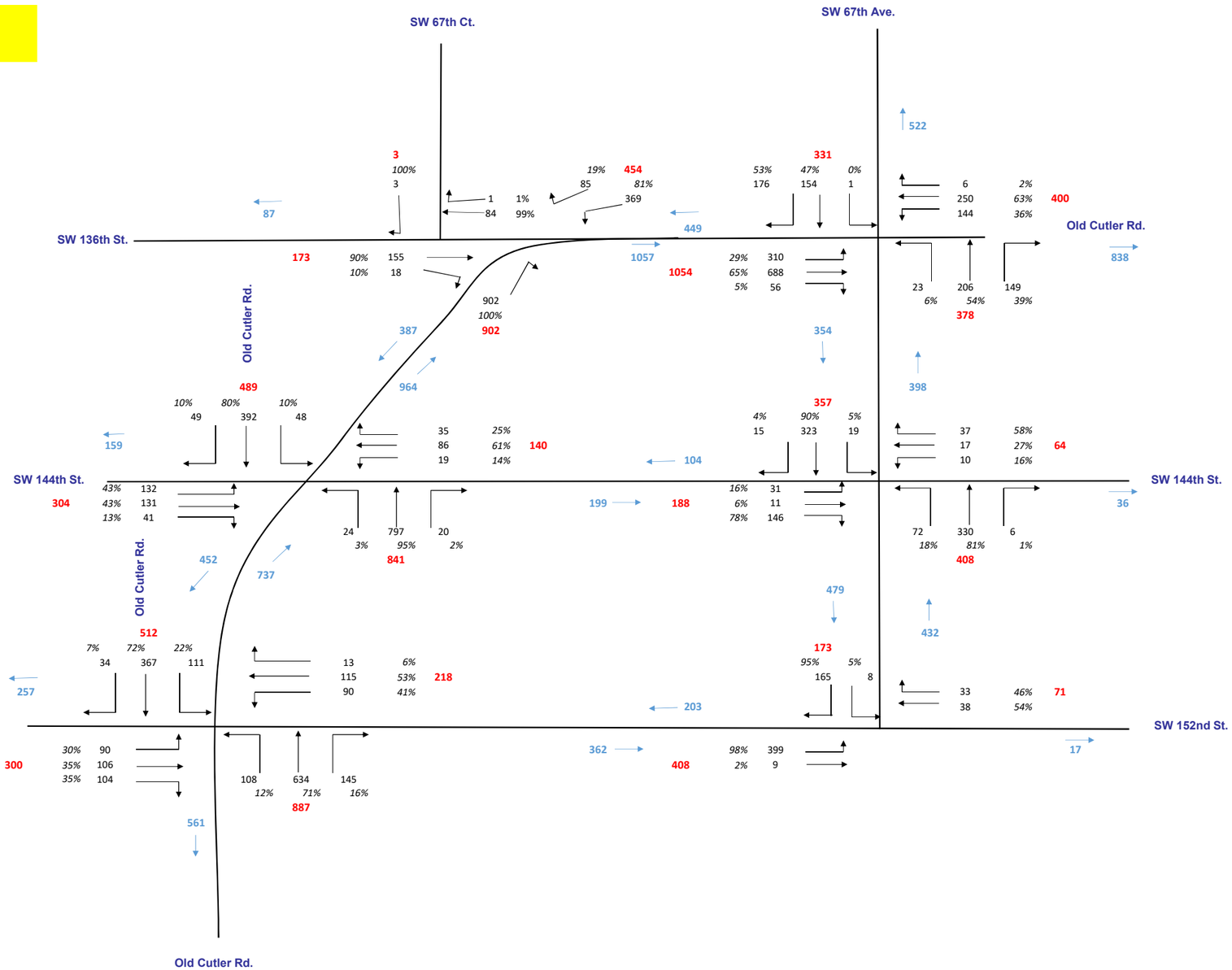


	2010	2018	2040
NNE	33.2	30.93	24.7
ENE	2.1	1.99	1.7
ESE	0	0.00	0
SSE	0	0.03	0.1
SSW	9	9.51	10.9
WSW	17.4	18.28	20.7
WNW	18.1	17.57	16.1
NNW	20.30	21.77	25.80
	100.10	100.07	100



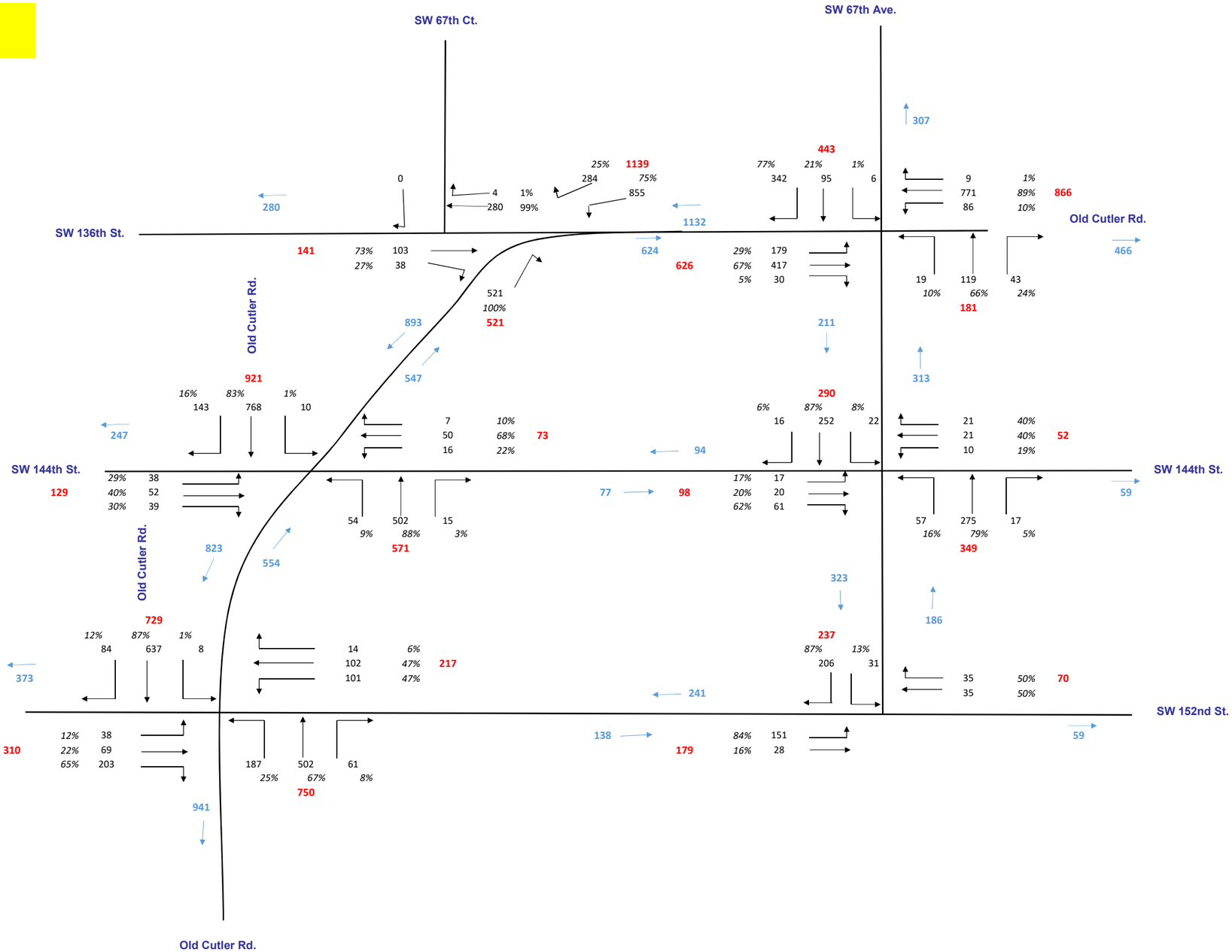


Existing AM Peak Hour



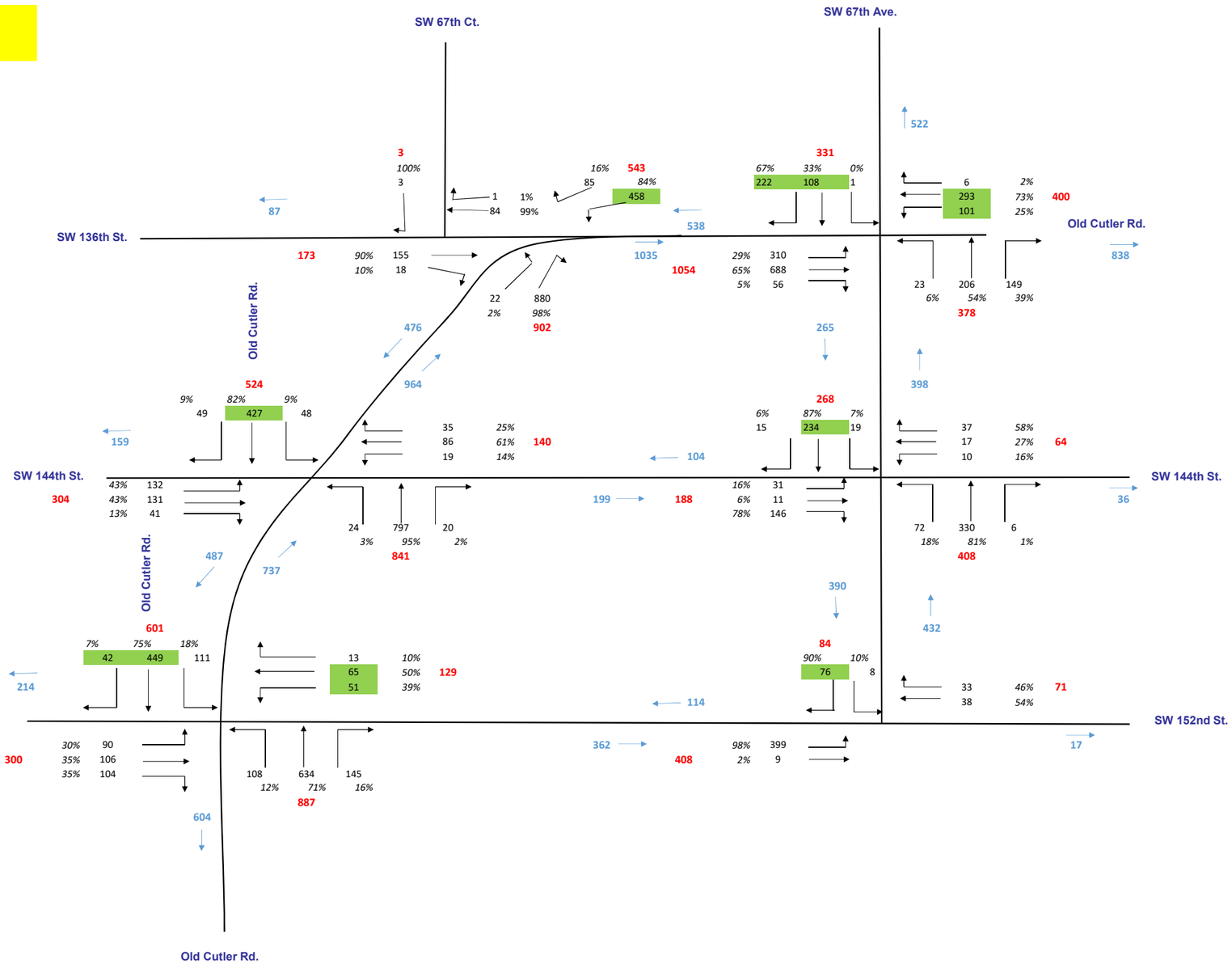
Legend	
xx	Entering Vehicles
xx	Exiting Vehicles

Existing PM Peak Hour

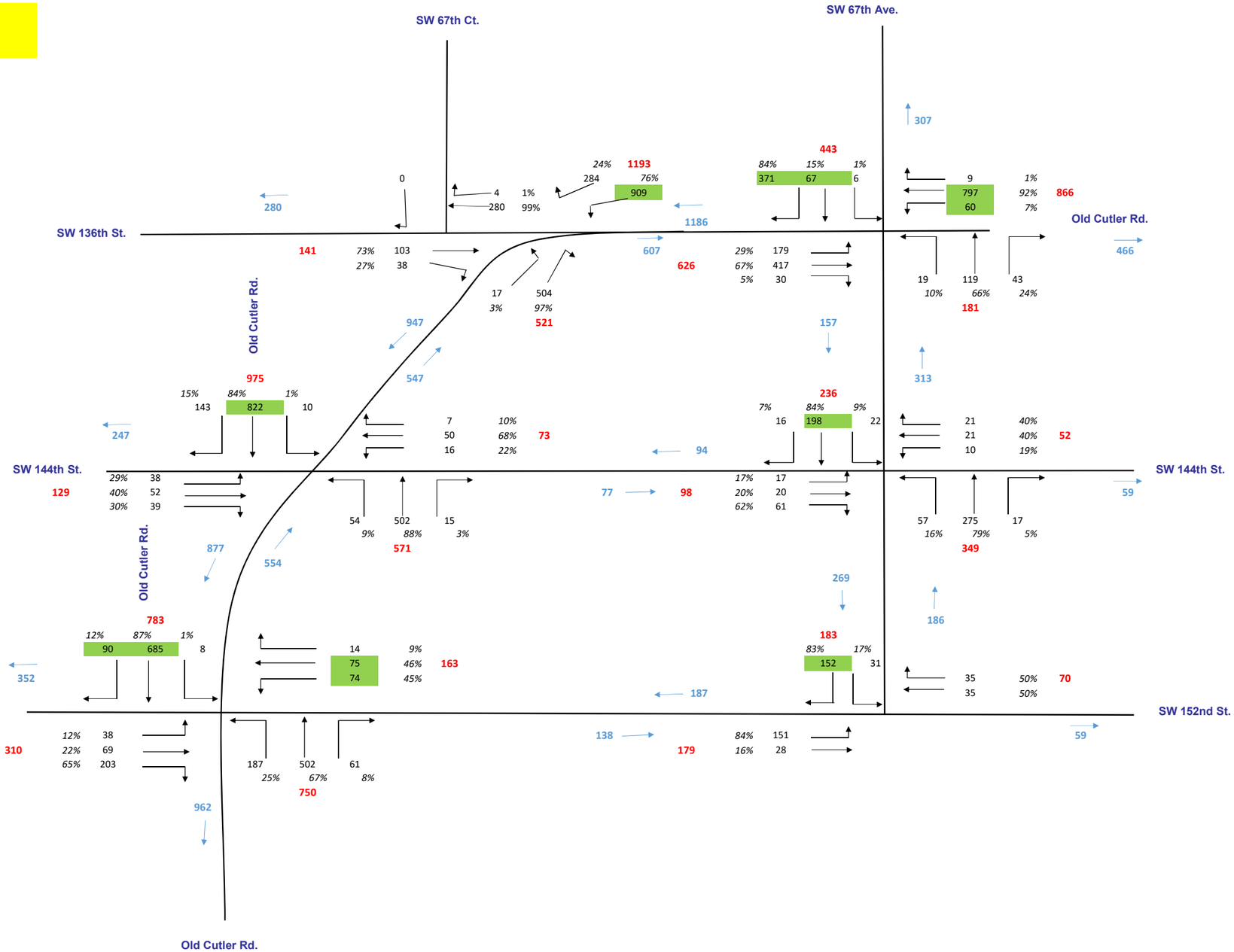


Legend	
xx	Entering Vehicles
xx	Exiting Vehicles

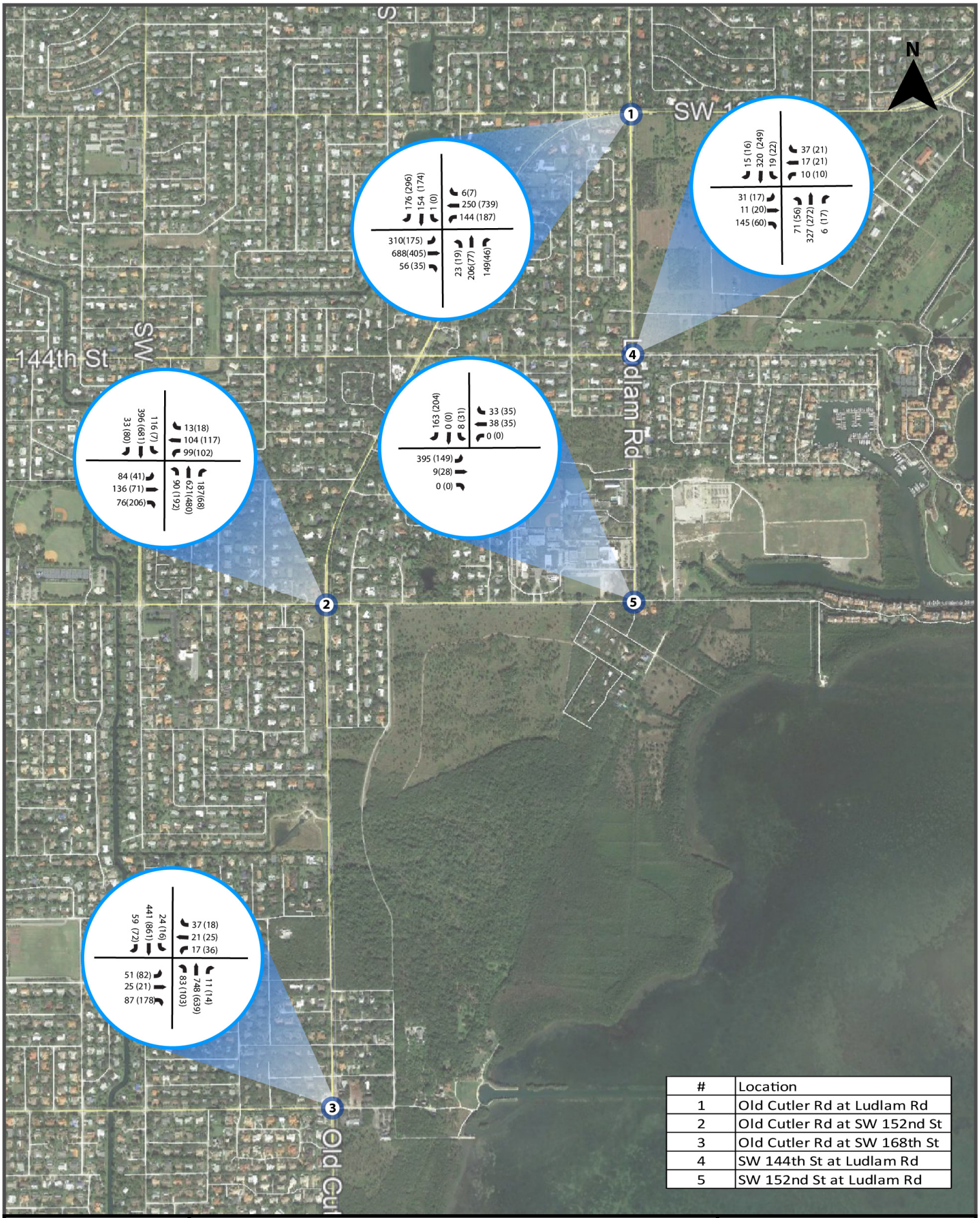
Modified AM Peak Hour



Modified PM Peak Hour



Legend	
xx	Entering Vehicles
xx	Exiting Vehicles



#	Location
1	Old Cutler Rd at Ludlam Rd
2	Old Cutler Rd at SW 152nd St
3	Old Cutler Rd at SW 168th St
4	SW 144th St at Ludlam Rd
5	SW 152nd St at Ludlam Rd

MARLIN

Existing Conditions Turning Movement Counts

Village of Palmetto Bay Traffic Concurrency Analysis for 6525 SW 152nd Street

Legend

AM (PM) → Traffic Movement

VPB Comprehensive Plan Excerpts

Village of Palmetto Bay
Comprehensive Plan

Prepared for:

The Village of Palmetto Bay

9705 East Hibiscus Street
Palmetto Bay, Florida 33157

Prepared by:

Kimley»Horn

1777 Main Street
Suite 200
Sarasota, FL 34236

Stormwater Drainage	"*Water Quality Standard*" -Stormwater facilities shall be designed to meet the design and performance standards established in Chapter 62-25, 25.025 of the Florida Administrative Code with treatment of first 1" of rainfall runoff to meet water quality standards required by Chapter 62-302, 862-302.500 of the Florida Administrative Code. "*Water Quantity Standard*" - Were two or more standards impact a specific development, the most restrictive standard shall apply. a. Post-development runoff shall not exceed the pre-development runoff rate for a 25 year storm event, up to and including an event with a 24-hour duration. b. Treatment of the runoff from the first 1 inch of rainfall on-site or the first .5 inch of runoff, whichever is greater.
Flood Protection	The minimum acceptable Flood Protection Levels of Service (FPLOS) standards for Miami-Dade County shall be protection from the degree of flooding that would result from a duration of one day from a ten-year storm, with exceptions in previously developed canal basins, where additional development to this base standard would pose a risk to existing development. All structures shall be constructed at, or above, the minimum floor elevation specified in the federal flood Insurance Rate Maps for Miami-Dade County or as specified in Chapter 11-C of the Miami-Dade County Code, whichever is higher.
Recreation /Open Space	Long Term (2025) - 5.0 acres per 1,000 population
Transportation - UIA TCEA[B]	All development applications within the Urban Infill Area Transportation Concurrency Exception Area are exempt from transportation concurrency requirements; however the following level of service thresholds are established for reviewing projects within the UIA TCEA: a. The level of service (LOS) threshold within the UIA is LOS E (100% capacity) b. Where public transit service exists in the UIA operating with headways of 20 minutes or less, roadway located less than one-half mile of the service may operate at 120% of their capacity. c. Roadways parallel to exceptional transit service (i.e. commuter rail/express bus) are defined within an acceptable level of service at 150% of their capacity. These thresholds are used for evaluation of transportation impacts; however, in all cases, only development applications that result in an increase in peak period traffic on an FIHS roadway operating below the adopted level of service standard, now or in the future, would require a proposed project to implement and maintain trip reduction measure sufficient to reduce travel by single occupant automobiles so that they resultant increase in traffic volume does not exceed two percent of the defined maximum service volume.
Transportation-UDB[C]	All major roadways within the Urban Development Boundary must operate at LOS D (90% of capacity) except State urban minor arterials (SUMA), which may operate at LOS E (100% capacity). Where public transit service exists in the UDB operating with headways of 20 minutes or less, roadways located less than one-half mile of the service may operate at LOS E (100% capacity). Furthermore, on roadways parallel to exceptional transit service (i.e. commuter rail/express bus) the acceptable level of service is LOS E+20 (120% of capacity).
Transportation-Enterprise Zone[D]	All development applications located within an Enterprise Zone established pursuant to Chapter 290 of the Florida Statues are exempt from transportation concurrency requirements.
Transportation- Rapid Transit Node[E]	Development applications within one-quarter mile of the identified Miami-Dade County existing rapid transit stops and urban centers that promote the efficient use of the existing/planned rapid transit system along the Miami Busway could be exempt from traffic concurrency requirements.

Schools[F]	New residential development with the future availability of public school facilities[2] consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintain the adopted level of service standards throughout the planning period. The adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100% of FISH (with relocatable classrooms), which shall be calculated on a district wide basis.

Notes:

A = These public facilities and services are provided by Miami-Dade County and are subject to the level of service standards established in the Miami-Dade County Comprehensive Development Master Plan (CDMP). The Village of Palmetto Bay Comprehensive Plan will adopt these same level of service standards to be consistent with the CDMP.

B = UIA TCEA denotes the Urban Infill Area Transportation Concurrency Exception Area. The section of Palmetto Bay located east of SW 77th Avenue is part of the Miami-Dade County UIA TCEA.

C = UDB denotes the Urban Development Boundary. The portion of Palmetto Bay located west of SW 77th Avenue is part of the Miami-Dade County UDB.

D = The portion of Palmetto Bay located south of SW 168th Street, west of SW 94th Avenue, and north of SW 184th Street is officially designated as part of a larger Enterprise Zone by Miami-Dade County.

E = The Miami-Dade County 2005 and 2015 Land Use Plan identifies five existing rapid transit stops and two urban centers (both community) within close proximity of the Village. These rapid transit centers are depicted on the Village of Palmetto Bay Future Land Use Map (FLUM).

F = These public educational facilities are provided by the Miami-Dade County Public Schools and these standards were established through the "Amended and Restated Interlocal Agreement for Public School Facilities in Miami-Dade County."

Five-Year Schedule of Capital Improvements

The Village of Palmetto Bays schedule of capital improvements is published annually as part of the Capital Improvement Program. It presents key information related to the future projects proposed in various elements of this Comprehensive Plan. Table 1 through 4 of the Capital Improvement Program outlines the Revenue Sources available to fund each capital improvement, the year the project is projected to be implemented, compliance with Goals, Objectives and Policies of the Comprehensive Plan and project-related expenses over the next five (5) years.

CONCURRENCY MANAGEMENT AND PUBLIC FACILITY MONITORING

Concurrency management controls the timing and location of development by conditioning development approval upon a showing that sufficient facilities and services are present or will be provided in order to maintain adopted LOS standards. Concurrency may make development approval contingent on the local government's ability to provide facilities and services or may require the developer to furnish facilities and services in order to maintain adopted LOS standards. Additionally, adoption of a concurrency management system may offer the following benefits:

[2] Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the actual enrollment (October Full Time Equivalent (FTE)) of both charter and magnet schools as a percent of the total district enrollment will be credited against the impact of development.

Attachment C: Traffic Data Collection

Traffic Data Collection – Traffic Volume Counts

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042754
Description: Old Cutler Rd Btwn SW 148th St & SW 146th Ter
Start Date: 11/7/2023
Start Time: 0000

Direction: Northbound(A)

Time	1st	2nd	3rd	4th	Total
0000	5	4	3	0	12
0100	2	5	1	0	8
0200	2	4	3	1	10
0300	2	3	6	9	20
0400	12	21	24	34	91
0500	57	94	140	209	500
0600	219	242	265	268	994
0700	252	188	175	223	838
0800	200	243	216	216	875
0900	221	223	191	149	784
1000	136	128	122	103	489
1100	89	95	83	96	363
1200	74	72	76	80	302
1300	100	92	85	88	365
1400	101	111	119	97	428
1500	85	100	160	87	432
1600	124	89	114	98	425
1700	66	121	125	136	448
1800	115	91	72	61	339
1900	59	55	56	40	210
2000	35	33	22	35	125
2100	16	22	21	19	78
2200	11	17	13	9	50
2300	6	8	8	5	27

24-Hour Totals: 8213

Peak Volume Information

	Hour	Volume
A.M.	615	1027
P.M.	1715	497
Daily	615	1027

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042754
Description: Old Cutler Rd Btwn SW 148th St & SW 146th Ter
Start Date: 11/8/2023
Start Time: 0000

Direction: Northbound(A)

Time	1st	2nd	3rd	4th	Total
0000	2	4	3	4	13
0100	0	2	1	1	4
0200	2	8	1	2	13
0300	2	5	8	8	23
0400	12	19	21	33	85
0500	50	89	142	203	484
0600	218	233	245	220	916
0700	208	188	184	191	771
0800	200	207	203	224	834
0900	241	269	182	179	871
1000	79	118	115	79	391
1100	72	81	80	72	305
1200	54	71	65	78	268
1300	71	74	83	88	316
1400	60	88	86	92	326
1500	104	107	140	88	439
1600	75	70	92	82	319
1700	82	83	118	125	408
1800	88	87	88	83	346
1900	55	42	41	39	177
2000	31	24	38	39	132
2100	33	34	32	31	130
2200	15	20	18	16	69
2300	10	6	8	5	29

24-Hour Totals: 7669

Peak Volume Information

	Hour	Volume
A.M.	830	937
P.M.	1445	443
Daily	830	937

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042754
Description: Old Cutler Rd Btwn SW 148th St & SW 146th Ter
Start Date: 11/9/2023
Start Time: 0000

Direction: Northbound(A)

Time	1st	2nd	3rd	4th	Total
0000	5	2	3	4	14
0100	3	2	4	2	11
0200	1	1	3	0	5
0300	3	1	6	6	16
0400	6	15	23	27	71
0500	50	96	121	189	456
0600	235	253	247	263	998
0700	229	197	159	164	749
0800	228	216	212	218	874
0900	237	255	133	118	743
1000	101	105	96	91	393
1100	71	86	72	84	313
1200	60	70	69	78	277
1300	66	64	88	67	285
1400	102	101	95	78	376
1500	64	107	144	97	412
1600	74	74	93	84	325
1700	99	121	142	106	468
1800	120	85	86	71	362
1900	54	64	46	48	212
2000	32	33	48	40	153
2100	21	30	21	27	99
2200	34	17	16	14	81
2300	20	10	12	4	46

24-Hour Totals: 7739

Peak Volume Information

	Hour	Volume
A.M.	600	998
P.M.	1715	489
Daily	600	998

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 16122108
Description: Old Cutler Rd Btwn SW 148th St & 146th Ter
Start Date: 11/7/2023
Start Time: 0000

Direction: Southbound(A)

Time	1st	2nd	3rd	4th	Total
0000	16	10	11	9	46
0100	16	6	5	3	30
0200	5	3	5	4	17
0300	1	3	3	7	14
0400	5	2	4	3	14
0500	11	11	21	16	59
0600	30	29	36	58	153
0700	76	118	177	134	505
0800	98	75	75	82	330
0900	87	63	53	45	248
1000	39	40	40	28	147
1100	43	39	29	54	165
1200	52	62	57	60	231
1300	100	122	93	111	426
1400	140	152	157	193	642
1500	172	246	235	226	879
1600	186	235	201	187	809
1700	201	197	210	163	771
1800	145	192	215	245	797
1900	250	215	151	131	747
2000	105	94	105	82	386
2100	75	64	57	62	258
2200	42	35	57	32	166
2300	31	35	27	21	114

24-Hour Totals: 7954

Peak Volume Information

	Hour	Volume
A.M.	715	527
P.M.	1830	925
Daily	1830	925

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 16122108
Description: Old Cutler Rd Btwn SW 148th St & 146th Ter
Start Date: 11/8/2023
Start Time: 0000

Direction: Southbound(A)

Time	1st	2nd	3rd	4th	Total
0000	16	8	9	8	41
0100	6	8	7	3	24
0200	2	4	5	2	13
0300	1	1	2	3	7
0400	3	3	4	7	17
0500	10	10	12	15	47
0600	25	30	35	46	136
0700	97	120	152	119	488
0800	92	74	86	79	331
0900	65	88	78	46	277
1000	27	30	32	58	147
1100	46	46	33	38	163
1200	28	38	40	56	162
1300	37	45	52	51	185
1400	71	85	109	104	369
1500	86	123	114	115	438
1600	229	229	229	216	903
1700	197	238	187	150	772
1800	188	171	177	181	717
1900	179	180	181	157	697
2000	135	125	122	98	480
2100	72	79	74	55	280
2200	48	46	51	37	182
2300	35	36	25	22	118

24-Hour Totals: 6994

Peak Volume Information

	Hour	Volume
A.M.	700	488
P.M.	1600	903
Daily	1600	903

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 16122108
Description: Old Cutler Rd Btwn SW 148th St & 146th Ter
Start Date: 11/9/2023
Start Time: 0000

Direction: Southbound(A)

Time	1st	2nd	3rd	4th	Total
0000	13	15	15	11	54
0100	7	12	9	3	31
0200	2	4	3	4	13
0300	5	2	4	6	17
0400	7	3	4	5	19
0500	7	9	13	20	49
0600	22	34	29	50	135
0700	79	109	145	135	468
0800	84	81	39	46	250
0900	51	71	34	42	198
1000	21	31	42	44	138
1100	27	34	39	57	157
1200	30	51	44	50	175
1300	36	49	51	65	201
1400	71	98	110	111	390
1500	105	116	98	120	439
1600	221	217	236	221	895
1700	166	179	193	214	752
1800	160	202	258	183	803
1900	154	176	150	125	605
2000	107	109	89	62	367
2100	84	84	74	84	326
2200	71	67	63	44	245
2300	53	55	51	29	188

24-Hour Totals: 6915

Peak Volume Information

	Hour	Volume
A.M.	715	473
P.M.	1600	895
Daily	1600	895

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042760
Description: SW 67th Ave Btwn SW 146th St & SW 152th St
Start Date: 11/7/2023
Start Time: 0000

Direction: Northbound(A)

Time	1st	2nd	3rd	4th	Total
0000	0	0	0	0	0
0100	0	1	0	0	1
0200	1	0	1	0	2
0300	0	0	0	0	0
0400	0	0	0	0	0
0500	0	0	2	6	8
0600	8	13	29	65	115
0700	83	84	104	173	444
0800	110	61	49	56	276
0900	50	35	49	34	168
1000	24	30	30	16	100
1100	21	14	25	17	77
1200	24	23	23	23	93
1300	24	19	28	22	93
1400	22	14	38	65	139
1500	162	106	65	58	391
1600	34	53	79	47	213
1700	51	51	61	32	195
1800	26	25	27	19	97
1900	28	9	11	10	58
2000	1	7	25	19	52
2100	9	4	4	4	21
2200	3	3	2	1	9
2300	0	0	0	0	0

24-Hour Totals: 2552

Peak Volume Information

	Hour	Volume
A.M.	715	471
P.M.	1445	398
Daily	715	471

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042760
Description: SW 67th Ave Btwn SW 146th St & SW 152th St
Start Date: 11/8/2023
Start Time: 0000

Direction: Northbound(A)

Time	1st	2nd	3rd	4th	Total
0000	0	1	0	0	1
0100	0	0	0	0	0
0200	0	1	0	0	1
0300	0	0	0	0	0
0400	0	0	1	0	1
0500	0	1	3	6	10
0600	4	15	39	42	100
0700	45	58	113	160	376
0800	133	48	55	58	294
0900	26	32	48	48	154
1000	57	45	51	40	193
1100	36	35	33	26	130
1200	27	32	29	30	118
1300	31	17	26	28	102
1400	21	34	39	48	142
1500	150	124	69	83	426
1600	61	49	74	49	233
1700	47	47	56	30	180
1800	31	27	20	21	99
1900	24	16	15	16	71
2000	50	17	64	29	160
2100	15	6	1	3	25
2200	0	3	1	2	6
2300	1	2	0	0	3

24-Hour Totals: 2825

Peak Volume Information

	Hour	Volume
A.M.	715	464
P.M.	1500	426
Daily	715	464

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042760
Description: SW 67th Ave Btwn SW 146th St & SW 152th St
Start Date: 11/9/2023
Start Time: 0000

Direction: Northbound(A)

Time	1st	2nd	3rd	4th	Total
0000	2	1	0	0	3
0100	0	0	0	1	1
0200	0	0	0	0	0
0300	0	0	0	0	0
0400	0	1	1	2	4
0500	0	2	3	5	10
0600	10	23	31	56	120
0700	64	53	109	198	424
0800	98	60	71	37	266
0900	50	82	71	53	256
1000	41	29	35	32	137
1100	37	30	22	39	128
1200	24	29	27	33	113
1300	23	12	35	59	129
1400	116	61	56	47	280
1500	66	71	62	42	241
1600	37	36	70	64	207
1700	28	36	44	30	138
1800	34	22	19	14	89
1900	19	7	14	26	66
2000	10	8	16	13	47
2100	9	4	4	9	26
2200	7	4	3	1	15
2300	1	26	6	0	33

24-Hour Totals: 2733

Peak Volume Information

	Hour	Volume
A.M.	730	465
P.M.	1345	292
Daily	730	465

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 16122107
Description: SW 67th Ave Btwn SW 146th St & SW 152nd St
Start Date: 11/7/2023
Start Time: 0000

Direction: Southbound(A)

Time	1st	2nd	3rd	4th	Total
0000	2	1	2	0	5
0100	0	0	1	1	2
0200	1	1	0	0	2
0300	0	0	0	0	0
0400	0	0	0	2	2
0500	0	2	1	4	7
0600	3	6	24	26	59
0700	38	91	199	216	544
0800	67	64	48	29	208
0900	18	18	22	24	82
1000	18	24	21	21	84
1100	31	32	30	33	126
1200	36	31	33	22	122
1300	28	28	17	31	104
1400	30	57	92	141	320
1500	112	87	58	77	334
1600	72	93	96	93	354
1700	96	103	70	73	342
1800	92	64	72	63	291
1900	50	34	28	11	123
2000	18	18	21	13	70
2100	13	4	10	10	37
2200	3	3	3	5	14
2300	0	3	2	1	6

24-Hour Totals: 3238

Peak Volume Information

	Hour	Volume
A.M.	715	573
P.M.	1430	432
Daily	715	573

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 16122107
Description: SW 67th Ave Btwn SW 146th St & SW 152nd St
Start Date: 11/8/2023
Start Time: 0000

Direction: Southbound(A)

Time	1st	2nd	3rd	4th	Total
0000	3	1	0	0	4
0100	0	1	0	0	1
0200	1	1	0	0	2
0300	0	0	1	0	1
0400	0	0	1	1	2
0500	0	4	4	2	10
0600	3	7	21	38	69
0700	44	90	187	218	539
0800	90	84	77	35	286
0900	16	13	19	30	78
1000	43	22	43	56	164
1100	60	49	49	51	209
1200	67	45	59	80	251
1300	65	67	63	73	268
1400	83	93	128	128	432
1500	136	142	122	111	511
1600	113	81	86	85	365
1700	96	100	76	72	344
1800	76	95	90	117	378
1900	65	52	41	28	186
2000	19	24	19	15	77
2100	11	6	5	2	24
2200	7	3	4	3	17
2300	1	4	3	1	9

24-Hour Totals: 4227

Peak Volume Information

	Hour	Volume
A.M.	715	585
P.M.	1430	534
Daily	715	585

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 16122107
Description: SW 67th Ave Btwn SW 146th St & SW 152nd St
Start Date: 11/9/2023
Start Time: 0000

Direction: Southbound(A)

Time	1st	2nd	3rd	4th	Total
0000	0	3	1	0	4
0100	0	0	0	1	1
0200	0	1	0	0	1
0300	0	0	0	0	0
0400	0	1	0	1	2
0500	0	1	5	4	10
0600	7	11	20	26	64
0700	48	93	187	212	540
0800	75	77	50	48	250
0900	26	16	26	41	109
1000	37	22	44	56	159
1100	54	65	61	70	250
1200	57	70	60	97	284
1300	78	93	114	114	399
1400	106	117	97	142	462
1500	125	112	82	112	431
1600	75	96	84	73	328
1700	72	83	83	84	322
1800	83	69	83	52	287
1900	50	47	21	30	148
2000	10	13	15	9	47
2100	7	11	15	19	52
2200	10	4	4	12	30
2300	10	13	3	2	28

24-Hour Totals: 4208

Peak Volume Information

	Hour	Volume
A.M.	715	567
P.M.	1415	481
Daily	715	567

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042756
Description: SW 144th St Btwn SW 68th Ct & SW 69th Ct
Start Date: 11/7/2023
Start Time: 0000

Direction: Eastbound(A)

Time	1st	2nd	3rd	4th	Total
0000	0	0	0	2	2
0100	0	0	1	0	1
0200	0	0	1	0	1
0300	0	0	0	0	0
0400	0	1	0	1	2
0500	0	3	1	3	7
0600	2	3	31	29	65
0700	48	56	92	80	276
0800	30	37	30	32	129
0900	32	34	37	28	131
1000	25	22	26	32	105
1100	26	17	18	40	101
1200	80	65	73	58	276
1300	80	84	66	59	289
1400	74	97	120	123	414
1500	114	94	46	30	284
1600	24	40	31	29	124
1700	16	27	22	9	74
1800	14	17	12	10	53
1900	9	5	14	7	35
2000	10	8	13	8	39
2100	9	3	1	7	20
2200	1	2	4	1	8
2300	1	1	0	1	3

24-Hour Totals: 2439

Peak Volume Information

	Hour	Volume
A.M.	700	276
P.M.	1415	454
Daily	1415	454

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042756
Description: SW 144th St Btwn SW 68th Ct & SW 69th Ct
Start Date: 11/8/2023
Start Time: 0000

Direction: Eastbound(A)

Time	1st	2nd	3rd	4th	Total
0000	0	2	0	0	2
0100	0	1	0	0	1
0200	0	1	0	0	1
0300	0	0	0	0	0
0400	0	1	2	2	5
0500	1	0	5	4	10
0600	8	8	18	32	66
0700	37	65	71	96	269
0800	40	53	48	45	186
0900	30	47	26	183	286
1000	129	118	134	97	478
1100	87	90	73	79	329
1200	59	75	60	77	271
1300	73	96	82	83	334
1400	76	90	111	111	388
1500	118	112	114	85	429
1600	27	31	31	27	116
1700	21	23	26	22	92
1800	25	31	30	28	114
1900	22	21	18	8	69
2000	12	17	11	6	46
2100	5	5	10	10	30
2200	4	2	1	2	9
2300	3	0	0	1	4

24-Hour Totals: 3535

Peak Volume Information

	Hour	Volume
A.M.	945	564
P.M.	1445	455
Daily	945	564

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042756
Description: SW 144th St Btwn SW 68th Ct & SW 69th Ct
Start Date: 11/9/2023
Start Time: 0000

Direction: Eastbound(A)

Time	1st	2nd	3rd	4th	Total
0000	2	0	0	1	3
0100	1	0	1	0	2
0200	0	0	0	0	0
0300	0	0	0	0	0
0400	1	0	2	1	4
0500	1	0	4	9	14
0600	4	10	24	41	79
0700	50	74	99	80	303
0800	46	58	68	185	357
0900	206	199	158	129	692
1000	98	108	103	92	401
1100	86	98	75	96	355
1200	74	63	75	86	298
1300	71	46	96	75	288
1400	90	92	91	91	364
1500	77	122	114	88	401
1600	29	38	31	25	123
1700	15	41	17	23	96
1800	28	23	24	11	86
1900	12	14	7	14	47
2000	12	15	11	8	46
2100	8	9	5	5	27
2200	10	3	1	1	15
2300	6	2	1	2	11

24-Hour Totals: 4012

Peak Volume Information

	Hour	Volume
A.M.	845	748
P.M.	1445	404
Daily	845	748

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042757
Description: SW 144th St Btwn sw 68th Ct & SW 69th Ct
Start Date: 11/7/2023
Start Time: 0000

Direction: Westbound(A)

Time	1st	2nd	3rd	4th	Total
0000	0	0	1	1	2
0100	1	0	0	0	1
0200	0	1	1	0	2
0300	0	0	0	0	0
0400	0	0	1	0	1
0500	0	1	0	1	2
0600	0	2	8	1	11
0700	9	12	34	66	121
0800	51	26	27	30	134
0900	27	13	13	12	65
1000	15	11	17	16	59
1100	25	9	15	18	67
1200	15	18	21	15	69
1300	18	18	16	20	72
1400	21	13	12	21	67
1500	42	56	24	21	143
1600	16	32	30	14	92
1700	25	30	43	15	113
1800	20	11	5	8	44
1900	12	7	7	5	31
2000	5	3	4	4	16
2100	3	2	1	3	9
2200	3	0	2	1	6
2300	0	0	0	0	0

24-Hour Totals: 1127

Peak Volume Information

	Hour	Volume
A.M.	730	177
P.M.	1445	143
Daily	730	177

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042757
Description: SW 144th St Btwn sw 68th Ct & SW 69th Ct
Start Date: 11/8/2023
Start Time: 0000

Direction: Westbound(A)

Time	1st	2nd	3rd	4th	Total
0000	0	0	0	0	0
0100	2	1	0	0	3
0200	0	0	0	0	0
0300	0	0	0	0	0
0400	0	0	0	1	1
0500	1	0	2	3	6
0600	2	3	10	3	18
0700	10	6	38	44	98
0800	95	34	31	29	189
0900	18	15	21	39	93
1000	41	50	45	37	173
1100	42	47	50	50	189
1200	51	54	63	57	225
1300	62	60	59	61	242
1400	80	83	92	80	335
1500	97	100	105	90	392
1600	74	33	34	23	164
1700	21	18	30	20	89
1800	21	13	8	14	56
1900	18	12	5	12	47
2000	18	11	9	7	45
2100	6	0	4	5	15
2200	5	1	1	1	8
2300	5	1	2	0	8

24-Hour Totals: 2396

Peak Volume Information

	Hour	Volume
A.M.	730	211
P.M.	1500	392
Daily	1500	392

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042757
Description: SW 144th St Btwn sw 68th Ct & SW 69th Ct
Start Date: 11/9/2023
Start Time: 0000

Direction: Westbound(A)

Time	1st	2nd	3rd	4th	Total
0000	1	1	1	1	4
0100	2	0	0	0	2
0200	1	0	0	0	1
0300	0	0	0	1	1
0400	0	0	0	1	1
0500	0	1	3	1	5
0600	2	3	8	3	16
0700	11	11	36	73	131
0800	70	34	40	34	178
0900	22	22	29	40	113
1000	40	48	50	52	190
1100	43	51	55	68	217
1200	48	62	61	54	225
1300	49	61	71	79	260
1400	111	118	111	99	439
1500	108	106	80	87	381
1600	16	28	26	31	101
1700	17	24	24	16	81
1800	23	12	11	12	58
1900	15	9	7	10	41
2000	5	5	12	8	30
2100	4	4	1	6	15
2200	4	2	3	0	9
2300	2	3	3	2	10

24-Hour Totals: 2509

Peak Volume Information

	Hour	Volume
A.M.	745	217
P.M.	1400	439
Daily	1400	439

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042761
Description: SW 152nd St Btwn SW 71st Ct & SW 69th Ct
Start Date: 11/7/2023
Start Time: 0000

Direction: Eastbound(A)

Time	1st	2nd	3rd	4th	Total
0000	0	0	0	0	0
0100	1	1	0	0	2
0200	1	1	2	0	4
0300	0	0	0	1	1
0400	2	1	1	1	5
0500	0	5	3	16	24
0600	8	22	33	69	132
0700	97	111	156	181	545
0800	64	42	28	22	156
0900	32	28	40	29	129
1000	28	20	28	18	94
1100	14	22	26	23	85
1200	24	23	20	20	87
1300	21	26	23	22	92
1400	17	23	58	77	175
1500	68	60	47	60	235
1600	33	35	36	31	135
1700	25	38	29	22	114
1800	19	38	12	13	82
1900	13	27	10	9	59
2000	7	15	14	12	48
2100	5	4	2	3	14
2200	6	2	4	1	13
2300	0	1	0	1	2

24-Hour Totals: 2233

Peak Volume Information

	Hour	Volume
A.M.	700	545
P.M.	1430	263
Daily	700	545

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042761
Description: SW 152nd St Btwn SW 71st Ct & SW 69th Ct
Start Date: 11/8/2023
Start Time: 0000

Direction: Eastbound(A)

Time	1st	2nd	3rd	4th	Total
0000	1	1	0	0	2
0100	1	0	0	0	1
0200	0	0	0	1	1
0300	1	1	0	0	2
0400	1	2	5	10	18
0500	2	8	5	6	21
0600	8	23	39	56	126
0700	65	98	150	170	483
0800	77	50	39	31	197
0900	22	31	46	29	128
1000	46	36	36	40	158
1100	24	40	39	24	127
1200	21	26	30	29	106
1300	36	18	21	24	99
1400	38	39	63	73	213
1500	68	59	47	42	216
1600	47	36	38	29	150
1700	27	32	33	24	116
1800	32	54	45	63	194
1900	22	23	19	9	73
2000	9	9	20	4	42
2100	8	2	3	4	17
2200	5	4	1	2	12
2300	1	1	2	1	5

24-Hour Totals: 2507

Peak Volume Information

	Hour	Volume
A.M.	715	495
P.M.	1430	263
Daily	715	495

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 17042761
Description: SW 152nd St Btwn SW 71st Ct & SW 69th Ct
Start Date: 11/9/2023
Start Time: 0000

Direction: Eastbound(A)

Time	1st	2nd	3rd	4th	Total
0000	1	1	0	0	2
0100	0	0	0	1	1
0200	0	0	0	3	3
0300	0	3	0	5	8
0400	1	3	0	2	6
0500	2	2	7	14	25
0600	15	28	31	81	155
0700	81	127	146	149	503
0800	62	44	44	30	180
0900	46	78	65	38	227
1000	35	34	30	27	126
1100	35	24	25	34	118
1200	26	27	31	20	104
1300	29	35	66	77	207
1400	71	44	37	48	200
1500	39	36	46	44	165
1600	24	28	25	31	108
1700	19	40	28	16	103
1800	24	29	18	15	86
1900	14	19	15	8	56
2000	10	7	9	6	32
2100	8	1	10	14	33
2200	3	4	2	4	13
2300	15	10	1	0	26

24-Hour Totals: 2487

Peak Volume Information

	Hour	Volume
A.M.	700	503
P.M.	1330	258
Daily	700	503

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 16122013
Description: SW 152nd St Btwn SW 71st Ct & SW 69th Ct
Start Date: 11/7/2023
Start Time: 0000

Direction: Westbound(B)

Time	1st	2nd	3rd	4th	Total
0000	2	1	1	0	4
0100	0	0	2	1	3
0200	0	2	0	0	2
0300	0	0	0	1	1
0400	1	0	0	0	1
0500	0	3	3	4	10
0600	2	8	9	12	31
0700	9	41	86	124	260
0800	46	17	35	25	123
0900	31	15	23	26	95
1000	20	23	21	17	81
1100	36	29	33	26	124
1200	35	46	37	20	138
1300	27	20	23	21	91
1400	25	16	36	70	147
1500	140	118	74	76	408
1600	72	72	77	65	286
1700	86	84	87	72	329
1800	88	71	100	60	319
1900	51	48	31	21	151
2000	10	8	36	40	94
2100	18	7	6	6	37
2200	4	4	2	3	13
2300	2	3	2	1	8

24-Hour Totals: 2756

Peak Volume Information

	Hour	Volume
A.M.	715	297
P.M.	1500	408
Daily	1500	408

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 16122013
Description: SW 152nd St Btwn SW 71st Ct & SW 69th Ct
Start Date: 11/8/2023
Start Time: 0000

Direction: Westbound(B)

Time	1st	2nd	3rd	4th	Total
0000	2	4	0	0	6
0100	0	0	0	1	1
0200	0	1	0	0	1
0300	1	2	1	0	4
0400	0	0	0	4	4
0500	1	4	2	0	7
0600	8	4	18	12	42
0700	10	37	83	109	239
0800	63	13	22	23	121
0900	11	15	21	34	81
1000	51	54	54	55	214
1100	60	41	42	47	190
1200	60	41	54	84	239
1300	62	59	49	59	229
1400	63	57	85	103	308
1500	163	155	141	106	565
1600	114	82	89	74	359
1700	85	83	105	59	332
1800	64	63	77	51	255
1900	49	42	55	28	174
2000	29	29	132	74	264
2100	14	14	9	2	39
2200	7	4	3	0	14
2300	3	5	2	1	11

24-Hour Totals: 3699

Peak Volume Information

	Hour	Volume
A.M.	715	292
P.M.	1500	565
Daily	1500	565

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

County: Miami-Dade
Station: 16122013
Description: SW 152nd St Btwn SW 71st Ct & SW 69th Ct
Start Date: 11/9/2023
Start Time: 0000

Direction: Westbound(B)

Time	1st	2nd	3rd	4th	Total
0000	1	1	2	0	4
0100	0	0	0	1	1
0200	0	0	1	1	2
0300	0	0	1	1	2
0400	3	4	1	3	11
0500	0	3	1	2	6
0600	6	4	9	14	33
0700	14	37	108	109	268
0800	61	14	35	29	139
0900	34	25	26	28	113
1000	48	22	42	49	161
1100	64	76	45	57	242
1200	59	57	54	69	239
1300	69	45	65	105	284
1400	174	154	88	128	544
1500	131	106	102	106	445
1600	73	68	75	87	303
1700	77	64	78	80	299
1800	75	55	87	51	268
1900	44	50	41	39	174
2000	23	9	28	9	69
2100	11	6	19	8	44
2200	22	5	3	4	34
2300	7	46	6	1	60

24-Hour Totals: 3745

Peak Volume Information

	Hour	Volume
A.M.	715	315
P.M.	1400	544
Daily	1400	544

Traffic Data Collection –
Turning Movement Counts

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

SW 144th St & Old Cutler Rd
Tuesday, September 26, 2023
6 AM - 10 AM & 1:30 PM - 4 PM
Weather: Partly Cloudy, Dry

File Name : SW 144th St & Old Cutler Rd
Site Code : 14400001
Start Date : 9/26/2023
Page No : 1

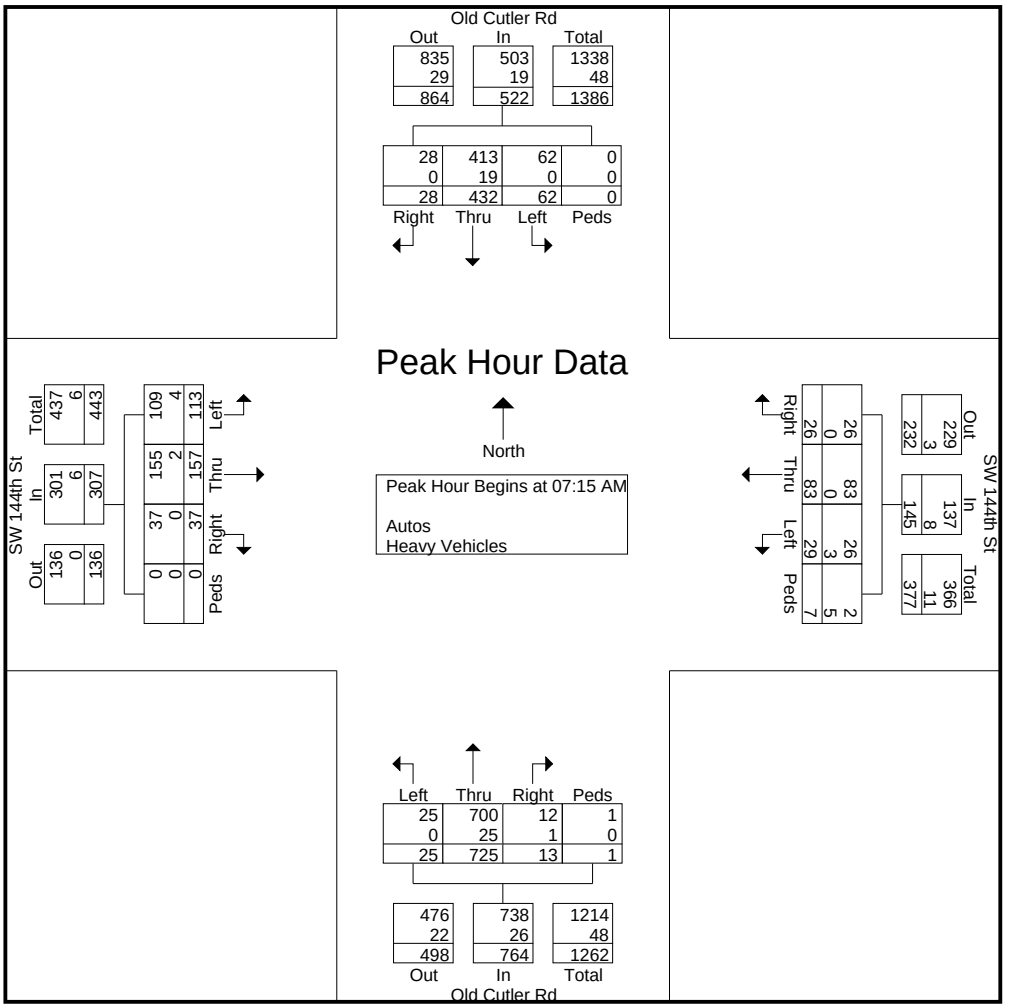
Groups Printed- Autos - Heavy Vehicles

	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
06:00 AM	0	22	2	0	24	4	231	1	0	236	1	3	0	0	4	7	1	1	0	9	273
06:15 AM	0	23	1	0	24	4	250	0	0	254	1	3	0	3	7	8	3	1	0	12	297
06:30 AM	1	31	2	0	34	0	219	5	1	225	0	2	1	5	8	18	5	4	0	27	294
06:45 AM	1	40	4	0	45	2	212	5	1	220	0	3	1	1	5	31	13	3	0	47	317
Total	2	116	9	0	127	10	912	11	2	935	2	11	2	9	24	64	22	9	0	95	1181
07:00 AM	1	48	3	0	52	1	239	1	0	241	0	1	2	3	6	36	19	2	0	57	356
07:15 AM	9	100	3	0	112	4	194	5	0	203	5	3	0	0	8	37	38	11	0	86	409
07:30 AM	25	140	7	0	172	5	157	4	0	166	5	9	5	1	20	20	54	8	0	82	440
07:45 AM	23	109	10	0	142	6	184	1	0	191	6	32	9	3	50	32	41	13	0	86	469
Total	58	397	23	0	478	16	774	11	0	801	16	45	16	7	84	125	152	34	0	311	1674
08:00 AM	5	83	8	0	96	10	190	3	1	204	13	39	12	3	67	24	24	5	0	53	420
08:15 AM	6	89	9	0	104	9	174	4	0	187	7	19	1	2	29	33	41	6	0	80	400
08:30 AM	4	75	16	0	95	8	206	7	1	222	3	28	1	2	34	26	23	7	0	56	407
08:45 AM	4	73	21	0	98	10	175	7	1	193	3	27	3	2	35	39	22	13	0	74	400
Total	19	320	54	0	393	37	745	21	3	806	26	113	17	9	165	122	110	31	0	263	1627
09:00 AM	13	79	16	0	108	9	210	7	0	226	5	14	8	0	27	24	28	9	0	61	422
09:15 AM	2	54	8	0	64	7	202	5	0	214	11	14	3	3	31	26	23	9	0	58	367
09:30 AM	0	41	12	0	53	11	190	7	0	208	2	6	0	2	10	18	8	6	0	32	303
09:45 AM	1	16	2	0	19	14	132	15	0	161	16	18	0	5	39	21	16	5	0	42	261
Total	16	190	38	0	244	41	734	34	0	809	34	52	11	10	107	89	75	29	0	193	1353
*** BREAK ***																					
01:30 PM	4	8	2	0	14	20	3	60	0	83	33	24	0	1	58	3	11	6	0	20	175
01:45 PM	5	11	3	0	19	19	10	56	0	85	37	27	2	1	67	0	19	1	0	20	191
Total	9	19	5	0	33	39	13	116	0	168	70	51	2	2	125	3	30	7	0	40	366
02:00 PM	1	11	1	0	13	22	4	42	0	68	47	23	0	0	70	4	22	10	0	36	187
02:15 PM	5	19	1	1	26	32	7	64	0	103	46	23	0	1	70	1	28	7	0	36	235
02:30 PM	6	18	3	0	27	24	9	71	0	104	35	30	0	0	65	2	40	7	0	49	245
02:45 PM	7	138	17	0	162	16	69	23	0	108	20	20	1	0	41	15	33	7	0	55	366
Total	19	186	22	1	228	94	89	200	0	383	148	96	1	1	246	22	123	31	0	176	1033
03:00 PM	7	109	27	0	143	17	98	5	0	120	7	26	4	1	38	12	50	17	0	79	380
03:15 PM	7	116	40	0	163	21	87	2	0	110	4	33	3	1	41	14	18	4	0	36	350
03:30 PM	5	99	33	0	137	8	101	5	0	114	2	20	0	0	22	12	26	9	0	47	320
03:45 PM	10	127	33	0	170	6	139	1	0	146	3	16	3	0	22	11	25	7	0	43	381
Total	29	451	133	0	613	52	425	13	0	490	16	95	10	2	123	49	119	37	0	205	1431
Grand Total	152	1679	284	1	2116	289	3692	406	5	4392	312	463	59	40	874	474	631	178	0	1283	8665
Apprch %	7.2	79.3	13.4	0		6.6	84.1	9.2	0.1		35.7	53	6.8	4.6		36.9	49.2	13.9	0		
Total %	1.8	19.4	3.3	0	24.4	3.3	42.6	4.7	0.1	50.7	3.6	5.3	0.7	0.5	10.1	5.5	7.3	2.1	0	14.8	
Autos	151	1591					3542														
% Autos	99.3	94.8	95.4	0	95.1	97.6	95.9	95.1	80	95.9	92.9	97.4	96.6	40	93.1	95.4	97	97.2	0	96.4	95.5
Heavy Vehicles																					
% Heavy Vehicles	0.7	5.2	4.6	100	4.9	2.4	4.1	4.9	20	4.1	7.1	2.6	3.4	60	6.9	4.6	3	2.8	0	3.6	4.5

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 144th St & Old Cutler Rd
Site Code : 14400001
Start Date : 9/26/2023
Page No : 2

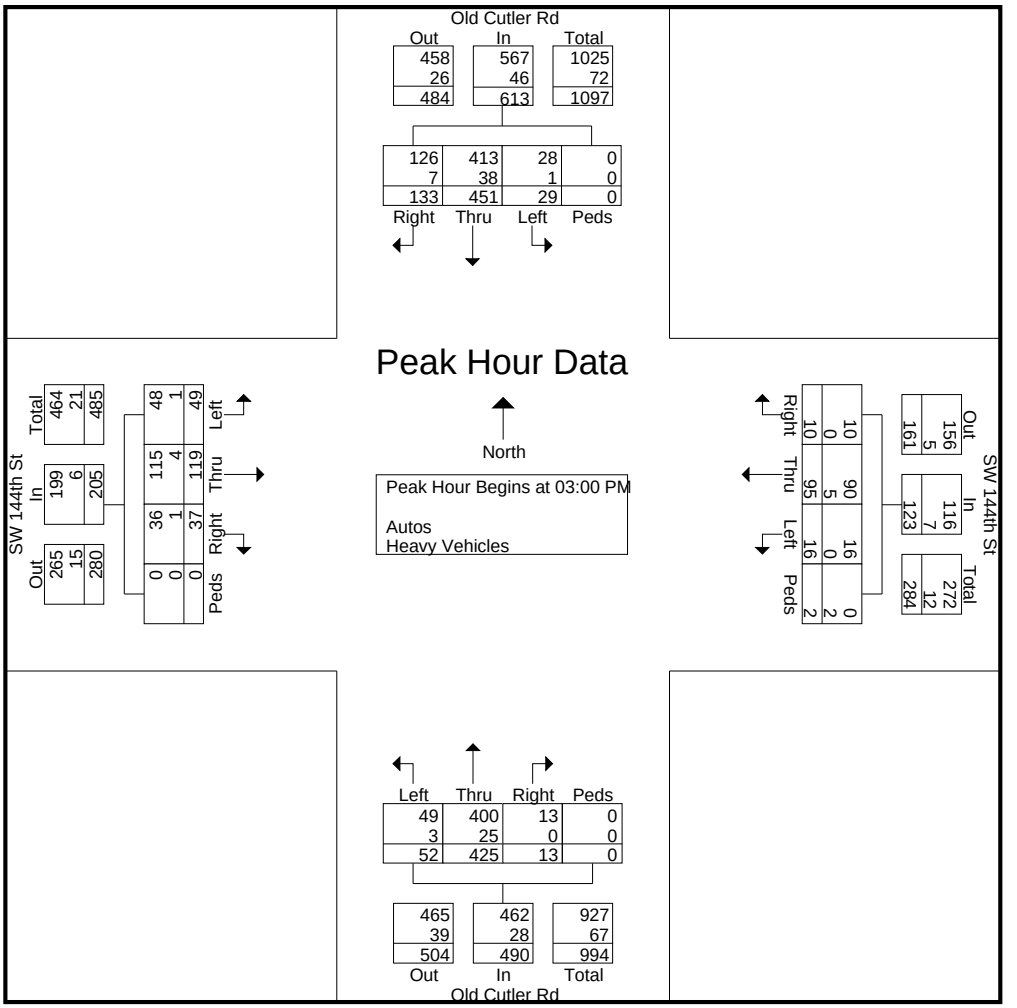
	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	9	100	3	0	112	4	**194**	**5**	0	203	5	3	0	0	8	**37**	38	11	0	**86**	409
07:30 AM	**25**	**140**	7	0	**172**	5	157	4	0	166	5	9	5	1	20	20	**54**	8	0	82	440
07:45 AM	23	109	**10**	0	142	6	184	1	0	191	6	32	9	**3**	50	32	41	**13**	0	86	**469**
08:00 AM	5	83	8	0	96	**10**	190	3	**1**	**204**	**13**	**39**	**12**	3	**67**	24	24	5	0	53	420
Total Volume	62	432	28	0	522	25	725	13	1	764	29	83	26	7	145	113	157	37	0	307	1738
% App. Total	11.9	82.8	5.4	0		3.3	94.9	1.7	0.1		20	57.2	17.9	4.8		36.8	51.1	12.1	0		
PHF	.620	.771	.700	.000	.759	.625	.934	.650	.250	.936	.558	.532	.542	.583	.541	.764	.727	.712	.000	.892	.926
Autos	62	413	28	0	503	25	700	12	1	738	26	83	26	2	137	109	155	37	0	301	1679
% Autos	100	95.6	100	0	96.4	100	96.6	92.3	100	96.6	89.7	100	100	28.6	94.5	96.5	98.7	100	0	98.0	96.6
Heavy Vehicles																					
% Heavy Vehicles	0	4.4	0	0	3.6	0	3.4	7.7	0	3.4	10.3	0	0	71.4	5.5	3.5	1.3	0	0	2.0	3.4



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 144th St & Old Cutler Rd
Site Code : 14400001
Start Date : 9/26/2023
Page No : 3

Start Time	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 144th St Westbound					SW 144th St Eastbound					
	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:00 PM																					
03:00 PM	7	109	27	0	143	17	98	**5**	0	120	**7**	26	**4**	**1**	38	12	**50**	**17**	0	**79**	380
03:15 PM	7	116	**40**	0	163	**21**	87	2	0	110	4	**33**	3	1	**41**	**14**	18	4	0	36	350
03:30 PM	5	99	33	0	137	8	101	5	0	114	2	20	0	0	22	12	26	9	0	47	320
03:45 PM	**10**	**127**	33	0	**170**	6	**139**	1	0	**146**	3	16	3	0	22	11	25	7	0	43	**381**
Total Volume	29	451	133	0	613	52	425	13	0	490	16	95	10	2	123	49	119	37	0	205	1431
% App. Total	4.7	73.6	21.7	0		10.6	86.7	2.7	0		13	77.2	8.1	1.6		23.9	58	18	0		
PHF	.725	.888	.831	.000	.901	.619	.764	.650	.000	.839	.571	.720	.625	.500	.750	.875	.595	.544	.000	.649	.939
Autos	28	413	126	0	567	49	400	13	0	462	16	90	10	0	116	48	115	36	0	199	1344
% Autos	96.6	91.6	94.7	0	92.5	94.2	94.1	100	0	94.3	100	94.7	100	0	94.3	98.0	96.6	97.3	0	97.1	93.9
Heavy Vehicles																					
% Heavy Vehicles	3.4	8.4	5.3	0	7.5	5.8	5.9	0	0	5.7	0	5.3	0	100	5.7	2.0	3.4	2.7	0	2.9	6.1



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

SW 144th St & Old Cutler Rd
Tuesday, September 26, 2023
6 AM - 10 AM & 1:30 PM - 4 PM
Weather: Partly Cloudy, Dry

File Name : SW 144th St & Old Cutler Rd
Site Code : 14400001
Start Date : 9/26/2023
Page No : 1

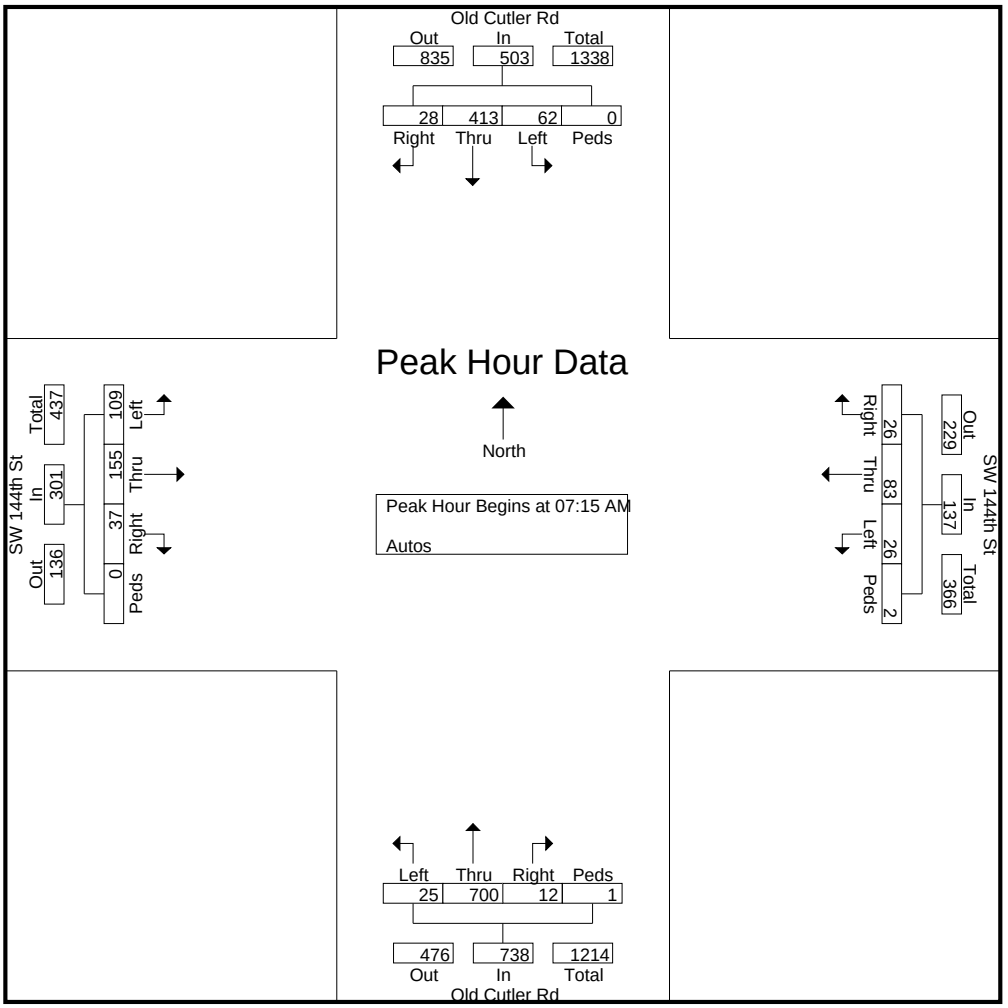
Groups Printed- Autos

	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:00 AM	0	21	2	0	23	4	227	1	0	232	1	3	0	0	4	6	1	1	0	8	267
06:15 AM	0	23	1	0	24	4	243	0	0	247	1	3	0	2	6	8	3	1	0	12	289
06:30 AM	1	31	2	0	34	0	213	4	1	218	0	2	1	5	8	18	5	4	0	27	287
06:45 AM	1	39	4	0	44	2	202	5	1	210	0	3	0	1	4	31	13	3	0	47	305
Total	2	114	9	0	125	10	885	10	2	907	2	11	1	8	22	63	22	9	0	94	1148
07:00 AM	1	48	3	0	52	1	231	1	0	233	0	1	2	2	5	33	18	2	0	53	343
07:15 AM	9	92	3	0	104	4	189	5	0	198	4	3	0	0	7	35	38	11	0	84	393
07:30 AM	25	139	7	0	171	5	151	4	0	160	5	9	5	1	20	20	54	8	0	82	433
07:45 AM	23	106	10	0	139	6	178	1	0	185	4	32	9	1	46	30	40	13	0	83	453
Total	58	385	23	0	466	16	749	11	0	776	13	45	16	4	78	118	150	34	0	302	1622
08:00 AM	5	76	8	0	89	10	182	2	1	195	13	39	12	0	64	24	23	5	0	52	400
08:15 AM	6	84	9	0	99	9	170	3	0	182	7	19	1	1	28	32	38	5	0	75	384
08:30 AM	4	73	14	0	91	8	195	6	1	210	2	27	1	1	31	24	22	7	0	53	385
08:45 AM	4	72	21	0	97	10	161	7	0	178	3	26	3	0	32	36	22	13	0	71	378
Total	19	305	52	0	376	37	708	18	2	765	25	111	17	2	155	116	105	30	0	251	1547
09:00 AM	13	70	15	0	98	9	203	7	0	219	5	14	8	0	27	24	28	9	0	61	405
09:15 AM	2	52	8	0	62	7	192	5	0	204	11	13	3	0	27	24	23	9	0	56	349
09:30 AM	0	39	12	0	51	11	179	7	0	197	1	6	0	0	7	16	8	6	0	30	285
09:45 AM	1	14	2	0	17	12	126	15	0	153	15	18	0	2	35	20	15	4	0	39	244
Total	16	175	37	0	228	39	700	34	0	773	32	51	11	2	96	84	74	28	0	186	1283
*** BREAK ***																					
01:30 PM	4	7	2	0	13	20	3	57	0	80	30	23	0	0	53	2	10	6	0	18	164
01:45 PM	5	11	3	0	19	19	10	54	0	83	35	26	2	0	63	0	18	1	0	19	184
Total	9	18	5	0	32	39	13	111	0	163	65	49	2	0	116	2	28	7	0	37	348
02:00 PM	1	10	1	0	12	22	4	40	0	66	42	23	0	0	65	4	21	10	0	35	178
02:15 PM	5	19	0	0	24	32	7	61	0	100	43	22	0	0	65	1	27	6	0	34	223
02:30 PM	6	18	2	0	26	22	9	67	0	98	33	30	0	0	63	2	39	6	0	47	234
02:45 PM	7	134	16	0	157	16	67	21	0	104	19	19	0	0	38	14	31	7	0	52	351
Total	19	181	19	0	219	92	87	189	0	368	137	94	0	0	231	21	118	29	0	168	986
03:00 PM	7	96	27	0	130	15	90	5	0	110	7	23	4	0	34	11	48	16	0	75	349
03:15 PM	6	110	36	0	152	21	85	2	0	108	4	32	3	0	39	14	18	4	0	36	335
03:30 PM	5	94	30	0	129	8	99	5	0	112	2	19	0	0	21	12	25	9	0	46	308
03:45 PM	10	113	33	0	156	5	126	1	0	132	3	16	3	0	22	11	24	7	0	42	352
Total	28	413	126	0	567	49	400	13	0	462	16	90	10	0	116	48	115	36	0	199	1344
Grand Total	151	1591	271	0	2013	282	3542	386	4	4214	290	451	57	16	814	452	612	173	0	1237	8278
Apprch %	7.5	79	13.5	0		6.7	84.1	9.2	0.1		35.6	55.4	7	2		36.5	49.5	14	0		
Total %	1.8	19.2	3.3	0	24.3	3.4	42.8	4.7	0	50.9	3.5	5.4	0.7	0.2	9.8	5.5	7.4	2.1	0	14.9	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 144th St & Old Cutler Rd
Site Code : 14400001
Start Date : 9/26/2023
Page No : 2

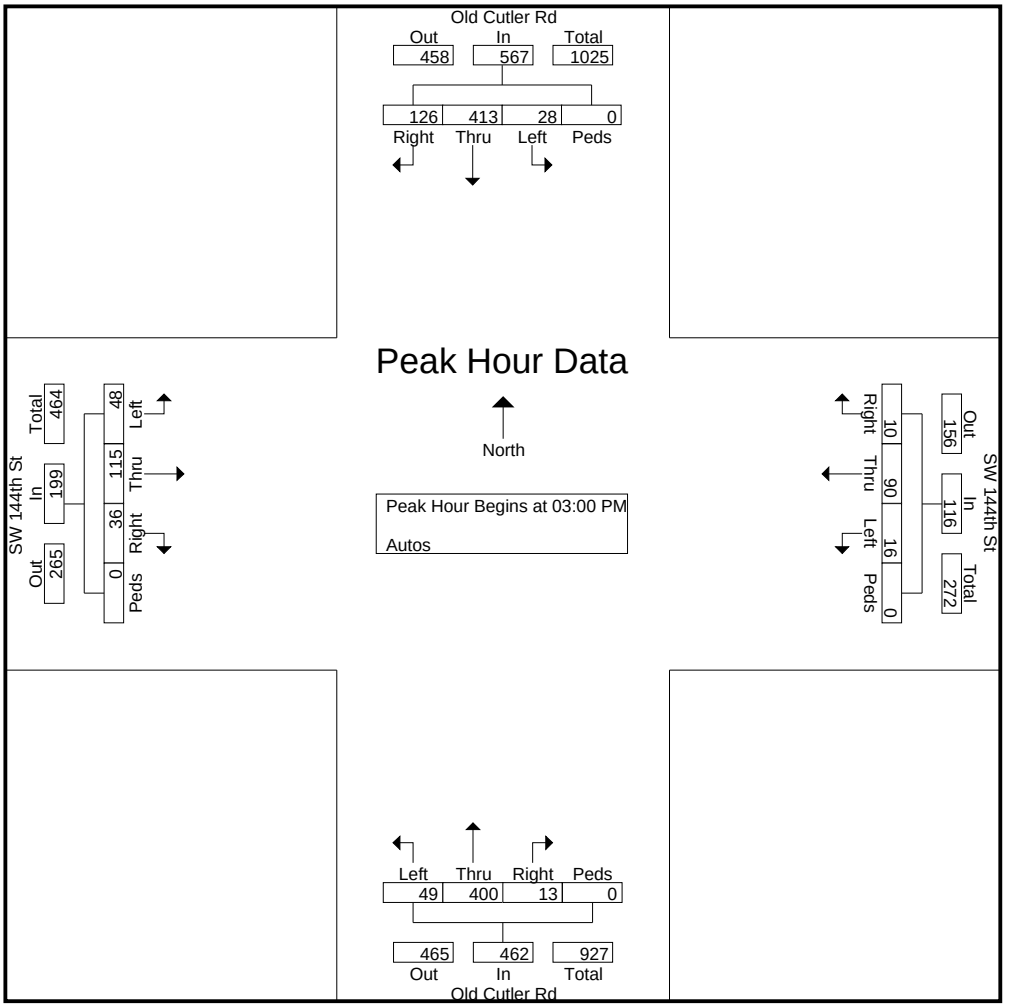
	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 10:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	9	92	3	0	104	4	**189**	**5**	0	**198**	4	3	0	0	7	**35**	38	11	0	**84**	393
07:30 AM	**25**	**139**	7	0	**171**	5	151	4	0	160	5	9	5	**1**	20	20	**54**	8	0	82	433
07:45 AM	23	106	**10**	0	139	6	178	1	0	185	4	32	9	1	46	30	40	**13**	0	83	**453**
08:00 AM	5	76	8	0	89	**10**	182	2	**1**	195	**13**	**39**	**12**	0	**64**	24	23	5	0	52	400
Total Volume	62	413	28	0	503	25	700	12	1	738	26	83	26	2	137	109	155	37	0	301	1679
% App. Total	12.3	82.1	5.6	0		3.4	94.9	1.6	0.1		19	60.6	19	1.5		36.2	51.5	12.3	0		
PHF	.620	.743	.700	.000	.735	.625	.926	.600	.250	.932	.500	.532	.542	.500	.535	.779	.718	.712	.000	.896	.927



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 144th St & Old Cutler Rd
Site Code : 14400001
Start Date : 9/26/2023
Page No : 3

	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:00 PM																					
03:00 PM	7	96	27	0	130	15	90	**5**	0	110	**7**	23	**4**	0	34	11	**48**	**16**	0	**75**	349
03:15 PM	6	110	**36**	0	152	**21**	85	2	0	108	4	**32**	3	0	**39**	**14**	18	4	0	36	335
03:30 PM	5	94	30	0	129	8	99	5	0	112	2	19	0	0	21	12	25	9	0	46	308
03:45 PM	**10**	**113**	33	0	**156**	5	**126**	1	0	**132**	3	16	3	0	22	11	24	7	0	42	**352**
Total Volume	28	413	126	0	567	49	400	13	0	462	16	90	10	0	116	48	115	36	0	199	1344
% App. Total	4.9	72.8	22.2	0		10.6	86.6	2.8	0		13.8	77.6	8.6	0		24.1	57.8	18.1	0		
PHF	.700	.914	.875	.000	.909	.583	.794	.650	.000	.875	.571	.703	.625	.000	.744	.857	.599	.563	.000	.663	.955



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

SW 144th St & Old Cutler Rd
Tuesday, September 26, 2023
6 AM - 10 AM & 1:30 PM - 4 PM
Weather: Partly Cloudy, Dry

File Name : SW 144th St & Old Cutler Rd
Site Code : 14400001
Start Date : 9/26/2023
Page No : 1

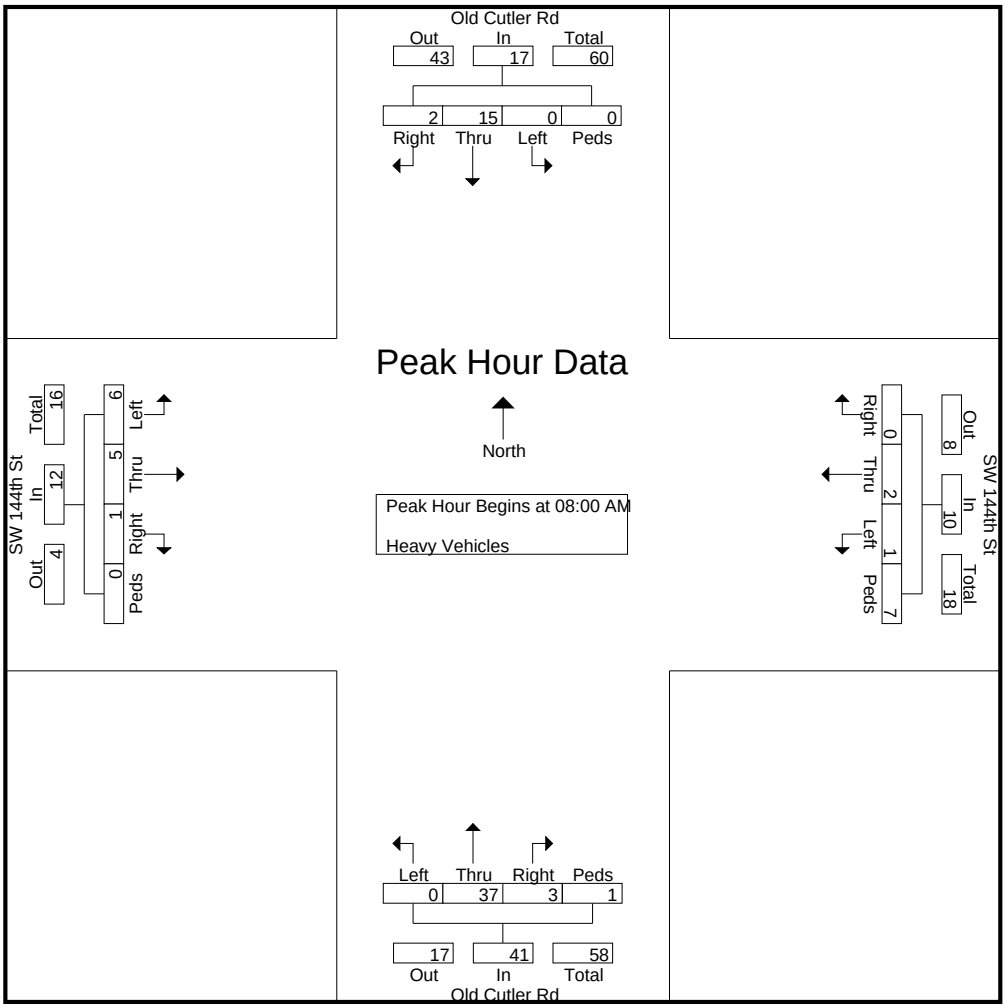
Groups Printed- Heavy Vehicles

	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
06:00 AM	0	1	0	0	1	0	4	0	0	4	0	0	0	0	0	1	0	0	0	1	6
06:15 AM	0	0	0	0	0	0	7	0	0	7	0	0	0	1	1	0	0	0	0	0	8
06:30 AM	0	0	0	0	0	0	6	1	0	7	0	0	0	0	0	0	0	0	0	0	7
06:45 AM	0	1	0	0	1	0	10	0	0	10	0	0	1	0	1	0	0	0	0	0	12
Total	0	2	0	0	2	0	27	1	0	28	0	0	1	1	2	1	0	0	0	1	33
07:00 AM	0	0	0	0	0	0	8	0	0	8	0	0	0	1	1	3	1	0	0	4	13
07:15 AM	0	8	0	0	8	0	5	0	0	5	1	0	0	0	1	2	0	0	0	2	16
07:30 AM	0	1	0	0	1	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	7
07:45 AM	0	3	0	0	3	0	6	0	0	6	2	0	0	2	4	2	1	0	0	3	16
Total	0	12	0	0	12	0	25	0	0	25	3	0	0	3	6	7	2	0	0	9	52
08:00 AM	0	7	0	0	7	0	8	1	0	9	0	0	0	3	3	0	1	0	0	1	20
08:15 AM	0	5	0	0	5	0	4	1	0	5	0	0	0	1	1	1	3	1	0	5	16
08:30 AM	0	2	2	0	4	0	11	1	0	12	1	1	0	1	3	2	1	0	0	3	22
08:45 AM	0	1	0	0	1	0	14	0	1	15	0	1	0	2	3	3	0	0	0	3	22
Total	0	15	2	0	17	0	37	3	1	41	1	2	0	7	10	6	5	1	0	12	80
09:00 AM	0	9	1	0	10	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	17
09:15 AM	0	2	0	0	2	0	10	0	0	10	0	1	0	3	4	2	0	0	0	2	18
09:30 AM	0	2	0	0	2	0	11	0	0	11	1	0	0	2	3	2	0	0	0	2	18
09:45 AM	0	2	0	0	2	2	6	0	0	8	1	0	0	3	4	1	1	1	0	3	17
Total	0	15	1	0	16	2	34	0	0	36	2	1	0	8	11	5	1	1	0	7	70
*** BREAK ***																					
01:30 PM	0	1	0	0	1	0	0	3	0	3	3	1	0	1	5	1	1	0	0	2	11
01:45 PM	0	0	0	0	0	0	0	2	0	2	2	1	0	1	4	0	1	0	0	1	7
Total	0	1	0	0	1	0	0	5	0	5	5	2	0	2	9	1	2	0	0	3	18
02:00 PM	0	1	0	0	1	0	0	2	0	2	5	0	0	0	5	0	1	0	0	1	9
02:15 PM	0	0	1	1	2	0	0	3	0	3	3	1	0	1	5	0	1	1	0	2	12
02:30 PM	0	0	1	0	1	2	0	4	0	6	2	0	0	0	2	0	1	1	0	2	11
02:45 PM	0	4	1	0	5	0	2	2	0	4	1	1	1	0	3	1	2	0	0	3	15
Total	0	5	3	1	9	2	2	11	0	15	11	2	1	1	15	1	5	2	0	8	47
03:00 PM	0	13	0	0	13	2	8	0	0	10	0	3	0	1	4	1	2	1	0	4	31
03:15 PM	1	6	4	0	11	0	2	0	0	2	0	1	0	1	2	0	0	0	0	0	15
03:30 PM	0	5	3	0	8	0	2	0	0	2	0	1	0	0	1	0	1	0	0	1	12
03:45 PM	0	14	0	0	14	1	13	0	0	14	0	0	0	0	0	0	1	0	0	1	29
Total	1	38	7	0	46	3	25	0	0	28	0	5	0	2	7	1	4	1	0	6	87
Grand Total	1	88	13	1	103	7	150	20	1	178	22	12	2	24	60	22	19	5	0	46	387
Apprch %	1	85.4	12.6	1		3.9	84.3	11.2	0.6		36.7	20	3.3	40		47.8	41.3	10.9	0		
Total %	0.3	22.7	3.4	0.3	26.6	1.8	38.8	5.2	0.3	46	5.7	3.1	0.5	6.2	15.5	5.7	4.9	1.3	0	11.9	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 144th St & Old Cutler Rd
Site Code : 14400001
Start Date : 9/26/2023
Page No : 2

	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 10:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	**7**	0	0	**7**	0	8	**1**	0	9	0	0	0	**3**	**3**	0	1	0	0	1	20
08:15 AM	0	5	0	0	5	0	4	1	0	5	0	0	0	1	1	1	**3**	**1**	0	**5**	16
08:30 AM	0	2	**2**	0	4	0	11	1	0	12	**1**	**1**	0	1	3	2	1	0	0	3	**22**
08:45 AM	0	1	0	0	1	0	**14**	0	**1**	**15**	0	1	0	2	3	**3**	0	0	0	3	22
Total Volume	0	15	2	0	17	0	37	3	1	41	1	2	0	7	10	6	5	1	0	12	80
% App. Total	0	88.2	11.8	0		0	90.2	7.3	2.4		10	20	0	70		50	41.7	8.3	0		
PHF	.000	.536	.250	.000	.607	.000	.661	.750	.250	.683	.250	.500	.000	.583	.833	.500	.417	.250	.000	.600	.909



Choice Engineering Consultants, Inc
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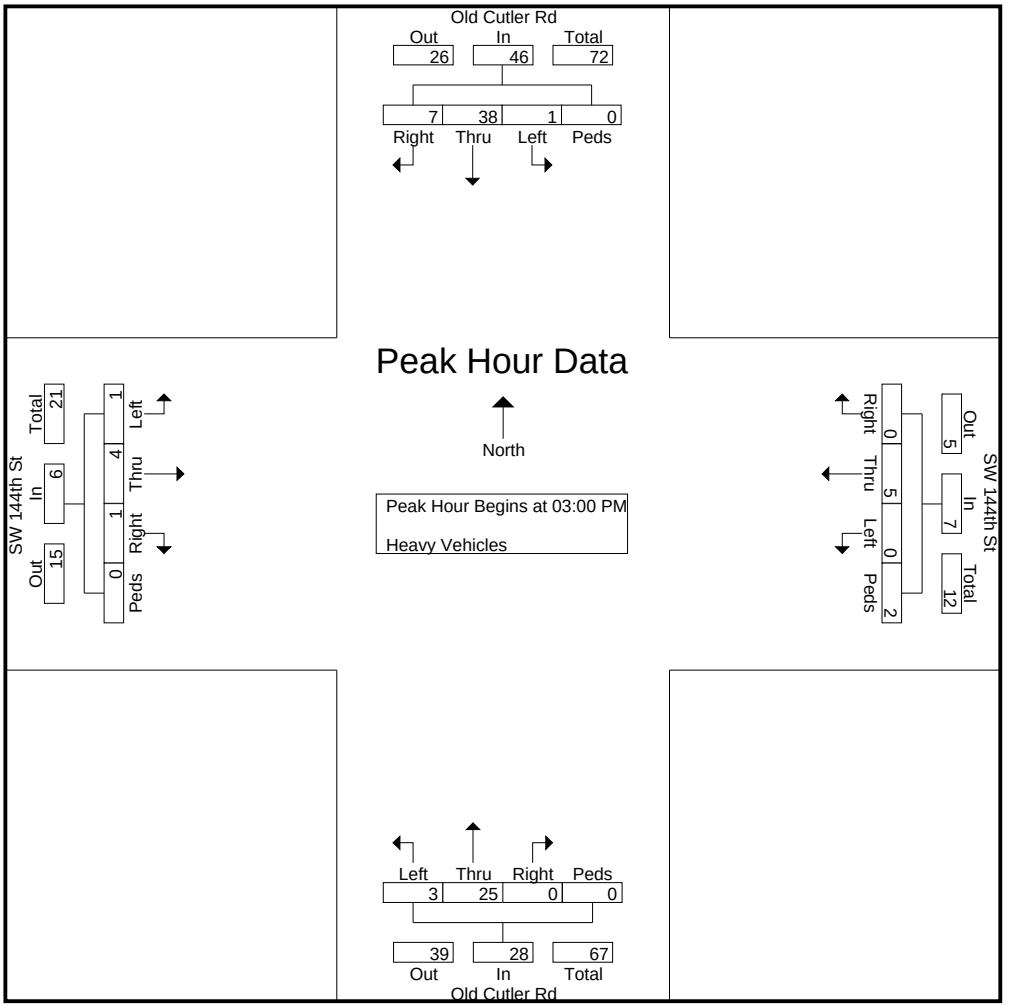
File Name : SW 144th St & Old Cutler Rd
Site Code : 14400001
Start Date : 9/26/2023
Page No : 3

	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:00 PM																					
03:00 PM	0	13	0	0	13	**2**	8	0	0	10	0	**3**	0	**1**	**4**	**1**	**2**	**1**	0	**4**	**31**
03:15 PM	**1**	6	**4**	0	11	0	2	0	0	2	0	1	0	1	2	0	0	0	0	0	15
03:30 PM	0	5	3	0	8	0	2	0	0	2	0	1	0	0	1	0	1	0	0	1	12
03:45 PM	0	**14**	0	0	**14**	1	**13**	0	0	**14**	0	0	0	0	0	0	1	0	0	1	29
Total Volume	1	38	7	0	46	3	25	0	0	28	0	5	0	2	7	1	4	1	0	6	87
% App. Total	2.2	82.6	15.2	0		10.7	89.3	0	0		0	71.4	0	28.6		16.7	66.7	16.7	0		
PHF	.250	.679	.438	.000	.821	.375	.481	.000	.000	.500	.000	.417	.000	.500	.438	.250	.500	.250	.000	.375	.702



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 144th St & SW 67th Ave
Tuesday, September 26, 2023
6 AM - !0 AM & 1:30 PM - 4 PM
Weather:Partly Cloudy, Dry

File Name : SW 144th St & SW 67th Ave
Site Code : 14467001
Start Date : 9/26/2023
Page No : 1

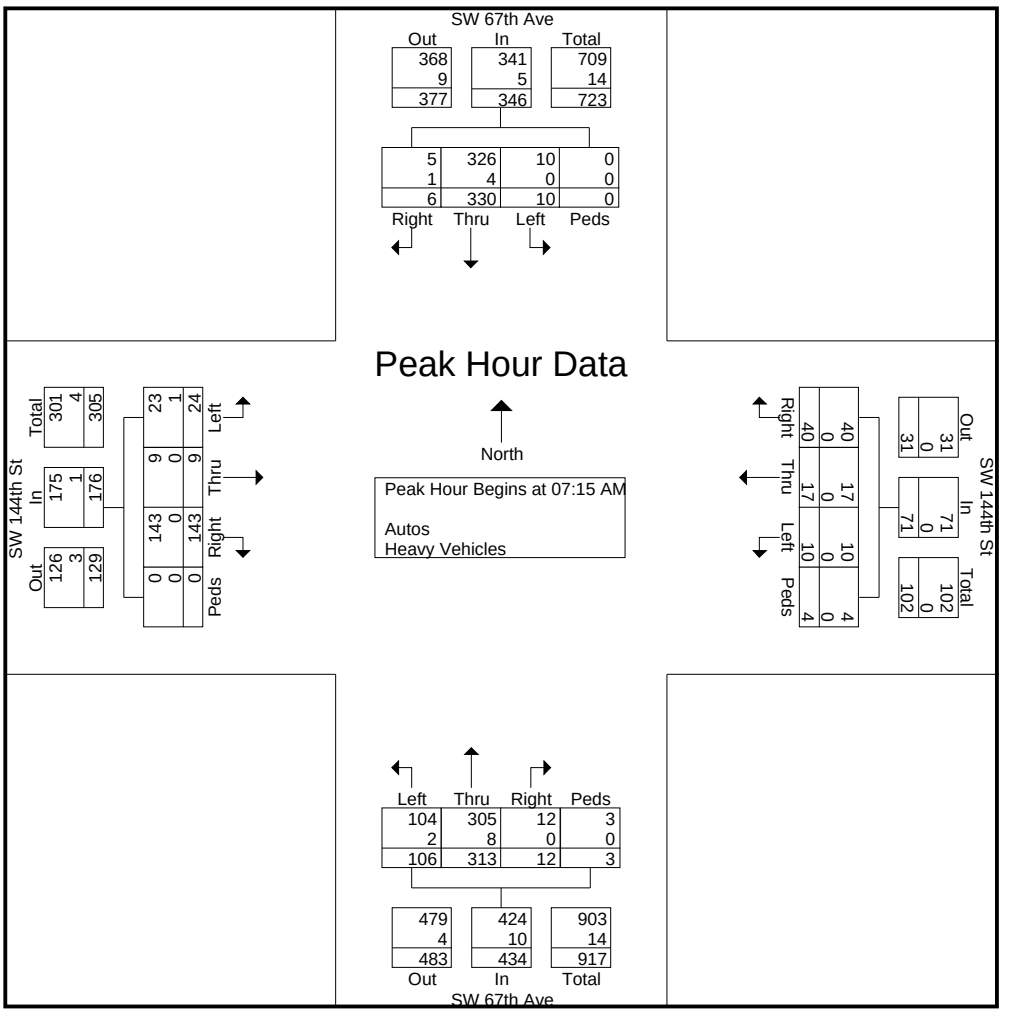
Groups Printed- Autos - Heavy Vehicles

	SW 67th Ave Southbound					SW 67th Ave Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
06:00 AM	0	3	0	0	3	1	4	0	0	5	0	2	1	1	4	1	0	1	0	2	14
06:15 AM	1	6	1	0	8	0	11	0	0	11	1	1	4	1	7	0	1	1	0	2	28
06:30 AM	0	13	1	0	14	2	16	0	0	18	0	2	6	0	8	4	2	4	0	10	50
06:45 AM	1	19	0	1	21	1	42	1	0	44	0	1	4	0	5	11	3	3	0	17	87
Total	2	41	2	1	46	4	73	1	0	78	1	6	15	2	24	16	6	9	0	31	179
07:00 AM	2	32	0	0	34	2	47	3	0	52	1	0	13	0	14	13	1	4	0	18	118
07:15 AM	2	49	1	0	52	3	39	1	1	44	1	3	9	1	14	11	2	21	0	34	144
07:30 AM	1	118	2	0	121	15	85	2	1	103	5	5	13	2	25	6	3	68	0	77	326
07:45 AM	3	116	1	0	120	42	99	5	0	146	3	4	11	0	18	2	0	41	0	43	327
Total	8	315	4	0	327	62	270	11	2	345	10	12	46	3	71	32	6	134	0	172	915
08:00 AM	4	47	2	0	53	46	90	4	1	141	1	5	7	1	14	5	4	13	0	22	230
08:15 AM	4	29	1	1	35	21	36	1	0	58	1	4	7	0	12	4	7	16	0	27	132
08:30 AM	4	29	5	1	39	21	48	1	0	70	0	4	5	0	9	13	3	14	0	30	148
08:45 AM	2	20	2	1	25	16	50	0	0	66	0	3	10	0	13	11	1	6	0	18	122
Total	14	125	10	3	152	104	224	6	1	335	2	16	29	1	48	33	15	49	0	97	632
09:00 AM	8	16	5	0	29	9	20	0	0	29	1	5	13	0	19	7	2	5	0	14	91
09:15 AM	3	12	7	1	23	2	26	3	0	31	0	6	9	0	15	10	8	3	0	21	90
09:30 AM	2	10	1	0	13	2	23	0	0	25	0	4	8	0	12	5	7	1	0	13	63
09:45 AM	4	31	24	0	59	2	19	1	0	22	0	9	7	0	16	4	4	4	0	12	109
Total	17	69	37	1	124	15	88	4	0	107	1	24	37	0	62	26	21	13	0	60	353
*** BREAK ***																					
01:30 PM	4	52	47	0	103	1	0	30	2	33	0	8	6	0	14	68	3	3	0	74	224
01:45 PM	7	50	64	0	121	0	2	23	2	27	1	3	7	0	11	74	4	3	0	81	240
Total	11	102	111	0	224	1	2	53	4	60	1	11	13	0	25	142	7	6	0	155	464
02:00 PM	4	64	72	0	140	0	1	20	0	21	0	3	6	1	10	53	6	3	0	62	233
02:15 PM	5	83	73	0	161	1	3	12	1	17	1	3	4	1	9	58	4	9	0	71	258
02:30 PM	1	50	32	0	83	0	7	14	1	22	0	4	1	0	5	40	2	7	0	49	159
*** BREAK ***																					
Total	10	197	177	0	384	1	11	46	2	60	1	10	11	2	24	151	12	19	0	182	650
03:00 PM	4	33	5	0	42	17	77	6	0	100	1	5	3	0	9	6	2	22	0	30	181
03:15 PM	8	57	9	0	74	24	66	1	0	91	3	3	5	0	11	7	4	21	0	32	208
03:30 PM	9	69	7	0	85	10	36	5	0	51	0	4	3	0	7	11	11	42	1	65	208
03:45 PM	6	73	6	0	85	14	56	3	0	73	1	4	9	0	14	6	6	26	0	38	210
Total	27	232	27	0	286	65	235	15	0	315	5	16	20	0	41	30	23	111	1	165	807
Grand Total	89	1081	368	5	1543	252	903	136	9	1300	21	95	171	8	295	430	90	341	1	862	4000
Apprch %	5.8	70.1	23.8	0.3		19.4	69.5	10.5	0.7		7.1	32.2	58	2.7		49.9	10.4	39.6	0.1		
Total %	2.2	27	9.2	0.1	38.6	6.3	22.6	3.4	0.2	32.5	0.5	2.4	4.3	0.2	7.4	10.8	2.2	8.5	0	21.5	
Autos	87	1057																			
% Autos	97.8	97.8	94.8	80	97	97.2	97	100	100	97.4	100	94.7	98.2	100	97.3	96	92.2	98.8	100	96.8	97.1
Heavy Vehicles																					
% Heavy Vehicles	2.2	2.2	5.2	20	3	2.8	3	0	0	2.6	0	5.3	1.8	0	2.7	4	7.8	1.2	0	3.2	2.9

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 144th St & SW 67th Ave
Site Code : 14467001
Start Date : 9/26/2023
Page No : 2

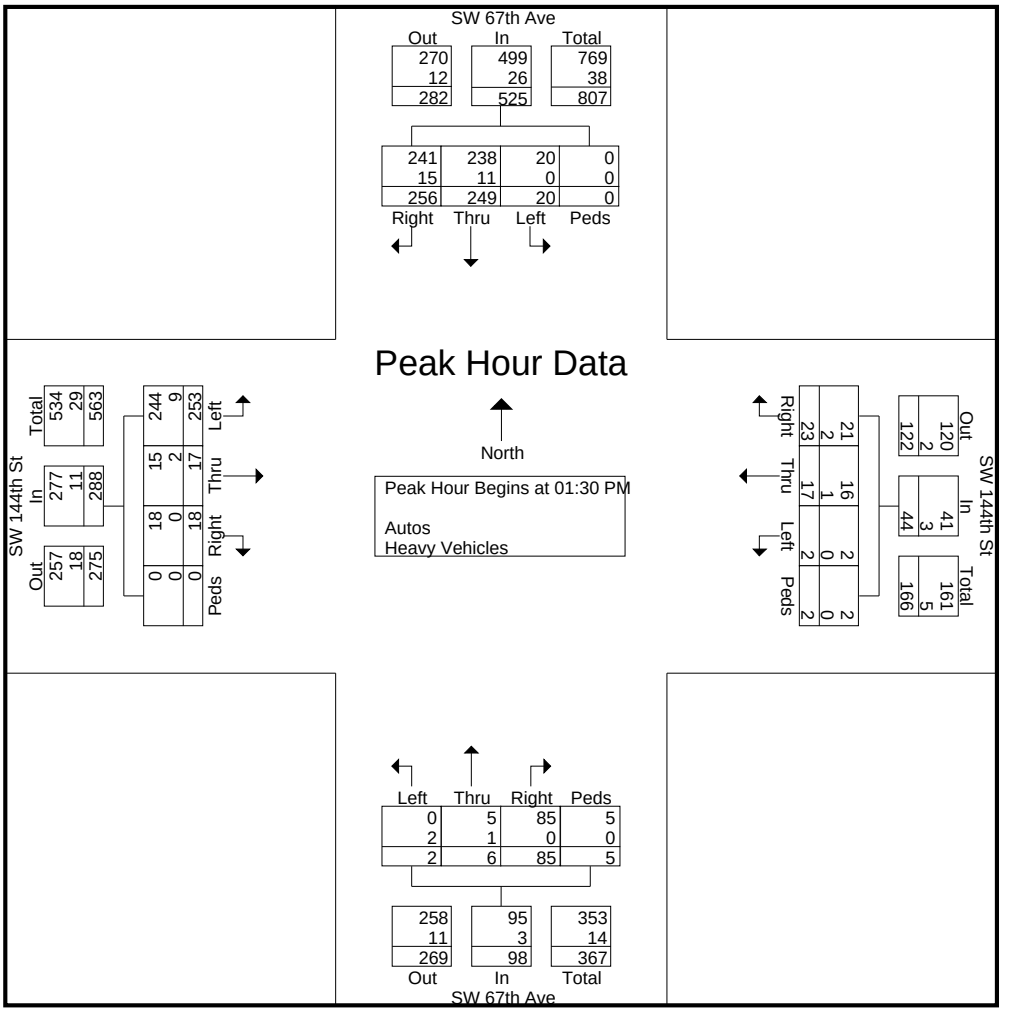
	SW 67th Ave Southbound					SW 67th Ave Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	2	49	1	0	52	3	39	1	**1**	44	1	3	9	1	14	**11**	2	21	0	34	144
07:30 AM	1	**118**	**2**	0	**121**	15	85	2	1	103	**5**	**5**	**13**	**2**	**25**	6	3	**68**	0	**77**	326
07:45 AM	3	116	1	0	120	42	**99**	**5**	0	**146**	3	4	11	0	18	2	0	41	0	43	**327**
08:00 AM	**4**	47	2	0	53	**46**	90	4	1	141	1	5	7	1	14	5	**4**	13	0	22	230
Total Volume	10	330	6	0	346	106	313	12	3	434	10	17	40	4	71	24	9	143	0	176	1027
% App. Total	2.9	95.4	1.7	0		24.4	72.1	2.8	0.7		14.1	23.9	56.3	5.6		13.6	5.1	81.2	0		
PHF	.625	.699	.750	.000	.715	.576	.790	.600	.750	.743	.500	.850	.769	.500	.710	.545	.563	.526	.000	.571	.785
Autos	10	326	5	0	341	104	305	12	3	424	10	17	40	4	71	23	9	143	0	175	1011
% Autos	100	98.8	83.3	0	98.6	98.1	97.4	100	100	97.7	100	100	100	100	100	95.8	100	100	0	99.4	98.4
Heavy Vehicles																					
% Heavy Vehicles	0	1.2	16.7	0	1.4	1.9	2.6	0	0	2.3	0	0	0	0	0	4.2	0	0	0	0.6	1.6



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 144th St & SW 67th Ave
Site Code : 14467001
Start Date : 9/26/2023
Page No : 3

	SW 67th Ave Southbound					SW 67th Ave Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 01:30 PM																					
01:30 PM	4	52	47	0	103	**1**	0	**30**	**2**	**33**	0	**8**	6	0	**14**	68	3	3	0	74	224
01:45 PM	**7**	50	64	0	121	0	2	23	2	27	**1**	3	**7**	0	11	**74**	4	3	0	**81**	240
02:00 PM	4	64	72	0	140	0	1	20	0	21	0	3	6	**1**	10	53	**6**	3	0	62	233
02:15 PM	5	**83**	**73**	0	**161**	1	**3**	12	1	17	1	3	4	1	9	58	4	**9**	0	71	**258**
Total Volume	20	249	256	0	525	2	6	85	5	98	2	17	23	2	44	253	17	18	0	288	955
% App. Total	3.8	47.4	48.8	0		2	6.1	86.7	5.1		4.5	38.6	52.3	4.5		87.8	5.9	6.2	0		
PHF	.714	.750	.877	.000	.815	.500	.500	.708	.625	.742	.500	.531	.821	.500	.786	.855	.708	.500	.000	.889	.925
Autos	20	238	241	0	499	0	5	85	5	95	2	16	21	2	41	244	15	18	0	277	912
% Autos	100	95.6	94.1	0	95.0	0	83.3	100	100	96.9	100	94.1	91.3	100	93.2	96.4	88.2	100	0	96.2	95.5
Heavy Vehicles																					
% Heavy Vehicles	0	4.4	5.9	0	5.0	100	16.7	0	0	3.1	0	5.9	8.7	0	6.8	3.6	11.8	0	0	3.8	4.5



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 144th St & SW 67th Ave
Tuesday, September 26, 2023
6 AM - !0 AM & 1:30 PM - 4 PM
Weather:Partly Cloudy, Dry

File Name : SW 144th St & SW 67th Ave
Site Code : 14467001
Start Date : 9/26/2023
Page No : 1

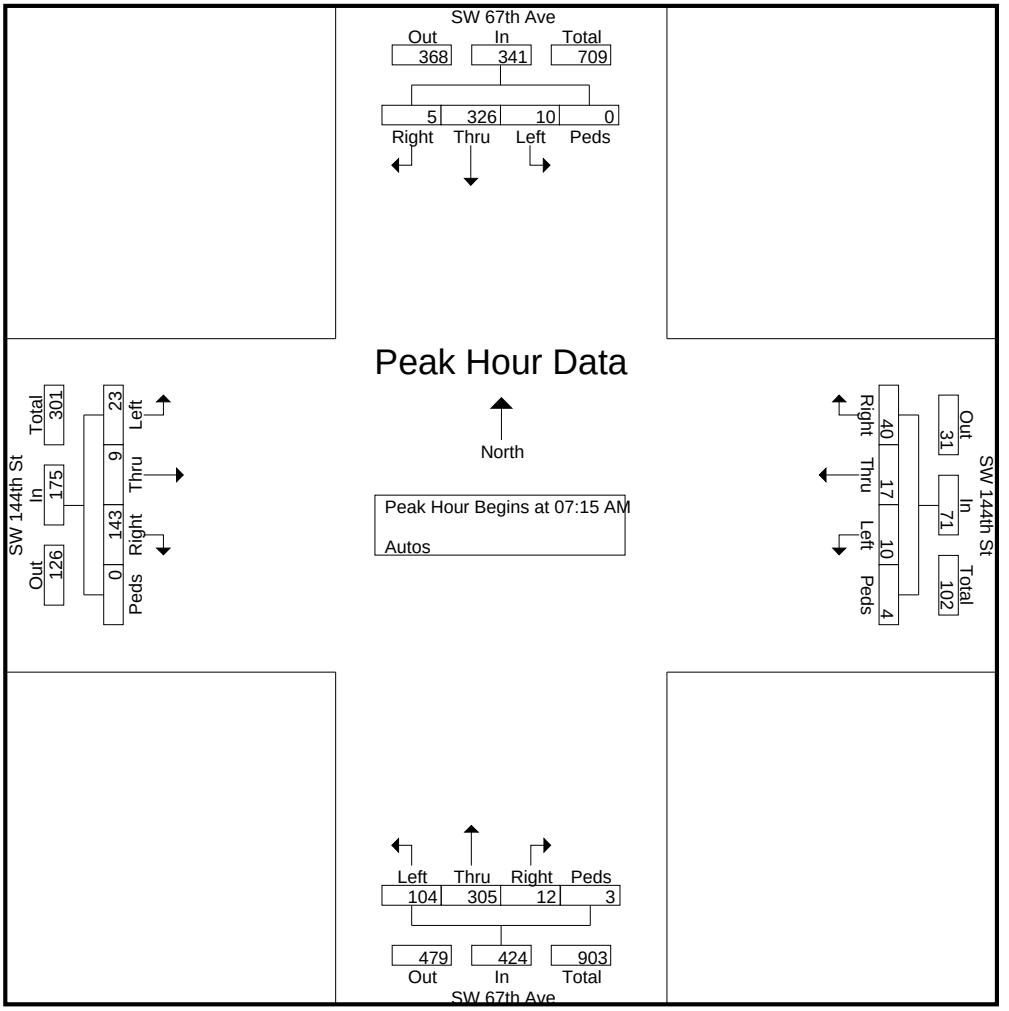
Groups Printed- Autos

	SW 67th Ave Southbound					SW 67th Ave Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:00 AM	0	3	0	0	3	1	3	0	0	4	0	2	1	1	4	1	0	1	0	2	13
06:15 AM	1	5	1	0	7	0	11	0	0	11	1	1	4	1	7	0	1	1	0	2	27
06:30 AM	0	13	1	0	14	1	15	0	0	16	0	2	5	0	7	4	1	4	0	9	46
06:45 AM	1	19	0	1	21	1	41	1	0	43	0	1	4	0	5	11	3	3	0	17	86
Total	2	40	2	1	45	3	70	1	0	74	1	6	14	2	23	16	5	9	0	30	172
07:00 AM	2	32	0	0	34	2	46	3	0	51	1	0	13	0	14	12	1	4	0	17	116
07:15 AM	2	49	0	0	51	3	38	1	1	43	1	3	9	1	14	11	2	21	0	34	142
07:30 AM	1	114	2	0	117	15	83	2	1	101	5	5	13	2	25	6	3	68	0	77	320
07:45 AM	3	116	1	0	120	40	99	5	0	144	3	4	11	0	18	2	0	41	0	43	325
Total	8	311	3	0	322	60	266	11	2	339	10	12	46	3	71	31	6	134	0	171	903
08:00 AM	4	47	2	0	53	46	85	4	1	136	1	5	7	1	14	4	4	13	0	21	224
08:15 AM	4	29	1	0	34	21	35	1	0	57	1	4	7	0	12	4	5	14	0	23	126
08:30 AM	4	29	4	1	38	21	45	1	0	67	0	4	5	0	9	12	3	14	0	29	143
08:45 AM	2	20	2	1	25	16	50	0	0	66	0	3	10	0	13	11	1	6	0	18	122
Total	14	125	9	2	150	104	215	6	1	326	2	16	29	1	48	31	13	47	0	91	615
09:00 AM	8	16	5	0	29	9	19	0	0	28	1	5	13	0	19	7	2	5	0	14	90
09:15 AM	3	12	7	1	23	1	25	3	0	29	0	5	9	0	14	9	8	3	0	20	86
09:30 AM	2	10	1	0	13	2	23	0	0	25	0	4	8	0	12	5	7	1	0	13	63
09:45 AM	4	28	23	0	55	2	16	1	0	19	0	9	7	0	16	4	3	4	0	11	101
Total	17	66	36	1	120	14	83	4	0	101	1	23	37	0	61	25	20	13	0	58	340
*** BREAK ***																					
01:30 PM	4	49	45	0	98	0	0	30	2	32	0	7	6	0	13	66	1	3	0	70	213
01:45 PM	7	47	61	0	115	0	1	23	2	26	1	3	5	0	9	73	4	3	0	80	230
Total	11	96	106	0	213	0	1	53	4	58	1	10	11	0	22	139	5	6	0	150	443
02:00 PM	4	62	66	0	132	0	1	20	0	21	0	3	6	1	10	50	6	3	0	59	222
02:15 PM	5	80	69	0	154	0	3	12	1	16	1	3	4	1	9	55	4	9	0	68	247
02:30 PM	1	47	31	0	79	0	6	14	1	21	0	4	1	0	5	37	2	7	0	46	151
*** BREAK ***																					
Total	10	189	166	0	365	0	10	46	2	58	1	10	11	2	24	142	12	19	0	173	620
03:00 PM	4	33	5	0	42	17	74	6	0	97	1	4	3	0	8	5	2	21	0	28	175
03:15 PM	6	57	9	0	72	23	65	1	0	89	3	3	5	0	11	7	4	20	0	31	203
03:30 PM	9	67	7	0	83	10	36	5	0	51	0	2	3	0	5	11	11	42	1	65	204
03:45 PM	6	73	6	0	85	14	56	3	0	73	1	4	9	0	14	6	5	26	0	37	209
Total	25	230	27	0	282	64	231	15	0	310	5	13	20	0	38	29	22	109	1	161	791
Grand Total	87	1057	349	4	1497	245	876	136	9	1266	21	90	168	8	287	413	83	337	1	834	3884
Apprch %	5.8	70.6	23.3	0.3		19.4	69.2	10.7	0.7		7.3	31.4	58.5	2.8		49.5	10	40.4	0.1		
Total %	2.2	27.2	9	0.1	38.5	6.3	22.6	3.5	0.2	32.6	0.5	2.3	4.3	0.2	7.4	10.6	2.1	8.7	0	21.5	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 144th St & SW 67th Ave
Site Code : 14467001
Start Date : 9/26/2023
Page No : 2

Start Time	SW 67th Ave Southbound					SW 67th Ave Northbound					SW 144th St Westbound					SW 144th St Eastbound					
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	2	49	0	0	51	3	38	1	**1**	43	1	3	9	1	14	**11**	2	21	0	34	142
07:30 AM	1	114	**2**	0	117	15	83	2	1	101	**5**	**5**	**13**	**2**	**25**	6	3	**68**	0	**77**	320
07:45 AM	3	**116**	1	0	**120**	40	**99**	**5**	0	**144**	3	4	11	0	18	2	0	41	0	43	**325**
08:00 AM	**4**	47	2	0	53	**46**	85	4	1	136	1	5	7	1	14	4	**4**	13	0	21	224
Total Volume	10	326	5	0	341	104	305	12	3	424	10	17	40	4	71	23	9	143	0	175	1011
% App. Total	2.9	95.6	1.5	0		24.5	71.9	2.8	0.7		14.1	23.9	56.3	5.6		13.1	5.1	81.7	0		
PHF	.625	.703	.625	.000	.710	.565	.770	.600	.750	.736	.500	.850	.769	.500	.710	.523	.563	.526	.000	.568	.778



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
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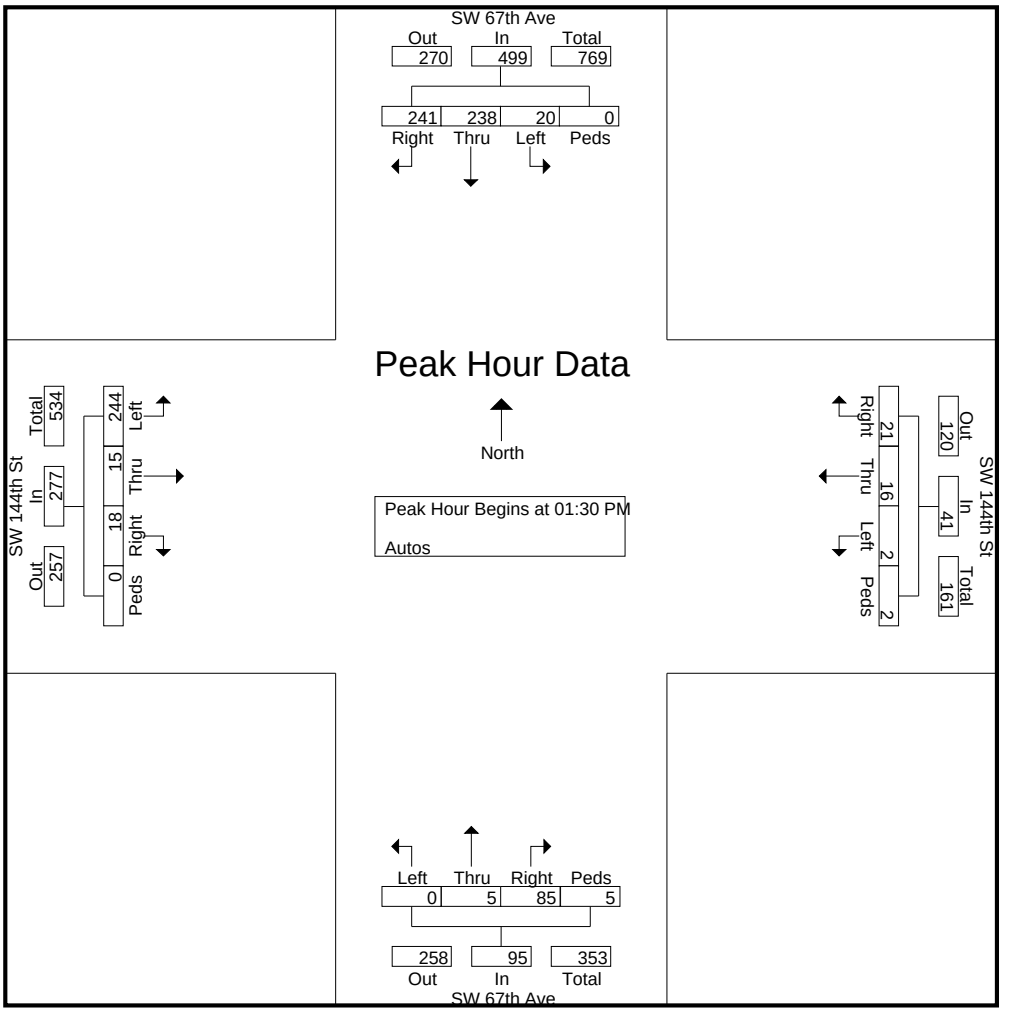
File Name : SW 144th St & SW 67th Ave
Site Code : 14467001
Start Date : 9/26/2023
Page No : 3

	SW 67th Ave Southbound					SW 67th Ave Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 01:30 PM																					
01:30 PM	4	49	45	0	98	0	0	**30**	**2**	**32**	0	**7**	**6**	0	**13**	66	1	3	0	70	213
01:45 PM	**7**	47	61	0	115	0	1	23	2	26	**1**	3	5	0	9	**73**	4	3	0	**80**	230
02:00 PM	4	62	66	0	132	0	1	20	0	21	0	3	6	**1**	10	50	**6**	3	0	59	222
02:15 PM	5	**80**	**69**	0	**154**	0	**3**	12	1	16	1	3	4	1	9	55	4	**9**	0	68	**247**
Total Volume	20	238	241	0	499	0	5	85	5	95	2	16	21	2	41	244	15	18	0	277	912
% App. Total	4	47.7	48.3	0		0	5.3	89.5	5.3		4.9	39	51.2	4.9		88.1	5.4	6.5	0		
PHF	.714	.744	.873	.000	.810	.000	.417	.708	.625	.742	.500	.571	.875	.500	.788	.836	.625	.500	.000	.866	.923



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SW 144th St & SW 67th Ave
Tuesday, September 26, 2023
6 AM - !0 AM & 1:30 PM - 4 PM
Weather:Partly Cloudy, Dry

File Name : SW 144th St & SW 67th Ave
Site Code : 14467001
Start Date : 9/26/2023
Page No : 1

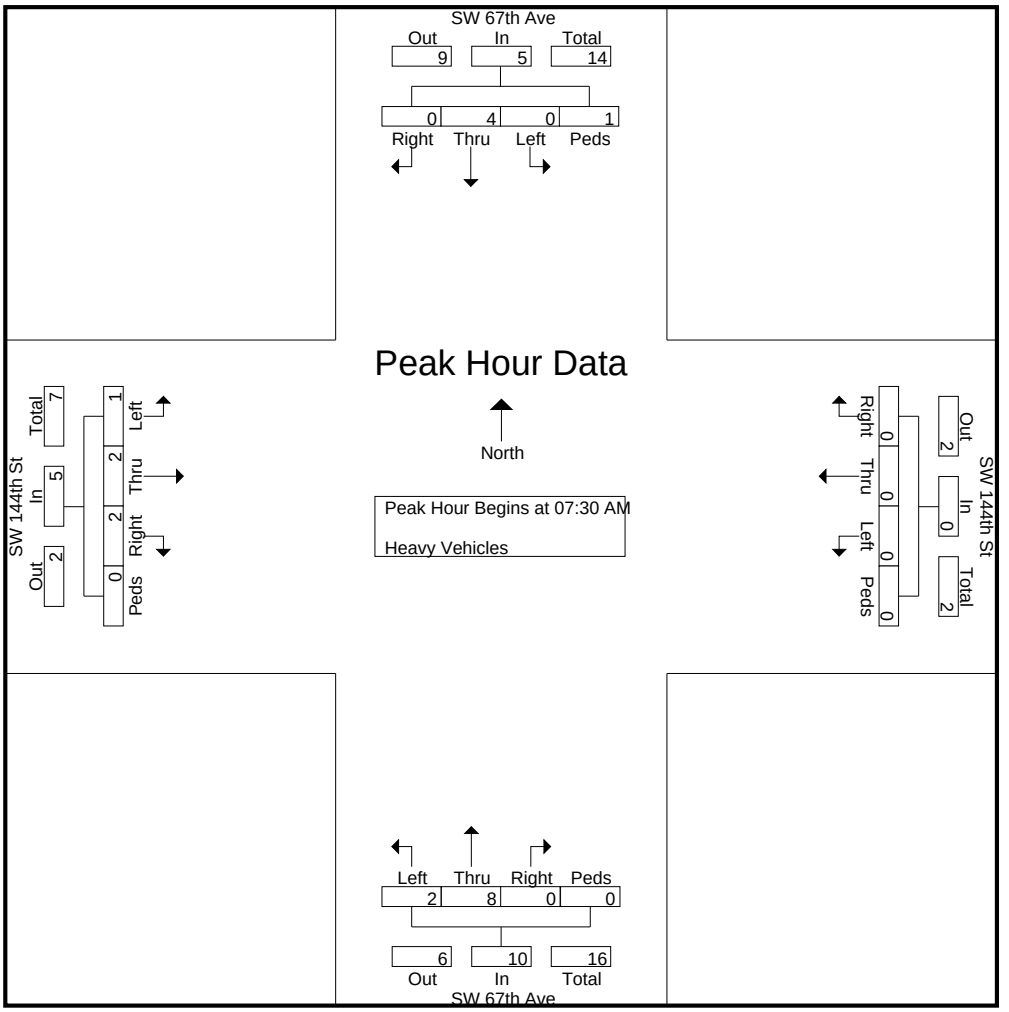
Groups Printed- Heavy Vehicles

	SW 67th Ave Southbound					SW 67th Ave Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
06:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
06:15 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
06:30 AM	0	0	0	0	0	1	1	0	0	2	0	0	1	0	1	0	1	0	0	1	4
06:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	1	0	0	1	1	3	0	0	4	0	0	1	0	1	0	1	0	0	1	7
07:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	0	0	0	1	2
07:15 AM	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
07:30 AM	0	4	0	0	4	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	6
07:45 AM	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Total	0	4	1	0	5	2	4	0	0	6	0	0	0	0	0	1	0	0	0	1	12
08:00 AM	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	1	0	0	0	1	6
08:15 AM	0	0	0	1	1	0	1	0	0	1	0	0	0	0	0	0	2	2	0	4	6
08:30 AM	0	0	1	0	1	0	3	0	0	3	0	0	0	0	0	1	0	0	0	1	5
*** BREAK ***																					
Total	0	0	1	1	2	0	9	0	0	9	0	0	0	0	0	2	2	2	0	6	17
09:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
09:15 AM	0	0	0	0	0	1	1	0	0	2	0	1	0	0	1	1	0	0	0	1	4
*** BREAK ***																					
09:45 AM	0	3	1	0	4	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	8
Total	0	3	1	0	4	1	5	0	0	6	0	1	0	0	1	1	1	0	0	2	13
*** BREAK ***																					
01:30 PM	0	3	2	0	5	1	0	0	0	1	0	1	0	0	1	2	2	0	0	4	11
01:45 PM	0	3	3	0	6	0	1	0	0	1	0	0	2	0	2	1	0	0	0	1	10
Total	0	6	5	0	11	1	1	0	0	2	0	1	2	0	3	3	2	0	0	5	21
02:00 PM	0	2	6	0	8	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	11
02:15 PM	0	3	4	0	7	1	0	0	0	1	0	0	0	0	0	3	0	0	0	3	11
02:30 PM	0	3	1	0	4	0	1	0	0	1	0	0	0	0	0	3	0	0	0	3	8
*** BREAK ***																					
Total	0	8	11	0	19	1	1	0	0	2	0	0	0	0	0	9	0	0	0	9	30
03:00 PM	0	0	0	0	0	0	3	0	0	3	0	1	0	0	1	1	0	1	0	2	6
03:15 PM	2	0	0	0	2	1	1	0	0	2	0	0	0	0	0	0	0	1	0	1	5
03:30 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Total	2	2	0	0	4	1	4	0	0	5	0	3	0	0	3	1	1	2	0	4	16
Grand Total	2	24	19	1	46	7	27	0	0	34	0	5	3	0	8	17	7	4	0	28	116
Apprch %	4.3	52.2	41.3	2.2		20.6	79.4	0	0		0	62.5	37.5	0		60.7	25	14.3	0		
Total %	1.7	20.7	16.4	0.9	39.7	6	23.3	0	0	29.3	0	4.3	2.6	0	6.9	14.7	6	3.4	0	24.1	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 144th St & SW 67th Ave
Site Code : 14467001
Start Date : 9/26/2023
Page No : 2

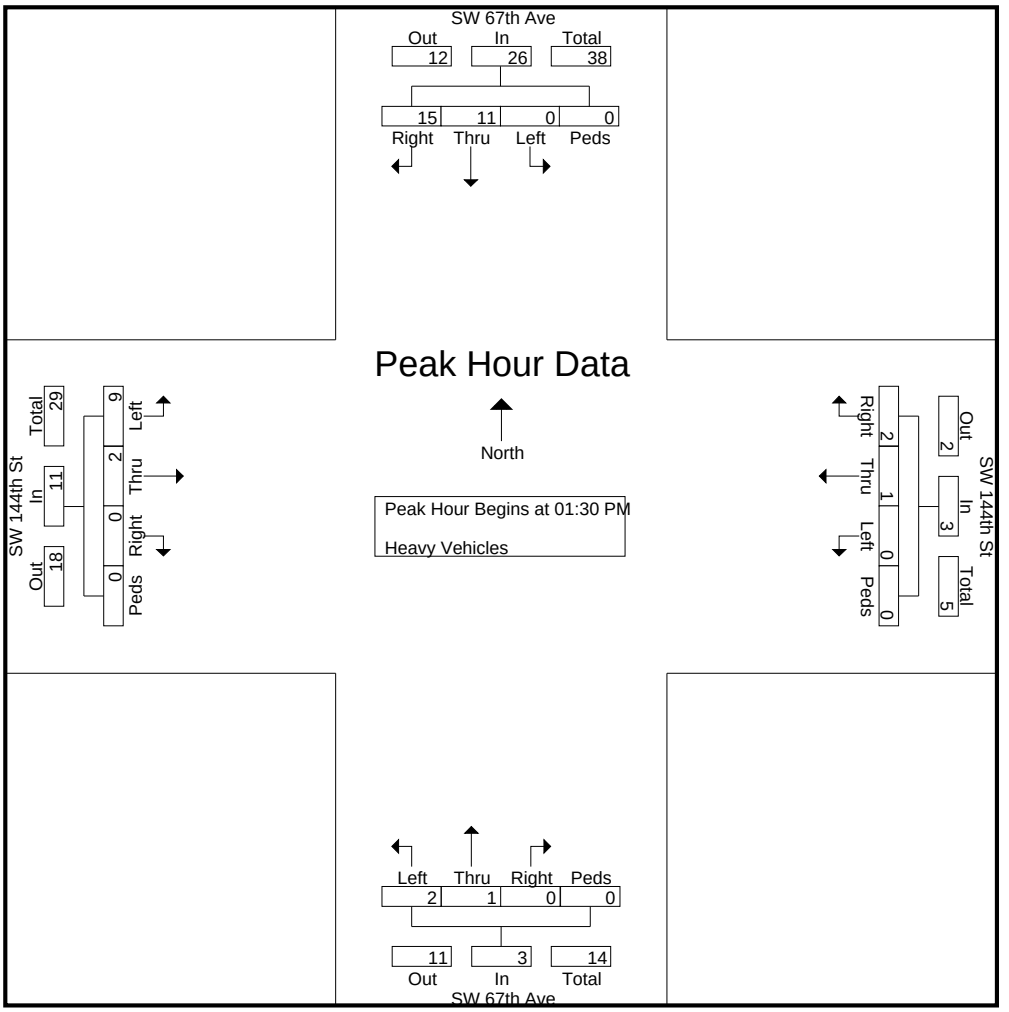
	SW 67th Ave Southbound					SW 67th Ave Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	**4**	0	0	**4**	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	**6**
07:45 AM	0	0	0	0	0	**2**	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
08:00 AM	0	0	0	0	0	0	**5**	0	0	**5**	0	0	0	0	0	**1**	0	0	0	1	6
08:15 AM	0	0	0	**1**	1	0	1	0	0	1	0	0	0	0	0	0	**2**	**2**	0	**4**	6
Total Volume	0	4	0	1	5	2	8	0	0	10	0	0	0	0	0	1	2	2	0	5	20
% App. Total	0	80	0	20		20	80	0	0		0	0	0	0		20	40	40	0		
PHF	.000	.250	.000	.250	.313	.250	.400	.000	.000	.500	.000	.000	.000	.000	.000	.250	.250	.250	.000	.313	.833



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 144th St & SW 67th Ave
Site Code : 14467001
Start Date : 9/26/2023
Page No : 3

	SW 67th Ave Southbound					SW 67th Ave Northbound					SW 144th St Westbound					SW 144th St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 01:30 PM																					
01:30 PM	0	**3**	2	0	5	**1**	0	0	0	**1**	0	**1**	0	0	1	2	**2**	0	0	**4**	**11**
01:45 PM	0	3	3	0	6	0	**1**	0	0	1	0	0	**2**	0	**2**	1	0	0	0	1	10
02:00 PM	0	2	**6**	0	**8**	0	0	0	0	0	0	0	0	0	0	**3**	0	0	0	3	11
02:15 PM	0	3	4	0	7	1	0	0	0	1	0	0	0	0	0	3	0	0	0	3	11
Total Volume	0	11	15	0	26	2	1	0	0	3	0	1	2	0	3	9	2	0	0	11	43
% App. Total	0	42.3	57.7	0		66.7	33.3	0	0		0	33.3	66.7	0		81.8	18.2	0	0		
PHF	.000	.917	.625	.000	.813	.500	.250	.000	.000	.750	.000	.250	.250	.000	.375	.750	.250	.000	.000	.688	.977



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

SW 152th St & SW 67th Ave
Tuesday, September 26, 2023
6 AM - 10 AM & 1:30 PM - 4 PM
Weather: Partly Cloudy, Dry

File Name : SW 152nd & SW 67th Ave
Site Code : 15267011
Start Date : 9/26/2023
Page No : 1

Groups Printed- Autos - Heavy Vehicles

	SW 67th Ave Southbound					Northbound		SW 152nd Ave Westbound					SW 67th St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
06:00 AM	0	1	0	0	1	0	0	0	0	2	0	2	4	1	0	0	5	8
06:15 AM	0	0	7	0	7	2	2	0	1	1	0	2	13	0	0	0	13	24
06:30 AM	0	0	8	1	9	2	2	0	2	6	0	8	16	1	0	0	17	36
06:45 AM	1	0	10	1	12	3	3	0	2	5	0	7	45	3	0	0	48	70
Total	1	1	25	2	29	7	7	0	5	14	0	19	78	5	0	0	83	138
07:00 AM	3	0	8	0	11	1	1	0	2	8	1	11	56	3	0	0	59	82
07:15 AM	0	0	44	4	48	6	6	0	1	7	5	13	64	1	0	0	65	132
07:30 AM	0	0	65	0	65	2	2	0	3	9	3	15	126	2	0	0	128	210
07:45 AM	3	0	71	0	74	4	4	0	2	10	3	15	159	4	0	0	163	256
Total	6	0	188	4	198	13	13	0	8	34	12	54	405	10	0	0	415	680
08:00 AM	3	0	22	0	25	3	3	0	0	6	2	8	82	3	0	0	85	121
08:15 AM	1	0	9	0	10	5	5	0	3	4	4	11	37	1	0	0	38	64
08:30 AM	4	0	22	0	26	6	6	0	2	9	3	14	34	7	0	0	41	87
08:45 AM	8	0	12	0	20	3	3	0	3	11	1	15	31	1	0	3	35	73
Total	16	0	65	0	81	17	17	0	8	30	10	48	184	12	0	3	199	345
09:00 AM	5	0	8	0	13	3	3	0	7	4	1	12	14	4	0	0	18	46
09:15 AM	3	0	8	0	11	1	1	0	1	6	0	7	19	4	0	0	23	42
09:30 AM	1	0	8	2	11	0	0	0	3	4	0	7	24	6	0	0	30	48
09:45 AM	6	0	32	0	38	0	0	0	1	9	0	10	10	2	0	0	12	60
Total	15	0	56	2	73	4	4	0	12	23	1	36	67	16	0	0	83	196
*** BREAK ***																		
01:30 PM	2	0	45	0	47	0	0	0	0	10	0	10	28	1	0	0	29	86
01:45 PM	3	0	46	0	49	0	0	0	2	3	0	5	23	3	0	0	26	80
Total	5	0	91	0	96	0	0	0	2	13	0	15	51	4	0	0	55	166
02:00 PM	4	0	56	0	60	0	0	0	9	2	0	11	22	2	0	0	24	95
02:15 PM	1	0	65	0	66	0	0	0	1	7	0	8	19	3	0	0	22	96
02:30 PM	3	0	81	0	84	0	0	0	2	2	0	4	51	0	0	0	51	139
02:45 PM	7	0	41	0	48	1	1	0	3	1	1	5	83	1	0	1	85	139
Total	15	0	243	0	258	1	1	0	15	12	1	28	175	6	0	1	182	469
03:00 PM	8	0	74	0	82	0	0	0	3	8	0	11	86	5	0	0	91	184
03:15 PM	6	0	48	0	54	0	0	0	2	6	0	8	46	3	0	0	49	111
03:30 PM	3	0	59	0	62	0	0	0	7	5	0	12	39	4	0	0	43	117
03:45 PM	9	0	63	0	72	0	0	0	6	5	0	11	78	6	0	0	84	167
Total	26	0	244	0	270	0	0	0	18	24	0	42	249	18	0	0	267	579
Grand Total	84	1	912	8	1005	42	42	0	68	150	24	242	1209	71	0	4	1284	2573
Apprch %	8.4	0.1	90.7	0.8		100		0	28.1	62	9.9		94.2	5.5	0	0.3		
Total %	3.3	0	35.4	0.3	39.1	1.6	1.6	0	2.6	5.8	0.9	9.4	47	2.8	0	0.2	49.9	
Autos	80	1	879	3	963	23	23	0	66	144	3	213	1193	66	0	3	1262	2461
% Autos	95.2	100	96.4	37.5	95.8	54.8	54.8	0	97.1	96	12.5	88	98.7	93	0	75	98.3	95.6
Heavy Vehicles	4	0	33	5	42	19	19	0	2	6	21	29	16	5	0	1	22	112
% Heavy Vehicles	4.8	0	3.6	62.5	4.2	45.2	45.2	0	2.9	4	87.5	12	1.3	7	0	25	1.7	4.4

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
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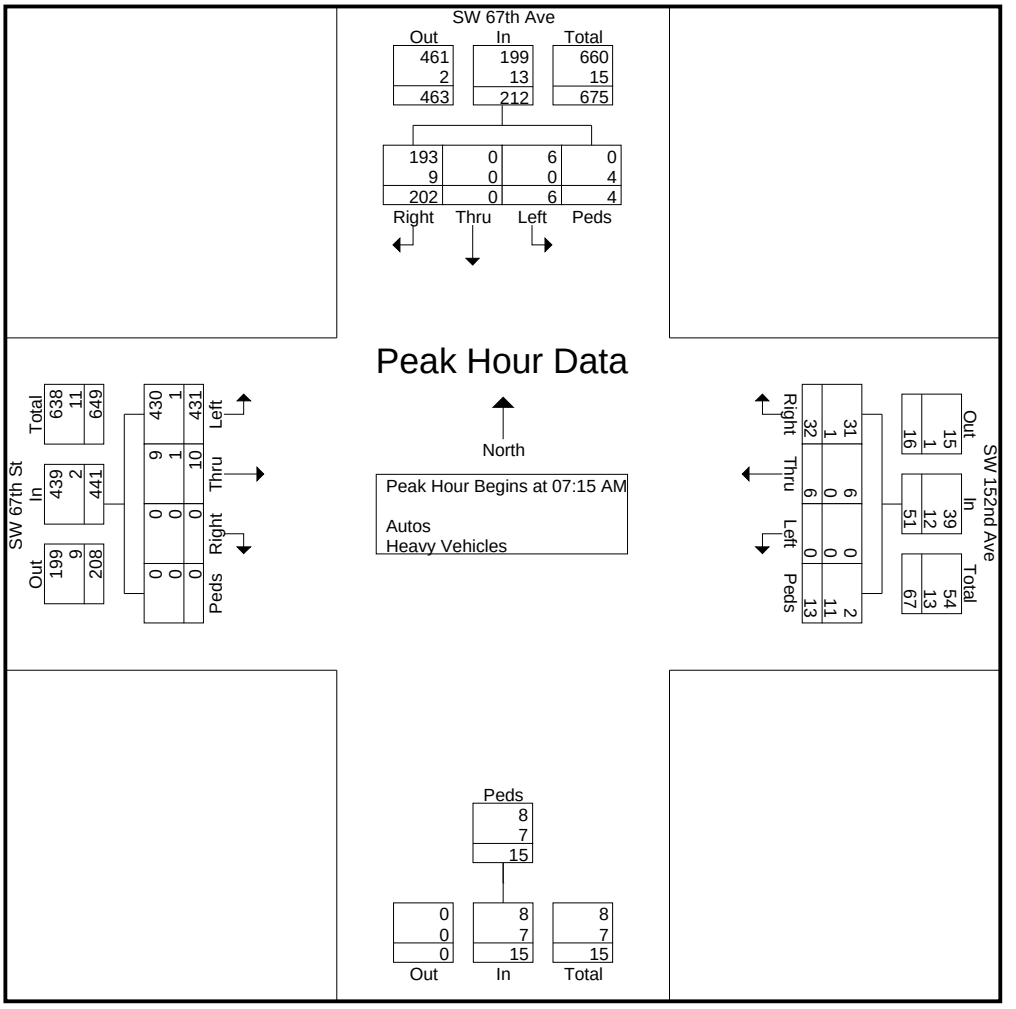
File Name : SW 152nd & SW 67th Ave
Site Code : 15267011
Start Date : 9/26/2023
Page No : 2

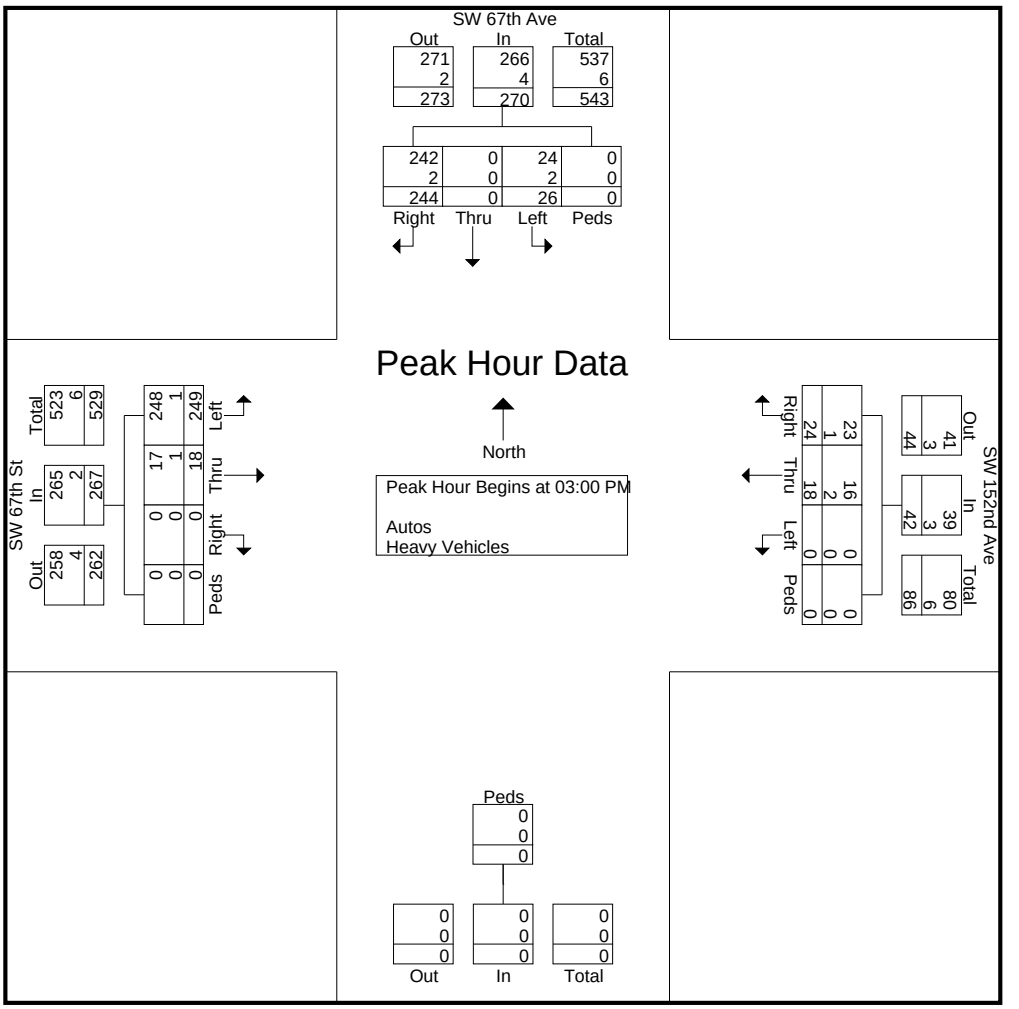
	SW 67th Ave Southbound					Northbound		SW 152nd Ave Westbound					SW 67th St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	0	0	44	**4**	48	**6**	**6**	0	1	7	**5**	13	64	1	0	0	65	132
07:30 AM	0	0	65	0	65	2	2	0	**3**	9	3	**15**	126	2	0	0	128	210
07:45 AM	**3**	0	**71**	0	**74**	4	4	0	2	**10**	3	15	**159**	**4**	0	0	**163**	**256**
08:00 AM	3	0	22	0	25	3	3	0	0	6	2	8	82	3	0	0	85	121
Total Volume	6	0	202	4	212	15	15	0	6	32	13	51	431	10	0	0	441	719
% App. Total	2.8	0	95.3	1.9		100		0	11.8	62.7	25.5		97.7	2.3	0	0		
PHF	.500	.000	.711	.250	.716	.625	.625	.000	.500	.800	.650	.850	.678	.625	.000	.000	.676	.702
Autos	6	0	193	0	199	8	8	0	6	31	2	39	430	9	0	0	439	685
% Autos	100	0	95.5	0	93.9	53.3	53.3	0	100	96.9	15.4	76.5	99.8	90.0	0	0	99.5	95.3
Heavy Vehicles	0	0	9	4	13	7	7	0	0	1	11	12	1	1	0	0	2	34
% Heavy Vehicles	0	0	4.5	100	6.1	46.7	46.7	0	0	3.1	84.6	23.5	0.2	10.0	0	0	0.5	4.7



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 152nd & SW 67th Ave
Site Code : 15267011
Start Date : 9/26/2023
Page No : 3

	SW 67th Ave Southbound					Northbound		SW 152nd Ave Westbound					SW 67th St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 03:00 PM																		
03:00 PM	8	0	**74**	0	**82**	0	0	0	3	**8**	0	11	**86**	5	0	0	**91**	**184**
03:15 PM	6	0	48	0	54	0	0	0	2	6	0	8	46	3	0	0	49	111
03:30 PM	3	0	59	0	62	0	0	0	**7**	5	0	**12**	39	4	0	0	43	117
03:45 PM	**9**	0	63	0	72	0	0	0	6	5	0	11	78	**6**	0	0	84	167
Total Volume	26	0	244	0	270	0	0	0	18	24	0	42	249	18	0	0	267	579
% App. Total	9.6	0	90.4	0		0		0	42.9	57.1	0		93.3	6.7	0	0		
PHF	.722	.000	.824	.000	.823	.000	.000	.000	.643	.750	.000	.875	.724	.750	.000	.000	.734	.787
Autos	24	0	242	0	266	0	0	0	16	23	0	39	248	17	0	0	265	570
% Autos	92.3	0	99.2	0	98.5	0	0	0	88.9	95.8	0	92.9	99.6	94.4	0	0	99.3	98.4
Heavy Vehicles	2	0	2	0	4	0	0	0	2	1	0	3	1	1	0	0	2	9
% Heavy Vehicles	7.7	0	0.8	0	1.5	0	0	0	11.1	4.2	0	7.1	0.4	5.6	0	0	0.7	1.6



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

SW 152th St & SW 67th Ave
Tuesday, September 26, 2023
6 AM - 10 AM & 1:30 PM - 4 PM
Weather: Partly Cloudy, Dry

File Name : SW 152nd & SW 67th Ave
Site Code : 15267011
Start Date : 9/26/2023
Page No : 1

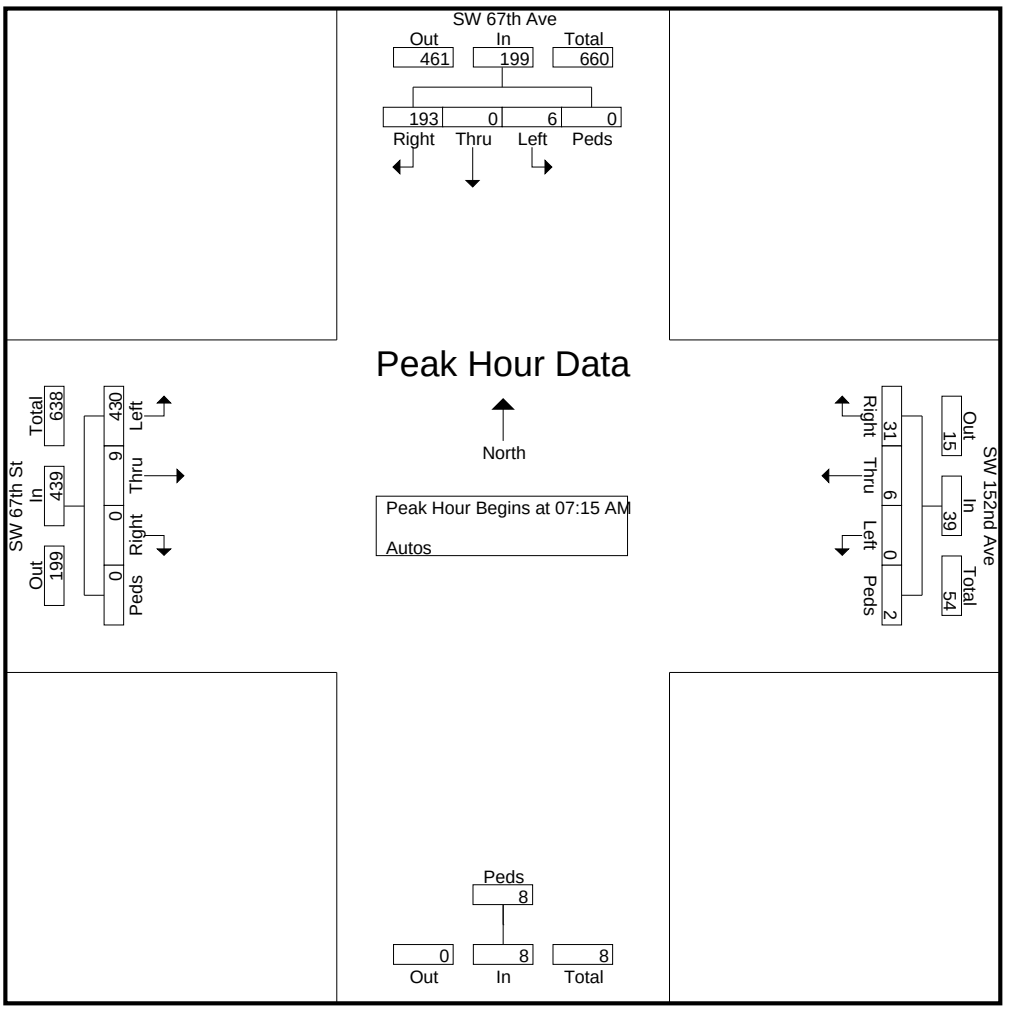
Groups Printed- Autos

	SW 67th Ave Southbound					Northbound		SW 152nd Ave Westbound					SW 67th St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:00 AM	0	1	0	0	1	0	0	0	0	2	0	2	3	1	0	0	4	7
06:15 AM	0	0	6	0	6	2	2	0	1	1	0	2	13	0	0	0	13	23
06:30 AM	0	0	8	0	8	2	2	0	2	6	0	8	15	1	0	0	16	34
06:45 AM	1	0	10	1	12	2	2	0	2	5	0	7	44	3	0	0	47	68
Total	1	1	24	1	27	6	6	0	5	14	0	19	75	5	0	0	80	132
07:00 AM	3	0	8	0	11	0	0	0	2	8	0	10	55	3	0	0	58	79
07:15 AM	0	0	40	0	40	6	6	0	1	7	1	9	63	1	0	0	64	119
07:30 AM	0	0	63	0	63	0	0	0	3	8	1	12	126	1	0	0	127	202
07:45 AM	3	0	69	0	72	1	1	0	2	10	0	12	159	4	0	0	163	248
Total	6	0	180	0	186	7	7	0	8	33	2	43	403	9	0	0	412	648
08:00 AM	3	0	21	0	24	1	1	0	0	6	0	6	82	3	0	0	85	116
08:15 AM	1	0	8	0	9	1	1	0	3	4	0	7	36	1	0	0	37	54
08:30 AM	4	0	22	0	26	2	2	0	2	9	0	11	32	7	0	0	39	78
08:45 AM	8	0	12	0	20	3	3	0	3	11	1	15	31	1	0	2	34	72
Total	16	0	63	0	79	7	7	0	8	30	1	39	181	12	0	2	195	320
09:00 AM	5	0	8	0	13	2	2	0	7	4	0	11	13	4	0	0	17	43
09:15 AM	3	0	8	0	11	1	1	0	1	6	0	7	18	4	0	0	22	41
09:30 AM	1	0	8	2	11	0	0	0	3	4	0	7	24	4	0	0	28	46
09:45 AM	4	0	31	0	35	0	0	0	1	8	0	9	9	1	0	0	10	54
Total	13	0	55	2	70	3	3	0	12	22	0	34	64	13	0	0	77	184
*** BREAK ***																		
01:30 PM	2	0	42	0	44	0	0	0	0	7	0	7	27	1	0	0	28	79
01:45 PM	3	0	42	0	45	0	0	0	2	3	0	5	21	3	0	0	24	74
Total	5	0	84	0	89	0	0	0	2	10	0	12	48	4	0	0	52	153
02:00 PM	4	0	55	0	59	0	0	0	9	2	0	11	22	2	0	0	24	94
02:15 PM	1	0	64	0	65	0	0	0	1	7	0	8	19	3	0	0	22	95
02:30 PM	3	0	73	0	76	0	0	0	2	2	0	4	50	0	0	0	50	130
02:45 PM	7	0	39	0	46	0	0	0	3	1	0	4	83	1	0	1	85	135
Total	15	0	231	0	246	0	0	0	15	12	0	27	174	6	0	1	181	454
03:00 PM	7	0	74	0	81	0	0	0	2	7	0	9	86	5	0	0	91	181
03:15 PM	5	0	48	0	53	0	0	0	1	6	0	7	45	2	0	0	47	107
03:30 PM	3	0	57	0	60	0	0	0	7	5	0	12	39	4	0	0	43	115
03:45 PM	9	0	63	0	72	0	0	0	6	5	0	11	78	6	0	0	84	167
Total	24	0	242	0	266	0	0	0	16	23	0	39	248	17	0	0	265	570
Grand Total	80	1	879	3	963	23	23	0	66	144	3	213	1193	66	0	3	1262	2461
Apprch %	8.3	0.1	91.3	0.3		100		0	31	67.6	1.4		94.5	5.2	0	0.2		
Total %	3.3	0	35.7	0.1	39.1	0.9	0.9	0	2.7	5.9	0.1	8.7	48.5	2.7	0	0.1	51.3	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 152nd & SW 67th Ave
Site Code : 15267011
Start Date : 9/26/2023
Page No : 2

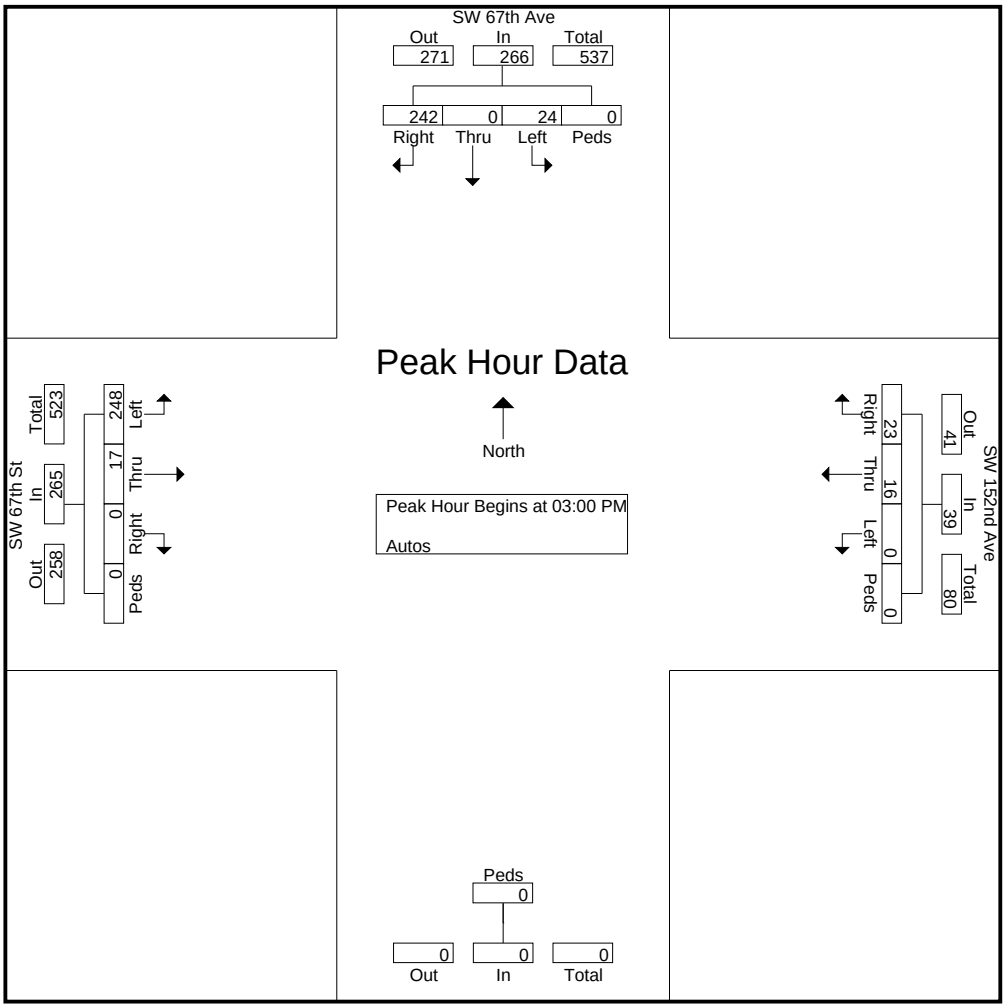
	SW 67th Ave Southbound					Northbound		SW 152nd Ave Westbound					SW 67th St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	0	0	40	0	40	**6**	**6**	0	1	7	**1**	9	63	1	0	0	64	119
07:30 AM	0	0	63	0	63	0	0	0	**3**	8	1	**12**	126	1	0	0	127	202
07:45 AM	**3**	0	**69**	0	**72**	1	1	0	2	**10**	0	12	**159**	**4**	0	0	**163**	**248**
08:00 AM	3	0	21	0	24	1	1	0	0	6	0	6	82	3	0	0	85	116
Total Volume	6	0	193	0	199	8	8	0	6	31	2	39	430	9	0	0	439	685
% App. Total	3	0	97	0		100		0	15.4	79.5	5.1		97.9	2.1	0	0		
PHF	.500	.000	.699	.000	.691	.333	.333	.000	.500	.775	.500	.813	.676	.563	.000	.000	.673	.691



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 152nd & SW 67th Ave
Site Code : 15267011
Start Date : 9/26/2023
Page No : 3

	SW 67th Ave Southbound					Northbound		SW 152nd Ave Westbound					SW 67th St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 03:00 PM																		
03:00 PM	7	0	**74**	0	**81**	0	0	0	2	**7**	0	9	**86**	5	0	0	**91**	**181**
03:15 PM	5	0	48	0	53	0	0	0	1	6	0	7	45	2	0	0	47	107
03:30 PM	3	0	57	0	60	0	0	0	**7**	5	0	**12**	39	4	0	0	43	115
03:45 PM	**9**	0	63	0	72	0	0	0	6	5	0	11	78	**6**	0	0	84	167
Total Volume	24	0	242	0	266	0	0	0	16	23	0	39	248	17	0	0	265	570
% App. Total	9	0	91	0		0		0	41	59	0		93.6	6.4	0	0		
PHF	.667	.000	.818	.000	.821	.000	.000	.000	.571	.821	.000	.813	.721	.708	.000	.000	.728	.787



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

SW 152th St & SW 67th Ave
Tuesday, September 26, 2023
6 AM - 10 AM & 1:30 PM - 4 PM
Weather: Partly Cloudy, Dry

File Name : SW 152nd & SW 67th Ave
Site Code : 15267011
Start Date : 9/26/2023
Page No : 1

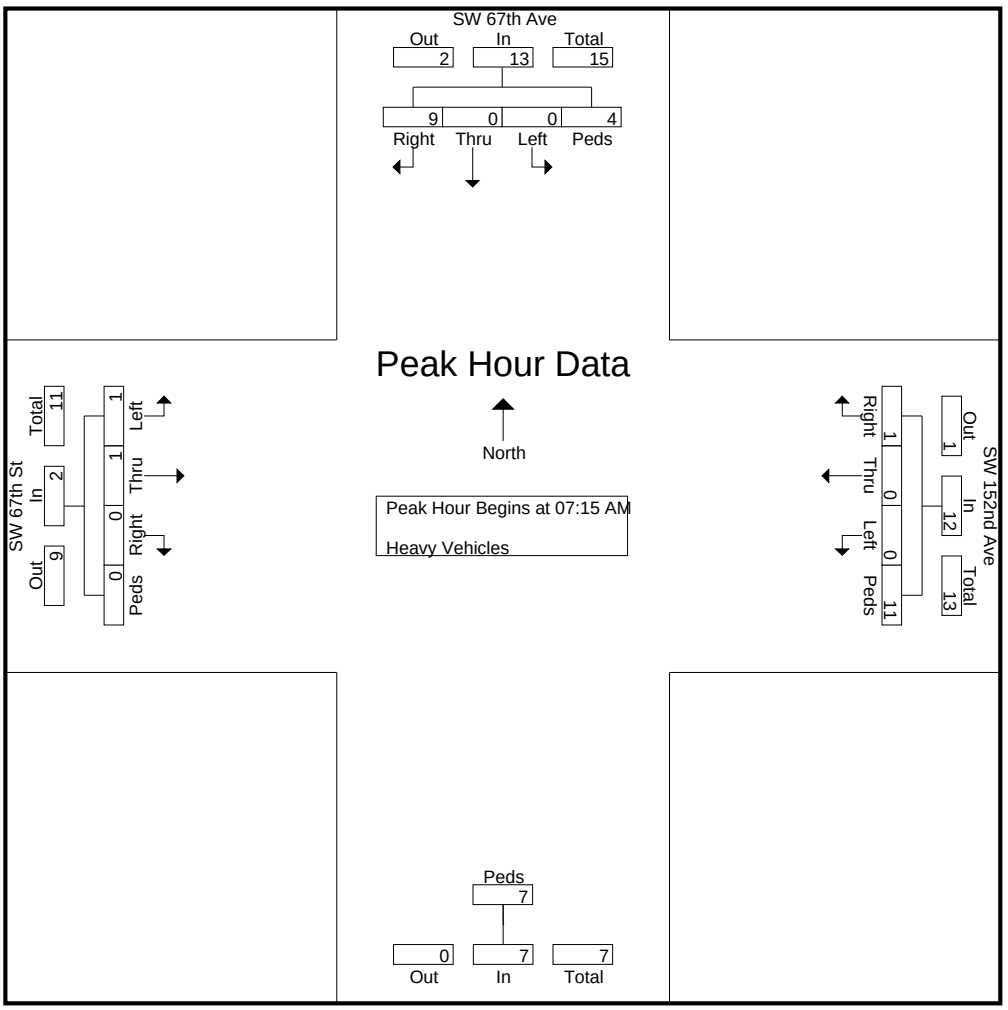
Groups Printed- Heavy Vehicles

	SW 67th Ave Southbound					Northbound		SW 152nd Ave Westbound					SW 67th St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
06:15 AM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
06:30 AM	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0	1	2
06:45 AM	0	0	0	0	0	1	1	0	0	0	0	0	1	0	0	0	1	2
Total	0	0	1	1	2	1	1	0	0	0	0	0	3	0	0	0	3	6
07:00 AM	0	0	0	0	0	1	1	0	0	0	1	1	1	0	0	0	1	3
07:15 AM	0	0	4	4	8	0	0	0	0	0	4	4	1	0	0	0	1	13
07:30 AM	0	0	2	0	2	2	2	0	0	1	2	3	0	1	0	0	1	8
07:45 AM	0	0	2	0	2	3	3	0	0	0	3	3	0	0	0	0	0	8
Total	0	0	8	4	12	6	6	0	0	1	10	11	2	1	0	0	3	32
08:00 AM	0	0	1	0	1	2	2	0	0	0	2	2	0	0	0	0	0	5
08:15 AM	0	0	1	0	1	4	4	0	0	0	4	4	1	0	0	0	1	10
08:30 AM	0	0	0	0	0	4	4	0	0	0	3	3	2	0	0	0	2	9
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	2	0	2	10	10	0	0	0	9	9	3	0	0	1	4	25
09:00 AM	0	0	0	0	0	1	1	0	0	0	1	1	1	0	0	0	1	3
09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
09:45 AM	2	0	1	0	3	0	0	0	0	1	0	1	1	1	0	0	2	6
Total	2	0	1	0	3	1	1	0	0	1	1	2	3	3	0	0	6	12
*** BREAK ***																		
01:30 PM	0	0	3	0	3	0	0	0	0	3	0	3	1	0	0	0	1	7
01:45 PM	0	0	4	0	4	0	0	0	0	0	0	0	2	0	0	0	2	6
Total	0	0	7	0	7	0	0	0	0	3	0	3	3	0	0	0	3	13
02:00 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:15 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:30 PM	0	0	8	0	8	0	0	0	0	0	0	0	1	0	0	0	1	9
02:45 PM	0	0	2	0	2	1	1	0	0	0	1	1	0	0	0	0	0	4
Total	0	0	12	0	12	1	1	0	0	0	1	1	1	0	0	0	1	15
03:00 PM	1	0	0	0	1	0	0	0	1	1	0	2	0	0	0	0	0	3
03:15 PM	1	0	0	0	1	0	0	0	1	0	0	1	1	1	0	0	2	4
03:30 PM	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
*** BREAK ***																		
Total	2	0	2	0	4	0	0	0	2	1	0	3	1	1	0	0	2	9
Grand Total	4	0	33	5	42	19	19	0	2	6	21	29	16	5	0	1	22	112
Apprch %	9.5	0	78.6	11.9		100		0	6.9	20.7	72.4		72.7	22.7	0	4.5		
Total %	3.6	0	29.5	4.5	37.5	17	17	0	1.8	5.4	18.8	25.9	14.3	4.5	0	0.9	19.6	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 152nd & SW 67th Ave
Site Code : 15267011
Start Date : 9/26/2023
Page No : 2

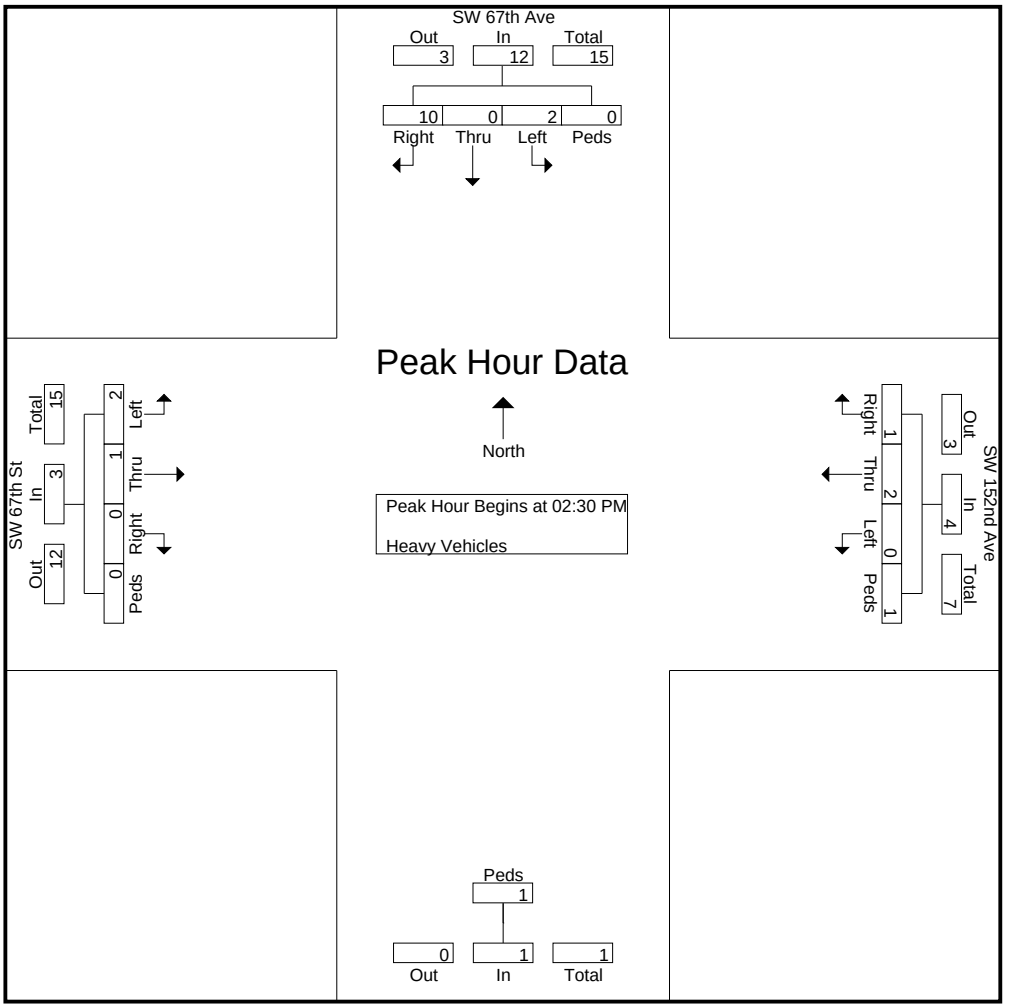
	SW 67th Ave Southbound					Northbound		SW 152nd Ave Westbound					SW 67th St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	0	0	**4**	**4**	**8**	0	0	0	0	0	**4**	**4**	**1**	0	0	0	**1**	**13**
07:30 AM	0	0	2	0	2	2	2	0	0	**1**	2	3	0	**1**	0	0	1	8
07:45 AM	0	0	2	0	2	**3**	**3**	0	0	0	3	3	0	0	0	0	0	8
08:00 AM	0	0	1	0	1	2	2	0	0	0	2	2	0	0	0	0	0	5
Total Volume	0	0	9	4	13	7	7	0	0	1	11	12	1	1	0	0	2	34
% App. Total	0	0	69.2	30.8		100		0	0	8.3	91.7		50	50	0	0		
PHF	.000	.000	.563	.250	.406	.583	.583	.000	.000	.250	.688	.750	.250	.250	.000	.000	.500	.654



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 152nd & SW 67th Ave
Site Code : 15267011
Start Date : 9/26/2023
Page No : 3

	SW 67th Ave Southbound					Northbound		SW 152nd Ave Westbound					SW 67th St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 02:30 PM																		
02:30 PM	0	0	**8**	0	**8**	0	0	0	0	0	0	0	**1**	0	0	0	1	**9**
02:45 PM	0	0	2	0	2	**1**	**1**	0	0	0	**1**	1	0	0	0	0	0	4
03:00 PM	**1**	0	0	0	1	0	0	0	**1**	**1**	0	**2**	0	0	0	0	0	3
03:15 PM	1	0	0	0	1	0	0	0	1	0	0	1	1	**1**	0	0	**2**	4
Total Volume	2	0	10	0	12	1	1	0	2	1	1	4	2	1	0	0	3	20
% App. Total	16.7	0	83.3	0		100		0	50	25	25		66.7	33.3	0	0		
PHF	.500	.000	.313	.000	.375	.250	.250	.000	.500	.250	.250	.500	.500	.250	.000	.000	.375	.556



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

SW 152nd St & Old Cutler Rd
Tuesday, September 26, 2023
6 AM - 10 AM & 1:30 PM - 4 PM
Weather: Partly Cloudy, Dry

File Name : SW 152nd St & Old Cutler Rd
Site Code : 15200001
Start Date : 9/26/2023
Page No : 1

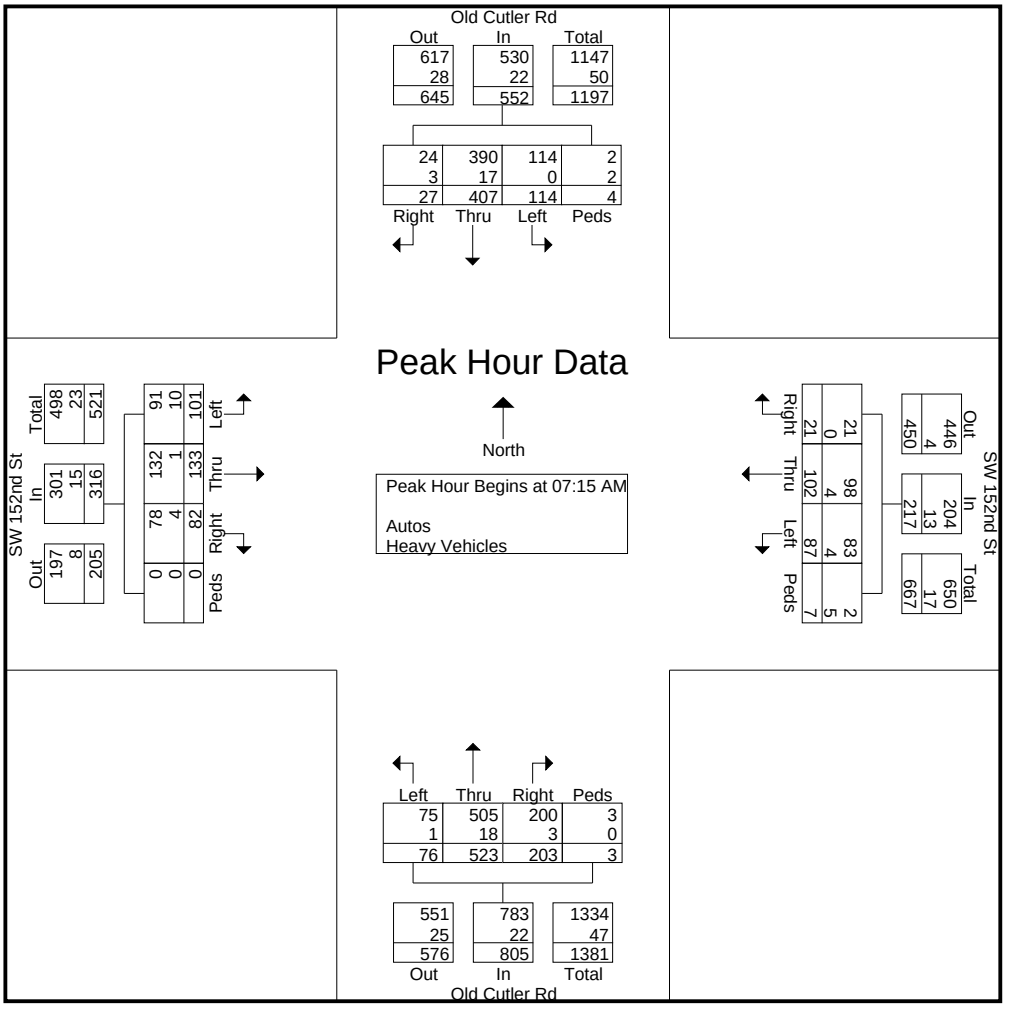
Groups Printed- Autos - Heavy Vehicles

	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
06:00 AM	0	24	0	0	24	68	207	5	0	280	1	3	0	1	5	22	9	9	0	40	349
06:15 AM	1	16	5	0	22	50	176	8	1	235	5	4	0	3	12	59	19	9	0	87	356
06:30 AM	5	28	4	0	37	24	180	11	2	217	3	7	1	2	13	60	18	11	0	89	356
06:45 AM	0	26	5	0	31	20	155	22	1	198	2	10	1	2	15	50	32	21	0	103	347
Total	6	94	14	0	114	162	718	46	4	930	11	24	2	8	45	191	78	50	0	319	1408
07:00 AM	1	56	5	2	64	23	167	21	0	211	4	4	1	5	14	62	36	10	0	108	397
07:15 AM	10	90	3	1	104	21	139	41	0	201	11	12	0	0	23	35	49	24	0	108	436
07:30 AM	43	123	5	0	171	12	114	70	1	197	21	33	4	1	59	18	36	14	0	68	495
07:45 AM	53	113	8	0	174	20	124	67	0	211	22	28	5	3	58	15	30	15	0	60	503
Total	107	382	21	3	513	76	544	199	1	820	58	77	10	9	154	130	151	63	0	344	1831
08:00 AM	8	81	11	3	103	23	146	25	2	196	33	29	12	3	77	33	18	29	0	80	456
08:15 AM	2	88	11	1	102	31	181	15	0	227	15	14	4	2	35	12	12	32	0	56	420
08:30 AM	2	68	9	3	82	29	150	12	1	192	18	13	1	2	34	34	21	34	1	90	398
08:45 AM	2	79	16	1	98	30	182	11	1	224	11	15	3	2	31	27	8	22	1	58	411
Total	14	316	47	8	385	113	659	63	4	839	77	71	20	9	177	106	59	117	2	284	1685
09:00 AM	0	84	9	0	93	24	166	6	0	196	7	9	3	0	19	59	19	30	0	108	416
09:15 AM	3	66	8	0	77	52	162	10	1	225	4	8	1	2	15	52	25	24	0	101	418
09:30 AM	3	41	14	3	61	46	175	10	0	231	7	6	2	4	19	30	16	32	0	78	389
09:45 AM	0	23	6	1	30	59	121	7	0	187	19	15	1	1	36	32	9	30	0	71	324
Total	6	214	37	4	261	181	624	33	1	839	37	38	7	7	89	173	69	116	0	358	1547
*** BREAK ***																					
01:30 PM	2	40	8	0	50	26	75	17	0	118	33	17	5	1	56	15	11	25	0	51	275
01:45 PM	0	41	7	0	48	37	64	14	1	116	36	15	0	2	53	11	12	21	0	44	261
Total	2	81	15	0	98	63	139	31	1	234	69	32	5	3	109	26	23	46	0	95	536
02:00 PM	0	57	2	0	59	32	60	8	0	100	33	20	1	0	54	8	17	36	0	61	274
02:15 PM	5	74	7	0	86	24	82	8	0	114	39	12	5	0	56	10	15	31	0	56	312
02:30 PM	6	64	4	0	74	24	69	21	1	115	44	36	5	0	85	13	23	49	0	85	359
02:45 PM	8	97	14	0	119	40	96	35	0	171	30	45	7	0	82	9	31	40	0	80	452
Total	19	292	27	0	338	120	307	72	1	500	146	113	18	0	277	40	86	156	0	282	1397
03:00 PM	6	110	1	0	117	26	68	31	1	126	53	67	19	0	139	10	30	43	0	83	465
03:15 PM	4	107	6	0	117	43	87	26	0	156	44	49	9	2	104	8	19	65	0	92	469
03:30 PM	3	108	11	0	122	37	96	24	0	157	37	38	3	0	78	11	32	63	0	106	463
03:45 PM	2	124	15	1	142	42	134	43	0	219	33	53	3	1	90	5	28	40	0	73	524
Total	15	449	33	1	498	148	385	124	1	658	167	207	34	3	411	34	109	211	0	354	1921
Grand Total	169	1828	194	16	2207	863	3376	568	13	4820	565	562	96	39	1262	700	575	759	2	2036	10325
Apprch %	7.7	82.8	8.8	0.7		17.9	70	11.8	0.3		44.8	44.5	7.6	3.1		34.4	28.2	37.3	0.1		
Total %	1.6	17.7	1.9	0.2	21.4	8.4	32.7	5.5	0.1	46.7	5.5	5.4	0.9	0.4	12.2	6.8	5.6	7.4	0	19.7	
Autos	169	1734					3241														
% Autos	100	94.9	92.8	62.5	94.8	97.7	96	97.4	76.9	96.4	95.8	97.5	100	38.5	95.1	93.7	97.6	95.1	50	95.3	95.7
Heavy Vehicles																					
% Heavy Vehicles	0	5.1	7.2	37.5	5.2	2.3	4	2.6	23.1	3.6	4.2	2.5	0	61.5	4.9	6.3	2.4	4.9	50	4.7	4.3

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 152nd St & Old Cutler Rd
Site Code : 15200001
Start Date : 9/26/2023
Page No : 2

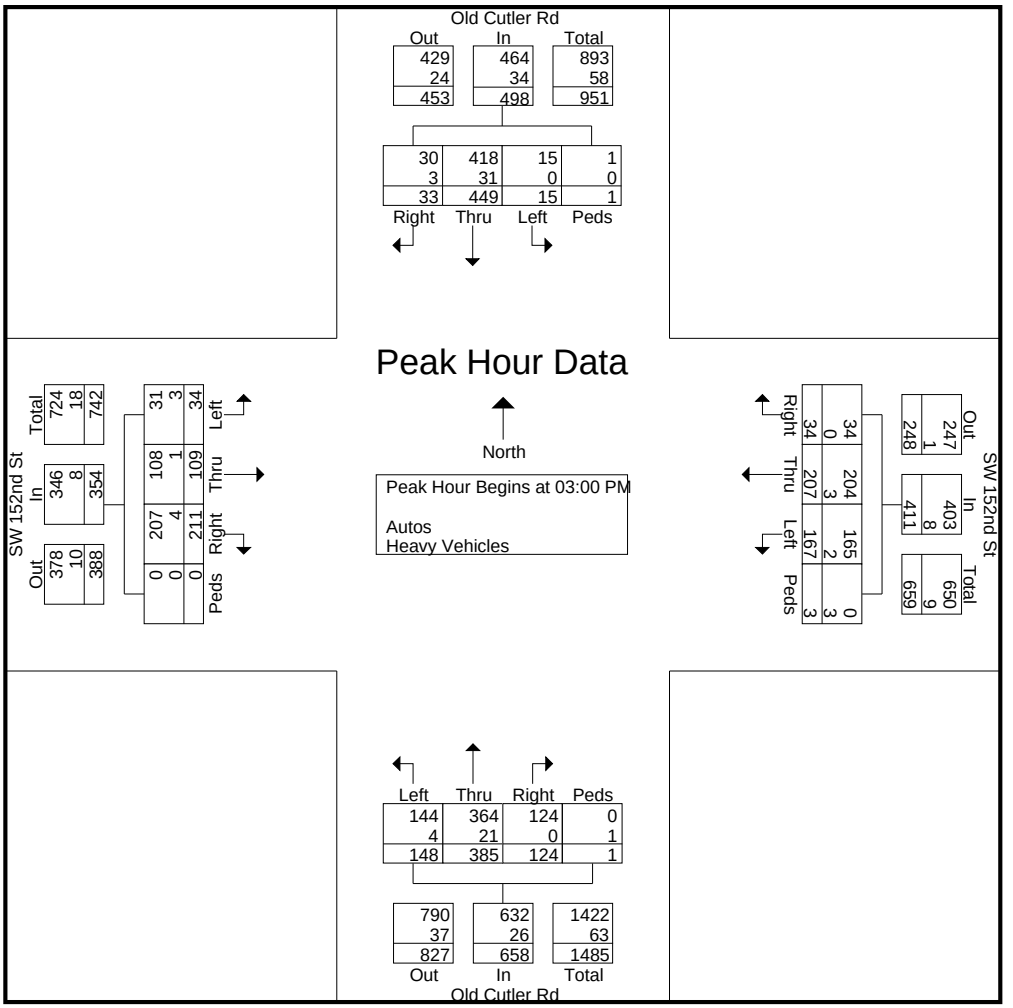
	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	10	90	3	1	104	21	139	41	0	201	11	12	0	0	23	**35**	**49**	24	0	**108**	436
07:30 AM	43	**123**	5	0	171	12	114	**70**	1	197	21	**33**	4	1	59	18	36	14	0	68	495
07:45 AM	**53**	113	8	0	**174**	20	124	67	0	**211**	22	28	5	**3**	58	15	30	15	0	60	**503**
08:00 AM	8	81	**11**	**3**	103	**23**	**146**	25	**2**	196	**33**	29	**12**	3	**77**	33	18	**29**	0	80	456
Total Volume	114	407	27	4	552	76	523	203	3	805	87	102	21	7	217	101	133	82	0	316	1890
% App. Total	20.7	73.7	4.9	0.7		9.4	65	25.2	0.4		40.1	47	9.7	3.2		32	42.1	25.9	0		
PHF	.538	.827	.614	.333	.793	.826	.896	.725	.375	.954	.659	.773	.438	.583	.705	.721	.679	.707	.000	.731	.939
Autos	114	390	24	2	530	75	505	200	3	783	83	98	21	2	204	91	132	78	0	301	1818
% Autos	100	95.8	88.9	50.0	96.0	98.7	96.6	98.5	100	97.3	95.4	96.1	100	28.6	94.0	90.1	99.2	95.1	0	95.3	96.2
Heavy Vehicles																					
% Heavy Vehicles	0	4.2	11.1	50.0	4.0	1.3	3.4	1.5	0	2.7	4.6	3.9	0	71.4	6.0	9.9	0.8	4.9	0	4.7	3.8



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 152nd St & Old Cutler Rd
Site Code : 15200001
Start Date : 9/26/2023
Page No : 3

Start Time	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 152nd St Westbound					SW 152nd St Eastbound					
	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:00 PM																					
03:00 PM	**6**	110	1	0	117	26	68	31	**1**	126	**53**	**67**	**19**	0	**139**	10	30	43	0	83	465
03:15 PM	4	107	6	0	117	**43**	87	26	0	156	44	49	9	**2**	104	8	19	**65**	0	92	469
03:30 PM	3	108	11	0	122	37	96	24	0	157	37	38	3	0	78	**11**	**32**	63	0	**106**	463
03:45 PM	2	**124**	**15**	**1**	**142**	42	**134**	**43**	0	**219**	33	53	3	1	90	5	28	40	0	73	**524**
Total Volume	15	449	33	1	498	148	385	124	1	658	167	207	34	3	411	34	109	211	0	354	1921
% App. Total	3	90.2	6.6	0.2		22.5	58.5	18.8	0.2		40.6	50.4	8.3	0.7		9.6	30.8	59.6	0		
PHF	.625	.905	.550	.250	.877	.860	.718	.721	.250	.751	.788	.772	.447	.375	.739	.773	.852	.812	.000	.835	.917
Autos	15	418	30	1	464	144	364	124	0	632	165	204	34	0	403	31	108	207	0	346	1845
% Autos	100	93.1	90.9	100	93.2	97.3	94.5	100	0	96.0	98.8	98.6	100	0	98.1	91.2	99.1	98.1	0	97.7	96.0
Heavy Vehicles																					
% Heavy Vehicles	0	6.9	9.1	0	6.8	2.7	5.5	0	100	4.0	1.2	1.4	0	100	1.9	8.8	0.9	1.9	0	2.3	4.0



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

SW 152nd St & Old Cutler Rd
Tuesday, September 26, 2023
6 AM - 10 AM & 1:30 PM - 4 PM
Weather: Partly Cloudy, Dry

File Name : SW 152nd St & Old Cutler Rd
Site Code : 15200001
Start Date : 9/26/2023
Page No : 1

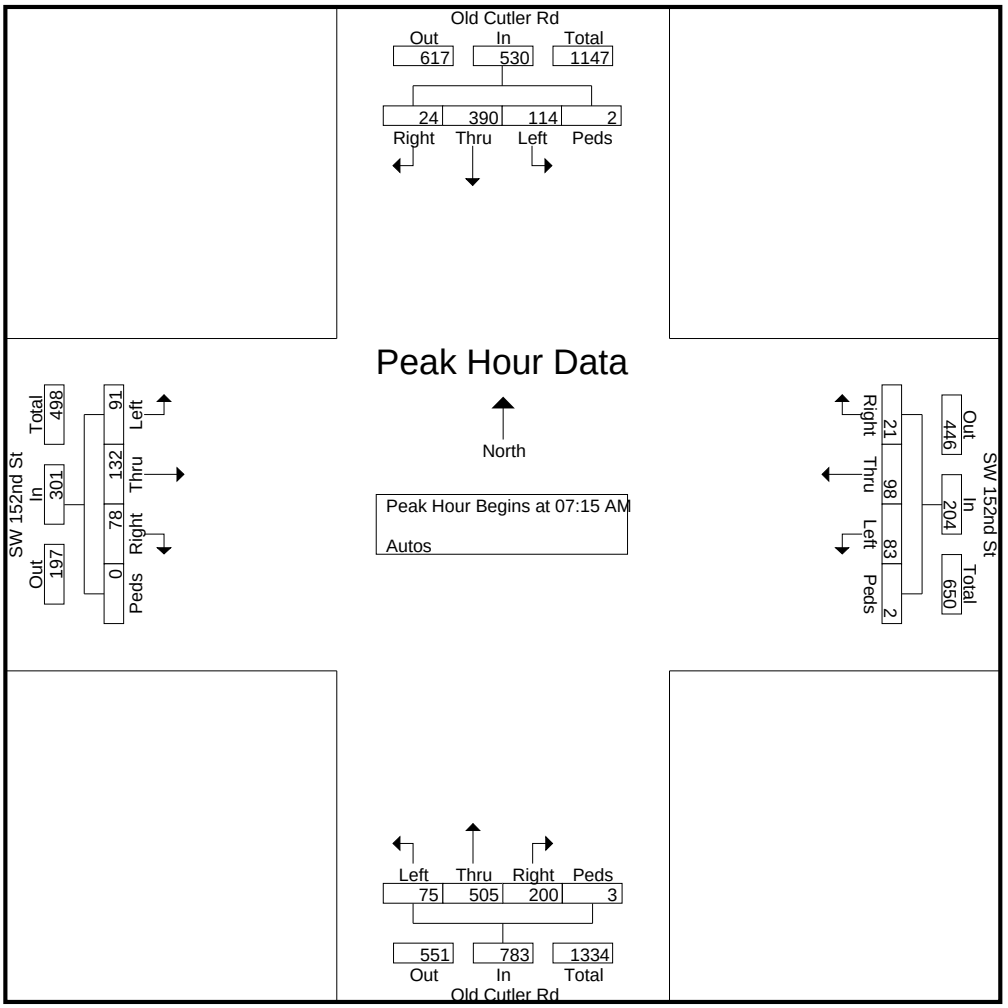
Groups Printed- Autos

	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:00 AM	0	23	0	0	23	68	203	5	0	276	1	3	0	1	5	22	9	7	0	38	342
06:15 AM	1	16	5	0	22	50	173	8	1	232	5	4	0	1	10	55	18	9	0	82	346
06:30 AM	5	28	4	0	37	23	177	10	2	212	3	7	1	2	13	56	18	11	0	85	347
06:45 AM	0	25	5	0	30	19	147	22	1	189	2	9	1	2	14	47	32	20	0	99	332
Total	6	92	14	0	112	160	700	45	4	909	11	23	2	6	42	180	77	47	0	304	1367
07:00 AM	1	56	5	2	64	23	164	20	0	207	4	4	1	4	13	58	35	10	0	103	387
07:15 AM	10	83	3	1	97	20	136	41	0	197	8	11	0	0	19	31	48	24	0	103	416
07:30 AM	43	120	5	0	168	12	108	68	1	189	21	32	4	1	58	18	36	14	0	68	483
07:45 AM	53	110	6	0	169	20	121	67	0	208	21	28	5	1	55	12	30	12	0	54	486
Total	107	369	19	3	498	75	529	196	1	801	54	75	10	6	145	119	149	60	0	328	1772
08:00 AM	8	77	10	1	96	23	140	24	2	189	33	27	12	0	72	30	18	28	0	76	433
08:15 AM	2	84	10	0	96	30	176	15	0	221	13	14	4	0	31	11	11	31	0	53	401
08:30 AM	2	63	7	2	74	28	142	10	0	180	18	13	1	1	33	32	21	34	0	87	374
08:45 AM	2	78	16	0	96	29	169	11	1	210	11	15	3	0	29	24	8	22	1	55	390
Total	14	302	43	3	362	110	627	60	3	800	75	69	20	1	165	97	58	115	1	271	1598
09:00 AM	0	77	8	0	85	24	160	4	0	188	7	9	3	0	19	58	18	28	0	104	396
09:15 AM	3	65	8	0	76	51	153	8	0	212	4	8	1	0	13	50	24	20	0	94	395
09:30 AM	3	39	13	2	57	42	166	9	0	217	7	6	2	2	17	28	14	27	0	69	360
09:45 AM	0	20	6	1	27	59	114	5	0	178	18	15	1	0	34	30	9	29	0	68	307
Total	6	201	35	3	245	176	593	26	0	795	36	38	7	2	83	166	65	104	0	335	1458
*** BREAK ***																					
01:30 PM	2	37	7	0	46	24	72	17	0	113	30	15	5	0	50	15	10	22	0	47	256
01:45 PM	0	40	6	0	46	35	63	13	1	112	34	14	0	0	48	10	11	18	0	39	245
Total	2	77	13	0	92	59	135	30	1	225	64	29	5	0	98	25	21	40	0	86	501
02:00 PM	0	53	2	0	55	32	59	8	0	99	33	19	1	0	53	7	17	35	0	59	266
02:15 PM	5	68	7	0	80	23	79	8	0	110	37	12	5	0	54	10	14	30	0	54	298
02:30 PM	6	60	4	0	70	24	63	21	1	109	39	36	5	0	80	13	21	48	0	82	341
02:45 PM	8	94	13	0	115	40	92	35	0	167	27	43	7	0	77	8	31	36	0	75	434
Total	19	275	26	0	320	119	293	72	1	485	136	110	18	0	264	38	83	149	0	270	1339
03:00 PM	6	106	1	0	113	25	64	31	0	120	52	67	19	0	138	7	30	42	0	79	450
03:15 PM	4	98	4	0	106	41	85	26	0	152	44	48	9	0	101	8	18	64	0	90	449
03:30 PM	3	101	11	0	115	37	94	24	0	155	36	37	3	0	76	11	32	62	0	105	451
03:45 PM	2	113	14	1	130	41	121	43	0	205	33	52	3	0	88	5	28	39	0	72	495
Total	15	418	30	1	464	144	364	124	0	632	165	204	34	0	403	31	108	207	0	346	1845
Grand Total	169	1734	180	10	2093	843	3241	553	10	4647	541	548	96	15	1200	656	561	722	1	1940	9880
Apprch %	8.1	82.8	8.6	0.5		18.1	69.7	11.9	0.2		45.1	45.7	8	1.2		33.8	28.9	37.2	0.1		
Total %	1.7	17.6	1.8	0.1	21.2	8.5	32.8	5.6	0.1	47	5.5	5.5	1	0.2	12.1	6.6	5.7	7.3	0	19.6	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 152nd St & Old Cutler Rd
Site Code : 15200001
Start Date : 9/26/2023
Page No : 2

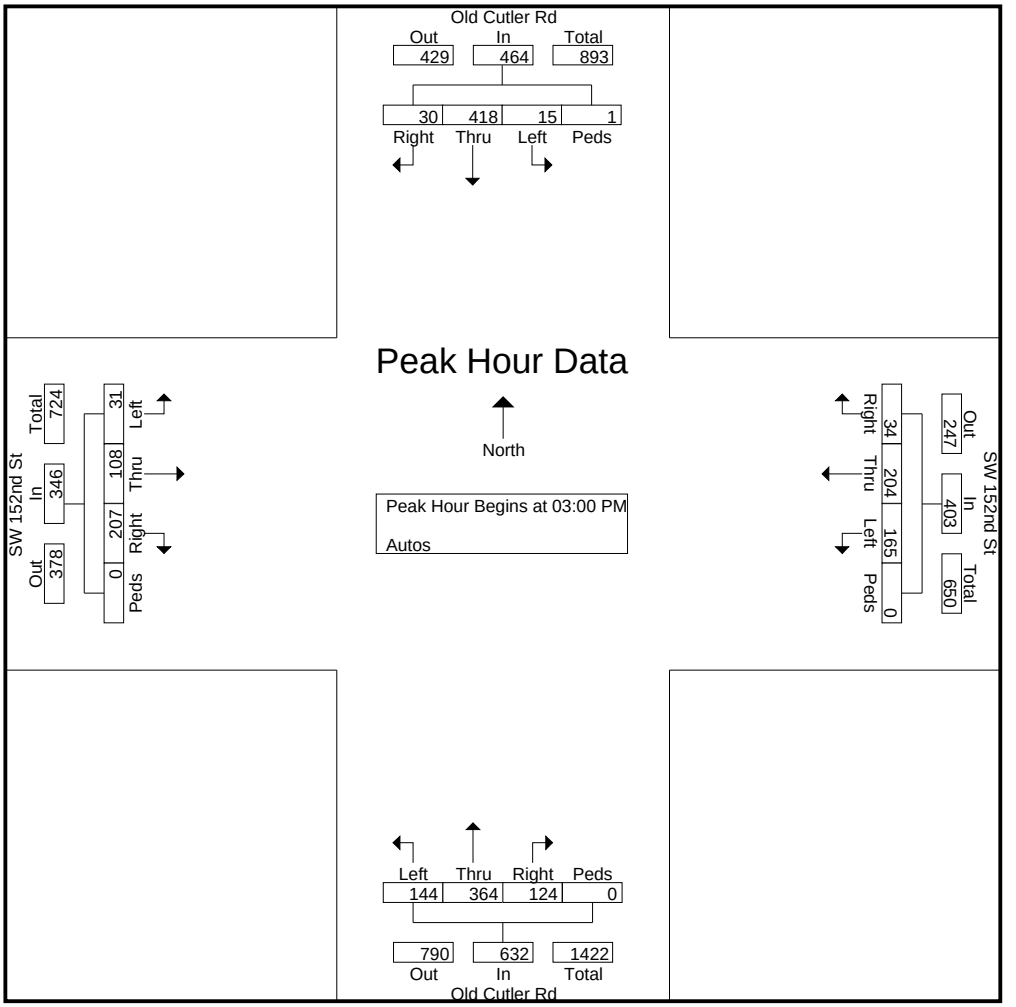
	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	10	83	3	**1**	97	20	136	41	0	197	8	11	0	0	19	**31**	**48**	24	0	**103**	416
07:30 AM	43	**120**	5	0	168	12	108	**68**	1	189	21	**32**	4	**1**	58	18	36	14	0	68	483
07:45 AM	**53**	110	6	0	**169**	20	121	67	0	**208**	21	28	5	1	55	12	30	12	0	54	**486**
08:00 AM	8	77	**10**	1	96	**23**	**140**	24	**2**	189	**33**	27	**12**	0	**72**	30	18	**28**	0	76	433
Total Volume	114	390	24	2	530	75	505	200	3	783	83	98	21	2	204	91	132	78	0	301	1818
% App. Total	21.5	73.6	4.5	0.4		9.6	64.5	25.5	0.4		40.7	48	10.3	1		30.2	43.9	25.9	0		
PHF	.538	.813	.600	.500	.784	.815	.902	.735	.375	.941	.629	.766	.438	.500	.708	.734	.688	.696	.000	.731	.935



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 152nd St & Old Cutler Rd
Site Code : 15200001
Start Date : 9/26/2023
Page No : 3

	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:00 PM																					
03:00 PM	**6**	106	1	0	113	25	64	31	0	120	**52**	**67**	**19**	0	**138**	7	30	42	0	79	450
03:15 PM	4	98	4	0	106	**41**	85	26	0	152	44	48	9	0	101	8	18	**64**	0	90	449
03:30 PM	3	101	11	0	115	37	94	24	0	155	36	37	3	0	76	**11**	**32**	62	0	**105**	451
03:45 PM	2	**113**	**14**	**1**	**130**	41	**121**	**43**	0	**205**	33	52	3	0	88	5	28	39	0	72	**495**
Total Volume	15	418	30	1	464	144	364	124	0	632	165	204	34	0	403	31	108	207	0	346	1845
% App. Total	3.2	90.1	6.5	0.2		22.8	57.6	19.6	0		40.9	50.6	8.4	0		9	31.2	59.8	0		
PHF	.625	.925	.536	.250	.892	.878	.752	.721	.000	.771	.793	.761	.447	.000	.730	.705	.844	.809	.000	.824	.932



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

SW 152nd St & Old Cutler Rd
Tuesday, September 26, 2023
6 AM - 10 AM & 1:30 PM - 4 PM
Weather: Partly Cloudy, Dry

File Name : SW 152nd St & Old Cutler Rd
Site Code : 15200001
Start Date : 9/26/2023
Page No : 1

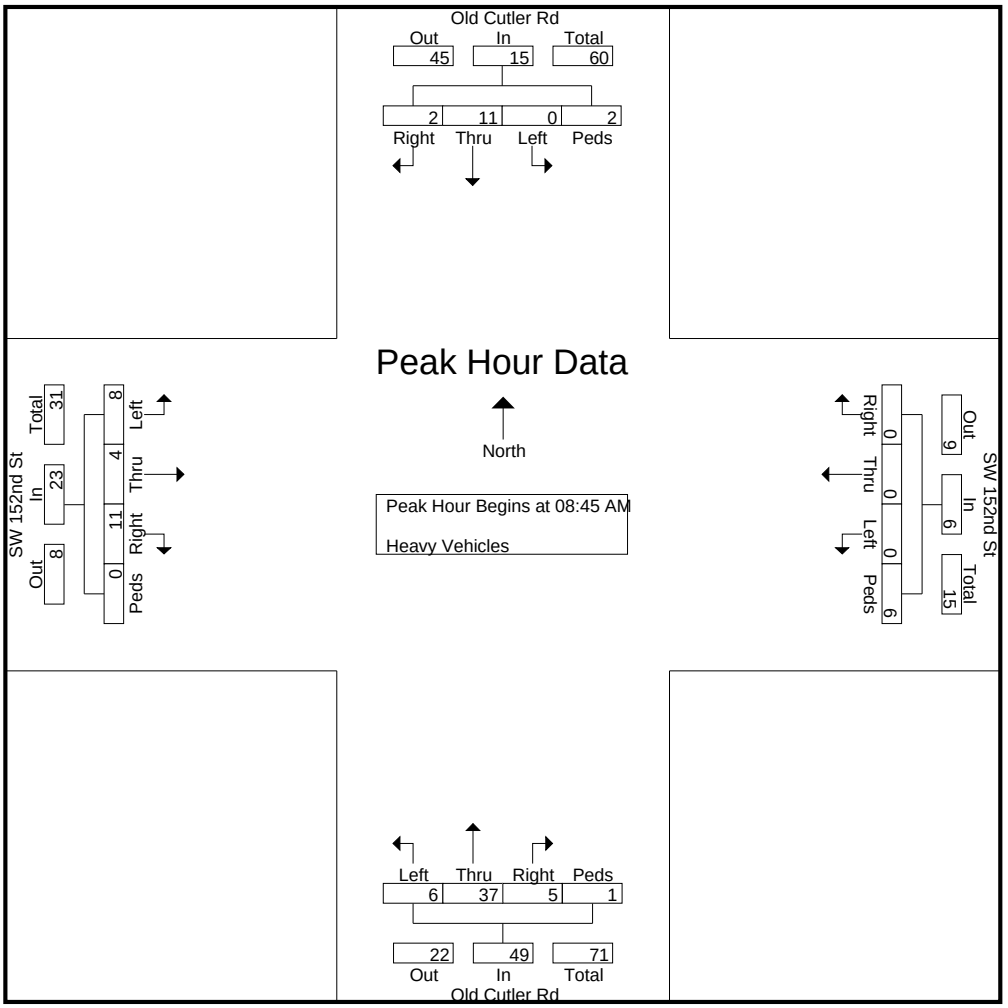
Groups Printed- Heavy Vehicles

	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
06:00 AM	0	1	0	0	1	0	4	0	0	4	0	0	0	0	0	0	0	2	0	2	7
06:15 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	2	2	4	1	0	0	5	10
06:30 AM	0	0	0	0	0	1	3	1	0	5	0	0	0	0	0	4	0	0	0	4	9
06:45 AM	0	1	0	0	1	1	8	0	0	9	0	1	0	0	1	3	0	1	0	4	15
Total	0	2	0	0	2	2	18	1	0	21	0	1	0	2	3	11	1	3	0	15	41
07:00 AM	0	0	0	0	0	0	3	1	0	4	0	0	0	1	1	4	1	0	0	5	10
07:15 AM	0	7	0	0	7	1	3	0	0	4	3	1	0	0	4	4	1	0	0	5	20
07:30 AM	0	3	0	0	3	0	6	2	0	8	0	1	0	0	1	0	0	0	0	0	12
07:45 AM	0	3	2	0	5	0	3	0	0	3	1	0	0	2	3	3	0	3	0	6	17
Total	0	13	2	0	15	1	15	3	0	19	4	2	0	3	9	11	2	3	0	16	59
08:00 AM	0	4	1	2	7	0	6	1	0	7	0	2	0	3	5	3	0	1	0	4	23
08:15 AM	0	4	1	1	6	1	5	0	0	6	2	0	0	2	4	1	1	1	0	3	19
08:30 AM	0	5	2	1	8	1	8	2	1	12	0	0	0	1	1	2	0	0	1	3	24
08:45 AM	0	1	0	1	2	1	13	0	0	14	0	0	0	2	2	3	0	0	0	3	21
Total	0	14	4	5	23	3	32	3	1	39	2	2	0	8	12	9	1	2	1	13	87
09:00 AM	0	7	1	0	8	0	6	2	0	8	0	0	0	0	0	1	1	2	0	4	20
09:15 AM	0	1	0	0	1	1	9	2	1	13	0	0	0	2	2	2	1	4	0	7	23
09:30 AM	0	2	1	1	4	4	9	1	0	14	0	0	0	2	2	2	2	5	0	9	29
09:45 AM	0	3	0	0	3	0	7	2	0	9	1	0	0	1	2	2	0	1	0	3	17
Total	0	13	2	1	16	5	31	7	1	44	1	0	0	5	6	7	4	12	0	23	89
*** BREAK ***																					
01:30 PM	0	3	1	0	4	2	3	0	0	5	3	2	0	1	6	0	1	3	0	4	19
01:45 PM	0	1	1	0	2	2	1	1	0	4	2	1	0	2	5	1	1	3	0	5	16
Total	0	4	2	0	6	4	4	1	0	9	5	3	0	3	11	1	2	6	0	9	35
02:00 PM	0	4	0	0	4	0	1	0	0	1	0	1	0	0	1	1	0	1	0	2	8
02:15 PM	0	6	0	0	6	1	3	0	0	4	2	0	0	0	2	0	1	1	0	2	14
02:30 PM	0	4	0	0	4	0	6	0	0	6	5	0	0	0	5	0	2	1	0	3	18
02:45 PM	0	3	1	0	4	0	4	0	0	4	3	2	0	0	5	1	0	4	0	5	18
Total	0	17	1	0	18	1	14	0	0	15	10	3	0	0	13	2	3	7	0	12	58
03:00 PM	0	4	0	0	4	1	4	0	1	6	1	0	0	0	1	3	0	1	0	4	15
03:15 PM	0	9	2	0	11	2	2	0	0	4	0	1	0	2	3	0	1	1	0	2	20
03:30 PM	0	7	0	0	7	0	2	0	0	2	1	1	0	0	2	0	0	1	0	1	12
03:45 PM	0	11	1	0	12	1	13	0	0	14	0	1	0	1	2	0	0	1	0	1	29
Total	0	31	3	0	34	4	21	0	1	26	2	3	0	3	8	3	1	4	0	8	76
Grand Total	0	94	14	6	114	20	135	15	3	173	24	14	0	24	62	44	14	37	1	96	445
Apprch %	0	82.5	12.3	5.3		11.6	78	8.7	1.7		38.7	22.6	0	38.7		45.8	14.6	38.5	1		
Total %	0	21.1	3.1	1.3	25.6	4.5	30.3	3.4	0.7	38.9	5.4	3.1	0	5.4	13.9	9.9	3.1	8.3	0.2	21.6	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 152nd St & Old Cutler Rd
Site Code : 15200001
Start Date : 9/26/2023
Page No : 2

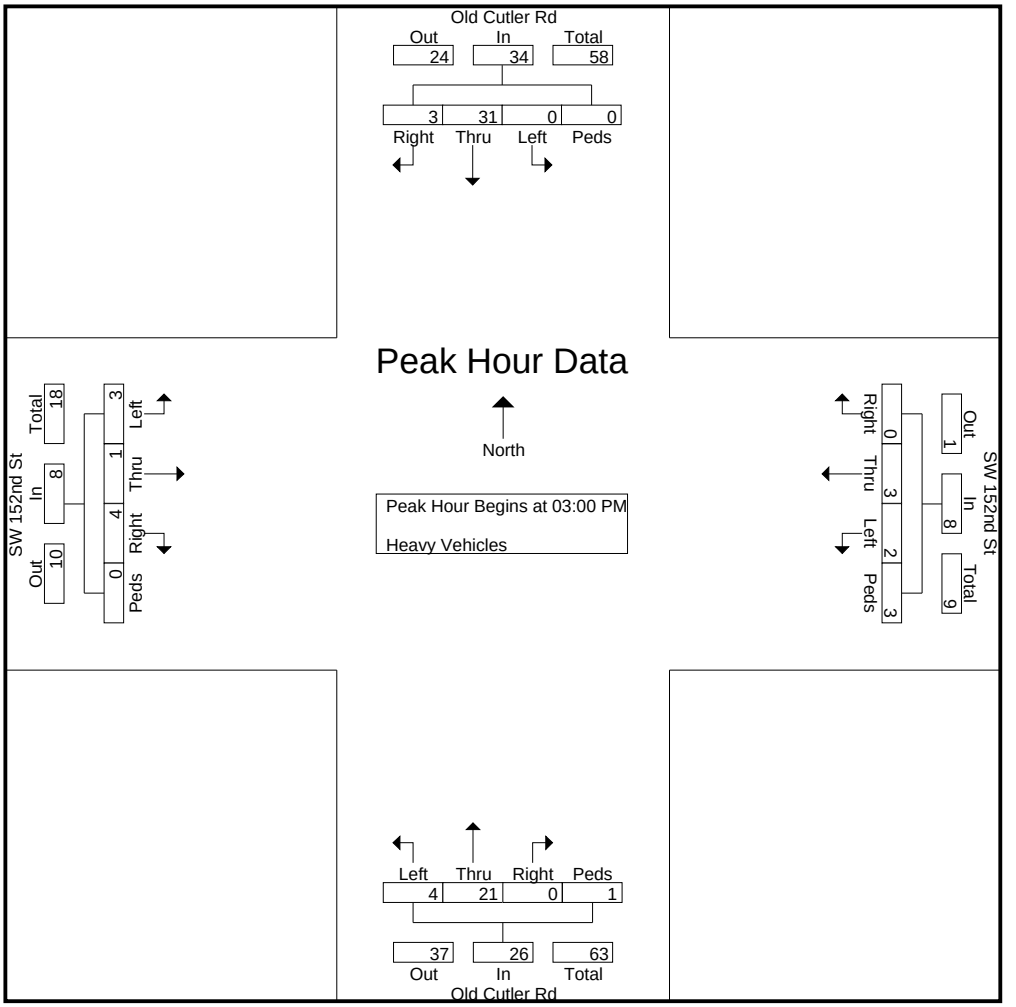
	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 09:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:45 AM																					
08:45 AM	0	1	0	**1**	2	1	**13**	0	0	**14**	0	0	0	**2**	**2**	**3**	0	0	0	3	21
09:00 AM	0	**7**	**1**	0	**8**	0	6	**2**	0	8	0	0	0	0	0	1	1	2	0	4	20
09:15 AM	0	1	0	0	1	1	9	2	**1**	13	0	0	0	2	2	2	1	4	0	7	23
09:30 AM	0	2	1	1	4	**4**	9	1	0	14	0	0	0	2	2	2	**2**	**5**	0	**9**	**29**
Total Volume	0	11	2	2	15	6	37	5	1	49	0	0	0	6	6	8	4	11	0	23	93
% App. Total	0	73.3	13.3	13.3		12.2	75.5	10.2	2		0	0	0	100		34.8	17.4	47.8	0		
PHF	.000	.393	.500	.500	.469	.375	.712	.625	.250	.875	.000	.000	.000	.750	.750	.667	.500	.550	.000	.639	.802



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL 33186

File Name : SW 152nd St & Old Cutler Rd
Site Code : 15200001
Start Date : 9/26/2023
Page No : 3

	Old Cutler Rd Southbound					Old Cutler Rd Northbound					SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 01:30 PM to 03:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:00 PM																					
03:00 PM	0	4	0	0	4	1	4	0	**1**	6	**1**	0	0	0	1	**3**	0	**1**	0	**4**	15
03:15 PM	0	9	**2**	0	11	**2**	2	0	0	4	0	**1**	0	**2**	**3**	0	**1**	1	0	2	20
03:30 PM	0	7	0	0	7	0	2	0	0	2	1	1	0	0	2	0	0	1	0	1	12
03:45 PM	0	**11**	1	0	**12**	1	**13**	0	0	**14**	0	1	0	1	2	0	0	1	0	1	**29**
Total Volume	0	31	3	0	34	4	21	0	1	26	2	3	0	3	8	3	1	4	0	8	76
% App. Total	0	91.2	8.8	0		15.4	80.8	0	3.8		25	37.5	0	37.5		37.5	12.5	50	0		
PHF	.000	.705	.375	.000	.708	.500	.404	.000	.250	.464	.500	.750	.000	.375	.667	.250	.250	1.00	.000	.500	.655



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 67th Ave @ Gate 9
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : SW 67th Ave @ Gate 9
Site Code : 06701091
Start Date : 9/26/2023
Page No : 1

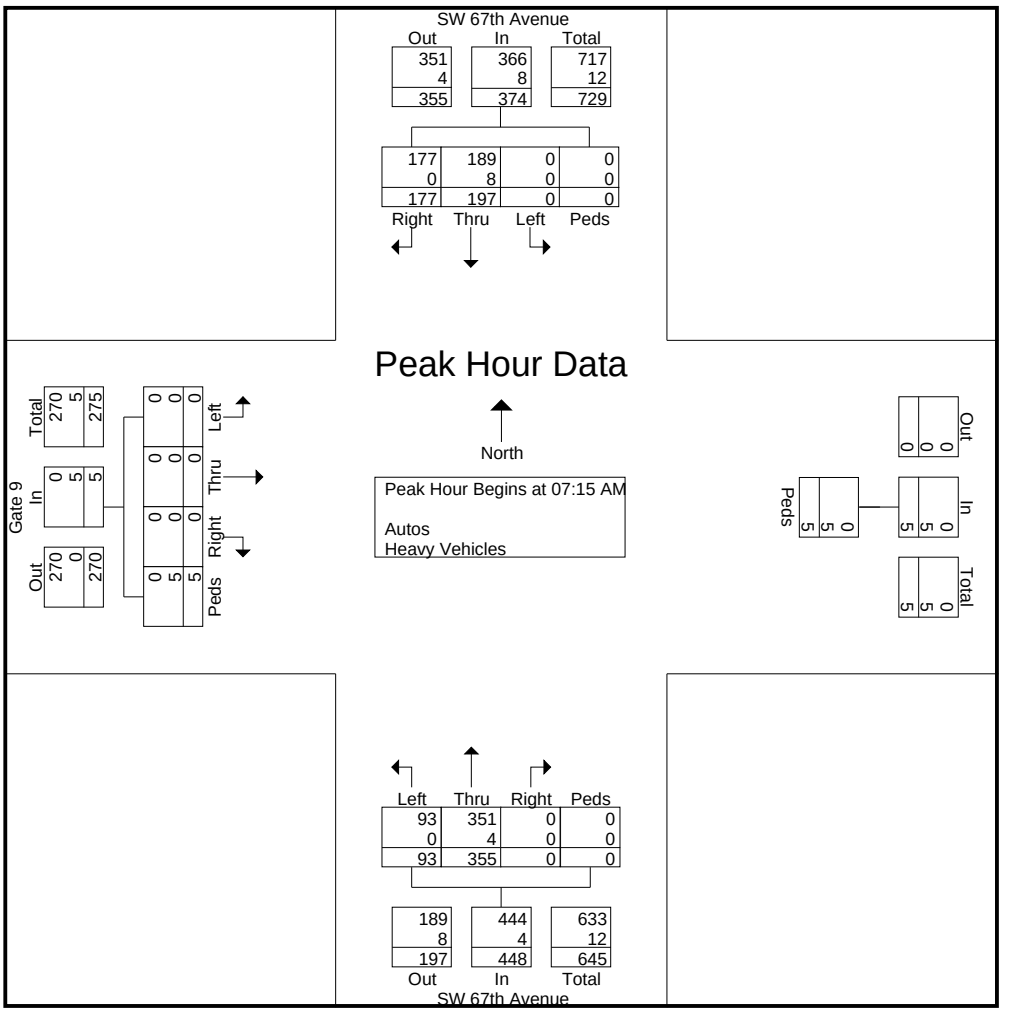
Groups Printed- Autos - Heavy Vehicles

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 9 Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
07:00 AM	0	11	8	0	19	6	62	0	0	68	0	0	0	0	0	1	1	88
07:15 AM	0	49	43	0	92	21	78	0	0	99	1	1	0	0	0	4	4	196
07:30 AM	0	50	58	0	108	26	80	0	0	106	1	1	0	0	0	0	0	215
07:45 AM	0	77	72	0	149	46	132	0	0	178	1	1	0	0	0	0	0	328
Total	0	187	181	0	368	99	352	0	0	451	3	3	0	0	0	5	5	827
08:00 AM	0	21	4	0	25	0	65	0	0	65	2	2	0	0	0	1	1	93
*** BREAK ***																		
Total	0	21	4	0	25	0	65	0	0	65	2	2	0	0	0	1	1	93
*** BREAK ***																		
02:00 PM	0	54	3	0	57	2	24	0	0	26	0	0	0	0	0	0	0	83
02:15 PM	0	62	15	0	77	3	24	0	0	27	0	0	1	0	0	0	1	105
02:30 PM	0	76	36	0	112	26	31	0	0	57	0	0	0	0	0	0	0	169
02:45 PM	0	53	29	0	82	21	61	0	0	82	1	1	0	0	0	0	0	165
Total	0	245	83	0	328	52	140	0	0	192	1	1	1	0	0	0	1	522
03:00 PM	0	76	9	0	85	13	75	0	0	88	0	0	1	0	0	0	1	174
03:15 PM	0	61	4	0	65	8	47	0	0	55	0	0	0	0	1	1	2	122
03:30 PM	0	61	22	0	83	10	38	0	0	48	0	0	1	0	1	0	2	133
03:45 PM	0	70	31	0	101	22	62	0	0	84	0	0	1	0	1	0	2	187
Total	0	268	66	0	334	53	222	0	0	275	0	0	3	0	3	1	7	616
Grand Total	0	721	334	0	1055	204	779	0	0	983	6	6	4	0	3	7	14	2058
Apprch %	0	68.3	31.7	0		20.8	79.2	0	0		100		28.6	0	21.4	50		
Total %	0	35	16.2	0	51.3	9.9	37.9	0	0	47.8	0.3	0.3	0.2	0	0.1	0.3	0.7	
Autos	0	700	334	0	1034	204	771	0	0	975	0	0	4	0	3	0	7	2016
% Autos	0	97.1	100	0	98	100	99	0	0	99.2	0	0	100	0	100	0	50	98
Heavy Vehicles	0	21	0	0	21	0	8	0	0	8	6	6	0	0	0	7	7	42
% Heavy Vehicles	0	2.9	0	0	2	0	1	0	0	0.8	100	100	0	0	0	100	50	2

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 67th Ave @ Gate 9
Site Code : 06701091
Start Date : 9/26/2023
Page No : 2

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 9 Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	0	49	43	0	92	21	78	0	0	99	1	1	0	0	0	**4**	**4**	196
07:30 AM	0	50	58	0	108	26	80	0	0	106	1	1	0	0	0	0	0	215
07:45 AM	0	**77**	**72**	0	**149**	**46**	**132**	0	0	**178**	1	1	0	0	0	0	0	**328**
08:00 AM	0	21	4	0	25	0	65	0	0	65	**2**	**2**	0	0	0	1	1	93
Total Volume	0	197	177	0	374	93	355	0	0	448	5	5	0	0	0	5	5	832
% App. Total	0	52.7	47.3	0		20.8	79.2	0	0		100		0	0	0	100		
PHF	.000	.640	.615	.000	.628	.505	.672	.000	.000	.629	.625	.625	.000	.000	.000	.313	.313	.634
Autos	0	189	177	0	366	93	351	0	0	444	0	0	0	0	0	0	0	810
% Autos	0	95.9	100	0	97.9	100	98.9	0	0	99.1	0	0	0	0	0	0	0	97.4
Heavy Vehicles	0	8	0	0	8	0	4	0	0	4	5	5	0	0	0	5	5	22
% Heavy Vehicles	0	4.1	0	0	2.1	0	1.1	0	0	0.9	100	100	0	0	0	100	100	2.6



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
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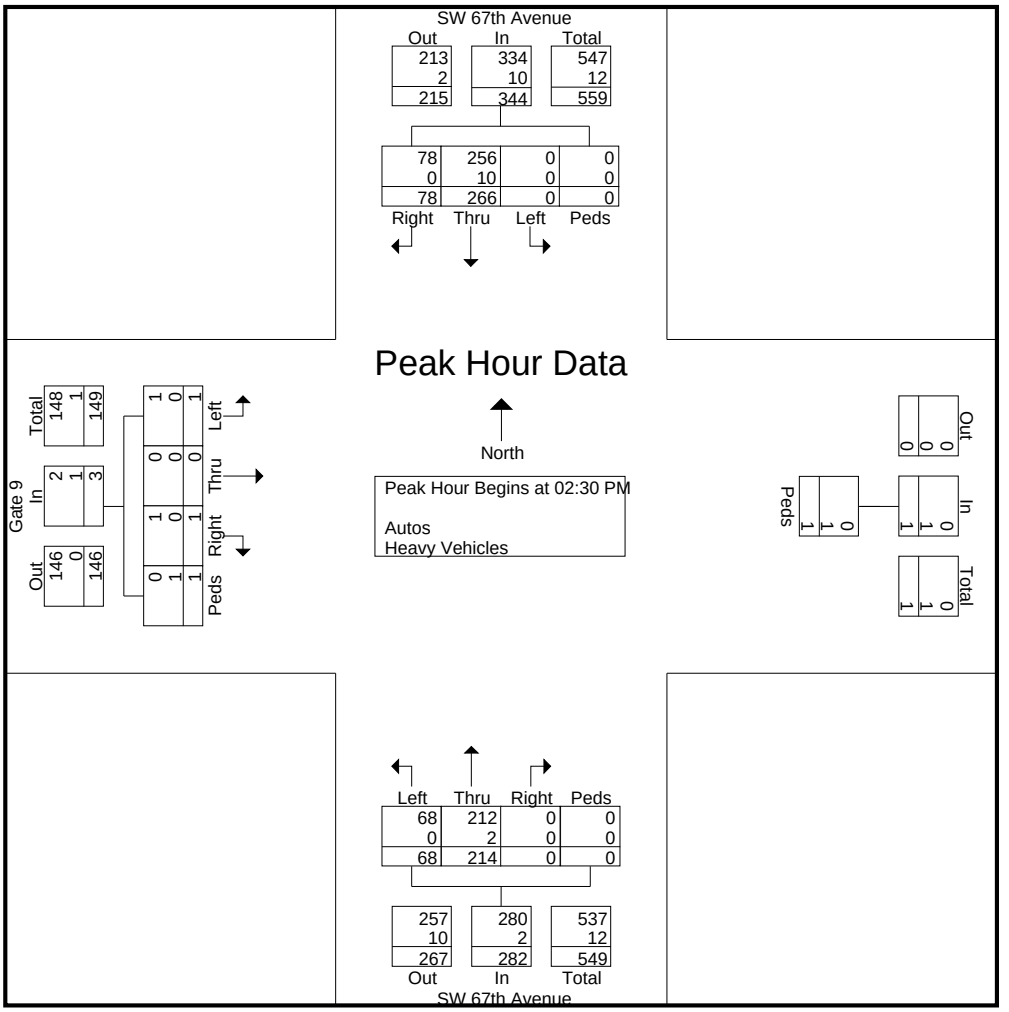
File Name : SW 67th Ave @ Gate 9
Site Code : 06701091
Start Date : 9/26/2023
Page No : 3

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 9 Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 02:30 PM																		
02:30 PM	0	**76**	**36**	0	**112**	**26**	31	0	0	57	0	0	0	0	0	0	0	169
02:45 PM	0	53	29	0	82	21	61	0	0	82	**1**	**1**	0	0	0	0	0	165
03:00 PM	0	76	9	0	85	13	**75**	0	0	**88**	0	0	**1**	0	0	0	1	**174**
03:15 PM	0	61	4	0	65	8	47	0	0	55	0	0	0	0	**1**	**1**	**2**	122
Total Volume	0	266	78	0	344	68	214	0	0	282	1	1	1	0	1	1	3	630
% App. Total	0	77.3	22.7	0		24.1	75.9	0	0		100		33.3	0	33.3	33.3		
PHF	.000	.875	.542	.000	.768	.654	.713	.000	.000	.801	.250	.250	.250	.000	.250	.250	.375	.905
Autos	0	256	78	0	334	68	212	0	0	280	0	0	1	0	1	0	2	616
% Autos	0	96.2	100	0	97.1	100	99.1	0	0	99.3	0	0	100	0	100	0	66.7	97.8
Heavy Vehicles	0	10	0	0	10	0	2	0	0	2	1	1	0	0	0	1	1	14
% Heavy Vehicles	0	3.8	0	0	2.9	0	0.9	0	0	0.7	100	100	0	0	0	100	33.3	2.2



Gate closed at 8:06 AM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 67th Ave @ Gate 9
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : SW 67th Ave @ Gate 9
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Page No : 1

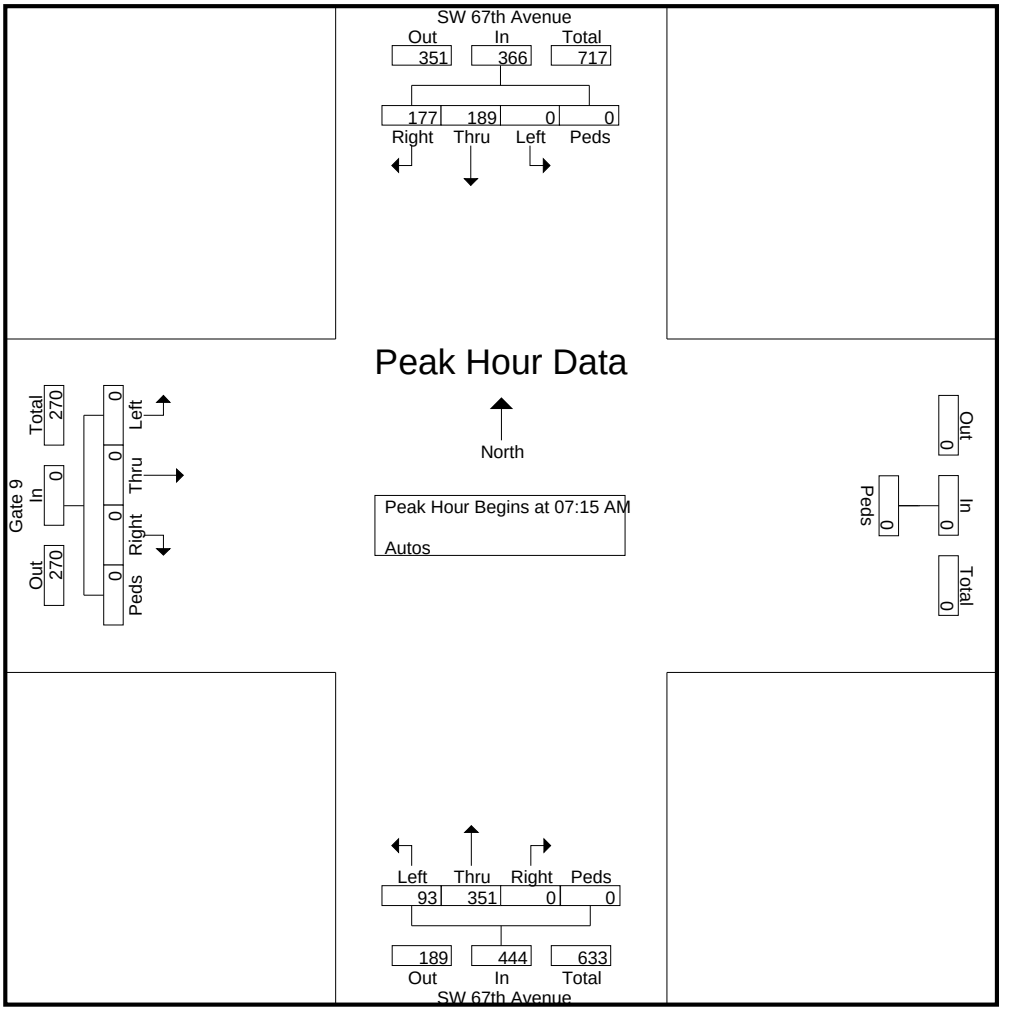
Groups Printed- Autos

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 9 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	11	8	0	19	6	61	0	0	67	0	0	0	0	0	0	0	86
07:15 AM	0	45	43	0	88	21	76	0	0	97	0	0	0	0	0	0	0	185
07:30 AM	0	48	58	0	106	26	79	0	0	105	0	0	0	0	0	0	0	211
07:45 AM	0	75	72	0	147	46	131	0	0	177	0	0	0	0	0	0	0	324
Total	0	179	181	0	360	99	347	0	0	446	0	0	0	0	0	0	0	806
08:00 AM	0	21	4	0	25	0	65	0	0	65	0	0	0	0	0	0	0	90
*** BREAK ***																		
Total	0	21	4	0	25	0	65	0	0	65	0	0	0	0	0	0	0	90
*** BREAK ***																		
02:00 PM	0	53	3	0	56	2	24	0	0	26	0	0	0	0	0	0	0	82
02:15 PM	0	61	15	0	76	3	24	0	0	27	0	0	1	0	0	0	1	104
02:30 PM	0	69	36	0	105	26	30	0	0	56	0	0	0	0	0	0	0	161
02:45 PM	0	52	29	0	81	21	61	0	0	82	0	0	0	0	0	0	0	163
Total	0	235	83	0	318	52	139	0	0	191	0	0	1	0	0	0	1	510
03:00 PM	0	75	9	0	84	13	75	0	0	88	0	0	1	0	0	0	1	173
03:15 PM	0	60	4	0	64	8	46	0	0	54	0	0	0	0	1	0	1	119
03:30 PM	0	60	22	0	82	10	37	0	0	47	0	0	1	0	1	0	2	131
03:45 PM	0	70	31	0	101	22	62	0	0	84	0	0	1	0	1	0	2	187
Total	0	265	66	0	331	53	220	0	0	273	0	0	3	0	3	0	6	610
Grand Total	0	700	334	0	1034	204	771	0	0	975	0	0	4	0	3	0	7	2016
Apprch %	0	67.7	32.3	0		20.9	79.1	0	0		0		57.1	0	42.9	0		
Total %	0	34.7	16.6	0	51.3	10.1	38.2	0	0	48.4	0	0	0.2	0	0.1	0	0.3	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 67th Ave @ Gate 9
Site Code : 06701091
Start Date : 9/26/2023
Page No : 2

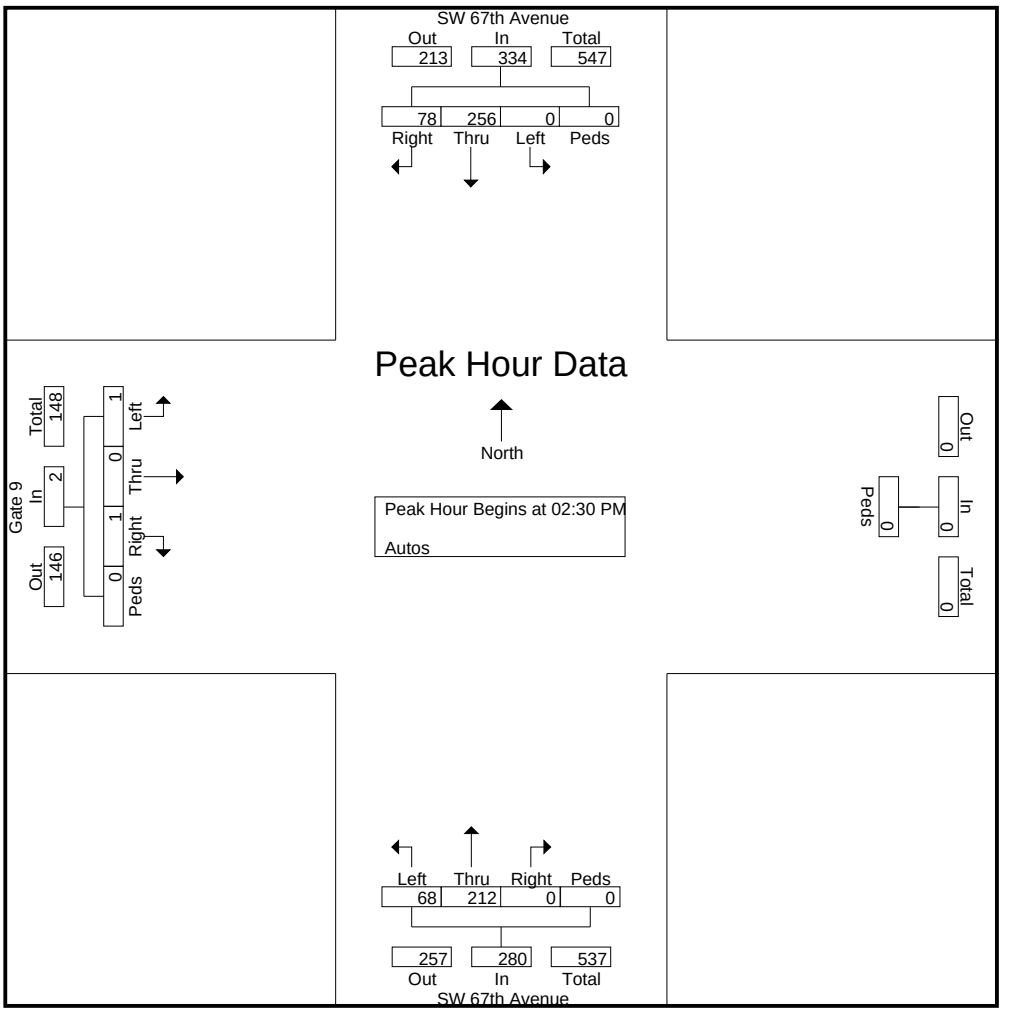
	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 9 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	0	45	43	0	88	21	76	0	0	97	0	0	0	0	0	0	0	185
07:30 AM	0	48	58	0	106	26	79	0	0	105	0	0	0	0	0	0	0	211
07:45 AM	0	**75**	**72**	0	**147**	**46**	**131**	0	0	**177**	0	0	0	0	0	0	0	**324**
08:00 AM	0	21	4	0	25	0	65	0	0	65	0	0	0	0	0	0	0	90
Total Volume	0	189	177	0	366	93	351	0	0	444	0	0	0	0	0	0	0	810
% App. Total	0	51.6	48.4	0		20.9	79.1	0	0		0		0	0	0	0		
PHF	.000	.630	.615	.000	.622	.505	.670	.000	.000	.627	.000	.000	.000	.000	.000	.000	.000	.625



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 67th Ave @ Gate 9
Site Code : 06701091
Start Date : 9/26/2023
Page No : 3

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 9 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 02:30 PM																		
02:30 PM	0	69	**36**	0	**105**	**26**	30	0	0	56	0	0	0	0	0	0	0	161
02:45 PM	0	52	29	0	81	21	61	0	0	82	0	0	0	0	0	0	0	163
03:00 PM	0	**75**	9	0	84	13	**75**	0	0	**88**	0	0	**1**	0	0	0	**1**	**173**
03:15 PM	0	60	4	0	64	8	46	0	0	54	0	0	0	0	**1**	0	1	119
Total Volume	0	256	78	0	334	68	212	0	0	280	0	0	1	0	1	0	2	616
% App. Total	0	76.6	23.4	0		24.3	75.7	0	0		0		50	0	50	0		
PHF	.000	.853	.542	.000	.795	.654	.707	.000	.000	.795	.000	.000	.250	.000	.250	.000	.500	.890



Gate closed at 8:06 AM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 67th Ave @ Gate 9
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : SW 67th Ave @ Gate 9
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Start Date : 9/26/2023
Page No : 1

Groups Printed- Heavy Vehicles

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 9 Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	1	2
07:15 AM	0	4	0	0	4	0	2	0	0	2	1	1	0	0	0	4	4	11
07:30 AM	0	2	0	0	2	0	1	0	0	1	1	1	0	0	0	0	0	4
07:45 AM	0	2	0	0	2	0	1	0	0	1	1	1	0	0	0	0	0	4
Total	0	8	0	0	8	0	5	0	0	5	3	3	0	0	0	5	5	21
08:00 AM	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	1	1	3
*** BREAK ***																		
Total	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	1	1	3
*** BREAK ***																		
02:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:30 PM	0	7	0	0	7	0	1	0	0	1	0	0	0	0	0	0	0	8
02:45 PM	0	1	0	0	1	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	10	0	0	10	0	1	0	0	1	1	1	0	0	0	0	0	12
03:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
03:15 PM	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	1	1	3
03:30 PM	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	2
*** BREAK ***																		
Total	0	3	0	0	3	0	2	0	0	2	0	0	0	0	0	1	1	6
Grand Total	0	21	0	0	21	0	8	0	0	8	6	6	0	0	0	7	7	42
Apprch %	0	100	0	0		0	100	0	0		100		0	0	0	100		
Total %	0	50	0	0	50	0	19	0	0	19	14.3	14.3	0	0	0	16.7	16.7	

Choice Engineering Consultants, Inc
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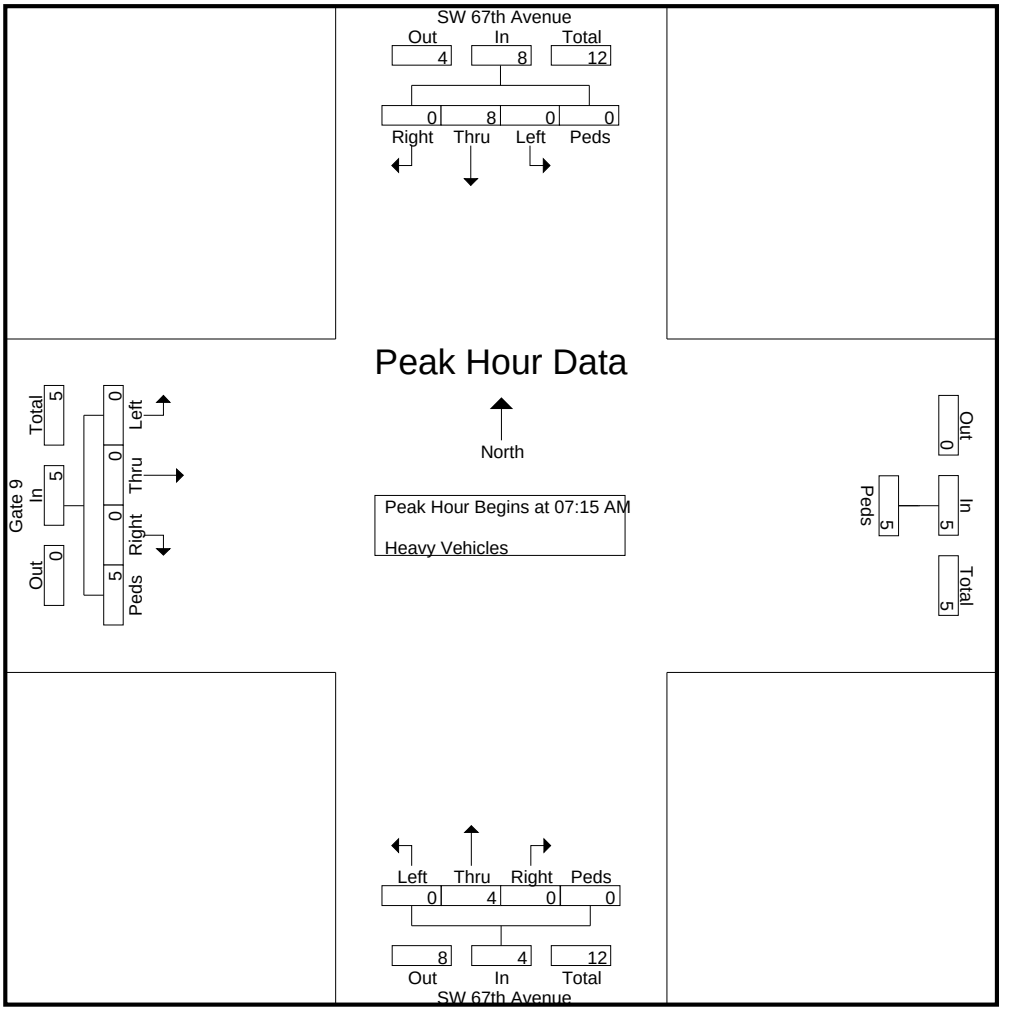
File Name : SW 67th Ave @ Gate 9
Site Code : 06701091
Start Date : 9/26/2023
Page No : 2

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 9 Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	0	**4**	0	0	**4**	0	**2**	0	0	**2**	1	1	0	0	0	**4**	**4**	**11**
07:30 AM	0	2	0	0	2	0	1	0	0	1	1	1	0	0	0	0	0	4
07:45 AM	0	2	0	0	2	0	1	0	0	1	1	1	0	0	0	0	0	4
08:00 AM	0	0	0	0	0	0	0	0	0	0	**2**	**2**	0	0	0	1	1	3
Total Volume	0	8	0	0	8	0	4	0	0	4	5	5	0	0	0	5	5	22
% App. Total	0	100	0	0		0	100	0	0		100		0	0	0	100		
PHF	.000	.500	.000	.000	.500	.000	.500	.000	.000	.500	.625	.625	.000	.000	.000	.313	.313	.500



Choice Engineering Consultants, Inc
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File Name : SW 67th Ave @ Gate 9
Site Code : 06701091
Start Date : 9/26/2023
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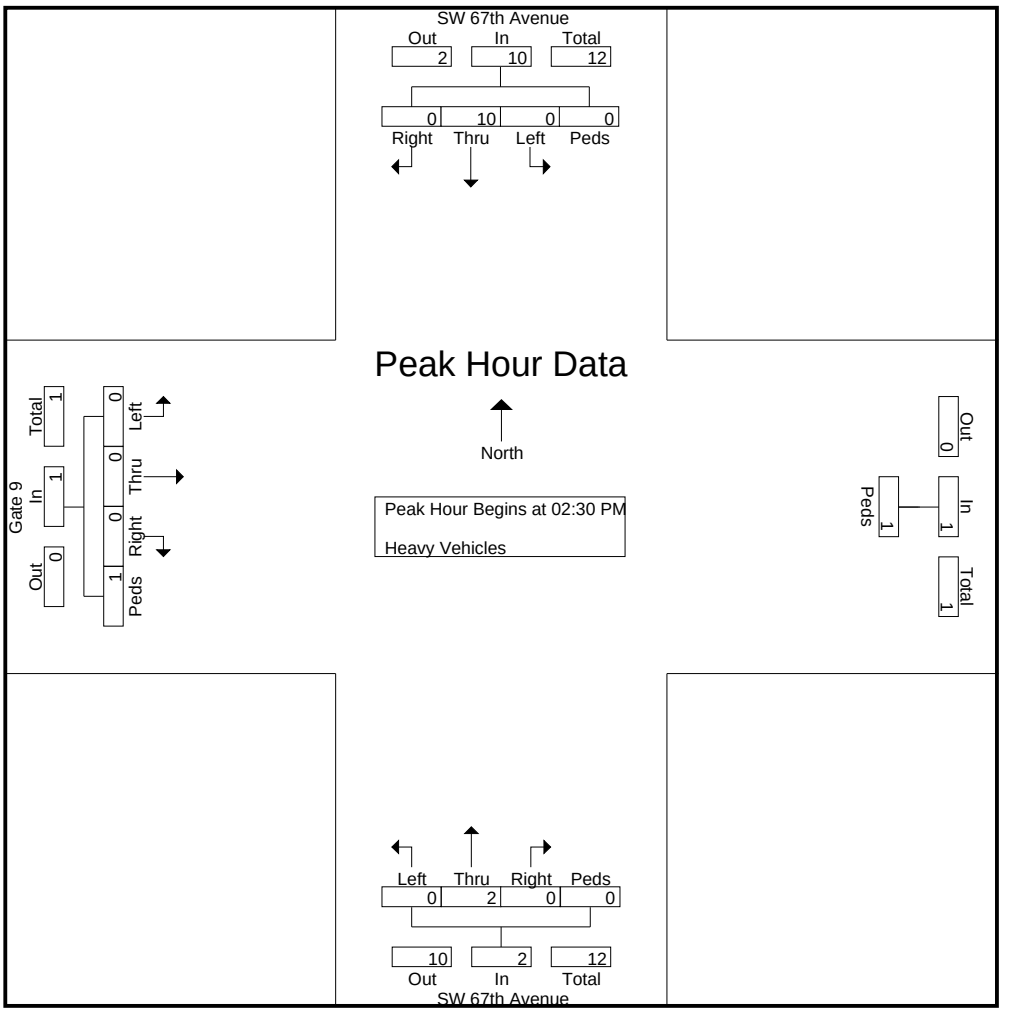
	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 9 Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 02:30 PM																		
02:30 PM	0	**7**	0	0	**7**	0	**1**	0	0	**1**	0	0	0	0	0	0	0	**8**
02:45 PM	0	1	0	0	1	0	0	0	0	0	**1**	**1**	0	0	0	0	0	2
03:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
03:15 PM	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	**1**	**1**	3
Total Volume	0	10	0	0	10	0	2	0	0	2	1	1	0	0	0	1	1	14
% App. Total	0	100	0	0		0	100	0	0		100		0	0	0	100		
PHF	.000	.357	.000	.000	.357	.000	.500	.000	.000	.500	.250	.250	.000	.000	.000	.250	.250	.438



Gate closed at 8:06 AM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 67th Ave @ Gate 10
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

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Page No : 1

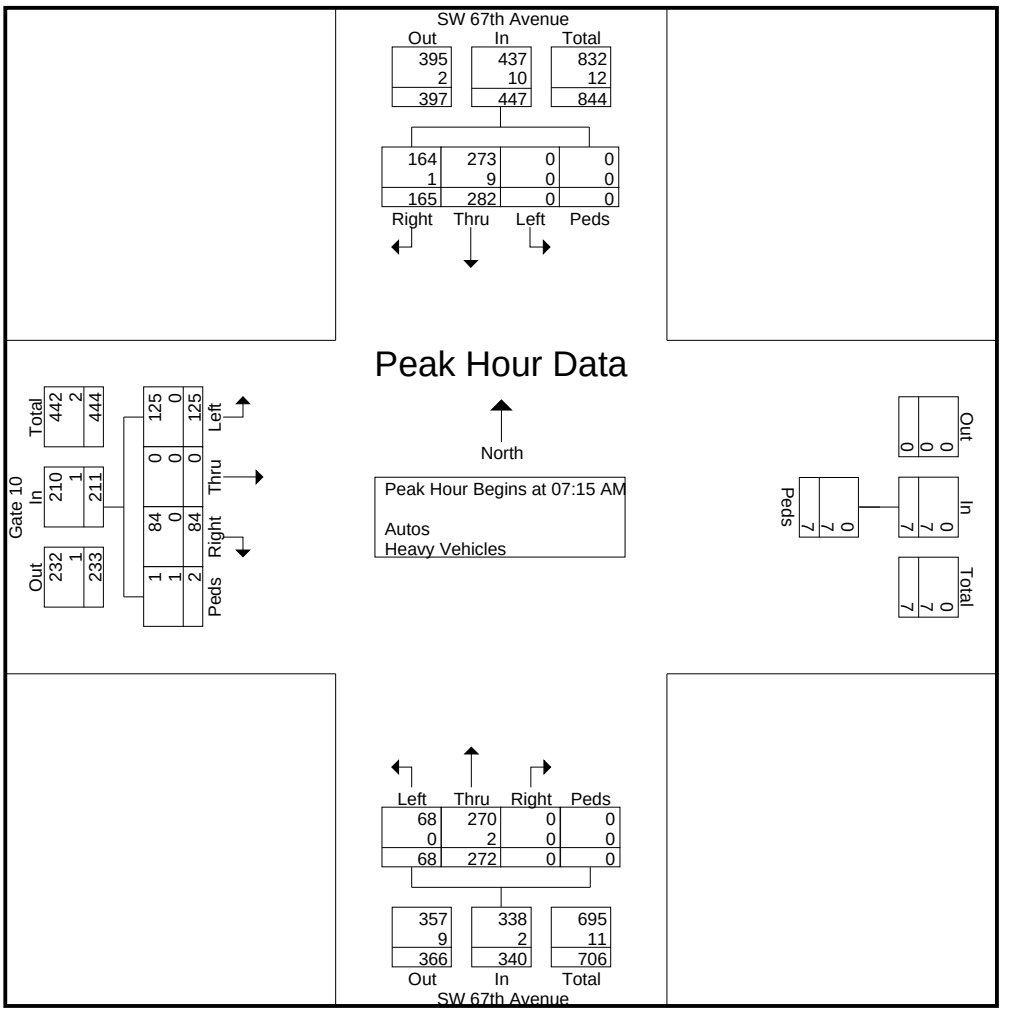
Groups Printed- Autos - Heavy Vehicles

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 10 Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
07:00 AM	0	20	9	0	29	7	50	0	0	57	0	0	2	0	1	1	4	90
07:15 AM	0	53	18	0	71	16	35	0	0	51	1	1	13	0	5	0	18	141
07:30 AM	0	90	72	0	162	27	53	0	0	80	2	2	37	0	40	1	78	322
07:45 AM	0	110	69	0	179	24	94	0	0	118	1	1	58	0	33	0	91	389
Total	0	273	168	0	441	74	232	0	0	306	4	4	110	0	79	2	191	942
08:00 AM	0	29	6	0	35	1	90	0	0	91	3	3	17	0	6	1	24	153
08:15 AM	0	11	1	0	12	0	41	0	0	41	4	4	0	0	0	1	1	58
08:30 AM	0	27	0	0	27	0	33	0	0	33	3	3	1	0	0	1	2	65
08:45 AM	0	22	0	0	22	0	41	0	0	41	2	2	0	0	0	2	2	67
Total	0	89	7	0	96	1	205	0	0	206	12	12	18	0	6	5	29	343
*** BREAK ***																		
02:00 PM	0	59	6	0	65	4	20	0	0	24	0	0	0	0	2	1	3	92
02:15 PM	0	80	15	0	95	8	18	0	0	26	0	0	0	0	1	0	1	122
02:30 PM	0	99	10	0	109	6	19	0	0	25	0	0	11	0	8	0	19	153
02:45 PM	0	66	22	0	88	12	41	0	0	53	1	1	3	0	4	0	7	149
Total	0	304	53	0	357	30	98	0	0	128	1	1	14	0	15	1	30	516
03:00 PM	0	67	20	0	87	9	75	0	0	84	0	0	42	0	23	0	65	236
03:15 PM	0	55	10	0	65	3	41	0	0	44	0	0	19	0	4	0	23	132
03:30 PM	0	76	13	0	89	4	32	0	0	36	0	0	13	0	8	0	21	146
03:45 PM	0	91	18	0	109	11	55	0	0	66	0	0	7	0	4	0	11	186
Total	0	289	61	0	350	27	203	0	0	230	0	0	81	0	39	0	120	700
Grand Total	0	955	289	0	1244	132	738	0	0	870	17	17	223	0	139	8	370	2501
Apprch %	0	76.8	23.2	0		15.2	84.8	0	0		100		60.3	0	37.6	2.2		
Total %	0	38.2	11.6	0	49.7	5.3	29.5	0	0	34.8	0.7	0.7	8.9	0	5.6	0.3	14.8	
Autos	0	929	288	0	1217	132	729	0	0	861	2	2	223	0	139	2	364	2444
% Autos	0	97.3	99.7	0	97.8	100	98.8	0	0	99	11.8	11.8	100	0	100	25	98.4	97.7
Heavy Vehicles	0	26	1	0	27	0	9	0	0	9	15	15	0	0	0	6	6	57
% Heavy Vehicles	0	2.7	0.3	0	2.2	0	1.2	0	0	1	88.2	88.2	0	0	0	75	1.6	2.3

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 67th Ave @ Gate 10
Site Code : 06701112
Start Date : 9/26/2023
Page No : 2

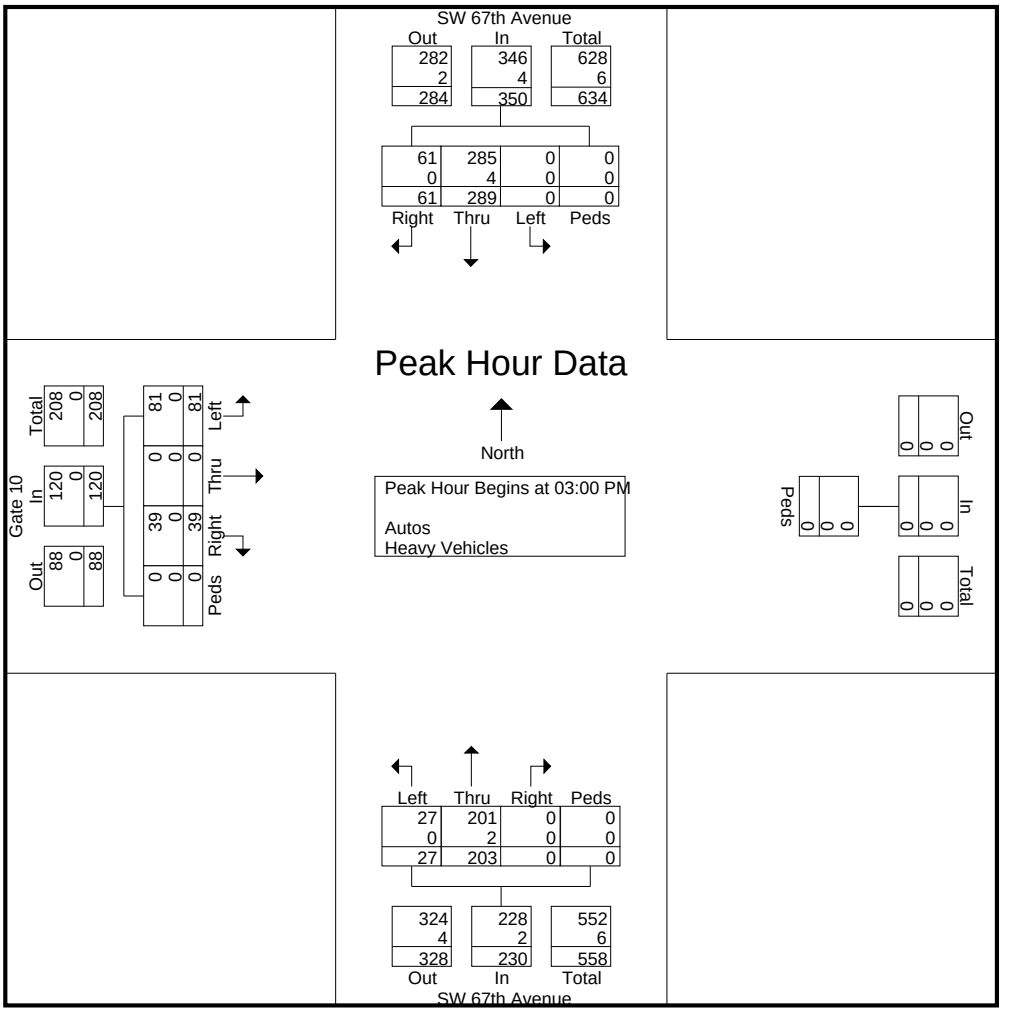
	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 10 Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	0	53	18	0	71	16	35	0	0	51	1	1	13	0	5	0	18	141
07:30 AM	0	90	**72**	0	162	**27**	53	0	0	80	2	2	37	0	**40**	**1**	78	322
07:45 AM	0	**110**	69	0	**179**	24	**94**	0	0	**118**	1	1	**58**	0	33	0	**91**	**389**
08:00 AM	0	29	6	0	35	1	90	0	0	91	**3**	**3**	17	0	6	1	24	153
Total Volume	0	282	165	0	447	68	272	0	0	340	7	7	125	0	84	2	211	1005
% App. Total	0	63.1	36.9	0		20	80	0	0		100		59.2	0	39.8	0.9		
PHF	.000	.641	.573	.000	.624	.630	.723	.000	.000	.720	.583	.583	.539	.000	.525	.500	.580	.646
Autos	0	273	164	0	437	68	270	0	0	338	0	0	125	0	84	1	210	985
% Autos	0	96.8	99.4	0	97.8	100	99.3	0	0	99.4	0	0	100	0	100	50.0	99.5	98.0
Heavy Vehicles	0	9	1	0	10	0	2	0	0	2	7	7	0	0	0	1	1	20
% Heavy Vehicles	0	3.2	0.6	0	2.2	0	0.7	0	0	0.6	100	100	0	0	0	50.0	0.5	2.0



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 67th Ave @ Gate 10
Site Code : 06701112
Start Date : 9/26/2023
Page No : 3

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 10 Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 03:00 PM																		
03:00 PM	0	67	**20**	0	87	9	**75**	0	0	**84**	0	0	**42**	0	**23**	0	**65**	**236**
03:15 PM	0	55	10	0	65	3	41	0	0	44	0	0	19	0	4	0	23	132
03:30 PM	0	76	13	0	89	4	32	0	0	36	0	0	13	0	8	0	21	146
03:45 PM	0	**91**	18	0	**109**	**11**	55	0	0	66	0	0	7	0	4	0	11	186
Total Volume	0	289	61	0	350	27	203	0	0	230	0	0	81	0	39	0	120	700
% App. Total	0	82.6	17.4	0		11.7	88.3	0	0		0		67.5	0	32.5	0		
PHF	.000	.794	.763	.000	.803	.614	.677	.000	.000	.685	.000	.000	.482	.000	.424	.000	.462	.742
Autos	0	285	61	0	346	27	201	0	0	228	0	0	81	0	39	0	120	694
% Autos	0	98.6	100	0	98.9	100	99.0	0	0	99.1	0	0	100	0	100	0	100	99.1
Heavy Vehicles	0	4	0	0	4	0	2	0	0	2	0	0	0	0	0	0	0	6
% Heavy Vehicles	0	1.4	0	0	1.1	0	1.0	0	0	0.9	0	0	0	0	0	0	0	0.9



Gate closed at 8:04 AM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 67th Ave @ Gate 10
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : SW 67th Ave @ Gate 10
Site Code : 06701112
Start Date : 9/26/2023
Page No : 1

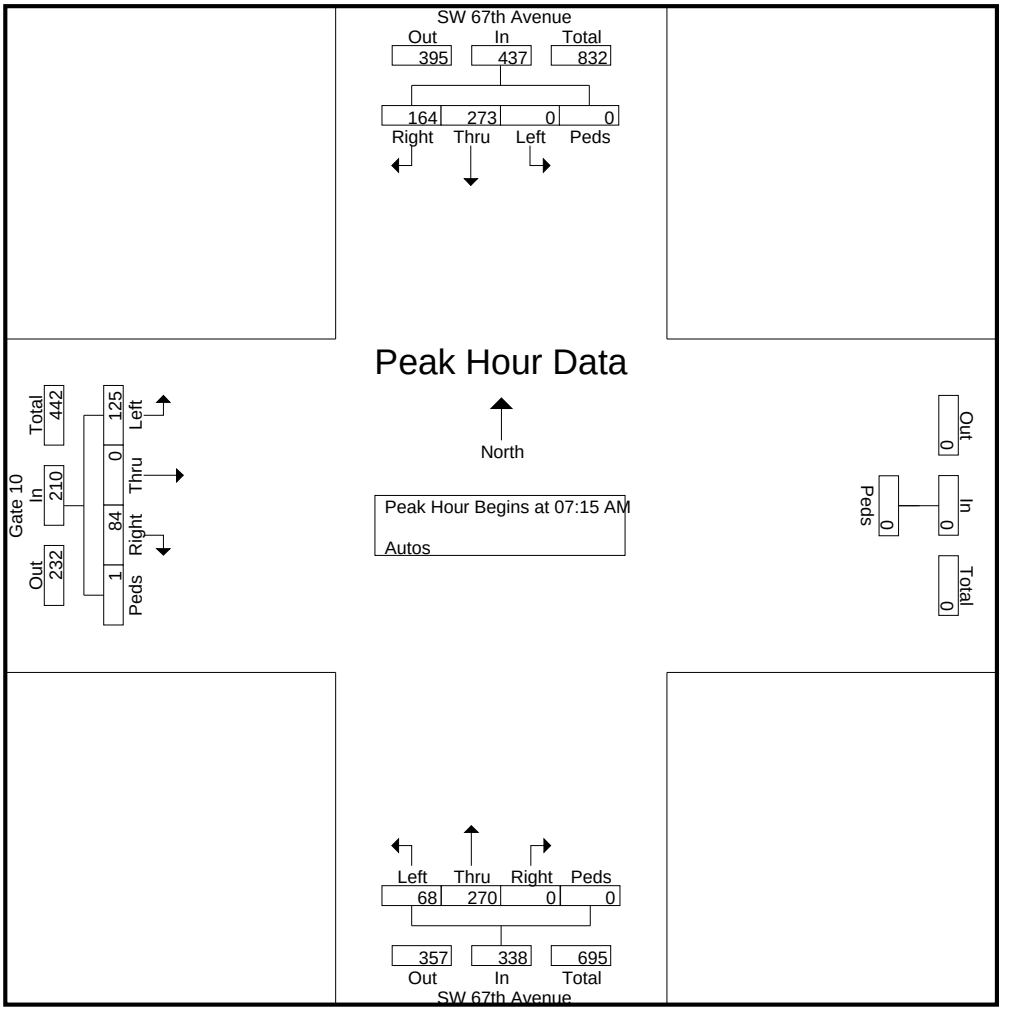
Groups Printed- Autos

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 10 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	20	9	0	29	7	49	0	0	56	0	0	2	0	1	0	3	88
07:15 AM	0	49	18	0	67	16	34	0	0	50	0	0	13	0	5	0	18	135
07:30 AM	0	88	71	0	159	27	52	0	0	79	0	0	37	0	40	0	77	315
07:45 AM	0	108	69	0	177	24	94	0	0	118	0	0	58	0	33	0	91	386
Total	0	265	167	0	432	74	229	0	0	303	0	0	110	0	79	0	189	924
08:00 AM	0	28	6	0	34	1	90	0	0	91	0	0	17	0	6	1	24	149
08:15 AM	0	10	1	0	11	0	40	0	0	40	0	0	0	0	0	0	0	51
08:30 AM	0	27	0	0	27	0	31	0	0	31	0	0	1	0	0	0	1	59
08:45 AM	0	22	0	0	22	0	41	0	0	41	1	1	0	0	0	0	0	64
Total	0	87	7	0	94	1	202	0	0	203	1	1	18	0	6	1	25	323
*** BREAK ***																		
02:00 PM	0	58	6	0	64	4	20	0	0	24	0	0	0	0	2	1	3	91
02:15 PM	0	79	15	0	94	8	18	0	0	26	0	0	0	0	1	0	1	121
02:30 PM	0	91	10	0	101	6	18	0	0	24	0	0	11	0	8	0	19	144
02:45 PM	0	64	22	0	86	12	41	0	0	53	1	1	3	0	4	0	7	147
Total	0	292	53	0	345	30	97	0	0	127	1	1	14	0	15	1	30	503
03:00 PM	0	66	20	0	86	9	75	0	0	84	0	0	42	0	23	0	65	235
03:15 PM	0	54	10	0	64	3	39	0	0	42	0	0	19	0	4	0	23	129
03:30 PM	0	74	13	0	87	4	32	0	0	36	0	0	13	0	8	0	21	144
03:45 PM	0	91	18	0	109	11	55	0	0	66	0	0	7	0	4	0	11	186
Total	0	285	61	0	346	27	201	0	0	228	0	0	81	0	39	0	120	694
Grand Total	0	929	288	0	1217	132	729	0	0	861	2	2	223	0	139	2	364	2444
Apprch %	0	76.3	23.7	0		15.3	84.7	0	0		100		61.3	0	38.2	0.5		
Total %	0	38	11.8	0	49.8	5.4	29.8	0	0	35.2	0.1	0.1	9.1	0	5.7	0.1	14.9	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 67th Ave @ Gate 10
Site Code : 06701112
Start Date : 9/26/2023
Page No : 2

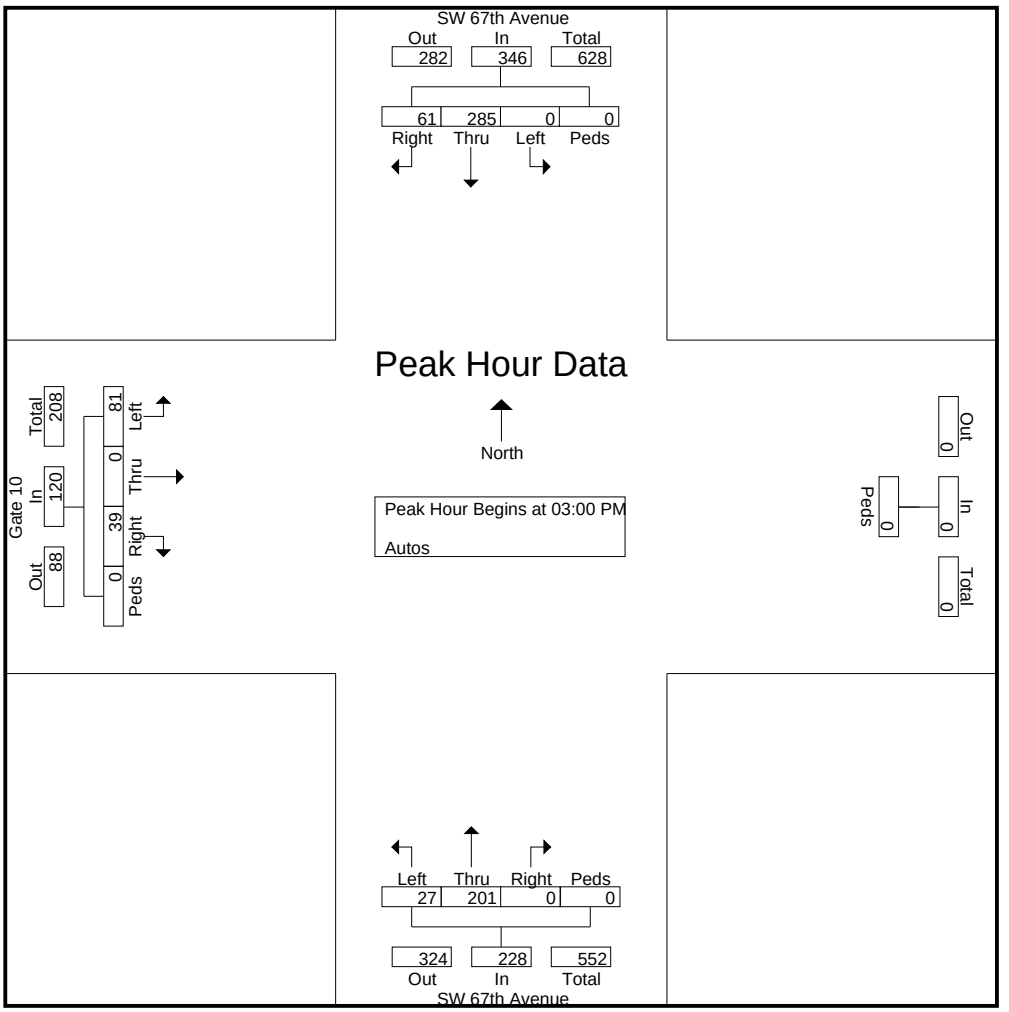
	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 10 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	0	49	18	0	67	16	34	0	0	50	0	0	13	0	5	0	18	135
07:30 AM	0	88	**71**	0	159	**27**	52	0	0	79	0	0	37	0	**40**	0	77	315
07:45 AM	0	**108**	69	0	**177**	24	**94**	0	0	**118**	0	0	**58**	0	33	0	**91**	**386**
08:00 AM	0	28	6	0	34	1	90	0	0	91	0	0	17	0	6	**1**	24	149
Total Volume	0	273	164	0	437	68	270	0	0	338	0	0	125	0	84	1	210	985
% App. Total	0	62.5	37.5	0		20.1	79.9	0	0		0		59.5	0	40	0.5		
PHF	.000	.632	.577	.000	.617	.630	.718	.000	.000	.716	.000	.000	.539	.000	.525	.250	.577	.638



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 67th Ave @ Gate 10
Site Code : 06701112
Start Date : 9/26/2023
Page No : 3

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 10 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 03:00 PM																		
03:00 PM	0	66	**20**	0	86	9	**75**	0	0	**84**	0	0	**42**	0	**23**	0	**65**	**235**
03:15 PM	0	54	10	0	64	3	39	0	0	42	0	0	19	0	4	0	23	129
03:30 PM	0	74	13	0	87	4	32	0	0	36	0	0	13	0	8	0	21	144
03:45 PM	0	**91**	18	0	**109**	**11**	55	0	0	66	0	0	7	0	4	0	11	186
Total Volume	0	285	61	0	346	27	201	0	0	228	0	0	81	0	39	0	120	694
% App. Total	0	82.4	17.6	0		11.8	88.2	0	0		0		67.5	0	32.5	0		
PHF	.000	.783	.763	.000	.794	.614	.670	.000	.000	.679	.000	.000	.482	.000	.424	.000	.462	.738



Gate closed at 8:04 AM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 67th Ave @ Gate 10
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : SW 67th Ave @ Gate 10
Site Code : 06701112
Start Date : 9/26/2023

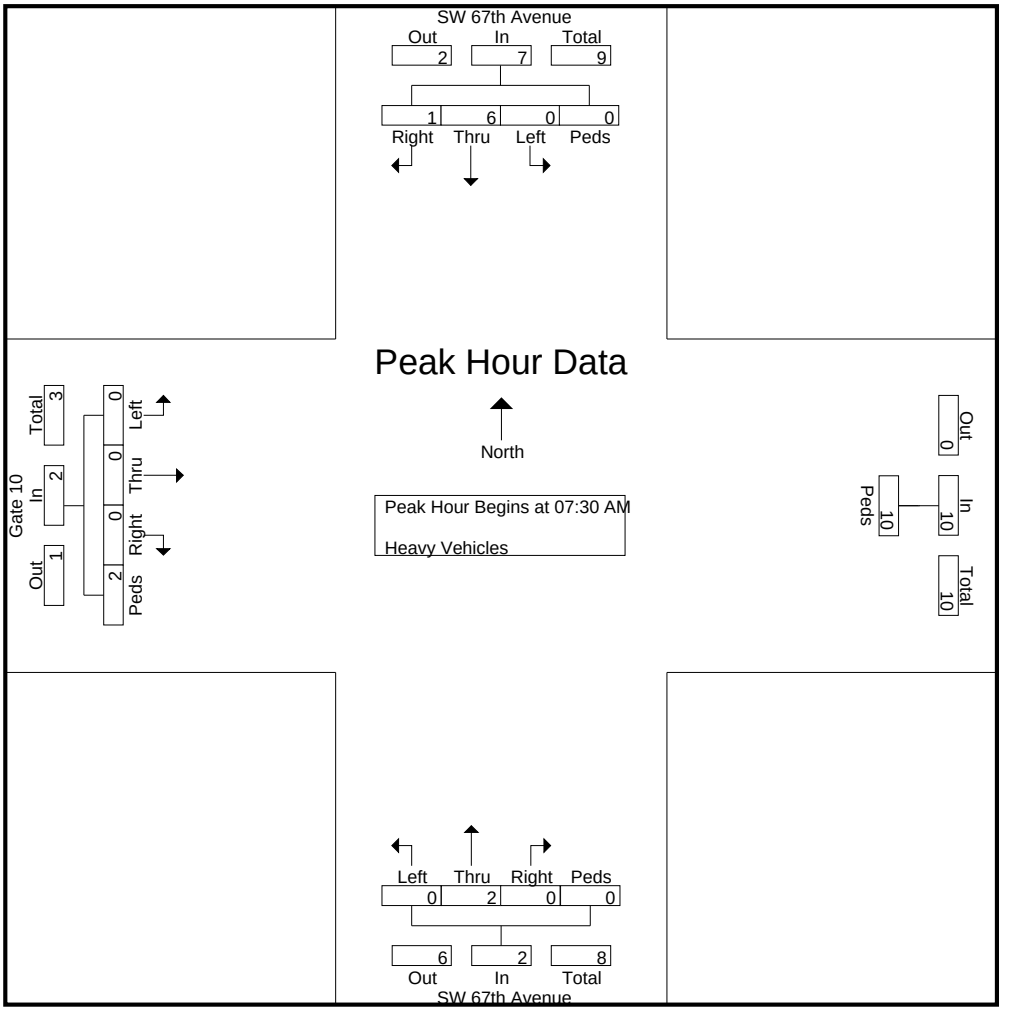
Groups Printed- Heavy Vehicles

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 10 Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	1	2
07:15 AM	0	4	0	0	4	0	1	0	0	1	1	1	0	0	0	0	0	6
07:30 AM	0	2	1	0	3	0	1	0	0	1	2	2	0	0	0	1	1	7
07:45 AM	0	2	0	0	2	0	0	0	0	0	1	1	0	0	0	0	0	3
Total	0	8	1	0	9	0	3	0	0	3	4	4	0	0	0	2	2	18
08:00 AM	0	1	0	0	1	0	0	0	0	0	3	3	0	0	0	0	0	4
08:15 AM	0	1	0	0	1	0	1	0	0	1	4	4	0	0	0	1	1	7
08:30 AM	0	0	0	0	0	0	2	0	0	2	3	3	0	0	0	1	1	6
08:45 AM	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2	2	3
Total	0	2	0	0	2	0	3	0	0	3	11	11	0	0	0	4	4	20
*** BREAK ***																		
02:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:30 PM	0	8	0	0	8	0	1	0	0	1	0	0	0	0	0	0	0	9
02:45 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	0	12	0	0	12	0	1	0	0	1	0	0	0	0	0	0	0	13
03:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
03:15 PM	0	1	0	0	1	0	2	0	0	2	0	0	0	0	0	0	0	3
03:30 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
*** BREAK ***																		
Total	0	4	0	0	4	0	2	0	0	2	0	0	0	0	0	0	0	6
Grand Total	0	26	1	0	27	0	9	0	0	9	15	15	0	0	0	6	6	57
Apprch %	0	96.3	3.7	0		0	100	0	0		100		0	0	0	100		
Total %	0	45.6	1.8	0	47.4	0	15.8	0	0	15.8	26.3	26.3	0	0	0	10.5	10.5	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 67th Ave @ Gate 10
Site Code : 06701112
Start Date : 9/26/2023
Page No : 2

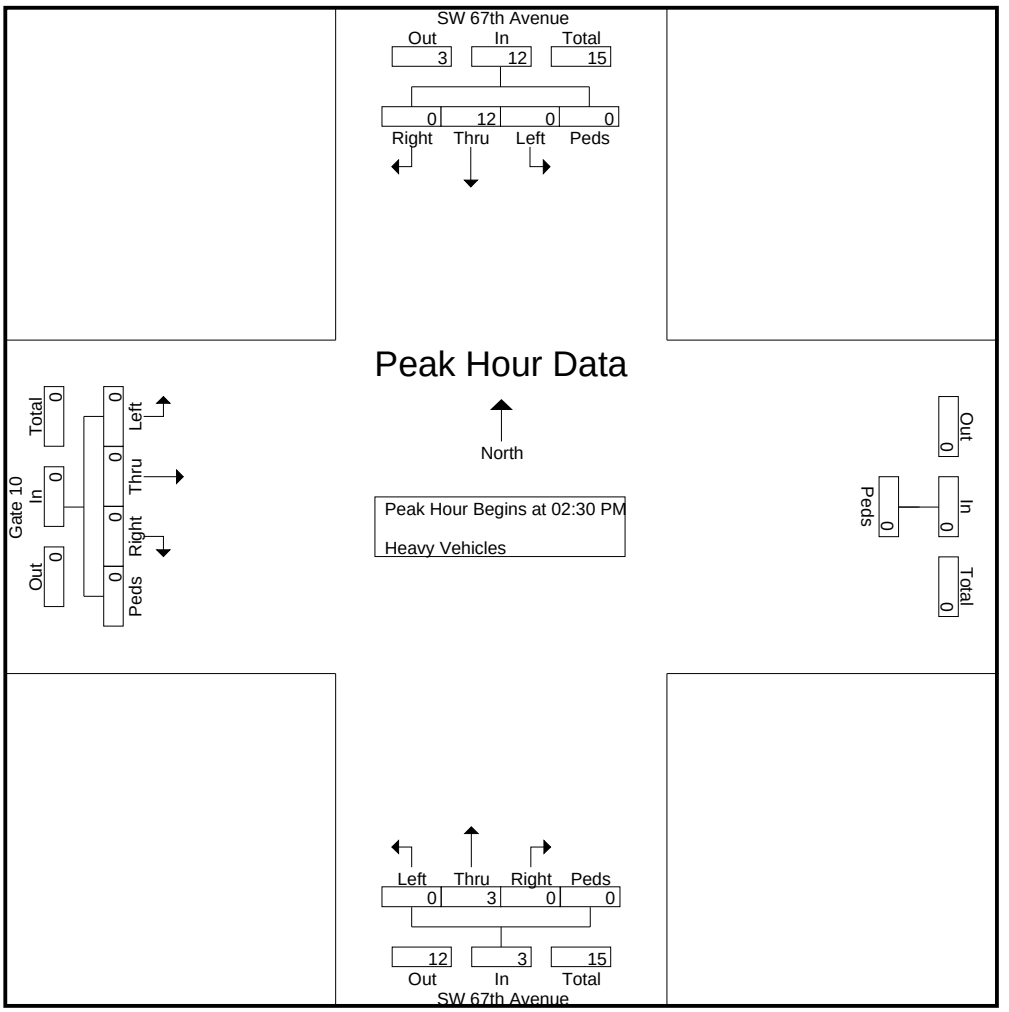
	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 10 Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:30 AM																		
07:30 AM	0	**2**	**1**	0	**3**	0	**1**	0	0	**1**	2	2	0	0	0	**1**	**1**	**7**
07:45 AM	0	2	0	0	2	0	0	0	0	0	1	1	0	0	0	0	0	3
08:00 AM	0	1	0	0	1	0	0	0	0	0	3	3	0	0	0	0	0	4
08:15 AM	0	1	0	0	1	0	1	0	0	1	**4**	**4**	0	0	0	1	1	7
Total Volume	0	6	1	0	7	0	2	0	0	2	10	10	0	0	0	2	2	21
% App. Total	0	85.7	14.3	0		0	100	0	0		100		0	0	0	100		
PHF	.000	.750	.250	.000	.583	.000	.500	.000	.000	.500	.625	.625	.000	.000	.000	.500	.500	.750



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 67th Ave @ Gate 10
Site Code : 06701112
Start Date : 9/26/2023
Page No : 3

	SW 67th Avenue Southbound					SW 67th Avenue Northbound					Westbound		Gate 10 Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 02:30 PM																		
02:30 PM	0	**8**	0	0	**8**	0	1	0	0	1	0	0	0	0	0	0	0	**9**
02:45 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
03:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
03:15 PM	0	1	0	0	1	0	**2**	0	0	**2**	0	0	0	0	0	0	0	3
Total Volume	0	12	0	0	12	0	3	0	0	3	0	0	0	0	0	0	0	15
% App. Total	0	100	0	0		0	100	0	0		0		0	0	0	0		
PHF	.000	.375	.000	.000	.375	.000	.375	.000	.000	.375	.000	.000	.000	.000	.000	.000	.000	.417



Gate closed at 8:04 AM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 152nd St @ Gate 1 & 2
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : Gate 1 & 2
Site Code : 15201031
Start Date : 9/26/2023

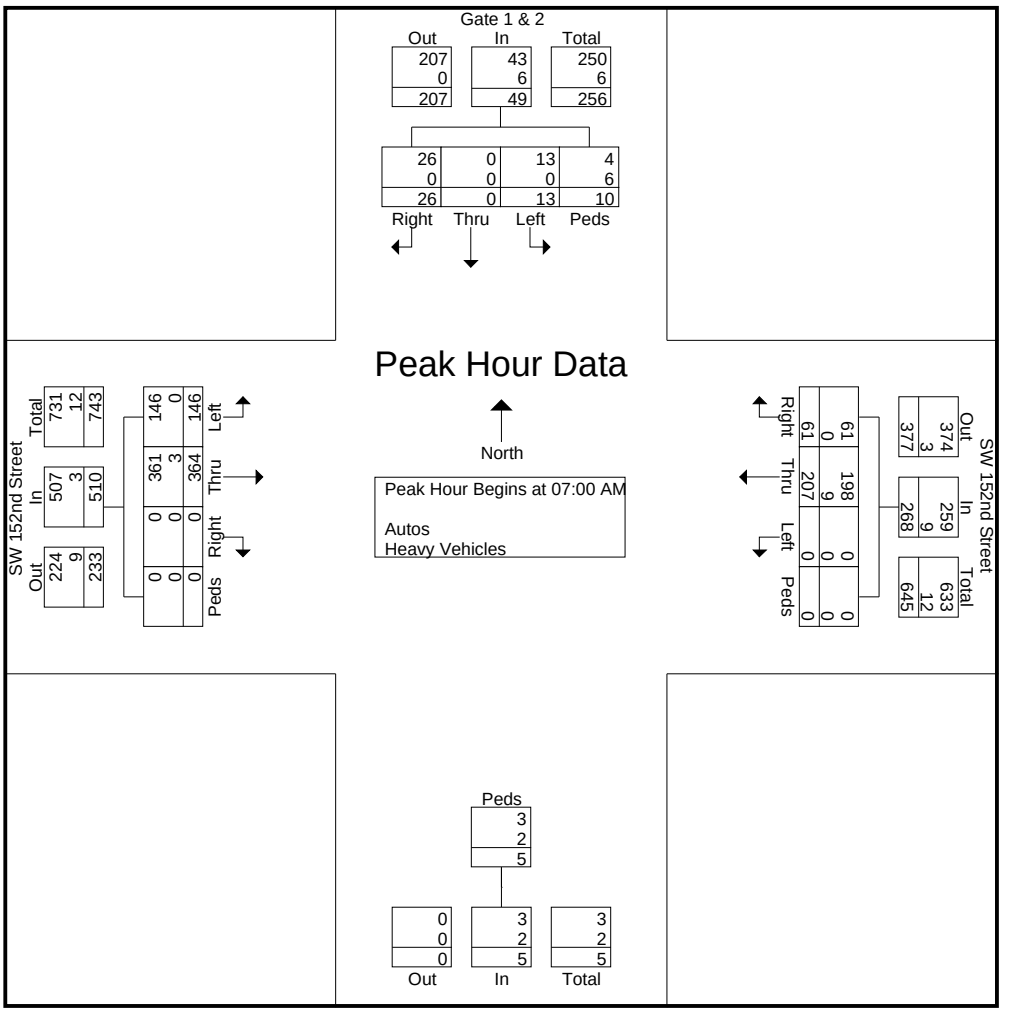
Groups Printed- Autos - Heavy Vehicles

	Gate 1 & 2 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
07:00 AM	1	0	0	3	4	2	2	0	7	3	0	10	4	57	0	0	61	77
07:15 AM	0	0	4	5	9	0	0	0	22	13	0	35	18	78	0	0	96	140
07:30 AM	1	0	7	1	9	2	2	0	87	22	0	109	44	118	0	0	162	282
07:45 AM	11	0	15	1	27	1	1	0	91	23	0	114	80	111	0	0	191	333
Total	13	0	26	10	49	5	5	0	207	61	0	268	146	364	0	0	510	832
08:00 AM	1	0	1	1	3	0	0	0	35	2	0	37	8	14	0	0	22	62
*** BREAK ***																		
Total	1	0	1	1	3	0	0	0	35	2	0	37	8	14	0	0	22	62
*** BREAK ***																		
02:30 PM	0	0	0	0	0	0	0	0	75	0	0	75	1	42	0	0	43	118
02:45 PM	6	0	14	0	20	0	0	0	76	10	0	86	23	53	0	0	76	182
Total	6	0	14	0	20	0	0	0	151	10	0	161	24	95	0	0	119	300
03:00 PM	23	0	64	0	87	0	0	0	101	10	0	111	17	45	0	0	62	260
03:15 PM	8	0	22	0	30	0	0	0	71	6	0	77	13	33	0	0	46	153
03:30 PM	2	0	6	0	8	0	0	0	71	2	0	73	9	55	0	0	64	145
03:45 PM	3	0	8	0	11	0	0	0	87	9	0	96	19	53	0	0	72	179
Total	36	0	100	0	136	0	0	0	330	27	0	357	58	186	0	0	244	737
Grand Total	56	0	141	11	208	5	5	0	723	100	0	823	236	659	0	0	895	1931
Apprch %	26.9	0	67.8	5.3		100		0	87.8	12.2	0		26.4	73.6	0	0		
Total %	2.9	0	7.3	0.6	10.8	0.3	0.3	0	37.4	5.2	0	42.6	12.2	34.1	0	0	46.3	
Autos	56	0	140	4	200	3	3	0	701	100	0	801	236	653	0	0	889	1893
% Autos	100	0	99.3	36.4	96.2	60	60	0	97	100	0	97.3	100	99.1	0	0	99.3	98
Heavy Vehicles	0	0	1	7	8	2	2	0	22	0	0	22	0	6	0	0	6	38
% Heavy Vehicles	0	0	0.7	63.6	3.8	40	40	0	3	0	0	2.7	0	0.9	0	0	0.7	2

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : Gate 1 & 2
Site Code : 15201031
Start Date : 9/26/2023
Page No : 2

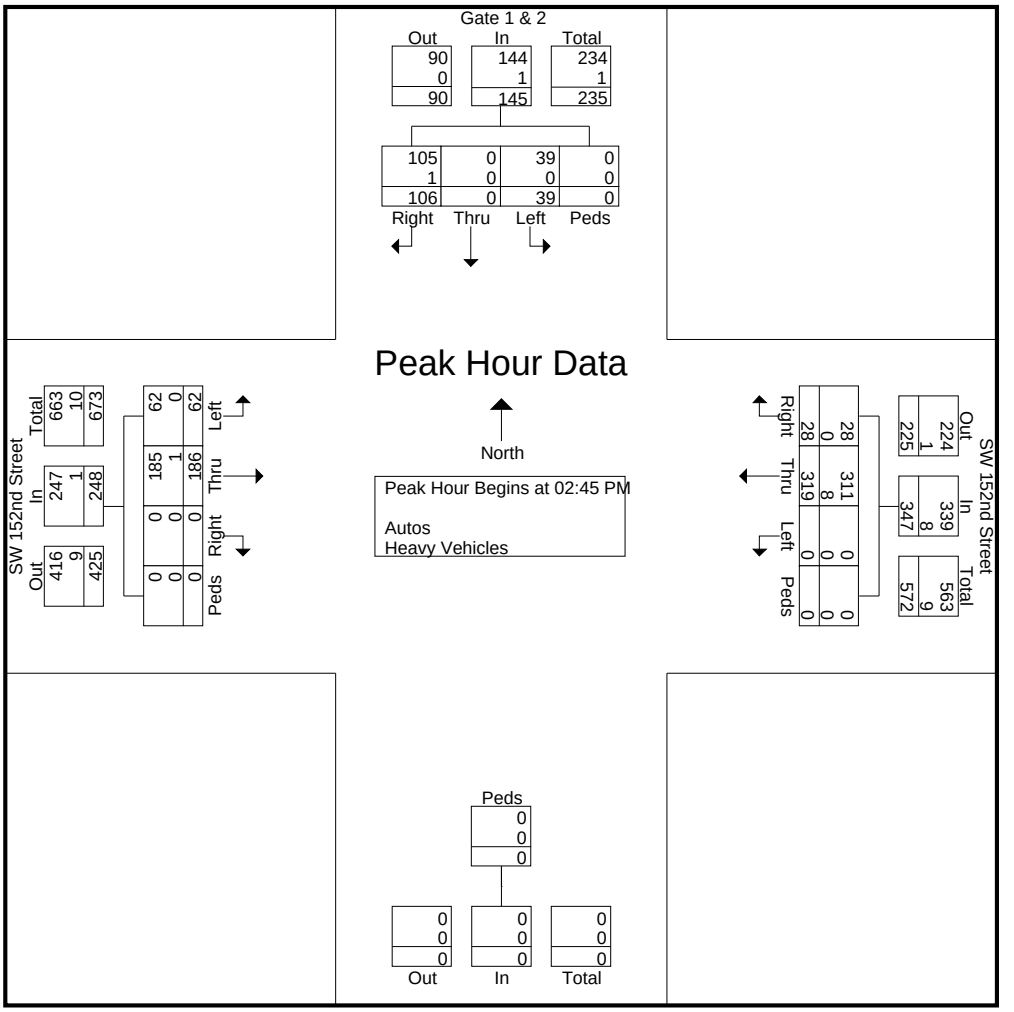
	Gate 1 & 2 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:00 AM																		
07:00 AM	1	0	0	3	4	**2**	**2**	0	7	3	0	10	4	57	0	0	61	77
07:15 AM	0	0	4	**5**	9	0	0	0	22	13	0	35	18	78	0	0	96	140
07:30 AM	1	0	7	1	9	2	2	0	87	22	0	109	44	**118**	0	0	162	282
07:45 AM	**11**	0	**15**	1	**27**	1	1	0	**91**	**23**	0	**114**	**80**	111	0	0	**191**	**333**
Total Volume	13	0	26	10	49	5	5	0	207	61	0	268	146	364	0	0	510	832
% App. Total	26.5	0	53.1	20.4		100		0	77.2	22.8	0		28.6	71.4	0	0		
PHF	.295	.000	.433	.500	.454	.625	.625	.000	.569	.663	.000	.588	.456	.771	.000	.000	.668	.625
Autos	13	0	26	4	43	3	3	0	198	61	0	259	146	361	0	0	507	812
% Autos	100	0	100	40.0	87.8	60.0	60.0	0	95.7	100	0	96.6	100	99.2	0	0	99.4	97.6
Heavy Vehicles	0	0	0	6	6	2	2	0	9	0	0	9	0	3	0	0	3	20
% Heavy Vehicles	0	0	0	60.0	12.2	40.0	40.0	0	4.3	0	0	3.4	0	0.8	0	0	0.6	2.4



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : Gate 1 & 2
Site Code : 15201031
Start Date : 9/26/2023
Page No : 3

	Gate 1 & 2 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 02:45 PM																		
02:45 PM	6	0	14	0	20	0	0	0	76	**10**	0	86	**23**	53	0	0	**76**	182
03:00 PM	**23**	0	**64**	0	**87**	0	0	0	**101**	10	0	**111**	17	45	0	0	62	**260**
03:15 PM	8	0	22	0	30	0	0	0	71	6	0	77	13	33	0	0	46	153
03:30 PM	2	0	6	0	8	0	0	0	71	2	0	73	9	**55**	0	0	64	145
Total Volume	39	0	106	0	145	0	0	0	319	28	0	347	62	186	0	0	248	740
% App. Total	26.9	0	73.1	0		0		0	91.9	8.1	0		25	75	0	0		
PHF	.424	.000	.414	.000	.417	.000	.000	.000	.790	.700	.000	.782	.674	.845	.000	.000	.816	.712
Autos	39	0	105	0	144	0	0	0	311	28	0	339	62	185	0	0	247	730
% Autos	100	0	99.1	0	99.3	0	0	0	97.5	100	0	97.7	100	99.5	0	0	99.6	98.6
Heavy Vehicles	0	0	1	0	1	0	0	0	8	0	0	8	0	1	0	0	1	10
% Heavy Vehicles	0	0	0.9	0	0.7	0	0	0	2.5	0	0	2.3	0	0.5	0	0	0.4	1.4



-Gate closed at 8:05 AM
-Gate opened at 2:40 PM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 152nd St @ Gate 1 & 2
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : Gate 1 & 2
Site Code : 15201031
Start Date : 9/26/2023
Page No : 1

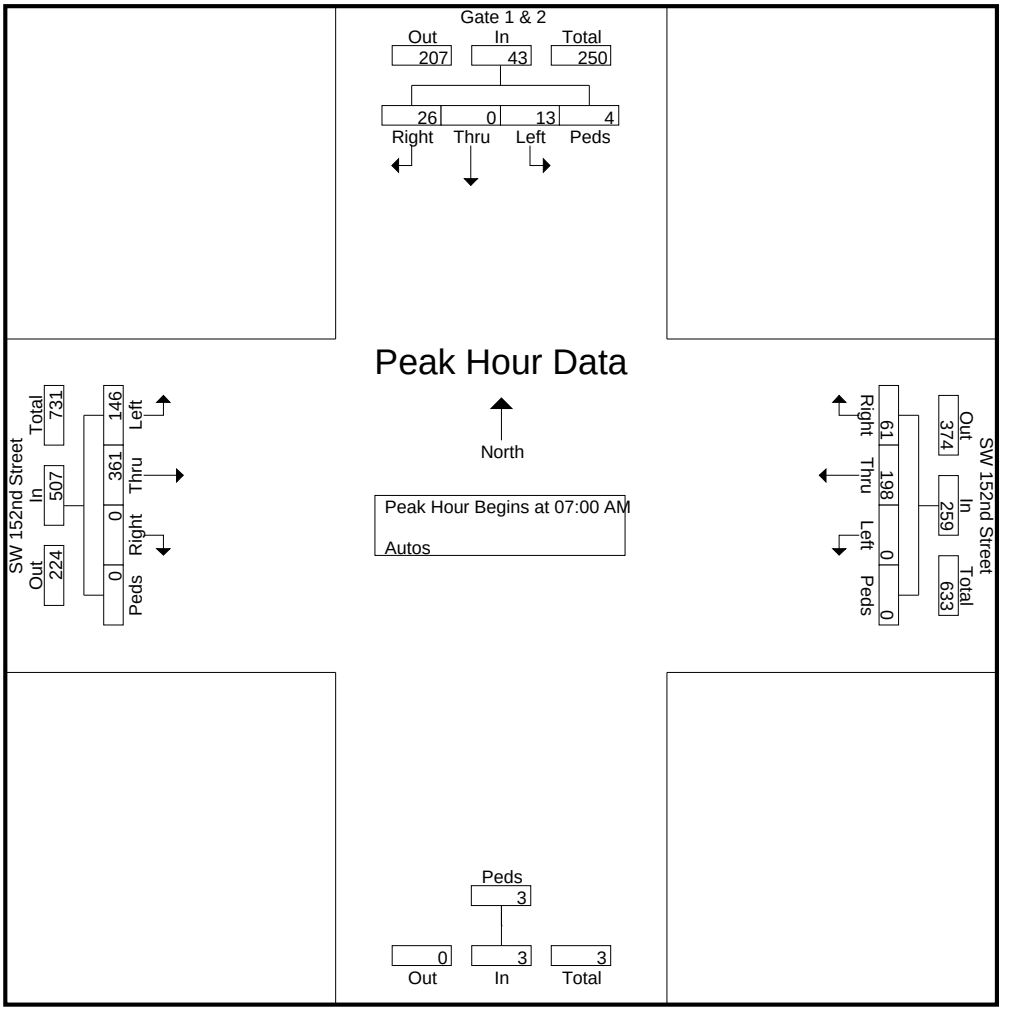
Groups Printed- Autos

	Gate 1 & 2 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	1	0	0	2	3	2	2	0	7	3	0	10	4	55	0	0	59	74
07:15 AM	0	0	4	1	5	0	0	0	17	13	0	30	18	78	0	0	96	131
07:30 AM	1	0	7	0	8	1	1	0	85	22	0	107	44	117	0	0	161	277
07:45 AM	11	0	15	1	27	0	0	0	89	23	0	112	80	111	0	0	191	330
Total	13	0	26	4	43	3	3	0	198	61	0	259	146	361	0	0	507	812
08:00 AM	1	0	1	0	2	0	0	0	35	2	0	37	8	14	0	0	22	61
*** BREAK ***																		
Total	1	0	1	0	2	0	0	0	35	2	0	37	8	14	0	0	22	61
*** BREAK ***																		
02:30 PM	0	0	0	0	0	0	0	0	70	0	0	70	1	40	0	0	41	111
02:45 PM	6	0	13	0	19	0	0	0	72	10	0	82	23	53	0	0	76	177
Total	6	0	13	0	19	0	0	0	142	10	0	152	24	93	0	0	117	288
03:00 PM	23	0	64	0	87	0	0	0	100	10	0	110	17	45	0	0	62	259
03:15 PM	8	0	22	0	30	0	0	0	70	6	0	76	13	32	0	0	45	151
03:30 PM	2	0	6	0	8	0	0	0	69	2	0	71	9	55	0	0	64	143
03:45 PM	3	0	8	0	11	0	0	0	87	9	0	96	19	53	0	0	72	179
Total	36	0	100	0	136	0	0	0	326	27	0	353	58	185	0	0	243	732
Grand Total	56	0	140	4	200	3	3	0	701	100	0	801	236	653	0	0	889	1893
Apprch %	28	0	70	2		100		0	87.5	12.5	0		26.5	73.5	0	0		
Total %	3	0	7.4	0.2	10.6	0.2	0.2	0	37	5.3	0	42.3	12.5	34.5	0	0	47	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : Gate 1 & 2
Site Code : 15201031
Start Date : 9/26/2023
Page No : 2

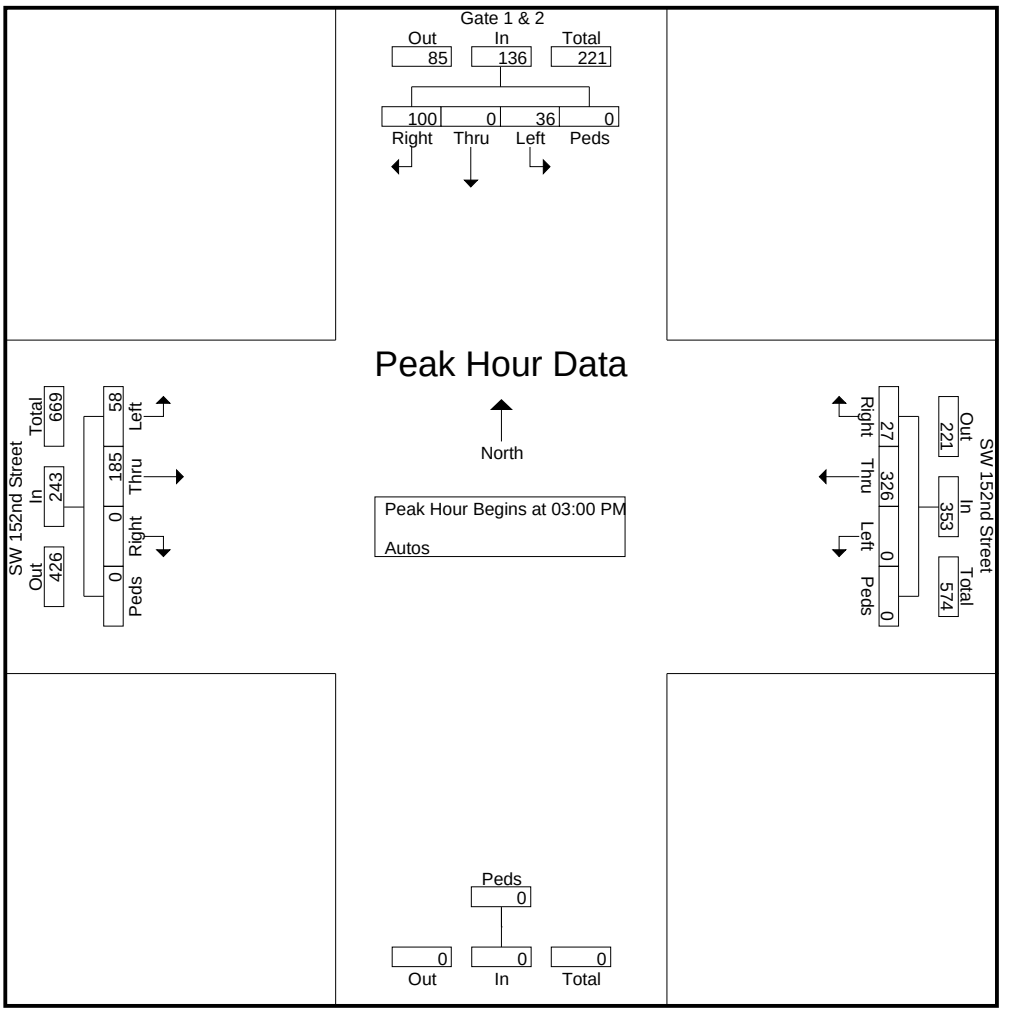
	Gate 1 & 2 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:00 AM																		
07:00 AM	1	0	0	**2**	3	**2**	**2**	0	7	3	0	10	4	55	0	0	59	74
07:15 AM	0	0	4	1	5	0	0	0	17	13	0	30	18	78	0	0	96	131
07:30 AM	1	0	7	0	8	1	1	0	85	22	0	107	44	**117**	0	0	161	277
07:45 AM	**11**	0	**15**	1	**27**	0	0	0	**89**	**23**	0	**112**	**80**	111	0	0	**191**	**330**
Total Volume	13	0	26	4	43	3	3	0	198	61	0	259	146	361	0	0	507	812
% App. Total	30.2	0	60.5	9.3		100		0	76.4	23.6	0		28.8	71.2	0	0		
PHF	.295	.000	.433	.500	.398	.375	.375	.000	.556	.663	.000	.578	.456	.771	.000	.000	.664	.615



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : Gate 1 & 2
Site Code : 15201031
Start Date : 9/26/2023
Page No : 3

	Gate 1 & 2 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 03:00 PM																		
03:00 PM	**23**	0	**64**	0	**87**	0	0	0	**100**	**10**	0	**110**	17	45	0	0	62	**259**
03:15 PM	8	0	22	0	30	0	0	0	70	6	0	76	13	32	0	0	45	151
03:30 PM	2	0	6	0	8	0	0	0	69	2	0	71	9	**55**	0	0	64	143
03:45 PM	3	0	8	0	11	0	0	0	87	9	0	96	**19**	53	0	0	**72**	179
Total Volume	36	0	100	0	136	0	0	0	326	27	0	353	58	185	0	0	243	732
% App. Total	26.5	0	73.5	0		0		0	92.4	7.6	0		23.9	76.1	0	0		
PHF	.391	.000	.391	.000	.391	.000	.000	.000	.815	.675	.000	.802	.763	.841	.000	.000	.844	.707



-Gate closed at 8:05 AM
-Gate opened at 2:40 PM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 152nd St @ Gate 1 & 2
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : Gate 1 & 2
Site Code : 15201031
Start Date : 9/26/2023
Page No : 1

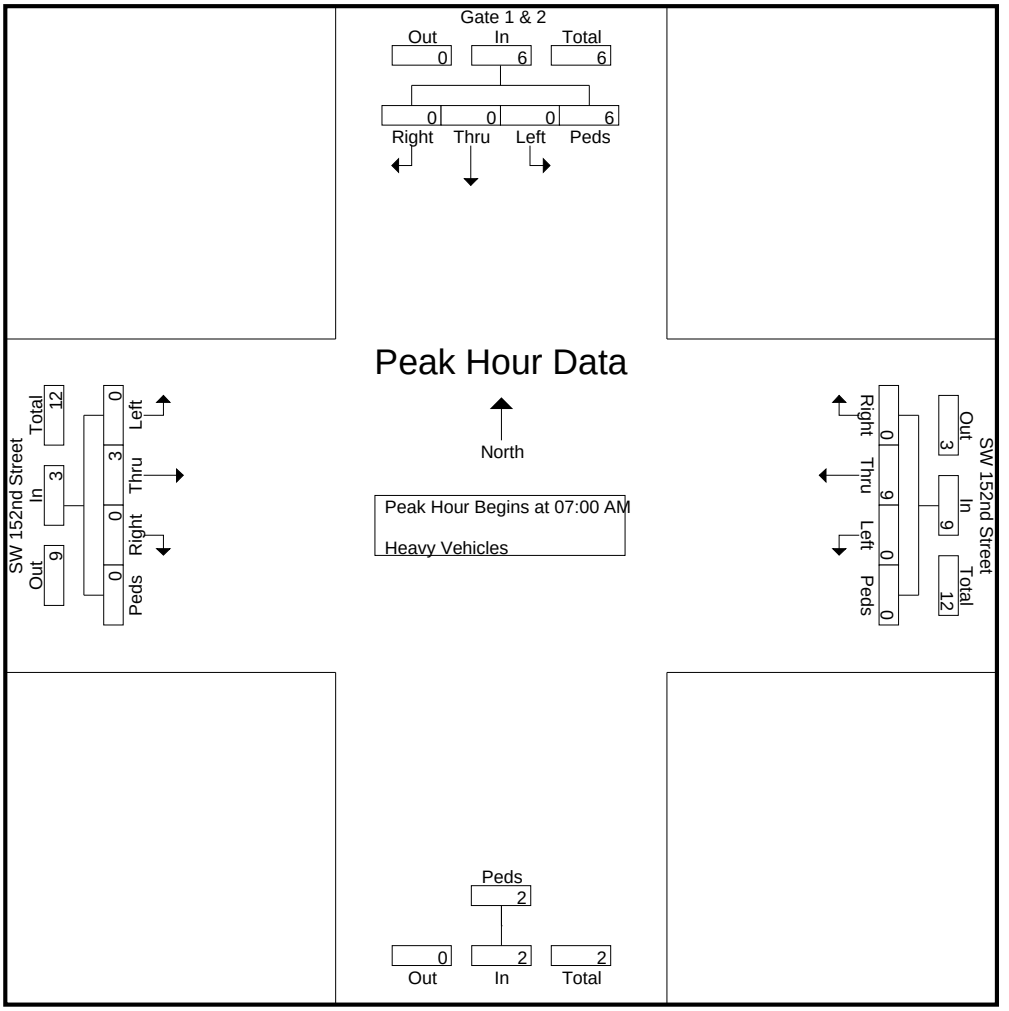
Groups Printed- Heavy Vehicles

	Gate 1 & 2 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
07:00 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	0	0	2	3
07:15 AM	0	0	0	4	4	0	0	0	5	0	0	5	0	0	0	0	0	9
07:30 AM	0	0	0	1	1	1	1	0	2	0	0	2	0	1	0	0	1	5
07:45 AM	0	0	0	0	0	1	1	0	2	0	0	2	0	0	0	0	0	3
Total	0	0	0	6	6	2	2	0	9	0	0	9	0	3	0	0	3	20
08:00 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1
*** BREAK ***																		
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1
*** BREAK ***																		
02:30 PM	0	0	0	0	0	0	0	0	5	0	0	5	0	2	0	0	2	7
02:45 PM	0	0	1	0	1	0	0	0	4	0	0	4	0	0	0	0	0	5
Total	0	0	1	0	1	0	0	0	9	0	0	9	0	2	0	0	2	12
03:00 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
03:15 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	2
03:30 PM	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
*** BREAK ***																		
Total	0	0	0	0	0	0	0	0	4	0	0	4	0	1	0	0	1	5
Grand Total	0	0	1	7	8	2	2	0	22	0	0	22	0	6	0	0	6	38
Apprch %	0	0	12.5	87.5		100		0	100	0	0		0	100	0	0		
Total %	0	0	2.6	18.4	21.1	5.3	5.3	0	57.9	0	0	57.9	0	15.8	0	0	15.8	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : Gate 1 & 2
Site Code : 15201031
Start Date : 9/26/2023
Page No : 2

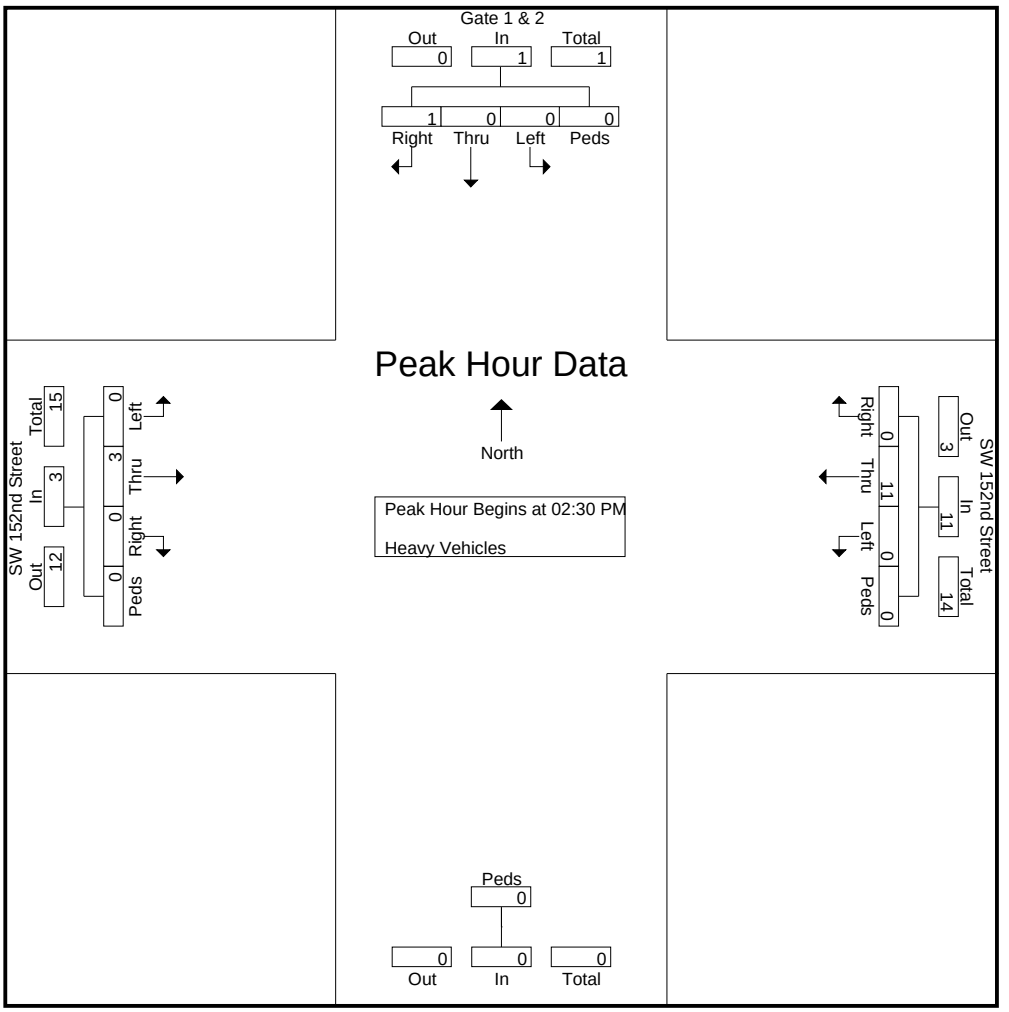
	Gate 1 & 2 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:00 AM																		
07:00 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	**2**	0	0	**2**	3
07:15 AM	0	0	0	**4**	**4**	0	0	0	**5**	0	0	**5**	0	0	0	0	0	**9**
07:30 AM	0	0	0	1	1	**1**	**1**	0	2	0	0	2	0	1	0	0	1	5
07:45 AM	0	0	0	0	0	1	1	0	2	0	0	2	0	0	0	0	0	3
Total Volume	0	0	0	6	6	2	2	0	9	0	0	9	0	3	0	0	3	20
% App. Total	0	0	0	100		100		0	100	0	0		0	100	0	0		
PHF	.000	.000	.000	.375	.375	.500	.500	.000	.450	.000	.000	.450	.000	.375	.000	.000	.375	.556



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : Gate 1 & 2
Site Code : 15201031
Start Date : 9/26/2023
Page No : 3

	Gate 1 & 2 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 02:30 PM																		
02:30 PM	0	0	0	0	0	0	0	0	**5**	0	0	**5**	0	**2**	0	0	**2**	**7**
02:45 PM	0	0	**1**	0	**1**	0	0	0	4	0	0	4	0	0	0	0	0	5
03:00 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
03:15 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	2
Total Volume	0	0	1	0	1	0	0	0	11	0	0	11	0	3	0	0	3	15
% App. Total	0	0	100	0		0		0	100	0	0		0	100	0	0		
PHF	.000	.000	.250	.000	.250	.000	.000	.000	.550	.000	.000	.550	.000	.375	.000	.000	.375	.536



-Gate closed at 8:05 AM
-Gate opened at 2:40 PM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 152nd St @ Gate 3 & 4
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : Gate 3 & 4
Site Code : 15201081
Start Date : 9/26/2023
Page No : 1

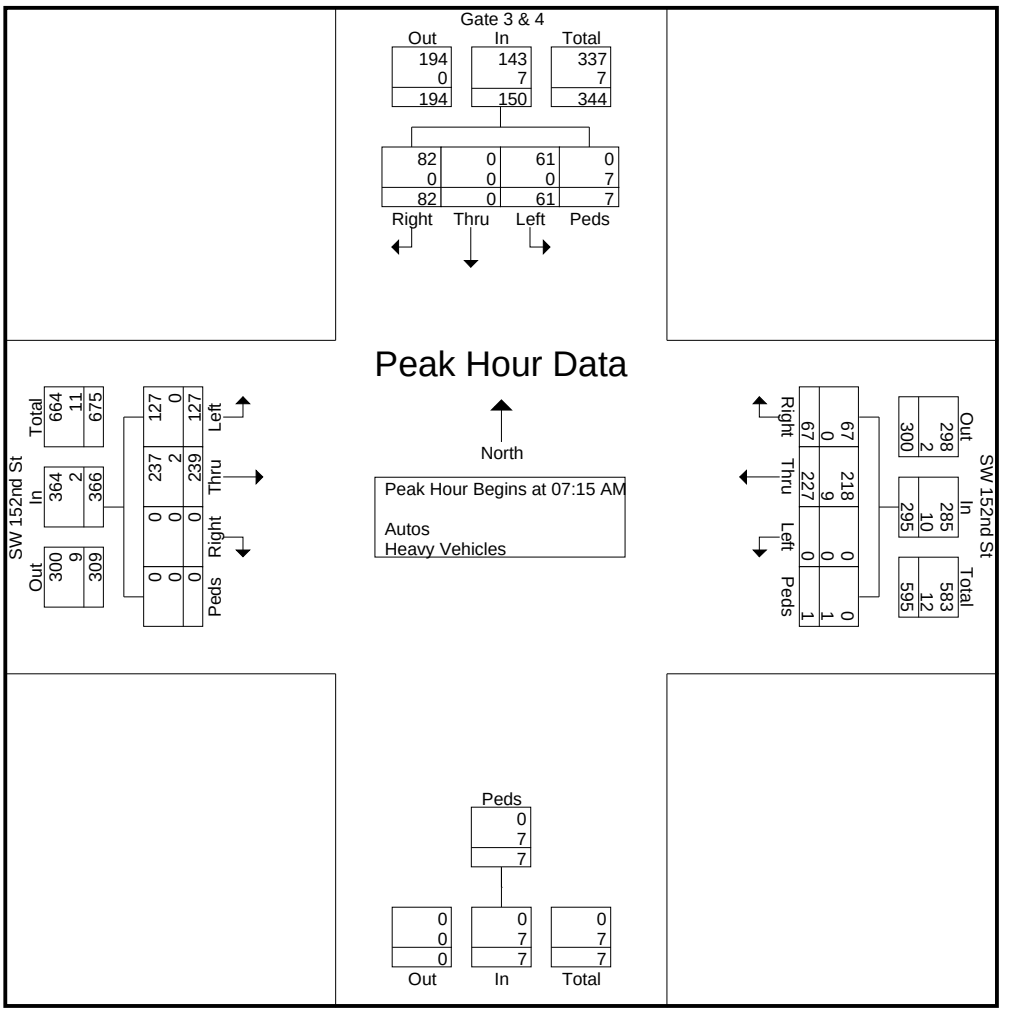
Groups Printed- Autos - Heavy Vehicles

	Gate 3 & 4 Southbound					Northbound		SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
07:00 AM	1	0	1	3	5	0	0	0	9	4	0	13	8	50	0	0	58	76
07:15 AM	6	0	8	5	19	2	2	0	26	12	0	38	20	60	0	0	80	139
07:30 AM	16	0	20	1	37	2	2	0	92	14	0	106	32	81	0	0	113	258
07:45 AM	28	0	40	0	68	1	1	0	79	25	0	104	57	65	0	0	122	295
Total	51	0	69	9	129	5	5	0	206	55	0	261	117	256	0	0	373	768
08:00 AM	11	0	14	1	26	2	2	0	30	16	1	47	18	33	0	0	51	126
08:15 AM	4	0	2	0	6	4	4	0	12	4	0	16	2	32	0	0	34	60
08:30 AM	4	0	3	2	9	4	4	0	21	3	0	24	4	30	0	0	34	71
08:45 AM	12	0	14	3	29	1	1	0	14	4	0	18	4	20	0	0	24	72
Total	31	0	33	6	70	11	11	0	77	27	1	105	28	115	0	0	143	329
*** BREAK ***																		
02:00 PM	6	0	4	0	10	1	1	0	54	2	0	56	4	19	0	0	23	90
02:15 PM	3	0	8	0	11	0	0	0	58	4	0	62	9	21	0	0	30	103
02:30 PM	4	0	1	0	5	0	0	0	77	5	0	82	16	28	0	0	44	131
02:45 PM	0	0	4	0	4	1	1	0	76	8	0	84	9	37	0	0	46	135
Total	13	0	17	0	30	2	2	0	265	19	0	284	38	105	0	0	143	459
03:00 PM	16	0	28	2	46	0	0	0	78	19	0	97	13	61	0	0	74	217
03:15 PM	13	0	18	0	31	0	0	0	57	19	0	76	10	31	0	0	41	148
03:30 PM	6	0	15	0	21	0	0	0	57	14	0	71	15	41	0	0	56	148
03:45 PM	4	0	5	0	9	0	0	0	89	7	0	96	5	51	0	0	56	161
Total	39	0	66	2	107	0	0	0	281	59	0	340	43	184	0	0	227	674
Grand Total	134	0	185	17	336	18	18	0	829	160	1	990	226	660	0	0	886	2230
Apprch %	39.9	0	55.1	5.1		100		0	83.7	16.2	0.1		25.5	74.5	0	0		
Total %	6	0	8.3	0.8	15.1	0.8	0.8	0	37.2	7.2	0	44.4	10.1	29.6	0	0	39.7	
Autos	134	0	185	7	326	0	0	0	801	160	0	961	225	650	0	0	875	2162
% Autos	100	0	100	41.2	97	0	0	0	96.6	100	0	97.1	99.6	98.5	0	0	98.8	97
Heavy Vehicles	0	0	0	10	10	18	18	0	28	0	1	29	1	10	0	0	11	68
% Heavy Vehicles	0	0	0	58.8	3	100	100	0	3.4	0	100	2.9	0.4	1.5	0	0	1.2	3

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : Gate 3 & 4
Site Code : 15201081
Start Date : 9/26/2023
Page No : 2

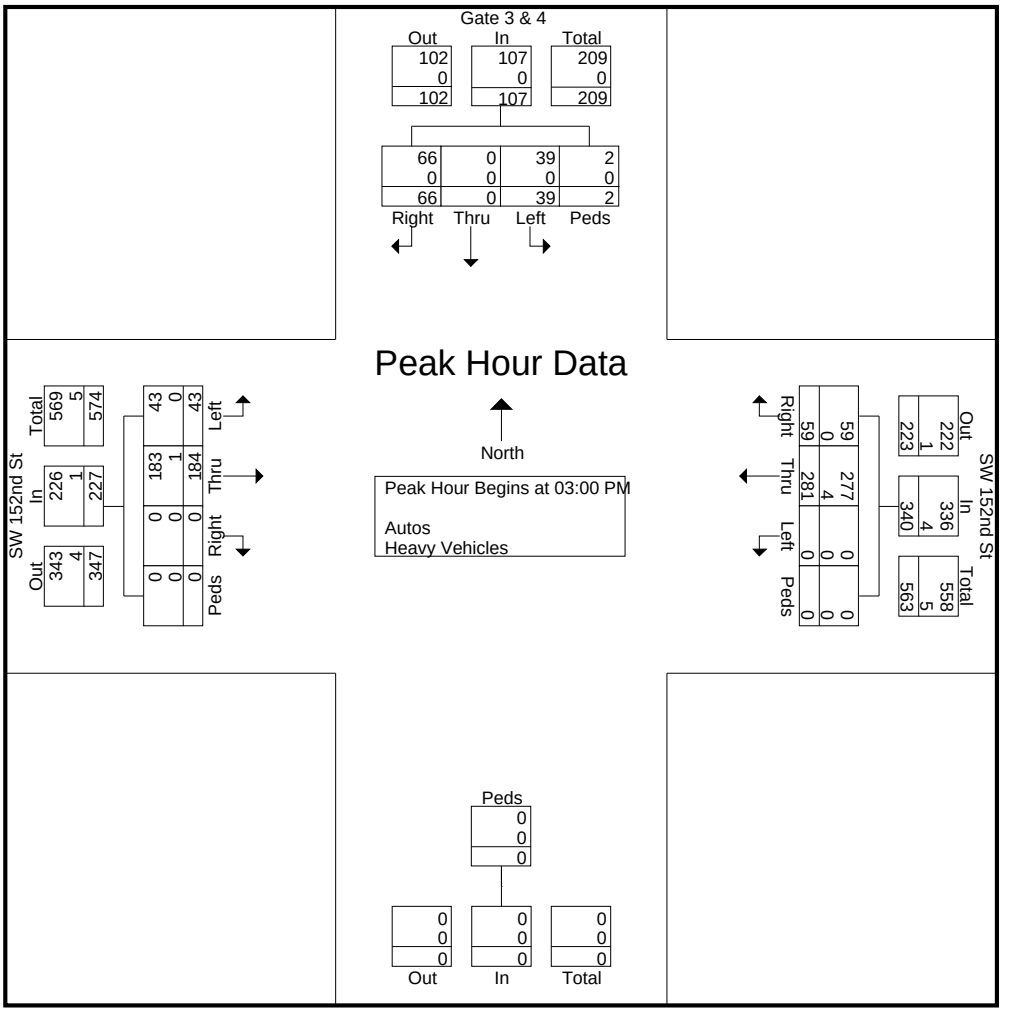
	Gate 3 & 4 Southbound					Northbound		SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	6	0	8	**5**	19	**2**	**2**	0	26	12	0	38	20	60	0	0	80	139
07:30 AM	16	0	20	1	37	2	2	0	**92**	14	0	**106**	32	**81**	0	0	113	258
07:45 AM	**28**	0	**40**	0	**68**	1	1	0	79	**25**	0	104	**57**	65	0	0	**122**	**295**
08:00 AM	11	0	14	1	26	2	2	0	30	16	**1**	47	18	33	0	0	51	126
Total Volume	61	0	82	7	150	7	7	0	227	67	1	295	127	239	0	0	366	818
% App. Total	40.7	0	54.7	4.7		100		0	76.9	22.7	0.3		34.7	65.3	0	0		
PHF	.545	.000	.513	.350	.551	.875	.875	.000	.617	.670	.250	.696	.557	.738	.000	.000	.750	.693
Autos	61	0	82	0	143	0	0	0	218	67	0	285	127	237	0	0	364	792
% Autos	100	0	100	0	95.3	0	0	0	96.0	100	0	96.6	100	99.2	0	0	99.5	96.8
Heavy Vehicles	0	0	0	7	7	7	7	0	9	0	1	10	0	2	0	0	2	26
% Heavy Vehicles	0	0	0	100	4.7	100	100	0	4.0	0	100	3.4	0	0.8	0	0	0.5	3.2



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : Gate 3 & 4
Site Code : 15201081
Start Date : 9/26/2023
Page No : 3

	Gate 3 & 4 Southbound					Northbound		SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 03:00 PM																		
03:00 PM	**16**	0	**28**	**2**	**46**	0	0	0	78	**19**	0	**97**	13	**61**	0	0	**74**	**217**
03:15 PM	13	0	18	0	31	0	0	0	57	19	0	76	10	31	0	0	41	148
03:30 PM	6	0	15	0	21	0	0	0	57	14	0	71	**15**	41	0	0	56	148
03:45 PM	4	0	5	0	9	0	0	0	**89**	7	0	96	5	51	0	0	56	161
Total Volume	39	0	66	2	107	0	0	0	281	59	0	340	43	184	0	0	227	674
% App. Total	36.4	0	61.7	1.9		0		0	82.6	17.4	0		18.9	81.1	0	0		
PHF	.609	.000	.589	.250	.582	.000	.000	.000	.789	.776	.000	.876	.717	.754	.000	.000	.767	.776
Autos	39	0	66	2	107	0	0	0	277	59	0	336	43	183	0	0	226	669
% Autos	100	0	100	100	100	0	0	0	98.6	100	0	98.8	100	99.5	0	0	99.6	99.3
Heavy Vehicles	0	0	0	0	0	0	0	0	4	0	0	4	0	1	0	0	1	5
% Heavy Vehicles	0	0	0	0	0	0	0	0	1.4	0	0	1.2	0	0.5	0	0	0.4	0.7



Gate 3 closed at 8:06 AM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 152nd St @ Gate 3 & 4
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : Gate 3 & 4
Site Code : 15201081
Start Date : 9/26/2023

Groups Printed- Autos

	Gate 3 & 4 Southbound					Northbound		SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	1	0	1	3	5	0	0	0	9	4	0	13	8	48	0	0	56	74
07:15 AM	6	0	8	0	14	0	0	0	22	12	0	34	20	60	0	0	80	128
07:30 AM	16	0	20	0	36	0	0	0	90	14	0	104	32	79	0	0	111	251
07:45 AM	28	0	40	0	68	0	0	0	77	25	0	102	57	65	0	0	122	292
Total	51	0	69	3	123	0	0	0	198	55	0	253	117	252	0	0	369	745
08:00 AM	11	0	14	0	25	0	0	0	29	16	0	45	18	33	0	0	51	121
08:15 AM	4	0	2	0	6	0	0	0	11	4	0	15	2	31	0	0	33	54
08:30 AM	4	0	3	0	7	0	0	0	21	3	0	24	4	28	0	0	32	63
08:45 AM	12	0	14	2	28	0	0	0	14	4	0	18	4	20	0	0	24	70
Total	31	0	33	2	66	0	0	0	75	27	0	102	28	112	0	0	140	308
*** BREAK ***																		
02:00 PM	6	0	4	0	10	0	0	0	52	2	0	54	4	19	0	0	23	87
02:15 PM	3	0	8	0	11	0	0	0	57	4	0	61	9	21	0	0	30	102
02:30 PM	4	0	1	0	5	0	0	0	70	5	0	75	15	26	0	0	41	121
02:45 PM	0	0	4	0	4	0	0	0	72	8	0	80	9	37	0	0	46	130
Total	13	0	17	0	30	0	0	0	251	19	0	270	37	103	0	0	140	440
03:00 PM	16	0	28	2	46	0	0	0	77	19	0	96	13	61	0	0	74	216
03:15 PM	13	0	18	0	31	0	0	0	56	19	0	75	10	30	0	0	40	146
03:30 PM	6	0	15	0	21	0	0	0	55	14	0	69	15	41	0	0	56	146
03:45 PM	4	0	5	0	9	0	0	0	89	7	0	96	5	51	0	0	56	161
Total	39	0	66	2	107	0	0	0	277	59	0	336	43	183	0	0	226	669
Grand Total	134	0	185	7	326	0	0	0	801	160	0	961	225	650	0	0	875	2162
Apprch %	41.1	0	56.7	2.1		0		0	83.4	16.6	0		25.7	74.3	0	0		
Total %	6.2	0	8.6	0.3	15.1	0	0	0	37	7.4	0	44.4	10.4	30.1	0	0	40.5	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
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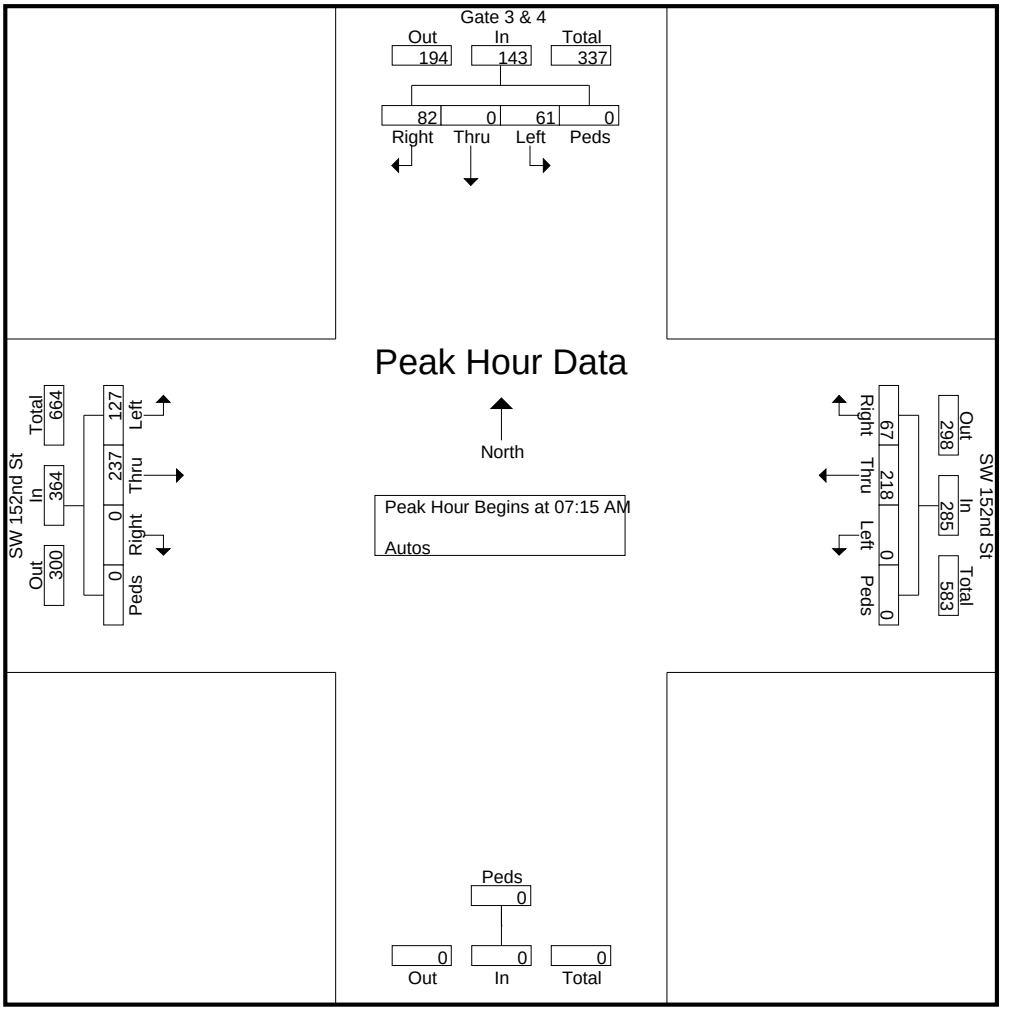
File Name : Gate 3 & 4
Site Code : 15201081
Start Date : 9/26/2023
Page No : 2

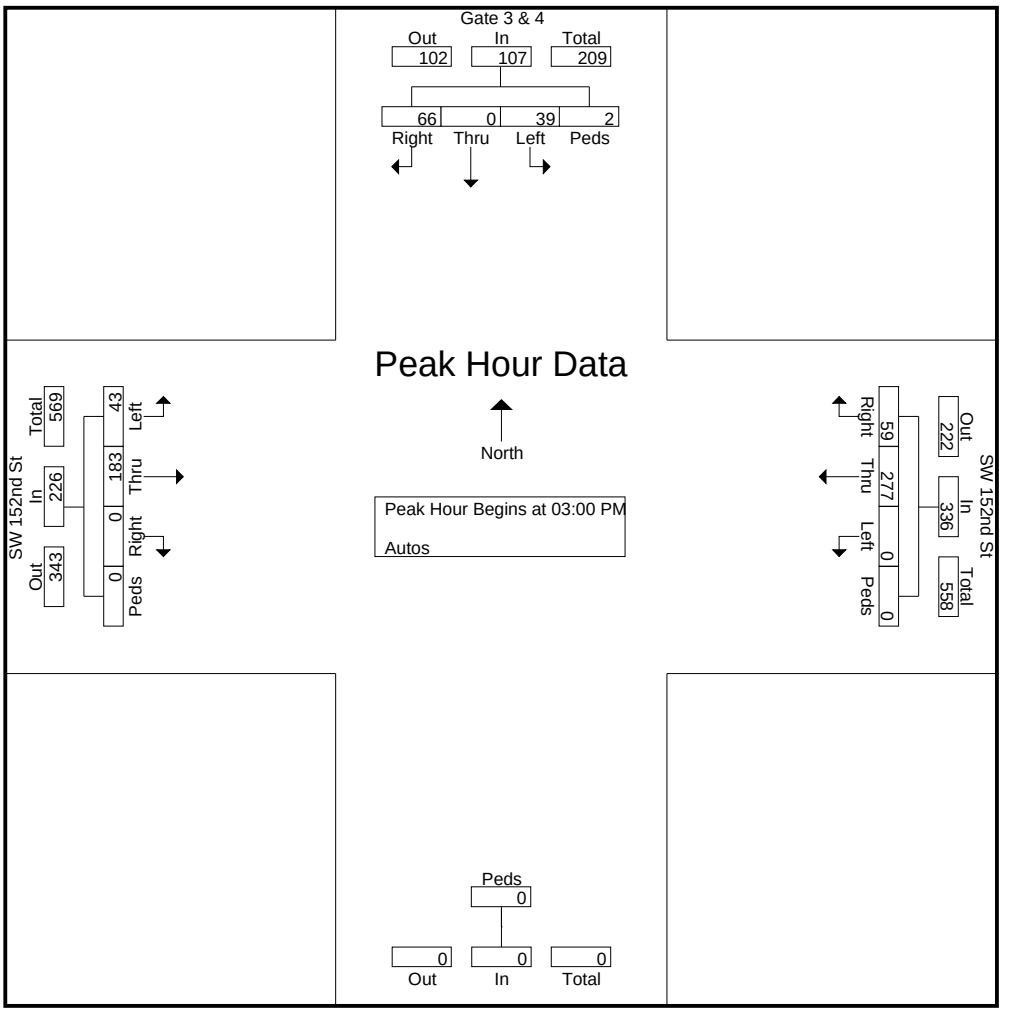
	Gate 3 & 4 Southbound					Northbound		SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	6	0	8	0	14	0	0	0	22	12	0	34	20	60	0	0	80	128
07:30 AM	16	0	20	0	36	0	0	0	**90**	14	0	**104**	32	**79**	0	0	111	251
07:45 AM	**28**	0	**40**	0	**68**	0	0	0	77	**25**	0	102	**57**	65	0	0	**122**	**292**
08:00 AM	11	0	14	0	25	0	0	0	29	16	0	45	18	33	0	0	51	121
Total Volume	61	0	82	0	143	0	0	0	218	67	0	285	127	237	0	0	364	792
% App. Total	42.7	0	57.3	0		0		0	76.5	23.5	0		34.9	65.1	0	0		
PHF	.545	.000	.513	.000	.526	.000	.000	.000	.606	.670	.000	.685	.557	.750	.000	.000	.746	.678



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : Gate 3 & 4
Site Code : 15201081
Start Date : 9/26/2023
Page No : 3

	Gate 3 & 4 Southbound					Northbound		SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 03:00 PM																		
03:00 PM	**16**	0	**28**	**2**	**46**	0	0	0	77	**19**	0	**96**	13	**61**	0	0	**74**	**216**
03:15 PM	13	0	18	0	31	0	0	0	56	19	0	75	10	30	0	0	40	146
03:30 PM	6	0	15	0	21	0	0	0	55	14	0	69	**15**	41	0	0	56	146
03:45 PM	4	0	5	0	9	0	0	0	**89**	7	0	96	5	51	0	0	56	161
Total Volume	39	0	66	2	107	0	0	0	277	59	0	336	43	183	0	0	226	669
% App. Total	36.4	0	61.7	1.9		0		0	82.4	17.6	0		19	81	0	0		
PHF	.609	.000	.589	.250	.582	.000	.000	.000	.778	.776	.000	.875	.717	.750	.000	.000	.764	.774



Gate 3 closed at 8:06 AM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 152nd St @ Gate 3 & 4
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : Gate 3 & 4
Site Code : 15201081
Start Date : 9/26/2023
Page No : 1

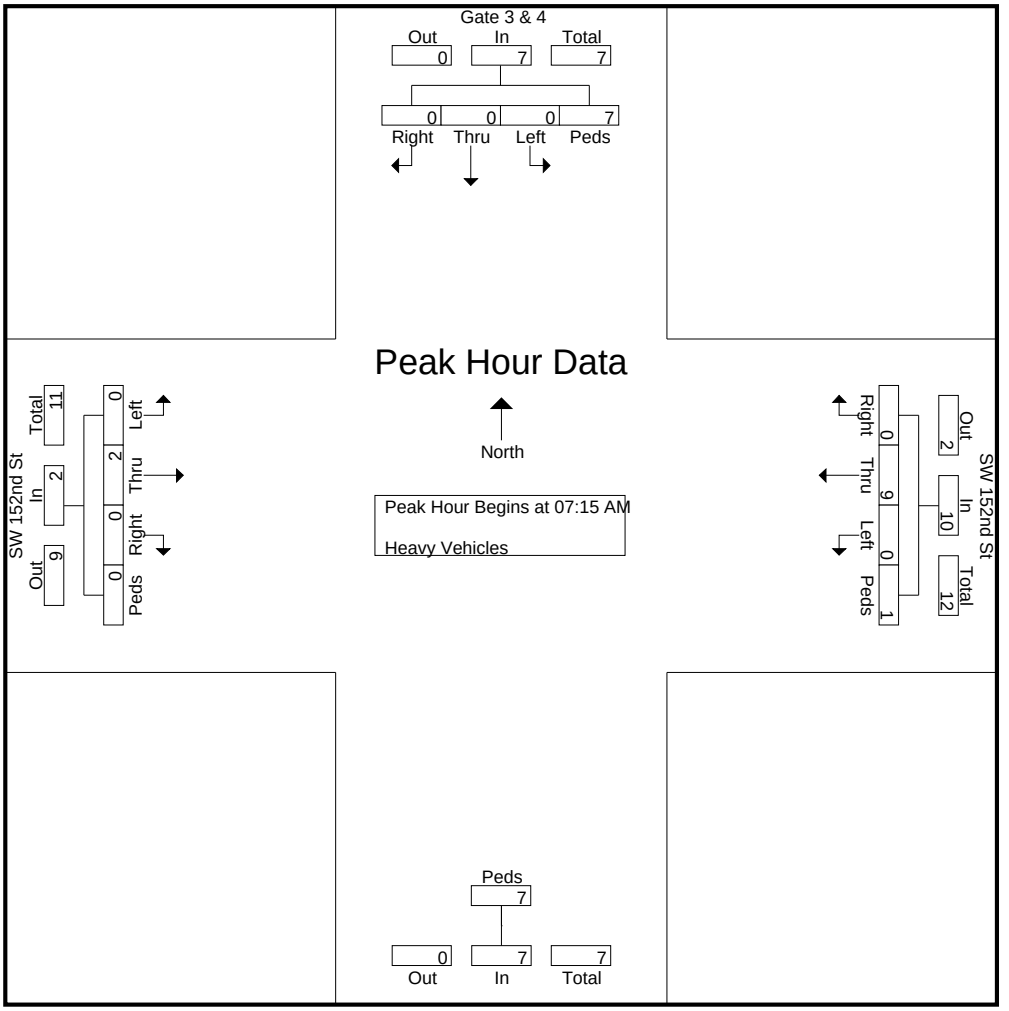
Groups Printed- Heavy Vehicles

	Gate 3 & 4 Southbound					Northbound		SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
07:15 AM	0	0	0	5	5	2	2	0	4	0	0	4	0	0	0	0	0	11
07:30 AM	0	0	0	1	1	2	2	0	2	0	0	2	0	2	0	0	2	7
07:45 AM	0	0	0	0	0	1	1	0	2	0	0	2	0	0	0	0	0	3
Total	0	0	0	6	6	5	5	0	8	0	0	8	0	4	0	0	4	23
08:00 AM	0	0	0	1	1	2	2	0	1	0	1	2	0	0	0	0	0	5
08:15 AM	0	0	0	0	0	4	4	0	1	0	0	1	0	1	0	0	1	6
08:30 AM	0	0	0	2	2	4	4	0	0	0	0	0	0	2	0	0	2	8
08:45 AM	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	4	4	11	11	0	2	0	1	3	0	3	0	0	3	21
*** BREAK ***																		
02:00 PM	0	0	0	0	0	1	1	0	2	0	0	2	0	0	0	0	0	3
02:15 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
02:30 PM	0	0	0	0	0	0	0	0	7	0	0	7	1	2	0	0	3	10
02:45 PM	0	0	0	0	0	1	1	0	4	0	0	4	0	0	0	0	0	5
Total	0	0	0	0	0	2	2	0	14	0	0	14	1	2	0	0	3	19
03:00 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
03:15 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	2
03:30 PM	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
*** BREAK ***																		
Total	0	0	0	0	0	0	0	0	4	0	0	4	0	1	0	0	1	5
Grand Total	0	0	0	10	10	18	18	0	28	0	1	29	1	10	0	0	11	68
Apprch %	0	0	0	100		100		0	96.6	0	3.4		9.1	90.9	0	0		
Total %	0	0	0	14.7	14.7	26.5	26.5	0	41.2	0	1.5	42.6	1.5	14.7	0	0	16.2	

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : Gate 3 & 4
Site Code : 15201081
Start Date : 9/26/2023
Page No : 2

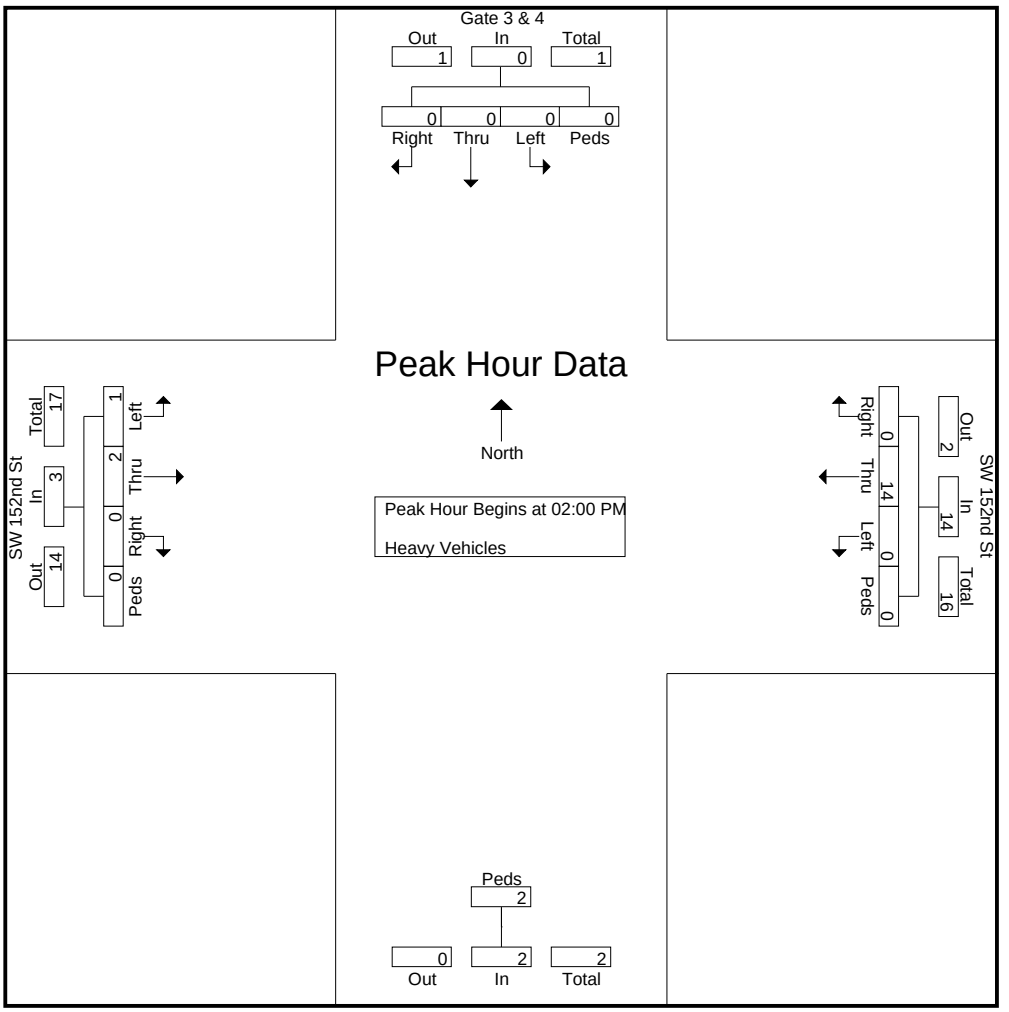
	Gate 3 & 4 Southbound					Northbound		SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	0	0	0	**5**	**5**	**2**	**2**	0	**4**	0	0	**4**	0	0	0	0	0	**11**
07:30 AM	0	0	0	1	1	2	2	0	2	0	0	2	0	**2**	0	0	**2**	7
07:45 AM	0	0	0	0	0	1	1	0	2	0	0	2	0	0	0	0	0	3
08:00 AM	0	0	0	1	1	2	2	0	1	0	**1**	2	0	0	0	0	0	5
Total Volume	0	0	0	7	7	7	7	0	9	0	1	10	0	2	0	0	2	26
% App. Total	0	0	0	100		100		0	90	0	10		0	100	0	0		
PHF	.000	.000	.000	.350	.350	.875	.875	.000	.563	.000	.250	.625	.000	.250	.000	.000	.250	.591



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : Gate 3 & 4
Site Code : 15201081
Start Date : 9/26/2023
Page No : 3

	Gate 3 & 4 Southbound					Northbound		SW 152nd St Westbound					SW 152nd St Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 02:00 PM																		
02:00 PM	0	0	0	0	0	**1**	**1**	0	2	0	0	2	0	0	0	0	0	3
02:15 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
02:30 PM	0	0	0	0	0	0	0	0	**7**	0	0	**7**	**1**	**2**	0	0	**3**	**10**
02:45 PM	0	0	0	0	0	1	1	0	4	0	0	4	0	0	0	0	0	5
Total Volume	0	0	0	0	0	2	2	0	14	0	0	14	1	2	0	0	3	19
% App. Total	0	0	0	0		100		0	100	0	0		33.3	66.7	0	0		
PHF	.000	.000	.000	.000	.000	.500	.500	.000	.500	.000	.000	.500	.250	.250	.000	.000	.250	.475



Gate 3 closed at 8:06 AM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 152nd St @ Gate 5
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : SW 152nd St @ Gate 5
Site Code : 15200501
Start Date : 9/26/2023
Page No : 1

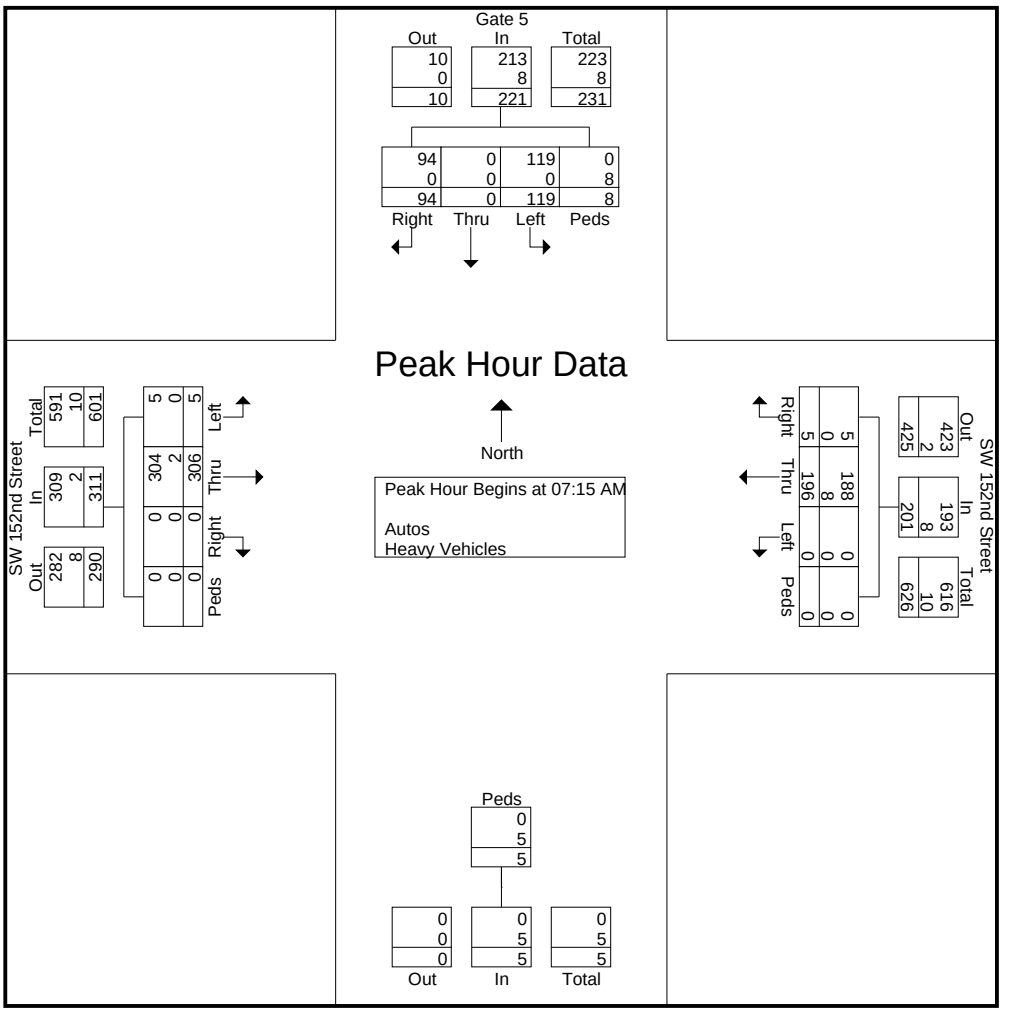
Groups Printed- Autos - Heavy Vehicles

	Gate 5 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
07:00 AM	4	0	1	1	6	1	1	0	12	0	0	12	1	52	0	0	53	72
07:15 AM	3	0	8	5	16	1	1	0	35	0	0	35	0	68	0	0	68	120
07:30 AM	34	0	39	1	74	2	2	0	63	5	0	68	2	97	0	0	99	243
07:45 AM	57	0	37	0	94	0	0	0	67	0	0	67	3	105	0	0	108	269
Total	98	0	85	7	190	4	4	0	177	5	0	182	6	322	0	0	328	704
08:00 AM	25	0	10	2	37	2	2	0	31	0	0	31	0	36	0	0	36	106
*** BREAK ***																		
Total	25	0	10	2	37	2	2	0	31	0	0	31	0	36	0	0	36	106
*** BREAK ***																		
02:00 PM	0	0	0	0	0	1	1	0	55	0	0	55	0	22	0	0	22	78
02:15 PM	3	0	0	0	3	0	0	0	63	0	0	63	0	24	0	0	24	90
02:30 PM	18	0	14	0	32	0	0	0	70	1	0	71	0	32	0	0	32	135
02:45 PM	37	0	36	0	73	0	0	0	53	0	0	53	1	45	0	0	46	172
Total	58	0	50	0	108	1	1	0	241	1	0	242	1	123	0	0	124	475
03:00 PM	14	0	21	0	35	0	0	0	66	0	0	66	1	75	0	0	76	177
03:15 PM	5	0	16	0	21	0	0	0	59	1	0	60	0	44	0	0	44	125
03:30 PM	4	0	9	0	13	0	0	0	64	0	0	64	0	46	0	0	46	123
03:45 PM	26	0	29	0	55	0	0	0	62	2	0	64	0	53	0	0	53	172
Total	49	0	75	0	124	0	0	0	251	3	0	254	1	218	0	0	219	597
Grand Total	230	0	220	9	459	7	7	0	700	9	0	709	8	699	0	0	707	1882
Apprch %	50.1	0	47.9	2		100		0	98.7	1.3	0		1.1	98.9	0	0		
Total %	12.2	0	11.7	0.5	24.4	0.4	0.4	0	37.2	0.5	0	37.7	0.4	37.1	0	0	37.6	
Autos	230	0	220	0	450	0	0	0	674	9	0	683	8	692	0	0	700	1833
% Autos	100	0	100	0	98	0	0	0	96.3	100	0	96.3	100	99	0	0	99	97.4
Heavy Vehicles	0	0	0	9	9	7	7	0	26	0	0	26	0	7	0	0	7	49
% Heavy Vehicles	0	0	0	100	2	100	100	0	3.7	0	0	3.7	0	1	0	0	1	2.6

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 152nd St @ Gate 5
Site Code : 15200501
Start Date : 9/26/2023
Page No : 2

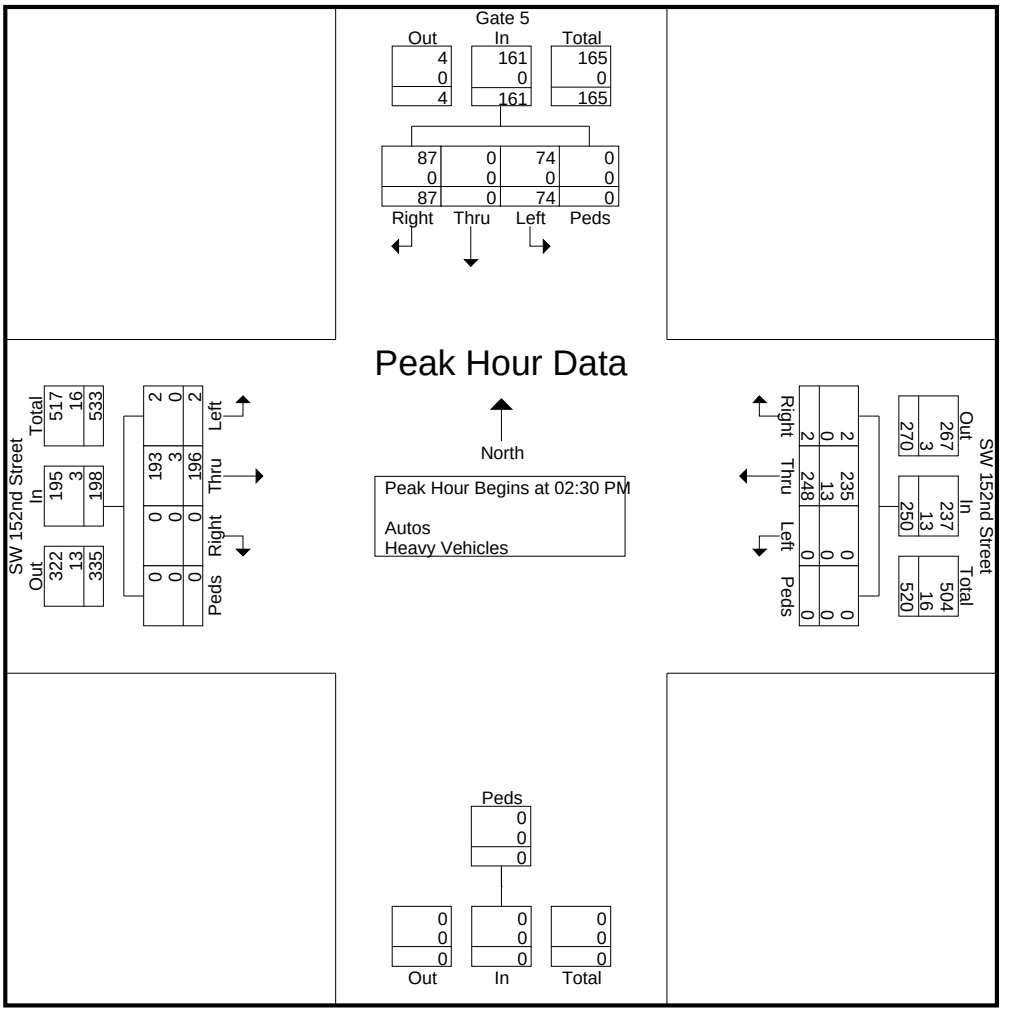
	Gate 5 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	3	0	8	**5**	16	1	1	0	35	0	0	35	0	68	0	0	68	120
07:30 AM	34	0	**39**	1	74	**2**	**2**	0	63	**5**	0	**68**	2	97	0	0	99	243
07:45 AM	**57**	0	37	0	**94**	0	0	0	**67**	0	0	67	**3**	**105**	0	0	**108**	**269**
08:00 AM	25	0	10	2	37	2	2	0	31	0	0	31	0	36	0	0	36	106
Total Volume	119	0	94	8	221	5	5	0	196	5	0	201	5	306	0	0	311	738
% App. Total	53.8	0	42.5	3.6		100		0	97.5	2.5	0		1.6	98.4	0	0		
PHF	.522	.000	.603	.400	.588	.625	.625	.000	.731	.250	.000	.739	.417	.729	.000	.000	.720	.686
Autos	119	0	94	0	213	0	0	0	188	5	0	193	5	304	0	0	309	715
% Autos	100	0	100	0	96.4	0	0	0	95.9	100	0	96.0	100	99.3	0	0	99.4	96.9
Heavy Vehicles	0	0	0	8	8	5	5	0	8	0	0	8	0	2	0	0	2	23
% Heavy Vehicles	0	0	0	100	3.6	100	100	0	4.1	0	0	4.0	0	0.7	0	0	0.6	3.1



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 152nd St @ Gate 5
Site Code : 15200501
Start Date : 9/26/2023
Page No : 3

	Gate 5 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds & Bicycles	App. Total	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Left	Thru	Right	Peds & Bicycles	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 02:30 PM																		
02:30 PM	18	0	14	0	32	0	0	0	**70**	**1**	0	**71**	0	32	0	0	32	135
02:45 PM	**37**	0	**36**	0	**73**	0	0	0	53	0	0	53	**1**	45	0	0	46	172
03:00 PM	14	0	21	0	35	0	0	0	66	0	0	66	1	**75**	0	0	**76**	**177**
03:15 PM	5	0	16	0	21	0	0	0	59	1	0	60	0	44	0	0	44	125
Total Volume	74	0	87	0	161	0	0	0	248	2	0	250	2	196	0	0	198	609
% App. Total	46	0	54	0		0		0	99.2	0.8	0		1	99	0	0		
PHF	.500	.000	.604	.000	.551	.000	.000	.000	.886	.500	.000	.880	.500	.653	.000	.000	.651	.860
Autos	74	0	87	0	161	0	0	0	235	2	0	237	2	193	0	0	195	593
% Autos	100	0	100	0	100	0	0	0	94.8	100	0	94.8	100	98.5	0	0	98.5	97.4
Heavy Vehicles	0	0	0	0	0	0	0	0	13	0	0	13	0	3	0	0	3	16
% Heavy Vehicles	0	0	0	0	0	0	0	0	5.2	0	0	5.2	0	1.5	0	0	1.5	2.6



Gate closed at 8:05 AM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 152nd St @ Gate 5
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : SW 152nd St @ Gate 5
Site Code : 15200501
Start Date : 9/26/2023
Page No : 1

Groups Printed- Autos

	Gate 5 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	4	0	1	0	5	0	0	0	12	0	0	12	1	50	0	0	51	68
07:15 AM	3	0	8	0	11	0	0	0	31	0	0	31	0	68	0	0	68	110
07:30 AM	34	0	39	0	73	0	0	0	61	5	0	66	2	95	0	0	97	236
07:45 AM	57	0	37	0	94	0	0	0	66	0	0	66	3	105	0	0	108	268
Total	98	0	85	0	183	0	0	0	170	5	0	175	6	318	0	0	324	682
08:00 AM	25	0	10	0	35	0	0	0	30	0	0	30	0	36	0	0	36	101
*** BREAK ***																		
Total	25	0	10	0	35	0	0	0	30	0	0	30	0	36	0	0	36	101
*** BREAK ***																		
02:00 PM	0	0	0	0	0	0	0	0	53	0	0	53	0	22	0	0	22	75
02:15 PM	3	0	0	0	3	0	0	0	62	0	0	62	0	24	0	0	24	89
02:30 PM	18	0	14	0	32	0	0	0	62	1	0	63	0	30	0	0	30	125
02:45 PM	37	0	36	0	73	0	0	0	50	0	0	50	1	45	0	0	46	169
Total	58	0	50	0	108	0	0	0	227	1	0	228	1	121	0	0	122	458
03:00 PM	14	0	21	0	35	0	0	0	65	0	0	65	1	75	0	0	76	176
03:15 PM	5	0	16	0	21	0	0	0	58	1	0	59	0	43	0	0	43	123
03:30 PM	4	0	9	0	13	0	0	0	62	0	0	62	0	46	0	0	46	121
03:45 PM	26	0	29	0	55	0	0	0	62	2	0	64	0	53	0	0	53	172
Total	49	0	75	0	124	0	0	0	247	3	0	250	1	217	0	0	218	592
Grand Total	230	0	220	0	450	0	0	0	674	9	0	683	8	692	0	0	700	1833
Apprch %	51.1	0	48.9	0		0		0	98.7	1.3	0		1.1	98.9	0	0		
Total %	12.5	0	12	0	24.5	0	0	0	36.8	0.5	0	37.3	0.4	37.8	0	0	38.2	

Choice Engineering Consultants, Inc
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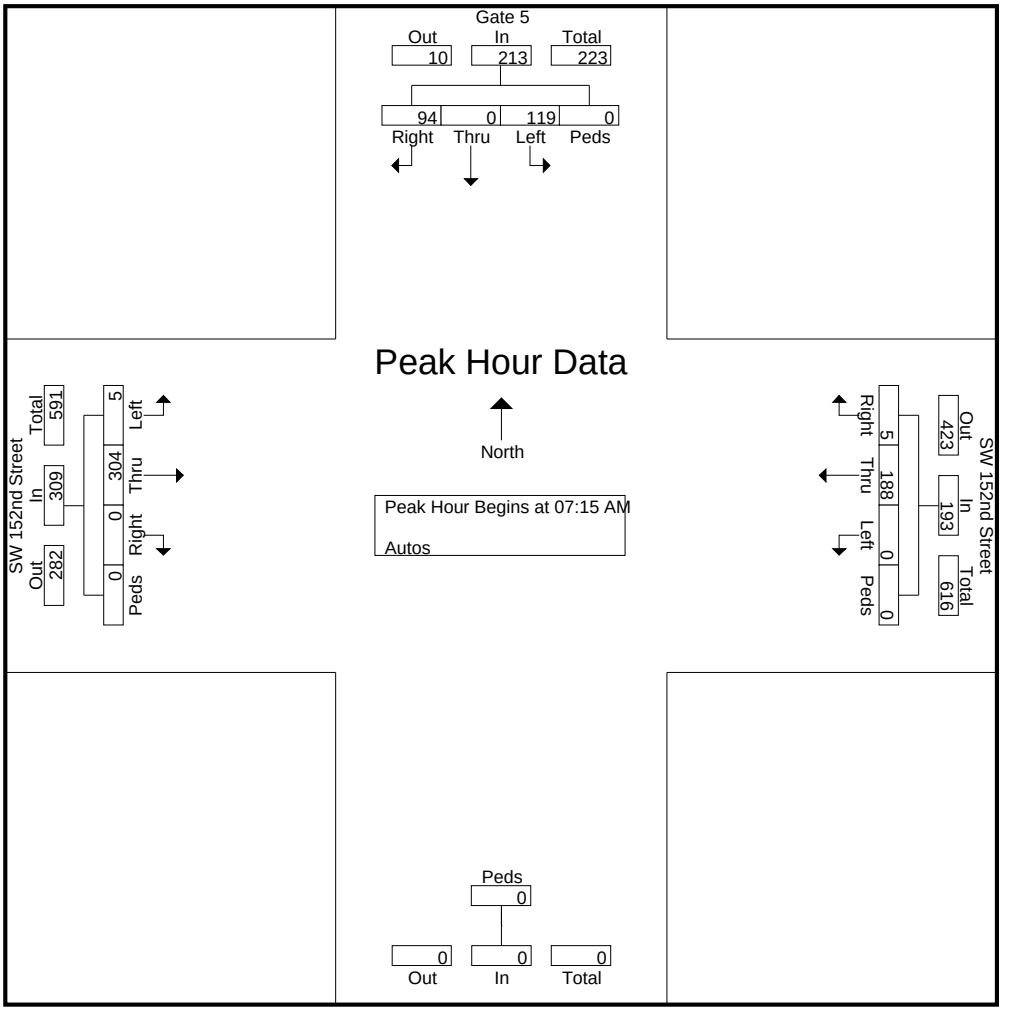
File Name : SW 152nd St @ Gate 5
Site Code : 15200501
Start Date : 9/26/2023
Page No : 2

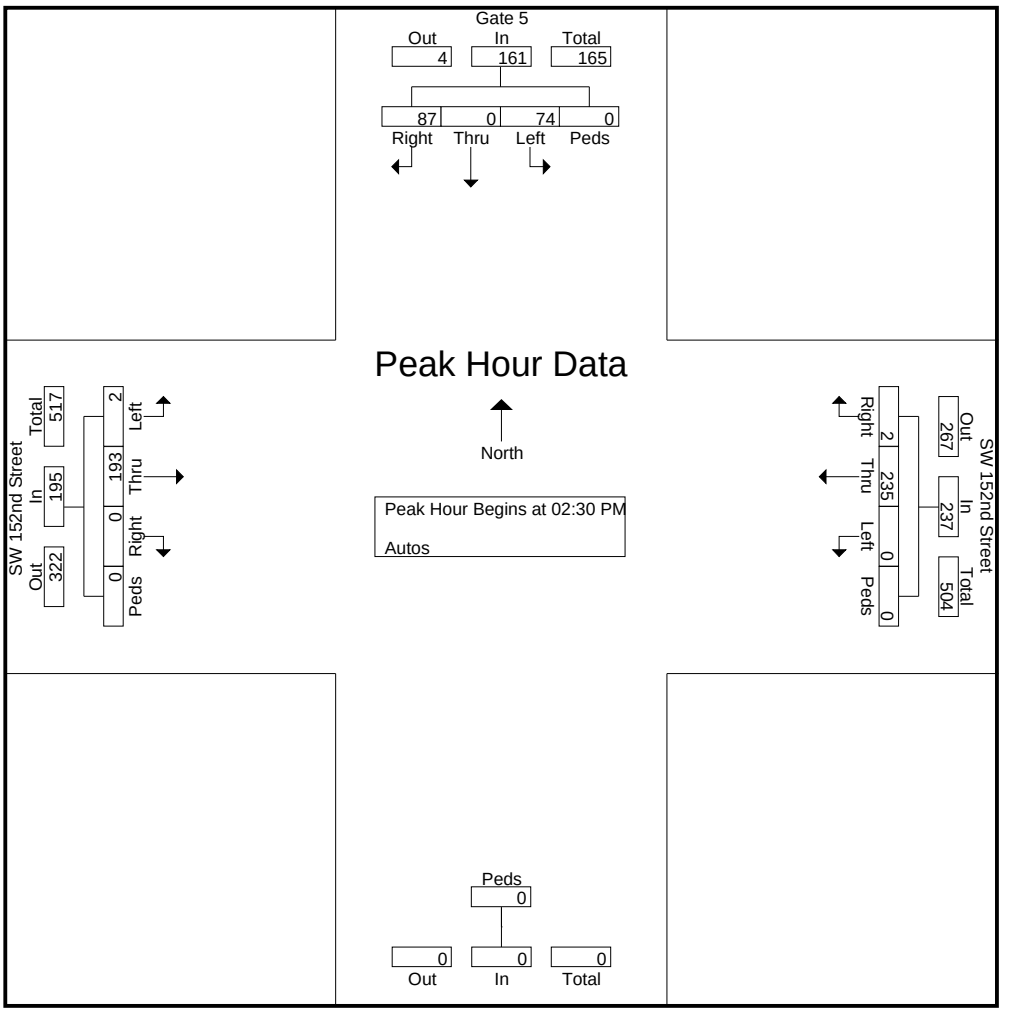
	Gate 5 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	3	0	8	0	11	0	0	0	31	0	0	31	0	68	0	0	68	110
07:30 AM	34	0	**39**	0	73	0	0	0	61	**5**	0	**66**	2	95	0	0	97	236
07:45 AM	**57**	0	37	0	**94**	0	0	0	**66**	0	0	66	**3**	**105**	0	0	**108**	**268**
08:00 AM	25	0	10	0	35	0	0	0	30	0	0	30	0	36	0	0	36	101
Total Volume	119	0	94	0	213	0	0	0	188	5	0	193	5	304	0	0	309	715
% App. Total	55.9	0	44.1	0		0		0	97.4	2.6	0		1.6	98.4	0	0		
PHF	.522	.000	.603	.000	.566	.000	.000	.000	.712	.250	.000	.731	.417	.724	.000	.000	.715	.667



Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

File Name : SW 152nd St @ Gate 5
Site Code : 15200501
Start Date : 9/26/2023
Page No : 3

	Gate 5 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 02:30 PM																		
02:30 PM	18	0	14	0	32	0	0	0	62	**1**	0	63	0	30	0	0	30	125
02:45 PM	**37**	0	**36**	0	**73**	0	0	0	50	0	0	50	**1**	45	0	0	46	169
03:00 PM	14	0	21	0	35	0	0	0	**65**	0	0	**65**	1	**75**	0	0	**76**	**176**
03:15 PM	5	0	16	0	21	0	0	0	58	1	0	59	0	43	0	0	43	123
Total Volume	74	0	87	0	161	0	0	0	235	2	0	237	2	193	0	0	195	593
% App. Total	46	0	54	0		0		0	99.2	0.8	0		1	99	0	0		
PHF	.500	.000	.604	.000	.551	.000	.000	.000	.904	.500	.000	.912	.500	.643	.000	.000	.641	.842



Gate closed at 8:05 AM

Choice Engineering Consultants, Inc
12855 SW 132nd Street, Suite 200
Miami, FL. 33186

SW 152nd St @ Gate 5
Tuesday, September 26, 2023
Time: 7 AM - 9 AM & 2 PM - 4 PM
Weather: Partly Cloudy

File Name : SW 152nd St @ Gate 5
Site Code : 15200501
Start Date : 9/26/2023
Page No : 1

Groups Printed- Heavy Vehicles

	Gate 5 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
07:00 AM	0	0	0	1	1	1	1	0	0	0	0	0	0	2	0	0	2	4
07:15 AM	0	0	0	5	5	1	1	0	4	0	0	4	0	0	0	0	0	10
07:30 AM	0	0	0	1	1	2	2	0	2	0	0	2	0	2	0	0	2	7
07:45 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Total	0	0	0	7	7	4	4	0	7	0	0	7	0	4	0	0	4	22
08:00 AM	0	0	0	2	2	2	2	0	1	0	0	1	0	0	0	0	0	5
*** BREAK ***																		
Total	0	0	0	2	2	2	2	0	1	0	0	1	0	0	0	0	0	5
*** BREAK ***																		
02:00 PM	0	0	0	0	0	1	1	0	2	0	0	2	0	0	0	0	0	3
02:15 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
02:30 PM	0	0	0	0	0	0	0	0	8	0	0	8	0	2	0	0	2	10
02:45 PM	0	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3
Total	0	0	0	0	0	1	1	0	14	0	0	14	0	2	0	0	2	17
03:00 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
03:15 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	2
03:30 PM	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
*** BREAK ***																		
Total	0	0	0	0	0	0	0	0	4	0	0	4	0	1	0	0	1	5
Grand Total	0	0	0	9	9	7	7	0	26	0	0	26	0	7	0	0	7	49
Apprch %	0	0	0	100		100		0	100	0	0		0	100	0	0		
Total %	0	0	0	18.4	18.4	14.3	14.3	0	53.1	0	0	53.1	0	14.3	0	0	14.3	

Choice Engineering Consultants, Inc
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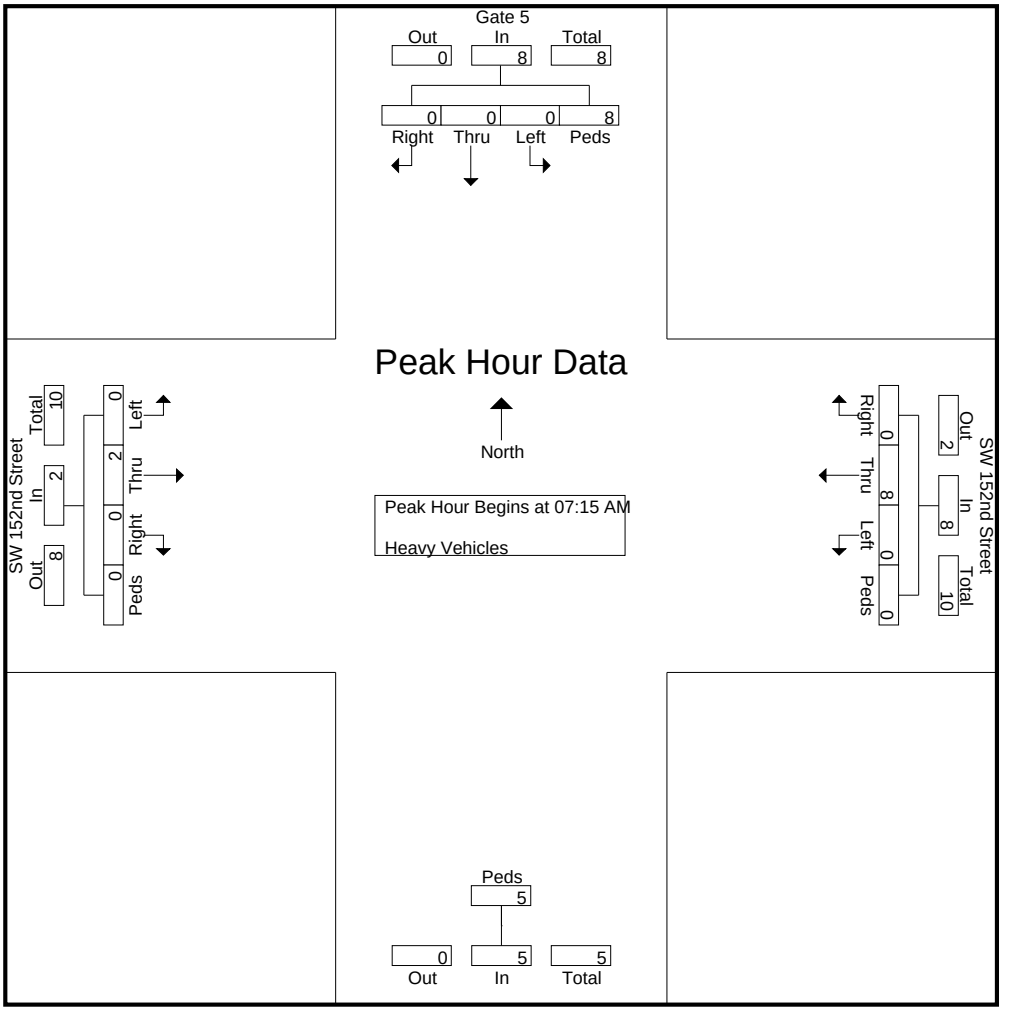
File Name : SW 152nd St @ Gate 5
Site Code : 15200501
Start Date : 9/26/2023
Page No : 2

	Gate 5 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:15 AM																		
07:15 AM	0	0	0	**5**	**5**	1	1	0	**4**	0	0	**4**	0	0	0	0	0	**10**
07:30 AM	0	0	0	1	1	**2**	**2**	0	2	0	0	2	0	**2**	0	0	**2**	7
07:45 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
08:00 AM	0	0	0	2	2	2	2	0	1	0	0	1	0	0	0	0	0	5
Total Volume	0	0	0	8	8	5	5	0	8	0	0	8	0	2	0	0	2	23
% App. Total	0	0	0	100		100		0	100	0	0		0	100	0	0		
PHF	.000	.000	.000	.400	.400	.625	.625	.000	.500	.000	.000	.500	.000	.250	.000	.000	.250	.575



Choice Engineering Consultants, Inc
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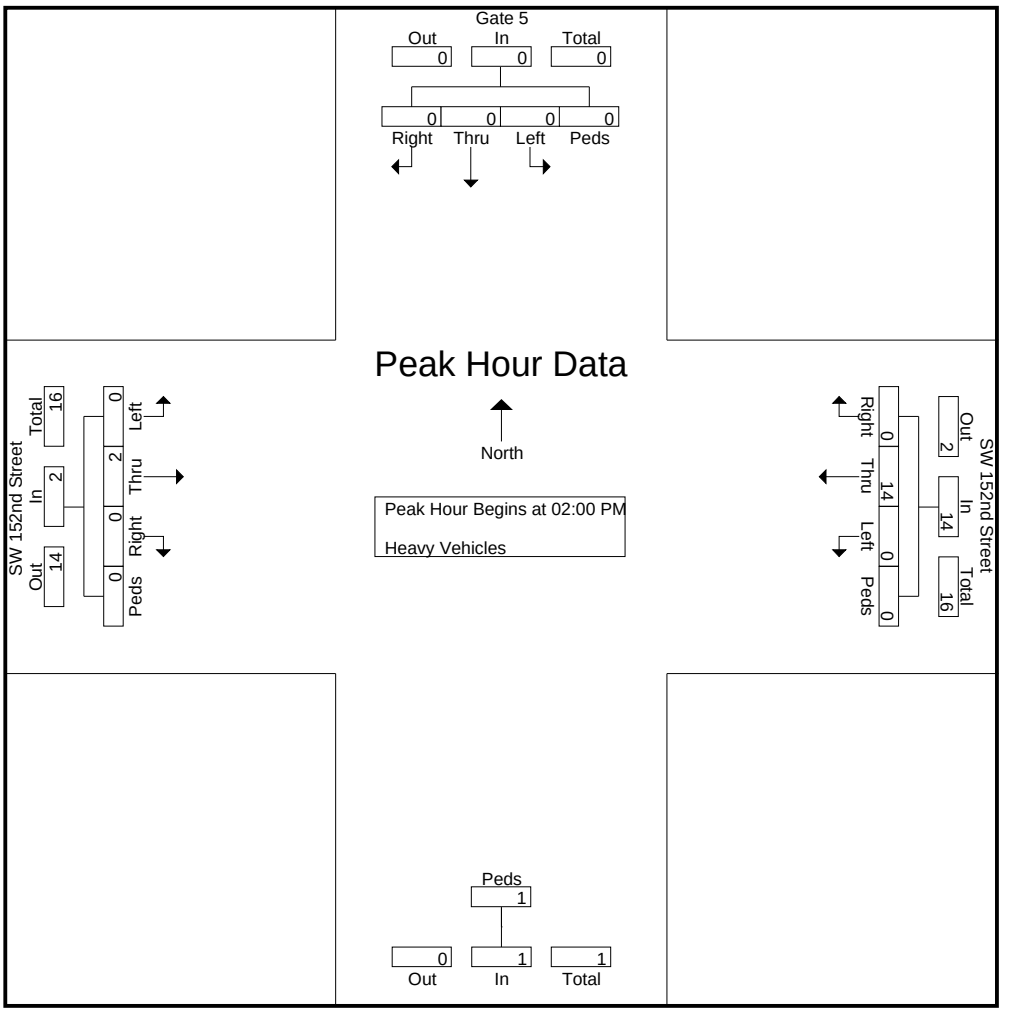
Miami, FL. 33186

File Name : SW 152nd St @ Gate 5
Site Code : 15200501
Start Date : 9/26/2023
Page No : 3

	Gate 5 Southbound					Northbound		SW 152nd Street Westbound					SW 152nd Street Eastbound					
Start Time	Left	Thru	Right	Bicycles	App. Total	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Left	Thru	Right	Bicycles	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 03:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 02:00 PM																		
02:00 PM	0	0	0	0	0	**1**	**1**	0	2	0	0	2	0	0	0	0	0	3
02:15 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
02:30 PM	0	0	0	0	0	0	0	0	**8**	0	0	**8**	0	**2**	0	0	**2**	**10**
02:45 PM	0	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3
Total Volume	0	0	0	0	0	1	1	0	14	0	0	14	0	2	0	0	2	17
% App. Total	0	0	0	0		100		0	100	0	0		0	100	0	0		
PHF	.000	.000	.000	.000	.000	.250	.250	.000	.438	.000	.000	.438	.000	.250	.000	.000	.250	.425



Gate closed at 8:05 AM

Attachment D: Existing Signal Timings

TOD Schedule Report

for 3715: Mitchell Dr&Old Cutler Rd

Print Date: 10/30/2023

Print Time: 11:41 AM

Asset	Intersection	TOD Schedule	Op Mode	Plan #	Cycle	Offset	TOD Setting	Active PhaseBank	Active Maximum
3715	Mitchell Dr&Old Cutler Rd	DOW-2	TOD	[06] MID-MORNING	120	32	N/A	1	Max 2

Splits

PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8
-	SBT	-	WBT	-	NBT	-	EBT
0	84	0	24	0	84	0	24



Active Phase Bank: Phase Bank 1

Phase	Walk	Don't Walk	Min Initial	Veh Ext	Max Limit	Max 2	Yellow	Red
Phase Bank	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3		
1 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
2 SBT	7 - 0 - 7	11 - 0 - 11	7 - 7 - 7	1 - 1 - 1	30 - 45 - 45	0 - 49 - 40	4.4	2
3 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
4 WBT	7 - 0 - 7	12 - 0 - 12	7 - 7 - 7	5 - 5 - 2.5	17 - 17 - 17	42 - 40 - 35	4	2
5 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
6 NBT	7 - 0 - 7	11 - 0 - 11	7 - 7 - 7	1 - 1 - 1	30 - 45 - 45	0 - 49 - 40	4.4	2
7 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
8 EBT	7 - 0 - 7	12 - 0 - 12	7 - 7 - 7	5 - 5 - 2.5	17 - 17 - 17	42 - 40 - 35	4	2

Last In Service Date: unknown

Permitted Phases

	12345678
Default	-2-4-6-8
External Permit 0	--------
External Permit 1	--------
External Permit 2	--------

TOD Schedule Report

for 3715: Mitchell Dr&Old Cutler Rd

Print Date: 10/30/2023

Print Time: 11:41 AM

Current TOD Schedule	Plan	Cycle	Green Time 1	2	3	4	5	6	7	8	Ring Offset	Offset
			-	SBT	-	WBT	-	NBT	-	EBT		
	Flash											
0500	2	200	0	157	0	31	0	157	0	31	0	63
0600	3	200	0	146	0	42	0	146	0	42	0	112
1030	6	120	0	84	0	24	0	84	0	24	0	32
1430	9	140	0	99	0	29	0	99	0	29	0	109
1545	11	200	0	159	0	29	0	159	0	29	0	73
1900	14	140	0	94	0	34	0	94	0	34	0	73
2200	Free											
	19	120	0	84	0	24	0	84	0	24	0	80
	21	120	0	84	0	24	0	84	0	24	0	58

Local TOD Schedule

Time	Plan	DOW
0000	Flash	M T W Th F
0100	Flash	Su S
0500	2	M T W Th F
0600	3	M T W Th F
0630	Free	Su S
0730	19	Su S
1030	6	M T W Th F
1430	9	M T W Th F
1545	11	M T W Th F
1600	21	Su S
1900	14	M T W Th F
2200	Free	Su M T W Th F S

Current Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	--------	SuM T W ThF S

Local Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	--------	SuM T W ThF S

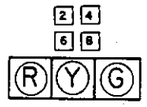
* Settings

Blank - FREE - Phase Bank 1, Max 1
Blank - Plan - Phase Bank 1, Max 2
1 - Phase Bank 2, Max 1
2 - Phase Bank 2, Max 2
3 - Phase Bank 3, Max 1
4 - Phase Bank 3, Max 2
5 - EXTERNAL PERMIT 1
6 - EXTERNAL PERMIT 2
7 - X-PED OMIT
8 - TBA

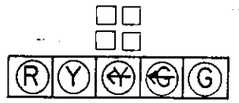
No Calendar Defined/Enabled

— Rd was widened for 4 h.t's.

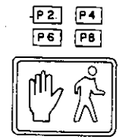
SIGNAL HEAD & SIGNS DETAILS



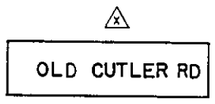
ITEM NO. 650-1-131
8 -REQ'D.



ITEM NO. 650-1-151
NOT -REQ'D.



ITEM NO. 653-171
8 -REQ'D.



ITEM NO. 700-48-11
D3-1S, 2 -REQ'D.



ITEM NO. 700-48-11
D3-1S, 2 -REQ'D.



4 -REQ'D. R10-4B



ITEM NO. 700-48-11
NOT -REQ'D. R10-12

REMOVAL PAY ITEMS

[8	EA]	690 - 10
[8	EA]	690 - 20
[4	EA]	690 - 30
[	EA]	690 - 31
[	EA]	690 - 40
[1	EA]	690 - 50
[	EA]	690 - 60
[	EA]	690 - 70
[1	EA]	690 - 80
[1	PI]	690 - 90
[	LF]	690 - 91
[1	PI]	690 - 100

NOTES:

1. DEMAND WATTAGE FOR THIS INTERSECTION IS 1265 WATTS.
2. F.P.L. REPRESENTATIVE MR. ERNESTO ROJAS TEL. 258-7224
3. S.B.T. REPRESENTATIVE MR. EO HANCE TEL. 252-5155

CONTROLLER OPERATIONS

1. MAJOR STREET IS OLD CUTLER RD, MINOR STREET IS MITCHELL DR
2. STD SIGNAL OPERATING PLAN 1 or [SOP AS SHOWN]
3. PHASE(S) 2 ACTUATED, PHASE 1 RECALL
4. MOVEMENT(S) *** IS(ARE) PROTECTED/PERMISSIVE
5. SIGNAL COORDINATION PHASE IS 1
6. FLASHING OPERATION: 2+8 YELLOW; 4+8 RED
7. WIRE CONTROLLER TO SKIP PHASE(S) ***

CONTROLLER TIMINGS

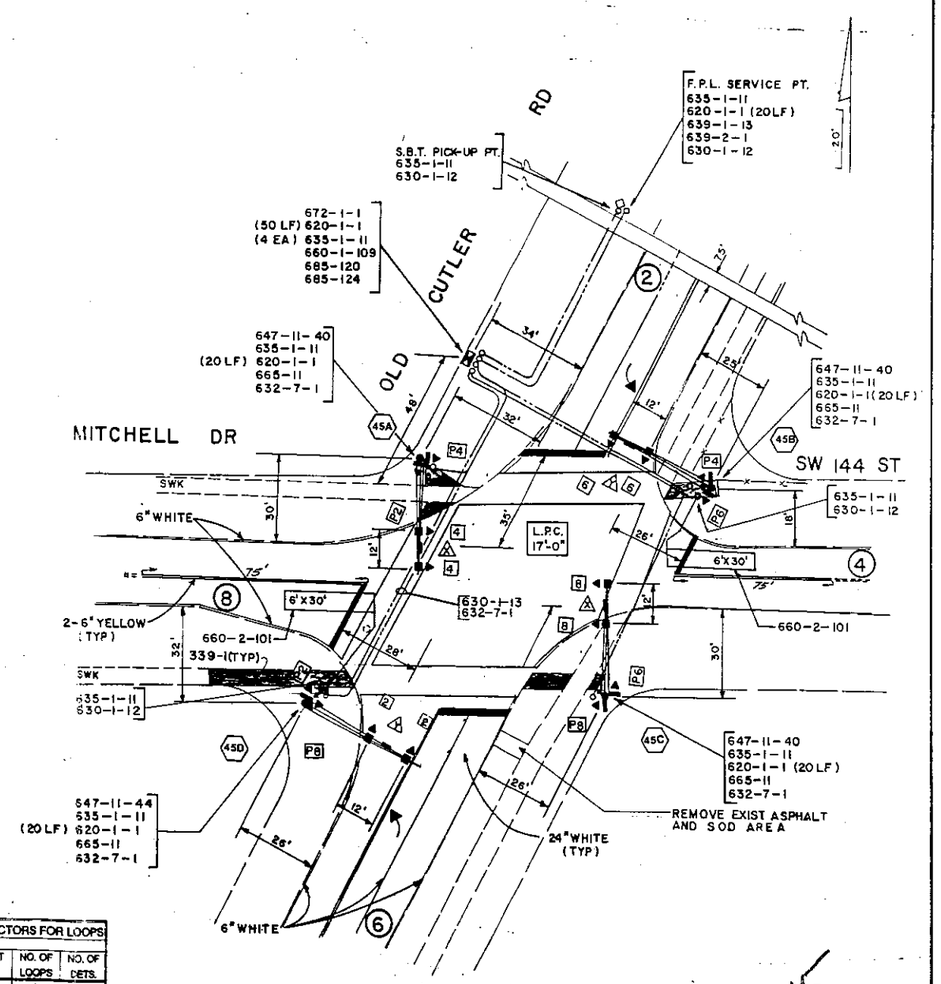
TIMING INTERVAL	TIMING FUNCTION 1	2	3	4	5	6	7	8
MINIMUM GREEN (INITIAL)								
EXTENSION (PASSAGE)								
MAXIMUM GREEN 1								
MAXIMUM GREEN 2								
YELLOW								
ALL RED								
PEDESTRIAN "WALK"								
PEDESTRIAN CLEAR								

DETECTORS FOR LOOPS

MVM'T NO.	NO. OF LOOPS	NO. OF DETS.
4	1	1
8	1	***

STATE PROJECT NO.
87100-3622
W.P.I. NO. 6122245

FLORIDA DEPARTMENT OF TRANSPORTATION



48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
U.N.C.L.E. UNDERGROUND UTILITIES NOTIFICATION CENTER

3715

SIGNALIZATION

OLD CUTLER RD & SW 144 ST

INTERSECTION I.D. # 3715 SHEET T-46 OF T-88

Sec. 2nd 175

DADE COUNTY PUBLIC WORKS DEPT.
HIGHWAY DIVISION
PROJECT NO. 610100 SHEET 15 OF ____

20

MATCH LINE "A"

ALEXANDER MONTESSORI SCHOOL

R/W LINE

CONC. SIDEWALK

DRIVEWAY

MONO-DIRECTIONAL (COLORLESS) REFLECTIVE PAVEMENT MARKER (TYPICAL)

EXIST. POWER POLE (TO BE RELOCATED BY OTHERS)

660-2-101 (2 EA)

660-4-4

BI-DIRECTIONAL (AMBER/AMBER) REFLECTIVE PAVEMENT MARKER (TYPICAL)

12' 10' 12'

7'

6'x30'

5'x30'

10' TYP.

8"

35' R (TYP.)

SIDEWALK

DRIVEWAY

SIDEWALK

DRIVEWAY

R/W LINE

OLD CUTLER RD.

EXIST. D3-1S (TO REMAIN)

LIMITS OF MILLING AND RESURFACING

12" WHITE (TYP.)

4" WHITE (TYP.)

18" YELLOW (TYP.)

4" DOUBLE YELLOW (TYP.)

140' (TYP.)

75' (TYP.)

4" WHITE (6'-10' SKIP)

S.W. 144 ST.

S.W. 144 ST. (MITCHELL DR.)

MATCH LINE "B"

OLD CUTLER PRESBYTERIAN CHURCH

EXIST. R-2 (TO REMAIN)

FENCE

SIDEWALK

RESIDENCE

ST. ANDREWS EPISCOPAL CHURCH

MATCH LINE "A"

4" WHITE (TYP.)

LIMITS OF MILLING AND RESURFACING

18" YELLOW (TYP.)

4" WHITE (TYP.)

CONC. SIDEWALK

R/W LINE

S.W. 144 ST.

MATCH LINE "B"

140' (TYP.)

LIMITS OF MILLING AND RESURFACING

DRIVEWAY

WIDENING

MILLING: MILL 1" EXIST. PAVEMENT
CONSTRUCT 1" ASPHALTIC CONC. TYPE 'S'

WIDENING: 5" ASPHALTIC BASE COURSE TYPE '3'
1" ASPHALTIC CONC. TYPE 'S'

NOTES:

1. SUBBASE MUST BE FIRM AND UNYIELDING SO THAT NO UNDUE DISTORTION WILL OCCUR.
2. WIDENING MUST BE GRADED TO DRAIN PROPERLY AND MATCH DRIVEWAYS.
3. RUN LOOP LEAD-IN WIRE IN EXISTING CONDUIT TO NEAREST LOOP PULL BOX.

3715

FILE NAME: DSGNIII.DGN DATE: 03-17-95

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

	NAME	DATE		NAME	DATE
DESIGNED BY			DRAWN BY		
CHECKED BY			CHECKED BY		

METROPOLITAN DADE COUNTY
PUBLIC WORKS DEPARTMENT
APPROVED BY:
DATE:

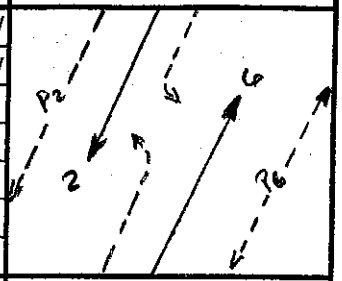
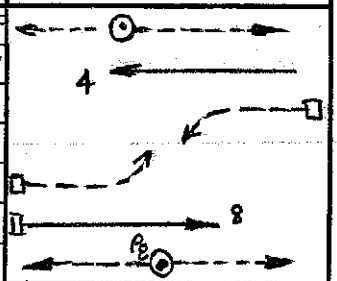
CARR SMITH ASSOCIATES
TRANSPORTATION DIVISION

INTERSECTION IMPROVEMENTS SW 144 ST. AND OLD CUTLER RD.

Sec # 175

SIGNAL OPERATING PLAN

N

Timing Phases	Direction / Head No.	NEB 6	SWB 2	EB 8	WB 4	Ped Heads P6	P2	P8	P4	Movements/Display/Actuation
	Dwell									
	Clear to									
	Dwell									
	Clear to									
(2+6) NEB, SWB OLD CUTLER (Recall)	Dwell	G	G	R	R	W/F	W/F	DW	DW	
	(4+8)	Y	Y	R	R	DW	DW	DW	DW	
	Clear to									
	Dwell									
	Clear to									
	Dwell									
	Clear to									
(4+8) E/W SW 144 ST (ACTUATED)	Dwell	R	R	G	G	DW	DW	W/F	W/F	
	(2+6)	R	R	Y	Y	DW	DW	DW	DW	
	Clear to									
Flashing Operation		FY	FY	FR	FR					Page 1 of 1

Miami-Dade County Public Works Department

Drawn	Date			
F. BADRAMPOUR	8/1/07	OLD CUTLER RD & SW 144 ST		
Checked	Date	Placed in Service	Phasing No.	Asset Number
		Date: 1/18/95 By: C-ALS	3	3715

TwoPhaseConcPeds

TOD Schedule Report

for 3716: Coral Reef Dr&Old Cutler Rd

Print Date: 10/30/2023

Print Time: 11:44 AM

Asset	Intersection	TOD Schedule	Op Mode	Plan #	Cycle	Offset	TOD Setting	Active PhaseBank	Active Maximum
3716	Coral Reef Dr&Old Cutler Rd	DOW-2	TOD	[06] MID-MORNING	120	81	N/A	1	Max 2

Splits

PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8
NBL	SBT	EBL	WBT	SBL	NBT	WBL	EBT
8	51	20	17	8	51	20	17



Active Phase Bank: Phase Bank 1

Phase	Walk			Don't Walk			Min Initial			Veh Ext			Max Limit			Max 2			Yellow	Red
Phase Bank	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3		
1 NBL	0	0	0	0	0	0	5	5	5	2.5	2	2	5	10	5	12	10	8	4.4	2
2 SBT	7	0	7	8	0	8	7	7	7	1	1	1	45	100	50	0	115	40	4.4	2
3 EBL	0	0	0	0	0	0	5	5	5	2.5	2	2	5	15	5	30	15	8	4	2
4 WBT	7	0	7	8	0	8	10	7	7	4.7	2.5	2.5	18	30	16	50	30	16	4	2
5 SBL	0	0	0	0	0	0	5	5	5	2.5	2	2	5	10	5	10	10	8	4.4	2
6 NBT	7	0	7	8	0	8	7	7	7	1	1	1	45	100	50	0	115	40	4.4	2
7 WBL	0	0	0	0	0	0	5	5	5	2.5	2	2	5	15	5	20	15	8	4	2
8 EBT	7	0	7	8	0	8	10	7	7	4.7	2.5	2.5	18	30	16	50	30	16	4	2

Last In Service Date: unknown

Permitted Phases

	12345678
Default	12345678
External Permit 0	--------
External Permit 1	-2-4-6-8
External Permit 2	-2-4-6-8

TOD Schedule Report

for 3716: Coral Reef Dr&Old Cutler Rd

Print Date: 10/30/2023

Print Time: 11:44 AM

Current TOD Schedule	Plan	Cycle	Green Time 1 NBL	2 SBT	3 EBL	4 WBT	5 SBL	6 NBT	7 WBL	8 EBT	Ring Offset	Offset
	Flash											
0500	2	200	5	140	11	20	5	140	6	25	0	198
0600	4	200	6	120	20	30	6	120	20	30	0	144
0730	3	200	6	119	36	15	6	119	36	15	0	28
0900	4	200	6	120	20	30	6	120	20	30	0	144
1030	6	120	8	51	20	17	8	51	20	17	0	81
1330	9	140	10	45	36	25	10	45	36	25	0	99
1545	11	200	5	127	9	35	5	127	9	35	0	77
1900	14	140	7	76	7	26	7	76	7	26	0	11
2200	Free											
	19	120	8	58	9	21	8	58	9	21	0	4
	21	120	8	58	9	21	8	58	9	21	0	76

Local TOD Schedule

Time	Plan	DOW
0000	Flash	M T W Th F
0100	Flash	Su S
0500	2	M T W Th F
0600	4	M T W Th F
0630	Free	Su S
0730	3	M T W Th F
0730	19	Su S
0900	4	M T W Th F
1030	6	M T W Th F
1330	9	M T W Th F
1545	11	M T W Th F
1600	21	Su S
1900	14	M T W Th F
2200	Free	Su M T W Th F S

Current Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	-7------	SuM T W ThF S
0730	TOD OUTPUTS	------2-	M T W ThF
0900	TOD OUTPUTS	-7------	M T W ThF
1330	TOD OUTPUTS	------2-	M T W ThF
1545	TOD OUTPUTS	-7------	M T W ThF

Local Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	-7------	SuM T W ThF S
0730	TOD OUTPUTS	------2-	M T W ThF
0900	TOD OUTPUTS	-7------	M T W ThF
1330	TOD OUTPUTS	------2-	M T W ThF
1545	TOD OUTPUTS	-7------	M T W ThF

*** Settings**

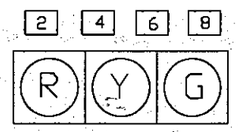
Blank - FREE - Phase Bank 1, Max 1
Blank - Plan - Phase Bank 1, Max 2
1 - Phase Bank 2, Max 1
2 - Phase Bank 2, Max 2
3 - Phase Bank 3, Max 1
4 - Phase Bank 3, Max 2
5 - EXTERNAL PERMIT 1
6 - EXTERNAL PERMIT 2
7 - X-PED OMIT
8 - TBA

No Calendar Defined/Enabled

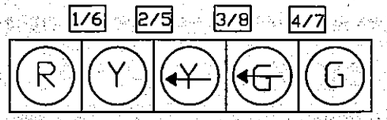
DADE COUNTY PUBLIC WORKS DEPT.
HIGHWAY DIVISION

PROJECT NO.XXXXXXXXX SHEETXX OF XX

SIGNAL HEAD & SIGN DETAILS



ITEM NO. 650-1-131
4-EXISTING



1 ITEM NO. 650-1-151
3-REQD.
1-EXISTING

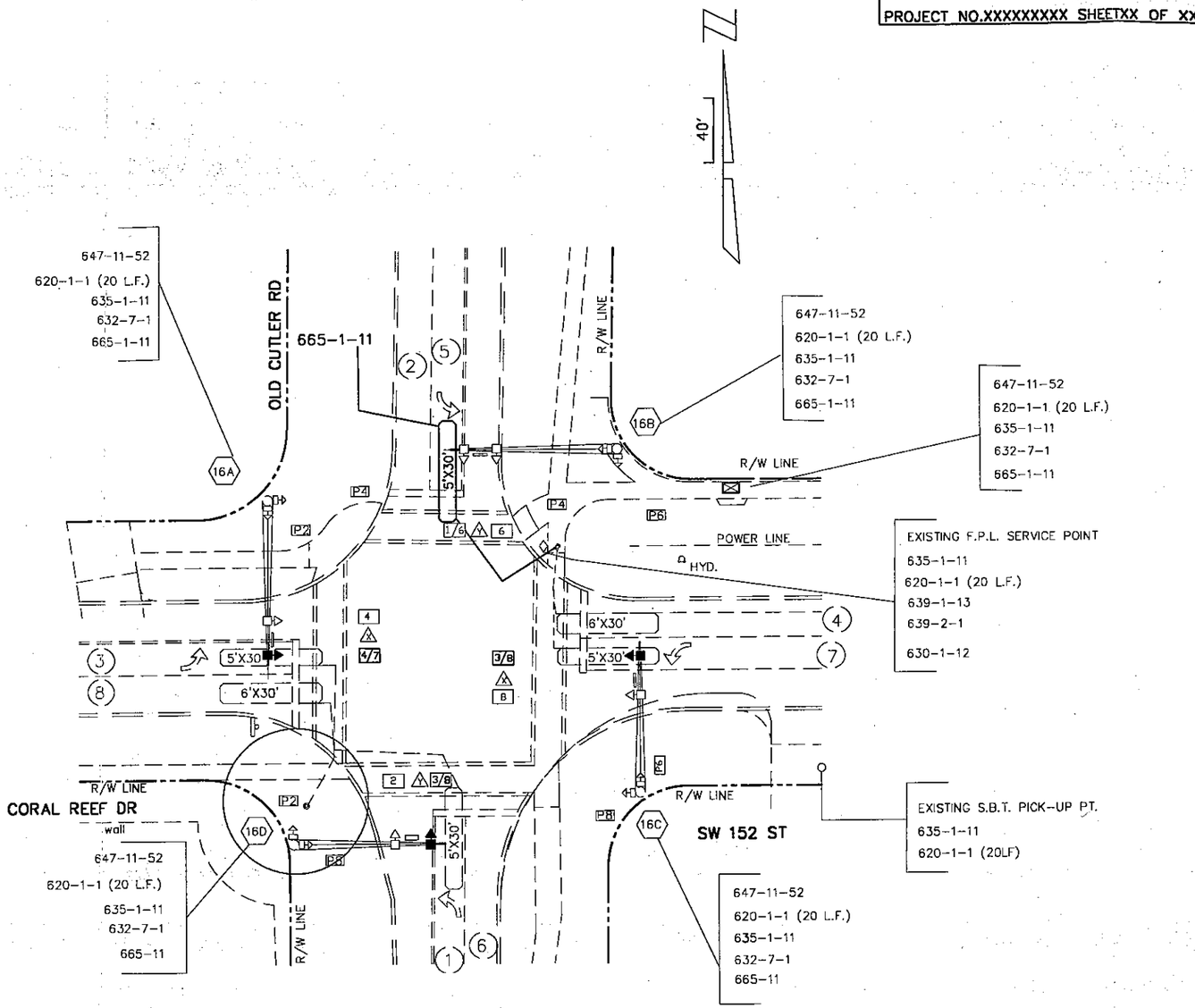
STREET NAME SIGNS

was change to read another way (Y) (X) see attach.

CORAL REEF DR SW 152 ST	OLD CUTLER RD
D3-1S ITEM NO. 700-82 2-EXISTING	D3-1S ITEM NO. 700-82 2-EXISTING



ITEM NO. 653-171
8-EXISTING



NOTES

1. 1. REMOVE (X) THE OUTERMOST THREE SECTION SIGNAL HEADS FOR S.BOUND, E.BOUND & W. BOUND MOVEMENTS AND REPLACE WITH FIVE SECTION SIGNAL HEADS 2/5 3/8 & 4/7.
1. 2. INSTALL LOOP DETECTORS TO ACTIVATE SIGNAL HEADS 2/5.
1. 3. MODIFY CONTROLLER TO FUNCTION AS (SOP-10) WITH CONCURRENT PED. FEATURE
   FLASHING OPERATION: OLD CUTLER RD. YELLOW / SW 152 ST. RED.

CONTROLLER OPERATIONS

1. MAJOR STREET IS OLD CUTLER RD., MINOR STREET IS SW 152 ST.
2. STD SIGNAL OPERATING PLAN 10 OR (SOP AS SHOWN)
3. PHASE(S) 1,2,4,5,6 ACTUATED, PHASE 3 RECALL
4. MOVEMENT(S) 1,3,5,7 IS (ARE) PROTECTED/PERMISSIVE
5. SIGNAL COORDINATION PHASE IS 3
6. FLASHING OPERATION: OLD CUTLER RD YELLOW; SW 152 ST. RED
7. PROGRAM/WIRE CONTROLLER TO SKIP MOVEMENT(S) 1,3,5,7

DETECTOR FOR LOOPS			
MVM'T NO.	NO. OF LOOPS	NO. OF DETS	
1	1	1	EXIST.
3	1	1	EXIST.
4	1	1	EXIST.
1 5	1	1	REQD
7	1	1	EXIST.
8	1	1	EXIST.

INT. I.D.# 3716

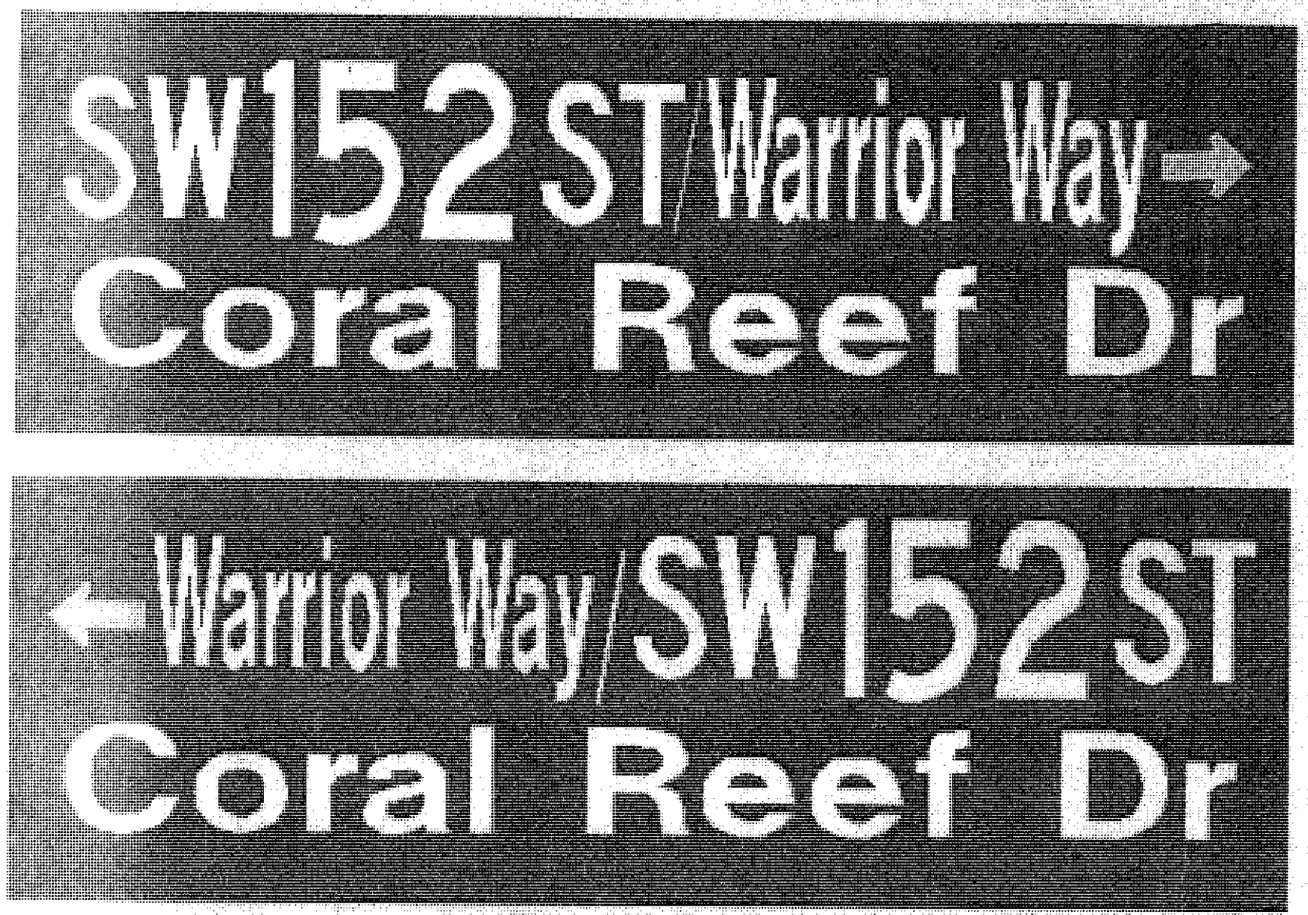
REV.	DATE	DESCRIPTION	BY	DESIGN	DRAWN	DATE	FILE NO.
1	1-2000	ADD LEFT TURN LEADS	YM				

MODIFICATION
OLD CUTLER ROAD & SW 152 ST

sec # 175

WO was change several times. approve by Mr. Bob Williams the way it should read in the intersection. 11/4/09

Asset 3716

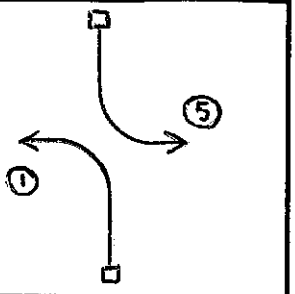
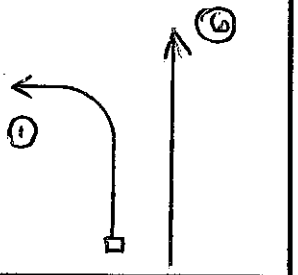
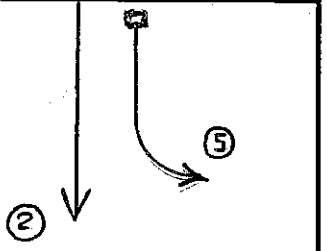
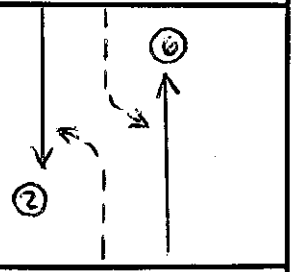
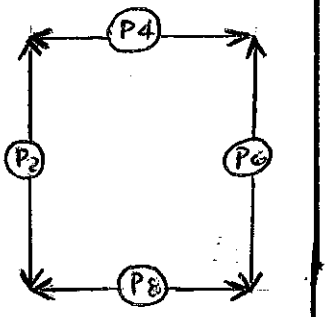


O.K. 11/4/09

SIGNAL OPERATING PLAN

N

Signal Head Number

Phase	Clear To	1	2	3	4	5	6	7	8	P2	P4	P6	P8	Drawing
ϕ_{1+5} NSLT OLD CUTLER RD (ACTUATED)	R/W	~~←R~~	R	R	R	~~←R~~	R	R	R	DW	DW	DW	DW	
	ϕ_{1+6}	~~←R~~	R	R	R	~~←R~~	R	R	R	DW	DW	DW	DW	
	ϕ_{2+5}	~~←R~~	R	R	R	←R	R	R	R	DW	DW	DW	DW	
	ϕ_{2+6}	~~←R~~	R	R	R	~~←R~~	R	R	R	DW	DW	DW	DW	
ϕ_{1+6} N/B OLD CUTLER Rd (ACTUATED)	R/W	←6	R	R	R	R	G	R	R	DW	DW	DW	DW	
	ϕ_{2+6}	~~←6~~	R	R	R	R	G	R	R	DW	DW	DW	DW	
ϕ_{2+5} SIB OLD CUTLER Rd (ACTUATED)	R/W	R	G	R	R	←R	R	R	R	DW	DW	DW	DW	
	ϕ_{2+6}	R	G	R	R	~~←R~~	R	R	R	DW	DW	DW	DW	
ϕ_{2+6} N/S OLD CUTLER (RECALL)	R/W	G	G	R	R	G	G	R	R	DW	DW	DW	DW	
	EX.PED	Y	Y	R	R	Y	Y	R	R	DW	DW	DW	DW	
	ϕ_{3+7}	Y	Y	R	R	Y	Y	R	R	DW	DW	DW	DW	
	ϕ_{3+8}	Y	Y	R	R	Y	Y	R	R	DW	DW	DW	DW	
	ϕ_{4+7}	Y	Y	R	R	Y	Y	R	R	DW	DW	DW	DW	
	ϕ_{4+8}	Y	Y	R	R	Y	Y	R	R	DW	DW	DW	DW	
EXCLUSIVE PEDESTRIAN (ACTUATED BY PED)	R/W	R	R	R	R	R	R	R	R	W	W	W	W	
	PED CLEAR	R	R	R	R	R	R	R	R	F DW	F DW	F DW	F DW	
	ϕ_{3+7}	R	R	R	R	R	R	R	R	DW	DW	DW	DW	
	ϕ_{3+8}	R	R	R	R	R	R	R	R	DW	DW	DW	DW	
	ϕ_{4+7}	R	R	R	R	R	R	R	R	DW	DW	DW	DW	
	ϕ_{4+8}	R	R	R	R	R	R	R	R	DW	DW	DW	DW	
	ϕ_{1+5}	R	R	R	R	R	R	R	R	DW	DW	DW	DW	
	ϕ_{1+6}	R	R	R	R	R	R	R	R	DW	DW	DW	DW	
	ϕ_{2+5}	R	R	R	R	R	R	R	R	DW	DW	DW	DW	
	ϕ_{2+6}	R	R	R	R	R	R	R	R	DW	DW	DW	DW	
Flashing Operation														

Miami-Dade County Public Works Department

Sheet 1 of 2

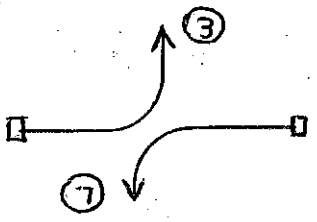
Drawn	Date	
F. BADRAMPOUR	8/9/2000	CORAL REEF DR & OLD CUTLER RD

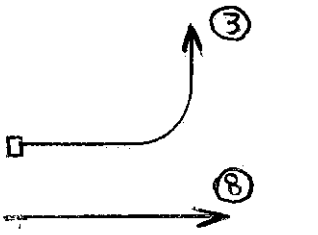
Check	Date	Placed in Service		Phasing #	Asset Number
H. HERNANDEZ	8/9/2000	Date: 8/1/00	By: C-HOR	10	3716

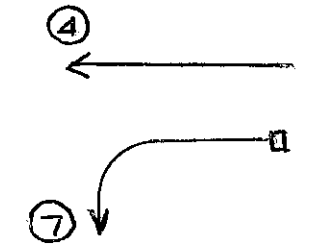
SIGNAL OPERATING PLAN

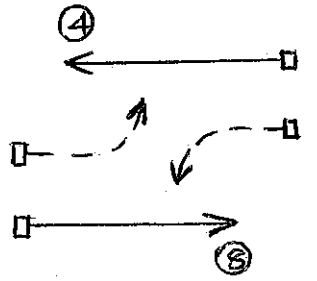
Signal Head Number

Phase	Clear To	1	2	3	4	5	6	7	8	P2	P4	P6	P8
ϕ_{3+7} EWLT CORAL REEF DR (ACTUATED)	R/W	R	R	←R	R	R	R	←R	R	DW	DW	DW	DW
	ϕ_{3+8}	R	R	←R	R	R	R	←R	R	DW	DW	DW	DW
	ϕ_{4+7}	R	R	←R	R	R	R	←R	R	DW	DW	DW	DW
	ϕ_{4+8}	R	R	←R	R	R	R	←R	R	DW	DW	DW	DW
ϕ_{3+8} E/B CORAL REEF DR (ACTUATED)	R/W	R	R	←G	R	R	R	R	G	DW	DW	DW	DW
	ϕ_{4+8}	R	R	←G	R	R	R	R	G	DW	DW	DW	DW
ϕ_{4+7} W/B CORAL REEF DR (ACTUATED)	R/W	R	R	R	G	R	R	←G	R	DW	DW	DW	DW
	ϕ_{4+8}	R	R	R	G	R	R	←G	R	DW	DW	DW	DW
	This signal has a DUAL MODE operation. While in computer HOLD: SKIP = EXCLUSIVE PED NO SKIP = CONCURRENT w/ adjacent Phase. NO HOLD = EXCLUSIVE PED												
ϕ_{4+8} E/W CORAL REEF DR (ACTUATED)	R/W	R	R	G	G	R	R	G	G	DW	DW	DW	DW
	ϕ_{1+5}	R	R	Y	Y	R	R	Y	Y	DW	DW	DW	DW
	ϕ_{1+6}	R	R	Y	Y	R	R	Y	Y	DW	DW	DW	DW
	ϕ_{2+5}	R	R	Y	Y	R	R	Y	Y	DW	DW	DW	DW
	ϕ_{2+6}	R	R	Y	Y	R	R	Y	Y	DW	DW	DW	DW
Flashing Operation		FY	FY	FR	FR	FY	FY	FR	FR				









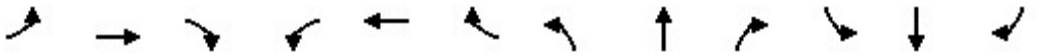
Miami-Dade County Public Works Department

Sheet 2 of 2

Drawn	Date	CORAL REEF DR & OLD CUTLER RD			
F. BADRAMPOUR	8/9/2000				
Check	**Date**	**Placed in Service**		**Phasing Number**	**Asset Number**
H. HERNANDEZ	8/9/2000	Date 8/1/00	By C-HOR	10	3716

Attachment E: Traffic Analysis Outputs (HCM LOS Reports)

Traffic Analysis Outputs (HCM LOS Reports) - Existing W/ CSE (2023) Conditions



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	24	9	144	10	17	40	107	316	12	6	333	10
Future Volume (vph)	24	9	144	10	17	40	107	316	12	6	333	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	60		0	0		0	50		0	60		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	50			25			60			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.859			0.920			0.995			0.996	
Flt Protected	0.950				0.992		0.950			0.950		
Satd. Flow (prot)	1736	1585	0	0	1684	0	1752	1835	0	1752	1830	0
Flt Permitted	0.950				0.992		0.950			0.950		
Satd. Flow (perm)	1736	1585	0	0	1684	0	1752	1835	0	1752	1830	0
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		675			1158			1419			674	
Travel Time (s)		15.3			26.3			27.6			13.1	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	4%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	17%
Adj. Flow (vph)	30	11	182	13	22	51	135	400	15	8	422	13
Shared Lane Traffic (%)												
Lane Group Flow (vph)	30	193	0	0	86	0	135	415	0	8	435	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	46.7%	ICU Level of Service	A
Analysis Period (min)	15		

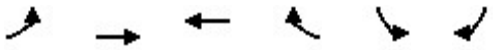
Intersection	
Int Delay, s/veh	5.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	24	9	144	10	17	40	107	316	12	6	333	10
Future Vol, veh/h	24	9	144	10	17	40	107	316	12	6	333	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	60	-	-	-	-	-	50	-	-	60	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	4	3	3	3	3	3	3	3	3	3	3	17
Mvmt Flow	30	11	182	13	22	51	135	400	15	8	422	13

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1159	1130	429	1219	1129	408	435	0	0	415	0	0
Stage 1	445	445	-	678	678	-	-	-	-	-	-	-
Stage 2	714	685	-	541	451	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.14	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	171	203	624	156	203	641	1119	-	-	1139	-	-
Stage 1	588	573	-	440	450	-	-	-	-	-	-	-
Stage 2	419	447	-	523	569	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	129	177	624	95	177	641	1119	-	-	1139	-	-
Mov Cap-2 Maneuver	129	177	-	95	177	-	-	-	-	-	-	-
Stage 1	517	569	-	387	396	-	-	-	-	-	-	-
Stage 2	321	393	-	360	565	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.8	26.1	2.1	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1119	-	-	129	543	254	1139	-	-
HCM Lane V/C Ratio	0.121	-	-	0.236	0.357	0.334	0.007	-	-
HCM Control Delay (s)	8.7	-	-	41.3	15.3	26.1	8.2	-	-
HCM Lane LOS	A	-	-	E	C	D	A	-	-
HCM 95th %tile Q(veh)	0.4	-	-	0.9	1.6	1.4	0	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	435	10	6	32	6	204
Future Volume (vph)	435	10	6	32	6	204
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.887		0.869	
Flt Protected		0.953			0.999	
Satd. Flow (prot)	0	1755	1636	0	1572	0
Flt Permitted		0.953			0.999	
Satd. Flow (perm)	0	1755	1636	0	1572	0
Link Speed (mph)		35	35		35	
Link Distance (ft)		2825	788		1495	
Travel Time (s)		55.0	15.4		29.1	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	10%	3%	3%	3%	5%
Adj. Flow (vph)	621	14	9	46	9	291
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	635	55	0	300	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Stop	Stop		Stop	

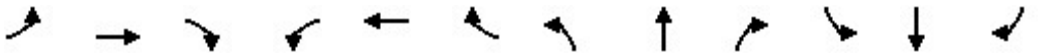
Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 50.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	25.3
Intersection LOS	D

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	435	10	6	32	6	204
Future Vol, veh/h	435	10	6	32	6	204
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles, %	3	10	3	3	3	5
Mvmt Flow	621	14	9	46	9	291
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	33	8.6	11.9
HCM LOS	D	A	B

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	98%	0%	3%
Vol Thru, %	2%	16%	0%
Vol Right, %	0%	84%	97%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	445	38	210
LT Vol	435	0	6
Through Vol	10	6	0
RT Vol	0	32	204
Lane Flow Rate	636	54	300
Geometry Grp	1	1	1
Degree of Util (X)	0.877	0.078	0.424
Departure Headway (Hd)	4.964	5.163	5.087
Convergence, Y/N	Yes	Yes	Yes
Cap	718	698	699
Service Time	3.064	3.163	3.184
HCM Lane V/C Ratio	0.886	0.077	0.429
HCM Control Delay	33	8.6	11.9
HCM Lane LOS	D	A	B
HCM 95th-tile Q	10.8	0.3	2.1

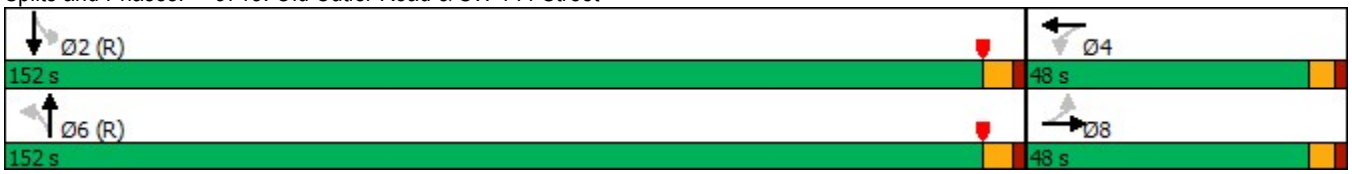


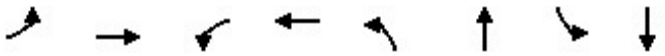
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	114	159	37	29	84	26	25	797	13	63	436	28
Future Volume (vph)	114	159	37	29	84	26	25	797	13	63	436	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	60		0	120		0	90		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			40			25			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.972			0.964			0.998			0.991	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	1793	0	1641	1778	0	1752	1840	0	1752	1812	0
Flt Permitted	0.550			0.287			0.450			0.267		
Satd. Flow (perm)	1005	1793	0	496	1778	0	830	1840	0	493	1812	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		5			7			1			4	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		1015			1620			2427			648	
Travel Time (s)		23.1			36.8			41.4			11.0	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	4%	3%	3%	10%	3%	3%	3%	3%	8%	3%	4%	3%
Adj. Flow (vph)	123	171	40	31	90	28	27	857	14	68	469	30
Shared Lane Traffic (%)												
Lane Group Flow (vph)	123	211	0	31	118	0	27	871	0	68	499	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1		1	1		1	1	
Detector Template												
Leading Detector (ft)	6	6		6	6		6	6		6	6	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	6	6		6	6		6	6		6	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		6	6		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	25.0	25.0		25.0	25.0		24.4	24.4		24.4	24.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (s)	48.0	48.0		48.0	48.0		152.0	152.0		152.0	152.0	
Total Split (%)	24.0%	24.0%		24.0%	24.0%		76.0%	76.0%		76.0%	76.0%	
Maximum Green (s)	42.0	42.0		42.0	42.0		145.6	145.6		145.6	145.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.4	4.4		4.4	4.4	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.4	6.4		6.4	6.4	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	5.0	5.0		5.0	5.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	12.0	12.0		12.0	12.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0		0	0		0	0	
Act Effct Green (s)	30.5	30.5		30.5	30.5		157.1	157.1		157.1	157.1	
Actuated g/C Ratio	0.15	0.15		0.15	0.15		0.79	0.79		0.79	0.79	
v/c Ratio	0.80	0.76		0.41	0.43		0.04	0.60		0.18	0.35	
Control Delay	116.1	96.3		91.0	75.5		2.3	3.7		7.5	7.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	116.1	96.3		91.0	75.5		2.3	3.7		7.5	7.6	
LOS	F	F		F	E		A	A		A	A	
Approach Delay		103.6			78.8			3.7			7.6	
Approach LOS		F			E			A			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 200			
Actuated Cycle Length: 200			
Offset: 112 (56%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.80			
Intersection Signal Delay: 27.7		Intersection LOS: C	
Intersection Capacity Utilization 84.1%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 3715: Old Cutler Road & SW 144 Street

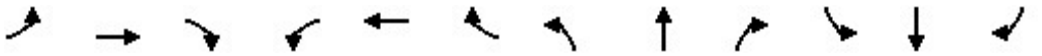




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	123	211	31	118	27	871	68	499
v/c Ratio	0.80	0.76	0.41	0.43	0.04	0.60	0.18	0.35
Control Delay	116.1	96.3	91.0	75.5	2.3	3.7	7.5	7.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	116.1	96.3	91.0	75.5	2.3	3.7	7.5	7.6
Queue Length 50th (ft)	160	266	38	135	2	75	20	173
Queue Length 95th (ft)	234	349	77	199	m4	230	47	281
Internal Link Dist (ft)		935		1540		2347		568
Turn Bay Length (ft)	75		60		120		90	
Base Capacity (vph)	211	380	104	378	652	1446	387	1424
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.58	0.56	0.30	0.31	0.04	0.60	0.18	0.35

Intersection Summary

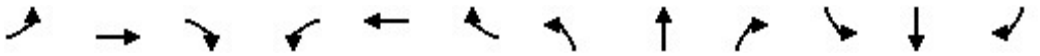
m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	114	159	37	29	84	26	25	797	13	63	436	28
Future Volume (veh/h)	114	159	37	29	84	26	25	797	13	63	436	28
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1856	1856	1752	1856	1856	1856	1856	1781	1856	1841	1856
Adj Flow Rate, veh/h	123	171	40	31	90	28	27	857	14	68	469	30
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	4	3	3	10	3	3	3	3	8	3	4	3
Cap, veh/h	178	250	59	104	234	73	640	1394	23	388	1311	84
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.17	0.77	0.77	0.77	0.77	0.77	0.77
Sat Flow, veh/h	1254	1454	340	1096	1357	422	892	1820	30	631	1712	109
Grp Volume(v), veh/h	123	0	211	31	0	118	27	0	871	68	0	499
Grp Sat Flow(s),veh/h/ln	1254	0	1794	1096	0	1780	892	0	1850	631	0	1821
Q Serve(g_s), s	19.3	0.0	22.1	5.5	0.0	11.8	2.0	0.0	41.7	10.7	0.0	17.7
Cycle Q Clear(g_c), s	31.0	0.0	22.1	27.5	0.0	11.8	19.7	0.0	41.7	52.4	0.0	17.7
Prop In Lane	1.00		0.19	1.00		0.24	1.00		0.02	1.00		0.06
Lane Grp Cap(c), veh/h	178	0	309	104	0	306	640	0	1417	388	0	1395
V/C Ratio(X)	0.69	0.00	0.68	0.30	0.00	0.39	0.04	0.00	0.61	0.18	0.00	0.36
Avail Cap(c_a), veh/h	226	0	377	145	0	374	640	0	1417	388	0	1395
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	87.2	0.0	77.7	90.6	0.0	73.4	10.7	0.0	10.4	21.9	0.0	7.6
Incr Delay (d2), s/veh	10.7	0.0	6.3	3.4	0.0	1.7	0.1	0.0	2.0	1.0	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.9	0.0	10.8	1.7	0.0	5.6	0.4	0.0	16.7	1.7	0.0	6.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	97.8	0.0	84.0	93.9	0.0	75.1	10.9	0.0	12.4	22.9	0.0	8.3
LnGrp LOS	F	A	F	F	A	E	B	A	B	C	A	A
Approach Vol, veh/h		334			149			898			567	
Approach Delay, s/veh		89.1			79.0			12.3			10.0	
Approach LOS		F			E			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		159.6		40.4		159.6		40.4				
Change Period (Y+Rc), s		6.4		6.0		6.4		6.0				
Max Green Setting (Gmax), s		145.6		42.0		145.6		42.0				
Max Q Clear Time (g_c+I1), s		54.4		29.5		43.7		33.0				
Green Ext Time (p_c), s		0.2		0.6		0.2		1.4				

Intersection Summary												
HCM 6th Ctrl Delay			29.9									
HCM 6th LOS			C									

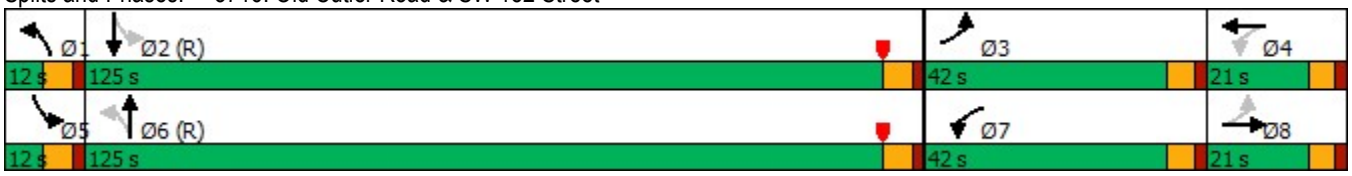


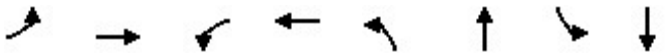
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	102	134	83	88	103	21	77	634	205	115	411	27
Future Volume (vph)	102	134	83	88	103	21	77	634	205	115	411	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	70		0	110		0	147		0	92		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	59			90			26			60		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.943			0.975			0.963			0.991	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1641	1727	0	1719	1784	0	1752	1776	0	1752	1803	0
Flt Permitted	0.526			0.331			0.403			0.127		
Satd. Flow (perm)	909	1727	0	599	1784	0	743	1776	0	234	1803	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		12			4			14			3	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		551			498			546			513	
Travel Time (s)		12.5			11.3			12.4			11.7	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	10%	3%	5%	5%	4%	3%	3%	3%	3%	3%	4%	11%
Adj. Flow (vph)	109	143	88	94	110	22	82	674	218	122	437	29
Shared Lane Traffic (%)												
Lane Group Flow (vph)	109	231	0	94	132	0	82	892	0	122	466	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1		1	0		1	0	
Detector Template	Left			Left			Left			Left		
Leading Detector (ft)	30	30		30	30		30	0		30	0	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	30	30		30	30		30	6		30	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	7.0		5.0	7.0	
Minimum Split (s)	11.0	21.0		11.0	21.0		11.4	21.4		11.4	21.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (s)	42.0	21.0		42.0	21.0		12.0	125.0		12.0	125.0	
Total Split (%)	21.0%	10.5%		21.0%	10.5%		6.0%	62.5%		6.0%	62.5%	
Maximum Green (s)	36.0	15.0		36.0	15.0		5.6	118.6		5.6	118.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.4	4.4		4.4	4.4	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.4	6.4		6.4	6.4	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	2.0	2.5		2.0	2.5		2.0	1.0		2.0	1.0	
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	
Act Effct Green (s)	52.2	37.5		49.8	36.3		124.2	118.6		124.2	118.6	
Actuated g/C Ratio	0.26	0.19		0.25	0.18		0.62	0.59		0.62	0.59	
v/c Ratio	0.37	0.69		0.42	0.40		0.17	0.84		0.65	0.44	
Control Delay	59.0	84.0		60.4	75.6		13.6	41.7		44.0	31.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	59.0	84.0		60.4	75.6		13.6	41.7		44.0	31.8	
LOS	E	F		E	E		B	D		D	C	
Approach Delay		76.0			69.3			39.4			34.3	
Approach LOS		E			E			D			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 200			
Actuated Cycle Length: 200			
Offset: 28 (14%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.84			
Intersection Signal Delay: 47.0		Intersection LOS: D	
Intersection Capacity Utilization 89.9%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 3716: Old Cutler Road & SW 152 Street

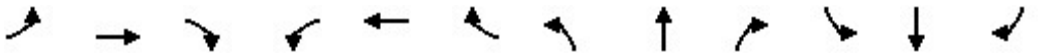




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	109	231	94	132	82	892	122	466
v/c Ratio	0.37	0.69	0.42	0.40	0.17	0.84	0.65	0.44
Control Delay	59.0	84.0	60.4	75.6	13.6	41.7	44.0	31.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	59.0	84.0	60.4	75.6	13.6	41.7	44.0	31.8
Queue Length 50th (ft)	111	274	95	151	38	923	75	360
Queue Length 95th (ft)	173	#413	152	238	62	1154	130	555
Internal Link Dist (ft)		471		418		466		433
Turn Bay Length (ft)	70		110		147		92	
Base Capacity (vph)	390	333	372	326	489	1058	187	1070
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.69	0.25	0.40	0.17	0.84	0.65	0.44

Intersection Summary

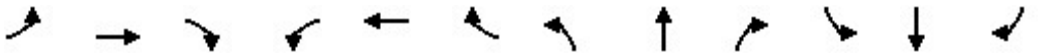
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	102	134	83	88	103	21	77	634	205	115	411	27
Future Volume (veh/h)	102	134	83	88	103	21	77	634	205	115	411	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1856	1826	1826	1841	1856	1856	1856	1856	1856	1841	1737
Adj Flow Rate, veh/h	109	143	88	94	110	22	82	674	218	122	437	29
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	10	3	5	5	4	3	3	3	3	3	4	11
Cap, veh/h	155	92	57	140	112	22	636	944	305	335	1205	80
Arrive On Green	0.07	0.09	0.09	0.06	0.08	0.08	0.02	0.70	0.70	0.03	0.71	0.71
Sat Flow, veh/h	1668	1075	662	1739	1489	298	1767	1343	434	1767	1707	113
Grp Volume(v), veh/h	109	0	231	94	0	132	82	0	892	122	0	466
Grp Sat Flow(s),veh/h/ln	1668	0	1736	1739	0	1787	1767	0	1777	1767	0	1820
Q Serve(g_s), s	11.9	0.0	17.1	9.9	0.0	14.8	2.7	0.0	59.9	4.0	0.0	20.2
Cycle Q Clear(g_c), s	11.9	0.0	17.1	9.9	0.0	14.8	2.7	0.0	59.9	4.0	0.0	20.2
Prop In Lane	1.00		0.38	1.00		0.17	1.00		0.24	1.00		0.06
Lane Grp Cap(c), veh/h	155	0	149	140	0	134	636	0	1249	335	0	1285
V/C Ratio(X)	0.70	0.00	1.55	0.67	0.00	0.98	0.13	0.00	0.71	0.36	0.00	0.36
Avail Cap(c_a), veh/h	338	0	149	349	0	134	641	0	1249	335	0	1285
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	78.7	0.0	91.4	79.7	0.0	92.4	8.8	0.0	17.7	19.0	0.0	11.6
Incr Delay (d2), s/veh	2.2	0.0	279.8	2.1	0.0	72.8	0.0	0.0	3.5	0.2	0.0	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.3	0.0	19.3	4.6	0.0	9.6	1.1	0.0	25.6	2.1	0.0	8.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	80.9	0.0	371.3	81.8	0.0	165.2	8.9	0.0	21.3	19.2	0.0	12.4
LnGrp LOS	F	A	F	F	A	F	A	A	C	B	A	B
Approach Vol, veh/h		340			226			974			588	
Approach Delay, s/veh		278.2			130.5			20.2			13.8	
Approach LOS		F			F			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.3	147.6	20.1	21.0	12.0	146.9	18.0	23.1
Change Period (Y+Rc), s	6.4	6.4	6.0	6.0	6.4	6.4	6.0	6.0
Max Green Setting (Gmax), s	5.6	118.6	36.0	15.0	5.6	118.6	36.0	15.0
Max Q Clear Time (g_c+I1), s	4.7	0.0	13.9	16.8	6.0	0.0	11.9	19.1
Green Ext Time (p_c), s	0.0	0.0	0.2	0.0	0.0	0.0	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	71.4
HCM 6th LOS	E



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	30	23	112	5	16	20	65	235	15	27	234	27
Future Volume (vph)	30	23	112	5	16	20	65	235	15	27	234	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	60		0	0		0	50		0	60		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	50			25			60			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.876			0.932			0.991			0.985	
Flt Protected	0.950				0.994		0.950			0.950		
Satd. Flow (prot)	1736	1592	0	0	1643	0	902	1621	0	1752	1796	0
Flt Permitted	0.950				0.994		0.950			0.950		
Satd. Flow (perm)	1736	1592	0	0	1643	0	902	1621	0	1752	1796	0
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		675			1158			1419			674	
Travel Time (s)		15.3			26.3			27.6			13.1	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	4%	12%	3%	3%	6%	9%	100%	17%	3%	3%	4%	6%
Adj. Flow (vph)	32	25	120	5	17	22	70	253	16	29	252	29
Shared Lane Traffic (%)												
Lane Group Flow (vph)	32	145	0	0	44	0	70	269	0	29	281	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.9%		ICU Level of Service A	
Analysis Period (min) 15			

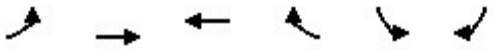
Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	30	23	112	5	16	20	65	235	15	27	234	27
Future Vol, veh/h	30	23	112	5	16	20	65	235	15	27	234	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	60	-	-	-	-	-	50	-	-	60	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	4	12	3	3	6	9	100	17	3	3	4	6
Mvmt Flow	32	25	120	5	17	22	70	253	16	29	252	29

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	746	734	267	798	740	261	281	0	0	269	0	0
Stage 1	325	325	-	401	401	-	-	-	-	-	-	-
Stage 2	421	409	-	397	339	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.62	6.23	7.13	6.56	6.29	5.1	-	-	4.13	-	-
Critical Hdwy Stg 1	6.14	5.62	-	6.13	5.56	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.62	-	6.13	5.56	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.108	3.327	3.527	4.054	3.381	3.1	-	-	2.227	-	-
Pot Cap-1 Maneuver	327	336	769	303	340	761	878	-	-	1289	-	-
Stage 1	683	632	-	624	594	-	-	-	-	-	-	-
Stage 2	606	579	-	627	633	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	281	302	769	221	306	761	878	-	-	1289	-	-
Mov Cap-2 Maneuver	281	302	-	221	306	-	-	-	-	-	-	-
Stage 1	628	618	-	574	546	-	-	-	-	-	-	-
Stage 2	525	533	-	496	619	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14	15	2	0.7
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	878	-	-	281	609	405	1289	-	-
HCM Lane V/C Ratio	0.08	-	-	0.115	0.238	0.109	0.023	-	-
HCM Control Delay (s)	9.5	-	-	19.5	12.8	15	7.9	-	-
HCM Lane LOS	A	-	-	C	B	C	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.4	0.9	0.4	0.1	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	251	18	18	24	26	246
Future Volume (vph)	251	18	18	24	26	246
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.924		0.878	
Flt Protected		0.955			0.995	
Satd. Flow (prot)	0	1758	1640	0	1604	0
Flt Permitted		0.955			0.995	
Satd. Flow (perm)	0	1758	1640	0	1604	0
Link Speed (mph)		35	35		35	
Link Distance (ft)		2825	788		1495	
Travel Time (s)		55.0	15.4		29.1	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	3%	6%	11%	4%	8%	3%
Adj. Flow (vph)	318	23	23	30	33	311
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	341	53	0	344	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Stop	Stop		Stop	

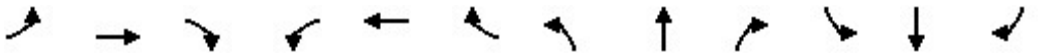
Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 44.8%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	11.5
Intersection LOS	B

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	251	18	18	24	26	246
Future Vol, veh/h	251	18	18	24	26	246
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles, %	3	6	11	4	8	3
Mvmt Flow	318	23	23	30	33	311
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	12.5	8.5	11
HCM LOS	B	A	B

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	93%	0%	10%
Vol Thru, %	7%	43%	0%
Vol Right, %	0%	57%	90%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	269	42	272
LT Vol	251	0	26
Through Vol	18	18	0
RT Vol	0	24	246
Lane Flow Rate	341	53	344
Geometry Grp	1	1	1
Degree of Util (X)	0.473	0.074	0.431
Departure Headway (Hd)	4.997	4.986	4.506
Convergence, Y/N	Yes	Yes	Yes
Cap	715	710	795
Service Time	3.065	3.073	2.554
HCM Lane V/C Ratio	0.477	0.075	0.433
HCM Control Delay	12.5	8.5	11
HCM Lane LOS	B	A	B
HCM 95th-tile Q	2.6	0.2	2.2

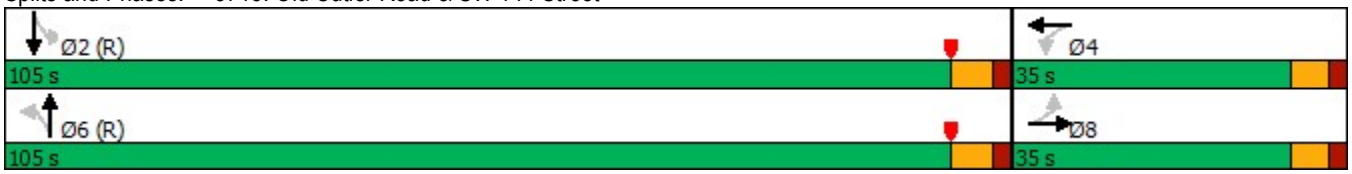


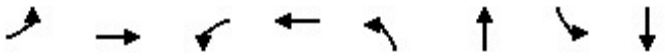
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	49	120	37	16	96	10	53	502	13	29	456	134
Future Volume (vph)	49	120	37	16	96	10	53	502	13	29	456	134
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	60		0	120		0	90		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			40			25			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.965			0.985			0.996			0.966	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1780	0	1752	1786	0	1703	1787	0	1752	1710	0
Flt Permitted	0.612			0.440			0.384			0.427		
Satd. Flow (perm)	1129	1780	0	812	1786	0	688	1787	0	788	1710	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		10			3			2			26	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		1015			1620			2427			648	
Travel Time (s)		23.1			36.8			41.4			11.0	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	3%	3%	3%	5%	3%	6%	6%	3%	3%	8%	5%
Adj. Flow (vph)	52	128	39	17	102	11	56	534	14	31	485	143
Shared Lane Traffic (%)												
Lane Group Flow (vph)	52	167	0	17	113	0	56	548	0	31	628	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1		1	1		1	1	
Detector Template												
Leading Detector (ft)	6	6		6	6		6	6		6	6	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	6	6		6	6		6	6		6	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		6	6		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	25.0	25.0		25.0	25.0		24.4	24.4		24.4	24.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (s)	35.0	35.0		35.0	35.0		105.0	105.0		105.0	105.0	
Total Split (%)	25.0%	25.0%		25.0%	25.0%		75.0%	75.0%		75.0%	75.0%	
Maximum Green (s)	29.0	29.0		29.0	29.0		98.6	98.6		98.6	98.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.4	4.4		4.4	4.4	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.4	6.4		6.4	6.4	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	5.0	5.0		5.0	5.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	12.0	12.0		12.0	12.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0		0	0		0	0	
Act Effct Green (s)	19.5	19.5		19.5	19.5		108.1	108.1		108.1	108.1	
Actuated g/C Ratio	0.14	0.14		0.14	0.14		0.77	0.77		0.77	0.77	
v/c Ratio	0.33	0.65		0.15	0.45		0.11	0.40		0.05	0.47	
Control Delay	58.5	65.0		53.6	58.5		13.6	17.0		4.9	7.3	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	58.5	65.0		53.6	58.5		13.6	17.0		4.9	7.3	
LOS	E	E		D	E		B	B		A	A	
Approach Delay		63.4			57.9			16.7			7.2	
Approach LOS		E			E			B			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 109 (78%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.65			
Intersection Signal Delay: 22.5		Intersection LOS: C	
Intersection Capacity Utilization 66.9%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 3715: Old Cutler Road & SW 144 Street

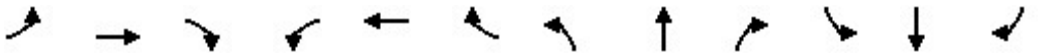




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	52	167	17	113	56	548	31	628
v/c Ratio	0.33	0.65	0.15	0.45	0.11	0.40	0.05	0.47
Control Delay	58.5	65.0	53.6	58.5	13.6	17.0	4.9	7.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	58.5	65.0	53.6	58.5	13.6	17.0	4.9	7.3
Queue Length 50th (ft)	43	137	14	93	20	235	6	170
Queue Length 95th (ft)	83	207	37	149	m54	m540	17	289
Internal Link Dist (ft)		935		1540		2347		568
Turn Bay Length (ft)	75		60		120		90	
Base Capacity (vph)	233	376	168	372	531	1380	608	1326
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.44	0.10	0.30	0.11	0.40	0.05	0.47

Intersection Summary

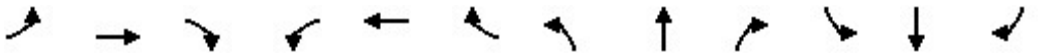
m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	49	120	37	16	96	10	53	502	13	29	456	134
Future Volume (veh/h)	49	120	37	16	96	10	53	502	13	29	456	134
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1826	1856	1811	1811	1856	1856	1781	1826
Adj Flow Rate, veh/h	52	128	39	17	102	11	56	534	14	31	485	143
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	3	5	3	6	6	3	3	8	5
Cap, veh/h	132	167	51	90	198	21	566	1386	36	645	1043	307
Arrive On Green	0.12	0.12	0.12	0.12	0.12	0.12	0.79	0.79	0.79	0.79	0.79	0.79
Sat Flow, veh/h	1270	1365	416	1209	1620	175	772	1757	46	852	1322	390
Grp Volume(v), veh/h	52	0	167	17	0	113	56	0	548	31	0	628
Grp Sat Flow(s),veh/h/ln	1270	0	1781	1209	0	1794	772	0	1803	852	0	1711
Q Serve(g_s), s	5.6	0.0	12.7	1.9	0.0	8.3	3.6	0.0	12.9	1.6	0.0	17.1
Cycle Q Clear(g_c), s	13.9	0.0	12.7	14.6	0.0	8.3	20.8	0.0	12.9	14.5	0.0	17.1
Prop In Lane	1.00		0.23	1.00		0.10	1.00		0.03	1.00		0.23
Lane Grp Cap(c), veh/h	132	0	218	90	0	220	566	0	1422	645	0	1350
V/C Ratio(X)	0.39	0.00	0.77	0.19	0.00	0.51	0.10	0.00	0.39	0.05	0.00	0.47
Avail Cap(c_a), veh/h	240	0	369	192	0	372	566	0	1422	645	0	1350
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	64.0	0.0	59.5	66.6	0.0	57.5	8.4	0.0	4.5	6.7	0.0	4.9
Incr Delay (d2), s/veh	4.0	0.0	11.3	2.2	0.0	3.9	0.3	0.0	0.8	0.1	0.0	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	6.4	0.7	0.0	4.0	0.6	0.0	4.1	0.3	0.0	5.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	68.0	0.0	70.7	68.7	0.0	61.5	8.7	0.0	5.3	6.8	0.0	6.1
LnGrp LOS	E	A	E	E	A	E	A	A	A	A	A	A
Approach Vol, veh/h		219			130			604			659	
Approach Delay, s/veh		70.1			62.4			5.6			6.1	
Approach LOS		E			E			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		116.8		23.2		116.8		23.2				
Change Period (Y+Rc), s		6.4		6.0		6.4		6.0				
Max Green Setting (Gmax), s		98.6		29.0		98.6		29.0				
Max Q Clear Time (g_c+I1), s		19.1		16.6		22.8		15.9				
Green Ext Time (p_c), s		0.2		0.5		0.2		1.0				

Intersection Summary												
HCM 6th Ctrl Delay			19.2									
HCM 6th LOS			B									

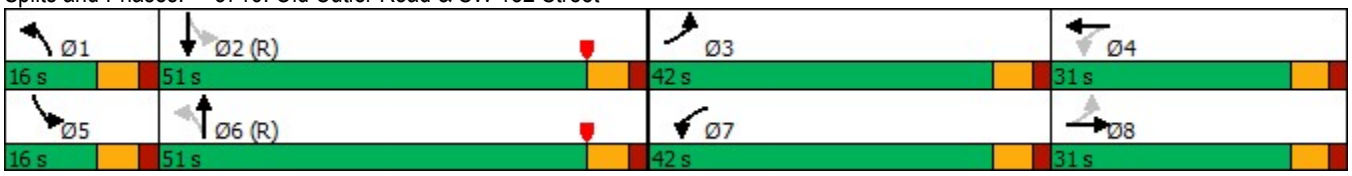


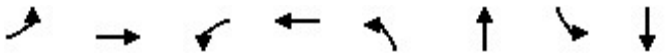
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	34	110	213	169	209	34	149	502	125	15	453	33
Future Volume (vph)	34	110	213	169	209	34	149	502	125	15	453	33
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	70		0	110		0	147		0	92		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	59			90			26			60		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.901			0.979			0.970			0.990	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	1662	0	1752	1806	0	1752	1749	0	1752	1756	0
Flt Permitted	0.596			0.222			0.160			0.137		
Satd. Flow (perm)	1039	1662	0	410	1806	0	295	1749	0	253	1756	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		61			5			9			3	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		551			498			546			513	
Travel Time (s)		12.5			11.3			12.4			11.7	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	9%	3%	3%	3%	3%	3%	3%	6%	3%	3%	7%	9%
Adj. Flow (vph)	37	120	232	184	227	37	162	546	136	16	492	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	37	352	0	184	264	0	162	682	0	16	528	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1		1	0		1	0	
Detector Template	Left			Left			Left			Left		
Leading Detector (ft)	30	30		30	30		30	0		30	0	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	30	30		30	30		30	6		30	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	7.0		5.0	7.0	
Minimum Split (s)	11.0	21.0		11.0	21.0		11.5	21.4		11.4	21.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (s)	42.0	31.0		42.0	31.0		16.0	51.0		16.0	51.0	
Total Split (%)	30.0%	22.1%		30.0%	22.1%		11.4%	36.4%		11.4%	36.4%	
Maximum Green (s)	36.0	25.0		36.0	25.0		9.6	44.6		9.6	44.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.4	4.4		4.4	4.4	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.4	6.4		6.4	6.4	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Vehicle Extension (s)	2.0	2.5		2.0	2.5		2.0	1.0		2.0	1.0	
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	
Act Effct Green (s)	41.5	35.1		58.0	47.8		69.0	64.6		56.8	51.4	
Actuated g/C Ratio	0.30	0.25		0.41	0.34		0.49	0.46		0.41	0.37	
v/c Ratio	0.11	0.76		0.56	0.43		0.61	0.84		0.10	0.82	
Control Delay	24.4	51.4		32.5	37.1		32.7	45.1		22.5	46.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	24.4	51.4		32.5	37.1		32.7	45.1		22.5	46.6	
LOS	C	D		C	D		C	D		C	D	
Approach Delay		48.8			35.2			42.7			45.9	
Approach LOS		D			D			D			D	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 99 (71%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.84			
Intersection Signal Delay: 43.0		Intersection LOS: D	
Intersection Capacity Utilization 87.1%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 3716: Old Cutler Road & SW 152 Street

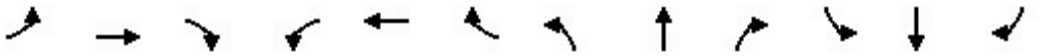




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	37	352	184	264	162	682	16	528
v/c Ratio	0.11	0.76	0.56	0.43	0.61	0.84	0.10	0.82
Control Delay	24.4	51.4	32.5	37.1	32.7	45.1	22.5	46.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.4	51.4	32.5	37.1	32.7	45.1	22.5	46.6
Queue Length 50th (ft)	20	251	109	187	79	490	6	326
Queue Length 95th (ft)	39	360	147	249	#149	#961	m17	#680
Internal Link Dist (ft)		471		418		466		433
Turn Bay Length (ft)	70		110		147		92	
Base Capacity (vph)	589	461	514	619	268	812	212	646
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.06	0.76	0.36	0.43	0.60	0.84	0.08	0.82

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

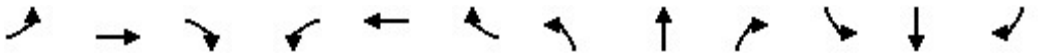


Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	34	110	213	169	209	34	149	502	125	15	453	33
Future Volume (veh/h)	34	110	213	169	209	34	149	502	125	15	453	33
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1767	1856	1856	1856	1856	1856	1856	1811	1856	1856	1796	1767
Adj Flow Rate, veh/h	37	120	232	184	227	37	162	546	136	16	492	36
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	9	3	3	3	3	3	3	6	3	3	7	9
Cap, veh/h	226	101	195	226	389	63	390	741	184	252	805	59
Arrive On Green	0.03	0.18	0.18	0.10	0.25	0.25	0.06	0.53	0.53	0.02	0.49	0.49
Sat Flow, veh/h	1682	565	1093	1767	1556	254	1767	1400	349	1767	1653	121
Grp Volume(v), veh/h	37	0	352	184	0	264	162	0	682	16	0	528
Grp Sat Flow(s),veh/h/ln	1682	0	1659	1767	0	1810	1767	0	1748	1767	0	1774
Q Serve(g_s), s	2.5	0.0	25.0	11.5	0.0	17.9	6.3	0.0	42.2	0.6	0.0	30.4
Cycle Q Clear(g_c), s	2.5	0.0	25.0	11.5	0.0	17.9	6.3	0.0	42.2	0.6	0.0	30.4
Prop In Lane	1.00		0.66	1.00		0.14	1.00		0.20	1.00		0.07
Lane Grp Cap(c), veh/h	226	0	296	226	0	452	390	0	925	252	0	863
V/C Ratio(X)	0.16	0.00	1.19	0.82	0.00	0.58	0.42	0.00	0.74	0.06	0.00	0.61
Avail Cap(c_a), veh/h	612	0	296	506	0	452	406	0	925	344	0	863
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	45.4	0.0	57.5	41.8	0.0	46.1	19.6	0.0	25.4	22.2	0.0	26.3
Incr Delay (d2), s/veh	0.1	0.0	113.4	2.7	0.0	1.7	0.3	0.0	5.2	0.0	0.0	3.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	0.0	19.8	5.2	0.0	8.3	2.6	0.0	18.6	0.3	0.0	13.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.5	0.0	170.9	44.6	0.0	47.8	19.9	0.0	30.7	22.3	0.0	29.5
LnGrp LOS	D	A	F	D	A	D	B	A	C	C	A	C
Approach Vol, veh/h		389			448			844			544	
Approach Delay, s/veh		159.0			46.5			28.6			29.3	
Approach LOS		F			D			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.7	74.5	9.8	41.0	8.7	80.5	19.8	31.0
Change Period (Y+Rc), s	6.4	6.4	6.0	6.0	6.4	6.4	6.0	6.0
Max Green Setting (Gmax), s	9.6	44.6	36.0	25.0	9.6	44.6	36.0	25.0
Max Q Clear Time (g_c+I1), s	8.3	0.0	4.5	19.9	2.6	0.0	13.5	27.0
Green Ext Time (p_c), s	0.0	0.0	0.0	0.3	0.0	0.0	0.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	55.2
HCM 6th LOS	E

Traffic Analysis Outputs (HCM LOS Reports) - Future W/ CSE (2033) Outputs



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	27	10	159	11	19	44	118	349	13	7	265	11
Future Volume (vph)	27	10	159	11	19	44	118	349	13	7	265	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	60		0	0		0	50		0	60		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	50			25			60			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.859			0.920			0.995			0.994	
Flt Protected	0.950				0.993		0.950			0.950		
Satd. Flow (prot)	1736	1585	0	0	1685	0	1752	1835	0	1752	1824	0
Flt Permitted	0.950				0.993		0.950			0.950		
Satd. Flow (perm)	1736	1585	0	0	1685	0	1752	1835	0	1752	1824	0
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		675			1158			1419			674	
Travel Time (s)		15.3			26.3			27.6			13.1	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	4%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	17%
Adj. Flow (vph)	34	13	201	14	24	56	149	442	16	9	335	14
Shared Lane Traffic (%)												
Lane Group Flow (vph)	34	214	0	0	94	0	149	458	0	9	349	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	46.4%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	6.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	10	159	11	19	44	118	349	13	7	265	11
Future Vol, veh/h	27	10	159	11	19	44	118	349	13	7	265	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	60	-	-	-	-	-	50	-	-	60	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	4	3	3	3	3	3	3	3	3	3	3	17
Mvmt Flow	34	13	201	14	24	56	149	442	16	9	335	14

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1148	1116	342	1215	1115	450	349	0	0	458	0	0
Stage 1	360	360	-	748	748	-	-	-	-	-	-	-
Stage 2	788	756	-	467	367	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.14	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	174	207	698	157	207	607	1204	-	-	1098	-	-
Stage 1	654	625	-	403	418	-	-	-	-	-	-	-
Stage 2	381	415	-	574	620	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	128	180	698	95	180	607	1204	-	-	1098	-	-
Mov Cap-2 Maneuver	128	180	-	95	180	-	-	-	-	-	-	-
Stage 1	573	620	-	353	366	-	-	-	-	-	-	-
Stage 2	283	364	-	397	615	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.4	27.5	2.1	0.2
HCM LOS	C	D		

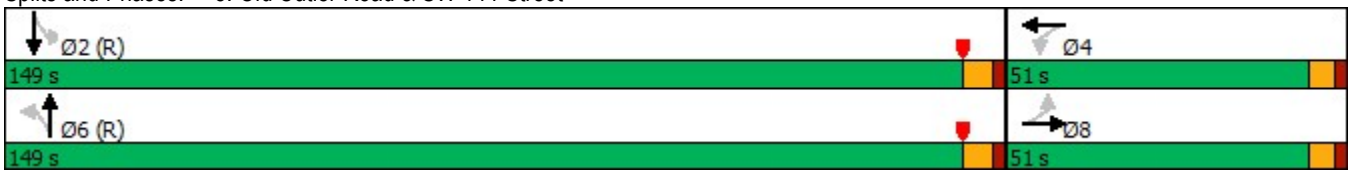
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1204	-	-	128	596	252	1098	-	-
HCM Lane V/C Ratio	0.124	-	-	0.267	0.359	0.372	0.008	-	-
HCM Control Delay (s)	8.4	-	-	43.1	14.4	27.5	8.3	-	-
HCM Lane LOS	A	-	-	E	B	D	A	-	-
HCM 95th %tile Q(veh)	0.4	-	-	1	1.6	1.6	0	-	-

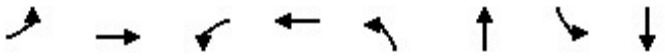
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	126	176	41	32	93	29	28	880	14	70	592	31
Future Volume (vph)	126	176	41	32	93	29	28	880	14	70	592	31
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	60		0	120		0	90		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			40			25			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.972			0.965			0.998			0.993	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	1793	0	1641	1780	0	1752	1840	0	1752	1815	0
Flt Permitted	0.531			0.269			0.355			0.219		
Satd. Flow (perm)	970	1793	0	465	1780	0	655	1840	0	404	1815	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		5			7			1			3	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		1015			1620			2427			648	
Travel Time (s)		23.1			36.8			41.4			11.0	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	4%	3%	3%	10%	3%	3%	3%	3%	8%	3%	4%	3%
Adj. Flow (vph)	135	189	44	34	100	31	30	946	15	75	637	33
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	233	0	34	131	0	30	961	0	75	670	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1		0	0		0	0	
Detector Template												
Leading Detector (ft)	6	6		6	6		0	0		0	0	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	6	6		6	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		6	6		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	25.0	25.0		25.0	25.0		24.4	24.4		24.4	24.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (s)	51.0	51.0		51.0	51.0		149.0	149.0		149.0	149.0	
Total Split (%)	25.5%	25.5%		25.5%	25.5%		74.5%	74.5%		74.5%	74.5%	
Maximum Green (s)	45.0	45.0		45.0	45.0		142.6	142.6		142.6	142.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.4	4.4		4.4	4.4	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.4	6.4		6.4	6.4	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	5.0	5.0		5.0	5.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	12.0	12.0		12.0	12.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0		0	0		0	0	
Act Effct Green (s)	33.4	33.4		33.4	33.4		154.2	154.2		154.2	154.2	
Actuated g/C Ratio	0.17	0.17		0.17	0.17		0.77	0.77		0.77	0.77	
v/c Ratio	0.84	0.77		0.44	0.43		0.06	0.68		0.24	0.48	
Control Delay	117.4	93.9		90.4	73.6		7.2	15.1		9.9	10.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	117.4	93.9		90.4	73.6		7.2	15.1		9.9	10.4	
LOS	F	F		F	E		A	B		A	B	
Approach Delay		102.5			77.1			14.9			10.4	
Approach LOS		F			E			B			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 200			
Actuated Cycle Length: 200			
Offset: 112 (56%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.84			
Intersection Signal Delay: 32.1		Intersection LOS: C	
Intersection Capacity Utilization 91.1%		ICU Level of Service F	
Analysis Period (min) 15			

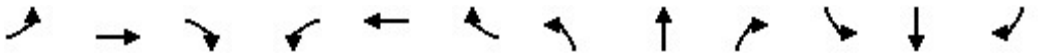
Splits and Phases: 8: Old Cutler Road & SW 144 Street





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	135	233	34	131	30	961	75	670
v/c Ratio	0.84	0.77	0.44	0.43	0.06	0.68	0.24	0.48
Control Delay	117.4	93.9	90.4	73.6	7.2	15.1	9.9	10.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	117.4	93.9	90.4	73.6	7.2	15.1	9.9	10.4
Queue Length 50th (ft)	176	293	41	150	9	545	25	286
Queue Length 95th (ft)	251	376	83	212	24	885	62	468
Internal Link Dist (ft)		935		1540		2347		568
Turn Bay Length (ft)	75		60		120		90	
Base Capacity (vph)	218	407	104	405	504	1419	311	1400
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.62	0.57	0.33	0.32	0.06	0.68	0.24	0.48

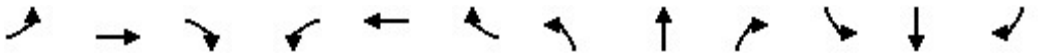
Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	126	176	41	32	93	29	28	880	14	70	592	31
Future Volume (veh/h)	126	176	41	32	93	29	28	880	14	70	592	31
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1856	1856	1752	1856	1856	1856	1856	1781	1856	1841	1856
Adj Flow Rate, veh/h	135	189	44	34	100	31	30	946	15	75	637	33
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	4	3	3	10	3	3	3	3	8	3	4	3
Cap, veh/h	191	275	64	109	257	80	495	1364	22	313	1299	67
Arrive On Green	0.19	0.19	0.19	0.19	0.19	0.19	0.75	0.75	0.75	0.75	0.75	0.75
Sat Flow, veh/h	1239	1456	339	1075	1359	421	761	1821	29	580	1735	90
Grp Volume(v), veh/h	135	0	233	34	0	131	30	0	961	75	0	670
Grp Sat Flow(s),veh/h/ln	1239	0	1795	1075	0	1780	761	0	1850	580	0	1825
Q Serve(g_s), s	21.4	0.0	24.2	6.1	0.0	12.9	3.3	0.0	54.3	15.5	0.0	29.2
Cycle Q Clear(g_c), s	34.3	0.0	24.2	30.3	0.0	12.9	32.4	0.0	54.3	69.8	0.0	29.2
Prop In Lane	1.00		0.19	1.00		0.24	1.00		0.02	1.00		0.05
Lane Grp Cap(c), veh/h	191	0	339	109	0	337	495	0	1386	313	0	1366
V/C Ratio(X)	0.71	0.00	0.69	0.31	0.00	0.39	0.06	0.00	0.69	0.24	0.00	0.49
Avail Cap(c_a), veh/h	235	0	404	148	0	400	495	0	1386	313	0	1366
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	86.0	0.0	75.6	89.7	0.0	71.0	16.4	0.0	13.1	31.4	0.0	10.0
Incr Delay (d2), s/veh	11.5	0.0	6.1	3.4	0.0	1.6	0.2	0.0	2.9	1.8	0.0	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.5	0.0	11.9	1.8	0.0	6.1	0.6	0.0	22.4	2.4	0.0	11.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	97.4	0.0	81.6	93.1	0.0	72.5	16.6	0.0	16.0	33.2	0.0	11.2
LnGrp LOS	F	A	F	F	A	E	B	A	B	C	A	B
Approach Vol, veh/h		368			165			991			745	
Approach Delay, s/veh		87.4			76.8			16.0			13.4	
Approach LOS		F			E			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		156.2		43.8		156.2		43.8				
Change Period (Y+Rc), s		6.4		6.0		6.4		6.0				
Max Green Setting (Gmax), s		142.6		45.0		142.6		45.0				
Max Q Clear Time (g_c+I1), s		0.0		32.3		0.0		36.3				
Green Ext Time (p_c), s		0.0		0.7		0.0		1.5				

Intersection Summary												
HCM 6th Ctrl Delay			31.2									
HCM 6th LOS			C									



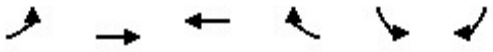
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	113	148	92	97	114	23	85	700	226	127	565	30
Future Volume (vph)	113	148	92	97	114	23	85	700	226	127	565	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		240	150		150	0		180	0		200
Storage Lanes	0		1	0		0	0		1	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	0.95	0.95	0.95	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.961			0.987			0.967			0.994	
Flt Protected		0.984			0.980			0.996			0.991	
Satd. Flow (prot)	0	3228	0	0	1762	0	0	3376	0	0	3415	0
Flt Permitted		0.984			0.980			0.996			0.991	
Satd. Flow (perm)	0	3228	0	0	1762	0	0	3376	0	0	3415	0
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		546			561			544			515	
Travel Time (s)		10.6			10.9			9.3			8.8	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	10%	3%	5%	5%	4%	3%	3%	3%	3%	3%	4%	11%
Adj. Flow (vph)	120	157	98	103	121	24	90	745	240	135	601	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	375	0	0	248	0	0	1075	0	0	768	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Yield			Yield			Yield			Yield	

Intersection Summary			
Area Type:	Other		
Control Type: Roundabout			
Intersection Capacity Utilization 85.7%		ICU Level of Service E	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	11.0
Intersection LOS	B

Approach	EB	WB	NB	SB
Entry Lanes	2	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	375	248	1075	768
Demand Flow Rate, veh/h	397	259	1107	800
Vehicles Circulating, veh/h	872	992	433	327
Vehicles Exiting, veh/h	255	548	836	924
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	12.7	12.7	12.3	7.8
Approach LOS	B	B	B	A

Lane	Left	Right	Left	Left	Right	Left	Right
Designated Moves	LT	R	LTR	LT	TR	LT	TR
Assumed Moves	LT	R	LTR	LT	TR	LT	TR
RT Channelized							
Lane Util	0.741	0.259	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.667	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.645	4.328	4.328	4.645	4.328	4.645	4.328
Entry Flow, veh/h	294	103	259	520	587	376	424
Cap Entry Lane, veh/h	605	677	611	906	983	999	1075
Entry HV Adj Factor	0.943	0.951	0.958	0.971	0.970	0.960	0.960
Flow Entry, veh/h	277	98	248	505	570	361	407
Cap Entry, veh/h	571	644	585	880	954	959	1032
V/C Ratio	0.486	0.152	0.424	0.574	0.597	0.376	0.394
Control Delay, s/veh	14.5	7.4	12.7	12.3	12.2	7.9	7.7
LOS	B	A	B	B	B	A	A
95th %tile Queue, veh	3	1	2	4	4	2	2



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	481	11	7	35	7	122
Future Volume (vph)	481	11	7	35	7	122
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.887		0.872	
Flt Protected		0.953			0.997	
Satd. Flow (prot)	0	1755	1636	0	1589	0
Flt Permitted		0.953			0.997	
Satd. Flow (perm)	0	1755	1636	0	1589	0
Link Speed (mph)		35	35		35	
Link Distance (ft)		2766	788		1495	
Travel Time (s)		53.9	15.4		29.1	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	10%	3%	3%	3%	4%
Adj. Flow (vph)	687	16	10	50	10	174
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	703	60	0	184	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Stop	Stop		Stop	

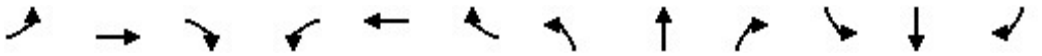
Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 48.5%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	29.8
Intersection LOS	D

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	481	11	7	35	7	122
Future Vol, veh/h	481	11	7	35	7	122
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles, %	3	10	3	3	3	4
Mvmt Flow	687	16	10	50	10	174
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	36.8	8.3	10.2
HCM LOS	E	A	B

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	98%	0%	5%
Vol Thru, %	2%	17%	0%
Vol Right, %	0%	83%	95%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	492	42	129
LT Vol	481	0	7
Through Vol	11	7	0
RT Vol	0	35	122
Lane Flow Rate	703	60	184
Geometry Grp	1	1	1
Degree of Util (X)	0.915	0.079	0.267
Departure Headway (Hd)	4.688	4.743	5.207
Convergence, Y/N	Yes	Yes	Yes
Cap	766	745	686
Service Time	2.749	2.837	3.279
HCM Lane V/C Ratio	0.918	0.081	0.268
HCM Control Delay	36.8	8.3	10.2
HCM Lane LOS	E	A	B
HCM 95th-tile Q	12.6	0.3	1.1



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	33	25	124	6	18	22	72	260	17	30	204	30
Future Volume (vph)	33	25	124	6	18	22	72	260	17	30	204	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	60		0	0		0	50		0	60		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	50			25			60			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.875			0.934			0.991			0.981	
Flt Protected	0.950				0.994		0.950			0.950		
Satd. Flow (prot)	1736	1593	0	0	1647	0	902	1621	0	1752	1788	0
Flt Permitted	0.950				0.994		0.950			0.950		
Satd. Flow (perm)	1736	1593	0	0	1647	0	902	1621	0	1752	1788	0
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		675			1158			1419			674	
Travel Time (s)		15.3			26.3			27.6			13.1	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	4%	11%	3%	3%	6%	9%	100%	17%	3%	3%	4%	6%
Adj. Flow (vph)	35	27	133	6	19	24	77	280	18	32	219	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	35	160	0	0	49	0	77	298	0	32	251	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 37.0%		ICU Level of Service A	
Analysis Period (min) 15			

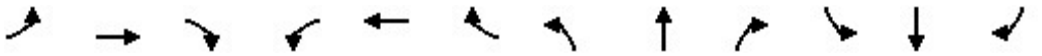
Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	33	25	124	6	18	22	72	260	17	30	204	30
Future Vol, veh/h	33	25	124	6	18	22	72	260	17	30	204	30
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	60	-	-	-	-	-	50	-	-	60	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	4	11	3	3	6	9	100	17	3	3	4	6
Mvmt Flow	35	27	133	6	19	24	77	280	18	32	219	32

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	764	751	235	822	758	289	251	0	0	298	0	0
Stage 1	299	299	-	443	443	-	-	-	-	-	-	-
Stage 2	465	452	-	379	315	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.61	6.23	7.13	6.56	6.29	5.1	-	-	4.13	-	-
Critical Hdwy Stg 1	6.14	5.61	-	6.13	5.56	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.61	-	6.13	5.56	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.099	3.327	3.527	4.054	3.381	3.1	-	-	2.227	-	-
Pot Cap-1 Maneuver	318	329	802	292	332	734	905	-	-	1258	-	-
Stage 1	706	650	-	592	569	-	-	-	-	-	-	-
Stage 2	574	556	-	641	648	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	268	293	802	208	296	734	905	-	-	1258	-	-
Mov Cap-2 Maneuver	268	293	-	208	296	-	-	-	-	-	-	-
Stage 1	646	634	-	542	521	-	-	-	-	-	-	-
Stage 2	489	509	-	499	632	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.2	15.7	1.9	0.9
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	905	-	-	268	621	385	1258	-	-
HCM Lane V/C Ratio	0.086	-	-	0.132	0.258	0.128	0.026	-	-
HCM Control Delay (s)	9.3	-	-	20.5	12.8	15.7	7.9	-	-
HCM Lane LOS	A	-	-	C	B	C	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.5	1	0.4	0.1	-	-

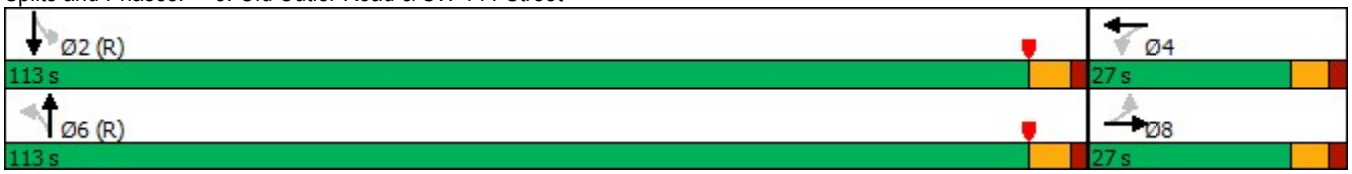


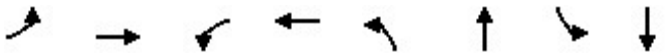
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	133	41	18	106	11	59	555	14	32	884	148
Future Volume (vph)	54	133	41	18	106	11	59	555	14	32	884	148
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	60		0	120		0	90		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			40			25			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.964			0.986			0.996			0.979	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1778	0	1752	1787	0	1703	1787	0	1752	1729	0
Flt Permitted	0.570			0.378			0.167			0.397		
Satd. Flow (perm)	1051	1778	0	697	1787	0	299	1787	0	732	1729	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		9			3			3			18	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		1015			1620			2427			648	
Travel Time (s)		23.1			36.8			41.4			11.0	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	3%	3%	3%	5%	3%	6%	6%	3%	3%	8%	5%
Adj. Flow (vph)	57	141	44	19	113	12	63	590	15	34	940	157
Shared Lane Traffic (%)												
Lane Group Flow (vph)	57	185	0	19	125	0	63	605	0	34	1097	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1		0	0		0	0	
Detector Template												
Leading Detector (ft)	6	6		6	6		0	0		0	0	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	6	6		6	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		6	6		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	25.0	25.0		25.0	25.0		24.4	24.4		24.4	24.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (s)	27.0	27.0		27.0	27.0		113.0	113.0		113.0	113.0	
Total Split (%)	19.3%	19.3%		19.3%	19.3%		80.7%	80.7%		80.7%	80.7%	
Maximum Green (s)	21.0	21.0		21.0	21.0		106.6	106.6		106.6	106.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.4	4.4		4.4	4.4	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.4	6.4		6.4	6.4	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	5.0	5.0		5.0	5.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	12.0	12.0		12.0	12.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0		0	0		0	0	
Act Effct Green (s)	19.1	19.1		19.1	19.1		108.5	108.5		108.5	108.5	
Actuated g/C Ratio	0.14	0.14		0.14	0.14		0.78	0.78		0.78	0.78	
v/c Ratio	0.40	0.74		0.20	0.51		0.27	0.44		0.06	0.82	
Control Delay	63.3	73.1		58.1	61.9		8.3	6.7		4.4	16.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	63.3	73.1		58.1	61.9		8.3	6.7		4.4	16.4	
LOS	E	E		E	E		A	A		A	B	
Approach Delay		70.8			61.4			6.8			16.1	
Approach LOS		E			E			A			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 109 (78%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 22.3		Intersection LOS: C	
Intersection Capacity Utilization 80.8%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 8: Old Cutler Road & SW 144 Street





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	57	185	19	125	63	605	34	1097
v/c Ratio	0.40	0.74	0.20	0.51	0.27	0.44	0.06	0.82
Control Delay	63.3	73.1	58.1	61.9	8.3	6.7	4.4	16.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	63.3	73.1	58.1	61.9	8.3	6.7	4.4	16.4
Queue Length 50th (ft)	47	154	15	103	15	173	7	558
Queue Length 95th (ft)	95	239	42	170	36	233	16	813
Internal Link Dist (ft)		935		1540		2347		568
Turn Bay Length (ft)	75		60		120		90	
Base Capacity (vph)	157	274	104	270	231	1386	567	1344
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.36	0.68	0.18	0.46	0.27	0.44	0.06	0.82

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	54	133	41	18	106	11	59	555	14	32	884	148
Future Volume (veh/h)	54	133	41	18	106	11	59	555	14	32	884	148
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1826	1856	1811	1811	1856	1856	1781	1826
Adj Flow Rate, veh/h	57	141	44	19	113	12	63	590	15	34	940	157
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	3	5	3	6	6	3	3	8	5
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	136	179	56	89	214	23	251	1371	35	592	1160	194
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.13	0.13	0.13	0.13	0.13	0.13	0.78	0.78	0.78	0.78	0.78	0.78
Unsig. Movement Delay												
Ln Grp Delay, s/veh	68.2	0.0	75.2	69.3	0.0	60.6	31.1	0.0	6.1	8.2	0.0	14.6
Ln Grp LOS	E	A	E	E	A	E	C	A	A	A	A	B
Approach Vol, veh/h		242			144			668			1131	
Approach Delay, s/veh		73.5			61.7			8.4			14.4	
Approach LOS		E			E			A			B	

Timer:	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Case No		6.0		6.0		6.0		6.0
Phs Duration (G+Y+Rc), s		115.5		24.5		115.5		24.5
Change Period (Y+Rc), s		6.4		6.0		6.4		6.0
Max Green (Gmax), s		106.6		21.0		106.6		21.0
Max Allow Headway (MAH), s		0.0		5.6		0.0		5.6
Max Q Clear (g_c+I1), s		0.0		18.3		0.0		17.3
Green Ext Time (g_e), s		0.0		0.2		0.0		0.5
Prob of Phs Call (p_c)		1.00		1.00		1.00		1.00
Prob of Max Out (p_x)		0.00		1.00		0.00		1.00
Left-Turn Movement Data								
Assigned Mvmt		5		7		1		3
Mvmt Sat Flow, veh/h		809		1189		498		1256
Through Movement Data								
Assigned Mvmt		2		4		6		8
Mvmt Sat Flow, veh/h		1488		1623		1758		1356
Right-Turn Movement Data								
Assigned Mvmt		12		14		16		18
Mvmt Sat Flow, veh/h		249		172		45		423
Left Lane Group Data								
Assigned Mvmt	0	5	0	7	0	1	0	3
Lane Assignment		L		L		L		L

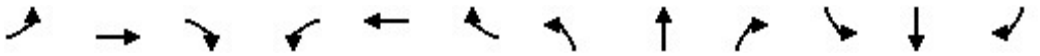
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	34	0	19	0	63	0	57
Grp Sat Flow (s), veh/h/ln	0	809	0	1189	0	498	0	1256
Q Serve Time (g_s), s	0.0	2.0	0.0	2.2	0.0	12.1	0.0	6.2
Cycle Q Clear Time (g_c), s	0.0	17.6	0.0	16.3	0.0	65.1	0.0	15.3
Perm LT Sat Flow (s_l), veh/h/ln	0	809	0	1189	0	498	0	1256
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	109.1	0.0	18.5	0.0	109.1	0.0	18.5
Perm LT Serve Time (g_u), s	0.0	93.5	0.0	4.4	0.0	56.2	0.0	9.4
Perm LT Q Serve Time (g_ps), s	0.0	2.0	0.0	2.2	0.0	12.1	0.0	6.2
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	592	0	89	0	251	0	136
V/C Ratio (X)	0.00	0.06	0.00	0.21	0.00	0.25	0.00	0.42
Avail Cap (c_a), veh/h	0	592	0	110	0	251	0	158
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	8.0	0.0	66.8	0.0	28.7	0.0	63.8
Incr Delay (d2), s/veh	0.0	0.2	0.0	2.5	0.0	2.4	0.0	4.4
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	8.2	0.0	69.3	0.0	31.1	0.0	68.2
1st-Term Q (Q1), veh/ln	0.0	0.3	0.0	0.7	0.0	1.4	0.0	2.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.1	0.0	0.2	0.0	0.2
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	0.4	0.0	0.7	0.0	1.6	0.0	2.2
%ile Storage Ratio (RQ%)	0.00	0.11	0.00	0.31	0.00	0.35	0.00	0.74
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment								
Lanes in Grp	0	0	0	0	0	0	0	0
Grp Vol (v), veh/h	0	0	0	0	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	0	0	0	0	0	0	0
Q Serve Time (g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane Grp Cap (c), veh/h	0	0	0	0	0	0	0	0
V/C Ratio (X)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	0	0	0	0	0	0	0
Upstream Filter (I)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data								
Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment		T+R		T+R		T+R		T+R
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	1097	0	125	0	605	0	185
Grp Sat Flow (s), veh/h/ln	0	1737	0	1795	0	1803	0	1779
Q Serve Time (g_s), s	0.0	52.9	0.0	9.1	0.0	15.6	0.0	14.1
Cycle Q Clear Time (g_c), s	0.0	52.9	0.0	9.1	0.0	15.6	0.0	14.1
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.14	0.00	0.10	0.00	0.02	0.00	0.24
Lane Grp Cap (c), veh/h	0	1354	0	237	0	1405	0	235
V/C Ratio (X)	0.00	0.81	0.00	0.53	0.00	0.43	0.00	0.79
Avail Cap (c_a), veh/h	0	1354	0	269	0	1405	0	267
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	9.2	0.0	56.7	0.0	5.1	0.0	58.9
Incr Delay (d2), s/veh	0.0	5.3	0.0	3.9	0.0	1.0	0.0	16.3
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	14.6	0.0	60.6	0.0	6.1	0.0	75.2
1st-Term Q (Q1), veh/ln	0.0	15.6	0.0	4.1	0.0	4.8	0.0	6.4
2nd-Term Q (Q2), veh/ln	0.0	2.0	0.0	0.3	0.0	0.4	0.0	1.1
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	17.6	0.0	4.4	0.0	5.1	0.0	7.4
%ile Storage Ratio (RQ%)	0.00	0.79	0.00	0.07	0.00	0.06	0.00	0.20
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	22.2
HCM 6th LOS	C



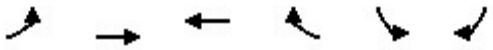
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	122	235	187	231	38	165	555	138	17	739	36
Future Volume (vph)	38	122	235	187	231	38	165	555	138	17	739	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		240	150		150	0		180	0		200
Storage Lanes	0		1	0		0	0		1	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	0.95	0.95	0.95	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.911			0.989			0.976			0.993	
Flt Protected		0.995			0.980			0.990			0.999	
Satd. Flow (prot)	0	3159	0	0	1788	0	0	3324	0	0	3345	0
Flt Permitted		0.995			0.980			0.990			0.999	
Satd. Flow (perm)	0	3159	0	0	1788	0	0	3324	0	0	3345	0
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		546			561			544			515	
Travel Time (s)		10.6			10.9			9.3			8.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	9%	3%	3%	3%	3%	3%	3%	6%	3%	6%	7%	9%
Adj. Flow (vph)	41	133	255	203	251	41	179	603	150	18	803	39
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	429	0	0	495	0	0	932	0	0	860	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Yield			Yield			Yield			Yield	

Intersection Summary			
Area Type:	Other		
Control Type: Roundabout			
Intersection Capacity Utilization 96.8%		ICU Level of Service F	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	13.9
Intersection LOS	B

Approach	EB	WB	NB	SB
Entry Lanes	2	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	429	495	932	860
Demand Flow Rate, veh/h	445	510	977	921
Vehicles Circulating, veh/h	1087	868	201	652
Vehicles Exiting, veh/h	486	311	1331	726
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	14.2	23.8	7.7	14.8
Approach LOS	B	C	A	B

Lane	Left	Right	Left	Left	Right	Left	Right
Designated Moves	LT	R	LTR	LT	TR	LT	TR
Assumed Moves	LT	R	LTR	LT	TR	LT	TR
RT Channelized							
Lane Util	0.409	0.591	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.667	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.645	4.328	4.328	4.645	4.328	4.645	4.328
Entry Flow, veh/h	182	263	510	459	518	433	488
Cap Entry Lane, veh/h	497	564	679	1122	1197	741	816
Entry HV Adj Factor	0.956	0.970	0.971	0.954	0.953	0.933	0.934
Flow Entry, veh/h	174	255	495	438	494	404	456
Cap Entry, veh/h	475	546	660	1071	1141	692	762
V/C Ratio	0.366	0.467	0.751	0.409	0.433	0.584	0.598
Control Delay, s/veh	13.7	14.6	23.8	7.7	7.7	15.2	14.5
LOS	B	B	C	A	A	C	B
95th %tile Queue, veh	2	2	7	2	2	4	4



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	277	20	20	27	29	217
Future Volume (vph)	277	20	20	27	29	217
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.922		0.881	
Flt Protected		0.955			0.994	
Satd. Flow (prot)	0	1758	1638	0	1606	0
Flt Permitted		0.955			0.994	
Satd. Flow (perm)	0	1758	1638	0	1606	0
Link Speed (mph)		35	35		35	
Link Distance (ft)		2766	788		1495	
Travel Time (s)		53.9	15.4		29.1	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	3%	6%	11%	4%	8%	3%
Adj. Flow (vph)	351	25	25	34	37	275
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	376	59	0	312	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Stop	Stop		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 44.7%		ICU Level of Service A	
Analysis Period (min) 15			

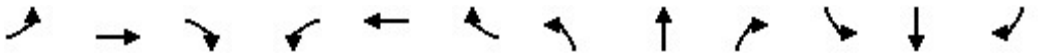
Intersection	
Intersection Delay, s/veh	11.8
Intersection LOS	B

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	277	20	20	27	29	217
Future Vol, veh/h	277	20	20	27	29	217
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles, %	3	6	11	4	8	3
Mvmt Flow	351	25	25	34	37	275
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	13.2	8.5	10.7
HCM LOS	B	A	B

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	93%	0%	12%
Vol Thru, %	7%	43%	0%
Vol Right, %	0%	57%	88%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	297	47	246
LT Vol	277	0	29
Through Vol	20	20	0
RT Vol	0	27	217
Lane Flow Rate	376	59	311
Geometry Grp	1	1	1
Degree of Util (X)	0.516	0.082	0.399
Departure Headway (Hd)	4.944	4.96	4.617
Convergence, Y/N	Yes	Yes	Yes
Cap	726	715	775
Service Time	3.009	3.045	2.666
HCM Lane V/C Ratio	0.518	0.083	0.401
HCM Control Delay	13.2	8.5	10.7
HCM Lane LOS	B	A	B
HCM 95th-tile Q	3	0.3	1.9

Traffic Analysis Outputs (HCM LOS Reports) - Future W/ MAZSE (2033) Outputs



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	27	10	210	11	19	44	86	136	13	7	349	11
Future Volume (vph)	27	10	210	11	19	44	86	136	13	7	349	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	60		0	0		0	50		0	60		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	50			25			60			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.857			0.920			0.987			0.995	
Flt Protected	0.950				0.993		0.950			0.950		
Satd. Flow (prot)	1736	1581	0	0	1685	0	1752	1821	0	1752	1828	0
Flt Permitted	0.950				0.993		0.950			0.950		
Satd. Flow (perm)	1736	1581	0	0	1685	0	1752	1821	0	1752	1828	0
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		675			1158			1419			674	
Travel Time (s)		15.3			26.3			27.6			13.1	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	4%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	17%
Adj. Flow (vph)	34	13	266	14	24	56	109	172	16	9	442	14
Shared Lane Traffic (%)												
Lane Group Flow (vph)	34	279	0	0	94	0	109	188	0	9	456	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	47.7%	ICU Level of Service	A
Analysis Period (min)	15		

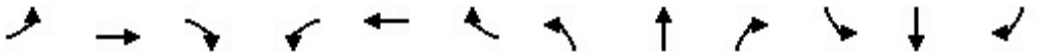
Intersection	
Int Delay, s/veh	7.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	10	210	11	19	44	86	136	13	7	349	11
Future Vol, veh/h	27	10	210	11	19	44	86	136	13	7	349	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	60	-	-	-	-	-	50	-	-	60	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	4	3	3	3	3	3	3	3	3	3	3	17
Mvmt Flow	34	13	266	14	24	56	109	172	16	9	442	14

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	905	873	449	1005	872	180	456	0	0	188	0	0
Stage 1	467	467	-	398	398	-	-	-	-	-	-	-
Stage 2	438	406	-	607	474	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.14	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	255	287	608	219	288	860	1100	-	-	1380	-	-
Stage 1	572	560	-	626	601	-	-	-	-	-	-	-
Stage 2	594	596	-	482	556	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	204	257	608	109	258	860	1100	-	-	1380	-	-
Mov Cap-2 Maneuver	204	257	-	109	258	-	-	-	-	-	-	-
Stage 1	515	556	-	564	542	-	-	-	-	-	-	-
Stage 2	478	537	-	263	552	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.1	20.3	3.2	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1100	-	-	204	572	328	1380	-	-
HCM Lane V/C Ratio	0.099	-	-	0.168	0.487	0.286	0.006	-	-
HCM Control Delay (s)	8.6	-	-	26.2	17.1	20.3	7.6	-	-
HCM Lane LOS	A	-	-	D	C	C	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.6	2.7	1.2	0	-	-

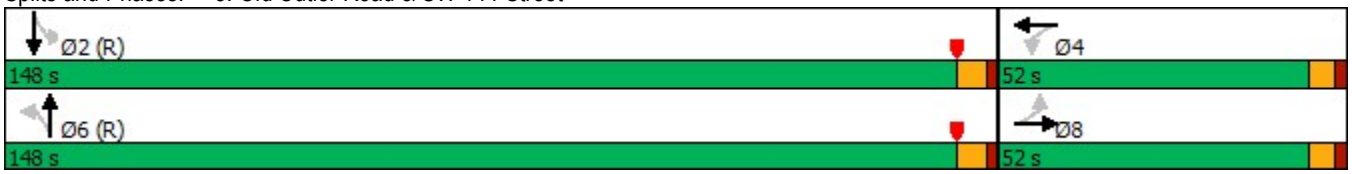


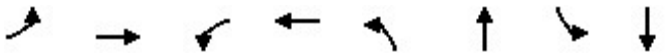
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	126	211	41	25	74	23	28	1024	14	83	570	31
Future Volume (vph)	126	211	41	25	74	23	28	1024	14	83	570	31
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	60		0	120		0	90		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			40			25			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.976			0.964			0.998			0.992	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1736	1800	0	1641	1778	0	1752	1840	0	1752	1813	0
Flt Permitted	0.611			0.220			0.361			0.139		
Satd. Flow (perm)	1116	1800	0	380	1778	0	666	1840	0	256	1813	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		5			7			1			3	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		1015			1620			2427			648	
Travel Time (s)		23.1			36.8			41.4			11.0	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	4%	3%	3%	10%	3%	3%	3%	3%	8%	3%	4%	3%
Adj. Flow (vph)	135	227	44	27	80	25	30	1101	15	89	613	33
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	271	0	27	105	0	30	1116	0	89	646	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1		0	0		0	0	
Detector Template												
Leading Detector (ft)	6	6		6	6		0	0		0	0	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	6	6		6	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		6	6		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	25.0	25.0		25.0	25.0		24.4	24.4		24.4	24.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (s)	52.0	52.0		52.0	52.0		148.0	148.0		148.0	148.0	
Total Split (%)	26.0%	26.0%		26.0%	26.0%		74.0%	74.0%		74.0%	74.0%	
Maximum Green (s)	46.0	46.0		46.0	46.0		141.6	141.6		141.6	141.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.4	4.4		4.4	4.4	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.4	6.4		6.4	6.4	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	5.0	5.0		5.0	5.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	12.0	12.0		12.0	12.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0		0	0		0	0	
Act Effct Green (s)	36.5	36.5		36.5	36.5		151.1	151.1		151.1	151.1	
Actuated g/C Ratio	0.18	0.18		0.18	0.18		0.76	0.76		0.76	0.76	
v/c Ratio	0.67	0.82		0.39	0.32		0.06	0.80		0.46	0.47	
Control Delay	91.0	95.7		86.6	67.1		8.0	22.5		20.0	11.3	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	91.0	95.7		86.6	67.1		8.0	22.5		20.0	11.3	
LOS	F	F		F	E		A	C		B	B	
Approach Delay		94.1			71.0			22.1			12.4	
Approach LOS		F			E			C			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 200			
Actuated Cycle Length: 200			
Offset: 112 (56%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 33.9		Intersection LOS: C	
Intersection Capacity Utilization 97.0%		ICU Level of Service F	
Analysis Period (min) 15			

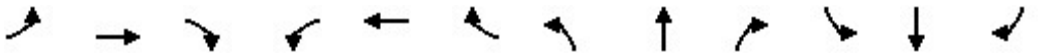
Splits and Phases: 8: Old Cutler Road & SW 144 Street





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	135	271	27	105	30	1116	89	646
v/c Ratio	0.67	0.82	0.39	0.32	0.06	0.80	0.46	0.47
Control Delay	91.0	95.7	86.6	67.1	8.0	22.5	20.0	11.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	91.0	95.7	86.6	67.1	8.0	22.5	20.0	11.3
Queue Length 50th (ft)	168	342	32	114	9	847	41	298
Queue Length 95th (ft)	241	435	69	171	24	1298	113	454
Internal Link Dist (ft)		935		1540		2347		568
Turn Bay Length (ft)	75		60		120		90	
Base Capacity (vph)	256	417	87	414	503	1390	193	1370
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.53	0.65	0.31	0.25	0.06	0.80	0.46	0.47

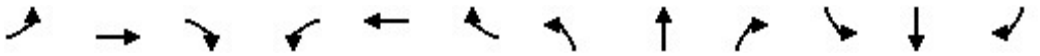
Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	126	211	41	25	74	23	28	1024	14	83	570	31
Future Volume (veh/h)	126	211	41	25	74	23	28	1024	14	83	570	31
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1856	1856	1752	1856	1856	1856	1856	1781	1856	1841	1856
Adj Flow Rate, veh/h	135	227	44	27	80	25	30	1101	15	89	613	33
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	4	3	3	10	3	3	3	3	8	3	4	3
Cap, veh/h	203	276	53	75	248	77	520	1379	19	228	1307	70
Arrive On Green	0.18	0.18	0.18	0.18	0.18	0.18	0.76	0.76	0.76	0.76	0.76	0.76
Sat Flow, veh/h	1269	1510	293	1038	1356	424	778	1826	25	501	1731	93
Grp Volume(v), veh/h	135	0	271	27	0	105	30	0	1116	89	0	646
Grp Sat Flow(s),veh/h/ln	1269	0	1803	1038	0	1779	778	0	1851	501	0	1824
Q Serve(g_s), s	20.7	0.0	28.9	5.1	0.0	10.3	3.0	0.0	74.3	26.6	0.0	26.8
Cycle Q Clear(g_c), s	30.9	0.0	28.9	34.1	0.0	10.3	29.9	0.0	74.3	100.9	0.0	26.8
Prop In Lane	1.00		0.16	1.00		0.24	1.00		0.01	1.00		0.05
Lane Grp Cap(c), veh/h	203	0	329	75	0	325	520	0	1398	228	0	1378
V/C Ratio(X)	0.67	0.00	0.82	0.36	0.00	0.32	0.06	0.00	0.80	0.39	0.00	0.47
Avail Cap(c_a), veh/h	263	0	415	125	0	409	520	0	1398	228	0	1378
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	84.4	0.0	78.6	95.0	0.0	71.0	14.9	0.0	15.1	46.1	0.0	9.3
Incr Delay (d2), s/veh	8.0	0.0	13.6	6.0	0.0	1.2	0.2	0.0	4.8	4.9	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.3	0.0	14.8	1.5	0.0	4.9	0.6	0.0	30.7	3.7	0.0	10.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	92.5	0.0	92.3	101.0	0.0	72.2	15.1	0.0	19.9	51.1	0.0	10.4
LnGrp LOS	F	A	F	F	A	E	B	A	B	D	A	B
Approach Vol, veh/h		406			132			1146			735	
Approach Delay, s/veh		92.3			78.1			19.8			15.3	
Approach LOS		F			E			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		157.5		42.5		157.5		42.5				
Change Period (Y+Rc), s		6.4		6.0		6.4		6.0				
Max Green Setting (Gmax), s		141.6		46.0		141.6		46.0				
Max Q Clear Time (g_c+I1), s		0.0		36.1		0.0		32.9				
Green Ext Time (p_c), s		0.0		0.5		0.0		2.2				

Intersection Summary												
HCM 6th Ctrl Delay			33.8									
HCM 6th LOS			C									



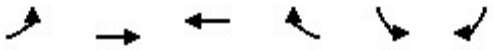
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	113	122	92	121	186	167	85	703	186	105	565	30
Future Volume (vph)	113	122	92	121	186	167	85	703	186	105	565	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		240	150		150	0		180	0		200
Storage Lanes	0		1	0		0	0		1	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt			0.850		0.952			0.971			0.994	
Flt Protected		0.977			0.987			0.996			0.993	
Satd. Flow (prot)	0	1745	1538	0	1718	0	0	3390	0	0	3421	0
Flt Permitted		0.977			0.987			0.996			0.993	
Satd. Flow (perm)	0	1745	1538	0	1718	0	0	3390	0	0	3421	0
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		546			556			544			515	
Travel Time (s)		10.6			10.8			9.3			8.8	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	10%	3%	5%	5%	4%	3%	3%	3%	3%	3%	4%	11%
Adj. Flow (vph)	120	130	98	129	198	178	90	748	198	112	601	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	250	98	0	505	0	0	1036	0	0	745	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Yield			Yield			Yield			Yield	

Intersection Summary			
Area Type:	Other		
Control Type: Roundabout			
Intersection Capacity Utilization	100.1%	ICU Level of Service	G
Analysis Period (min)	15		

Intersection	
Intersection Delay, s/veh	15.3
Intersection LOS	C

Approach	EB	WB	NB	SB
Entry Lanes	2	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	348	505	1036	745
Demand Flow Rate, veh/h	369	524	1067	776
Vehicles Circulating, veh/h	875	995	381	434
Vehicles Exiting, veh/h	335	453	863	1085
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	11.7	36.9	10.7	8.8
Approach LOS	B	E	B	A

Lane	Left	Right	Left	Left	Right	Left	Right
Designated Moves	LT	R	LTR	LT	TR	LT	TR
Assumed Moves	LT	R	LTR	LT	TR	LT	TR
RT Channelized							
Lane Util	0.721	0.279	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.667	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.645	4.328	4.328	4.645	4.328	4.645	4.328
Entry Flow, veh/h	266	103	524	501	566	365	411
Cap Entry Lane, veh/h	604	675	609	951	1027	906	982
Entry HV Adj Factor	0.940	0.951	0.964	0.971	0.970	0.959	0.961
Flow Entry, veh/h	250	98	505	487	549	350	395
Cap Entry, veh/h	567	642	587	924	996	869	943
V/C Ratio	0.441	0.153	0.860	0.527	0.551	0.403	0.419
Control Delay, s/veh	13.5	7.4	36.9	10.8	10.7	8.9	8.6
LOS	B	A	E	B	B	A	A
95th %tile Queue, veh	2	1	10	3	3	2	2



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	267	11	7	35	7	303
Future Volume (vph)	267	11	7	35	7	303
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.887		0.868	
Flt Protected		0.954			0.999	
Satd. Flow (prot)	0	1755	1636	0	1585	0
Flt Permitted		0.954			0.999	
Satd. Flow (perm)	0	1755	1636	0	1585	0
Link Speed (mph)		35	35		35	
Link Distance (ft)		2771	788		1495	
Travel Time (s)		54.0	15.4		29.1	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	10%	3%	3%	3%	4%
Adj. Flow (vph)	381	16	10	50	10	433
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	397	60	0	443	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Stop	Stop		Stop	

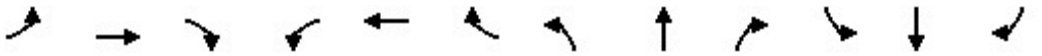
Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	47.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Intersection Delay, s/veh	14.1
Intersection LOS	B

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	267	11	7	35	7	303
Future Vol, veh/h	267	11	7	35	7	303
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles, %	3	10	3	3	3	4
Mvmt Flow	381	16	10	50	10	433
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	15.7	8.7	13.4
HCM LOS	C	A	B

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	96%	0%	2%
Vol Thru, %	4%	17%	0%
Vol Right, %	0%	83%	98%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	278	42	310
LT Vol	267	0	7
Through Vol	11	7	0
RT Vol	0	35	303
Lane Flow Rate	397	60	443
Geometry Grp	1	1	1
Degree of Util (X)	0.589	0.086	0.56
Departure Headway (Hd)	5.34	5.166	4.556
Convergence, Y/N	Yes	Yes	Yes
Cap	679	696	779
Service Time	3.343	3.179	2.647
HCM Lane V/C Ratio	0.585	0.086	0.569
HCM Control Delay	15.7	8.7	13.4
HCM Lane LOS	C	A	B
HCM 95th-tile Q	3.9	0.3	3.5



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	33	25	113	6	18	22	38	130	17	30	186	30
Future Volume (vph)	33	25	113	6	18	22	38	130	17	30	186	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	60		0	0		0	50		0	60		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	50			25			60			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.877			0.934			0.983			0.979	
Flt Protected	0.950				0.994		0.950			0.950		
Satd. Flow (prot)	1736	1595	0	0	1647	0	902	1618	0	1752	1784	0
Flt Permitted	0.950				0.994		0.950			0.950		
Satd. Flow (perm)	1736	1595	0	0	1647	0	902	1618	0	1752	1784	0
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		675			1158			1419			674	
Travel Time (s)		15.3			26.3			27.6			13.1	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	4%	11%	3%	3%	6%	9%	100%	17%	3%	3%	4%	6%
Adj. Flow (vph)	35	27	122	6	19	24	41	140	18	32	200	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	35	149	0	0	49	0	41	158	0	32	232	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 33.4%		ICU Level of Service A	
Analysis Period (min) 15			

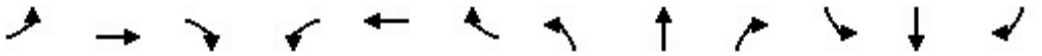
Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	33	25	113	6	18	22	38	130	17	30	186	30
Future Vol, veh/h	33	25	113	6	18	22	38	130	17	30	186	30
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	60	-	-	-	-	-	50	-	-	60	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	4	11	3	3	6	9	100	17	3	3	4	6
Mvmt Flow	35	27	122	6	19	24	41	140	18	32	200	32

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	533	520	216	586	527	149	232	0	0	158	0	0
Stage 1	280	280	-	231	231	-	-	-	-	-	-	-
Stage 2	253	240	-	355	296	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.61	6.23	7.13	6.56	6.29	5.1	-	-	4.13	-	-
Critical Hdwy Stg 1	6.14	5.61	-	6.13	5.56	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.61	-	6.13	5.56	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.099	3.327	3.527	4.054	3.381	3.1	-	-	2.227	-	-
Pot Cap-1 Maneuver	454	448	821	420	451	879	922	-	-	1416	-	-
Stage 1	722	663	-	770	706	-	-	-	-	-	-	-
Stage 2	747	691	-	660	661	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	405	418	821	323	421	879	922	-	-	1416	-	-
Mov Cap-2 Maneuver	405	418	-	323	421	-	-	-	-	-	-	-
Stage 1	690	648	-	736	675	-	-	-	-	-	-	-
Stage 2	675	661	-	527	646	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.1	12.4	1.9	0.9
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	922	-	-	405	699	533	1416	-	-
HCM Lane V/C Ratio	0.044	-	-	0.088	0.212	0.093	0.023	-	-
HCM Control Delay (s)	9.1	-	-	14.7	11.5	12.4	7.6	-	-
HCM Lane LOS	A	-	-	B	B	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.8	0.3	0.1	-	-

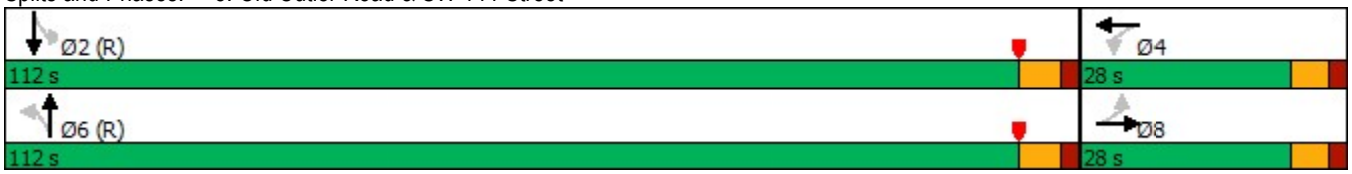


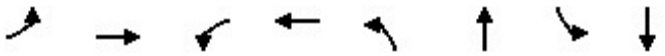
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	125	41	13	80	8	59	627	13	30	882	148
Future Volume (vph)	54	125	41	13	80	8	59	627	13	30	882	148
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	75		0	60		0	120		0	90		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	50			40			25			40		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.963			0.986			0.997			0.978	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1776	0	1752	1787	0	1703	1788	0	1752	1727	0
Flt Permitted	0.672			0.403			0.167			0.358		
Satd. Flow (perm)	1240	1776	0	743	1787	0	299	1788	0	660	1727	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		10			3			2			18	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		1015			1620			2427			648	
Travel Time (s)		23.1			36.8			41.4			11.0	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	3%	3%	3%	3%	5%	3%	6%	6%	3%	3%	8%	5%
Adj. Flow (vph)	57	133	44	14	85	9	63	667	14	32	938	157
Shared Lane Traffic (%)												
Lane Group Flow (vph)	57	177	0	14	94	0	63	681	0	32	1095	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1		0	0		0	0	
Detector Template												
Leading Detector (ft)	6	6		6	6		0	0		0	0	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	6	6		6	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		6	6		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	25.0	25.0		25.0	25.0		24.4	24.4		24.4	24.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (s)	28.0	28.0		28.0	28.0		112.0	112.0		112.0	112.0	
Total Split (%)	20.0%	20.0%		20.0%	20.0%		80.0%	80.0%		80.0%	80.0%	
Maximum Green (s)	22.0	22.0		22.0	22.0		105.6	105.6		105.6	105.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.4	4.4		4.4	4.4	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0		6.4	6.4		6.4	6.4	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	5.0	5.0		5.0	5.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	12.0	12.0		12.0	12.0		11.0	11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0		0	0		0	0		0	0	
Act Effct Green (s)	19.1	19.1		19.1	19.1		108.5	108.5		108.5	108.5	
Actuated g/C Ratio	0.14	0.14		0.14	0.14		0.78	0.78		0.78	0.78	
v/c Ratio	0.34	0.71		0.14	0.38		0.27	0.49		0.06	0.82	
Control Delay	59.4	69.7		55.0	57.1		8.5	7.5		4.6	16.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	59.4	69.7		55.0	57.1		8.5	7.5		4.6	16.6	
LOS	E	E		D	E		A	A		A	B	
Approach Delay		67.2			56.8			7.5			16.3	
Approach LOS		E			E			A			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 109 (78%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 20.7		Intersection LOS: C	
Intersection Capacity Utilization 76.5%		ICU Level of Service D	
Analysis Period (min) 15			

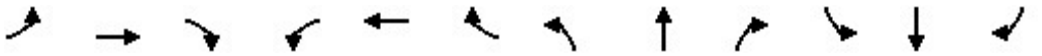
Splits and Phases: 8: Old Cutler Road & SW 144 Street





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	57	177	14	94	63	681	32	1095
v/c Ratio	0.34	0.71	0.14	0.38	0.27	0.49	0.06	0.82
Control Delay	59.4	69.7	55.0	57.1	8.5	7.5	4.6	16.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	59.4	69.7	55.0	57.1	8.5	7.5	4.6	16.6
Queue Length 50th (ft)	47	146	11	76	15	202	6	543
Queue Length 95th (ft)	92	226	34	132	38	291	16	839
Internal Link Dist (ft)		935		1540		2347		568
Turn Bay Length (ft)	75		60		120		90	
Base Capacity (vph)	194	287	116	283	231	1386	511	1342
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.29	0.62	0.12	0.33	0.27	0.49	0.06	0.82

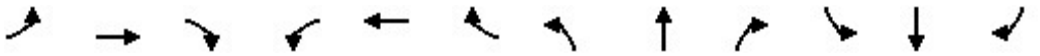
Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	54	125	41	13	80	8	59	627	13	30	882	148
Future Volume (veh/h)	54	125	41	13	80	8	59	627	13	30	882	148
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1826	1856	1811	1811	1856	1856	1781	1826
Adj Flow Rate, veh/h	57	133	44	14	85	9	63	667	14	32	938	157
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	3	5	3	6	6	3	3	8	5
Cap, veh/h	149	166	55	84	201	21	263	1391	29	548	1171	196
Arrive On Green	0.12	0.12	0.12	0.12	0.12	0.12	0.79	0.79	0.79	0.79	0.79	0.79
Sat Flow, veh/h	1292	1335	442	1198	1623	172	499	1767	37	753	1488	249
Grp Volume(v), veh/h	57	0	177	14	0	94	63	0	681	32	0	1095
Grp Sat Flow(s),veh/h/ln	1292	0	1776	1198	0	1795	499	0	1804	753	0	1737
Q Serve(g_s), s	6.0	0.0	13.6	1.6	0.0	6.8	11.7	0.0	18.0	2.1	0.0	50.8
Cycle Q Clear(g_c), s	12.8	0.0	13.6	15.2	0.0	6.8	62.5	0.0	18.0	20.2	0.0	50.8
Prop In Lane	1.00		0.25	1.00		0.10	1.00		0.02	1.00		0.14
Lane Grp Cap(c), veh/h	149	0	220	84	0	223	263	0	1421	548	0	1367
V/C Ratio(X)	0.38	0.00	0.80	0.17	0.00	0.42	0.24	0.00	0.48	0.06	0.00	0.80
Avail Cap(c_a), veh/h	192	0	279	124	0	282	263	0	1421	548	0	1367
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	62.6	0.0	59.7	67.0	0.0	56.7	26.5	0.0	5.1	8.5	0.0	8.6
Incr Delay (d2), s/veh	3.4	0.0	17.0	2.0	0.0	2.7	2.1	0.0	1.2	0.2	0.0	5.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	0.0	7.2	0.5	0.0	3.3	1.5	0.0	5.8	0.4	0.0	16.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	66.0	0.0	76.6	69.0	0.0	59.4	28.7	0.0	6.2	8.7	0.0	13.6
LnGrp LOS	E	A	E	E	A	E	C	A	A	A	A	B
Approach Vol, veh/h		234			108			744			1127	
Approach Delay, s/veh		74.0			60.6			8.1			13.4	
Approach LOS		E			E			A			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		116.6		23.4		116.6		23.4				
Change Period (Y+Rc), s		6.4		6.0		6.4		6.0				
Max Green Setting (Gmax), s		105.6		22.0		105.6		22.0				
Max Q Clear Time (g_c+I1), s		0.0		17.2		0.0		15.6				
Green Ext Time (p_c), s		0.0		0.2		0.0		0.7				

Intersection Summary												
HCM 6th Ctrl Delay			20.4									
HCM 6th LOS			C									



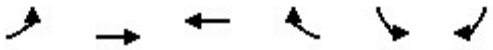
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	106	235	199	267	110	165	554	120	15	739	36
Future Volume (vph)	38	106	235	199	267	110	165	554	120	15	739	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		240	150		150	0		180	0		200
Storage Lanes	0		1	0		0	0		1	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt			0.850		0.974			0.979			0.993	
Flt Protected		0.987			0.983			0.990			0.999	
Satd. Flow (prot)	0	1793	1568	0	1766	0	0	3333	0	0	3345	0
Flt Permitted		0.987			0.983			0.990			0.999	
Satd. Flow (perm)	0	1793	1568	0	1766	0	0	3333	0	0	3345	0
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		546			556			544			515	
Travel Time (s)		10.6			10.8			9.3			8.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	9%	3%	3%	3%	3%	3%	3%	6%	3%	6%	7%	9%
Adj. Flow (vph)	41	115	255	216	290	120	179	602	130	16	803	39
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	156	255	0	626	0	0	911	0	0	858	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Yield			Yield			Yield			Yield	

Intersection Summary			
Area Type:	Other		
Control Type: Roundabout			
Intersection Capacity Utilization 94.4%		ICU Level of Service F	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	20.3
Intersection LOS	C

Approach	EB	WB	NB	SB
Entry Lanes	2	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	411	626	911	858
Demand Flow Rate, veh/h	426	645	956	919
Vehicles Circulating, veh/h	1098	867	180	705
Vehicles Exiting, veh/h	526	269	1344	807
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	14.1	48.4	7.4	16.3
Approach LOS	B	E	A	C

Lane	Left	Right	Left	Left	Right	Left	Right
Designated Moves	LT	R	LTR	LT	TR	LT	TR
Assumed Moves	LT	R	LTR	LT	TR	LT	TR
RT Channelized							
Lane Util	0.383	0.617	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.667	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.645	4.328	4.328	4.645	4.328	4.645	4.328
Entry Flow, veh/h	163	263	645	449	507	432	487
Cap Entry Lane, veh/h	492	558	680	1144	1219	706	780
Entry HV Adj Factor	0.954	0.970	0.971	0.953	0.952	0.933	0.934
Flow Entry, veh/h	156	255	626	428	483	403	455
Cap Entry, veh/h	469	541	660	1091	1160	659	728
V/C Ratio	0.332	0.471	0.949	0.393	0.416	0.612	0.624
Control Delay, s/veh	13.1	14.8	48.4	7.4	7.4	16.8	15.9
LOS	B	B	E	A	A	C	C
95th %tile Queue, veh	1	2	13	2	2	4	4



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	233	20	20	27	29	235
Future Volume (vph)	233	20	20	27	29	235
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.922		0.880	
Flt Protected		0.956			0.994	
Satd. Flow (prot)	0	1759	1638	0	1605	0
Flt Permitted		0.956			0.994	
Satd. Flow (perm)	0	1759	1638	0	1605	0
Link Speed (mph)		35	35		35	
Link Distance (ft)		2771	788		1495	
Travel Time (s)		54.0	15.4		29.1	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	3%	6%	11%	4%	8%	3%
Adj. Flow (vph)	295	25	25	34	37	297
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	320	59	0	334	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Stop	Stop		Stop	

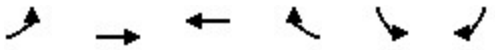
Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 43.4%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	11.1
Intersection LOS	B

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	233	20	20	27	29	235
Future Vol, veh/h	233	20	20	27	29	235
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles, %	3	6	11	4	8	3
Mvmt Flow	295	25	25	34	37	297
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	12	8.4	10.7
HCM LOS	B	A	B

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	92%	0%	11%
Vol Thru, %	8%	43%	0%
Vol Right, %	0%	57%	89%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	253	47	264
LT Vol	233	0	29
Through Vol	20	20	0
RT Vol	0	27	235
Lane Flow Rate	320	59	334
Geometry Grp	1	1	1
Degree of Util (X)	0.443	0.081	0.416
Departure Headway (Hd)	4.976	4.928	4.477
Convergence, Y/N	Yes	Yes	Yes
Cap	721	720	802
Service Time	3.04	3.008	2.52
HCM Lane V/C Ratio	0.444	0.082	0.416
HCM Control Delay	12	8.4	10.7
HCM Lane LOS	B	A	B
HCM 95th-tile Q	2.3	0.3	2.1



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	210	278	291	176	0	154
Future Volume (vph)	210	278	291	176	0	154
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	195			130	0	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850		0.850
Flt Protected	0.950					
Satd. Flow (prot)	1752	1845	1845	1568	1845	1568
Flt Permitted	0.950					
Satd. Flow (perm)	1752	1845	1845	1568	1845	1568
Link Speed (mph)		15	15		15	
Link Distance (ft)		1454	520		436	
Travel Time (s)		66.1	23.6		19.8	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	300	397	416	251	0	220
Shared Lane Traffic (%)						
Lane Group Flow (vph)	300	397	416	251	0	220
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 33.6%		ICU Level of Service A	
Analysis Period (min) 15			

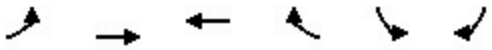
Intersection	
Int Delay, s/veh	4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	210	278	291	176	0	154
Future Vol, veh/h	210	278	291	176	0	154
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	195	-	-	130	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	300	397	416	251	0	220

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	667	0	-	0	1413	416
Stage 1	-	-	-	-	416	-
Stage 2	-	-	-	-	997	-
Critical Hdwy	4.13	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.227	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	918	-	-	-	151	634
Stage 1	-	-	-	-	664	-
Stage 2	-	-	-	-	355	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	918	-	-	-	102	634
Mov Cap-2 Maneuver	-	-	-	-	102	-
Stage 1	-	-	-	-	447	-
Stage 2	-	-	-	-	355	-

Approach	EB	WB	SB
HCM Control Delay, s/v	4.7	0	13.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	918	-	-	-	-	634
HCM Lane V/C Ratio	0.327	-	-	-	-	0.347
HCM Control Delay (s/veh)	10.8	-	-	-	0	13.7
HCM Lane LOS	B	-	-	-	A	B
HCM 95th %tile Q (veh)	1.4	-	-	-	-	1.5



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	278	310	0	0	157
Future Volume (vph)	0	278	310	0	0	157
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.865	
Flt Protected						
Satd. Flow (prot)	0	1845	1845	0	1596	0
Flt Permitted						
Satd. Flow (perm)	0	1845	1845	0	1596	0
Link Speed (mph)		15	15		15	
Link Distance (ft)		520	737		158	
Travel Time (s)		23.6	33.5		7.2	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	0	397	443	0	0	224
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	397	443	0	224	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 32.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	278	310	0	0	157
Future Vol, veh/h	0	278	310	0	0	157
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	397	443	0	0	224

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	840	443
Stage 1	-	-	-	-	443	-
Stage 2	-	-	-	-	397	-
Critical Hdwy	-	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	0	-	-	0	334	613
Stage 1	0	-	-	0	645	-
Stage 2	0	-	-	0	677	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	334	613
Mov Cap-2 Maneuver	-	-	-	-	334	-
Stage 1	-	-	-	-	645	-
Stage 2	-	-	-	-	677	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	14.2
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	613
HCM Lane V/C Ratio	-	-	0.366
HCM Control Delay (s/veh)	-	-	14.2
HCM Lane LOS	-	-	B
HCM 95th %tile Q (veh)	-	-	1.7



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	0	141	161	310	72
Future Volume (vph)	0	0	141	161	310	72
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	100			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.975	
Flt Protected			0.950			
Satd. Flow (prot)	1845	0	1752	1845	1799	0
Flt Permitted			0.950			
Satd. Flow (perm)	1845	0	1752	1845	1799	0
Link Speed (mph)	15			15	15	
Link Distance (ft)	261			420	448	
Travel Time (s)	11.9			19.1	20.4	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	0	0	201	230	443	103
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	201	230	546	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	35.2%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	141	161	310	72
Future Vol, veh/h	0	0	141	161	310	72
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	0	201	230	443	103

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1127	495	546	0	-	0
Stage 1	495	-	-	-	-	-
Stage 2	632	-	-	-	-	-
Critical Hdwy	6.43	6.23	4.13	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	2.227	-	-	-
Pot Cap-1 Maneuver	225	573	1018	-	-	-
Stage 1	611	-	-	-	-	-
Stage 2	528	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	181	573	1018	-	-	-
Mov Cap-2 Maneuver	181	-	-	-	-	-
Stage 1	491	-	-	-	-	-
Stage 2	528	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	0	4.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1018	-	-	-	-
HCM Lane V/C Ratio	0.198	-	-	-	-
HCM Control Delay (s/veh)	9.4	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q (veh)	0.7	-	-	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	216	0	161	94	0
Future Volume (vph)	0	216	0	161	94	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.865					
Flt Protected						
Satd. Flow (prot)	1596	0	0	1845	1845	0
Flt Permitted						
Satd. Flow (perm)	1596	0	0	1845	1845	0
Link Speed (mph)	15			15	15	
Link Distance (ft)	331			448	308	
Travel Time (s)	15.0			20.4	14.0	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	0	309	0	230	134	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	309	0	0	230	134	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.5%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	216	0	161	94	0
Future Vol, veh/h	0	216	0	161	94	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	309	0	230	134	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	364	134	-	0	-	0
Stage 1	134	-	-	-	-	-
Stage 2	230	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	-	-
Pot Cap-1 Maneuver	633	912	0	-	-	0
Stage 1	890	-	0	-	-	0
Stage 2	806	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	633	912	-	-	-	-
Mov Cap-2 Maneuver	633	-	-	-	-	-
Stage 1	890	-	-	-	-	-
Stage 2	806	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	11	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT
Capacity (veh/h)	-	912	-
HCM Lane V/C Ratio	-	0.338	-
HCM Control Delay (s/veh)	-	11	-
HCM Lane LOS	-	B	-
HCM 95th %tile Q (veh)	-	1.5	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	161	94	261
Future Volume (vph)	0	0	0	161	94	261
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			75
Storage Lanes	1	0	0			1
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850
Flt Protected						
Satd. Flow (prot)	1845	0	0	1845	1845	1568
Flt Permitted						
Satd. Flow (perm)	1845	0	0	1845	1845	1568
Link Speed (mph)	15			15	15	
Link Distance (ft)	262			308	298	
Travel Time (s)	11.9			14.0	13.5	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	0	0	0	230	134	373
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	0	230	134	373
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	19.5%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	161	94	261
Future Vol, veh/h	0	0	0	161	94	261
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	0	0	230	134	373

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	364	134	-	0	-	0
Stage 1	134	-	-	-	-	-
Stage 2	230	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	-	-
Pot Cap-1 Maneuver	633	912	0	-	-	-
Stage 1	890	-	0	-	-	-
Stage 2	806	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	633	912	-	-	-	-
Mov Cap-2 Maneuver	633	-	-	-	-	-
Stage 1	890	-	-	-	-	-
Stage 2	806	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s/veh)	-	0	-	-
HCM Lane LOS	-	A	-	-
HCM 95th %tile Q (veh)	-	-	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	73	0	0	161	355	102
Future Volume (vph)	73	0	0	161	355	102
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.970	
Flt Protected	0.950					
Satd. Flow (prot)	1752	0	0	1845	1789	0
Flt Permitted	0.950					
Satd. Flow (perm)	1752	0	0	1845	1789	0
Link Speed (mph)	15			15	15	
Link Distance (ft)	301			298	531	
Travel Time (s)	13.7			13.5	24.1	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	104	0	0	230	507	146
Shared Lane Traffic (%)						
Lane Group Flow (vph)	104	0	0	230	653	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.6%		ICU Level of Service A	
Analysis Period (min) 15			

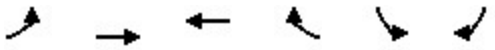
Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	73	0	0	161	355	102
Future Vol, veh/h	73	0	0	161	355	102
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	104	0	0	230	507	146

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	810	580	-	0	-	0
Stage 1	580	-	-	-	-	-
Stage 2	230	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	-	-
Pot Cap-1 Maneuver	348	512	0	-	-	-
Stage 1	558	-	0	-	-	-
Stage 2	806	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	348	512	-	-	-	-
Mov Cap-2 Maneuver	348	-	-	-	-	-
Stage 1	558	-	-	-	-	-
Stage 2	806	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	19.7	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	348	-	-
HCM Lane V/C Ratio	-	0.3	-	-
HCM Control Delay (s/veh)	-	19.7	-	-
HCM Lane LOS	-	C	-	-
HCM 95th %tile Q (veh)	-	1.2	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	85	253	311	61	0	204
Future Volume (vph)	85	253	311	61	0	204
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	195			130	0	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850		0.850
Flt Protected	0.950					
Satd. Flow (prot)	1752	1845	1845	1568	1845	1568
Flt Permitted	0.950					
Satd. Flow (perm)	1752	1845	1845	1568	1845	1568
Link Speed (mph)		35	30		30	
Link Distance (ft)		1454	520		178	
Travel Time (s)		28.3	11.8		4.0	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	108	320	394	77	0	258
Shared Lane Traffic (%)						
Lane Group Flow (vph)	108	320	394	77	0	258
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.7%		ICU Level of Service A	
Analysis Period (min) 15			

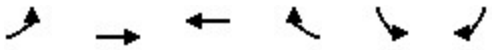
Intersection	
Int Delay, s/veh	3.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	85	253	311	61	0	204
Future Vol, veh/h	85	253	311	61	0	204
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	195	-	-	130	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	108	320	394	77	0	258

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	471	0	-	0	929	394
Stage 1	-	-	-	-	394	-
Stage 2	-	-	-	-	535	-
Critical Hdwy	4.13	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.227	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	1086	-	-	-	296	653
Stage 1	-	-	-	-	679	-
Stage 2	-	-	-	-	585	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1086	-	-	-	266	653
Mov Cap-2 Maneuver	-	-	-	-	266	-
Stage 1	-	-	-	-	612	-
Stage 2	-	-	-	-	585	-

Approach	EB	WB	SB
HCM Control Delay, s/v	2.18	0	14.07
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1086	-	-	-	-	653
HCM Lane V/C Ratio	0.099	-	-	-	-	0.395
HCM Control Delay (s/veh)	8.7	-	-	-	0	14.1
HCM Lane LOS	A	-	-	-	A	B
HCM 95th %tile Q(veh)	0.3	-	-	-	-	1.9



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	253	255	0	0	117
Future Volume (vph)	0	253	255	0	0	117
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.865	
Flt Protected						
Satd. Flow (prot)	0	1845	1845	0	1596	0
Flt Permitted						
Satd. Flow (perm)	0	1845	1845	0	1596	0
Link Speed (mph)		35	30		30	
Link Distance (ft)		520	737		158	
Travel Time (s)		10.1	16.8		3.6	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	0	320	323	0	0	148
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	320	323	0	148	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 27.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		⋔	
Traffic Vol, veh/h	0	253	255	0	0	117
Future Vol, veh/h	0	253	255	0	0	117
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	320	323	0	0	148

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	643	323
Stage 1	-	-	-	-	323	-
Stage 2	-	-	-	-	320	-
Critical Hdwy	-	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	0	-	-	0	436	716
Stage 1	0	-	-	0	732	-
Stage 2	0	-	-	0	734	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	436	716
Mov Cap-2 Maneuver	-	-	-	-	436	-
Stage 1	-	-	-	-	732	-
Stage 2	-	-	-	-	734	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	11.34
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	716
HCM Lane V/C Ratio	-	-	0.207
HCM Control Delay (s/veh)	-	-	11.3
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.8



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	0	67	193	264	39
Future Volume (vph)	0	0	67	193	264	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	100			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.983	
Flt Protected			0.950			
Satd. Flow (prot)	1845	0	1752	1845	1813	0
Flt Permitted			0.950			
Satd. Flow (perm)	1845	0	1752	1845	1813	0
Link Speed (mph)	30			30	35	
Link Distance (ft)	261			420	448	
Travel Time (s)	5.9			9.5	8.7	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	0	0	85	244	334	49
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	85	244	383	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	26.6%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	67	193	264	39
Future Vol, veh/h	0	0	67	193	264	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	0	85	244	334	49

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	773	359	384	0	-	0
Stage 1	359	-	-	-	-	-
Stage 2	414	-	-	-	-	-
Critical Hdwy	6.43	6.23	4.13	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	2.227	-	-	-
Pot Cap-1 Maneuver	366	683	1169	-	-	-
Stage 1	705	-	-	-	-	-
Stage 2	665	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	339	683	1169	-	-	-
Mov Cap-2 Maneuver	339	-	-	-	-	-
Stage 1	653	-	-	-	-	-
Stage 2	665	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	0	2.14	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1169	-	-	-	-
HCM Lane V/C Ratio	0.073	-	-	-	-
HCM Control Delay (s/veh)	8.3	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	100	0	193	164	0
Future Volume (vph)	0	100	0	193	164	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.865					
Flt Protected						
Satd. Flow (prot)	1596	0	0	1845	1845	0
Flt Permitted						
Satd. Flow (perm)	1596	0	0	1845	1845	0
Link Speed (mph)	30			30	35	
Link Distance (ft)	331			448	308	
Travel Time (s)	7.5			10.2	6.0	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	0	127	0	244	208	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	127	0	0	244	208	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 23.0%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	100	0	193	164	0
Future Vol, veh/h	0	100	0	193	164	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	127	0	244	208	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	452	208	-	0	-	0
Stage 1	208	-	-	-	-	-
Stage 2	244	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	-	-
Pot Cap-1 Maneuver	564	830	0	-	-	0
Stage 1	825	-	0	-	-	0
Stage 2	794	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	564	830	-	-	-	-
Mov Cap-2 Maneuver	564	-	-	-	-	-
Stage 1	825	-	-	-	-	-
Stage 2	794	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	10.11	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT
Capacity (veh/h)	-	830	-
HCM Lane V/C Ratio	-	0.152	-
HCM Control Delay (s/veh)	-	10.1	-
HCM Lane LOS	-	B	-
HCM 95th %tile Q(veh)	-	0.5	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	193	164	67
Future Volume (vph)	0	0	0	193	164	67
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			75
Storage Lanes	1	0	0			1
Taper Length (ft)	25		25			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850
Flt Protected						
Satd. Flow (prot)	1845	0	0	1845	1845	1568
Flt Permitted						
Satd. Flow (perm)	1845	0	0	1845	1845	1568
Link Speed (mph)	30			30	35	
Link Distance (ft)	262			308	298	
Travel Time (s)	6.0			7.0	5.8	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	0	0	0	244	208	85
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	0	244	208	85
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	13.5%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	193	164	67
Future Vol, veh/h	0	0	0	193	164	67
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	75
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	0	0	0	244	208	85

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	452	208	-	0	-	0
Stage 1	208	-	-	-	-	-
Stage 2	244	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	-	-
Pot Cap-1 Maneuver	564	830	0	-	-	-
Stage 1	825	-	0	-	-	-
Stage 2	794	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	564	830	-	-	-	-
Mov Cap-2 Maneuver	564	-	-	-	-	-
Stage 1	825	-	-	-	-	-
Stage 2	794	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s/veh)	-	0	-	-
HCM Lane LOS	-	A	-	-
HCM 95th %tile Q(veh)	-	-	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	63	0	0	193	231	49
Future Volume (vph)	63	0	0	193	231	49
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.976	
Flt Protected	0.950					
Satd. Flow (prot)	1752	0	0	1845	1800	0
Flt Permitted	0.950					
Satd. Flow (perm)	1752	0	0	1845	1800	0
Link Speed (mph)	30			30	35	
Link Distance (ft)	301			298	531	
Travel Time (s)	6.8			6.8	10.3	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	80	0	0	244	292	62
Shared Lane Traffic (%)						
Lane Group Flow (vph)	80	0	0	244	354	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 25.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	63	0	0	193	231	49
Future Vol, veh/h	63	0	0	193	231	49
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	80	0	0	244	292	62

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	568	323	-	0	-	0
Stage 1	323	-	-	-	-	-
Stage 2	244	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	-	-
Pot Cap-1 Maneuver	483	715	0	-	-	-
Stage 1	731	-	0	-	-	-
Stage 2	794	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	483	715	-	-	-	-
Mov Cap-2 Maneuver	483	-	-	-	-	-
Stage 1	731	-	-	-	-	-
Stage 2	794	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	13.93	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	483	-	-
HCM Lane V/C Ratio	-	0.165	-	-
HCM Control Delay (s/veh)	-	13.9	-	-
HCM Lane LOS	-	B	-	-
HCM 95th %tile Q(veh)	-	0.6	-	-

Intersection: 20: SW 152 Street & Driveway 11 and 12

Movement	EB	WB	WB	SB
Directions Served	L	T	R	R
Maximum Queue (ft)	124	55	22	111
Average Queue (ft)	53	4	4	41
95th Queue (ft)	97	23	18	74
Link Distance (ft)		463		389
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	195		130	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 22: SW 152 Street & Driveway 8

Movement	SB
Directions Served	LR
Maximum Queue (ft)	141
Average Queue (ft)	48
95th Queue (ft)	92
Link Distance (ft)	128
Upstream Blk Time (%)	0
Queuing Penalty (veh)	0
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 23: SW 67 Avenue & Driveway 4

Movement	NB	SB
Directions Served	L	TR
Maximum Queue (ft)	92	76
Average Queue (ft)	30	3
95th Queue (ft)	67	25
Link Distance (ft)		226
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	100	
Storage Blk Time (%)	0	
Queuing Penalty (veh)	1	

Intersection: 26: SW 67 Avenue & Driveway 3

Movement	EB
Directions Served	LR
Maximum Queue (ft)	93
Average Queue (ft)	53
95th Queue (ft)	83
Link Distance (ft)	302
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 28: SW 67 Avenue & Driveway 2

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	31	80
Average Queue (ft)	1	5
95th Queue (ft)	10	36
Link Distance (ft)	103	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		75
Storage Blk Time (%)		0
Queuing Penalty (veh)		0

Intersection: 29: SW 67 Avenue & Driveway 1

Movement	EB
Directions Served	LR
Maximum Queue (ft)	93
Average Queue (ft)	34
95th Queue (ft)	67
Link Distance (ft)	273
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 1

Intersection: 20: SW 152 Street & Driveway 11 and 12

Movement	EB	WB	SB	SB
Directions Served	L	R	L	R
Maximum Queue (ft)	31	22	56	146
Average Queue (ft)	20	1	2	54
95th Queue (ft)	43	7	18	96
Link Distance (ft)			133	133
Upstream Blk Time (%)				0
Queuing Penalty (veh)				0
Storage Bay Dist (ft)	195	130		
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 22: SW 152 Street & Driveway 8

Movement	SB
Directions Served	LR
Maximum Queue (ft)	88
Average Queue (ft)	41
95th Queue (ft)	68
Link Distance (ft)	128
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 23: SW 67 Avenue & Driveway 4

Movement	NB
Directions Served	L
Maximum Queue (ft)	51
Average Queue (ft)	18
95th Queue (ft)	47
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	100
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 26: SW 67 Avenue & Driveway 3

Movement	EB
Directions Served	LR
Maximum Queue (ft)	77
Average Queue (ft)	37
95th Queue (ft)	57
Link Distance (ft)	302
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 28: SW 67 Avenue & Driveway 2

Movement	SB
Directions Served	R
Maximum Queue (ft)	72
Average Queue (ft)	2
95th Queue (ft)	24
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	75
Storage Blk Time (%)	0
Queuing Penalty (veh)	0

Intersection: 29: SW 67 Avenue & Driveway 1

Movement	EB
Directions Served	LR
Maximum Queue (ft)	54
Average Queue (ft)	33
95th Queue (ft)	49
Link Distance (ft)	273
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

Attachment F: FDOT Traffic Trends

Traffic Trends - V03.a

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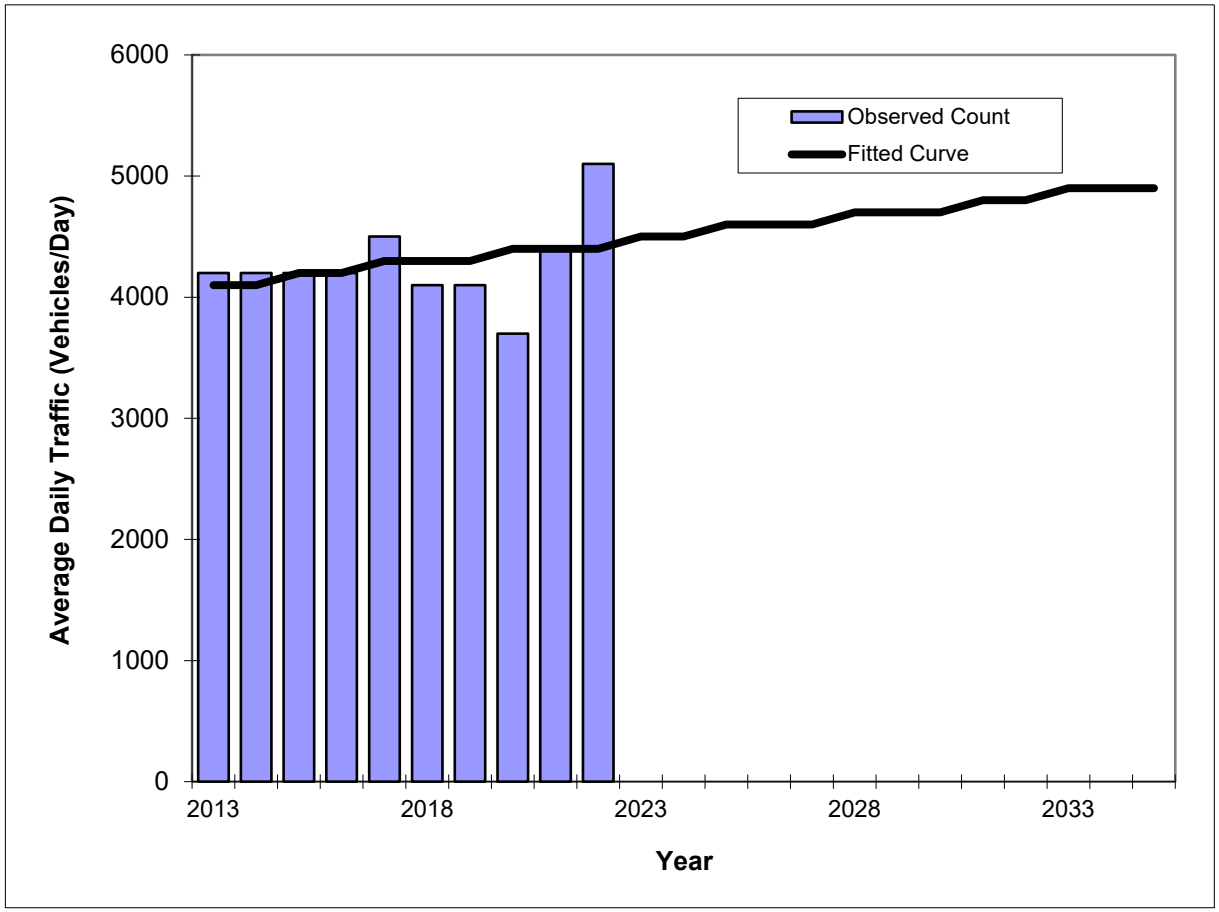
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8663
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2013	4200	4100
2014	4200	4100
2015	4200	4200
2016	4200	4200
2017	4500	4300
2018	4100	4300
2019	4100	4300
2020	3700	4400
2021	4400	4400
2022	5100	4400
2030 Opening Year Trend		
2030	N/A	4700
2031 Mid-Year Trend		
2031	N/A	4800
2033 Design Year Trend		
2033	N/A	4900
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	38
Trend R-squared:	10.36%
Trend Annual Historic Growth Rate:	0.81%
Trend Growth Rate (2022 to Design Year):	1.03%
Printed:	24-Oct-23

Straight Line Growth Option

Traffic Trends - V03.a

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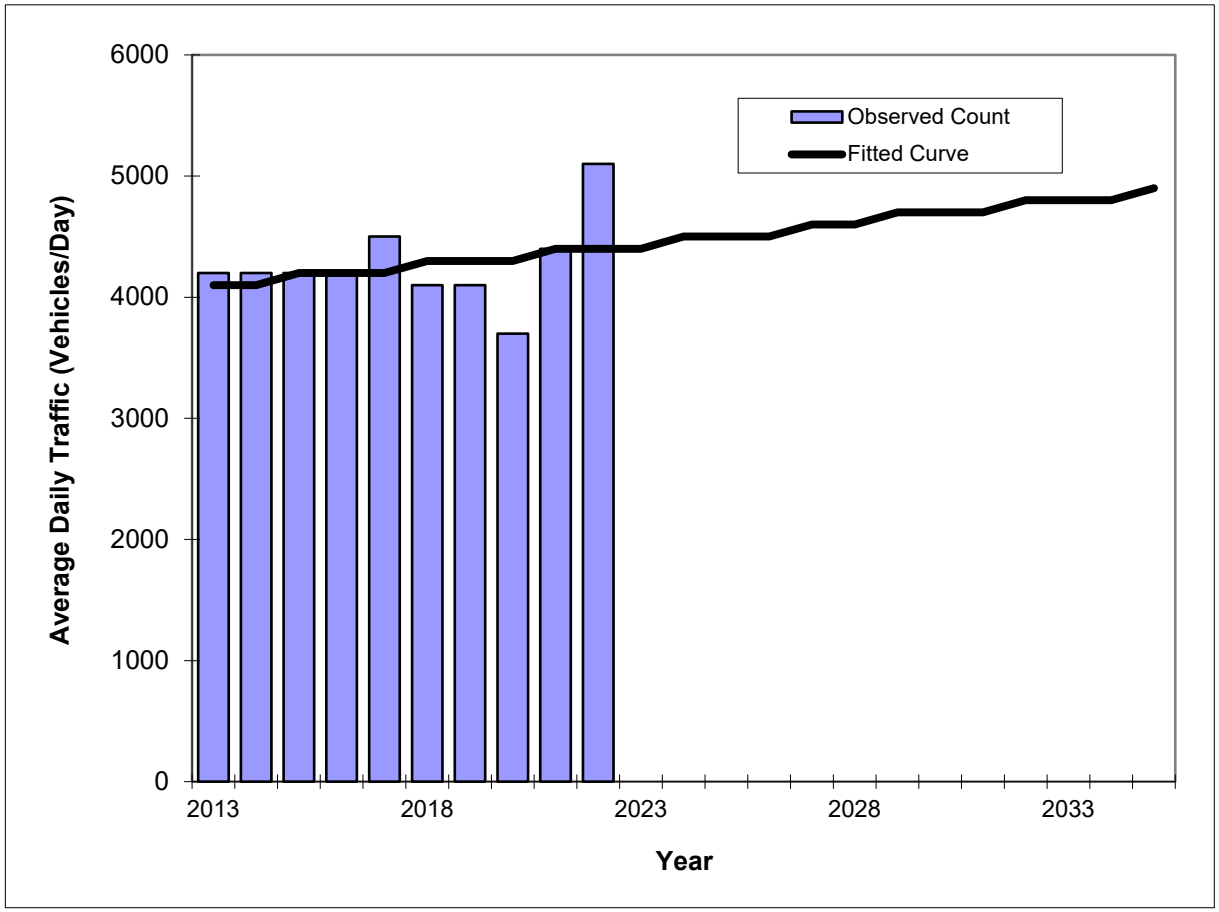
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8663
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2013	4200	4100
2014	4200	4100
2015	4200	4200
2016	4200	4200
2017	4500	4200
2018	4100	4300
2019	4100	4300
2020	3700	4300
2021	4400	4400
2022	5100	4400
2030 Opening Year Trend		
2030	N/A	4700
2031 Mid-Year Trend		
2031	N/A	4700
2033 Design Year Trend		
2033	N/A	4800
TRANPLAN Forecasts/Trends		

Trend R-squared:	8.19%
Compounded Annual Historic Growth Rate:	0.79%
Compounded Growth Rate (2022 to Design Year):	0.79%
Printed:	24-Oct-23

Exponential Growth Option

*Axle-Adjusted

Traffic Trends - V03.a

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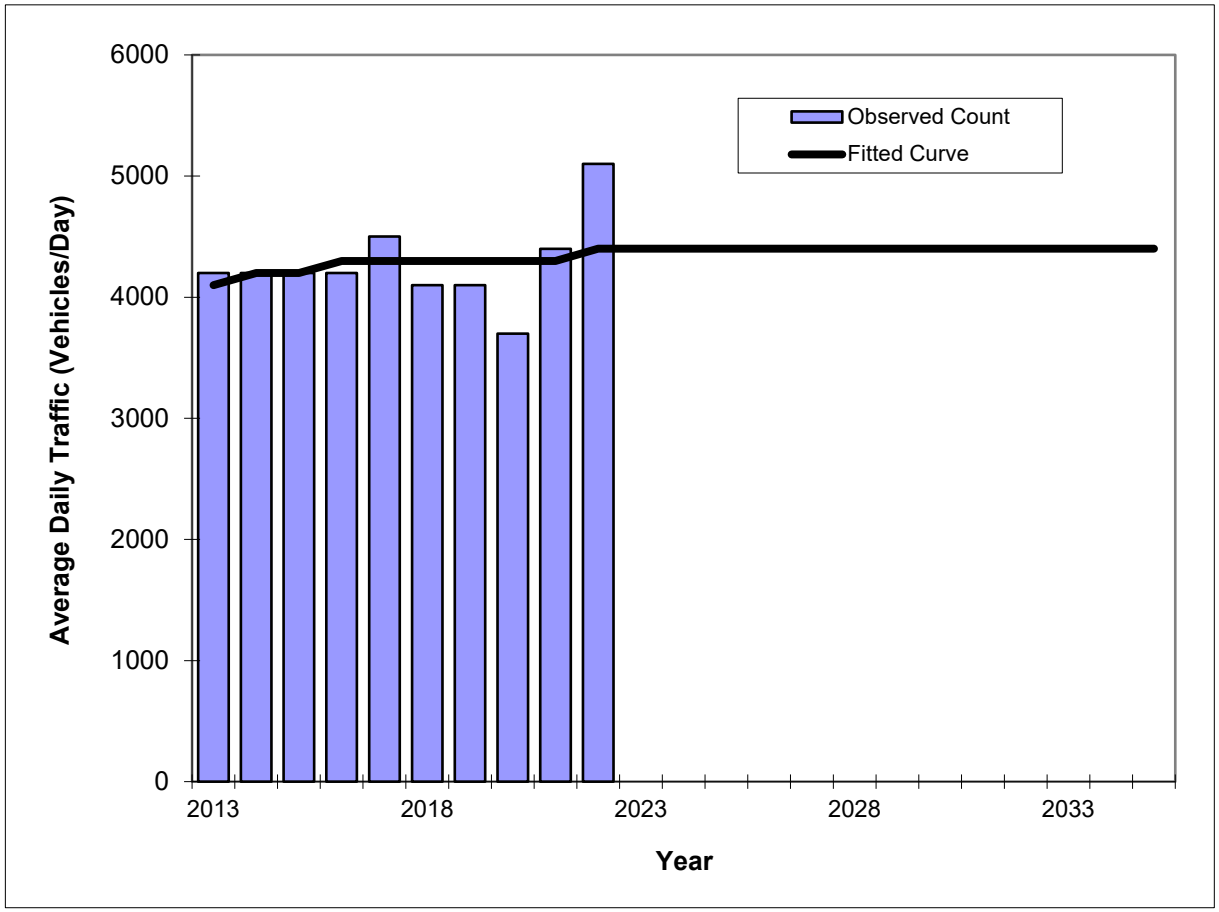
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8663
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2013	4200	4100
2014	4200	4200
2015	4200	4200
2016	4200	4300
2017	4500	4300
2018	4100	4300
2019	4100	4300
2020	3700	4300
2021	4400	4300
2022	5100	4400
2030 Opening Year Trend		
2030	N/A	4400
2031 Mid-Year Trend		
2031	N/A	4400
2033 Design Year Trend		
2033	N/A	4400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	4.89%
Compounded Annual Historic Growth Rate:	0.79%
Compounded Growth Rate (2022 to Design Year):	0.00%
Printed:	24-Oct-23

Decaying Exponential Growth Option

Traffic Trends - V03.a

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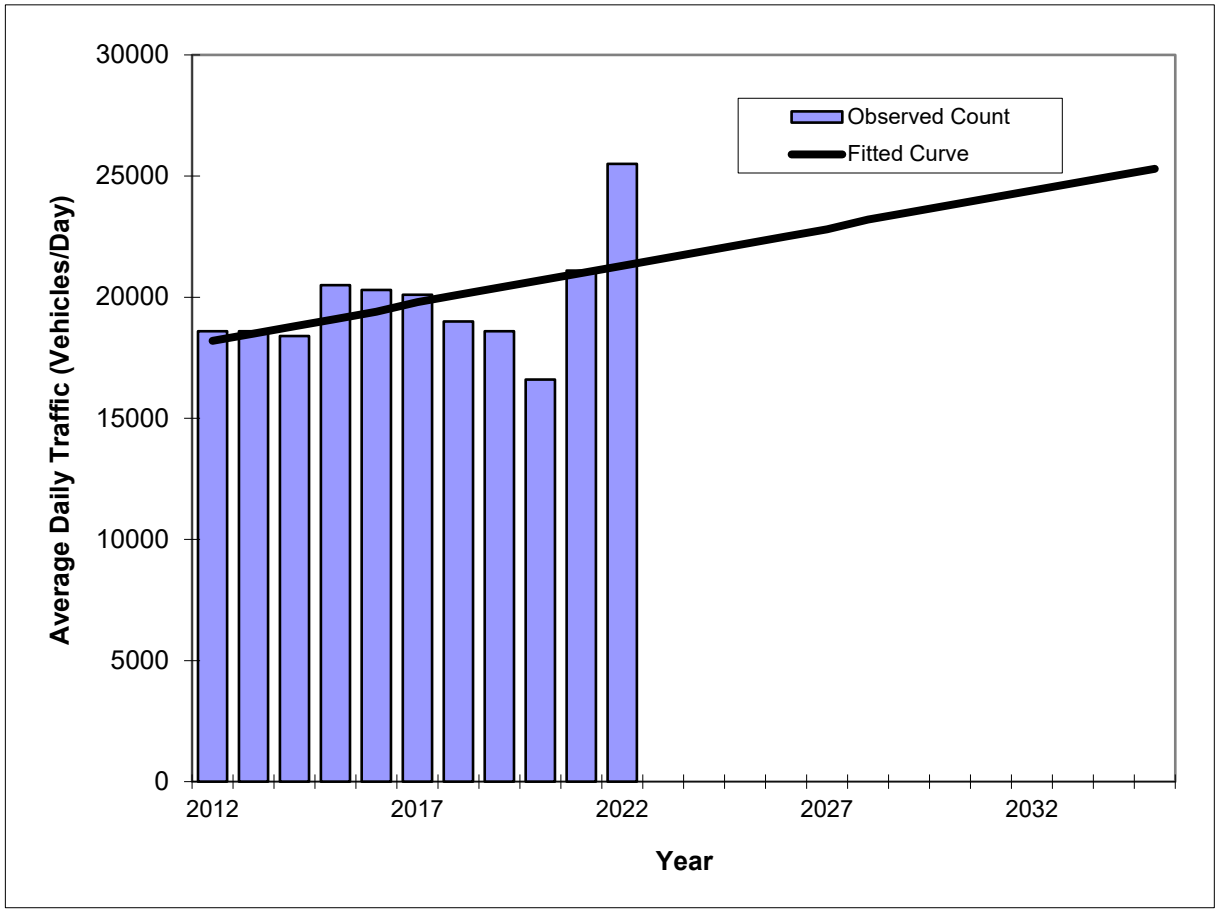
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8207
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2012	18600	18200
2013	18600	18500
2014	18400	18800
2015	20500	19100
2016	20300	19400
2017	20100	19800
2018	19000	20100
2019	18600	20400
2020	16600	20700
2021	21100	21000
2022	25500	21300
2030 Opening Year Trend		
2030	N/A	23800
2031 Mid-Year Trend		
2031	N/A	24100
2033 Design Year Trend		
2033	N/A	24700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	309
Trend R-squared:	20.15%
Trend Annual Historic Growth Rate:	1.70%
Trend Growth Rate (2022 to Design Year):	1.45%
Printed:	24-Oct-23

Straight Line Growth Option

Traffic Trends - V03.a

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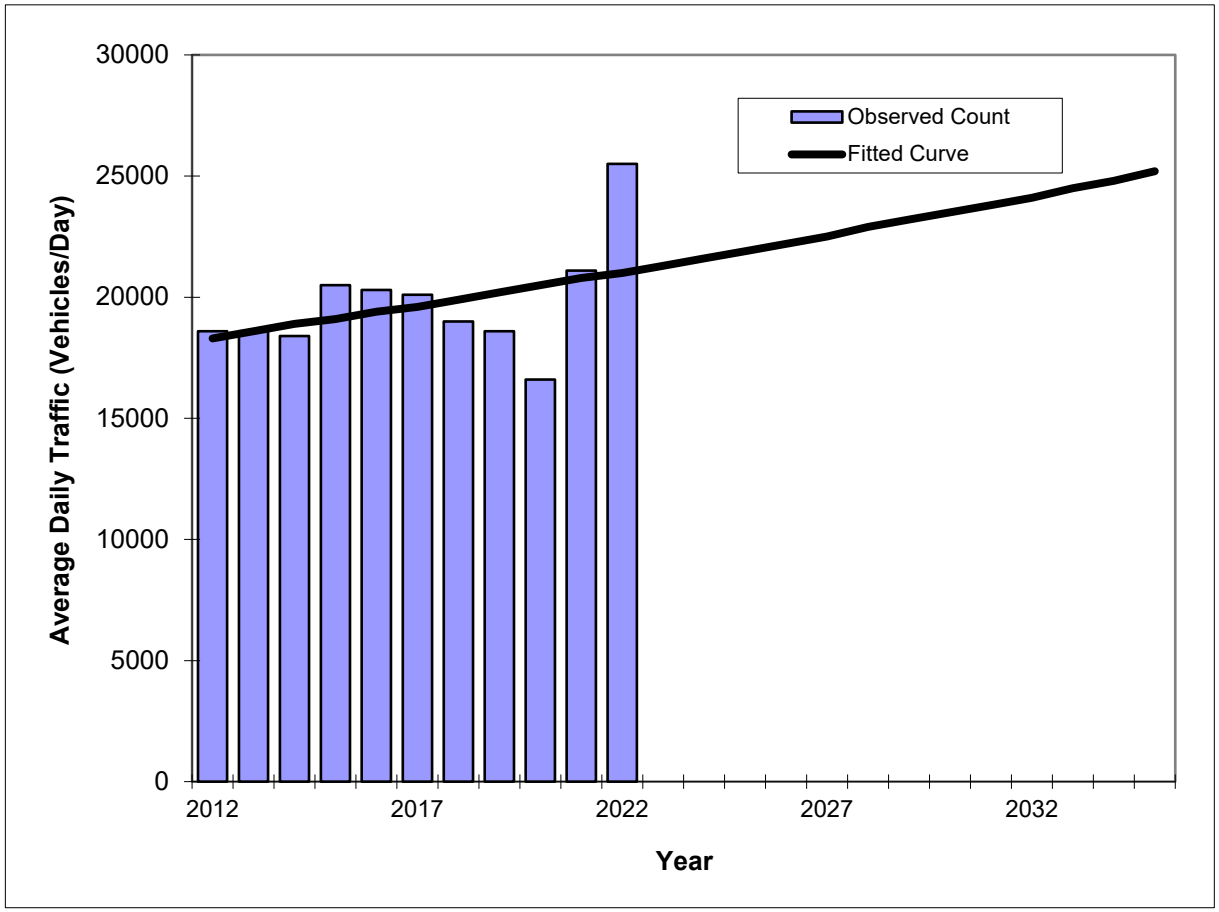
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8207
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2012	18600	18300
2013	18600	18600
2014	18400	18900
2015	20500	19100
2016	20300	19400
2017	20100	19600
2018	19000	19900
2019	18600	20200
2020	16600	20500
2021	21100	20800
2022	25500	21000
2030 Opening Year Trend		
2030	N/A	23500
2031 Mid-Year Trend		
2031	N/A	23800
2033 Design Year Trend		
2033	N/A	24500
TRANPLAN Forecasts/Trends		

Trend R-squared:	17.43%
Compounded Annual Historic Growth Rate:	1.39%
Compounded Growth Rate (2022 to Design Year):	1.41%
Printed:	24-Oct-23

Exponential Growth Option

*Axle-Adjusted

Traffic Trends - V03.a

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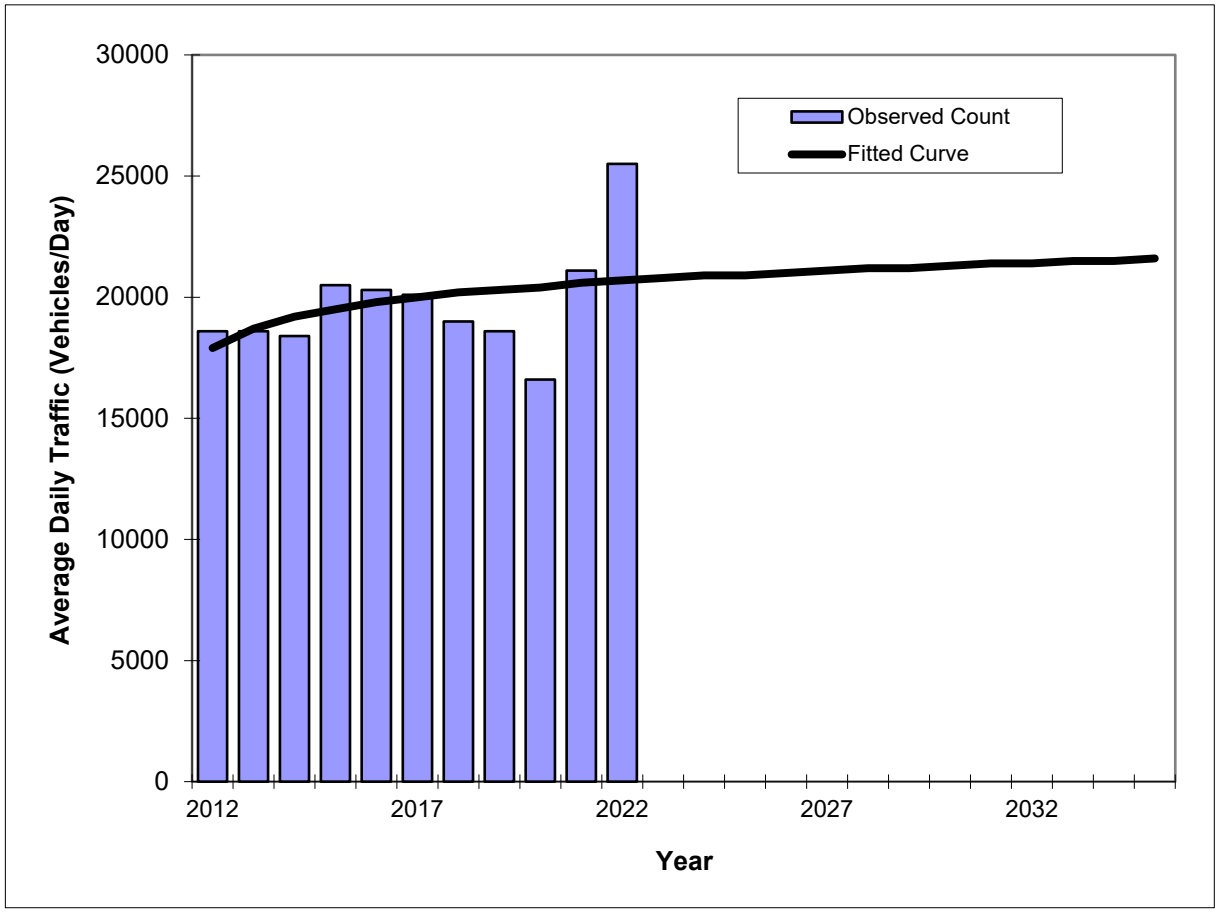
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8207
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2012	18600	17900
2013	18600	18700
2014	18400	19200
2015	20500	19500
2016	20300	19800
2017	20100	20000
2018	19000	20200
2019	18600	20300
2020	16600	20400
2021	21100	20600
2022	25500	20700
2030 Opening Year Trend		
2030	N/A	21300
2031 Mid-Year Trend		
2031	N/A	21400
2033 Design Year Trend		
2033	N/A	21500
TRANPLAN Forecasts/Trends		

Trend R-squared:	13.78%
Compounded Annual Historic Growth Rate:	1.46%
Compounded Growth Rate (2022 to Design Year):	0.35%
Printed:	24-Oct-23

Decaying Exponential Growth Option

*Axle-Adjusted

Traffic Trends - V03.a

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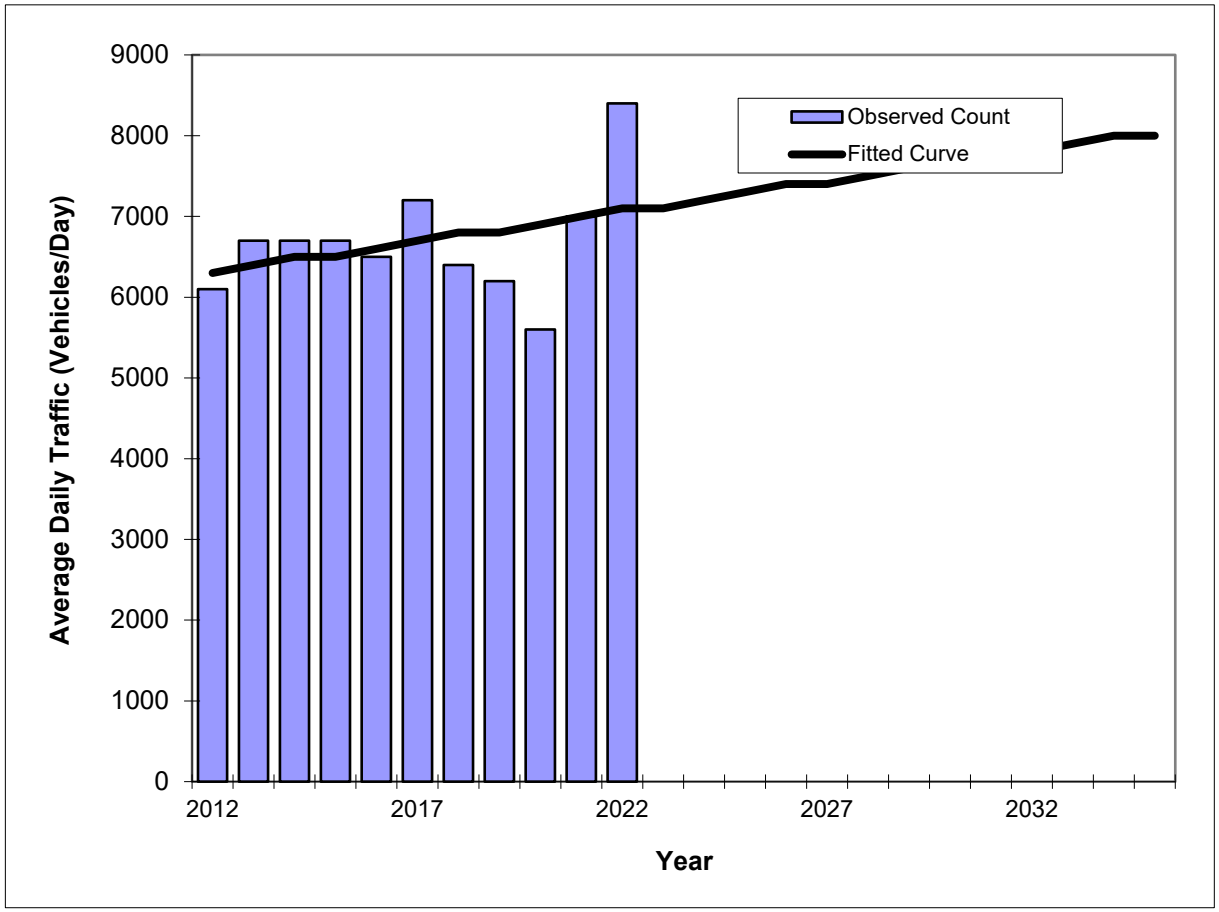
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8377
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2012	6100	6300
2013	6700	6400
2014	6700	6500
2015	6700	6500
2016	6500	6600
2017	7200	6700
2018	6400	6800
2019	6200	6800
2020	5600	6900
2021	7000	7000
2022	8400	7100
2030 Opening Year Trend		
2030	N/A	7700
2031 Mid-Year Trend		
2031	N/A	7700
2033 Design Year Trend		
2033	N/A	7900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	75
Trend R-squared:	12.10%
Trend Annual Historic Growth Rate:	1.27%
Trend Growth Rate (2022 to Design Year):	1.02%
Printed:	24-Oct-23

Straight Line Growth Option

*Axle-Adjusted

Traffic Trends - V03.a

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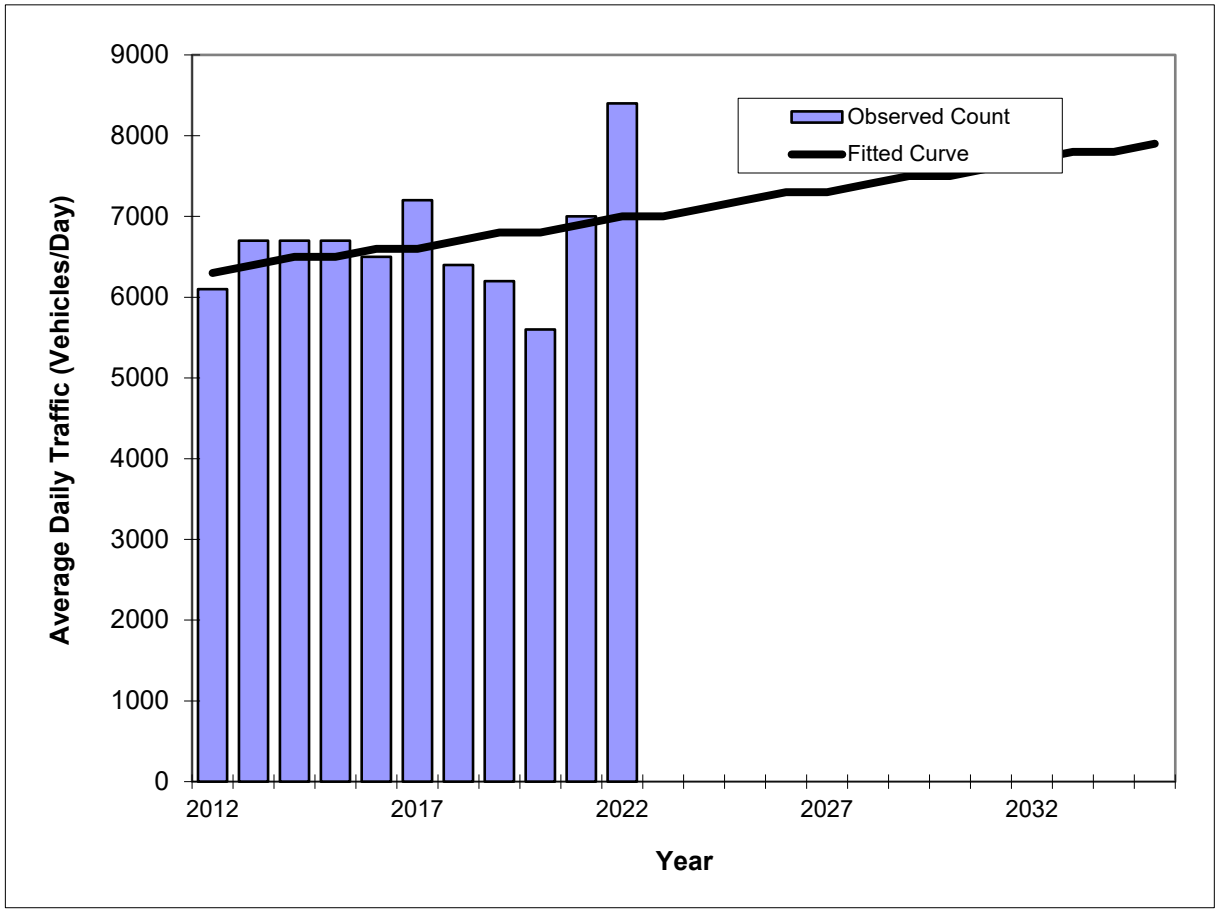
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8377
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2012	6100	6300
2013	6700	6400
2014	6700	6500
2015	6700	6500
2016	6500	6600
2017	7200	6600
2018	6400	6700
2019	6200	6800
2020	5600	6800
2021	7000	6900
2022	8400	7000
2030 Opening Year Trend		
2030	N/A	7500
2031 Mid-Year Trend		
2031	N/A	7600
2033 Design Year Trend		
2033	N/A	7800
TRANPLAN Forecasts/Trends		

Trend R-squared:	9.61%
Compounded Annual Historic Growth Rate:	1.06%
Compounded Growth Rate (2022 to Design Year):	0.99%
Printed:	24-Oct-23

Exponential Growth Option

*Axle-Adjusted

Traffic Trends - V03.a

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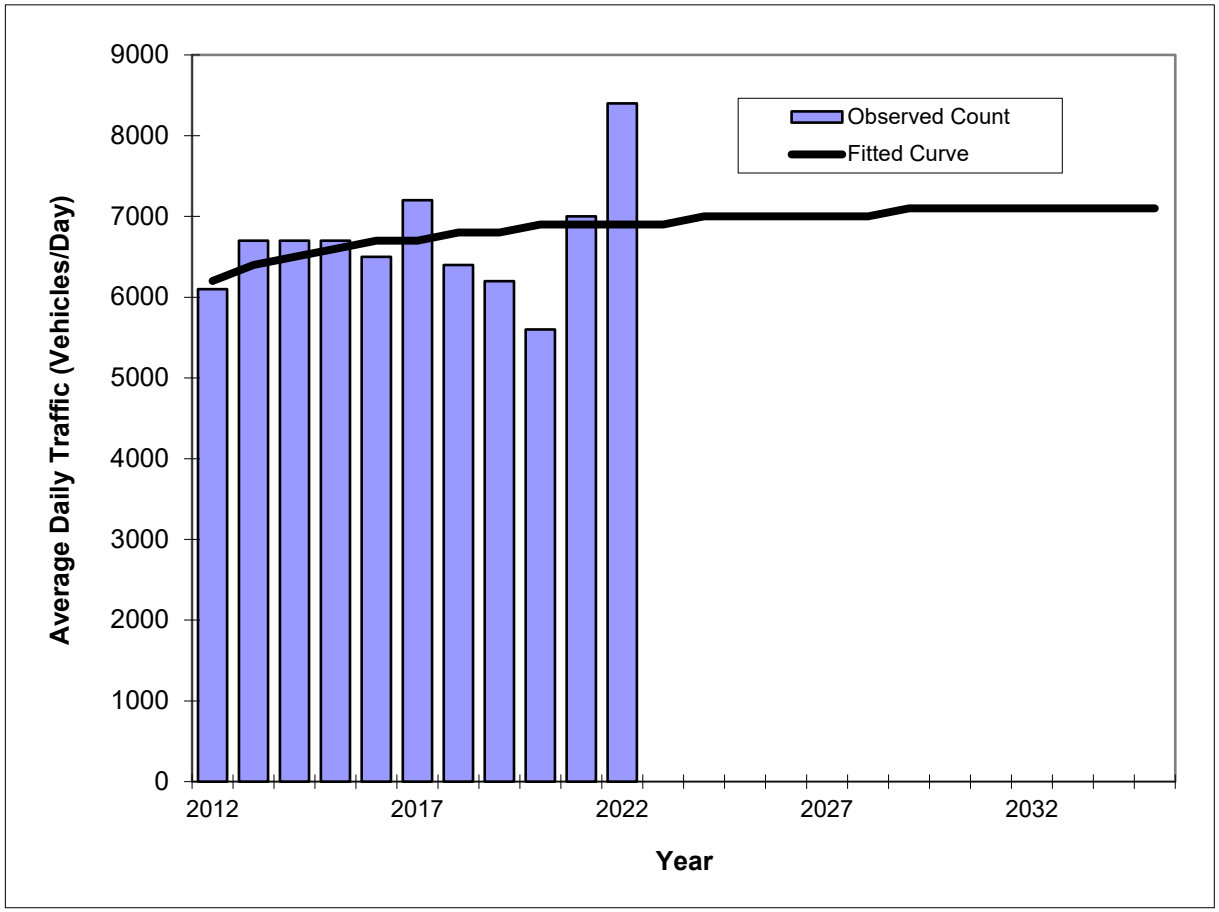
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8377
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2012	6100	6200
2013	6700	6400
2014	6700	6500
2015	6700	6600
2016	6500	6700
2017	7200	6700
2018	6400	6800
2019	6200	6800
2020	5600	6900
2021	7000	6900
2022	8400	6900
2030 Opening Year Trend		
2030	N/A	7100
2031 Mid-Year Trend		
2031	N/A	7100
2033 Design Year Trend		
2033	N/A	7100
TRANPLAN Forecasts/Trends		

Trend R-squared:	9.12%
Compounded Annual Historic Growth Rate:	1.08%
Compounded Growth Rate (2022 to Design Year):	0.26%
Printed:	24-Oct-23

Decaying Exponential Growth Option

*Axle-Adjusted

Traffic Trends - V03.a

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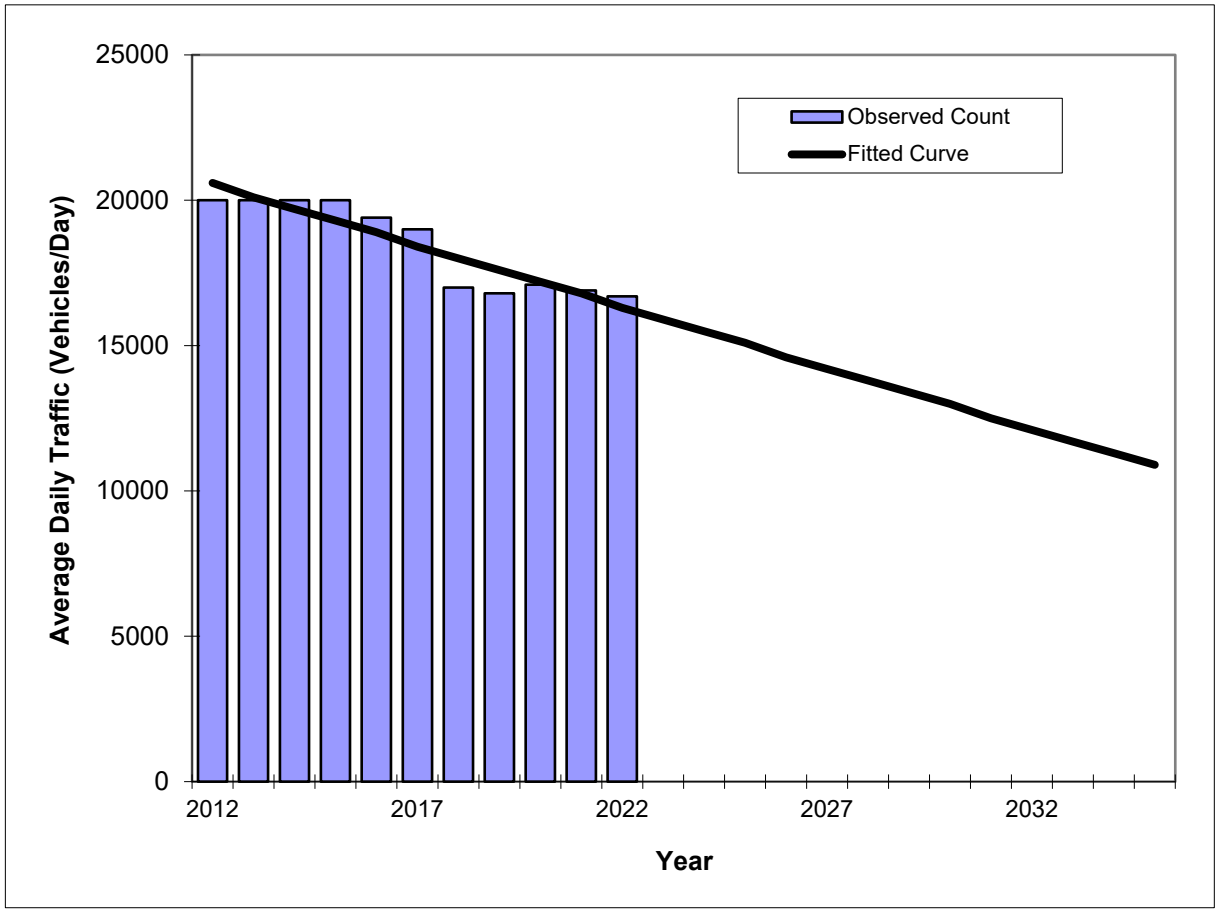
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8663
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2012	20000	20600
2013	20000	20100
2014	20000	19700
2015	20000	19300
2016	19400	18900
2017	19000	18400
2018	17000	18000
2019	16800	17600
2020	17100	17200
2021	16900	16800
2022	16700	16300
2030 Opening Year Trend		
2030	N/A	13000
2031 Mid-Year Trend		
2031	N/A	12500
2033 Design Year Trend		
2033	N/A	11700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	-422
Trend R-squared:	85.37%
Trend Annual Historic Growth Rate:	-2.09%
Trend Growth Rate (2022 to Design Year):	-2.57%
Printed:	24-Oct-23

Straight Line Growth Option

Traffic Trends - V03.a

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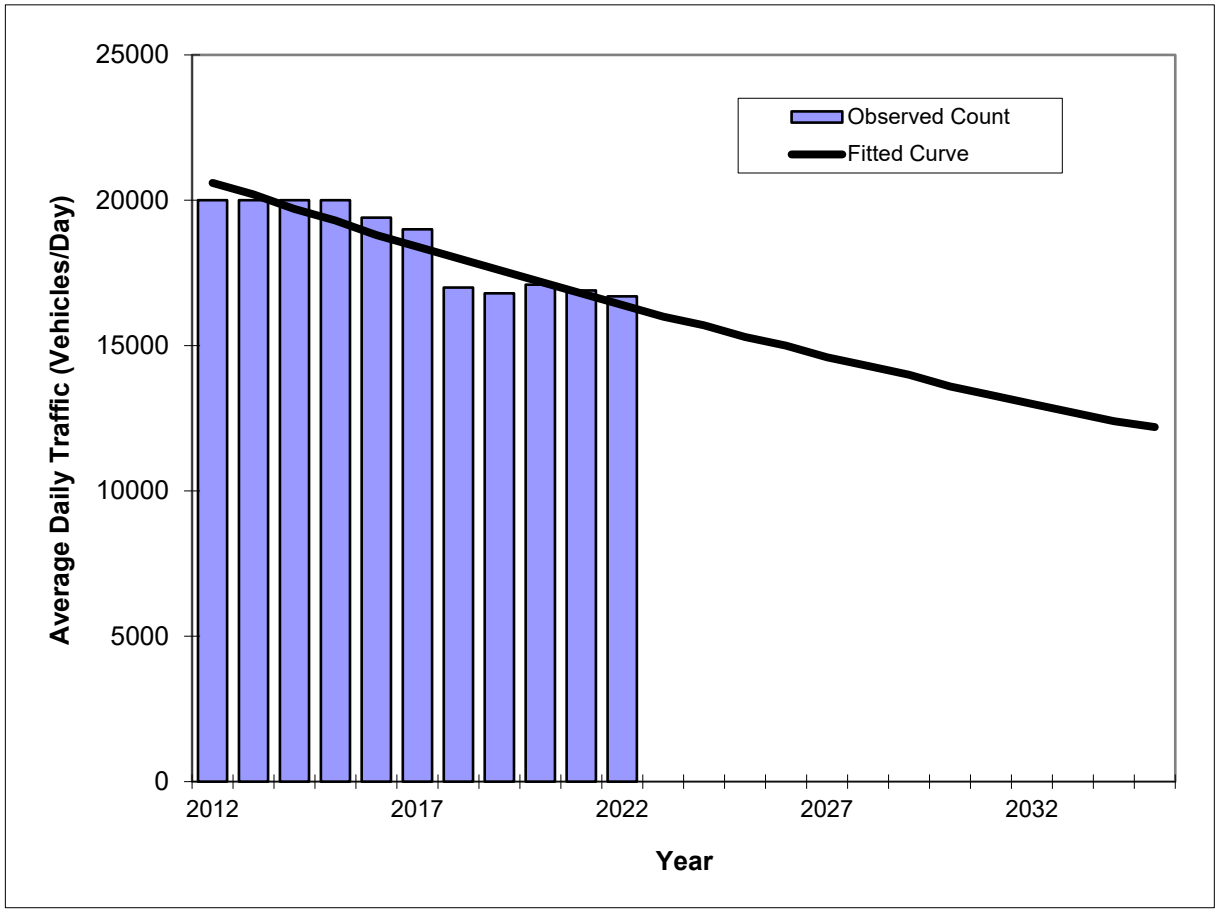
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8663
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2012	20000	20600
2013	20000	20200
2014	20000	19700
2015	20000	19300
2016	19400	18800
2017	19000	18400
2018	17000	18000
2019	16800	17600
2020	17100	17200
2021	16900	16800
2022	16700	16400
2030 Opening Year Trend		
2030	N/A	13600
2031 Mid-Year Trend		
2031	N/A	13300
2033 Design Year Trend		
2033	N/A	12700
TRANPLAN Forecasts/Trends		

Trend R-squared:	85.09%
Compounded Annual Historic Growth Rate:	-2.25%
Compounded Growth Rate (2022 to Design Year):	-2.30%
Printed:	24-Oct-23

Exponential Growth Option

*Axle-Adjusted

Traffic Trends - V03.a

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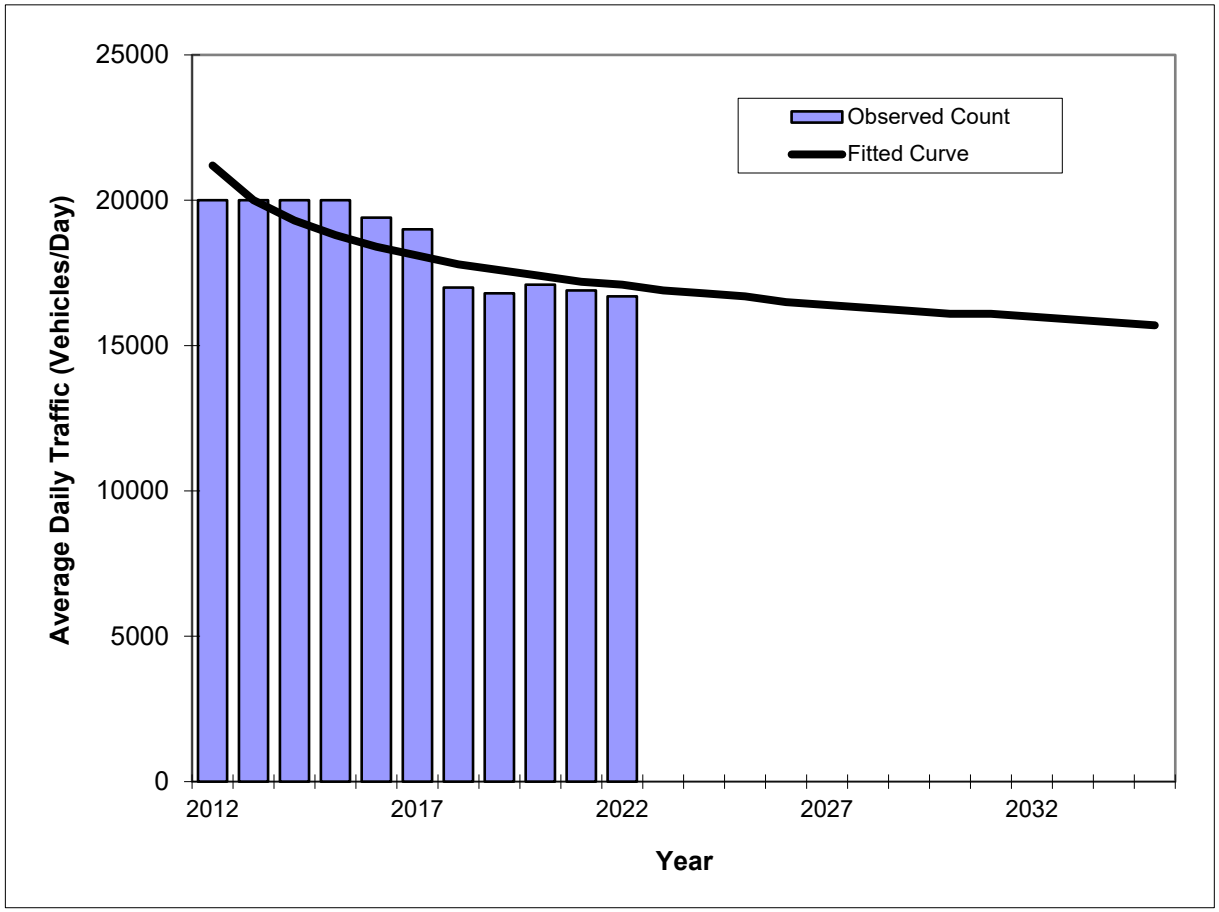
FIN#	0
Location	1

County:	Miami-Dade (87)
Station #:	8663
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2012	20000	21200
2013	20000	20000
2014	20000	19300
2015	20000	18800
2016	19400	18400
2017	19000	18100
2018	17000	17800
2019	16800	17600
2020	17100	17400
2021	16900	17200
2022	16700	17100
2030 Opening Year Trend		
2030	N/A	16100
2031 Mid-Year Trend		
2031	N/A	16100
2033 Design Year Trend		
2033	N/A	15900
TRANPLAN Forecasts/Trends		

Trend R-squared:	70.37%
Compounded Annual Historic Growth Rate:	-2.13%
Compounded Growth Rate (2022 to Design Year):	-0.66%
Printed:	24-Oct-23

Decaying Exponential Growth Option

*Axle-Adjusted

Attachment G: Proposed Site Plan and Project Trip Generation

Proposed Site Plan

PROJECT INFORMATION

GENERAL INFORMATION

WESTMINSTER CHRISTIAN SCHOOL IS AN EXISTING SCHOOL. SCHOOL WILL HOUSE STUDENT FROM GRADE PREK/K THRU 12TH GRADE.

LOT INFORMATION

DESCRIPTION		ZONING
GROSS AREA	1,539,322 SF	E-1 ESTATE SINGLE FAMILY
LESS FPL EASEMENT	64,787 SF	
NET AREA (SQUARE FEET)	1,435,288 SF	
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MAXIMUM NUMBER OF STORIES	2	2

WESTMINSTER CHRISTIAN SCHOOL INFORMATION

GRADES SERVED	K-12
AVERAGE # OF STUDENTS PER GRADE	TOTAL NUMBER OF STUDENTS
PREK-K = 84 STUDENTS/ GRADE	PREK-K = 168 STUDENTS
1-5 = 76 STUDENTS / GRADE	1-5 = 379 STUDENTS
6-8 = 128 STUDENTS / GRADE	6-8 = 385 STUDENTS
9-12 = 156 STUDENTS/ GRADE	9-12 = 627 STUDENTS
	1559 TOTAL STUDENTS
STAFFING	
TOTAL FACULTY	
K-5 FACULTY = 67	
6-8 FACULTY = 25	
9-12 FACULTY = 53	145
ADMINISTRATION / SUPPORT STAFF	
K-5 FACULTY = 24	
6-8 FACULTY = 13	
9-12 FACULTY = 30	67
TOTAL STAFF (FACULTY, ADMISTRATION & SUPPORT)	212

MINIMUM STANDARDS FOR CLASSROOM AREA

SEC 30-110.6 (2) g

PREK /KINDERGARTEN	MINIMUM	MINIMUM	PROVIDED	PROVIDED
168 STUDENTS	35 SF/ST	5,880 SF	60 SF/ST	9,728 SF
ELEMENTARY GRADES (1-6)				
514 STUDENTS	30 SF/ST	15,420 SF	46 SF/ST	23,756 SF
MIDDLE & SENIOR HIGH GRADES (7-12)				
877 STUDENTS	25 SF/ST	21,925 SF	84 SF/ST	74,045 SF
TOTAL SQUARE FOOTAGE		43,225 SF		107,529 SF

SETBACK REQUIREMENTS

SETBACK TYPE	REQUIRED	PROVIDED
FRONT (SW 152 ST)	50 FT	177 FT
SIDE STREET (67TH AVE)	25 FT	122 FT
INTERIOR	15 FT	150 FT
REAR	25 FT	78 FT

WESTMINSTER CHRISTIAN SCHOOL INFORMATION

ZONING	E-1 (ESTATE SINGLE FAMILY)	
TOTAL LOT SIZE	34.95 AC	1,539,322 SF 1,522,246 SF NET AREA
MINIMUM SITE SIZE (SEC 30-110.6 (2) a)	MINIMUM	PROVIDED
GRADES K-6 - 1 ACRE PER 60 STUDENTS	682 STUDENTS (11.37 AC)	15.39 AC
GRADES 7-12 - 1 ACRE PER 67 STUDENTS	877 STUDENTS (13.08 AC)	19.56 AC
TOTAL NUMBER OF STUDENTS		1559 STUDENTS

CALCULATIONS

VPB ORDINANCE DIVISION SEC. 30-70		REQUIRED
SEC. 30-70.8 (d)(8) a. 1 PARKING SPACE PER FACULTY OR STAFF 1 PARKING SPACE PER 100 STUDENTS 1 PARKING SPACE PER 5 STUDENTS - GRADES 11 & 12	212 FACULTY/STAFF 1559 STUDENTS 322 STUDENTS	212 16 65 293 TOTAL
NUMBER OF PARKING SPACES PROVIDED	505 SPACES	
CAR STACKING REQUIRED	5 SPACES	
CAR STACKING PROVIDED	48 SPACES	
TOTAL NUMBER OF BUSES	3 BUSES, 1 VAN, 2 PICK UPS	
NUMBER OF DROP-OFF & PICK-UP	(7) - SW 67 AVE - ELEM & MIDDLE SCHOOL ACCESS - SW 152 ST - HIGH SCHOOL ACCESS	
DAYS & HOURS OF OPERATION	OPERATIONS HOURS - SAT-SUN - 7 AM TO 10 PM SCHOOL HOURS - M-F 8 AM TO 3 PM	
LIST OF ACTIVITIES	ACTIVITIES ARE ALL SCHOOL & CHURCH RELATED. ANY DEVIATION WILL BE SUBJECT TO SPECIAL PERMIT WHICH WILL BE REQUESTED PRIOR TO DATE OF OCCURRENCE	
GRADES SERVED	PREK/K-12	
MAXIMUM NUMBER OF STAFF	212	
TOTAL NUMBER OF CLASSROOMS	135	
TOTAL SQUARE FOOTAGE - CLASSROOMS		107,529 SF
TOTAL SQUARE FOOTAGE NON-CLASSROOM ADMINISTRATIVE SPACES		17,103 SF
TOTAL SQUARE FOOTAGE NON-CLASSROOM STUDENT ACTIVITY SPACES		107,121 SF
TOTAL SQUARE FOOTAGE CLASSROOMS, ADMIN & STUDENT ACTIVITY SPACES		231,7531 SF

RECREATION / PLAY AREAS (SEC 30-110.6 (2) b		MINIMUM REQUIRED	PROVIDED
PREK/K - 45 SF PER STUDENT @ 50% MAXIMUM # STUDENTS AT THE SCHOOL AT ONE TIME (168 STUDENTS)	@ 50%= 84	3780 SF	8,143 SF
1-6 (500 SF PER FIRST 30 STUDENTS; 300 SF PER STUDENT THEREAFTER) (514 STUDENTS)	(30) 15,000 SF (484) 145,200 SF =160,200 SF		181,748 SF
7-12 (800 SF PER FIRST 30 STUDENTS; 300 SF NEXT 300 STUDENTS; 150 SQ PER STUDENT THEREAFTER) (877 STUDENTS)	(30) 24,000 SF (300) 90,000 SF (547) 82,050 SF =196,050 SF		279,009 SF
TOTAL PLAY AREA / RECREATION SF	360,030 SF		468,900 SF

LOT AREA

LOT	AREA SF	ACRES
FOLIO: 33-5025-000-0830 (6855 SW 152 ST) WCS	801,068 SF	18.39 AC
FOLIO: 33-5025-00-0840 (6755 SW 152 ST) WCS	234,222 SF	5.38 AC
FOLIO: 33-5025-00-0820 (15000 67TH AVE) WCS	253,562 SF	5.82 AC
FOLIO: 33-5025-00-0891 (14920 67TH AVE) CCC	250.470 SF	5.75 AC
RIGHT OF WAY EASEMENT	17,076 SF	0.39 AC
TOTAL NET LOT AREA	1,522,246 SF	34.95 AC

IMPERMEABLE AREAS

LOCATION	AREA SF	ACRES
BUILDING FOOTPRINT (FROM PROGRAM CHART)	214,749 SF	4.93 AC
PARKING AREA A	69,782 SF	1.60 AC
PARKING AREA B	57,690 SF	1.32 AC
PARKING AREA C	38,355 SF	0.88 AC
PARKING AREA D	24,155 SF	0.55 AC
PARKING AREA E	51,702 SF	1.19 AC
PARKING AREA F	47,977 SF	1.37 AC
IMPERMEABLE RECREATION AREAS	49,815 SF	1.14 AC
SIDEWALKS & PAVED AREAS	59,859 SF	1.37 AC
TOTAL IMPERMEABLE PAVED AREAS	399,335 SF	17.68 AC

RECREATION AREAS

LOCATION	AREA SF	ACRES
NORTHWEST (FOOTBALL / FIELD TRACK)	159,262 SF	3.66 AC
NORTHWEST (BASEBALL)	101.104 SF	2.32 AC
SOUTHEAST (SOCCER PLAYFIELD)	72,936 SF	1.67 AC
STUDENT ACTIVITY CENTER	49,140 SF	1.13 AC
RECREATION AREA (ELEM SCHOOL)	28,500 SF	0.65 AC
PREK/ KINDER REC AREA (BLDG 17)	2,813 SF	0.06 AC
PREK/ KINDER REC AREA (BLDG 31)	5,330 SF	0.12 AC
TOTAL PERMEABLE RECREATION	419,085 SF	9.62 AC
NORTHWEST (SWIMMING POOL AREA)	16,643 SF	1.03 AC
SOUTHEAST COURTS (TENNIS)	29,072 SF	0.67 AC
BASKETBALL COURT (ELEM AREA)	2,100 SF	0.05 AC
TOTAL IMPERMEABLE RECREATION	49,815 SF	1.14 AC
TOTAL RECREATION AREAS	468,900 SF	10.76 AC

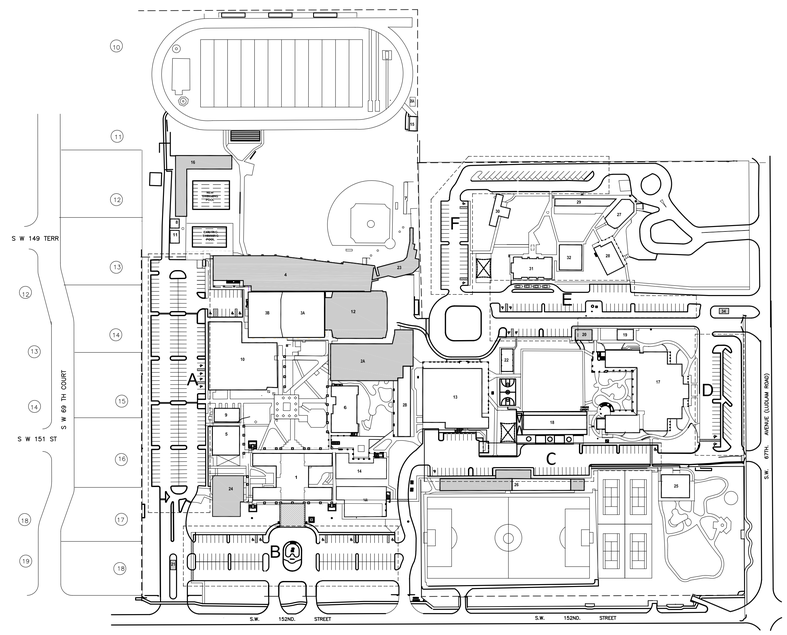
AGGREGATE AREAS

BUILDING FOOTPRINT	214,749 SF	4.93 AC
PAVED AREA *	399,335 SF	9.17 AC
RECREATION OPEN AREAS	468,900 SF	10.76 AC
NON-PROGRAMMED LANDSCAPED OPEN AREAS	439,262 SF	10.09 AC
NET LOT AREA	1,522,246 SF	34.95 AC

* TRACK, TENNIS, POOL & BASKETBALL INCLUDED IN PAVED AREAS

BUILDING DATA

KEY #	BUILDINGS NAME	# OF STORIES	TOTAL PREVIOUS APPROVED AREA	PROPOSED AREA INCREASE	TOTAL PROPOSED BUILDING AREA	EXISTING BUILDING AREA	FUTURE BUILDING AREA	TOTAL BUILDING AREA	GROUND FLOOR AREA	SECOND FLOOR AREA	PRE-K / KINDER CLASSROOMS AREA	ELEMENTARY SCHOOL CLASSROOMS AREA	MIDDLE SCHOOL CLASSROOMS AREA	HIGH SCHOOL CLASSROOMS AREA	TOTAL CLASSROOMS AREA	STUDENT ACTIVITY AREA	ADMIN AREA	OTHER AREA
1	HIGH SCHOOL BUILDING	2	19,843	-	19,843	15,843	4.000	19,843	6,960	12,883	-	-	-	11.215	11,215	4,000	4,628	-
2A	MIDDLE SCHOOL BUILDING	2	25,640	5,435	31,075	7,640	23,435	31,075	14,326	16,749	-	-	14,967	-	14,967	1,544	950	13,614
2B	MIDDLE SCHOOL BUILDING	1	4,070	-	4,070	4,070	-	4,070	4,070	-	-	-	3,640	-	3,640	-	-	430
3A	GYMNASIUM BUILDING	1	11,125	-	11,125	11,125	-	11,125	11,125	-	-	-	-	-	-	11,125	-	-
3B	FINE ARTS / CLASSROOMS	2	11,405	1,569	12,974	12,974	-	12,974	7,974	5,050	-	-	1,288	3,602	4,890	2,557	-	5,827
4	ATHLETIC BUILDING	2	18,120	24,208	42,328	7,120	35,208	42,328	20,000	21,000	-	-	-	-	-	32,000	2,800	7,528
5	ART BUILDING	1	3,840	-	3,840	3,840	-	3,840	3,840	-	-	-	-	3,840	3,840	-	-	-
6	LIBRARY / CLASSROOMS	2	9,495	-	9,495	9,495	-	9,495	5,750	3,745	-	-	1,800	3,675	5,475	3,295	725	-
7	DUGOUTS	1	1,000	-	1,000	1,000	-	1,000	-	-	-	-	-	-	-	1,000	-	-
8	PUMP HOUSE	1	410	-	410	410	-	410	410	-	-	-	-	-	-	-	-	410
9	MECHANICAL BUILDING	1	1,800	-	1,800	1,800	-	1,800	1,800	-	-	-	-	-	-	-	-	1,800
10	AUDITORIUM	2	30,000	780	30,780	30,780	-	30,780	19,000	11,780	-	-	2,080	3.496	5,576	9,480	1,800	13,924
11	MAINTENANCE BUILDING	1	1,020	-	1,020	1,020	-	1,020	1,020	-	-	-	-	-	-	-	-	1,020
12	ATHLETIC BUILDING	1	2,400	11,672	14,072	2,400	11,672	14,072	14,072	-	-	-	-	-	-	14,072	-	-
13	CAFETORIUM	1	17,150	-	17,150	17,150	-	17,150	17,150	-	-	-	-	-	-	7,387	220	9,543
14	SCIENCE CLASSROOM	2	9,520	-	9,520	9,520	-	9,520	4,760	4,760	-	-	2,331	4,513	6,844	-	-	2,676
14A	CLASSROOM / ADMIN	2	13,000	(1,162)	11,838	11,838	-	11,838	6,311	5,527	-	-	870	6,728	7,598	-	2,520	1,720
15	ACTIVITY SUPPORT BUILDING	1	570	-	570	570	-	570	570	-	-	-	-	-	-	-	-	570
16	PHYSICAL EDUCATION BUILDING	1	6,500	-	6,500	6,500	-	6,500	6,500	-	-	-	-	-	-	-	-	6,500
17	ELEMENTARY BUILDING	2	46,500	3,640	49,640	49,640	-	49,640	26,368	23,272	2,700	17,000	-	-	19,800	9,600	1,160	19,080
18	CLASSROOM BUILDING	1	4,190	-	4,190	4,190	-	4,190	4,190	-	3,600	-	-	-	3,600	-	-	590
19	ACTIVITY SUPPORT BUILDING	1	864	-	864	864	-	864	864	-	-	-	-	-	-	-	-	864
20	ACTIVITY SUPPORT BUILDING	1	900	-	900	900	-	900	900	-	-	-	-	-	-	-	-	900
21	GUARD HOUSE	1	100	100	200	50	150	200	200	-	-	-	-	-	-	-	-	200
22	PAVILLION	1	1,500	-	1,500	1,500	-	1,500	1,500	-	-	-	-	-	-	1,500	-	-
23	ATHLETIC / CONCESSION	2	750	3,332	4,082	750	3,332	4,082	2,722	1,360	-	-	-	-	-	-	-	4,082
24	CLASSROOM / ADMIN	2	14,000	-	14,000	-	14,000	14,000	7,000	7,000	-	-	5,000	5,000	10,000	-	2,000	2,000
25	ACTIVITY SUPPORT BUILDING	1	3,000	110	3,110	3,110	-	3,110	3,110	-	-	2,000	-	-	-	-	-	1,110
26	PHYSICAL EDUCATION BUILDING	2	3,000	21,183	24,183	3,423	20,760	24,183	7,933	16,250	-	-	-	-	-	7,933	-	16,250
26A	PHYSICAL EDUCATION SHED	1	650	-	650	650	-	650	650	-	-	-	-	-	-	-	-	650
	TOTAL WCS		261,862	70,867	332,729	215,252	117,477	332,729	201,025	129,376	6,300	19,100	31,976	42,069	99,445	105,121	16,803	111,360
27	SANTUARY	1	2,418	-	2,418	2,418	-	2,418	2,418	-	-	-	-	-	-	2,000	-	418
28	FELLOWSHIP HALL	1	2,400	-	2,400	2,400	-	2,400	2,400	-	-	1,546	-	-	1,546	-	-	854
29	CLASSROOMS	1	2,048	-	2,048	2,048	-	2,048	2048	-	1,348	-	-	-	1,348	-	-	700
30	ADMIN	2	1,641	-	1,641	1,641	-	1,641	850	791	400	400	-	-	800	-	300	541
31	CLASSROOMS	1	3,958	-	3,958	3,958	-	3,958	3,958	-	-	2,710	-	-	2,710	-	-	1,248
32	CLASSROOMS	1	2,500	-	2,500	2,500	-	2,500	2,500	-	1,680	-	-	-	1,680	-	-	820
33	CLASSROOMS	2	8,250	(8,250)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	GUARD HOUSE	1	-	200	200	-	200	200	200	-	-	-	-	-	-	-	-	200
35	NEW SANCTUARY *	1	11,000	(11,000)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36	YOUTH CENTER *	1	2,320	(2,320)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37	SANCTUARY EXPANSION *	1	2,320	(2,320)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL CCC		38,935	(23,770)	15,165	14,965	200	15,165	14,374	791	3,428	4,656	-	-	8,084	2,000	300	4,781
* PREVIOUSLY APPROVED BLDGS WILL NOT BE CONSTRUCTED																		
	TOTAL WCS & CCC		300,797	47,097	347,894	230,217	117,677	347,244	214,749	130,167	9,728	23,756	31,976	42,069	107,529	107,121	17,103	116,141



EXISTING BUILDING

NEW BUILDING

ZONING INFORMATION & CALCULATIONS

OVERALL CAMPUS SCALE: 1" = 100.0'

MCHARRYASSOCIATES
ARCHITECTURE / PLANNING / INTERIORS
AR 14445
2780 SW DOUGLAS RD. SUITE 302
MIAMI, FLORIDA 33133 (305)445-3765
WWW. MCHARRY.COM

STATE OF FLORIDA LOURDES SOLIS MCHARRY REGISTERED ARCHITECT AR 14445

DRAWN BY:
CHKD BY:
APP'D BY:
ISSUE DATE: October 2024
REVISIONS: No. DATE

PROJECT TITLE: 2023 WESTMINSTER CHRISTIAN SCHOOL PROPOSED MASTERPLAN
6855 SW 152ND STREET
PALMETTO BAY, FL 33157

OWNER: WESTMINSTER CHRISTIAN SCHOOL

DRAWING TITLE: ZONING INFORMATION AND CALCULATIONS

SCALE: AS NOTED
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK.

SHEET No. A0.01

Project Trip Generation

EXISTING CONDITIONS TRIP DISTRIBUTION

REDISTRIBUTE EXISTING ENTRY/EXIT TRIPS DURING THE AM AND PM PEAK HOURS TO EACH GRADE LEVEL DEPENDING ON % OF STUDENT ENROLLMENT IN EACH ZONE.

Westminster Christian Academy

Trips		Parking Access Gates 1 & 2	Zone 4 Gates 3 & 4	Zone 2 and Zone 3 Gate 5	Zone 2 and Zone 3 Gate 9	Zone 1 Gate 10	Total Student Trips
AM	Entering:	210	194	0	270	233	697
	Exiting:	40	143	213	0	209	565
PM	Entering:	85	102	0	119	88	309
	Exiting:	136	105	124	0	120	349

Student Grades	Student Enrollment	Arrival (Drop Off) AM Peak Hour				Dismissal (Pick Up) PM Peak Hour			
		Existing Zone	% of Students in Zone	Trips Entering	Trips Exiting	Existing Zone	% of Students in Zone	Trips Entering	Trips Exiting
PK3	15	3	4%	11	9	1	4%	4	5
PK4	30	3	8%	22	17	1	9%	8	11
K	47	2	12%	32	26	2	14%	17	17
1	51	2	13%	35	28	2	15%	18	19
2	51	2	13%	34	28	2	15%	18	19
3	57	3	15%	41	31	3	17%	20	21
4	56	3	15%	41	31	3	17%	20	21
5	76	3	20%	54	43	3	22%	26	27
6	100	1	33%	77	69	1	29%	25	34
7	114	1	38%	88	79	1	33%	28	39
8	89	1	29%	68	61	1	26%	23	31
9	147	4	25%	49	36	4	25%	26	27
10	144	4	25%	48	36	4	25%	25	25
11	147	4	25%	49	36	4	25%	26	27
12	144	4	25%	48	35	4	25%	25	26
Totals	1268			697	565			309	349

Sunrise School of Miami

Trips		Gate 12
AM	Entering:	8
	Exiting:	0
PM	Entering:	32
	Exiting:	40

Student Grades	Student Enrollment	% of Students in Zone	Arrival (Drop Off) AM Peak Hour		Dismissal (Pick Up) PM Peak Hour	
			Entering	Exiting	Entering	Exiting
PK3	8	10%	1	0	3	4
PK4	9	11%	1	0	4	4
K	12	15%	1	0	4	7
1	10	12%	1	0	4	5
2	9	11%	1	0	4	4
3	8	10%	0	0	3	4
4	8	10%	1	0	3	4
5	8	10%	1	0	3	4
6	9	11%	1	0	4	4

PROPOSED CONDITIONS TRIP DISTRIBUTION

SUM THE EXISTING TRIPS AND DISTRIBUTE THE FUTURE ENTRY/EXIT TRIPS DURING THE AM AND PM PEAK HOURS TO EACH OF THE FUTURE GRADE LEVELS DEPENDING ON % OF STUDENT ENROLLMENT IN EACH ZONE

SUM OF EXISTING TRIPS					NEW TRIP DISTRIBUTION						
Grade	Arrival (Drop Off) AM Peak Hour		Dismissal (Pick Up) PM Peak Hour		Grade	Student Enrollment	% of Students in Zone	Arrival (Drop Off) AM Peak Hour		Dismissal (Pick Up) PM Peak Hour	
	Entering	Exiting	Entering	Exiting				Entering	Exiting	Entering	Exiting
PK3	12	9	7	9	**PK3**	25	12%	18	12	9	12
PK4	23	17	12	15	**PK4**	9	4%	7	4	3	4
K	33	26	21	24	**K**	-5	-2%	-4	-2	-2	-2
1	36	28	22	24	**1**	3	1%	2	1	1	1
2	35	28	22	23	**2**	15	7%	12	8	5	6
2 (General Ed.)					2 (General Ed.)						
2 (Special Needs)					2 (Special Needs)						
3	41	31	23	25	**3**	10	5%	8	5	3	4
3 (General Ed.)					3 (General Ed.)						
3 (Special Needs)					3 (Special Needs)						
4	42	31	23	25	**4**	17	8%	12	8	6	7
4 (General Ed.)					4 (General Ed.)						
4 (Special Needs)					4 (Special Needs)						
5	55	43	29	31	**5**	17	8%	12	8	6	7
5 (General Ed.)					5 (General Ed.)						
5 (Special Needs)					5 (Special Needs)						
6	78	69	29	38	**6**	13	6%	10	6	4	6
6 (General Ed.)					6 (General Ed.)						
6 (Special Needs)					6 (Special Needs)						
7	88	79	28	39	**7**	10	5%	7	5	3	4
7 (General Ed.)					7 (General Ed.)						
7 (Special Needs)					7 (Special Needs)						
8	68	61	23	31	**8**	34	16%	25	17	12	14
8 (General Ed.)					8 (General Ed.)						
8 (Special Needs)					8 (Special Needs)						
9	49	36	26	27	**9**	14	7%	10	7	5	6
9 (General Ed.)					9 (General Ed.)						
9 (Special Needs)					9 (Special Needs)						
10	48	36	25	25	**10**	17	8%	13	8	6	7
10 (General Ed.)					10 (General Ed.)						
10 (Special Needs)					10 (Special Needs)						
11	49	36	26	27	**11**	14	7%	10	7	5	6
11 (General Ed.)					11 (General Ed.)						
11 (Special Needs)					11 (Special Needs)						
12	48	35	25	26	**12**	17	8%	12	8	6	7
12 (General Ed.)					12 (General Ed.)						
12 (Special Needs)					12 (Special Needs)						
Totals	705	565	341	389	Totals	210	1	154	102	72	89

FINAL PROPOSED CONDITIONS TRIP DISTRIBUTION

DISTRIBUTE THE FUTURE ENTRY/EXIT TRIPS DURING THE AM AND PM PEAK HOURS TO EACH OF THE GEN. EDUCATION AND SPECIAL NEEDS GRADE LEVELS.

Grade	% of Students Enrollment	Arrival (Drop Off) AM Peak Hour		Dismissal (Pick Up) PM Peak Hour	
		Entering	Exiting	Entering	Exiting
PK3	100%	**30**	**21**	**16**	**21**
PK4	100%	**30**	**21**	**15**	**19**
K	100%	**29**	**24**	**19**	**22**
1	100%	**38**	**29**	**23**	**25**
2	100%	**47**	**36**	**27**	**29**
2 (General Ed.)	85%	40	31	23	25
2 (Special Needs)	15%	7	5	4	4
3	100%	**49**	**36**	**26**	**29**
3 (General Ed.)	85%	42	31	22	25
3 (Special Needs)	15%	7	5	4	4
4	100%	**54**	**39**	**29**	**32**
4 (General Ed.)	86%	46	34	25	28
4 (Special Needs)	14%	8	5	4	4
5	100%	**67**	**51**	**35**	**38**
5 (General Ed.)	91%	61	46	32	35
5 (Special Needs)	9%	6	5	3	3
6	100%	**88**	**75**	**33**	**44**
6 (General Ed.)	92%	81	69	30	40
6 (Special Needs)	8%	7	6	3	4
7	100%	**95**	**84**	**31**	**43**
7 (General Ed.)	92%	87	77	29	40
7 (Special Needs)	8%	8	7	2	3
8	100%	**93**	**78**	**35**	**45**
8 (General Ed.)	92%	86	72	32	41
8 (Special Needs)	8%	7	6	3	4
9	100%	**59**	**43**	**31**	**33**
9 (General Ed.)	94%	55	40	29	31
9 (Special Needs)	6%	4	3	2	2
10	100%	**61**	**44**	**31**	**32**
10 (General Ed.)	94%	57	41	29	30
10 (Special Needs)	6%	4	3	2	2
11	100%	**59**	**43**	**31**	**33**
11 (General Ed.)	94%	55	40	29	31
11 (Special Needs)	6%	4	3	2	2
12	100%	**60**	**43**	**31**	**33**
12 (General Ed.)	94%	56	40	29	31
12 (Special Needs)	6%	4	3	2	2

PROPOSED CONDITIONS TRIP DISTRIBUTION W BUSES FOR ALL GRADES

DISTRIBUTE THE FUTURE USAGE OF 3 TOTAL BUSES.FOR ALL GRADES. TOTAL REDUCTION OF 68 (75 BUS CAPACITY x 10% REDUCTION).

Grade	% of Students Enrollment	Arrival (Drop Off) AM Peak Hour		Dismissal (Pick Up) PM Peak Hour		Arrival (Drop Off) AM Peak Hour Reduction		Dismissal (Pick Up) PM Peak Hour Reduction	
		Entering	Exiting	Entering	Exiting	Entering	Exiting	Entering	Exiting
PK3	100%	**27**	**18**	**12**	**17**	**3**	**3**	**4**	**4**
PK4	100%	**27**	**18**	**11**	**15**	**3**	**3**	**4**	**4**
K	100%	**26**	**21**	**15**	**18**	**3**	**3**	**4**	**4**
1	100%	**35**	**26**	**19**	**21**	**3**	**3**	**4**	**4**
2	100%	**44**	**33**	**23**	**25**	**3**	**3**	**4**	**4**
2 (General Ed.)	85%	37	28	20	21				
2 (Special Needs)	15%	7	5	3	4				
3	100%	**46**	**33**	**22**	**25**	**3**	**3**	**4**	**4**
3 (General Ed.)	85%	39	28	19	21				
3 (Special Needs)	15%	7	5	3	4				
4	100%	**51**	**36**	**25**	**28**	**3**	**3**	**4**	**4**
4 (General Ed.)	86%	44	31	21	24				
4 (Special Needs)	14%	7	5	4	4				
5	100%	**64**	**48**	**30**	**33**	**3**	**3**	**5**	**5**
5 (General Ed.)	91%	58	44	27	30				
5 (Special Needs)	9%	6	4	3	3				
6	100%	**85**	**72**	**28**	**39**	**3**	**3**	**5**	**5**
6 (General Ed.)	92%	78	66	26	36				
6 (Special Needs)	8%	7	6	2	3				
7	100%	**92**	**81**	**26**	**38**	**3**	**3**	**5**	**5**
7 (General Ed.)	92%	85	75	24	35				
7 (Special Needs)	8%	7	6	2	3				
8	100%	**90**	**75**	**30**	**40**	**3**	**3**	**5**	**5**
8 (General Ed.)	92%	83	69	28	37				
8 (Special Needs)	8%	7	6	2	3				
9	100%	**56**	**40**	**26**	**28**	**3**	**3**	**5**	**5**
9 (General Ed.)	94%	53	38	24	26				
9 (Special Needs)	6%	3	2	2	2				
10	100%	**58**	**41**	**26**	**27**	**3**	**3**	**5**	**5**
10 (General Ed.)	94%	55	39	24	25				
10 (Special Needs)	6%	3	2	2	2				
11	100%	**56**	**40**	**26**	**28**	**3**	**3**	**5**	**5**
11 (General Ed.)	94%	53	38	24	26				
11 (Special Needs)	6%	3	2	2	2				
12	100%	**57**	**40**	**26**	**28**	**3**	**3**	**5**	**5**
12 (General Ed.)	94%	54	38	24	26				
12 (Special Needs)	6%	3	2	2	2				

IT IS NOTED THAT A 10% REDUCTION FACTOR WAS APPLIED TO THE BUS STUDENT CAPACITY IN ORDER TO TAKE INTO ACCOUNT OVERLAPPING TRIPS DUE TO MULTIPLE STUDENT PICK UPS/DROP OFFS.
(*) THE AM STUDENT REDUCTION CONSIDERS THAT 1 BUS IS CURRENTLY UTILIZED IN THE MORNING DROP-OFF PERIOD BY THE SCHOOL.

PROPOSED CONDITIONS TRIP DISTRIBUTION W BUSES FOR GRADES 6-12

DISTRIBUTE THE FUTURE USAGE OF 3 ADDT. TOTAL BUSES FOR GRADES 6-12. TOTAL REDUCTION OF 68 (75 BUS CAPACITY x 10% REDUCTION).

Grade	% of Students Enrollment	Arrival (Drop Off) AM Peak Hour		Dismissal (Pick Up) PM Peak Hour		Arrival (Drop Off) AM Peak Hour Reduction		Dismissal (Pick Up) PM Peak Hour Reduction	
		Entering	Exiting	Entering	Exiting	Entering	Exiting	Entering	Exiting
PK3	100%	**27**	**18**	**12**	**17**				
PK4	100%	**27**	**18**	**11**	**15**				
K	100%	**26**	**21**	**15**	**18**				
1	100%	**35**	**26**	**19**	**21**				
2	100%	**44**	**33**	**23**	**25**				
2 (General Ed.)	85%	37	28	20	21				
2 (Special Needs)	15%	7	5	3	4				
3	100%	**46**	**33**	**22**	**25**				
3 (General Ed.)	85%	39	28	19	21				
3 (Special Needs)	15%	7	5	3	4				
4	100%	**51**	**36**	**25**	**28**				
4 (General Ed.)	86%	44	31	21	24				
4 (Special Needs)	14%	7	5	4	4				
5	100%	**64**	**48**	**30**	**33**				
5 (General Ed.)	91%	58	44	27	30				
5 (Special Needs)	9%	6	4	3	3				
6	100%	**77**	**64**	**20**	**31**	**8**	**8**	**8**	**8**
6 (General Ed.)	92%	71	59	18	29				
6 (Special Needs)	8%	6	5	2	2				
7	100%	**82**	**71**	**16**	**28**	**10**	**10**	**10**	**10**
7 (General Ed.)	92%	75	65	15	26				
7 (Special Needs)	8%	7	6	1	2				
8	100%	**80**	**65**	**20**	**30**	**10**	**10**	**10**	**10**
8 (General Ed.)	92%	74	60	18	28				
8 (Special Needs)	8%	6	5	2	2				
9	100%	**46**	**30**	**16**	**18**	**10**	**10**	**10**	**10**
9 (General Ed.)	94%	43	28	15	17				
9 (Special Needs)	6%	3	2	1	1				
10	100%	**48**	**31**	**16**	**17**	**10**	**10**	**10**	**10**
10 (General Ed.)	94%	45	29	15	16				
10 (Special Needs)	6%	3	2	1	1				
11	100%	**46**	**30**	**16**	**18**	**10**	**10**	**10**	**10**
11 (General Ed.)	94%	43	28	15	17				
11 (Special Needs)	6%	3	2	1	1				
12	100%	**47**	**30**	**16**	**18**	**10**	**10**	**10**	**10**
12 (General Ed.)	94%	44	28	15	17				
12 (Special Needs)	6%	3	2	1	1				

IT IS NOTED THAT A 10% REDUCTION FACTOR WAS APPLIED TO THE BUS STUDENT CAPACITY IN ORDER TO TAKE INTO ACCOUNT OVERLAPPING TRIPS DUE TO MULTIPLE STUDENT PICK UPS/DROP OFFS.

ITE Trip Generation Rates		
Description	**AM Peak Hour**	**PM Peak Hour**
Trips Entering (210 Students):	116	73
Trips Exiting (210 Students):	68	102
Total Trips (210 Students):	184	175
Project Specific Trip Generation Rate		
Future Change in Student Enrollment:	210	
Existing Total Enrollment: (Student Absences were Subtracted)	1245	
Trip Generation		
Description	**AM Peak Hour**	**PM Peak Hour**
Existing Trips Entering:	915	426
Existing Trips Exiting:	605	525
Total Trips:	1520	951
Trips Entering (210 Students):	154	72
Trips Exiting (210 Students):	102	89
Total Trips (210 Students):	256	161

Attachment H: Future W/ MAZSE (2033) Accumulation Assessment

Future Student Enrollment Breakdown (Westminster Christian School)										
Grade	**Total Enrollment**	**General Education**	**Special Needs**	**% of Special Needs**	**Total Students Dropped Off****	**General Education Students Dropped Off**	**Special Needs Students Dropped Off**	**Total Students Picked Up****	**General Education Students Picked Up**	**Special Needs Students Picked Up**
PK3	48	48			43	43		8	8	
PK4	48	48			43	43		8	8	
K	54	54			49	49		10	10	
1	64	64			59	59		13	13	
2	75	64	11	15%	70	60	10	16	14	2
3	75	64	11	15%	70	60	10	16	14	2
4	81	70	11	14%	76	66	10	18	16	2
5	101	91	10	9%	96	87	9	22	20	2
6	122	112	10	8%	107	98	9	49	45	4
7	124	114	10	8%	109	100	9	50	46	4
8	123	113	10	8%	107	98	9	49	45	4
9	161	151	10	6%	145	136	9	101	95	6
10	161	151	10	6%	145	136	9	101	95	6
11	161	152	9	6%	145	137	8	102	96	6
12	161	152	9	6%	145	137	8	102	96	6
Totals	**1559**	**1448**	**111**	**100%**	**1409**	**1309**	**100**	**665**	**621**	**44**

(**) The reduction is due to the expected future usage of three school buses for all grades and the usage of three additional buses for Grades 6-12. A single bus has a capacity of 25 students.

EXISTING QUEUES

Student Zones	Existing Maximum Queues (Vehicles)* Data Collection			
	Westminster		Sunrise School of Miami	
	Arrival	Dismissal	Arrival	Dismissal
1	12	23	---	---
2	27	24	---	---
3	7	10	---	---
4	10	28	---	---

Note(s):
(---) Indicates no queues were observed.
Student Zone 1 has Middle School (6 - 8 Grades) Pick Up and Drop Off, and PreK Pick Up.
Student Zone 2 has Kindergarten to 3 Grade.
Student Zone 3 has PreK Drop Off and 4 - 5 Grades Drop Off and Pick Up.
Student Zone 4 has High School (9 - 12 Grades)
(*) The number of vehicles represents the total number of vehicles that are in queue to access the specified student zones.

DISTRIBUTION OF EXISTING QUEUES PER GRADE

Existing Queues per Student Grade Breakdown

Student Enrollment Breakdown per Zone

Zones	Student Enrollment	
	Drop Off	Pick Up
Zone 1	277	155
Zone 2	196	56
Zone 3	167	36
Zone 4	499	365

Drop Off Queue Breakdown

Grade	Existing Zone	Existing Zone Queue	% of Students in Zone	Queue for each Grade
PK3	3	7	8%	1
PK4	3	7	17%	1
K	2	27	23%	6
1	2	27	25%	7
2	2	27	24%	7
3	2	27	27%	7
4	3	7	31%	2
5	3	7	43%	3
6	1	12	33%	4
7	1	12	38%	5
8	1	12	29%	3
9	4	10	25%	3
10	4	10	25%	2
11	4	10	25%	3
12	4	10	25%	2

Pick Up Queue Breakdown

Grade	Existing Zone	Existing Zone Queue	% of Students in Zone	Queue for each Grade
PK3	1	23	3%	1
PK4	1	23	5%	1
K	2	24	23%	6
1	2	24	25%	6
2	2	24	25%	6
3	2	24	27%	6
4	3	10	42%	4
5	3	10	58%	6
6	1	23	30%	7
7	1	23	35%	8
8	1	23	26%	6
9	4	28	26%	7
10	4	28	24%	7
11	4	28	25%	7
12	4	28	25%	7

FUTURE QUEUES DISTRIBUTED PER GRADE				
Drop Off Queue Breakdown				
Grade	**Expected Queue for each Grade**			
PK3	**4**			
PK4	**2**			
K	**7**			
1	**9**			
2	**11**			
2 (General Ed.)	9			
2 (Special Needs)	2			
3	**10**			
3 (General Ed.)	8			
3 (Special Needs)	2			
4	**3**			
4 (General Ed.)	2			
4 (Special Needs)	1			
5	**4**			
5 (General Ed.)	3			
5 (Special Needs)	1			
6	**5**			
6 (General Ed.)	4			
6 (Special Needs)	1			
7	**6**			
7 (General Ed.)	5			
7 (Special Needs)	1			
8	**4**			
8 (General Ed.)	3			
8 (Special Needs)	1			
9	**4**			
9 (General Ed.)	3			
9 (Special Needs)	1			
10	**3**			
10 (General Ed.)	2			
10 (Special Needs)	-1			
11	**4**			
11 (General Ed.)	3			
11 (Special Needs)	1			
12	**3**			
12 (General Ed.)	2			
12 (Special Needs)	1			
Pick Up Queue Breakdown				
Grade	**Expected Queue for each Grade**			
PK3	**2**			
PK4	**1**			
K	**5**			
1	**6**			
2	**7**			
2 (General Ed.)	5			
2 (Special Needs)	2			
3	**7**			
3 (General Ed.)	5			
3 (Special Needs)	2			
4	**5**			
4 (General Ed.)	4			
4 (Special Needs)	1			
5	**7**			
5 (General Ed.)	6			
5 (Special Needs)	1			
6	**8**			
6 (General Ed.)	7			
6 (Special Needs)	1			
7	**8**			
7 (General Ed.)	7			
7 (Special Needs)	1			
8	**8**			
8 (General Ed.)	7			
8 (Special Needs)	1			
9	**8**			
9 (General Ed.)	7			
9 (Special Needs)	1			
10	**9**			
10 (General Ed.)	8			
10 (Special Needs)	1			
11	**8**			
11 (General Ed.)	7			
11 (Special Needs)	1			
12	**8**			
12 (General Ed.)	7			
12 (Special Needs)	1			

Attachment I: TOP Report with Form

Westminster CHRISTIAN SCHOOL

TRAFFIC OPERATIONS PLAN

WESTMINSTER CHRISTIAN SCHOOL

ELEMENTARY AND SECONDARY SCHOOL,
GRADES PRE-K THROUGH 12



FEBRUARY 2025

Prepared For:
Westminster Christian School
6855 SW 152 Street, Palmetto Bay,
Florida 33157

Prepared By:
Choice Engineering Consultants Inc.
12855 SW 132nd Street, Suite 202
Miami, Florida 33186

Choice Engineering Consultants





FINAL

Westminster Christian School
6855 SW 152 Street, Palmetto Bay, Florida 33157

Elementary and Secondary School, Grades Pre-K through 12

TRAFFIC OPERATION PLAN (TOP)
(FINAL)

Prepared for:

Westminster Christian School
Westminster Christian School, Palmetto Bay, Florida 33157

Prepared by:

Choice Engineering Consultants, Inc.
12855 SW 132 Street, Suite 200, Miami, Florida 33186

February 2025

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Appendix A: School Traffic Operation Plan (TOP) Form

1. INTRODUCTION

This Traffic Operations Plan (TOP) has been developed to serve as a guide for the efficient and safe on-site traffic circulation during the school's morning arrival (drop-off) and afternoon dismissal (pick-up) periods at the Westminster Christian School in collaboration with Sunrise School of Miami, which is located at 6855 SW 152 Street in Miami, Florida. The Westminster Christian School is undergoing improvements (expected completion year of 2033) aimed at connecting the adjacent schools of Westminster Christian School and Sunrise School of Miami, constructing additional buildings on campus, and remodeling existing buildings and athletic features on campus.

The anticipated school enrollment is expected to be a total of 1559 students and 212 faculty/administration/staff distributed across the elementary, middle, and high school of Pre-Kindergarten through Grade 12. The majority of students (approximately 81%) are expected to be dropped-off/picked-up via personal passenger vehicles. Similarly, students in Grades 9 to 12 are permitted to drive to/from school (approximately 13%), and a nominal number of students from all grades will be transported to/from school via minibuses (approximately 9.6%). It is noted that students are also permitted to walk or bike to/from school, however, based on data collection, field reviews, and preliminary coordination with the school personnel, minimal students are expected to walk or bike to/from school.

The TOP includes recommended procedures for morning arrival and afternoon dismissal operations following the completion of construction. Through mutual agreement between the Westminster Christian School, Sunrise School of Miami, the Miami-Dade County Public Works Department, and the Village of Palmetto Bay, this TOP may be modified. This document should be reviewed annually and revised accordingly per school and/or parental meetings.

2. LAND USE

The school is within the Village of Palmetto Bay and in the northwest quadrant of the unsignalized intersection of SW 67 Avenue and SW 152 Street. The project is in an institutional and urbanized area with various single family residential communities surrounding the study location. Additionally, there is a Florida Electric Substation to the east, the Deering Estate Nature Preserve to the south, and the Alexander Montessori School in close proximity to the north of the school.

3. ENROLLMENT BREAKDOWN AND HOURS OF OPERATION

Table 1 presents a summary of the projected student enrollment by grade level as well as the corresponding hours of operation.

Table 1: Projected School's Student Enrollment

School	Grade	School Hours	Projected Enrollment (Gen)	Projected Enrollment (Sp)	Total Projected Enrollment
Pre-K to K	Pre-K3	8:00 AM to 2:15 PM	48		48
	Pre-K4	Except Thu	48		48
	K	8:00 AM to 1:15 PM	54		54
Elementary (Gen: 1 to 5; Sp: 2 to 4)	1	8:00 AM to 2:45 PM	64		64
	2		64	11	75
	3	Except Thu	64	11	75
	4		70	11	81
	5	8:00 AM to 1:45 PM	91		91
Secondary (Gen: 6 to 12; Sp: 5 to 12)	5	8:00 AM to 3:15 PM		10	10
	6		112	10	122
	7		114	10	124
	8		113	10	123
	9	Except Thu	151	10	161
	10	8:00 AM to 2:15 PM	151	10	161
	11		152	9	161
	12		152	9	161
Total			1448	111	1559

Note(s):
(1) "Gen" denotes of general education students and "Sp" denotes special needs students.

4. TRAFFIC MANAGEMENT PLAN (PARENT TRAFFIC HANDBOOK)

The campuses will adopt the traffic management plan depicted in **Figure 1** so that at projected enrollment, the accumulation of school related traffic will be contained within the site during the morning arrival and afternoon dismissal periods of a typical school day. As depicted in **Figure 1** (and attached in **Appendix A**), the school's traffic management plan includes drop-off/pick-up circulation paths for all grade levels. The following are the proposed elements of the TOP.

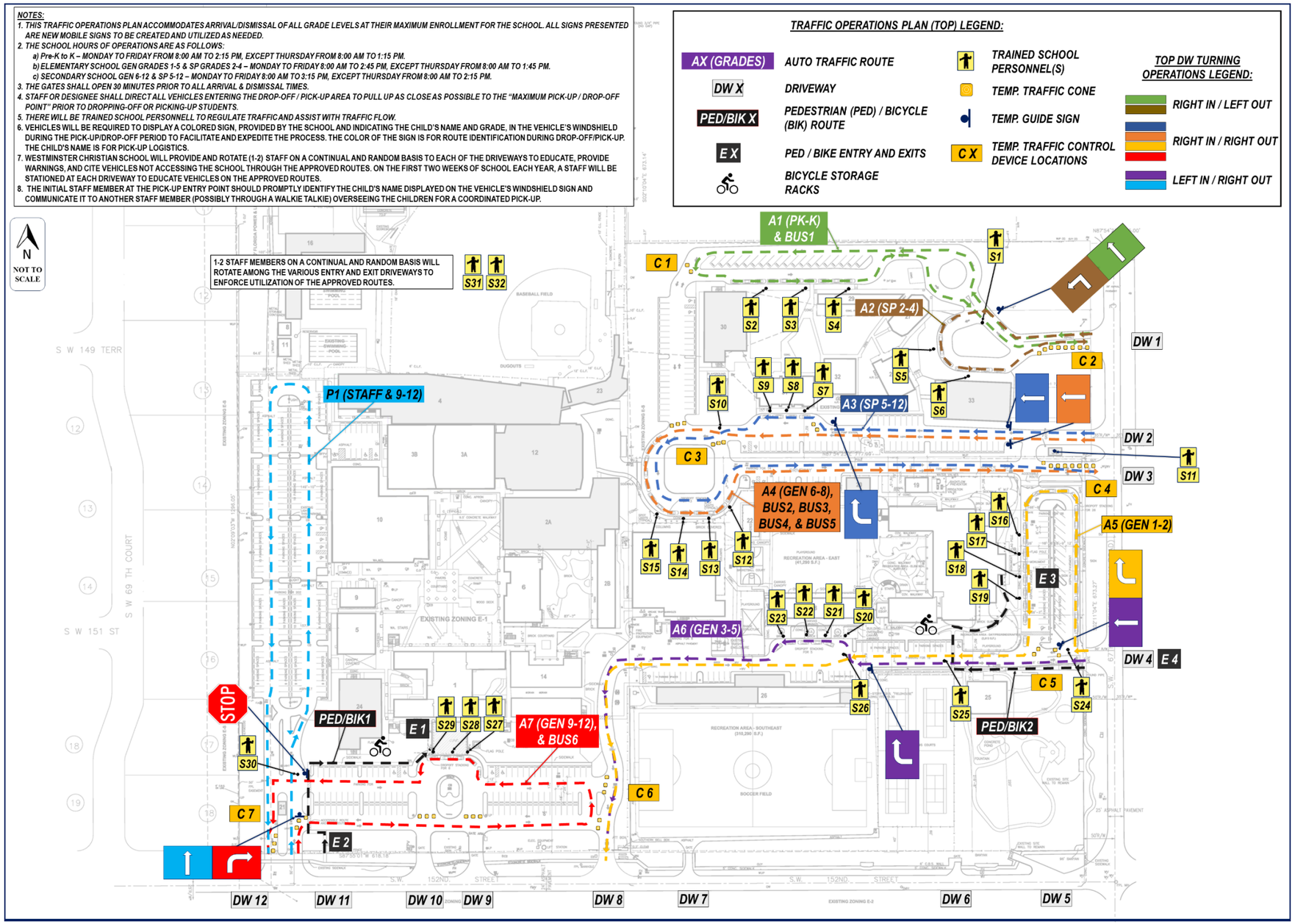

Figure 1: Traffic Operation Plan Sketch

4.1. Proposed Drop-Off/Pick-Up Circulation Routes

Parents/guardians wishing to drop-off/pick-up students should do so via a one-way circulation route designated for the student's respective grade level. There are a total of 7 one-way circulation routes servicing the grades as follows:

- Route A1 - Grades Pre-K to K
- Route A2 - Special Needs Grades 2 to 4
- Route A3 - Special Needs Grades 5 to 12
- Route A4 - Grades 6 to 8
- Route A5 - Grades 1 to 2
- Route A6 - Grades 3 to 5
- Route A7 - Grades 9 to 12

Vehicles arriving for drop-off or pick-up who are first in line, will be directed by a designated school official (during the morning arrival and afternoon dismissal periods) to pull all the way to the front of the discharge/loading area. Traffic cones shall be used to prevent vehicles from straying away from the designated drop-off/pick-up route and to enforce use of designated exit lanes at select points. Parental vehicular access to the discharge/loading areas shall be open 30 minutes prior to the morning arrival and afternoon dismissal times. Vehicles will be required to display a colored sign, provided by the school, indicating the child's grade, in the vehicle's windshield during the pick-up/drop-off period to facilitate and expedite the process. The color of the sign is for route identification during drop-off/pick-up. The child's name is for pick-up logistics. The campuses will provide and rotate (1-2) staff on a continual and random basis to each of the driveways to educate, provide warnings, and cite vehicles not accessing the school through the approved routes. On the first two weeks of school each year, a staff will be stationed at each driveway to educate vehicles on the approved routes. The initial staff member at the pick-up entry point should promptly identify the child's name displayed on the vehicle's windshield sign and communicate it to another staff member (possibly through a walkie talkie) overseeing the children for a coordinated pick-up.

A total of 6 minibuses (capacity of 25 students each) will be utilized during the morning arrival and afternoon dismissal periods. These minibuses will be located at the following drop-off/pick-up areas: four minibuses will be located at the general education building to service Grades 1 to 12, one minibus will be located at the general education high school building to service primarily Grades 9 to 12, and one minibus will be located at the Pre-k to K building to service these grades and special needs students Grades 2 to 12.

Service vehicles will access the property using driveways controlled and adjacent to guardhouses (driveways #2 (3rd driveway along SW 67 Avenue, north of SW 152 Street), #3 (4th driveway along SW 67 Avenue, north of SW 152 Street), #11 (7th driveway along SW 152 Street, west of SW 67 Avenue),

and #12 (8th driveway along SW 152 Street, west of SW 67 Avenue)) to perform services throughout the entire campus, on an as needed basis.

5. PARKING, PERSONNEL, PEDESTRIAN & BICYCLE ACCESS AND STORAGE

5.1. Parking Plan

The policy of the Westminster Christian School in collaboration with Sunrise School of Miami is to enforce parents/guardians to use the aforementioned drop-off/pick-up circulation paths and discharge/loading areas to drop-off/pick-up their children/wards. Students in Grades 9 to 12 are required to park their vehicles in the westmost parking lot adjacent to SW 69 Court as depicted in **Figure 1**. Similarly, faculty/administration/staff are allowed to park anywhere on campus in any of the open parking spots, including the westmost parking lot adjacent to SW 69 Court. A total of 503 open parking spaces (including 21 handicap parking spaces) are being provided for both staff and students.

5.2. Trained Personnel

The campuses will provide trained personnel to direct traffic, regulate conflicts, and assist with drop-off/pick-up of students at the discharge/loading areas during the arrival and dismissal periods. A total of 32 school personnel will typically be required to ensure that vehicles are conducting the proper movements when entering or exiting the site and to direct all vehicles entering the drop-off/pick-up area to pull up as close as possible to the "maximum drop-off/pick-up point" prior to dropping off or picking up students.

The maximum on-site accumulation capacity for each of the discharge/loading areas is outlined in **Table 2**, and each area has a bypass lane to allow vehicles to by-pass stopped cars.

(This section was intentionally left blank.)

Table 2: Available Vehicle Stacking and Queuing Spaces

Traffic Route	Grades	Available Vehicle Stacking Spaces	Available Vehicle Queuing Spaces
A1	PK-K	8	37
A2	Sp. 2-4	8	11
A3	Sp. 5-12	4	21
A4	Gen. 6-8	9	31
A5	Gen. 1-2	8	17
A6	Gen. 3-5	5	18
A7	Gen. 9-12	6	30
Total		48	165

Note(s):
(1) Number of available vehicle spaces was calculated by measuring the available stacking and queuing lengths (feet) and dividing by 22 (veh space/feet).

5.3. Pedestrian, Bicycle Access, and Storage

As depicted on the traffic operations plan sketch (**Figure 1**), pedestrian/bicyclist access is provided from the sidewalk on SW 152 Street and SW 67 Avenue to some of the main buildings of the school. There are two bicycle storage racks (capacity of four bikes, each) provided near the High School and Elementary School main buildings.

(This section was intentionally left blank.)

Appendix A: School Traffic Operation Plan (TOP) Form

NOTES:

1. THIS TRAFFIC OPERATIONS PLAN ACCOMMODATES ARRIVAL/DISMISSAL OF ALL GRADE LEVELS AT THEIR MAXIMUM ENROLLMENT FOR THE SCHOOL. ALL SIGNS PRESENTED ARE NEW MOBILE SIGNS TO BE CREATED AND UTILIZED AS NEEDED.
2. THE SCHOOL HOURS OF OPERATIONS ARE AS FOLLOWS:
   a) Pre-K to K – MONDAY TO FRIDAY FROM 8:00 AM TO 2:15 PM, EXCEPT THURSDAY FROM 8:00 AM TO 1:15 PM.
   b) ELEMENTARY SCHOOL GEN GRADES 1-5 & SP GRADES 2-4 – MONDAY TO FRIDAY 8:00 AM TO 2:45 PM, EXCEPT THURSDAY FROM 8:00 AM TO 1:45 PM.
   c) SECONDARY SCHOOL GEN 6-12 & SP 5-12 – MONDAY TO FRIDAY 8:00 AM TO 3:15 PM, EXCEPT THURSDAY FROM 8:00 AM TO 2:15 PM.
3. THE GATES SHALL OPEN 30 MINUTES PRIOR TO ALL ARRIVAL & DISMISSAL TIMES.
4. STAFF OR DESIGNEE SHALL DIRECT ALL VEHICLES ENTERING THE DROP-OFF / PICK-UP AREA TO PULL UP AS CLOSE AS POSSIBLE TO THE "MAXIMUM PICK-UP / DROP-OFF POINT" PRIOR TO DROPPING-OFF OR PICKING-UP STUDENTS.
5. THERE WILL BE TRAINED SCHOOL PERSONNELL TO REGULATE TRAFFIC AND ASSIST WITH TRAFFIC FLOW.
6. VEHICLES WILL BE REQUIRED TO DISPLAY A COLORED SIGN, PROVIDED BY THE SCHOOL AND INDICATING THE CHILD'S NAME AND GRADE, IN THE VEHICLE'S WINDSHIELD DURING THE PICK-UP/DROP-OFF PERIOD TO FACILITATE AND EXPEDITE THE PROCESS. THE COLOR OF THE SIGN IS FOR ROUTE IDENTIFICATION DURING DROP-OFF/PICK-UP. THE CHILD'S NAME IS FOR PICK-UP LOGISTICS.
7. WESTMINSTER CHRISTIAN SCHOOL WILL PROVIDE AND ROTATE (1-2) STAFF ON A CONTINUAL AND RANDOM BASIS TO EACH OF THE DRIVEWAYS TO EDUCATE, PROVIDE WARNINGS, AND CITE VEHICLES NOT ACCESSING THE SCHOOL THROUGH THE APPROVED ROUTES. ON THE FIRST TWO WEEKS OF SCHOOL EACH YEAR, A STAFF WILL BE STATIONED AT EACH DRIVEWAY TO EDUCATE VEHICLES ON THE APPROVED ROUTES.
8. THE INITIAL STAFF MEMBER AT THE PICK-UP ENTRY POINT SHOULD PROMPTLY IDENTIFY THE CHILD'S NAME DISPLAYED ON THE VEHICLE'S WINDSHIELD SIGN AND COMMUNICATE IT TO ANOTHER STAFF MEMBER (POSSIBLY THROUGH A WALKIE TALKIE) OVERSEEING THE CHILDREN FOR A COORDINATED PICK-UP.

TRAFFIC OPERATIONS PLAN (TOP) LEGEND:

- AX (GRADES) — AUTO TRAFFIC ROUTE
- DW X — DRIVEWAY
- PED/BIK X — PEDESTRIAN (PED) / BICYCLE (BIK) ROUTE
- E X — PED / BIKE ENTRY AND EXITS
- BICYCLE STORAGE RACKS
- TRAINED SCHOOL PERSONNEL(S)
- TEMP. TRAFFIC CONE
- TEMP. GUIDE SIGN
- C X — TEMP. TRAFFIC CONTROL DEVICE LOCATIONS

TOP DW TURNING OPERATIONS LEGEND:

- RIGHT IN / LEFT OUT
- RIGHT IN / RIGHT OUT
- LEFT IN / RIGHT OUT

N
NOT TO SCALE

1-2 STAFF MEMBERS ON A CONTINUAL AND RANDOM BASIS WILL ROTATE AMONG THE VARIOUS ENTRY AND EXIT DRIVEWAYS TO ENFORCE UTILIZATION OF THE APPROVED ROUTES.

S31 S32

A1 (PK-K) & BUS1

C 1

S1

A2 (SP 2-4)

S2 S3 S4

DW 1

C 2

S5

S9 S8 S7

S10

S6

A3 (SP 5-12)

P1 (STAFF & 9-12)

DW 2

C 3

DW 3

S11

A4 (GEN 6-8), BUS2, BUS3, BUS4, & BUS5

C 4

S16

S17

A5 (GEN 1-2)

S15 S14 S13 S12

S18

E 3

S19

S23 S22 S21 S20

A6 (GEN 3-5)

DW 4 E 4

C 5

S26

S25

S24

PED/BIK2

STOP

PED/BIK1

E 1

S29 S28 S27

A7 (GEN 9-12), & BUS6

S30

C 6

C 7

E 2

DW 12 DW 11 DW 10 DW 9 DW 8 DW 7 DW 6 DW 5

S W 149 TERR
S W 69 TH COURT
S W 151 ST
S.W. 152ND. STREET

School Traffic Operation Plan (TOP) Form

This form has been created by Miami-Dade County Department of Transportation and Public Works (DTPW) to document a school's traffic operations and commitments. All form worksheets and illustrations have been completed for the operation at Westminster Christian School with Sunrise School of Miami

Contents

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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 often referred to as a "last bell."

(2.2) *Early Arrival Shift*: A period of time when students are allowed into the facility prior to the start of an instructional shift. This period may include other types of programs (e.g. breakfast, before care, etc.).

(2.3) *After School Shift*: A period of time when students are allowed to remain at the facility after the end of all instructional shifts. This period may include other types of programs (e.g. after care, extra-curricular, sports, etc.)

(2.4) *Study Hall:* A scheduled period of time, which begins with the school's first instructional shift (arrival time) and ends at the school's last instructional shift (dismissal time), where car-pooling students that arrive prior to their instructional shift and/or are dismissed earlier than their pick-up time (due to co-passenger students) are provided free of charge care.

(2.5) *Arrival Period*: A time or period of time when students come to school to participate in an educational program. The time or period of time is set by the beginning of one or more instructional shifts.

(2.6) *Dismissal Period:* A time or period of time when students leave school due to the end of an educational program. The time or period of time is set by the end of one or more instructional shifts.

(3) *Vehicle Route*: A maneuverable continuous vehicle path that provides access to the stacking and staging spaces.

(4) *Vehicle Stacking Space:* A space in which pickup and delivery of children can take place.

(5) *Vehicle Queuing Space*: A space where a vehicle can idle while waiting to enter into a stacking space.

(6) *Vehicle Staging Space*: A space where a service vehicle may remain idle while providing their service.

(7) *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.

(8) *Open Parking Space*: A parking space that has no assigned use during the arrival and dismissal operations.

(9) *Staff Parking Space*: A parking space designated for staff use during the school's hours of operation.

(10) *Student Parking*: A parking space designated for student use during the school's hours of operation.

(11) *Pedestrian Route*: A continuous exclusive walking path that provides access from the public right-of-way to a school building entrance.

(12) *Bicycle Route:* A continuous biking path that provides access from the public right-of-way to the school's bicycle storage.

(13) *Bicycle Storage*: A designated area where bicycles may be secured and remain in place for the school day.

(14) *School Traffic Personnel:* A school employee who reinforces the onsite traffic operations by guiding vehicles and pedestrians along designated routes within the school property.

(15) *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.

(16) *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.

(17) *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 schools' name, site address, folio and hours of operation within the **Table 2.0-1**.

3.0 Educational Program and Enrollment

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

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**.

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 be minimized as much as possible because of its effect on school speed zone hours. The different educational programs may be scheduled independently or concurrently, but an educational program may not be divided by multiple instructional shifts. Instructional shifts must be scheduled a minimum of 30 minutes apart to have their vehicle accumulation events be considered as independent events. The schedule may also include an *early arrival shift* and an *after-school shift*. A school that proposes to operate with multiple instructional shifts must enact the multiple shifts from inauguration, regardless of student enrollment. For example, a K-8 school, which has two educational programs (K-5 and 6-8), may operate with one or two instructional shifts, but may not operate with three instructional shifts.

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

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

4.1 School Schedule Commitment

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

4.2 School Schedule Example

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

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 4.2-1**.

5.0 Vehicle Operations

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

5.1 Vehicle Routes

Vehicle routes consist of an entry, a pathway, and an exit. All routes must provide the appropriate geometry (e.g. lane width, effective radii) to accommodate the intended vehicles. The route should minimize the number of conflicts throughout its pathway. Each portion of the route must be identified using the following formats stated below.

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

Table 5.1-1 Route Name Key

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

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

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

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

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

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

Table 5.1-3 Route Restrictions Note Key

Restriction Note	Description
Right In Only	Vehicles may only enter into this location via a right turn movement.
Left In Only	Vehicles may only enter into this location via a left 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.
Left Out Only	Vehicles may only exit out of this location via a left turn movement.

5.2 Vehicle Stacking and Staging Spaces

All stacking and staging spaces must be accessed through a vehicle route. The stacking, queuing, and staging spaces along a vehicle route may not impede the operations of any other concurrently operating vehicle route or space operation.

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* should be provided for passenger loading zones whose combined stacking and queuing spaces are longer than 3 consecutive vehicle spaces. Parking spaces shall not be designated as stacking spaces. Access to the vehicle stacking spaces must be opened 30 minutes before the first scheduled time of use.

5.3 Automobile Curbside Passenger Loading Zone Operations

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

head of the zone (the front space of the stacking line) towards the by-pass lane to merge the exiting stacked vehicles into the by-pass lane.

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

The use of automobile passenger loading zones is limited to automobiles and vans only. Each vehicle spaceis 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.

Safe pedestrian pathways must be provided to and from loading zones and the school entrance.

5.4 School Bus Passenger Loading Zone Operations

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

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

The use of school bus passenger loading zones is 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.

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

5.4 a School Bus Commitment

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

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

5.5 Parking Stall Operations

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

Parked stacking spaces must have an unobstructed vehicle route to access these spaces during arrival and

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

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

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**.

5.6 Service Vehicle Operations

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

6.0 Pedestrian and Bicycle Facilities

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

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

For sites that have a bicycle storage area and that only provide standard pedestrian path widths are required to 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 routemust be illustrated in a plan view and attached to this document**.

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**.

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

7.0 Onsite Traffic Personnel & Devices

A functioning school TOP requires adherence to the prescribed routes and operations. Often *school traffic personnel* are required to guide pedestrians within passenger loading zones, assist with traffic flow at route conflict points, and encourage adherence to prescribed routes in areas not defined by the infrastructure's geometry. 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 at points where active route pathways intersect (conflict); and encourage adherence at pathway decision points along the route (diverting). School traffic personnel school be on duty at least 30 minutes prior to scheduled shifts.

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

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.

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

7.1 School Personnel Commitment

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

8.0 School Zone and Crossings

School zones must be designed and provided for eligible schools based on the latest FDOT Speed Zoning Manual and applicable standards to alert drivers that they will be traveling near a school. School zones may be provided for high schools based on a traffic study on a case-by-case basis. A school zone is composed of signs, pavement markings, flashing beacons, and a speed zone component that requires drivers to reduce their travel speed. The school zones must be installed prior to school opening and/or operating.

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 schoolcrossing locations must be illustrated in a plan view and attached to this document**.

Indicate the existing and/or proposed school zones associated with 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.

A school speed zone should not have a continuous duration longer than necessary. If this school is served by a school speed zone, then specify the zone's posted hours in **Table 8.0-3**. Enter "None" for the period to indicate no posted hours. Use FDOT School Speed Zone Manual 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 modified to cover both schools. Indicate below if the times are paired. If paired, provide aerial view illustrating adjacent school(s).

9.0 Offsite Traffic Control Officers

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

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

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.

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 crossingguards are stationed to serve the school.

10.0 School Special Events

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

11.0 Parent Traffic Handbook

The Parent Traffic Handbook specifies a parent's child safety responsibilities and commitment to achieve an efficient traffic flow during the arrival and dismissal times. Parents of new students should 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 should be sent to DTPW Traffic Engineering Division**.

12.0 Table Worksheets

Complete this worksheet as per the instructions provided in sections 1.0 through 11.0 of this document.

Educational Program Worksheet

Table 2.0-1 School Location

Name	Westminster Christian School With (Sunrise School of Miami)
Address	6855 SW 152 Street, Palmetto Bay, Florida 33157
Folio Number(s)	33-5023-000-0830, 33-5023-000-0840, 33-5023-000-0820, 33-5023-000-0891
Hours of Operations	7:30 AM - 3:30 PM

Table 3.0-1 Educational Program and Enrollment

Educational Program	Grades	Average Maximum Enrollment per Grade*	Maximum Combined Enrollment
Pre-Kindergarten and Kindergarten	Pre-K - K	0 (50)	150
General Education (Gen) Elementary	1 - 5	57 (14)	353
Gen Ed Middle School and Highschool	6 - 12	127 (8)	945
Special Needs (Sp) Elementary	2 - 4	11 (0)	33
Sp High School and Middle School	5 - 12	10 (0)	78
Total Facility Enrollment			1559

Note: (*) XX and (XX) represent average maximum enrollments per grade for Westminster Christian School and Sunrise School of Miami, respectively.

Table 3.0-2 Educational Program Descriptions

Educational Program	Description
Pre-Kindergarten and Kindergarten	Typical Pre-Kindergarten and Kindergarten Program
Gen Elementary	Typical General Education Elementary Program
Gen Middle School and Highschool	Typical General Education Middle School and Highschool Program
Sp Elementary	Program tailored to Special Needs Students (2 - 4 Grades)
Sp High School and Middle School	Program tailored to Special Needs Students (5 - 12 Grades)

General Note: The information on this page represents the summarized and combined details for the Westmins **572** Christian School with Sunrise School of Miami TOP.

School Schedule Worksheet

Table 4.1-1 School Schedule Commitment

Period	Maximum Number of Students Allowed within a Schedule Shift	Minimum Number of Instructional Shifts at Full Enrollment
Arrival	All educational programs (Prek-12: 1559)	1
Dismissal	(Pre-K-K: 150) (Gen 1-5, Sp 2-4: 386) (Gen 6-12 Sp 5-12: 1023)	3

Table 4.2-1 School Schedule Example at Full Capacity

Schedule Shift	Grades	Days [M, Tu, W, Th, F]	Begin Time	End Time	No. of Students
Pre-K - Kindergarten	PreK-K	M, Tu, W, F	8:00 AM	2:15 PM	150
Pre-K - Kindergarten	PreK-K	Th	8:00 AM	1:15 PM	150
Gen and Sp Elementary	Gen (1-5) Sp (2-4)	M, Tu, W, F	8:00 AM	2:45 PM	386
Gen and Sp Elementary	Gen (1-5) Sp (2-4)	Th	8:00 AM	1:45 PM	386
Gen and Sp Middle and Highschool	Gen (6-12) Sp (5-12)	M, Tu, W, F	8:00 AM	3:15 PM	1023
Gen and Sp Middle and Highschool	Gen (6-12) Sp (5-12)	Th	8:00 AM	2:15 PM	1023

Automobile Passenger Curbside Loading Zone Worksheet

Table 5.3-1A Automobile Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction	Description
A1 A2	DW 1 DW 1	☒	Right In Only	DW 1 DW 1	☐	Right Out Only	Grades Pre-K to K Students
		☐	Left In Only		☒	Left Out Only	Special needs Grades 2-4 Students
		☐	One Way Only		☐	One Way Only	
		☐	None		☐	None	
A3 A4 A5 A7	DW 2 DW 2 DW 4 DW 11	☒	Right In Only	DW 3 DW 3 DW 8 DW 12	☒	Right Out Only	Special needs Grades 5-12 Students
		☐	Left In Only		☐	Left Out Only	General education Grades 6-8 students
		☐	One Way Only		☐	One Way Only	General education Grades 1-2 students
		☐	None		☐	None	General education Grades 9-12 students
A6 P1	DW 4 DW 11	☐	Right In Only	DW 8 DW 12	☒	Right Out Only	General education Grades 3-5 students
		☒	Left In Only		☐	Left Out Only	Parking for staff and Grades 9-12 students
		☐	One Way Only		☐	One Way Only	
		☐	None		☐	None	
		☐	Right In Only		☐	Right Out Only	
		☐	Left In Only		☐	Left Out Only	
		☐	One Way Only		☐	One Way Only	
		☐	None		☐	None	

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

Route Name	Stacking Space Capacity	Queuing Spaces Capacity	Total Capacity
A1	8	37	45
A2	8	11	19
A3	4	21	25
A4	9	31	40
A5	8	17	25

A6 Route Name / 5 Stacking Space Capacity / 18 Queuing Spaces Capacity / 23 Total Capacity
A7 Route Name / 6 Stacking Space Capacity / 30 Queuing Spaces Capacity / 36 Total Capacity

General Note: The information on this page represents the summarized and combined details for the Westmins **574**
Christian School with Sunrise School of Miami TOP.

Bus Passenger Loading Zone Worksheet

Table 5.4-1 School Bus Passenger Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction
BUS1	DW1	☒	Right In Only	DW1	☐	Right Out Only
		☐	Left In Only		☒	Left Out Only
		☐	One Way In		☐	One Way Out
		☐	None		☐	None
BUS2, BUS3, BUS4, & BUS5	DW2	☒	Right In Only	DW3	☒	Right Out Only
		☐	Left In Only		☐	Left Out Only
		☐	One Way In		☐	One Way Out
		☐	None		☐	None
BUS6	DW11	☒	Right In Only	DW12	☒	Right Out Only
		☐	Left In Only		☐	Left Out Only
		☐	One Way In		☐	One Way Out
		☐	None		☐	None

Table 5.4-2 Bus Loading Zone Vehicle Accumulation Capacity Summary

Route Name	Stacking Spaces Capacity	Queuing Spaces Capacity	Bus Capacity
BUS1	1	N/A. Only one bus will be present.	25
BUS2, BUS3, BUS4, & BUS5	4	N/A. Only 4 buses will be present.	25 each
BUS6	1	N/A. Only one bus will be present.	25

Table 5.4a-1 Bussing Commitment

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

Table 5.4a-2 Bus Type and Capacity

Quantity	Bus Type	Length	Width	Capacity	Student Total by Type
	S-BUS-11 [S-BUS-36]	45	10	65	
	S-BUS-12 [S-BUS-40]	50	10	84	
6	Athletic Minibus	30	10	25	75 (all grades) & 75 (Grades 6-12)
				Students Grand Total	150

General Note: The information on this page represents the summarized and combined details for the Westmins **575** Christian School with Sunrise School of Miami TOP.

Parking Summary Worksheet

Table 5.5-1 Proposed Parking Use Summary

Parking Space Use	Onsite			Offsite
	Req. by Code	Req. by Study	Provided	Provided
Staff	212	212	212	N/A
Student	65	200	200	N/A
Parked Stacking	0	0	0	N/A
Open	16	93	93	N/A
Total	293	505	505	N/A

Number of "Req. by Code" parking spots pertain to parking spaces that will likely be utilized during the school arrival/dismissal periods (student, staff, and guest usage).

Table 5.5-2 Parked Loading Zone Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction
P1 (Staff & 9-12)	DW11	☐	Right In Only	DW12	☒	Right Out Only
		☒	Left In Only		☐	Left Out Only
		☐	One Way In		☐	One Way Out
		☐	None		☐	None
		☐	Right In Only		☐	Right Out Only
		☐	Left In Only		☐	Left Out Only
		☐	One Way In		☐	One Way Out
		☐	None		☐	None
		☐	Right In Only		☐	Right Out Only
		☐	Left In Only		☐	Left Out Only
		☐	One Way In		☐	One Way Out
		☐	None		☐	None

General Note: The information on this page represents the summarized and combined details for the Westmins 576
Christian School with Sunrise School of Miami TOP.

Service Vehicle, Pedestrian and Bicycle Routes Worksheet

Table 5.6-1 Service Vehicle Route Description

Route Name	Entrance Point	[X]	Restriction	Exit Point	[X]	Restriction	Operation Period (times)
None (Services performed throughout campus)	DW2	☐	Right In Only	DW3	☐	Right Out Only	Typically performed outside school arrival and dismissal periods.
		☐	Left In Only		☐	Left Out Only	
		☐	One Way In		☐	One Way Out	
		☒	None		☒	None	
None (Services performed throughout campus)	DW11	☐	Right In Only	DW12	☐	Right Out Only	Typically performed outside school arrival and dismissal periods.
		☐	Left In Only		☐	Left Out Only	
		☐	One Way In		☐	One Way Out	
		☒	None		☒	None	
		☐	Right In Only		☐	Right Out Only	
		☐	Left In Only		☐	Left Out Only	
		☐	One Way In		☐	One Way Out	
		☐	None		☐	None	

Table 6.0-1 Pedestrian Route Description

Route Name	Off-Site Entrance Point	Building Entrance Point	Operation Period (0:00-0:00)
PED/BIK1	E 2	E 1	7:30 AM - 3:30 PM
PED/BIK2	E 4	E 3	7:30 AM - 3:30 PM

Table 6.0-2 Bicycle Route Description

Route Name	Entrance Point	Exit Point	Operation Period (0:00 – 0:00)
PED/BIK1	E 2	E 1	7:30 AM - 3:30 PM
PED/BIK2	E 4	E 3	7:30 AM - 3:30 PM

Table 6.0-3 Bicycle Storage Description

Bicycle Storage Location	Bicycle Capacity
Near High School main buildings.	4
Near Elementary main buildings.	4

Traffic Personnel, Equipment, Enforcement Worksheet

Table 7.0-1 Onsite School Traffic Personnel

Station Label	Personnel Duties (Loading, Conflict, Diverting)	Arrival Duty Period		Dismissal Duty Period	
		From	To	From	To
S2, S3, S4	Loading	7:30 AM	8:15 AM	1:45 PM	2:45 PM
S5, S6	Loading	7:30 AM	8:15 AM	2:15 PM	3:15 PM
S16, S17, S18, S19	Loading	7:30 AM	8:15 AM	2:15 PM	3:15 PM
S20, S21, S22, S23	Loading	7:30 AM	8:15 AM	2:15 PM	3:15 PM
S12, S13, S14, S15, S27, S28, S29	Loading	7:30 AM	8:15 AM	2:45 PM	3:45 PM
S7, S8, S9	Loading	7:30 AM	8:15 AM	2:45 PM	3:45 PM
S1	Conflict	7:30 AM	8:15 AM	1:45 PM	3:15 PM
S10	Conflict	7:30 AM	8:15 AM	2:15 PM	3:45 PM

S11 / Diverting / 2:45 PM-3:45 PM & S24, S25, S26 Conflict / 2:15 PM-3:15 PM & S30 / Conflict / 2:45 PM - 3:45 PM & S31, S32 / Diverting / 1:45 PM-3:45 PM

Table 7.0-2 Onsite Temporary Traffic Control Devices

Location Label	Device Description (Number of Cones, Barricades, or Gates)	Arrival Duty Period		Dismissal Duty Period	
		From	To	From	To
C1	2 Cones	7:00 AM	8:30 AM	1:45 PM	3:45 PM
C2	8 Cones	7:00 AM	8:30 AM	1:45 PM	3:45 PM
C3	8 Cones	7:00 AM	8:30 AM	1:45 PM	3:45 PM
C4	8 Cones	7:00 AM	8:30 AM	1:45 PM	3:45 PM
C5	4 Cones	7:00 AM	8:30 AM	1:45 PM	3:45 PM
C6	11 Cones	7:00 AM	8:30 AM	1:45 PM	3:45 PM
C7	6 Cones	7:00 AM	8:30 AM	1:45 PM	3:45 PM

Table 8.0-1 School Crossing Description

Location	East-West	North-South	Mid-Block	Uncontrolled
None	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

General Note: The information on this page represents the summarized and combined details for the Westminst 578
Christian School with Sunrise School of Miami TOP.

Table 8.0-2 School Zone Description

Location	Existing [x]	Proposed [x]	Signs & Markings [x]	Speed Zone [x]	Flashing Beacons [x]
SW 152 St from 95 feet W of SW 68 Ave to 40 feet W of SW 69 Ct	☒	☐	☒	☒	☐
SW 67 Ave from 255 feet S of SW 146 St up to SW 152 St	☒	☐	☒	☒	☒
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐

These existing school zones will have their posted times adjusted to reflect the new staggered dismissal periods stated in Table 8.0-3.

Table 8.0-3 School Speed Zone Posted Times **Is this a paired Zone? No ☐ Yes ☑**

Days of theWeek	Arrival Period AM		Dismissal Period PM	
	From	To	From	To
Monday	7:30 AM	9:15 AM	1:45 PM	3:45 PM
Tuesday	7:30 AM	9:15 AM	1:45 PM	3:45 PM
Wednesday	7:30 AM	9:15 AM	1:45 PM	3:45 PM
Thursday	7:30 AM	9:15 AM	1:45 PM	2:45 PM
Friday	7:30 AM	9:15 AM	1:45 PM	3:45 PM

Name of Paired School(s)	Current Hours
Alexander Montessori School	Operating Hours: 8:00 AM - 6:00 PM

Table 9.0-1 Traffic Control Officer Enforcement Plan

No. of Officers	Intersection or Segment with Boundaries	Arrival	Dismissal	Semester Start	All Year
None		☐	☐	☐	☐
		☐	☐	☐	☐
		☐	☐	☐	☐
		☐	☐	☐	☐

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 to enforce the TOP, as stated in **Table 9.0-1**.

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

Intersection	Required (R) Voluntarily (V)	Arrival Time Period		Dismissal Time Period	
		From	To	From	To
None					

Table 9.1-1 Crossing Guard Stations

No. of Guards	School Crossing Station (Intersection)	Arrival AMTime Period		Dismissal PM Time Period	
		From	To	From	To
None					

Table 10.0-1 School Special Event Provisions

Event Type	Provision Descriptions
All special events (academic, performances etc)	School will coordinate with parents and staff to avoid any potential parking impacts.

Comments/Notes:

None

General Note: The information on this page represents the summarized and combined details for the Westmins **580**
Christian School with Sunrise School of Miami TOP.

13.0 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).

14.0 Endorsement

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

Robert Lundgren
Signature

2/25/25
Date

ROBERT LUNDGREN
Print Owner Name

General Note: The information on this page represents the summarized and combined details for the Westminster Christian School with Sunrise School of Miami TOP.



Attachment J: Parent Traffic Handbook

Westminster CHRISTIAN SCHOOL

PARENT TRAFFIC HANDBOOK

WESTMINSTER CHRISTIAN SCHOOL

ELEMENTARY AND SECONDARY SCHOOL,
GRADES PRE-K THROUGH 12



Prepared For:
Westminster Christian School
6855 SW 152 Street, Palmetto Bay,
Florida 33157

Prepared By:
Choice Engineering Consultants Inc.
12855 SW 132nd Street, Suite 202
Miami, Florida 33186

Choice Engineering Consultants





FEBRUARY 2025

FINAL

Westminster Christian School
6855 SW 152 Street, Palmetto Bay, Florida 33157

Elementary and Secondary School, Grades Pre-K through 12

PARENT TRAFFIC HANDBOOK

(FINAL)

Prepared for:

Westminster Christian School
Westminster Christian School, Palmetto Bay, Florida 33157

Prepared by:

Choice Engineering Consultants, Inc.
12855 SW 132 Street, Suite 200, Miami, Florida 33186

February 2025

PARENT TRAFFIC HANDBOOK

This handbook provides descriptions of the traffic flow to ensure the children's safety during the morning drop-off and afternoon pick-up procedures.

ARRIVAL AND DISMISSAL

Arrival time for Pre-Kindergarten (Pre-K) through 12th grade is 8:00 AM. Being punctual demonstrates respect for your teacher and classmates. Dismissal times are as follows: 2:15 PM for Pre-K through Kindergarten; 2:45 PM for general education Grades 1 through 5 and special needs Grades 2 through 4; and 3:15 PM for general education Grades 6 through 12 and special needs Grades 5 through 12.

It is important for students to be dropped-off and be picked-up promptly. The school cannot provide supervision for students arriving early or being picked up late. During school (academic) hours, all classrooms are dedicated to student learning. As a courtesy to students and teachers, please refrain from arriving more than 30 minutes prior to dismissal, as classes are in session until the final bell. Please note that driveways will remain closed until 30 minutes prior to the dismissal period.

TRAFFIC PROCEDURES AND NOTES

Westminster Christian School features multiple traffic lanes in its pick-up/drop-off areas, assigned by the grade of your child (refer to the color-coded dashed line on the attached site plan). Please refrain from creating a second lane or attempting to by-pass other cars unless directed by school traffic/safety personnel and/or you have completed your drop off or pick up. Refer to **Figure 1** and **Appendix A** in the site plan for circulation and location details. The following guidelines are for parents who have opted to drop-off/pick-up their child and are specific to the grade the student is in.

Grades Pre-K to K (GREEN LINE) & Special Needs Grades 2 to 4 (BROWN LINE):

- Entry: Vehicles must only enter through driveway #1 (4th driveway located along SW 67 Avenue north of SW 152 Street) by performing a southbound right-turn movement. Vehicles for special needs students will loop west-to-east around the first roundabout to reach the drop-off/pick-up point. Vehicles for the other grades will continue through the second roundabout and loop west-to-east around the parking lot to reach the drop-off/pick-up point.
- Exit: After drop-off/pick-up, vehicles must only exit through driveway #1 (4th driveway located along SW 67 Avenue north of SW 152 Street) by performing an eastbound left-turn movement onto northbound SW 67 Avenue.

Special Needs Grades 5 to 12 (DARK BLUE LINE) & Gen. Education Grades 6 to 8 (ORANGE LINE):

- Entry: Vehicles must only enter through driveway #2 (3rd driveway located along SW 67 Avenue north of SW 152 Street) by performing a southbound right-turn movement. Vehicles will continue west to reach the drop-off/pick-up point and then exit east by looping around the roundabout.
- Exit: After drop-off/pick-up, vehicles must only exit through driveway #3 (2nd driveway located along SW 67 Avenue north of SW 152 Street) by performing an eastbound right-turn movement onto southbound SW 67 Avenue.

Gen. Education Grades 1 to 2 (GOLD LINE) & Grades 3 to 5 (PURPLE LINE):

- Entry: Vehicles must only enter through driveway #4 (2nd driveway located along SW 67 Avenue north of SW 152 Street) by performing a southbound right-turn (gen. education Grades 1-2) or northbound left-turn (gen. education Grades 3-5) movement. Vehicles for Grades 1 and 2 will make the first right after entering the school property and then loop north-to-west around the parking lot to reach the drop-off/pick-up point. Vehicles for Grades 3 and 5 will continue further west to access the drop-off/pick-up point.

- Exit: After drop-off/pick-up, vehicles must only exit through driveway #8 (4th driveway located along SW 152 Street west of SW 67 Avenue) by performing a southbound right-turn movement onto westbound SW 152 Street.

Gen. Education Grades 9 to 12 (RED LINE) and Parking for Grades 9 to 12 (LIGHT BLUE LINE):

- Entry: Vehicles must only enter through driveway #11 (7th driveway located along SW 152 Street west of SW 67 Avenue) by performing a westbound right-turn (gen. education Grades 9-12) and immediately making another right and then loop north-to-west around the parking lot to reach the drop-off/pick-up point or by performing an eastbound left-turn (parking for staff/students Grades 9-12) movement and then continuing north to reach the parking lot.
- Exit: After drop-off/pick-up and leaving the parking lot, vehicles must only exit through driveway #12 (1st driveway located along SW 152 Street west of SW 67 Avenue) by performing a southbound right-turn movement onto westbound SW 152 Street.

(This section was intentionally left blank.)

TRAFFIC NOTES

- If you have multiple children within the school for pick-up/drop-off, kindly coordinate with the school to identify an optimal and safe drop-off/pick-up location.
- Always pull as far forward as possible, staying close to the curb and poles, to ensure accommodation for all vehicles on the school premises. If directed by school traffic/safety personnel, allow other vehicles to pass around your vehicle when necessary.
- Students must promptly exit on the right side of the vehicle upon arriving at the drop-off/pick-up area to mitigate delays for all students.
- After dropping-off/picking-up the student(s), please promptly exit the school through the designated driveway.
- Display an 8 ½" by 11" colored sign, provided by the school and indicating the child's grade, in the vehicle's windshield during the drop-off/pick-up period to facilitate and expedite the process.
- There is no parent or visitor parking on site during the drop-off/pick-up periods unless absolutely necessary and coordinated prior with Westminster Christian School staff.
- Vehicles must never be left unattended in the drop-off/pick-up lane.
- Please respect the authority of assigned traffic and safety school personnel.
- For the safety of children, staff, and vehicles there is a 5 mile per hour (MPH) campus speed limit. Along the public roadways, immediately outside the school, there is a 15 MPH school speed zone.
- **NO CELL PHONE USE WHILE DRIVING ON OR AROUND THE CAMPUS.**

SAFETY PROCEDURES

No child can be released from the school to anyone other than the parent unless parental permission is given to the school office. Designated individuals must present legal identification and provide a signature before the child is released into their custody.

WALKING/BIKING TO SCHOOL

Students and parents can access the school using the various driveways and sidewalks surrounding the school. The following briefly describes the two primary methods of accessing the campus (refer to the grey color-coded dashed line on the attached site plan). When crossing school driveways or navigating the surrounding roadways it is the responsibility of the pedestrian to look in all directions and wait for appropriate gaps in traffic.

- Pedestrian/Bicycle Route 1: Students choosing to walk/bike to the school can use gate E 2 (located east of driveway #11) and point E 1 to access the campus. There is a bicycle storage rack adjacent to the high school building (4 bicycle capacity) that can be used to lock up and store bicycles.
- Pedestrian/Bicycle Route 2: Students choosing to walk/bike to the school can use gate E 4 (located south of driveway #4) and point E 3 to access the campus. There is a bicycle storage rack adjacent to the elementary school building (4 bicycle capacity) that can be used to lock up and store bicycles.
- Bikes, scooters, and skateboards are not allowed to be ridden on school grounds at any time. All bikes must be locked at the bike racks, and scooters can be secured there as well.

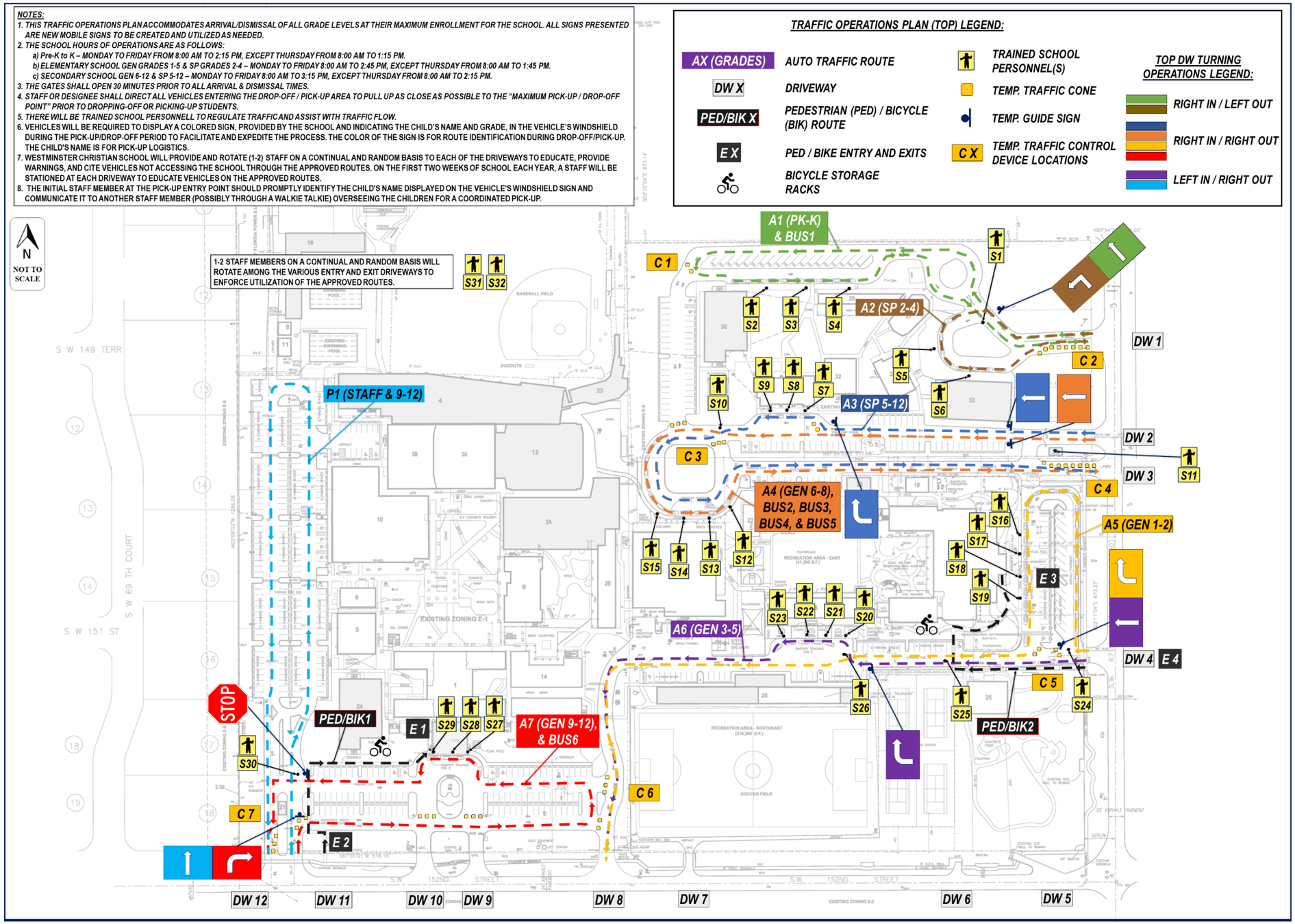

Figure 1: Traffic Operations Plan

PARENT/STUDENT ACKNOWLEDGEMENT OF RECEIPT AND REVIEW

Parents/guardians of each student enrolled in Westminster Christian School must sign and return this form to the school to acknowledge that he/she/they/them have accessed and reviewed the online version or obtained a current copy of this Parent Traffic Handbook.

"I acknowledge receipt of the Parent Traffic Handbook; I have read the Parent Traffic Handbook which explains in detail the school's Traffic and Pedestrian Operations for drop-off and pick-up procedures. I have discussed the above-mentioned procedures with my child."

_____ _____

Parent's/Guardian's Name (print) **Date**

_____ _____

Parent's/Guardian's Signature **Date**

_____ _____

Student's Name (print) **Date**

_____ _____

Student's Signature **Date**

Appendix A: School Traffic Operation Plan (TOP)

NOTES:

1. THIS TRAFFIC OPERATIONS PLAN ACCOMMODATES ARRIVAL/DISMISSAL OF ALL GRADE LEVELS AT THEIR MAXIMUM ENROLLMENT FOR THE SCHOOL. ALL SIGNS PRESENTED ARE NEW MOBILE SIGNS TO BE CREATED AND UTILIZED AS NEEDED.
2. THE SCHOOL HOURS OF OPERATIONS ARE AS FOLLOWS:
   a) Pre-K to K – MONDAY TO FRIDAY FROM 8:00 AM TO 2:15 PM, EXCEPT THURSDAY FROM 8:00 AM TO 1:15 PM.
   b) ELEMENTARY SCHOOL GEN GRADES 1-5 & SP GRADES 2-4 – MONDAY TO FRIDAY 8:00 AM TO 2:45 PM, EXCEPT THURSDAY FROM 8:00 AM TO 1:45 PM.
   c) SECONDARY SCHOOL GEN 6-12 & SP 5-12 – MONDAY TO FRIDAY 8:00 AM TO 3:15 PM, EXCEPT THURSDAY FROM 8:00 AM TO 2:15 PM.
3. THE GATES SHALL OPEN 30 MINUTES PRIOR TO ALL ARRIVAL & DISMISSAL TIMES.
4. STAFF OR DESIGNEE SHALL DIRECT ALL VEHICLES ENTERING THE DROP-OFF / PICK-UP AREA TO PULL UP AS CLOSE AS POSSIBLE TO THE "MAXIMUM PICK-UP / DROP-OFF POINT" PRIOR TO DROPPING-OFF OR PICKING-UP STUDENTS.
5. THERE WILL BE TRAINED SCHOOL PERSONNELL TO REGULATE TRAFFIC AND ASSIST WITH TRAFFIC FLOW.
6. VEHICLES WILL BE REQUIRED TO DISPLAY A COLORED SIGN, PROVIDED BY THE SCHOOL AND INDICATING THE CHILD'S NAME AND GRADE, IN THE VEHICLE'S WINDSHIELD DURING THE PICK-UP/DROP-OFF PERIOD TO FACILITATE AND EXPEDITE THE PROCESS. THE COLOR OF THE SIGN IS FOR ROUTE IDENTIFICATION DURING DROP-OFF/PICK-UP. THE CHILD'S NAME IS FOR PICK-UP LOGISTICS.
7. WESTMINSTER CHRISTIAN SCHOOL WILL PROVIDE AND ROTATE (1-2) STAFF ON A CONTINUAL AND RANDOM BASIS TO EACH OF THE DRIVEWAYS TO EDUCATE, PROVIDE WARNINGS, AND CITE VEHICLES NOT ACCESSING THE SCHOOL THROUGH THE APPROVED ROUTES. ON THE FIRST TWO WEEKS OF SCHOOL EACH YEAR, A STAFF WILL BE STATIONED AT EACH DRIVEWAY TO EDUCATE VEHICLES ON THE APPROVED ROUTES.
8. THE INITIAL STAFF MEMBER AT THE PICK-UP ENTRY POINT SHOULD PROMPTLY IDENTIFY THE CHILD'S NAME DISPLAYED ON THE VEHICLE'S WINDSHIELD SIGN AND COMMUNICATE IT TO ANOTHER STAFF MEMBER (POSSIBLY THROUGH A WALKIE TALKIE) OVERSEEING THE CHILDREN FOR A COORDINATED PICK-UP.

TRAFFIC OPERATIONS PLAN (TOP) LEGEND:

- AX (GRADES) — AUTO TRAFFIC ROUTE
- DW X — DRIVEWAY
- PED/BIK X — PEDESTRIAN (PED) / BICYCLE (BIK) ROUTE
- E X — PED / BIKE ENTRY AND EXITS
- BICYCLE STORAGE RACKS
- TRAINED SCHOOL PERSONNEL(S)
- TEMP. TRAFFIC CONE
- TEMP. GUIDE SIGN
- C X — TEMP. TRAFFIC CONTROL DEVICE LOCATIONS

TOP DW TURNING OPERATIONS LEGEND:

- RIGHT IN / LEFT OUT
- RIGHT IN / RIGHT OUT
- LEFT IN / RIGHT OUT

N
NOT TO SCALE

1-2 STAFF MEMBERS ON A CONTINUAL AND RANDOM BASIS WILL ROTATE AMONG THE VARIOUS ENTRY AND EXIT DRIVEWAYS TO ENFORCE UTILIZATION OF THE APPROVED ROUTES.

S31 S32

A1 (PK-K) & BUS1

C 1

S1

A2 (SP 2-4)

S2 S3 S4

DW 1

C 2

S5

S9 S8 S7

S10

S6

A3 (SP 5-12)

P1 (STAFF & 9-12)

DW 2

S11

C 3

DW 3

C 4

A4 (GEN 6-8), BUS2, BUS3, BUS4, & BUS5

A5 (GEN 1-2)

S16 S17 S18 S19

E 3

S15 S14 S13 S12

S23 S22 S21 S20

A6 (GEN 3-5)

DW 4 E 4

C 5

S26 S25 S24

PED/BIK2

STOP

PED/BIK1

S30

E 1

S29 S28 S27

A7 (GEN 9-12), & BUS6

C 6

C 7

E 2

DW 12 DW 11 DW 10 DW 9 DW 8 DW 7 DW 6 DW 5

S W 149 TERR
S W 69 TH COURT
S W 151 ST
S.W. 152ND. STREET





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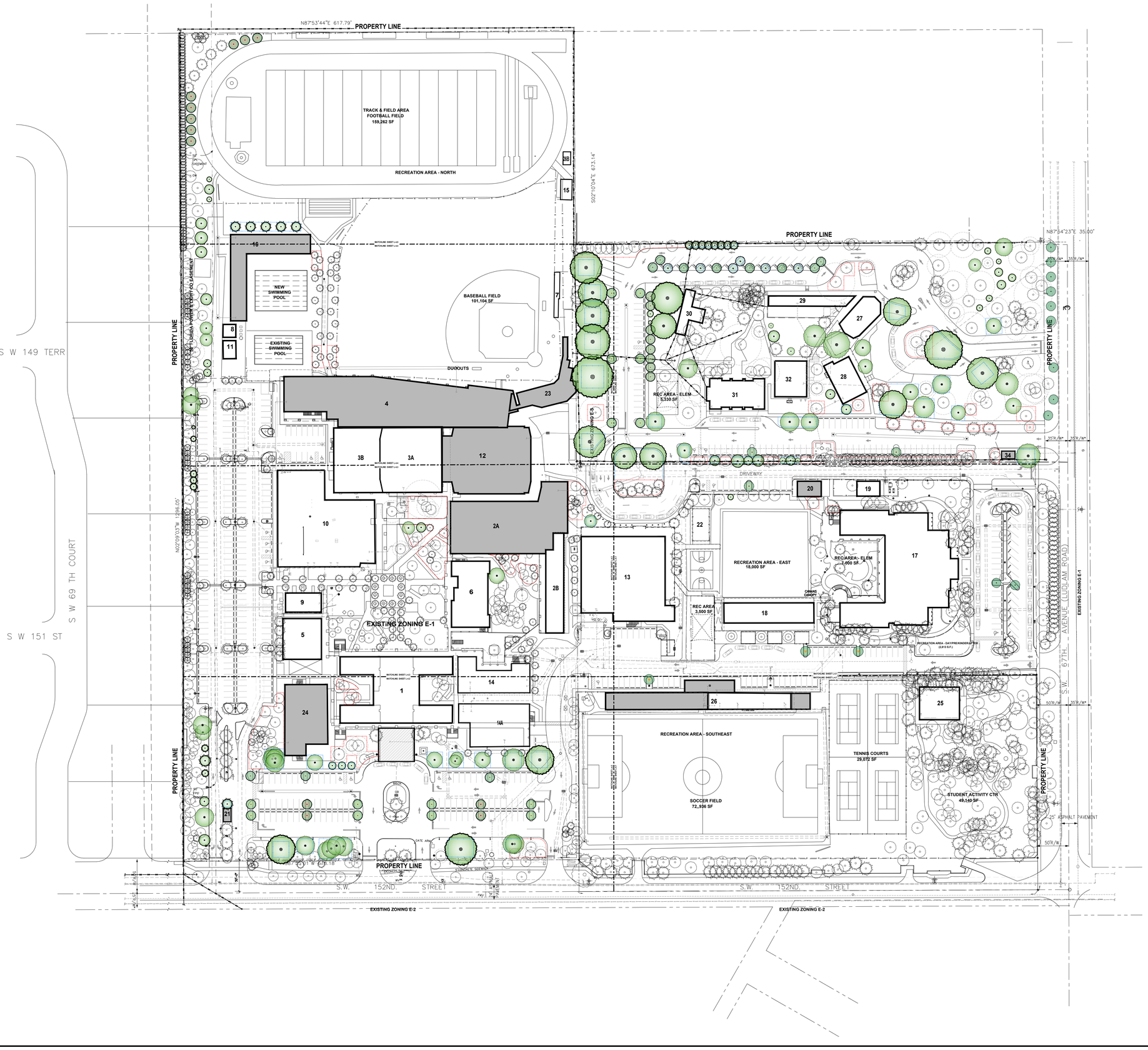

SHEET INDEX

1	L-0	COVER SHEET
	L-1.0	EXISTING TREE DISPOSITION PLAN - OVERALL
	L-1.1	EXISTING TREE DISPOSITION PLAN - ENLARGEMENT
	L-1.2	EXISTING TREE DISPOSITION PLAN - ENLARGEMENT
	L-1.3	EXISTING TREE DISPOSITION PLAN - ENLARGEMENT
	L-1.4	EXISTING TREE DISPOSITION PLAN - ENLARGEMENT
	L-1.5	EXISTING TREE DISPOSITION PLAN - ENLARGEMENT
	L-1.6	EXISTING TREE DISPOSITION PLAN - ENLARGEMENT
	L-1.7	EXISTING TREE DISPOSITION PLAN - ENLARGEMENT
	L-2.0	EXISTING TREE DISPOSITION SCHEDULES
1	L-2.1	EXISTING TREE DISPOSITION SCHEDULES
	L-3.0	EXISTING TREE DISPOSITION GENERAL NOTES & DETAILS
	L-4.0	TREE PLANTING PLAN - OVERALL
	L-4.1	TREE PLANTING PLAN - ENLARGEMENT
	L-4.2	TREE PLANTING PLAN - ENLARGEMENT
	L-4.3	TREE PLANTING PLAN - ENLARGEMENT
	L-4.4	TREE PLANTING PLAN - ENLARGEMENT
	L-4.5	TREE PLANTING PLAN - ENLARGEMENT
	L-4.6	TREE PLANTING PLAN - ENLARGEMENT
	L-4.7	TREE PLANTING PLAN - ENLARGEMENT
	L-5.0	SHRUBS PLANTING PLAN - OVERALL
	L-5.1	SHRUBS PLANTING PLAN - ENLARGEMENT
	L-5.2	SHRUBS PLANTING PLAN - ENLARGEMENT
	L-5.3	SHRUBS PLANTING PLAN - ENLARGEMENT
	L-5.4	SHRUBS PLANTING PLAN - ENLARGEMENT
	L-5.5	SHRUBS PLANTING PLAN - ENLARGEMENT
	L-5.6	SHRUBS PLANTING PLAN - ENLARGEMENT
	L-5.7	SHRUBS PLANTING PLAN - ENLARGEMENT
	L-6.0	PLANTING SCHEDULES
	L-7.0	PLANTING GENERAL NOTES & DETAILS

SCALE: 1" = 60'-0"
0 50' 100' 150' 300'
N

david o.
landscape architecture
DAVID J. ODISHOO
RLA #6666969
p.o. box 331615
coconut grove,fl. 33233-1615
305.926.9954
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WWW.DAVIDODISHOO.COM

CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:07:44-04'00'

PROJECT NO:
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DATE: 10/18/2024
DRAWN: D.O. STAFF
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DRAWING TITLE:
COVER & SHEET INDEX

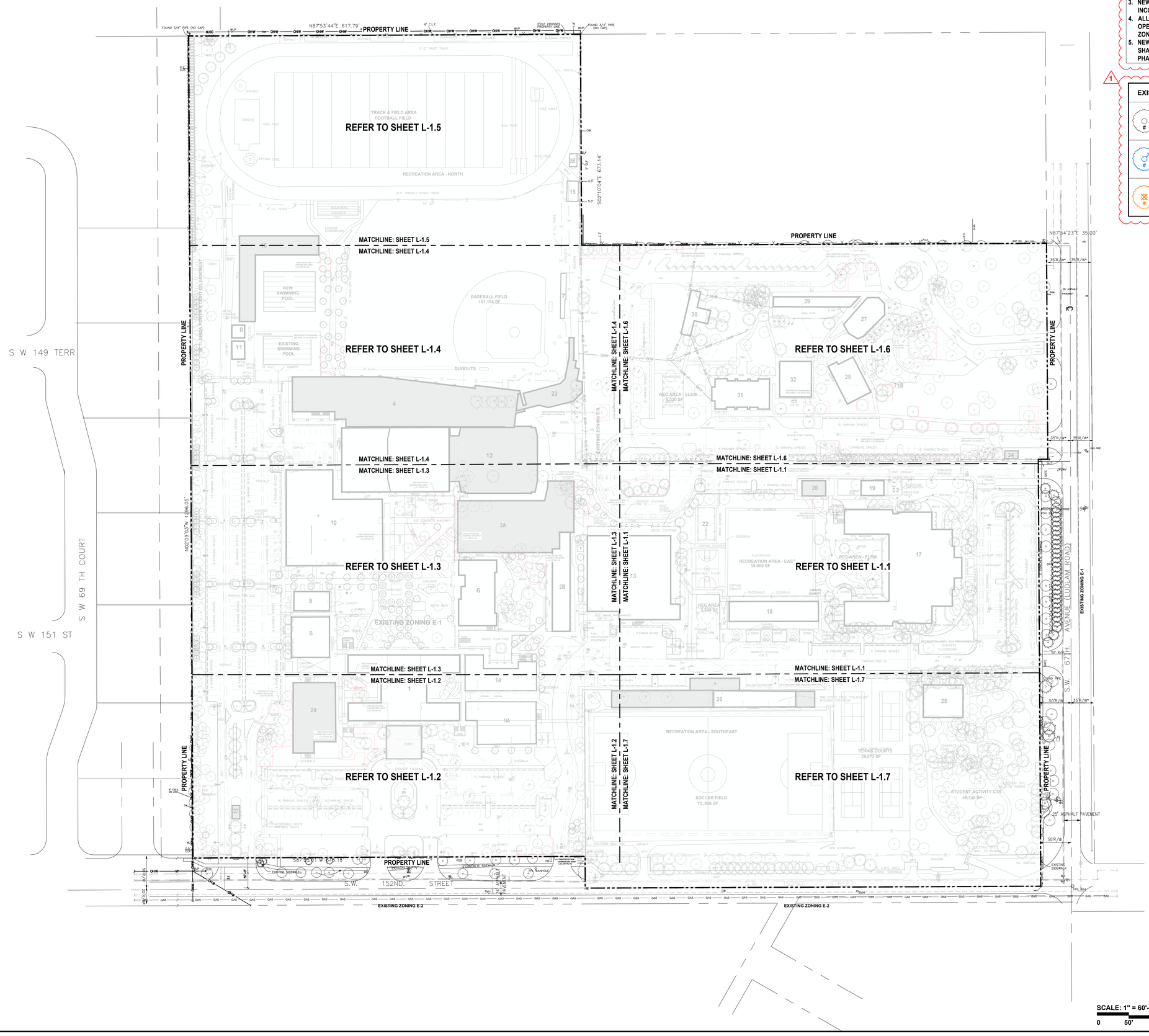
SHEET NO.
L-0

IRRIGATION NOTES:

1. ALL RELOCATED TREES AND PALMS SHALL BE IRRIGATED AS PER RELOCATION SPECIFICATIONS NOTED IN SHEET L-3.0.
2. NEW TREES, SHRUBS, AND SOD AREAS SHALL RECEIVE FULL AUTOMATIC IRRIGATION COVERAGE.
3. NEW AUTOMATIC IRRIGATION SYSTEM SHALL BE INCORPORATED TO EXISTING IRRIGATION SYSTEM ONSITE.
4. ALL EXISTING IRRIGATION THROUGH THE SITE SHALL REMAIN OPERATIONAL FOR AREAS OUTSIDE OF CONSTRUCTION ZONES.
5. NEW IRRIGATION DESIGN WITH DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING FUTURE BUILDING PERMIT PHASES.

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED



SCALE: 1" = 60'-0"
0 50' 100' 150' 300'
N

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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

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PROJECT NO:
SCALE: AS SHOWN
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DRAWING TITLE: **EXISTING TREE DISPOSITION PLAN - OVERALL**

SHEET NO. **L-1.0**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1 to 5	Not Applicable (N/A)						
6	Bismarck Palm	*Bismarckia nobilis*	No	12	20	14	Remain
7	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
8	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
9	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
10	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
11	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
12	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
13	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
14	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
15	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
16	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
17	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
18	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
19	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
20	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
21	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
22	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
23	Bismark Palm	*Bismarckia nobilis*	No	12	22	14	Remain
24 to 25	Not Applicable (N/A)						
26	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
27	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
28	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
29	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
30	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
31	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
32	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
33	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
34	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
35	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
36	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
37	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
38	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
39	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
40 to 52	Not Applicable (N/A)						

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
53	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
54	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
55 to 61	Not Applicable (N/A)						
62	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	25	Remain
63 to 70	Not Applicable (N/A)						
71	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
72	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
73	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
74 to 76	Not Applicable (N/A)						
77	Ilex Holly	*Ilex cassini*	Yes	4	12	10	Remain
78 to 86	Not Applicable (N/A)						
87	Live Oak	*Quercus virginiana*	Yes	15	30	30	Remain
88	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
89	Not Applicable (N/A)						
90	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
91	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
92	Mahogany Tree	*Swietenia mahagoni*	Yes	19	35	35	Remain
93	Mahogany Tree	*Swietenia mahagoni*	Yes	18	35	35	Remain
94	Not Applicable (N/A)						
95	Mahogany Tree	*Swietenia mahagoni*	Yes	48	40	48	Remain
96 to 108	Not Applicable (N/A)						
109	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
110	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
111 to 114	Not Applicable (N/A)						
115	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
116	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
117	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
118	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
119	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
120	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
121	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
122	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
123	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
124	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
125	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

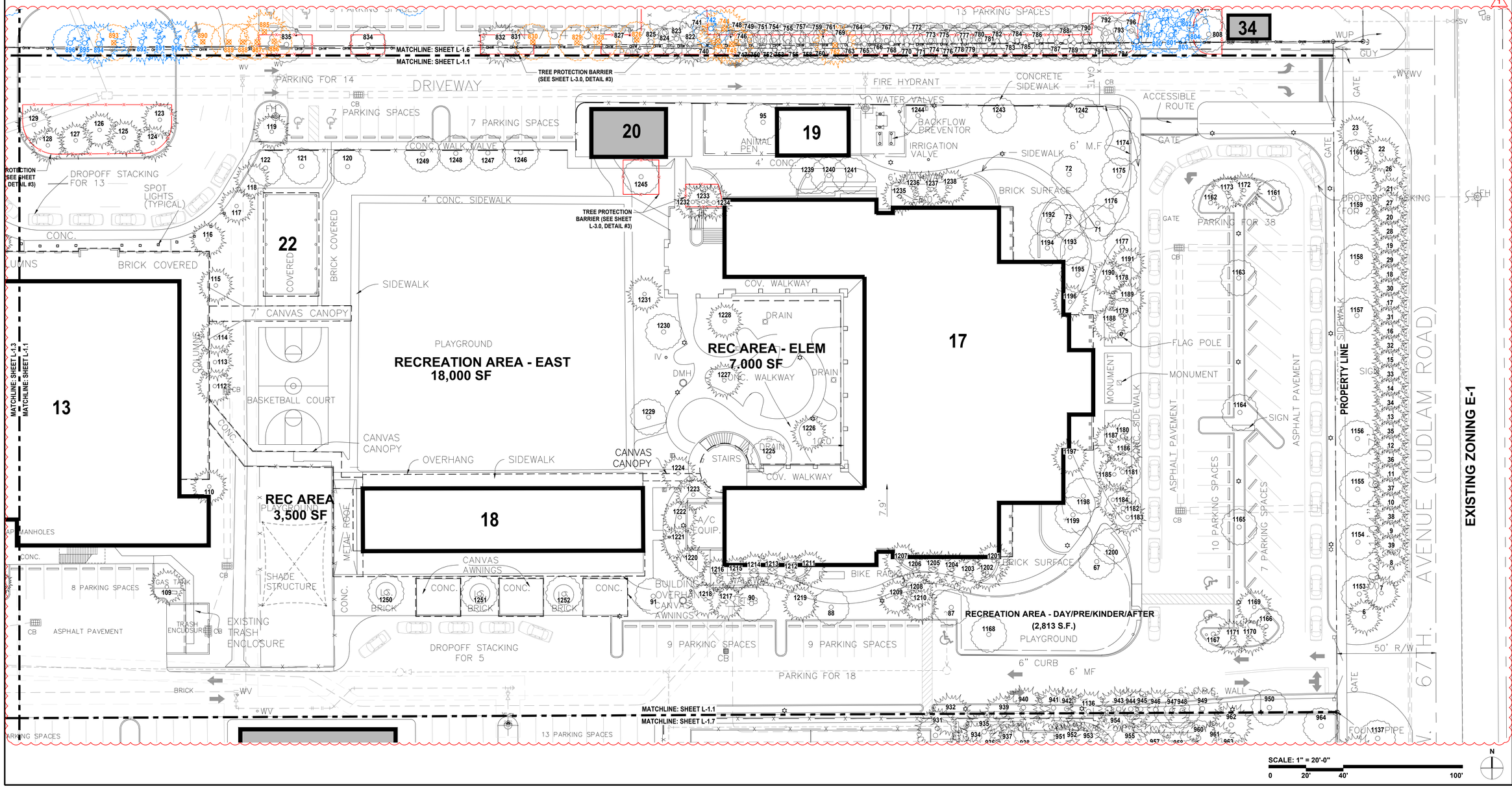
TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
126	Bismark Palm	*Bismarckia nobilis*	No	13	14	14	Remain
127	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
128	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
129	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
337							
1153	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1154	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1155	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1156	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1157	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1158	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1159	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1160	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1161	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1162	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1163	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1164	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1165	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1166	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1167	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1168	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1169	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1170	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1171	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1172	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1173	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1174	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1175	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1176	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1177	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1178	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1179	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1180	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1181	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1182	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1183	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1184	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1185	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1186	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1187	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1188	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1189	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1190	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1191	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1192	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1193	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1194	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1195	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1196	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1197	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1198	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1199	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1200	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1201	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1202	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1203	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1204	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1205	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1206	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1207	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1208	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1209	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1210	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1211	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1212	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1213	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1214	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1215	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1216	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1217	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1218	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1219	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1220	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1221	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1222	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1223	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1224	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1225	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1226	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1227	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1228	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1229	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1230	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1231	Solitaire Palm - Triple	*Ptychosperma elegans*	No	8	14	8	Remain
1232	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1233	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1234	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1235	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1236	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1237	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1238	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1239	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1240	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1241	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1242	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1243	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1244	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1245	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1246	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1247	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1248	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1249	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1250	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1251	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1252	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain





KEY PLAN

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED

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CONSULTANT:

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Revisions:
1 CITY COMMENTS 04/18/2025

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CADD FILE:

DRAWING TITLE:
EXISTING TREE DISPOSITION PLAN ENLARGEMENT

SHEET NO.
L-1.1

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
130	Gumbo Limbo	*Bursera simaruba*	Yes	14	24	18	Remain
131	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
132	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
133	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
134	Royal Poinciana	*Delonix regia*	No	12	35	25	Remain
135	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
136	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
137	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	10	Remain
138	Gumbo Limbo	*Bursera simaruba*	Yes	9	22	12	Remain
139	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Remain
140	Gumbo Limbo	*Bursera simaruba*	Yes	9	18	15	Relocate
141	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	18	Relocate
142	Gumbo Limbo	*Bursera simaruba*	Yes	12	32	18	Relocate
143	Gumbo Limbo	*Bursera simaruba*	Yes	48	35	20	Relocate
144	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	15	Relocate
145	Gumbo Limbo	*Bursera simaruba*	Yes	28	40	30	Relocate
146	Banyan Tree	*Ficus benghalensis*	No	96	45	50	Relocate
147	Live Oak	*Quercus virginiana*	Yes	30	35	35	Relocate
148 to 161		Not Applicable (N/A)					
162	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
163 to 164		Not Applicable (N/A)					
165	Live Oak	*Quercus virginiana*	Yes	12	30	22	Remain
166		Not Applicable (N/A)					
167	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
168	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
169		Not Applicable (N/A)					
170	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	20	Relocate
171	Live Oak	*Quercus virginiana*	Yes	9	22	20	Relocate
172	Live Oak	*Quercus virginiana*	Yes	8	18	12	Relocate
173	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
174	Live Oak	*Quercus virginiana*	Yes	6	18	12	Relocate
175	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
176	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
177	Live Oak	*Quercus virginiana*	Yes	15	30	25	Remain
178	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
179	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
180	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
181		Not Applicable (N/A)					
182	Live Oak	*Quercus virginiana*	Yes	24	35	30	Remain
183	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
184	Live Oak	*Quercus virginiana*	Yes	15	30	25	Remain
185	Live Oak	*Quercus virginiana*	Yes	12	25	25	Relocate
186	Black Olive	*Bucida buceras*	Yes	16	30	25	Remain
187 to 188		Not Applicable (N/A)					
189	Queen Palm	*Syagrus romanzoffiana*	No	12	19	12	Remove
190	Gumbo Limbo	*Bursera simaruba*	Yes	17	30	30	Relocate
191	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
192	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
193	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
194	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Relocate
195	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Relocate
196	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	20	Relocate
197	Live Oak	*Quercus virginiana*	Yes	12	35	20	Relocate
198	Christmas Palm	*Adonidia merrillii*	No	3	14	8	Remove
199	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
200	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
201	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
202	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
203		Not Applicable (N/A)					
204	Gumbo Limbo	*Bursera simaruba*	Yes	22	25	20	Remain
205	Live Oak	*Quercus virginiana*	Yes	20	40	40	Remain
206	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
207	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
208	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	20	Remain
209	Live Oak	*Quercus virginiana*	Yes	12	45	45	Relocate
210 to 215		Not Applicable (N/A)					
216	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
217	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Remain
218	Gumbo Limbo	*Bursera simaruba*	Yes	20	30	25	Remain
219	Live Oak	*Quercus virginiana*	Yes	12	45	25	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
220	Gumbo Limbo	*Bursera simaruba*	Yes	30	35	36	Remain
221 to 226		Not Applicable (N/A)					
227	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
228	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
229	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
230		Not Applicable (N/A)					
231	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
232 to 233		Not Applicable (N/A)					
234	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
235 to 245		Not Applicable (N/A)					
247	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
248 to 250		Not Applicable (N/A)					
251	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
252	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	18	Remain
253	Gumbo Limbo	*Bursera simaruba*	Yes	9	25	18	Remain
254	Live Oak	*Quercus virginiana*	Yes	12	30	20	Remain
255	Live Oak	*Quercus virginiana*	Yes	10	30	20	Remain
256	Live Oak	*Quercus virginiana*	Yes	16	38	25	Remain
257	Desert Cassia	*Senna polyphylla*	Yes	3	10	10	Remain
258	Gumbo Limbo	*Bursera simaruba*	Yes	12	40	20	Remain
259	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	20	Remain
260	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	25	Remain
526 to 528		Not Applicable (N/A)					
529	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
530	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
531	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
532	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
533	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
534	Live Oak	*Quercus virginiana*	Yes	8	22	16	Remain
535	Live Oak	*Quercus virginiana*	Yes	3	13	6	Remain
536	Live Oak	*Quercus virginiana*	Yes	12	22	20	Remain
1125	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1126	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1129	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
1130	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1131	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1132	Mahogany Tree	*Swietenia mahogani*	Yes	36	50	45	Remain
1357	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1358	Solitaire Palm - Double	*Ptychosperma elegans*	No	3	14	8	Remain
1359	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1360	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1361	Golden Raintree	*Koelreuteria paniculata*	No	20	35	30	Remain
1362	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1363	Gumbo Limbo	*Bursera simaruba*	Yes	24	25	20	Remain
1364	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1365	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1366	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1367	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1368	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1369	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1370	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1371	Banyan Tree	*Ficus benghalensis*	No	48	40	30	Remain
1372	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1373	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1374	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1375	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
1376	Christmas Palm - Triple	*Adonidia merrillii*	No	3	14	8	Remain
1377	Christmas Palm	*Adonidia merrillii*	No	3	10	6	Remain
1378	Canary Date Palm	*Phoenix canariensis*	No	18	15	12	Relocate
1379	Canary Date Palm	*Phoenix canariensis*	No	14	10	10	Relocate
1380	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1381	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1382	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1383	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Relocate
1384	Wild Date Palm	*Phoenix sylvestris*	No	12	26	15	Remain
1385	Wild Date Palm	*Phoenix sylvestris*	No	12	27	15	Remain
1386	Wild Date Palm	*Phoenix sylvestris*	No	12	23	15	Remain
1387	Wild Date Palm	*Phoenix sylvestris*	No	12	16	15	Remain
1388	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain
1389	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1390	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1391	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1392	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1393	Live Oak	*Quercus virginiana*	Yes	8	35	12	Relocate
1394	Live Oak	*Quercus virginiana*	Yes	12	20	20	Remain
1395	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1396	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1397	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1398	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1399	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1400	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1401	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1402	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1403	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1404	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1405	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1406	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1407	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1408	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1409	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1410	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1411	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1412	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1413	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1414	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1415	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1416	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1417	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1418	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1419	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1420	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1421	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1422	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1423	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1424	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1425	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1426	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1427	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1428	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1429	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1430	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1431	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1432	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1433	Paradise Tree	*Simaruba glauca*	Yes	3	12	6	Remain
1434	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1435	Paradise Tree	*Simaruba glauca*	Yes	3	12	6	Remain
1436	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1437	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1438	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1439	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1440	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1441	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1442	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1443	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1444	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1445	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1446	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1447	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1448	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1449	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1450	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1451	Royal Palm	*Roystonea regia*	Yes	4	6	4	Remain
1452	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1453	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1454	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1455	Gumbo Limbo	*Bursera simaruba*	Yes	4	16	14	Remain



KEY PLAN

1

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED

1

SCALE: 1" = 20'-0"
0 20' 40' 100'
N

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CONSULTANT:

WESTMINSTER CHRISTIAN SCHOOL
6855 S.W. 152nd STREET
PALMETTO BAY, FL 33157

PROJECT NAME:
PROJECT ADDRESS:

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:07:55-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
EXISTING TREE DISPOSITION PLAN ENLARGEMENT

SHEET NO.
L-1.2

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
261	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
262	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
263	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
264	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
265	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
266	Not Applicable (N/A)						
267	Montgomery Palm	*Veitchia montgomeryana*	No	7	20	12	Remain
268	Montgomery Palm	*Veitchia montgomeryana*	No	7	20	12	Remain
269	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
270	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
271	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
272	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
273	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
274	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
275	Mahogany Tree	*Swietenia mahagoni*	Yes	6	20	14	Remain
276	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
277	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
278	Silver Bismarckia Palm	*Bismarckia nobilis*	No	10	12	12	Remain
279	Beauty Leaf	*Calophyllum brasiliense*	No	4	12	10	Remain
280	Not Applicable (N/A)						
281	Simpson Stopper	*Myrcianthes fragrans*	Yes	4-6"	12	10	Remain
282	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
283	Red Maple	*Acer rubrum*	Yes	4	22	10	Remain
284	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
285	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
286	Gumbo Limbo	*Bursera simaruba*	Yes	12	24	16	Remain
287	Gumbo Limbo	*Bursera simaruba*	Yes	10	22	15	Remain
288	Gumbo Limbo	*Bursera simaruba*	Yes	9	22	16	Remain
289	Gumbo Limbo	*Bursera simaruba*	Yes	16	22	18	Remain
290	Gumbo Limbo	*Bursera simaruba*	Yes	13	25	18	Remain
291	Live Oak	*Quercus virginiana*	Yes	17	35	25	Remain
292	Mahogany Tree	*Swietenia mahagoni*	Yes	17	25	25	Remain
293	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
294	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
295	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
296	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
297	Live Oak	*Quercus virginiana*	Yes	28	25	20	Relocate
298	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
299	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
300	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	25	Relocate
301	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
302	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
303	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
304	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
305	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
306	Gumbo Limbo	*Bursera simaruba*	Yes	10	25	20	Remain
307	Bischofia Tree	*Bischofia javanica*	Yes	12	30	25	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
308	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
309	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
310	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
311	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
312	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
313	Not Applicable (N/A)						
314	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	25	Relocate
315	Paradise Tree	*Simarouba glauca*	Yes	14	35	30	Relocate
316 to 325	Not Applicable (N/A)						
326	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
327	Not Applicable (N/A)						
328	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
329	Not Applicable (N/A)						
330	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
331 to 333	Not Applicable (N/A)						
334	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
335	Live Oak	*Quercus virginiana*	Yes	7	24	20	Relocate
336	Pink Tabebuia	*Tabebuia heterophylla*	No	5	18	15	Relocate
337	Live Oak	*Quercus virginiana*	Yes	4	15	9	Relocate
338	Live Oak	*Quercus virginiana*	Yes	12	30	25	Relocate
339	Live Oak	*Quercus virginiana*	Yes	14	30	30	Relocate
340	Live Oak	*Quercus virginiana*	Yes	14	30	30	Remain
341	Live Oak	*Quercus virginiana*	Yes	24	40	40	Relocate
342	Gumbo Limbo	*Bursera simaruba*	Yes	24	25	25	Remain
343	Gumbo Limbo	*Bursera simaruba*	Yes	28	30	30	Remain
344	Black Olive	*Bucida buceras*	No	18	25	30	Remain
345 to 346	Not Applicable (N/A)						
347	Live Oak	*Quercus virginiana*	Yes	6	15	12	Remain
348	Black Olive	*Bucida buceras*	No	12	35	35	Remain
349 to 350	Not Applicable (N/A)						
351	Live Oak	*Quercus virginiana*	Yes	8	30	25	Remain
352	Live Oak	*Quercus virginiana*	Yes	18	30	25	Remain
353	Live Oak	*Quercus virginiana*	Yes	16	30	25	Remain
354	Live Oak	*Quercus virginiana*	Yes	18	35	25	Remain
355	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
356	Sabal Palm	*Sabal palmetto*	Yes	8	8	8	Remain
357	Sabal Palm	*Sabal palmetto*	Yes	8	10	8	Remain
358	Live Oak	*Quercus virginiana*	Yes	10	30	25	Remain
359	Not Applicable (N/A)						
360	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
361	Gumbo Limbo	*Bursera simaruba*	Yes	16	30	25	Remain
362	Live Oak	*Quercus virginiana*	Yes	14	35	25	Remain
363	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
364	Live Oak	*Quercus virginiana*	Yes	36	35	36	Remain
365	Live Oak	*Quercus virginiana*	Yes	24	30	25	Remain
366	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
367	Green Thatch Palm	*Thrinax radiata*	Yes	4	18	10	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
368	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
369	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
370	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
371	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
372	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
373	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
374	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
375	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
376	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
377	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
378 to 395	Not Applicable (N/A)						
396	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
397	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
398	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
399	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
400	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
401	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
402	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
403	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
404	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
405	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
406	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
407	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
408	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
409	Live Oak	*Quercus virginiana*	Yes	12	25	25	Remain
410	Seagrape	*Coccoloba uvifera*	Yes	8	20	15	Remain
411	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
412	Live Oak	*Quercus virginiana*	Yes	36	40	35	Remain
413 to 443	Not Applicable (N/A)						
453 to 455	Not Applicable (N/A)						
456	Gumbo Limbo	*Bursera simaruba*	Yes	4	10	10	Remain
457	Not Applicable (N/A)						
458	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	10	Remain
459	Not Applicable (N/A)						
460	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	10	Remain
461	Not Applicable (N/A)						
1253	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1254	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1255	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1256	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1257	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Relocate
1258	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1259	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1260	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Relocate
1261	Chinese Fan Palm	*Livistona chinensis*	No	12	10	8	Remove
1262	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1263	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

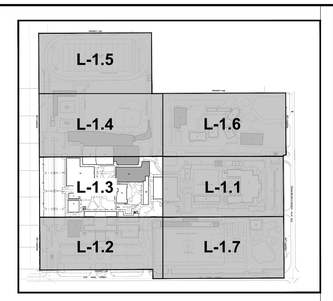
TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1264	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1265	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1266	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1267	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1268	Wild Tamarind	*Lysiloma latisiliqua*	Yes	8	16	10	Remain
1269	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1270	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1271	Simpson Stopper	*Myrcianthes fragrans*	Yes	6	12	10	Remain
1272	Simpson Stopper	*Myrcianthes fragrans*	Yes	6	12	10	Remain
1273	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1274	Thatch Palm	*Thrinax radiata*	Yes	4	12	5	Remain
1275	Royal Palm	*Roystonea regia*	Yes	5	18	10	Remain
1276	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1277	Montgomery Palm	*Veitchia montgomeryana*	No	8	28	10	Remain
1278	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1279	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1280	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1281	Chinese Fan Palm	*Livistona chinensis*	No	12	3	8	Remain
1282	Cattley Guava	*Psidium cattleianum*	No	3	10	8	Remain
1283	Cattley Guava	*Psidium cattleianum*	No	3	8	8	Remain
1284	Cattley Guava	*Psidium cattleianum*	No	3	9	8	Remain
1285	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1286	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1287	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1288	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1289	Crape Myrtle	*Lagerstroemia indica*	No	4	12	6	Remain
1290	Crape Myrtle	*Lagerstroemia indica*	No	4	12	6	Remain
1291	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1292	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1293	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1294	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1295	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1296	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1297	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1298	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1299	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1300	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1301	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1302	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1303	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1304	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1305	Live Oak	*Quercus virginiana*	Yes	2	10	4	Remain
1306	Live Oak	*Quercus virginiana*	Yes	2	10	6	Remain
1307	Double Solitaire Palm	*Pythrocsperma elegans*	No	6	10	6	Remain
1308	Double Solitaire Palm	*Pythrocsperma elegans*	No	6	10	6	Remain
1309	Double Solitaire Palm	*Pythrocsperma elegans*	No	6	10	6	Remain
1310	Double Solitaire Palm	*Pythrocsperma elegans*	No	6	10	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1311	Double Solitaire Palm	*Pythrocsperma elegans*	No	4	10	6	Remain
1312	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1313	Live Oak	*Quercus virginiana*	Yes	14	18	10	Remain
1314	Christmas Palm	*Adonidia merrillii*	No	Double	12	6	Remain
1315	Christmas Palm	*Adonidia merrillii*	No	Double	12	6	Remain
1316	Live Oak	*Quercus virginiana*	Yes	6	20	14	Remain
1317	Thatch Palm	*Thrinax radiata*	Yes	4	8	5	Remain
1318	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1319	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1320	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1321	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1322	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1323	Pitch Apple	*Clusia rosea*	Yes	4	12	8	Remain
1324	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1325	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1326	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1327	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1328	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1329	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1330	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1331	Umbrella Tree	*Schefflera actinophylla*	No	4	16	10	Remain
1332	Umbrella Tree	*Schefflera actinophylla*	No	3	10	4	Remain
1333	Umbrella Tree	*Schefflera actinophylla*	No	4	16	10	Remain
1334	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Remain
1335	Live Oak	*Quercus virginiana*	Yes	6	20	15	Remain
1336	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1337	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1338	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1339	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1340	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1341	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1342	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1343	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1344	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1345	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1346	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Remain
1347	Live Oak	*Quercus virginiana*	No	6	20	15	Remain
1348	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1349	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1350	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1351	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1352	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1353	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1354	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1355	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1356	Christmas Palm	*Adonidia merrillii*	No	4	8	5	Remain
1456	Thatch Palm	*Thrinax radiata*	Yes	6	8	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

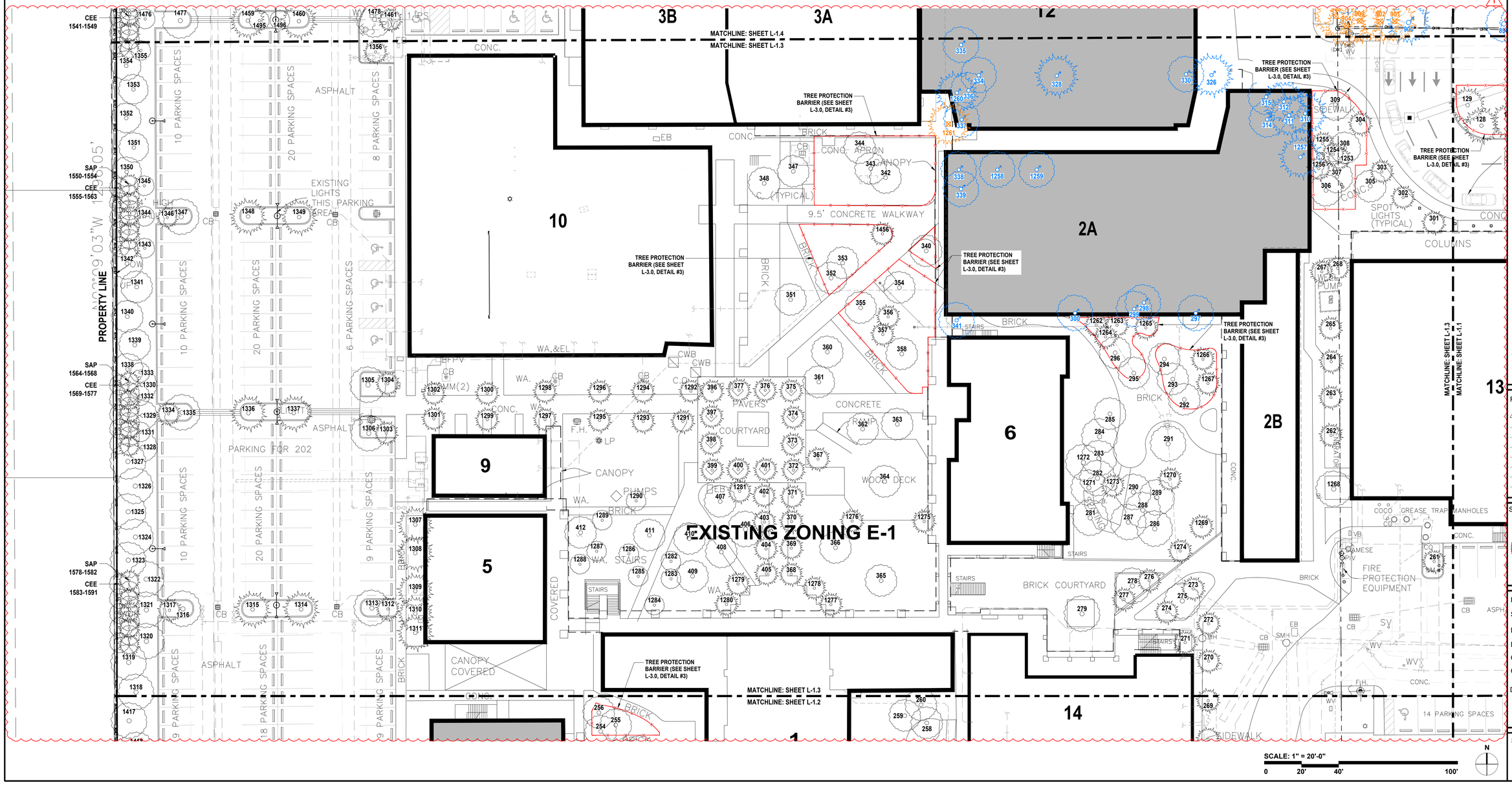
TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1550	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1551	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1552	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1553	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1554	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1555	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1556	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1557	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1558	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1559	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1560	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1561	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1562	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1563	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1564	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1565	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1566	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1567	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1568	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1569	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1570	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1571	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1572	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1573	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1574	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1575	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1576	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1577	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1578	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1579	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1580	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1581	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1582	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1583	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1584	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1585	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1586	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1587	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1588	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1589	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1590	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1591	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain



KEY PLAN

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED



SCALE: 1" = 20'-0"
0 20' 40' 100'
N

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WESTMINSTER CHRISTIAN SCHOOL
PROJECT NAME:
6855 S.W. 152nd STREET
PALMETTO BAY, FL 33157
PROJECT ADDRESS:

Revisions:
1 CITY COMMENTS 04/18/2025

SEAL:
Digitally signed by David J. Odishoo
Date: 2025.04.18 14:07:58-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
EXISTING TREE DISPOSITION PLAN ENLARGEMENT

SHEET NO.
L-1.3

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 | L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
462	Royal Poinciana	*Delonix regia*	No	20	30	40	Remain
463	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
464	Gumbo Limbo	*Bursera simaruba*	Yes	30	30	30	Remain
465	Gumbo Limbo	*Bursera simaruba*	Yes	20	30	30	Remain
466	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	30	Remain
467	Gumbo Limbo	*Bursera simaruba*	Yes	24	30	30	Remain
468	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
469	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
470	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
471	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
472	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
473	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
474	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
475	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
476	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
477	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
478	Royal Palm	*Roystonea regia*	Yes	25	25	14	Remain
479	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
480	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
481	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
482	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
483	Royal Palm	*Roystonea regia*	Yes	25	25	14	Remain
484	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
485	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
486	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
487	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
488	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
489	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
490	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
491	Royal Palm	*Roystonea regia*	Yes	20	30	14	Remain
492	Royal Palm	*Roystonea regia*	Yes	12	30	14	Remain
493	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
494	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
495 to 497	Not Applicable (N/A)						
498	Royal Palm	*Roystonea regia*	Yes	20	40	14	Relocate
499	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
500	Queen Palm	*Syagrus romanzoffiana*	No	8	15	12	Remove
501	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
502 to 508	Not Applicable (N/A)						
509	Orange Geiger	*Cordia sebestena*	Yes	10	15	15	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 | L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
510 to 511	Not Applicable (N/A)						
512	Queen Palm	*Syagrus romanzoffiana*	No	8	20	12	Remove
513	Queen Palm	*Syagrus romanzoffiana*	No	16	20	12	Remove
514	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
515	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
516	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
517 to 525	Not Applicable (N/A)						
537	Not Applicable (N/A)						
897	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	34	Relocate
898	Live Oak	*Quercus virginiana*	Yes	48	50	65	Relocate
899	Gumbo Limbo	*Bursera simaruba*	Yes	17	18	14	Relocate
900	Sabal Palm	*Sabal Palmetto*	Yes	11	10	8	Relocate
901	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remove
902	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove
903	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove
904	Sabal Palm	*Sabal Palmetto*	Yes	7	9	7	Remove
905	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Remove
907	Live Oak	*Quercus virginiana*	Yes	27	55	60	Remain
908	Live Oak	*Quercus virginiana*	Yes	14,12	44	42	Relocate
909	Live Oak	*Quercus virginiana*	Yes	22	48	46	Relocate
910	Live Oak	*Quercus virginiana*	Yes	16	42	28	Remove
911	Live Oak	*Quercus virginiana*	Yes	28	50	50	Relocate
918	Gumbo Limbo	*Bursera simaruba*	Yes	14	37	24	Remain
919	Brazilian Pepper	*Schinus terebinthifolia*	No	7	15	12	Remain
920	Mahogany Tree	*Swietenia mahogoni*	Yes	72	40	43	Remain
921	Shortleaf Fig	*Ficus citrifolia*	No	4	18	8	Remain
922	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	30	Remain
923	Sabal Palm	*Sabal Palmetto*	Yes	10	8	6	Remain
924	Umbrella Tree	*Schinus terebinthifolia*	No	5	28	10	Remain
925	Gumbo Limbo	*Bursera simaruba*	Yes	3	12	6	Remain
926	Buccaneer Palm	*Pseudophoenix sargentii*	No	6	10	3	Remain
927	Gumbo Limbo	*Bursera simaruba*	Yes	4	14	6	Remain
1457	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1458	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1459	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1460	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1461	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1462	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1463	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1464	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 | L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1465	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1466	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1467	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1468	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1469	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1470	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1471	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1472	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1473	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1474	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1475	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1476	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1477	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1478	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1479	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1480	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1481	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1482	Royal Poinciana	*Delonix regia*	No	3	16	12	Remain
1483	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1484	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1485	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1486	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1487	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1488	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1489	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1490	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1491	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1492	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1493	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1494	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1495	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1496	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1497	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1498	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1510	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1511	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1512	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1513	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1514	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1515	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 | L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1516	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1517	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1518	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1519	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1520	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1521	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1522	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1523	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1524	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1525	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1526	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1527	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1528	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1529	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1530	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1531	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1532	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1533	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1534	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1535	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1536	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1537	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1538	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1539	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1540	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1541	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1542	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1543	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1544	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1545	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1546	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1547	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1548	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1549	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain



KEY PLAN

1

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED

1

MATCHLINE: SHEET L-1.5
MATCHLINE: SHEET L-1.4

16
8
11
7
4
3B
3A
12
23

NEW SWIMMING POOL
EXISTING SWIMMING POOL
BASEBALL FIELD 101,104 SF
DUGOUTS
TREE PROTECTION BARRIER (SEE SHEET L-3.0, DETAIL #3)
16' CHAIN LINK FENCE
GATE
CONC.
METAL STORAGE CONTAINER
FLORIDA POWER & LIGHT CO EASEMENT
SAP 1510-1514
CEE 1515-1523
SAP 1524-1528
CEE 1529-1535
SAP 1536-1540
CEE 1541-1549
WUP
PROPERTY LINE
ASPHALT
RESERVOIR
METAL SHED
CANOPY
10' C.L.F.
6' C.L.F.
12' C.L.F.
16' C.L.F.
9 PARKING SPACES
16 PARKING SPACES
6 PARKING SPACES
CONC. RAMP
STAIRS
DBH FIRE HYDRANT
CB
WV
LPS
BULLPEN
OW
WP
5.4'
PARKING SPACES
MATCHLINE: SHEET L-1.4
MATCHLINE: SHEET L-1.6
EXISTING ZONING E.S.
TREE PROTECTION BARRIER (SEE SHEET L-3.0, DETAIL #3)
MATCHLINE: SHEET L-1.4
MATCHLINE: SHEET L-1.3

SCALE: 1" = 20'-0"
0 20' 40' 100'
N

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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:02-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **EXISTING TREE DISPOSITION PLAN ENLARGEMENT**

SHEET NO. **L-1.4**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
444	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
445	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
446	Mahogany Tree	*Swietenia mahogany*	Yes	15	35	25	Remain
447	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
448	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
449	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
450	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
451	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
452	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
538	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
539	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
540	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
541	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
542	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
543	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
544	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
545	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
546	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
547	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
548	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
549	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
550	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
551	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
552	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
553	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
554	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
555	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
556	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
557	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
558	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
559	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
560	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
561	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
562	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
563	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
564	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
565	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
566	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
567	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
568	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
569	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
570	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
571	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
572	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
573	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
574	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
575	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
576	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
577	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
578	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
579	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
580	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
581	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
582	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
583	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
584	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
585	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
586	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
587	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
588	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
589	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
590	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
591	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
592	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
593	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
594	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
595	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
596	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
597	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
598	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
599	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
600	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
601	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
602	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
603	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
604	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
605	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
606	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
607	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
608	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

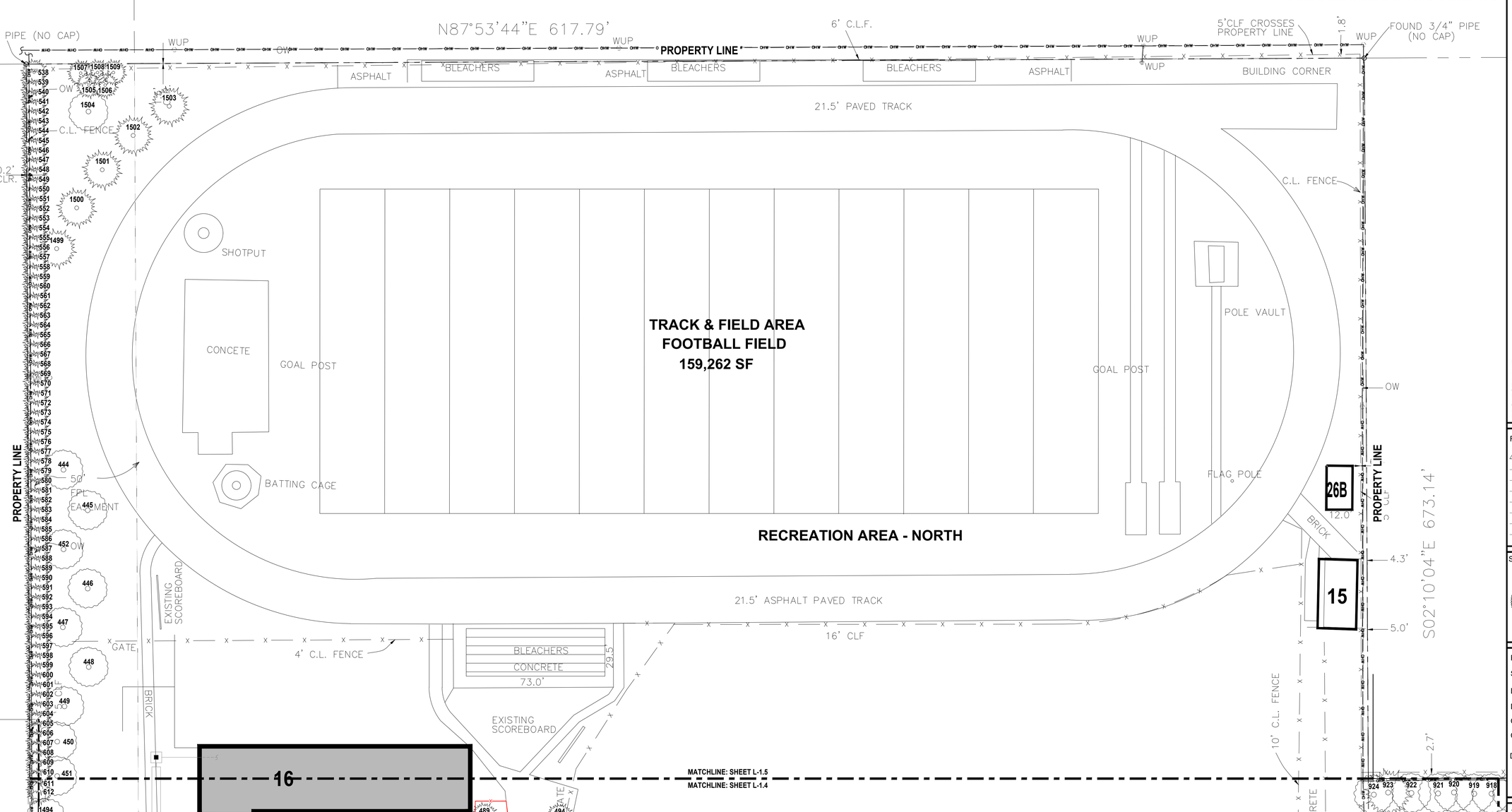
TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
609	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
610	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
611	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
612	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
1499	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1500	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1501	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1502	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1503	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1504	Pongam Tree	*Pongamia pinnata*	No	12	25	25	Remain
1505	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1506	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1507	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1508	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1509	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain



KEY PLAN

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE REMOVED



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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:05-04'00'

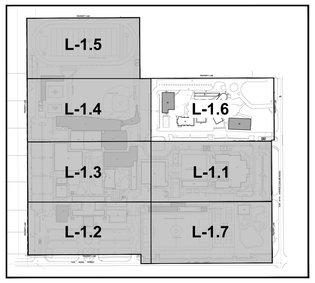
PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O.STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **EXISTING TREE DISPOSITION PLAN ENLARGEMENT**

SHEET NO. **L-1.5**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / L-4.6

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
613	Wild Tamarind	*Lysiloma latisiliquum*	Yes	17	35	30	Remain
614	Wild Tamarind	*Lysiloma latisiliquum*	Yes	13	32	28	Remain
615	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
616	Live Oak	*Quercus virginiana*	Yes	19	40	40	Remain
617	Royal Poinciana	*Delonix regia*	No	26	40	60	Remain
618	Gumbo Limbo	*Bursera simaruba*	Yes	19	35	36	Remain
619	Gumbo Limbo	*Bursera simaruba*	Yes	18	30	24	Remain
620	Washingtonian Palm	*Washingtonia robusta*	No	12	40	12	Remain
621	Washingtonian Palm	*Washingtonia robusta*	No	15	40	12	Remain
622	Washingtonian Palm	*Washingtonia robusta*	No	18	40	12	Remain
623	Live Oak	*Quercus virginiana*	Yes	32	30	35	Remain
624	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain
625	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
626	Live Oak	*Quercus virginiana*	Yes	24	45	50	Remain
627	Mango	*Mangifera indica*	No	4	10	10	Remain
628	Tabebuia (Dead)	*Tabebuia Spp. (Dead)*	No	10	16	-	Remove
629	Wild Tamarind	*Lysiloma latisiliquum*	Yes	5	14	7	Remain
630	Live Oak	*Quercus virginiana*	Yes	21	40	40	Remain
631	Live Oak	*Quercus virginiana*	Yes	22	40	40	Remain
632	Live Oak	*Quercus virginiana*	Yes	14	35	35	Remain
633	Live Oak	*Quercus virginiana*	Yes	30	35	45	Remain
634	Live Oak	*Quercus virginiana*	Yes	7	30	20	Remain
635	Live Oak	*Quercus virginiana*	Yes	13	40	32	Remain
636	Live Oak	*Quercus virginiana*	Yes	12	40	22	Remain
637	Gumbo Limbo	*Bursera simaruba*	Yes	17	45	42	Remain
638	Live Oak	*Quercus virginiana*	Yes	21	40	45	Remain
639	Live Oak	*Quercus virginiana*	Yes	9	25	23	Remain
640	Live Oak	*Quercus virginiana*	Yes	18	35	30	Relocate
641	Washingtonian Palm	*Washingtonia robusta*	No	8	27	10	Remain
642	Washingtonian Palm	*Washingtonia robusta*	No	3	25	8	Remove
643	Washingtonian Palm	*Washingtonia robusta*	No	2	10	6	Remove
644	Washingtonian Palm	*Washingtonia robusta*	No	3	20	10	Remove
645	Washingtonian Palm	*Washingtonia robusta*	No	2	20	14	Remove
646	Wild Date Palm	*Phoenix sylvestris*	No	3	18	11.5	Remove
647	Washingtonian Palm	*Washingtonia robusta*	No	12	30	24	Remain
648	Brazilian Beauty Leaf	*Calophyllum brasiliense*	No	15	37	42	Remain
649	Washingtonian Palm	*Washingtonia robusta*	No	11	45	10	Remain
650	Gumbo Limbo	*Bursera simaruba*	Yes	7	18	38	Remain
651	Wild Date Palm	*Phoenix sylvestris*	No	7	15	8	Remain
652	Wild Date Palm	*Phoenix sylvestris*	No	3,6	6-18	8-12	Remove
653	Jacaranda Tree	*Jacaranda mimosifolia*	No	9	18	27	Remain
654	Live Oak	*Quercus virginiana*	Yes	11	24	23	Relocate
655	Live Oak	*Quercus virginiana*	Yes	16	32	44	Relocate
656	Hong Kong Orchid	*Bauhinia blakeana*	No	5	12	21	Remain
657	Queen Palm	*Syagrus romanzoffiana*	No	9	24	12	Remain
658	Queen Palm	*Syagrus romanzoffiana*	No	7	28	8	Remain
659	Live Oak	*Quercus virginiana*	Yes	27	40	60	Remain
660	Gumbo Limbo	*Bursera simaruba*	Yes	11	28	12	Remain
661	Brazilian Pepper	*Schinus terebinthifolia*	No	16	28	23	Remain
662	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	42	Remain
663	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	30	Remain
664	Live Oak	*Quercus virginiana*	Yes	15	40	36	Relocate
665	Mahogany Tree	*Swietenia mahagoni*	Yes	22	35	41	Relocate
666	Live Oak	*Quercus virginiana*	Yes	28	42	54	Relocate
667	Live Oak	*Quercus virginiana*	Yes	9	28	24	Relocate
668	Live Oak	*Quercus virginiana*	Yes	24	32	36	Relocate
669	Live Oak	*Quercus virginiana*	Yes	23	45	60	Relocate
670	Washingtonian Palm	*Washingtonia robusta*	No	14	50	10	Remain
671	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
672	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
673	Live Oak	*Quercus virginiana*	Yes	17	38	36	Relocate
674	Pygmy Date Palm	*Phoenix roebelenii*	No	6	8-9	12	Remain
675	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Relocate
676	Sabal Palm	*Sabal Palmetto*	Yes	5	14	8	Remove
677	Sabal Palm	*Sabal Palmetto*	Yes	6	18	10	Remove
678	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Relocate
679	Chinese Fan Palm	*Livistona chinensis*	No	18	16	16	Remove
680	Queen Palm	*Syagrus romanzoffiana*	No	7	35	14	Remove
681	Chinese Fan Palm	*Livistona chinensis*	No	7	8	6	Remove
682	Live Oak	*Quercus virginiana*	Yes	25	45	50	Relocate
683	Umbrella Tree	*Schefflera actinophylla*	No	9	20	14	Remove
684	Alexander Palm	*Archontophoenix alexandrae*	No	3	18	6	Remove
685	Sabal Palm	*Sabal Palmetto*	Yes	8	18	13	Remove
686	Brazilian Beauty Leaf	*Calophyllum brasiliense*	No	24	45	40	Remain
687	Earleaf Acacia	*Acacia auriculiformis*	No	7	45	15	Remain
688	Gumbo Limbo	*Bursera simaruba*	Yes	16	16	8	Remove
689	Mahogany Tree	*Swietenia mahagoni*	Yes	15	16	8	Remove
690	Live Oak	*Quercus virginiana*	Yes	4	12	8	Remove
691	Chinese Fan Palm	*Livistona chinensis*	No	11	15	13	Remove
692	Paradise Tree	*Simarouba glauca*	Yes	5	8	6	Remove
693	Chinese Fan Palm	*Livistona chinensis*	No	8	14	10	Remove
694	Chinese Fan Palm	*Livistona chinensis*	No	9	12	10	Remove
695	Chinese Fan Palm	*Livistona chinensis*	No	6	4	8	Remove
696	Ponytail Palm	*Beaucarnea recurvata*	No	8	10	4	Remove
697	Chinese Fan Palm	*Livistona chinensis*	No	7	10	6	Remove
698	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
699	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
700	Christmas Palm	*Adonidia merrillii*	No	12	30	8	Remove
701	Queen Palm	*Syagrus romanzoffiana*	No	7	32	12	Remove
702	Queen Palm	*Syagrus romanzoffiana*	No	7	34	14	Remove
703	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
704	Pygmy Date Palm	*Phoenix roebelenii*	No	5	12	6	Remove
705	Queen Palm	*Syagrus romanzoffiana*	No	7	18	8	Remain
706	Queen Palm	*Syagrus romanzoffiana*	No	8	26	12	Remain
707	Blue Latan Palm	*Latania loddigesii*	No	9	16	12	Remain
708	Live Oak	*Quercus virginiana*	Yes	21	30	42	Relocate
709	Live Oak	*Quercus virginiana*	Yes	34	40	44	Relocate
710	Live Oak	*Quercus virginiana*	Yes	27	45	50	Relocate
711	Live Oak	*Quercus virginiana*	Yes	15	40	26	Relocate
712	Live Oak	*Quercus virginiana*	Yes	12	43	28	Relocate
713	Live Oak	*Quercus virginiana*	Yes	15	40	25	Remain
714	Live Oak	*Quercus virginiana*	Yes	8	35	24	Remain
715	Live Oak	*Quercus virginiana*	Yes	10	25	10	Relocate
716	Live Oak	*Quercus virginiana*	Yes	9	28	18	Remain
717	Live Oak	*Quercus virginiana*	Yes	16	37	25	Relocate
718	Live Oak	*Quercus virginiana*	Yes	15	40	30	Relocate
719	Tabebuia	*Tabebuia Spp.*	No	10	26	10	Remain
720	Royal Palm	*Roystonea regia*	Yes	11	18	12	Remain
721	Royal Palm	*Roystonea regia*	Yes	6	15	12	Remain
722	Royal Palm	*Roystonea regia*	Yes	3	6	8	Remain
723	Royal Palm	*Roystonea regia*	Yes	10	24	15	Remain
724	Royal Palm	*Roystonea regia*	Yes	11	25	13	Remain
725	Live Oak	*Quercus virginiana*	Yes	9	16	16	Remain
726	Tabebuia	*Tabebuia Spp.*	No	12	30	25	Remain
727	Tabebuia	*Tabebuia Spp.*	No	6	25	15	Relocate
728	Live Oak	*Quercus virginiana*	Yes	21	43	38	Remain
729	Live Oak	*Quercus virginiana*	Yes	6	20	8	Remain
730	Live Oak	*Quercus virginiana*	Yes	19	32	28	Remain
731	Live Oak	*Quercus virginiana*	Yes	26	50	60	Remain
732	Royal Poinciana	*Delonix regia*	No	19	20	38	Relocate
733	Mahogany Tree	*Swietenia mahagoni*	Yes	24	35	35	Relocate
734	Live Oak	*Quercus virginiana*	Yes	7	34	10	Remain
735	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
736	Live Oak	*Quercus virginiana*	Yes	14	40	35	Remain
737	Royal Poinciana	*Delonix regia*	No	17	30	50	Remain
738	Mahogany Tree	*Swietenia mahagoni*	Yes	14	45	45	Remain
739	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	35	28	Remain
740	Mahogany Tree	*Swietenia mahagoni*	Yes	5	28	10	Remain
741	Mahogany Tree	*Swietenia mahagoni*	Yes	25	40	39	Remain
742	Mahogany Tree	*Swietenia mahagoni*	Yes	6	32	12	Relocate
743	Sabal Palm	*Sabal Palmetto*	Yes	11	10	6	Remove
744	Sabal Palm	*Sabal Palmetto*	Yes	9	18	10	Remove
745	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Remove
746	Mahogany Tree	*Swietenia mahagoni*	Yes	10	30	16	Remain
747	Live Oak	*Quercus virginiana*	Yes	7	14	8	Remain
748	Mahogany Tree	*Swietenia mahagoni*	Yes	3	16	6	Remain
749	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	16	4	Remain
750	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
751	Glossy Shower	*Senna surattensis*	No	2	14	7	Remain
752	Live Oak	*Quercus virginiana*	Yes	10	22	18	Remain
753	Mahogany Tree	*Swietenia mahagoni*	Yes	8	17	10	Remain
754	Mahogany Tree	*Swietenia mahagoni*	Yes	5	15	6	Remain
755	Mahogany Tree	*Swietenia mahagoni*	Yes	7	18	12	Remain
756	Mahogany Tree	*Swietenia mahagoni*	Yes	9	25	10	Remain
757	Live Oak	*Quercus virginiana*	Yes	11	18	16	Remain
758	Glossy Shower	*Senna surattensis*	No	14	16	10	Remain
759	Shortleaf Fig	*Ficus citrifolia*	Yes	8	15	12	Remain
760	Live Oak	*Quercus virginiana*	Yes	5	12	6	Remain
761	Mahogany Tree	*Swietenia mahagoni*	Yes	3	10	6	Remain
762	Sabal Palm	*Sabal Palmetto*	Yes	12	10	6	Remain
763	Gumbo Limbo	*Bursera simaruba*	Yes	5	20	6	Remain
764	Shortleaf Fig	*Ficus citrifolia*	Yes	10	18	8	Remain
765	Live Oak	*Quercus virginiana*	Yes	9	24	18	Remain
766	Mahogany Tree	*Swietenia mahagoni*	Yes	7	24	12	Remain
767	Mahogany Tree	*Swietenia mahagoni*	Yes	4	17	7	Remain
768	Shortleaf Fig	*Ficus citrifolia*	Yes	9	22	16	Remain
769	Mahogany Tree	*Swietenia mahagoni*	Yes	5	17	7	Remain
770	Mahogany Tree	*Swietenia mahagoni*	Yes	4	12	5	Remain
771	Mahogany Tree	*Swietenia mahagoni*	Yes	13	30	20	Remain
772	Shortleaf Fig	*Ficus citrifolia*	Yes	3	26	12	Remain
773	Mahogany Tree	*Swietenia mahagoni*	Yes	10	32	14	Remain
774	Gumbo Limbo	*Bursera simaruba*	Yes	8	16	12	Remain
775	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
776	Glossy Shower	*Senna surattensis*	No	24	18	22	Remain
777	Gumbo Limbo	*Bursera simaruba*	Yes	22	34	16	Remain
778	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	8	Remain
779	Gumbo Limbo	*Bursera simaruba*	Yes	7	27	10	Remain
780	Gumbo Limbo	*Bursera simaruba*	Yes	11	22	10	Remain
781	Gumbo Limbo	*Bursera simaruba*	Yes	3	20	8	Remain
782	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	6	Remain
783	Mahogany Tree	*Swietenia mahagoni*	Yes	6	15	8	Remain
784	Mahogany Tree	*Swietenia mahagoni*	Yes	15	35	25	Remain
785	Mahogany Tree	*Swietenia mahagoni*	Yes	10	30	20	Remain
786	Shortleaf Fig	*Ficus citrifolia*	Yes	5	18	10	Remain
787	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	12	Remain
788	Umbrella Tree	*Schefflera actinophylla*	No	18	14	8	Remain
789	Gumbo Limbo	*Bursera simaruba*	Yes	6	18	10	Remain
790	Live Oak	*Quercus virginiana*	Yes	30	30	32	Remain
791	Live Oak	*Quercus virginiana*	Yes	4	17	6	Remain
792	Shortleaf Fig	*Ficus citrifolia*	Yes	6	15	7	Remain
793	Live Oak	*Quercus virginiana*	Yes	4	18	8	Remain
794	Live Oak	*Quercus virginiana*	Yes	4	20	10	Remain
795	Live Oak	*Quercus virginiana*	Yes	5	20	10	Relocate
796	Live Oak	*Quercus virginiana*	Yes	7	32	20	Remain
797	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	22	28	Relocate
798	Gumbo Limbo	*Bursera simaruba*	Yes	8	26	12	Relocate
799	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	10	Relocate
800	Gumbo Limbo	*Bursera simaruba*	Yes	4	25	13	Relocate
801	Gumbo Limbo	*Bursera simaruba*	Yes	5	26	15	Relocate
802	Sabal Palm	*Sabal Palmetto*	Yes	11	14	8	Relocate
803	Sabal Palm	*Sabal Palmetto*	Yes	8	9	6	Relocate
804	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	16	Relocate
805	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	8	Relocate
806	Live Oak	*Quercus virginiana*	Yes	4	17	8	Relocate
807	Gumbo Limbo	*Bursera simaruba*	Yes	9	20	12	Remain
808	Wild Tamarind	*Lysiloma latisiliquum*	Yes	24	20	28	Remain
809	Areca Palm	*Dypsis lutescens*	No	Multi	20	17	Remain
810	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
811	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	6	Remove
812	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	5	Remove
813	Solitaire Palm	*Ptychosperma elegans*	No	7	16	11	Remain
814	Solitaire Palm	*Ptychosperma elegans*	No	4	20	5	Remain
815	Tabebuia	*Tabebuia rosea*	No	7	20	16	Remain
816	Gumbo Limbo	*Bursera simaruba*	Yes	26	34	37	Remain
817	Live Oak	*Quercus virginiana*	Yes	11	30	23	Remain
818	Live Oak	*Quercus virginiana*	Yes	12	32	27	Remain
819	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
820	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Relocate
821	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
822	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
823	Mahogany Tree	*Swietenia mahagoni*	Yes	20	20	-	Remain
824	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	5	Remain
825	Mahogany Tree	*Swietenia mahagoni*	Yes	6	10	-	Remain
826	Brazilian Pepper	*Schinus terebinthifolia*	No	16	20	18	Remove
827	Gumbo Limbo	*Bursera simaruba*	Yes	5	12	6	Remain
828	Brazilian Pepper	*Schinus terebinthifolia*	No	20	28	20	Remove
829	Brazilian Pepper	*Schinus terebinthifolia*	No	14	20	16	Remove
830	Brazilian Pepper	*Schinus terebinthifolia*	No	12	16	24	Remove
831	Gumbo Limbo	*Bursera simaruba*	Yes	4	12	5	Remain
832	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remain
833	Mango	*Mangifera indica*	No	12	42	20	Relocate
834	Gumbo Limbo	*Quercus virginiana*	Yes	14	22	25	Remain
835	Live Oak	*Quercus virginiana*	Yes	60	50	38	Remain
836	Live Oak	*Quercus virginiana*	Yes	15	25	45	Remain
837	Gumbo Limbo	*Bursera simaruba*	Yes	25	32	36	Remain
838	Live Oak	*Quercus virginiana*	Yes	8	22	18	Remain
839	Black Olive	*Bucida buceras*	No	37	70	65	Remain
840	Mango	*Mangifera indica*	No	19	18	26	Remain
841	Bridewell Tree	*Caesalpinia granadillo*	No	5	20	18	Remain
842	Chinese Fan Palm	*Livistona chinensis*	No	16	14	12	Remain
843	Chinese Fan Palm	*Livistona chinensis*	No	10	5	6	Remain
844	Chinese Fan Palm	*Livistona chinensis*	No	9	5.5	5.5	Remain
845	Chinese Fan Palm	*Livistona chinensis*	No	8	7	6	Remain
846	Chinese Fan Palm	*Livistona chinensis*	No	10	30	10	Remain
847	Chinese Fan Palm	*Livistona chinensis*	No	11	28	12	Remain
848	Chinese Fan Palm	*Livistona chinensis*	No	11	29	12	Remain
849	Chinese Fan Palm	*Livistona chinensis*	No	10	28	10	Remain
850	Chinese Fan Palm	*Livistona chinensis*	No	11	27	11	Remain
851	Alexander Palm	*Archontophoenix alexandrae*	No	4	28	6	Remain
852	Alexander Palm	*Archontophoenix alexandrae*	No	3	8	6	Remain
853	Chinese Fan Palm	*Livistona chinensis*	No	9	16	7	Remain
854	Tabebuia	*Tabebuia Spp.*	No	16	30	14	Remain
855	Tabebuia	*Tabebuia Spp.*	No	7	28	10	Remain
856	Tabebuia	*Tabebuia Spp.*	No	14	32	18	Remain
857	Mango	*Mangifera indica*	No	24	32	32	Remain



KEY PLAN

EXISTING TREE & PALM DISPOSITION LEGEND

- EXISTING TREE TO REMAIN #
- EXISTING PALM TO REMAIN #
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED #
- EXISTING PALM TO BE RELOCATED #
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
- EXISTING TREE TO BE REMOVED #
- EXISTING PALM TO BE REMOVED #

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CONSULTANT:

WESTMINSTER CHRISTIAN SCHOOL

6855 S.W. 152nd STREET
PALMETTO BAY, FL 33157

PROJECT NAME:
PROJECT ADDRESS:

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:09-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O.STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
EXISTING TREE DISPOSITION PLAN ENLARGEMENT

SHEET NO.
L-1.6

SCALE: 1" = 20'-0"
0 20' 40' 100'
N

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
930	Bridalveil	*Caesapliniia granadillo*	No	20	30	40	Remain
931	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
932	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
933	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
934	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
935	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
936	Crape Myrtle	*Lagerstroemia indica*	No	4	16	12	Remain
937	Crape Myrtle	*Lagerstroemia indica*	No	4	16	12	Remain
938	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
939	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
940	Silver Thatch Palm	*Thrinax morissi*	Yes	5	20	10	Remain
941	Silver Thatch Palm	*Thrinax morissi*	Yes	5	20	10	Remain
942	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
943	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
944	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
945	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
946	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
947	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
948	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
949	American Oil Palm	*Elaeis Oleifera*	No	18	15	15	Remain
950	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
951	Thatch Palm	*Thrinax radiata*	Yes	Multi	12	8	Remain
952	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
953	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
954	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
955	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
956	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
957	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
958	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
959	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
960	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
961	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
962	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
963	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
964	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
965	Banyan	*Ficus sp.*	No	20	40	14	Remain
966	Chinese Fan Palm	*Livistonia chinensis*	No	16	40	14	Remain
967	Cabbage Palm	*Sabal Palmetto*	No	10	30	12	Remain
968	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
969	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
970	Live Oak	*Quercus virginiana*	Yes	20	35	14	Remain
971	Pigeon Plum	*Coccoloba diversifolia*	Yes	22	45	45	Remain
972	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
973	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
974	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
975	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
976	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
977	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
978	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
979	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
980	Chinese Fan Palm	*Livistonia chinensis*	No	16	20	12	Remain
981	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
982	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
983	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
984	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	18	7	Remain
985	Thatch Palm	*Thrinax radiata*	Yes	6	30	10	Remain
986	Thatch Palm	*Thrinax radiata*	Yes	6	30	10	Remain
987	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
988	Live Oak	*Quercus virginiana*	Yes	18	55	45	Remain
989	Live Oak	*Quercus virginiana*	Yes	18	55	45	Remain
990	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
991	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
992	Thatch Palm	*Thrinax radiata*	Yes	5	12	10	Remain
993	Autograph Tree	*Clusia rosea*	Yes	5	12	8	Remain
994	Dwarf Sugar Palm	*Arenga engleri*	No	12	14	14	Remain
995	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
996	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
997	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
998	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
999	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1000	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1001	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1002	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1003	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1004	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1005	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1006	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1007	Satake Palm	*Satakentia liukuiensis*	No	8	12	14	Remain
1008	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1009	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1010	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1011	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1012	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1013	Live Oak	*Quercus virginiana*	Yes	22	55	45	Remain
1014	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1015	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1016	Satake Palm	*Satakentia liukuiensis*	No	7	14	12	Remain
1017	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1018	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1019	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1020	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1021	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1022	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1023	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1024	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1025	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1026	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1027	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1028	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1029	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1030	Bay Rum	*Pimenta racemosa*	Yes	5	15	10	Remain
1031	Bay Rum	*Pimenta racemosa*	Yes	5	15	10	Remain
1032	Satake Palm	*Satakentia liukuiensis*	Yes	7	14	12	Remain
1033	Cabbage Palm	*Sabal Palmetto*	No	10	30	12	Remain
1034	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1035	Gumbo Limbo	*Bursera simaruba*	Yes	28	50	45	Remain
1036	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1037	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1038	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1039	Paradise Tree	*Simaruba glauca*	Yes	15	30	25	Remain
1040	Paradise Tree	*Simaruba glauca*	Yes	15	30	25	Remain
1041	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1042	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1043	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1044	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1045	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1046	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1047	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1048	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1049	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1050	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1051	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1052	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1053	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1054	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1055	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1056	Banyan	*Ficus sp.*	No	Multi	60	75	Remain
1057	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1058	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1059	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1060	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1061	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1062	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1063	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1064	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1065	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1066	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1067	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1068	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1069	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

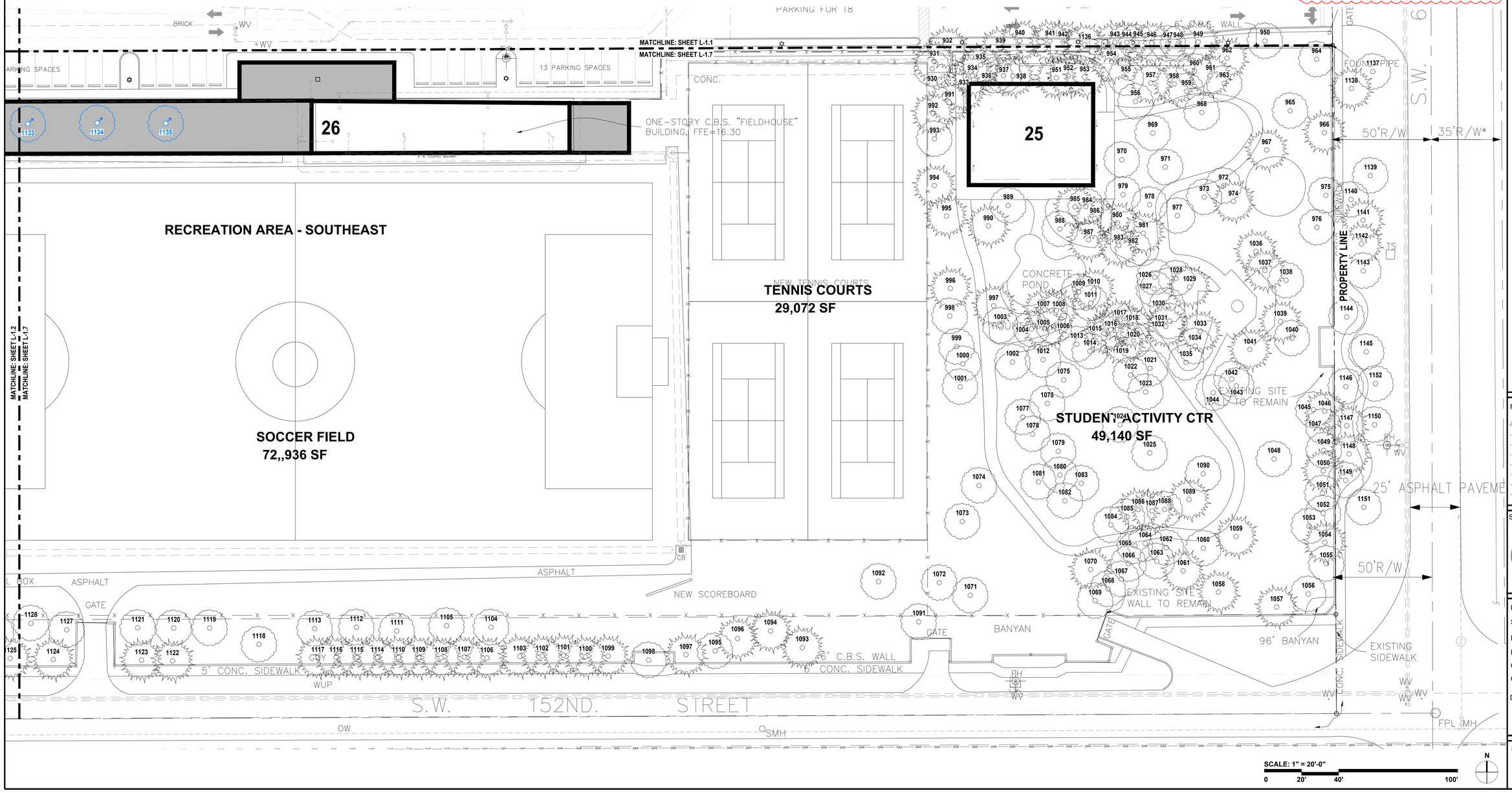
TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1070	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1071	Banyan	*Ficus sp.*	No	Multi	60	65	Remain
1072	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1073	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1074	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1075	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1076	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1077	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1078	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1079	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1080	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1081	Live Oak	*Live Oak*	Yes	10	35	25	Remain
1082	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1083	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1084	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1085	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1086	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1087	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1088	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1089	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1090	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1091	Live Oak	*Quercus virginiana*	Yes	Double	60	75	Remain
1092	Paradise Tree	*Simaruba glauca*	Yes	30	65	40	Remain
1093	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1094	Solitaire Palm	*Pytchosperma elegans*	No	Multi	25	25	Remain
1095	Mango	*Mangnifera indica*	No	10	22	18	Remain
1096	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1097	Thatch Palm	*Thrinax radiata*	Yes	Double	15	12	Remain
1098	Pongam	*Pongamia pinnata*	No	12	30	35	Remain
1099	Montgomery Palm	*Veitchia montgomeriana*	No	12	20	10	Remain
1100	Cabbage Palm	*Sabal Palmetto*	Yes	120	20	10	Remain
1101	Solitaire Palm	*Pytchosperma elegans*	No	Double	25	8	Remain
1102	Cabbage Palm	*Sabal Palmetto*	Yes	11	25	10	Remain
1103	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1104	Live Oak	*Quercus virginiana*	Yes	3	28	8	Remain
1105	Live Oak	*Quercus virginiana*	Yes	10	20	25	Remain
1106	Cabbage Palm	*Sabal Palmetto*	Yes	10	25	10	Remain
1107	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1108	Cabbage Palm	*Sabal Palmetto*	Yes	13	33	10	Remain
1109	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1110	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1111	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1112	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1113	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1114	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1115	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1116	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1117	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1118	Banyan	*Ficus sp.*	No	Multi	60	65	Remain
1119	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	15	Remain
1120	Gumbo Limbo	*Bursera simaruba*	Yes	18	28	18	Remain
1121	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	18	Remain
1122	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1123	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1124	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1127	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
1128	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	20	Remain
1133	Brazilian Beautyleaf	*Callophyllum brasiliense*	No	36	50	45	Relocate
1134	Live Oak	*Quercus virginiana*	Yes	12	30	18	Relocate
1135	Date Palm	*Phoenix canariensis*	No	16	40	16	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 | L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1136	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1137	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	12	Remain
1138	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1139	Live Oak	*Quercus virginiana*	Yes	30	48	40	Remain
1140	Mango	*Mangnifera indica*	No	9	20	12	Remain
1141	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1142	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1143	Mango	*Mangnifera indica*	No	12	28	18	Remain
1144	Mango	*Mangnifera indica*	No	12	28	18	Remain
1145	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain
1146	Live Oak	*Quercus virginiana*	Yes	30	45	35	Remain
1147	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1148	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1149	Live Oak	*Quercus virginiana*	Yes	26	40	30	Remain
1150	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
1151	Live Oak	*Quercus virginiana*	Yes	24	42	25	Remain
1152	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain



KEY PLAN



EXISTING TREE & PALM DISPOSITION LEGEND

EXISTING TREE TO REMAIN	EXISTING PALM TO REMAIN	TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
EXISTING TREE TO BE RELOCATED	EXISTING PALM TO BE RELOCATED	TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS, SEE SHEETS L-4.1 TO L-4.7)
EXISTING TREE TO BE REMOVED	EXISTING PALM TO BE REMOVED	

SCALE: 1" = 20'-0"
0 20' 40' 100'
N

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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:12-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **EXISTING TREE DISPOSITION PLAN ENLARGEMENT**

SHEET NO. **L-1.7**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / SHEET L-1.4

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
1 to 5	Not Applicable (N/A)						
6	Bismark Palm	*Bismarckia nobilis*	No	12	20	14	Remain
7	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
8	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
9	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
10	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
11	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
12	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
13	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
14	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
15	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
16	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
17	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
18	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
19	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
20	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
21	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
22	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
23	Bismark Palm	*Bismarckia nobilis*	No	12	22	14	Remain
24 to 25	Not Applicable (N/A)						
26	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
27	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
28	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
29	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
30	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
31	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
32	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
33	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
34	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
35	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
36	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
37	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
38	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
39	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
40 to 52	Not Applicable (N/A)						
53	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
54	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
55 to 61	Not Applicable (N/A)						
62	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	25	Remain
63 to 70	Not Applicable (N/A)						
71	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
72	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
73	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
74 to 76	Not Applicable (N/A)						
77	Ilex Holly	*Ilex cassine*	Yes	4	12	10	Remain
78 to 86	Not Applicable (N/A)						
87	Live Oak	*Quercus virginiana*	Yes	15	30	30	Remain
88	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
89	Not Applicable (N/A)						
90	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
91	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
92	Mahogany Tree	*Swietenia mahagoni*	Yes	19	35	35	Remain
93	Mahogany Tree	*Swietenia mahagoni*	Yes	18	35	35	Remain
94	Not Applicable (N/A)						
95	Mahogany Tree	*Swietenia mahagoni*	Yes	48	40	48	Remain
96 to 108	Not Applicable (N/A)						
109	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
110	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
111 to 114	Not Applicable (N/A)						
115	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
116	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
117	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
118	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
119	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
120	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
121	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
122	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
123	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
124	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
125	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
126	Bismark Palm	*Bismarckia nobilis*	No	13	14	14	Remain
127	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
128	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
129	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
1153	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1154	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1155	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1156	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1157	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1158	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1159	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1160	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1161	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1162	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1163	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1164	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1165	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1166	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1167	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1168	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1169	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1170	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1171	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1172	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1173	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1174	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1175	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1176	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1177	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1178	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1179	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1180	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1181	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1182	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1183	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1184	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1185	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1186	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1187	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1188	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1189	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1190	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1191	Florida Silver Palm	*Thrinax morrisii*	Yes	2	3	3	Remain
1192	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1193	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1194	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1195	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1196	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1197	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1198	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1199	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1200	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1201	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1202	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1203	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1204	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1205	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1206	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1207	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1208	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1209	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1210	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1211	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1212	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1213	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1214	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1215	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1216	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1217	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1218	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1219	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1220	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1221	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1222	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1223	Miraguama Palm	*Coccothrinax miraguama*	No	6	16	6	Remain
1224	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1225	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1226	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1227	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1228	Silver Date Palm	*Phoenix sylvestris*	Yes	18	30	20	Remain
1229	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1230	Live Oak	*Quercus virginiana*	Yes	5	16	14	Remain
1231	Solitaire Palm - Triple	*Ptychosperma elegans*	No	8	14	8	Remain
1232	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1233	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1234	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1235	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1236	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1237	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1238	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1239	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1240	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1241	Brazilian Beauty Leaf	*Calliopthylum brasiliense*	No	3	12	10	Remain
1242	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1243	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1244	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1245	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1246	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1247	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1248	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1249	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1250	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1251	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1252	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / SHEET L-4.2

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
130	Gumbo Limbo	*Bursera simaruba*	Yes	14	24	18	Remain
131	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
132	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
133	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
134	Royal Poinciana	*Delonix regia*	No	12	35	25	Remain
135	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
136	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
137	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	10	Remain
138	Gumbo Limbo	*Bursera simaruba*	Yes	9	22	12	Remain
139	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Remain
140	Gumbo Limbo	*Bursera simaruba*	Yes	8	18	15	Relocate
141	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	18	Relocate
142	Gumbo Limbo	*Bursera simaruba*	Yes	12	32	18	Relocate
143	Gumbo Limbo	*Bursera simaruba*	Yes	48	35	20	Relocate
144	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	15	Relocate
145	Gumbo Limbo	*Bursera simaruba*	Yes	28	40	30	Relocate
146	Banyan Tree	*Ficus benghalensis*	No	98	45	50	Relocate
147	Live Oak	*Quercus virginiana*	Yes	30	35	35	Relocate
148 to 161	Not Applicable (N/A)						
162	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
163 to 164	Not Applicable (N/A)						
165	Live Oak	*Quercus virginiana*	Yes	12	30	22	Remain
166	Not Applicable (N/A)						
167	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
168	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
169	Not Applicable (N/A)						
170	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	20	Relocate
171	Live Oak	*Quercus virginiana*	Yes	9	22	20	Relocate
172	Live Oak	*Quercus virginiana*	Yes	8	18	12	Relocate
173	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
174	Live Oak	*Quercus virginiana*	Yes	6	18	12	Relocate
175	Live Oak	*Quercus virginiana*	Yes	10	30	25	Relocate
176	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
177	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
178	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
179	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
180	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
181	Not Applicable (N/A)						
182	Live Oak	*Quercus virginiana*	Yes	24	35	30	Remain
183	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
184	Live Oak	*Quercus virginiana*	Yes	15	30	25	Remain
185	Live Oak	*Quercus virginiana*	No	12	25	25	Relocate
186	Black Olive	*Bucida buceras*	Yes	16	30	25	Remain
187 to 188	Not Applicable (N/A)						
189	Queen Palm	*Syagrus romanzoffiana*	No	12	19	12	Remove
190	Gumbo Limbo	*Bursera simaruba*	Yes	17	30	30	Relocate
191	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
192	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
193	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
194	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Relocate
195	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	20	Relocate
196	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	20	Relocate
197	Live Oak	*Quercus virginiana*	Yes	12	35	20	Relocate
198	Christmas Palm	*Adonidia merrillii*	No	3	14	8	Remain
199	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
200	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
201	Royal Palm	*Roystonea regia*	Yes	14	22	12	Relocate
202	Royal Palm	*Roystonea regia*	Yes	14	22	12	Relocate
203	Not Applicable (N/A)						
204	Gumbo Limbo	*Bursera simaruba*	Yes	22	25	20	Remain
205	Live Oak	*Quercus virginiana*	Yes	20	40	40	Remain
206	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
207	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
208	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	20	Remain
209	Live Oak	*Quercus virginiana*	Yes	12	45	45	Relocate
210 to 215	Not Applicable (N/A)						
216	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
217	Gumbo Limbo	*Bursera simaruba*	Yes	25	30	25	Remain
218	Gumbo Limbo	*Bursera simaruba*	Yes	25	30	25	Remain
219	Live Oak	*Quercus virginiana*	Yes	12	45	25	Remain
220	Gumbo Limbo	*Bursera simaruba*	Yes	30	35	35	Remain
221 to 226	Not Applicable (N/A)						
227	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
228	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
229	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
230	Not Applicable (N/A)						
231	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
232 to 233	Not Applicable (N/A)						
234	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
235 to 246	Not Applicable (N/A)						
247	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
248 to 250	Not Applicable (N/A)						
251	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
252	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	18	Remain
253	Gumbo Limbo	*Bursera simaruba*	Yes	9	25	18	Remain
254	Live Oak	*Quercus virginiana*	Yes	12	30	20	Remain
255	Live Oak	*Quercus virginiana*	Yes	10	30	20	Remain
256	Live Oak	*Quercus virginiana*	Yes	16	38	25	Remain
257	Desert Cassia	*Senna polyphylla*	Yes	3	10	10	Remain
258	Gumbo Limbo	*Bursera simaruba*	Yes	12	40	20	Remain
259	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	20	Remain
260	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	25	Remain
526 to 528	Not Applicable (N/A)						
529	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
530	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
531	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
532	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
533	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
534	Live Oak	*Quercus virginiana*	Yes	8	22	16	Remain
535	Live Oak	*Quercus virginiana*	Yes	3	13	6	Remain
536	Live Oak	*Quercus virginiana*	Yes	12	22	20	Remain
1125	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1126	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1129	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
1130	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
1131	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1132	Mahogany Tree	*Swietenia mahogani*	Yes	36	50	45	Remain
1357	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1358	Solitaire Palm - Double	*Ptychosperma elegans*	No	3	14	8	Remain
1359	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1360	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1361	Golden Raintree	*Koelreuteria paniculata*	Yes	20	35	30	Remain
1362	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1363	Gumbo Limbo	*Bursera simaruba*	Yes	24	25	20	Remain
1364	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1365	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1366	Cattley Guava	*Psidium cattleianum*	No	6	12	12	Remain
1367	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1368	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1369	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1370	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1371	Banyan Tree	*Ficus benghalensis*	No	48	40	30	Remain
1372	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1373	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1374	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1375	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
1376	Christmas Palm - Triple	*Adonidia merrillii*	No	3	14	8	Remain
1377	Christmas Palm	*Adonidia merrillii*	No	3	10	6	Remain
1378	Canary Date Palm	*Phoenix canariensis*	No	18	18	12	Relocate
1379	Canary Date Palm	*Phoenix canariensis*	No	14	10	10	Relocate
1380	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1381	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1382	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1383	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Relocate
1384	Wild Date Palm	*Phoenix sylvestris*	No	12	28	15	Remain
1385	Wild Date Palm	*Phoenix sylvestris*	No	12	27	15	Remain
1386	Wild Date Palm	*Phoenix sylvestris*	No	12	23	15	Remain
1387	Wild Date Palm	*Phoenix sylvestris*	No	12	18	15	Remain
1388	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain
1389	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain
1390	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1391	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1392	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1393	Live Oak	*Quercus virginiana*	Yes	8	35	12	Relocate
1394	Live Oak	*Quercus virginiana*	Yes	12	20	20	Remain
1395	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1396	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1397	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1398	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1399	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1400	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1401	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1402	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1403	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1404	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1405	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1406	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1407	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1408	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1409	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1410	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1411	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1412	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1413	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1414	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1415	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1416	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1417	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1418	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1419	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1420	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1421	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1422	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1423	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / SHEET L-4.5 (CONTINUED)

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
573	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
574	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
575	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
576	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
577	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
578	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
579	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
580	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
581	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
582	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
583	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
584	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
585	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
586	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
587	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
588	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
589	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
590	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
591	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
592	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
593	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
594	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
595	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
596	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
597	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
598	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
599	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
600	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
601	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
602	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
603	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
604	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
605	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
606	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
607	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
608	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
609	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
610	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
611	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
612	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
1499	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1500	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1501	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1502	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1503	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1504	Pongam Tree	*Pongamia pinnata*	No	12	25	25	Remain
1505	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1506	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1507	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1508	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1509	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain

SHEET L-1.6 / SHEET L-4.6

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
613	Wild Tamarind	*Lysiloma latisiliquum*	Yes	17	35	30	Remain
614	Wild Tamarind	*Lysiloma latisiliquum*	Yes	13	32	28	Remain
615	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
616	Live Oak	*Quercus virginiana*	Yes	19	40	40	Remain
617	Royal Poinciana	*Delonix regia*	No	26	40	60	Remain
618	Gumbo Limbo	*Bursera simaruba*	Yes	19	35	36	Remain
619	Gumbo Limbo	*Bursera simaruba*	Yes	18	30	24	Remain
620	Washingtonian Palm	*Washingtonia robusta*	No	12	40	12	Remain
621	Washingtonian Palm	*Washingtonia robusta*	No	15	40	12	Remain
622	Washingtonian Palm	*Washingtonia robusta*	No	18	40	12	Remain
623	Live Oak	*Quercus virginiana*	Yes	32	30	35	Remain
624	Live Oak	*Quercus virginiana*	Yes	25	20	20	Remain
625	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
626	Live Oak	*Quercus virginiana*	Yes	24	45	50	Remain
627	Mango	*Mangifera indica*	No	4	10	10	Remain
628	Tabebuia (Dead)	*Tabebuia Spp. (Dead)*	No	10	16	-	Remove
629	Wild Tamarind	*Lysiloma latisiliquum*	Yes	3	14	7	Remain
630	Live Oak	*Quercus virginiana*	Yes	21	40	40	Remain
631	Live Oak	*Quercus virginiana*	Yes	22	40	40	Remain
632	Live Oak	*Quercus virginiana*	Yes	14	35	35	Remain
633	Live Oak	*Quercus virginiana*	Yes	30	35	45	Remain
634	Live Oak	*Quercus virginiana*	Yes	7	30	20	Remain
635	Live Oak	*Quercus virginiana*	Yes	13	40	32	Remain
636	Live Oak	*Quercus virginiana*	Yes	12	40	22	Remain
637	Gumbo Limbo	*Bursera simaruba*	Yes	17	45	42	Remain
638	Live Oak	*Quercus virginiana*	Yes	21	40	45	Remain
639	Live Oak	*Quercus virginiana*	Yes	9	25	23	Remain
640	Live Oak	*Quercus virginiana*	Yes	18	35	30	Relocate
641	Washingtonian Palm	*Washingtonia robusta*	No	8	27	16	Remain
642	Washingtonian Palm	*Washingtonia robusta*	No	3	25	8	Remove
643	Washingtonian Palm	*Washingtonia robusta*	No	2	10	6	Remove
644	Washingtonian Palm	*Washingtonia robusta*	No	3	20	10	Remove
645	Washingtonian Palm	*Washingtonia robusta*	No	2	20	14	Remain
646	Wild Date Palm	*Phoenix sylvestris*	No	3	18	11.5	Remove
647	Washingtonian Palm	*Washingtonia robusta*	No	12	30	24	Remain
648	Brazilian Beauty Leaf	*Caliophyllum brasiliense*	No	15	37	42	Remain
649	Washingtonian Palm	*Washingtonia robusta*	No	11	45	10	Remain
650	Gumbo Limbo	*Bursera simaruba*	Yes	7	18	38	Remain
651	Wild Date Palm	*Phoenix sylvestris*	No	3	15	8	Remain
652	Wild Date Palm	*Phoenix sylvestris*	No	3.6	6-18	8-12	Remain
653	Jacaranda Tree	*Jacaranda mimosifolia*	No	9	18	27	Remain
654	Live Oak	*Quercus virginiana*	Yes	11	24	23	Relocate
655	Live Oak	*Quercus virginiana*	Yes	16	32	44	Relocate
656	Hong Kong Orchid	*Bauhinia blakeana*	No	5	12	21	Remain
657	Queen Palm	*Syagrus romanzoffiana*	No	9	24	12	Remain
658	Queen Palm	*Syagrus romanzoffiana*	No	7	28	8	Remain
659	Live Oak	*Quercus virginiana*	Yes	27	40	60	Remain
660	Gumbo Limbo	*Bursera simaruba*	Yes	11	28	12	Remain
661	Brazilian Pepper	*Schinus terebinthifolia*	No	16	28	23	Remain
662	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	42	Remain
663	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	30	Remain
664	Live Oak	*Quercus virginiana*	Yes	15	40	36	Relocate
665	Mahogany Tree	*Swietenia mahagoni*	Yes	22	35	41	Remain
666	Live Oak	*Quercus virginiana*	Yes	28	42	54	Relocate
667	Live Oak	*Quercus virginiana*	Yes	9	28	24	Relocate
668	Live Oak	*Quercus virginiana*	Yes	24	32	36	Relocate
669	Live Oak	*Quercus virginiana*	Yes	23	45	60	Relocate
670	Washingtonian Palm	*Washingtonia robusta*	No	14	50	10	Remain
671	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
672	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
673	Live Oak	*Quercus virginiana*	Yes	17	38	36	Relocate
674	Pygmy Date Palm	*Phoenix roebelenii*	No	6	8-9	12	Remove
675	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Relocate
676	Sabal Palm	*Sabal Palmetto*	Yes	5	14	8	Remove
677	Sabal Palm	*Sabal Palmetto*	Yes	6	18	10	Remove
678	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Relocate
679	Chinese Fan Palm	*Livistona chinensis*	No	18	16	16	Remove
680	Queen Palm	*Syagrus romanzoffiana*	No	7	35	14	Remove
681	Chinese Fan Palm	*Livistona chinensis*	No	7	8	6	Remove
682	Live Oak	*Quercus virginiana*	Yes	25	45	50	Relocate
683	Umbrella Tree	*Schefflera actinophylla*	No	9	20	14	Remove
684	Alexander Palm	*Archontophoenix alexandrae*	No	3	18	6	Remove
685	Sabal Palm	*Sabal Palmetto*	Yes	8	18	13	Remove
686	Brazilian Beauty Leaf	*Caliophyllum brasiliense*	No	24	45	40	Relocate
687	Earleaf Acacia	*Acacia auriculiformis*	No	7	45	15	Remain
688	Gumbo Limbo	*Bursera simaruba*	Yes	5	16	8	Remove
689	Mahogany Tree	*Swietenia mahagoni*	Yes	15	16	8	Relocate
690	Live Oak	*Quercus virginiana*	Yes	4	12	8	Remove
691	Chinese Fan Palm	*Livistona chinensis*	No	11	15	13	Remove
692	Paradise Tree	*Simarouba glauca*	Yes	5	8	6	Remove
693	Chinese Fan Palm	*Livistona chinensis*	No	8	14	10	Remove
694	Chinese Fan Palm	*Livistona chinensis*	No	9	12	10	Remove
695	Chinese Fan Palm	*Livistona chinensis*	No	6	4	8	Remove
696	Ponytail Palm	*Beaucarnea recurvata*	No	8	10	4	Remove
697	Chinese Fan Palm	*Livistona chinensis*	No	7	10	8	Remove
698	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
699	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
700	Christmas Palm	*Adonidia merrillii*	No	12	30	8	Remove
701	Queen Palm	*Syagrus romanzoffiana*	No	7	32	12	Remove
702	Queen Palm	*Syagrus romanzoffiana*	No	7	34	14	Remove
703	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
704	Pygmy Date Palm	*Phoenix roebelenii*	No	5	12	6	Remove
705	Queen Palm	*Syagrus romanzoffiana*	No	7	28	16	Remain
706	Queen Palm	*Syagrus romanzoffiana*	No	8	26	12	Remain
707	Blue Latan Palm	*Latania loddigesii*	No	9	16	12	Remain
708	Live Oak	*Quercus virginiana*	Yes	21	30	42	Relocate
709	Live Oak	*Quercus virginiana*	Yes	34	40	44	Relocate
710	Live Oak	*Quercus virginiana*	Yes	27	45	50	Relocate
711	Live Oak	*Quercus virginiana*	Yes	15	40	26	Relocate
712	Live Oak	*Quercus virginiana*	Yes	12	43	28	Relocate
713	Live Oak	*Quercus virginiana*	Yes	15	40	25	Remain
714	Live Oak	*Quercus virginiana*	Yes	8	35	24	Remain
715	Live Oak	*Quercus virginiana*	Yes	10	25	10	Relocate
716	Live Oak	*Quercus virginiana*	Yes	8	25	10	Relocate
717	Live Oak	*Quercus virginiana*	Yes	16	37	25	Relocate
718	Live Oak	*Quercus virginiana*	Yes	15	40	30	Relocate
719	Tabebuia	*Tabebuia Spp.*	No	10	28	10	Remain
720	Royal Palm	*Roystonea regia*	Yes	11	18	12	Remain
721	Royal Palm	*Roystonea regia*	Yes	6	15	12	Remain
722	Royal Palm	*Roystonea regia*	Yes	3	6	8	Remain
723	Royal Palm	*Roystonea regia*	Yes	10	24	15	Remain
724	Royal Palm	*Roystonea regia*	Yes	11	25	13	Remain
725	Live Oak	*Quercus virginiana*	Yes	9	16	16	Remain
726	Tabebuia	*Tabebuia Spp.*	No	12	30	25	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / SHEET L-4.6 (CONTINUED)

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
727	Tabebuia	*Tabebuia Spp.*	No	6	25	15	Relocate
728	Live Oak	*Quercus virginiana*	Yes	21	43	38	Remain
729	Live Oak	*Quercus virginiana*	Yes	6	20	16	Remain
730	Live Oak	*Quercus virginiana*	Yes	19	32	28	Remain
731	Live Oak	*Quercus virginiana*	Yes	28	50	60	Remain
732	Royal Poinciana	*Delonix regia*	No	19	20	38	Relocate
733	Mahogany Tree	*Swietenia mahagoni*	Yes	24	35	35	Relocate
734	Live Oak	*Quercus virginiana*	Yes	7	34	10	Remain
735	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
736	Live Oak	*Quercus virginiana*	Yes	14	40	35	Remain
737	Royal Poinciana	*Delonix regia*	No	17	30	50	Remain
738	Mahogany Tree	*Swietenia mahagoni*	Yes	14	45	45	Remain
739	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	35	28	Remain
740	Mahogany Tree	*Swietenia mahagoni*	Yes	5	28	10	Remain
741	Mahogany Tree	*Swietenia mahagoni*	Yes	25	40	39	Remain
742	Mahogany Tree	*Swietenia mahagoni*	Yes	6	32	12	Relocate
743	Sabal Palm	*Sabal Palmetto*	Yes	11	10	6	Remove
744	Sabal Palm	*Sabal Palmetto*	Yes	9	18	10	Remove
745	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Remove
746	Mahogany Tree	*Swietenia mahagoni*	Yes	10	30	16	Remain
747	Live Oak	*Quercus virginiana*	Yes	7	14	8	Remain
748	Mahogany Tree	*Swietenia mahagoni*	Yes	3	16	6	Remain
749	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	16	4	Remain
750	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
751	Glossy Shower	*Senna surattensis*	No	2	14	7	Remain
752	Live Oak	*Quercus virginiana*	Yes	10	22	18	Remain
753	Mahogany Tree	*Swietenia mahagoni*	Yes	8	17	10	Remain
754	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	6	Remain
755	Mahogany Tree	*Swietenia mahagoni*	Yes	7	18	12	Remain
756	Mahogany Tree	*Swietenia mahagoni*	Yes	9	25	10	Remain
757	Live Oak	*Quercus virginiana*	Yes	11	18	18	Remain
758	Glossy Shower	*Senna surattensis*	No	14	16	10	Remain
759	Shortleaf Fig	*Ficus citrifolia*	Yes	8	15	12	Remain
760	Live Oak	*Quercus virginiana*	Yes	5	12	6	Remain
761	Mahogany Tree	*Swietenia mahagoni*	Yes	3	16	6	Remain
762	Sabal Palm	*Sabal Palmetto*	Yes	12	10	6	Remain
763	Gumbo Limbo	*Bursera simaruba*	Yes	5	20	6	Remain
764	Shortleaf Fig	*Ficus citrifolia*	Yes	10	18	8	Remain
765	Live Oak	*Quercus virginiana*	Yes	9	24	18	Remain
766	Mahogany Tree	*Swietenia mahagoni*	Yes	7	24	12	Remain
767	Mahogany Tree	*Swietenia mahagoni*	Yes	4	17	7	Remain
768	Shortleaf Fig	*Ficus citrifolia*	Yes	9	22	16	Remain
769	Mahogany Tree	*Swietenia mahagoni*	Yes	5	12	7	Remain
770	Mahogany Tree	*Swietenia mahagoni*	Yes	4	12	5	Remain
771	Mahogany Tree	*Swietenia mahagoni*	Yes	13	30	20	Remain
772	Shortleaf Fig	*Ficus citrifolia*	Yes	3	26	12	Remain
773	Mahogany Tree	*Swietenia mahagoni*	Yes	10	32	14	Remain
774	Gumbo Limbo	*Bursera simaruba*	Yes	8	16	12	Remain
775	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
776	Glossy Shower	*Senna surattensis*	No	24	18	22	Remain
777	Gumbo Limbo	*Bursera simaruba*	Yes	22	34	16	Remain
778	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	8	Remain
779	Gumbo Limbo	*Bursera simaruba*	Yes	7	27	10	Remain
780	Gumbo Limbo	*Bursera simaruba*	Yes	11	22	16	Remain
781	Gumbo Limbo	*Bursera simaruba*	Yes	3	20	8	Remain
782	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	6	Remain
783	Mahogany Tree	*Swietenia mahagoni*	Yes	6	15	8	Remain
784	Mahogany Tree	*Swietenia mahagoni*	Yes	15	35	25	Remain
785	Mahogany Tree	*Swietenia mahagoni*	Yes	10	30	20	Remain
786	Shortleaf Fig	*Ficus citrifolia*	Yes	5	18	10	Remain
787	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	12	Remain
788	Umbrella Tree	*Schefflera actinophylla*	No	18	14	8	Remain
789	Gumbo Limbo	*Bursera simaruba*	Yes	6	18	10	Remain
790	Live Oak	*Quercus virginiana*	Yes	30	30	32	Remain
791	Live Oak	*Quercus virginiana*	Yes	4	17	6	Remain
792	Shortleaf Fig	*Ficus citrifolia*	Yes	6	15	7	Remain
793	Live Oak	*Quercus virginiana*	Yes	4	18	8	Remain
794	Live Oak	*Quercus virginiana*	Yes	4	20	10	Remain
795	Live Oak	*Quercus virginiana*	Yes	5	20	10	Relocate
796	Live Oak	*Quercus virginiana*	Yes	7	32	20	Remain
797	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	22	28	Relocate
798	Gumbo Limbo	*Bursera simaruba*	Yes	8	26	12	Relocate
799	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	10	Relocate
800	Gumbo Limbo	*Bursera simaruba*	Yes	4	25	13	Relocate
801	Gumbo Limbo	*Bursera simaruba*	Yes	5	26	15	Relocate
802	Sabal Palm	*Sabal Palmetto*	Yes	11	14	8	Relocate
803	Sabal Palm	*Sabal Palmetto*	Yes	8	9	6	Relocate
804	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	16	Relocate
805	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	8	Relocate
806	Live Oak	*Quercus virginiana*	Yes	4	17	8	Relocate
807	Gumbo Limbo	*Bursera simaruba*	Yes	9	20	12	Remain
808	Wild Tamarind	*Lysiloma latisiliquum*	Yes	24	20	28	Remain
809	Areca Palm	*Dypsis lutescens*	No	Multi	20	17	Remain
810	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
811	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	6	Remove
812	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	5	Remove
813	Solitaire Palm	*Ptychosperma elegans*	No	7	16	11	Remain
814	Solitaire Palm	*Ptychosperma elegans*	No	4	20	5	Remain
815	Tabebuia	*Tabebuia rosea*	No	7	20	16	Remain
816	Gumbo Limbo	*Bursera simaruba*	Yes	26	34	37	Remain
817	Live Oak	*Quercus virginiana*	Yes	11	30	23	Remain
818	Live Oak	*Quercus virginiana*	Yes	12	32	27	Remain
819	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
820	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Relocate
821	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
822	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
823	Mahogany Tree	*Swietenia mahagoni*	Yes	20	20	-	Remain
824	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	5	Remain
825	Mahogany Tree	*Swietenia mahagoni*	Yes	6	10	-	Remain
826	Brazilian Pepper	*Schinus terebinthifolia*	No	16	20	18	Remove
827	Gumbo Limbo	*Bursera simaruba*	Yes	5	12	6	Remain
828	Brazilian Pepper	*Schinus terebinthifolia*	No	20	28	20	Remove
829	Brazilian Pepper	*Schinus terebinthifolia*	No	14	20	16	Remove
830	Brazilian Pepper	*Schinus terebinthifolia*	No	12	16	24	Remove
831	Gumbo Limbo	*Bursera simaruba*	Yes	4	12	5	Remain
832	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remain
833	Mango	*Mangifera indica*	No	72	42	50	Relocate
834	Gumbo Limbo	*Quercus virginiana*	Yes	14	22	25	Remain
835	Live Oak	*Quercus virginiana*	Yes	60	50	38	Remain
836	Live Oak	*Quercus virginiana*	Yes	15	25	45	Remain
837	Gumbo Limbo	*Bursera simaruba*	Yes	25	32	36	Remain
838	Spruce Pine	*Pinus glabra*	Yes	8	22	18	Remain
839	Black Olive	*Bucida buceras*	No	37	70	65	Remain
840	Mango	*Mangifera indica*	No	19	18	26	Remain
841	Bridevell Tree	*Caesalpinia granadillo*	No	5	20	18	Remain
842	Chinese Fan Palm	*Livistona chinensis*	No	16	14	12	Remain
843	Chinese Fan Palm	*Livistona chinensis*	No	10	5	6	Remain
844	Chinese Fan Palm	*Livistona chinensis*	No	9	5.5	5.5	Remain
845	Chinese Fan Palm	*Livistona chinensis*	No	8	7	6	Remain
846	Chinese Fan Palm	*Livistona chinensis*	No	10	30	10	Remain
847	Chinese Fan Palm	*Livistona chinensis*	No	11	28	12	Remain
848	Chinese Fan Palm	*Livistona chinensis*	No	11	29	12	Remain
849	Chinese Fan Palm	*Livistona chinensis*	No	10	28	10	Remain
850	Chinese Fan Palm	*Livistona chinensis*	No	11	27	11	Remain
851	Alexander Palm	*Archontophoenix alexandrae*	No	4	28	6	Remain
852	Alexander Palm	*Archontophoenix alexandrae*	No	5	30	8	Remain
853	Chinese Fan Palm	*Livistona chinensis*	No	9	16	7	Remain
854	Tabebuia	*Tabebuia Spp.*	No	16	30	14	Remain
855	Tabebuia	*Tabebuia Spp.*	No	7	28	10	Remain
856	Tabebuia	*Tabebuia Spp.*	No	14	32	18	Remain
857	Mango	*Mangifera indica*	No	24	32	32	Remain
858	Wild Tamarind	*Lysiloma latisiliquum*	Yes	4	30	12	Remain
859	Avocado	*Persea americana*	No	3	18	12	Remain
860	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	6	16	10	Remain
861	Areca Palm	*Dypsis lutescens*	No	Multi	18	14	Remain
862	Areca Palm	*Dypsis lutescens*	No	Multi	22	16	Remain
863	Areca Palm	*Dypsis lutescens*	No	Multi	18	12	Remain
864	Queen Palm	*Syagrus romanzoffiana*	No	11	24	14	Remain
865	Queen Palm	*Syagrus romanzoffiana*	No	10	18	16	Remain
866	Norfolk Island Pine	*Araucaria heterophylla*	No	47	65	18	Remain
867	Areca Palm	*Dypsis lutescens*	No	Multi	17	10	Remain
868	Gumbo Limbo	*Bursera simaruba*	Yes	18	30	20	Remain
869	Fishtail Palm	*Caryota mitis*	No	Multi	30	15	Remain
870	Black Olive	*Bucida buceras*	No	41	50	45	Remain
871	Sabal Palm	*Sabal Palmetto*	Yes	10	25	12	Remain
872	Umbrella Tree	*Schefflera actinophylla*	No	60	28	20	Remain
873	Gumbo Limbo	*Bursera simaruba*	Yes	3	12	-	Remain
874	Gumbo Limbo	*Bursera simaruba*	Yes	18	25	20	Remain
875	Live Oak	*Quercus virginiana*	Yes	20	40	60	Remain
876	Royal Poinciana	*Delonix regia*	No	12	20	30	Relocate
877	Live Oak	*Quercus virginiana*	Yes	21	38	44	Remain
878	Live Oak	*Quercus virginiana*	Yes	28	42	40	Remain
879	Golden Raintree	*Koelreuteria paniculata*	No	7	35	30	Remain
880	Live Oak	*Quercus virginiana*	Yes	22	45	60	Remain
881	Live Oak	*Quercus virginiana*	Yes	6	22	16	Relocate
882	Live Oak	*Quercus virginiana*	Yes	6	22	20	Relocate
883	Live Oak	*Quercus virginiana*	Yes	7	18	18	Relocate
884	Live Oak	*Quercus virginiana*	Yes	6	17	14	Relocate
885	Sabal Palm	*Sabal Palmetto*	Yes	7	11	10	Remain
886	Brazilian Pepper	*Schinus terebinthifolia*	No	3	14	16	Remove
887	Brazilian Pepper	*Schinus terebinthifolia*	No	3	16	15	Remove
888	Brazilian Pepper	*Schinus terebinthifolia*	No	3	12	16	Remove
889	Brazilian Pepper	*Schinus terebinthifolia*	No	3	11	15	Remove
890	Dead Tree Trunks	*N/A*	-	12,18	14,30	-	Remove
891	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
892	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
893	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	15	6	Remove
894	Sabal Palm	*Sabal Palmetto*	Yes	14	18	10	Relocate
895	Live Oak	*Quercus virginiana*	Yes	6	17	15	Relocate
896	Mahogany Tree	*Swietenia mahagoni*	Yes	7	20	18	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.6 / SHEET L-4.6 (CONTINUED)

TREE NUMBER	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
906	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Relocate
912	Live Oak	*Quercus virginiana*	Yes	27	50	70	Relocate
913	Live Oak	*Quercus virginiana*	Yes	19	35	47	Remain
914	Gumbo Limbo	*Bursera simaruba*	Yes

TREE / PALM PROTECTION NOTES

1. CONTRACTOR QUALIFICATIONS

1.1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.
1.2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.
1.3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.
1.4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF.

2. CONTRACTOR REQUIREMENTS

2.1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.
2.2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.
2.3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2.4. CONTRACTOR MUST DESIGNATE A COMPETENT, SUPERVISOR OR FOREMAN TO OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
2.5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME; THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.
2.6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OR FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
2.7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (*E.G.*, BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.
2.8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.
2.9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATIONS FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
2.10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.
2.11. CONTRACTOR MUST ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
2.12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
2.13. CONTRACTOR MUST REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.
2.14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.
2.15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4" X 4" POSTS INSERTED AROUND THE PERIMETER OF THE DRIPLINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2.16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
2.17. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGED DURING RELOCATION, AT THE CONTRACTOR'S EXPENSE, WITH THE SAME OR SIMILAR SPECIES, SIZE, AND QUALITY. REPLACEMENT TREES OR PALMS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION, AND/OR INSTALLATION. REPLACEMENT TREES AND PALMS MUST BE INSTALLED WITHIN 60 DAYS OF NOTICE.
2.18. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTY MUST INCLUDE TREE HEALTH AND SETTLING.
2.19. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

3. ROOT PRUNING SPECIFICATIONS

3.1. GENERAL

3.1.1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3.1.2. EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
3.1.3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
3.1.4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.
3.1.5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURES RECOMMENDATIONS.
3.1.6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
3.1.7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

3.2. TREES

3.2.1. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.
3.2.2. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9-12" OF ROOTBALL FOR EVERY 1" OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA:

CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1 - 4	3	12 - 14	8
4 - 5	4	15 - 17	10
6 - 7	5	18 - 24	12 - 15
8 - 9	6	25 - 30	15 - 25
10 -11	7	30 +	as needed

3.2.3. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3.2.4. MINIMUM ROOTBALL DEPTH MUST BE 24-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.
3.2.5. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.2.6. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.2.7. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- AVOCADO (*PERSEA AMERICANA*)
- BLACK OLIVE (*BUCIDA BUCERAS*)
- BRIDALVEIL (*CAESALPINIA GRANADILLO*)
- CASSIAS (ALL SPECIES OF *CASSIA*)
- LIGNUM VITAE (*GUAIACUM SANCTUM* & *G. OFFICINALE*)
- PODOCARPUS (*PODOCARPUS* SP.)
- LIVE OAK (*QUERCUS VIRGINIANA*)
- MAHOGANY (*SWIETENIA MAHAGONI*)
- MANGO (*MANGIFERA INDICA*)
- PIGEON PLUM (*COCCOLOBA DIVERSIFOLIA*)
- SWEET ACACIA (*ACACIA FARNESIANA*)
- VERAWOOD (*BULNESIA ARBOREA*)
- WILD TAMARIND (*LYSILOMA LATISILIQUUM* & *L. SABICU*)

FOR THESE TREES, THE MINIMUM ROOT PRUNE TIMES DISCUSSED IN SECTIONS 3.2.5 AND 3.2.6 ABOVE MAY BE INSUFFICIENT. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

3.1. PALMS

3.1.1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA:

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL / CABBAGE PALM	36" diameter
QUEEN & FOXTAIL PALMS	12" from trunk in all directions
ROYAL & COCONUT PALMS	18 - 24" from trunk in all directions
CANARY DATE PALM	24" from trunk in all directions
SLOW-GROWING PALMS (see sec. 3.3.4)	24" from trunk in all directions

3.1.2. PALM ROOTBALLS MUST BE A MINIMUM OF 24" DEEP. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
3.1.3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4.5-6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
3.1.4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- ALL SPECIES OF *ARCHONTOPHOENIX*
- ALL SPECIES OF *CORYPHA*
- AMERICAN LIVE PALMS (ALL SPECIES OF *ATTALEA*)
- BISMARCK PALM (*BISMARCKIA NOBILIS*)
- CUBAN & CARIBBEAN *COPERNICIA*
- CUBAN BELLY PALM (*GASTROCOCOS CRISPA*)
- GINGERBREAD/DOUM PALMS (ALL SPECIES OF *HYPHAENE*)
- PALMYRA PALMS (ALL SPECIES OF *BORASSUS*)
- SATAKE PALM (*SATAKENTIA LIUKUENSIS*)
- SAW PALMETTO (*SERENOA REPENS*)
- SILVER PALM (*COCCOTHRINAX ARGENTATA*)
- ZOMBIE PALM (*ZOMBIA ANTILLARUM*)

FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

4. CANOPY PRUNING SPECIFICATIONS

4.1. TREES

4.1.1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING, DEAD, DISEASED, BROKEN, AND LOW-HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.
4.1.2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREE MUST BE PRESERVED.
4.1.3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY LARGE BRANCHES AS POSSIBLE AND TO PRESERVE AS MUCH OF THE SHAPE, FORM, AND CHARACTER OF THE TREE AS POSSIBLE TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.
4.1.4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
4.1.5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

4.2. PALMS

4.2.1. IT IS WELL KNOWN THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (*E.G.*, CABBAGE PALM, *SABAL PALMETTO*), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (*E.G.*, COCONUT PALM, *COCOS NUCIFERA*). BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
4.2.2. PALM LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
4.2.3. PALM TRUNKS SHALL ONLY BE "CLEANED UP" ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

5. RELOCATION SPECIFICATIONS

5.1. GENERAL

5.1.1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REVIEW.
5.1.2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
5.1.3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THEN TIGHTLY WIRE-WRAPPED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIMESTONE MUST BE DUG AND RELOCATED WITH THE ROOTS ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL, SUCH THAT THE ROOTS REMAIN INTACT. ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
5.1.4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP ON THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING CANOPY, TRUNK, AND ROOTBALL) MUST BE COVERED WITH A BREATHABLE TARP (*E.G.*, SHADE CLOTH) DURING TRANSPORT.
5.1.5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM ITS CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL, SUCH THAT THE FINAL ELEVATION OF THE TOP OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 2" HIGHER) FINAL GRADE.
5.1.6. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED (LENGTH AND STRENGTH) LIFTING STRAPS OR CHAINS. DURING LIFTING, THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP ON THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME. AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 30-60 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.
5.1.7. TREES AND PALMS MUST BE LIFTED WITH A CRANE OR BACKHOE APPROPRIATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL INSTALL LOCATION OR TRANSPORT TRAILER.
5.1.8. ONCE LIFTING BEGINS, ANY UNCUT ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.
5.1.9. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1" TRUNK CALIPER PRIOR TO BACKFILLING.
5.1.10. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
5.1.11. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 80:20 (DOT SAND:MUCK) SOIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUDDY SOIL AS BACKFILL. (SEE 5.2.2 BELOW FOR SPECIAL CONDITIONS REGARDING DATE PALM BACKFILL SPECIFICATIONS.)
5.1.12. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 4" X 4" WOODEN BRACES ATTACHED TO 2" X 4" WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE 6" X 6" WOODEN POSTS OR EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOPPLING DURING WIND EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK. NO BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING, BUT SEVERAL LAYERS OF BURLAP SHOULD BE LEFT UNDER THE WOODEN BATTENS WHEN BRACING PALMS. NAILS SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.
5.1.13. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
5.1.14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN.
5.1.15. ROOTBALLS MUST BE THOROUGHLY WATERED IN USING A HOSE AND A JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SWUNG BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN ONE WEEK AFTER RELOCATION, AND AGAIN IF ANY SIGNS OF STRESS BECOME APPARENT.
5.1.16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4" OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6" OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
5.1.17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
5.1.18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM TIME OF SUBSTANTIAL COMPLETION.

5.2. SPECIAL CONDITIONS

5.2.1. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.

6. MAINTENANCE SPECIFICATIONS

6.1. GENERAL

6.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
6.1.2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.
6.1.3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH; THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE. WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER (*I.E.*, A 10' DIAMETER ROOTBALL WILL REQUIRE A MINIMUM OF 100 GALLONS PER WATERING EVENT). WATERING FREQUENCY MUST BE EVERY DAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.
6.1.4. WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
6.1.5. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.
6.1.6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.
6.1.7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

6.2. SHADE TREES

6.2.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
6.2.2. FOLIAR FEED FOUR TIMES PER YEAR.

6.2.3. FLOWERING TREES

6.2.4. IMMEDIATELY AFTER RELOCATION TO TH

IRRIGATION NOTES:
1. ALL RELOCATED TREES AND PALMS SHALL BE IRRIGATED AS PER RELOCATION SPECIFICATIONS NOTED IN SHEET L-3.0.
2. NEW TREES, SHRUBS, AND SOD AREAS SHALL RECEIVE FULL AUTOMATIC IRRIGATION COVERAGE.
3. NEW AUTOMATIC IRRIGATION SYSTEM SHALL BE INCORPORATED TO EXISTING IRRIGATION SYSTEM ONSITE.
4. ALL EXISTING IRRIGATION THROUGH THE SITE SHALL REMAIN OPERATIONAL FOR AREAS OUTSIDE OF CONSTRUCTION ZONES.
5. NEW IRRIGATION DESIGN WITH DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING FUTURE BUILDING PERMIT PHASES.



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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:26-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O.STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
TREE PLANTING PLAN OVERALL

SHEET NO.
L-4.0

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1 to 5	Not Applicable (N/A)						
6	Bismarck Palm	*Bismarckia nobilis*	No	12	20	14	Remain
7	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
8	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
9	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
10	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
11	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
12	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
13	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
14	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
15	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
16	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
17	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
18	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
19	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
20	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
21	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
22	Christmas Palm	*Adonidia merrillii*	No	9	12	12	Remain
23	Bismark Palm	*Bismarckia nobilis*	No	12	22	14	Remain
24 to 25	Not Applicable (N/A)						
26	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
27	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
28	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
29	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
30	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
31	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
32	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
33	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
34	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
35	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
36	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
37	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
38	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
39	Royal Palm	*Roystonea regia*	Yes	12	18	14	Remain
40 to 52	Not Applicable (N/A)						

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
53	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
54	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	15	Remain
55 to 61	Not Applicable (N/A)						
62	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	25	Remain
63 to 70	Not Applicable (N/A)						
71	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
72	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
73	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
74 to 76	Not Applicable (N/A)						
77	Ilex Holly	*Ilex cassini*	Yes	4	12	10	Remain
78 to 86	Not Applicable (N/A)						
87	Live Oak	*Quercus virginiana*	Yes	15	30	30	Remain
88	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
89	Not Applicable (N/A)						
90	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
91	Mahogany Tree	*Swietenia mahagoni*	Yes	20	38	32	Remain
92	Mahogany Tree	*Swietenia mahagoni*	Yes	19	35	35	Remain
93	Mahogany Tree	*Swietenia mahagoni*	Yes	18	35	35	Remain
94	Not Applicable (N/A)						
95	Mahogany Tree	*Swietenia mahagoni*	Yes	48	40	48	Remain
96 to 108	Not Applicable (N/A)						
109	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
110	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
111 to 114	Not Applicable (N/A)						
115	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
116	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
117	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
118	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
119	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
120	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
121	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
122	Live Oak	*Quercus virginiana*	Yes	5	12	8	Remain
123	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
124	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
125	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
126	Bismark Palm	*Bismarckia nobilis*	No	13	14	14	Remain
127	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
128	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
129	Royal Palm	*Roystonea regia*	Yes	12	24	14	Remain
337							
1153	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1154	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1155	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1156	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1157	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1158	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1159	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1160	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1161	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1162	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1163	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1164	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1165	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1166	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1167	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1168	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1169	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1170	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1171	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1172	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1173	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1174	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1175	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1176	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1177	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1178	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1179	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1180	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1181	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1182	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.1 / L-4.1

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1183	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1184	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1185	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1186	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1187	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1188	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1189	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1190	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1191	Florida Silver Palm	*Thrinax morrissii*	Yes	2	3	3	Remain
1192	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1193	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1194	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1195	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1196	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1197	Montgomery Palm	*Veitchia montgomeryana*	No	10	10	10	Remain
1198	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1199	Simpson Stopper	*Myrcianthes fragans*	Yes	3	8	7	Remain
1200	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1201	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1202	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1203	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1204	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1205	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1206	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1207	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1208	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1209	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1210	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1211	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1212	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1213	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1214	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1215	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1216	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1217	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1218	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1219	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1220	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1221	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1222	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1223	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1224	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1225	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1226	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1227	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1228	Alexander Palm	*Archontophoenix alexandrea*	No	6	16	12	Remain
1229	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1240	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1241	Brazilian Beauty Leaf	*Callophyllum brasiliense*	No	3	12	10	Remain
1242	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1243	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1244	Live Oak	*Quercus virginiana*	Yes	4	16	14	Remain
1245	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	12	12	Remain
1246	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1247	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1248	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1249	Vera Wood	*Bulnesia arborea*	No	4	12	12	Remain
1250	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1251	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain
1252	Mahogany Tree	*Swietenia mahogany*	Yes	24	35	25	Remain

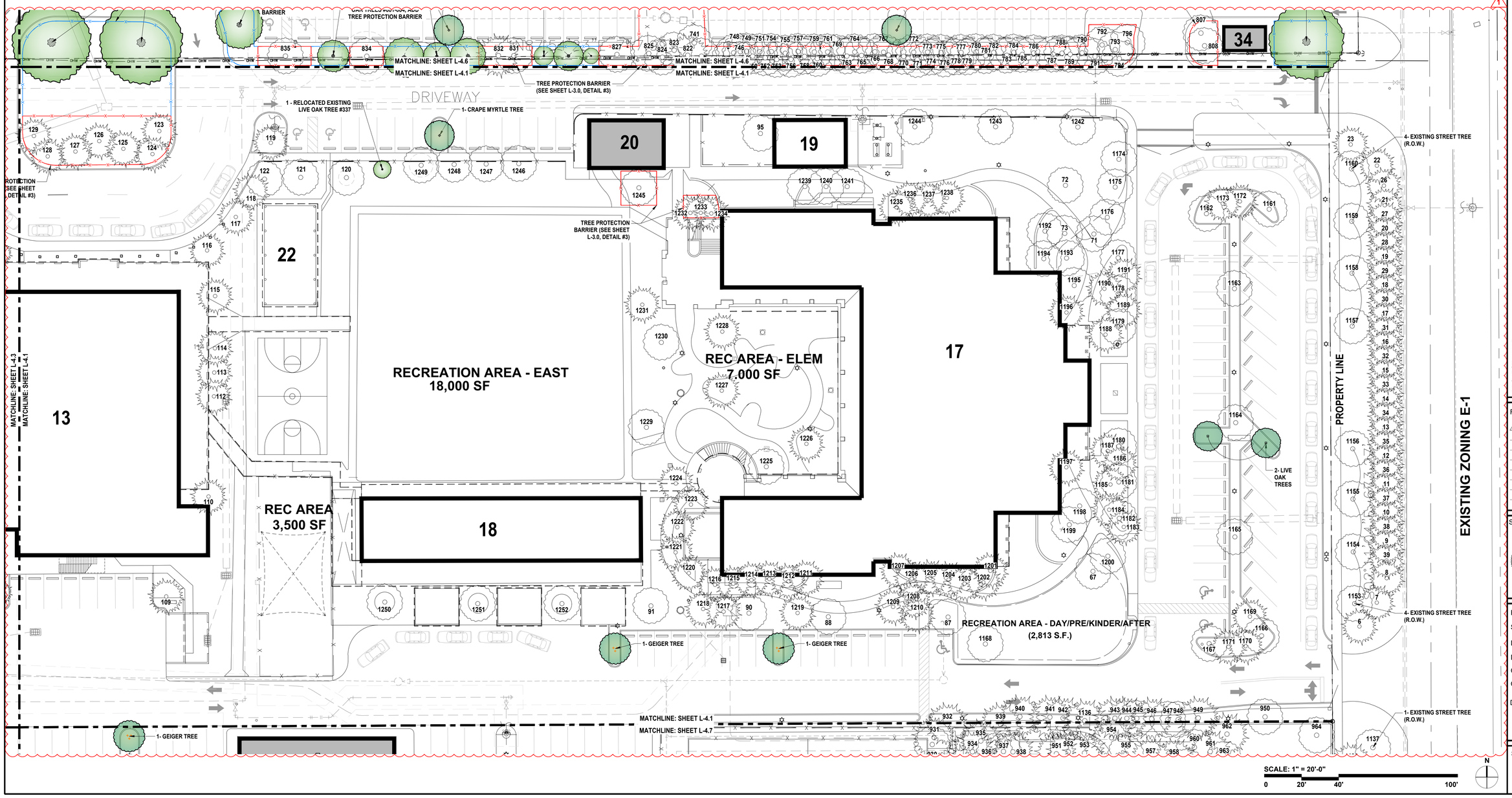


KEY PLAN

EXISTING TREE & PALM LEGEND

- EXISTING TREE TO REMAIN (#)
- EXISTING PALM TO REMAIN (#)
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED (#)
- EXISTING PALM TO BE RELOCATED (#)
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.



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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:
1 CITY COMMENTS 04/18/2025

SEAL:
Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:30-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: TREE PLANTING PLAN ENLARGEMENT

SHEET NO. L-4.1

610

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
130	Gumbo Limbo	*Bursera simaruba*	Yes	14	24	18	Remain
131	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
132	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
133	Gumbo Limbo	*Bursera simaruba*	Yes	9	24	12	Remain
134	Royal Poinciana	*Delonix regia*	No	12	35	25	Remain
135	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
136	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Remain
137	Gumbo Limbo	*Bursera simaruba*	Yes	8	20	10	Remain
138	Gumbo Limbo	*Bursera simaruba*	Yes	9	22	12	Remain
139	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Remain
140	Gumbo Limbo	*Bursera simaruba*	Yes	9	18	15	Relocate
141	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	18	Relocate
142	Gumbo Limbo	*Bursera simaruba*	Yes	12	32	18	Relocate
143	Gumbo Limbo	*Bursera simaruba*	Yes	48	35	20	Relocate
144	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	15	Relocate
145	Gumbo Limbo	*Bursera simaruba*	Yes	28	40	30	Relocate
146	Banyan Tree	*Ficus benghalensis*	No	96	45	50	Relocate
147	Live Oak	*Quercus virginiana*	Yes	30	35	35	Relocate
148 to 161		Not Applicable (N/A)					
162	Montgomery Palm	*Veitchia montgomeryana*	No	5	20	12	Remain
163 to 164		Not Applicable (N/A)					
165	Live Oak	*Quercus virginiana*	Yes	12	30	22	Remain
166		Not Applicable (N/A)					
167	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
168	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
169		Not Applicable (N/A)					
170	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	20	Relocate
171	Live Oak	*Quercus virginiana*	Yes	9	22	20	Relocate
172	Live Oak	*Quercus virginiana*	Yes	8	18	12	Relocate
173	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
174	Live Oak	*Quercus virginiana*	Yes	6	18	12	Relocate
175	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
176	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
177	Live Oak	*Quercus virginiana*	Yes	15	35	25	Remain
178	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
179	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
180	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
181		Not Applicable (N/A)					
182	Live Oak	*Quercus virginiana*	Yes	24	35	30	Remain
183	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
184	Live Oak	*Quercus virginiana*	Yes	15	30	25	Remain
185	Live Oak	*Quercus virginiana*	Yes	12	25	25	Relocate
186	Black Olive	*Bucida buceras*	Yes	16	30	25	Remain
187 to 188		Not Applicable (N/A)					
189	Queen Palm	*Syagrus romanzoffiana*	No	12	19	12	Remove
190	Gumbo Limbo	*Bursera simaruba*	Yes	17	30	30	Relocate
191	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
192	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
193	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
194	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Relocate
195	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	20	Relocate
196	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	20	Relocate
197	Live Oak	*Quercus virginiana*	Yes	12	35	20	Relocate
198	Christmas Palm	*Adonidia merrillii*	No	3	14	8	Remain
199	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
200	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
201	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
202	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
203		Not Applicable (N/A)					
204	Gumbo Limbo	*Bursera simaruba*	Yes	22	25	20	Remain
205	Live Oak	*Quercus virginiana*	Yes	20	40	40	Remain
206	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
207	Gumbo Limbo	*Bursera simaruba*	Yes	24	40	32	Remain
208	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	20	Remain
209	Live Oak	*Quercus virginiana*	Yes	12	45	45	Relocate
210 to 215		Not Applicable (N/A)					
216	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
217	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	20	Remain
218	Gumbo Limbo	*Bursera simaruba*	Yes	20	30	25	Remain
219	Live Oak	*Quercus virginiana*	Yes	12	45	25	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
220	Gumbo Limbo	*Bursera simaruba*	Yes	30	35	36	Remain
221 to 226		Not Applicable (N/A)					
227	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
228	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
229	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
230		Not Applicable (N/A)					
231	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
232 to 233		Not Applicable (N/A)					
234	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
235 to 245		Not Applicable (N/A)					
247	Slash Pine	*Pinus elliottii*	Yes	5	22	10	Remain
248 to 250		Not Applicable (N/A)					
251	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
252	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	18	Remain
253	Gumbo Limbo	*Bursera simaruba*	Yes	9	25	18	Remain
254	Live Oak	*Quercus virginiana*	Yes	12	30	20	Remain
255	Live Oak	*Quercus virginiana*	Yes	10	30	20	Remain
256	Live Oak	*Quercus virginiana*	Yes	16	38	25	Remain
257	Desert Cassia	*Senna polyphylla*	Yes	3	10	10	Remain
258	Gumbo Limbo	*Bursera simaruba*	Yes	12	40	20	Remain
259	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	20	Remain
260	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	25	Remain
526 to 528		Not Applicable (N/A)					
529	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
530	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
531	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
532	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
533	Live Oak	*Quercus virginiana*	Yes	4	13	6	Remain
534	Live Oak	*Quercus virginiana*	Yes	8	22	16	Remain
535	Live Oak	*Quercus virginiana*	Yes	3	13	6	Remain
536	Live Oak	*Quercus virginiana*	Yes	12	22	20	Remain
1125	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1126	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1129	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	20	Remain
1130	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1131	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1132	Mahogany Tree	*Swietenia mahogani*	Yes	36	50	45	Remain
1357	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1358	Solitaire Palm - Double	*Ptychosperma elegans*	No	3	14	8	Remain
1359	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1360	Solitaire Palm - Triple	*Ptychosperma elegans*	No	3	14	8	Remain
1361	Golden Raintree	*Koelreuteria paniculata*	No	20	30	30	Remain
1362	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1363	Gumbo Limbo	*Bursera simaruba*	Yes	24	25	20	Remain
1364	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1365	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1366	Catfley Guava	*Psidium catfleianum*	No	6	12	12	Remain
1367	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1368	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1369	Christmas Palm - Double	*Adonidia merrillii*	No	6	16	10	Remain
1370	Christmas Palm - Quad	*Adonidia merrillii*	No	6	16	10	Remain
1371	Banyan Tree	*Ficus benghalensis*	No	48	40	30	Remain
1372	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1373	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1374	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Remain
1375	Royal Palm	*Roystonea regia*	Yes	14	22	12	Remain
1376	Christmas Palm - Triple	*Adonidia merrillii*	No	3	14	8	Remain
1377	Christmas Palm	*Adonidia merrillii*	No	3	10	6	Remain
1378	Canary Date Palm	*Phoenix canariensis*	No	18	15	12	Relocate
1379	Canary Date Palm	*Phoenix canariensis*	No	14	10	10	Relocate
1380	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1381	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1382	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Remain
1383	Wild Date Palm	*Phoenix sylvestris*	No	12	25	15	Relocate
1384	Wild Date Palm	*Phoenix sylvestris*	No	12	26	15	Remain
1385	Wild Date Palm	*Phoenix sylvestris*	No	12	27	15	Remain
1386	Wild Date Palm	*Phoenix sylvestris*	No	12	23	15	Remain
1387	Wild Date Palm	*Phoenix sylvestris*	No	12	18	15	Remain
1388	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain
1389	Macarthur Palms	*Ptychosperma macarthurii*	No	4	20	12	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1390	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1391	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1392	Montgomery Palm	*Veitchia montgomeryana*	No	6	22	8	Remain
1393	Live Oak	*Quercus virginiana*	Yes	8	35	12	Relocate
1394	Live Oak	*Quercus virginiana*	Yes	12	20	20	Remain
1395	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1396	Kapok Tree	*Ceiba pentandra*	No	8	16	14	Remain
1397	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1398	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1399	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1400	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1401	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1402	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1403	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1404	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1405	Lignum Vitae	*Guaiacum sanctum*	Yes	2	8	6	Remain
1406	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1407	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1408	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1409	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1410	Christmas Palm	*Adonidia merrillii*	No	5	16	10	Remain
1411	Live Oak	*Quercus virginiana*	Yes	6	16	14	Remain
1412	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1413	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1414	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1415	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1416	Slash Pine	*Pinus elliottii var. densa*	Yes	5	22	10	Remain
1417	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1418	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1419	Pitch Apple	*Clusia rosea*	Yes	6	16	10	Remain
1420	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1421	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1422	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1423	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1424	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.2 / L-4.2

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1425	Chinese Fan Palm	*Livistona chinensis*	No	6	12	8	Remain
1426	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1427	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1428	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1429	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1430	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1431	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	3	12	8	Remain
1432	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1433	Paradise Tree	*Simaruba glauca*	Yes	3	12	6	Remain
1434	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1435	Paradise Tree	*Simaruba glauca*	Yes	3	12	6	Remain
1436	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1437	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1438	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1439	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1440	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1441	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1442	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1443	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1444	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1445	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1446	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1447	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1448	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1449	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1450	Paradise Tree	*Simaruba glauca*	Yes	4	16	8	Remain
1451	Royal Palm	*Roystonea regia*	Yes	4	6	4	Remain
1452	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1453	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1454	Orange Geiger	*Cordia sebestena*	Yes	3	12	6	Remain
1455	Gumbo Limbo	*Bursera simaruba*	Yes	4	16	14	Remain

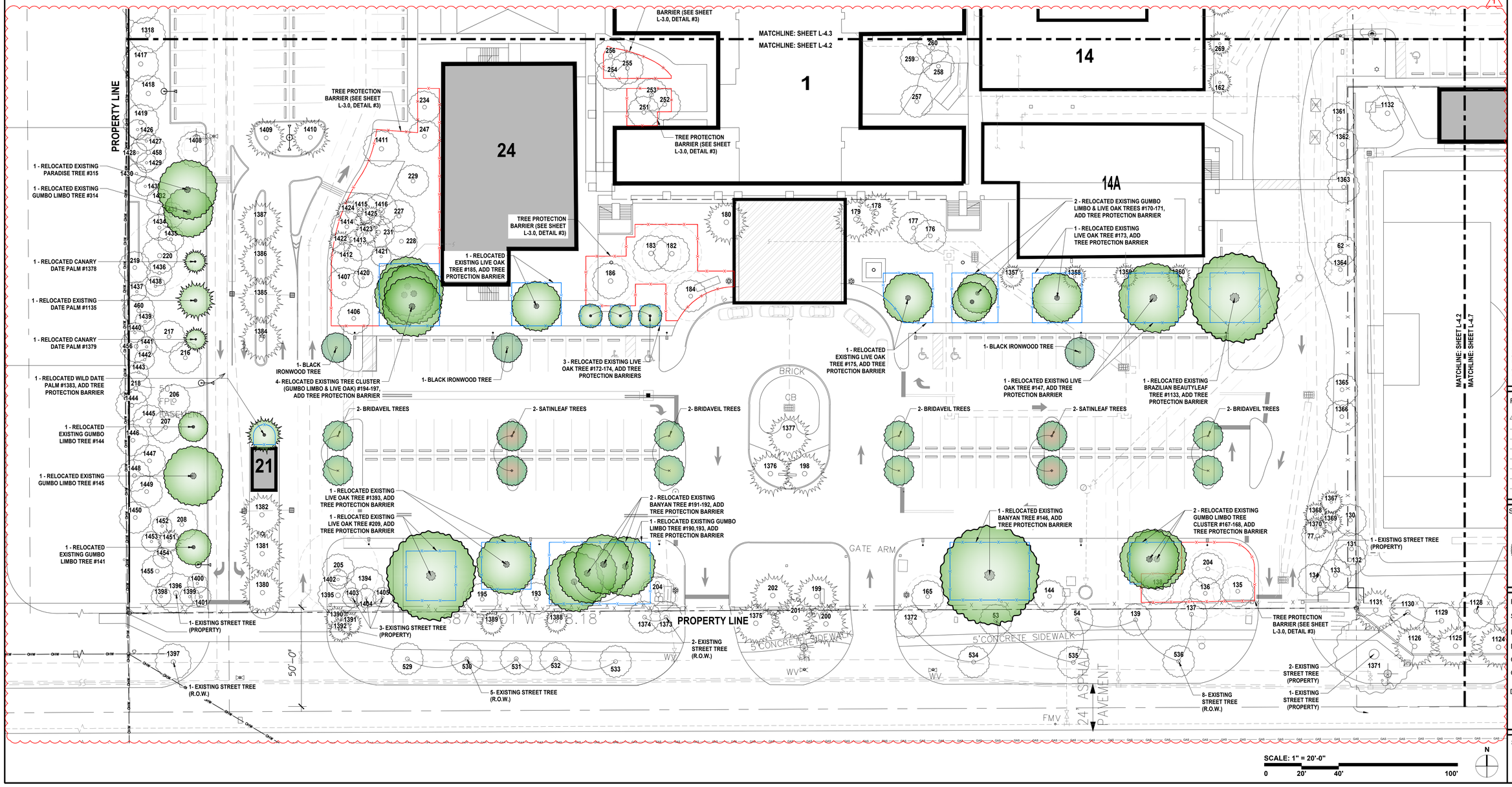


KEY PLAN

EXISTING TREE & PALM LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.



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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:33-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
TREE PLANTING PLAN ENLARGEMENT

SHEET NO.
L-4.2

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
261	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
262	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
263	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
264	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
265	Montgomery Palm	*Veitchia montgomeryana*	No	4	20	12	Remain
266		Not Applicable (N/A)					
267	Montgomery Palm	*Veitchia montgomeryana*	No	7	20	12	Remain
268	Montgomery Palm	*Veitchia montgomeryana*	No	7	20	12	Remain
269	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
270	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
271	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
272	Montgomery Palm	*Veitchia montgomeryana*	No	4	18	12	Remain
273	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
274	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
275	Mahogany Tree	*Swietenia mahagoni*	Yes	6	20	14	Remain
276	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
277	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
278	Silver Bismarckia Palm	*Bismarckia nobilis*	No	10	12	12	Remain
279	Beauty Leaf	*Calophyllum brasiliense*	No	4	12	10	Remain
280		Not Applicable (N/A)					
281	Simpson Stopper	*Myrcianthes fragrans*	Yes	4-6"	12	10	Remain
282	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
283	Red Maple	*Acer rubrum*	Yes	4	22	10	Remain
284	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
285	Mahogany Tree	*Swietenia mahagoni*	No	12	24	18	Remain
286	Gumbo Limbo	*Bursera simaruba*	Yes	12	24	16	Remain
287	Gumbo Limbo	*Bursera simaruba*	Yes	10	22	15	Remain
288	Gumbo Limbo	*Bursera simaruba*	Yes	9	22	16	Remain
289	Gumbo Limbo	*Bursera simaruba*	Yes	16	22	18	Remain
290	Gumbo Limbo	*Bursera simaruba*	Yes	13	25	18	Remain
291	Live Oak	*Quercus virginiana*	Yes	17	35	25	Remain
292	Mahogany Tree	*Swietenia mahagoni*	Yes	17	25	25	Remain
293	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
294	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
295	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
296	Mahogany Tree	*Swietenia mahagoni*	Yes	12	25	25	Remain
297	Live Oak	*Quercus virginiana*	Yes	28	25	20	Relocate
298	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
299	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
300	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	25	Relocate
301	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
302	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
303	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
304	Royal Palm	*Roystonea regia*	Yes	12	22	14	Remain
305	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
306	Gumbo Limbo	*Bursera simaruba*	Yes	10	25	20	Remain
307	Bischofia Tree	*Bischofia javanica*	Yes	12	30	25	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
308	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
309	Live Oak	*Quercus virginiana*	Yes	4	15	8	Remain
310	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
311	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
312	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
313		Not Applicable (N/A)					
314	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	25	Relocate
315	Paradise Tree	*Simarouba glauca*	Yes	14	35	30	Relocate
316 to 325		Not Applicable (N/A)					
326	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
327		Not Applicable (N/A)					
328	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
329		Not Applicable (N/A)					
330	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
331 to 333		Not Applicable (N/A)					
334	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
335	Live Oak	*Quercus virginiana*	Yes	7	24	20	Relocate
336	Pink Tabebuia	*Tabebuia heterophylla*	No	5	18	15	Relocate
337	Live Oak	*Quercus virginiana*	Yes	4	15	9	Relocate
338	Live Oak	*Quercus virginiana*	Yes	12	30	25	Relocate
339	Live Oak	*Quercus virginiana*	Yes	14	30	30	Relocate
340	Live Oak	*Quercus virginiana*	Yes	14	30	30	Remain
341	Live Oak	*Quercus virginiana*	Yes	24	40	40	Relocate
342	Gumbo Limbo	*Bursera simaruba*	Yes	24	25	25	Remain
343	Gumbo Limbo	*Bursera simaruba*	Yes	28	30	30	Remain
344	Black Olive	*Bucida buceras*	No	18	25	30	Remain
345 to 346		Not Applicable (N/A)					
347	Live Oak	*Quercus virginiana*	Yes	6	15	12	Remain
348	Black Olive	*Bucida buceras*	No	12	35	35	Remain
349 to 350		Not Applicable (N/A)					
351	Live Oak	*Quercus virginiana*	Yes	8	30	25	Remain
352	Live Oak	*Quercus virginiana*	Yes	18	30	25	Remain
353	Live Oak	*Quercus virginiana*	Yes	16	30	25	Remain
354	Live Oak	*Quercus virginiana*	Yes	18	35	25	Remain
355	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
356	Sabal Palm	*Sabal palmetto*	Yes	8	8	8	Remain
357	Sabal Palm	*Sabal palmetto*	Yes	8	10	8	Remain
358	Live Oak	*Quercus virginiana*	Yes	10	30	25	Remain
359		Not Applicable (N/A)					
360	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
361	Gumbo Limbo	*Bursera simaruba*	Yes	16	30	25	Remain
362	Live Oak	*Quercus virginiana*	Yes	14	35	25	Remain
363	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
364	Live Oak	*Quercus virginiana*	Yes	36	35	36	Remain
365	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
366	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
367	Green Thatch Palm	*Thrinax radiata*	Yes	4	18	10	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
368	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
369	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
370	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
371	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
372	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
373	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
374	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
375	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
376	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
377	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
378 to 395		Not Applicable (N/A)					
396	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
397	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
398	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
399	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
400	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
401	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
402	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
403	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
404	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
405	Sabal Palm	*Sabal palmetto*	Yes	12	24	10	Remain
406	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
407	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
408	Live Oak	*Quercus virginiana*	Yes	6	16	10	Remain
409	Live Oak	*Quercus virginiana*	Yes	12	25	25	Remain
410	Seagrape	*Coccoloba uvifera*	Yes	8	20	15	Remain
411	Live Oak	*Quercus virginiana*	Yes	12	30	25	Remain
412	Live Oak	*Quercus virginiana*	Yes	36	40	35	Remain
413 to 443		Not Applicable (N/A)					
453 to 455		Not Applicable (N/A)					
456	Gumbo Limbo	*Bursera simaruba*	Yes	4	10	10	Remain
457		Not Applicable (N/A)					
458	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	10	Remain
459		Not Applicable (N/A)					
460	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	10	Remain
461		Not Applicable (N/A)					
1253	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1254	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1255	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1256	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Remain
1257	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Relocate
1258	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1259	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1260	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Relocate
1261	Chinese Fan Palm	*Livistona chinensis*	No	4	12	8	Remain
1262	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1263	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1264	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1265	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1266	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1267	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1268	Wild Tamarind	*Lysiloma latisiliqua*	Yes	8	16	10	Remain
1269	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1270	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1271	Simpson Stopper	*Myrcianthes fragrans*	Yes	6	12	10	Remain
1272	Simpson Stopper	*Myrcianthes fragrans*	Yes	6	12	10	Remain
1273	Thatch Palm	*Thrinax radiata*	Yes	4	8	4	Remain
1274	Thatch Palm	*Thrinax radiata*	Yes	4	12	5	Remain
1275	Royal Palm	*Roystonea regia*	Yes	5	18	10	Remain
1276	Thatch Palm	*Thrinax radiata*	Yes	4	12	6	Remain
1277	Montgomery Palm	*Veitchia montgomeryana*	No	8	28	10	Remain
1278	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1279	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1280	Thatch Palm	*Thrinax radiata*	Yes	4	10	6	Remain
1281	Chinese Fan Palm	*Livistona chinensis*	No	12	3	8	Remain
1282	Cattley Guava	*Psidium cattleianum*	No	3	10	8	Remain
1283	Cattley Guava	*Psidium cattleianum*	No	3	8	8	Remain
1284	Cattley Guava	*Psidium cattleianum*	No	3	9	8	Remain
1285	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1286	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1287	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1288	Wild Tamarind	*Lysiloma latisiliqua*	Yes	4	18	10	Remain
1289	Crape Myrtle	*Lagerstroemia indica*	No	4	12	6	Remain
1290	Crape Myrtle	*Lagerstroemia indica*	No	4	12	6	Remain
1291	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1292	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1293	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1294	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1295	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1296	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1297	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1298	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1299	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1300	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1301	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1302	Sabal Palm	*Sabal Palmetto*	Yes	10	14	8	Remain
1303	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1304	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1305	Live Oak	*Quercus virginiana*	Yes	2	10	4	Remain
1306	Live Oak	*Quercus virginiana*	Yes	2	10	6	Remain
1307	Double Solitaire Palm	*Pythrosperma elegans*	No	6	10	6	Remain
1308	Double Solitaire Palm	*Pythrosperma elegans*	No	6	10	6	Remain
1309	Double Solitaire Palm	*Pythrosperma elegans*	No	6	10	6	Remain
1310	Double Solitaire Palm	*Pythrosperma elegans*	No	6	10	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1311	Double Solitaire Palm	*Pythrosperma elegans*	No	4	10	6	Remain
1312	Thatch Palm	*Thrinax radiata*	Yes	3	6	4	Remain
1313	Live Oak	*Quercus virginiana*	Yes	18	10	Remain	
1314	Christmas Palm	*Adonidia merrillii*	No	Double	12	6	Remain
1315	Christmas Palm	*Adonidia merrillii*	No	Double	12	6	Remain
1316	Live Oak	*Quercus virginiana*	Yes	6	20	14	Remain
1317	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Remain
1318	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1319	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1320	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1321	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1322	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1323	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1324	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1325	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1326	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1327	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1328	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1329	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1330	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1331	Umbrella Tree	*Schefflera actinophylla*	No	4	16	10	Remain
1332	Umbrella Tree	*Schefflera actinophylla*	No	3	10	4	Remain
1333	Umbrella Tree	*Schefflera actinophylla*	No	4	16	10	Remain
1334	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Remain
1335	Live Oak	*Quercus virginiana*	Yes	6	20	15	Remain
1336	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1337	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1338	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1339	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1340	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1341	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1342	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1343	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1344	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1345	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1346	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Remain
1347	Live Oak	*Quercus virginiana*	No	6	20	15	Remain
1348	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1349	Christmas Palm	*Adonidia merrillii*	No	4	10	6	Remain
1350	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1351	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1352	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1353	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1354	Pitch Apple	*Clusia rosea*	Yes	4	16	10	Remain
1355	Glaucous Cassia	*Senna surattensis*	Yes	3	10	6	Remain
1356	Christmas Palm	*Adonidia merrillii*	No	4	8	5	Remain
1456	Thatch Palm	*Thrinax radiata*	Yes	6	8	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.3 / L-4.3

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1550	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1551	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1552	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1553	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1554	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1555	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1556	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1557	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1558	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1559	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1560	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1561	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1562	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1563	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1564	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1565	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1566	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1567	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1568	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1569	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1570	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1571	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1572	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1573	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1574	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1575	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1576	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1577	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1578	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1579	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1580	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1581	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1582	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1583	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1584	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1585	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1586	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1587	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1588	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1589	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1590	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain
1591	Silver Buttonwood	*Conocarpus erectus "sericeus"*	Yes	3	8	6	Remain

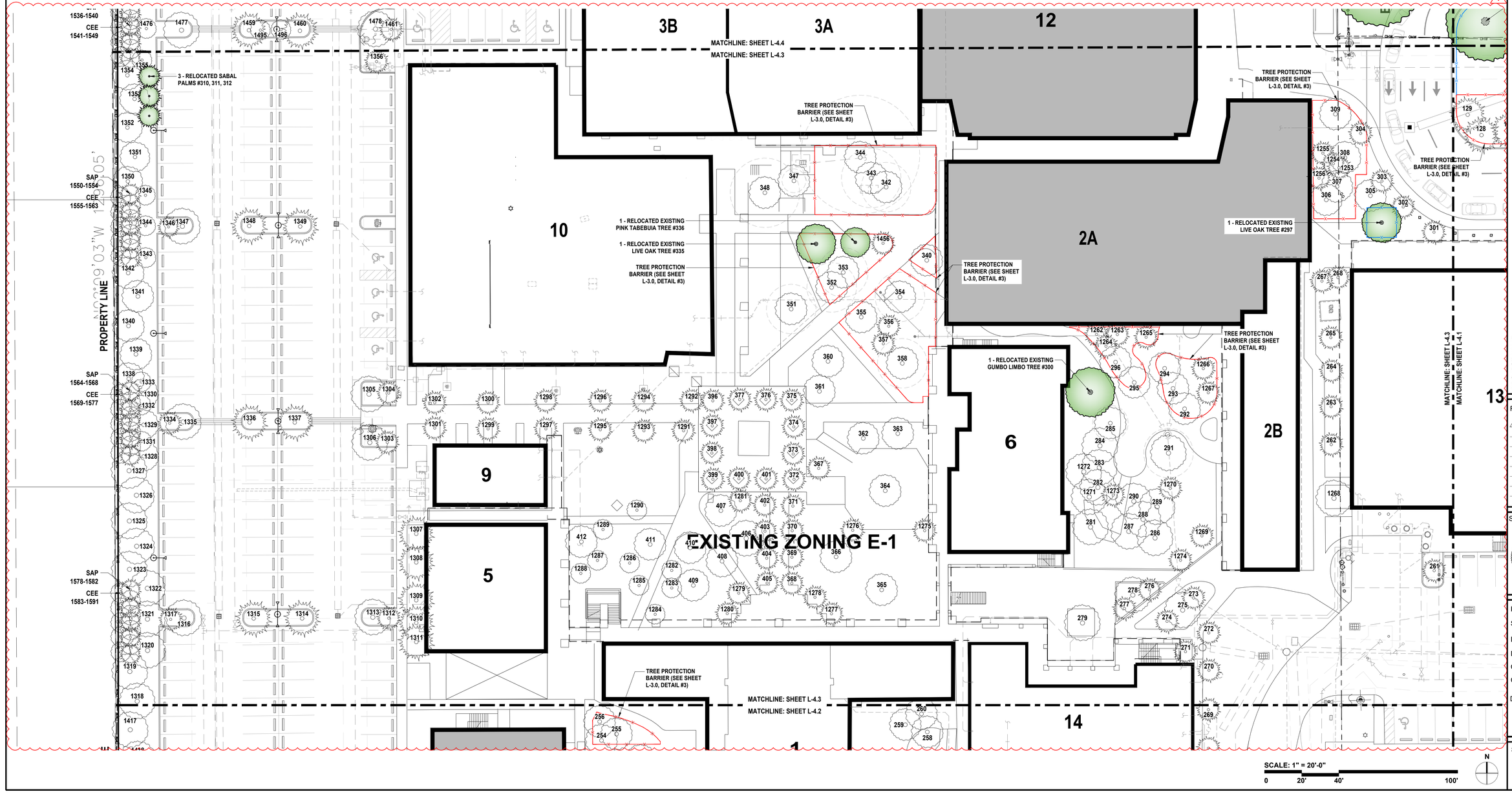


KEY PLAN

EXISTING TREE & PALM LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.



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6855 S.W. 152nd STREET
PALMETTO BAY, FL 33157

PROJECT NAME:
PROJECT ADDRESS:

Revisions:
1 CITY COMMENTS 04/18/2025

SEAL:
Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:37-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
TREE PLANTING PLAN ENLARGEMENT

SHEET NO.
L-4.3

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 / L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
462	Royal Poinciana	*Delonix regia*	No	20	30	40	Remain
463	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
464	Gumbo Limbo	*Bursera simaruba*	Yes	30	30	30	Remain
465	Gumbo Limbo	*Bursera simaruba*	Yes	20	30	30	Remain
466	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	30	Remain
467	Gumbo Limbo	*Bursera simaruba*	Yes	24	30	30	Remain
468	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Remain
469	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
470	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
471	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
472	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
473	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
474	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
475	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
476	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
477	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
478	Royal Palm	*Roystonea regia*	Yes	25	25	14	Remain
479	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
480	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
481	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
482	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
483	Royal Palm	*Roystonea regia*	Yes	25	25	14	Remain
484	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
485	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
486	Royal Palm	*Roystonea regia*	Yes	16	25	14	Remain
487	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
488	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
489	Royal Palm	*Roystonea regia*	Yes	18	25	14	Remain
490	Royal Palm	*Roystonea regia*	Yes	20	25	14	Remain
491	Royal Palm	*Roystonea regia*	Yes	20	30	14	Remain
492	Royal Palm	*Roystonea regia*	Yes	12	30	14	Remain
493	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
494	Royal Palm	*Roystonea regia*	Yes	18	30	14	Remain
495 to 497	Not Applicable (N/A)						
498	Royal Palm	*Roystonea regia*	Yes	20	40	14	Relocate
499	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
500	Queen Palm	*Syagrus romanzoffiana*	No	8	15	12	Remove
501	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
502 to 508	Not Applicable (N/A)						
509	Orange Geiger	*Cordia sebestena*	Yes	10	15	15	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 / L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
510 to 511	Not Applicable (N/A)						
512	Queen Palm	*Syagrus romanzoffiana*	No	8	20	12	Remove
513	Queen Palm	*Syagrus romanzoffiana*	No	16	20	12	Remove
514	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
515	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
516	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove
517 to 525	Not Applicable (N/A)						
537	Not Applicable (N/A)						
897	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	34	Relocate
898	Live Oak	*Quercus virginiana*	Yes	48	50	65	Relocate
899	Gumbo Limbo	*Bursera simaruba*	Yes	17	18	14	Relocate
900	Sabal Palm	*Sabal Palmetto*	Yes	11	10	8	Relocate
901	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remove
902	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove
903	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove
904	Sabal Palm	*Sabal Palmetto*	Yes	7	9	7	Remove
905	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Remove
907	Live Oak	*Quercus virginiana*	Yes	27	55	60	Remain
908	Live Oak	*Quercus virginiana*	Yes	14,12	44	42	Relocate
909	Live Oak	*Quercus virginiana*	Yes	22	48	46	Relocate
910	Live Oak	*Quercus virginiana*	Yes	16	42	28	Remove
911	Live Oak	*Quercus virginiana*	Yes	28	50	50	Relocate
918	Gumbo Limbo	*Bursera simaruba*	Yes	14	37	24	Remain
919	Brazilian Pepper	*Schinus terebinthifolia*	No	7	15	12	Remain
920	Mahogany Tree	*Swietenia mahagoni*	Yes	72	40	43	Remain
921	Shortleaf Fig	*Ficus citrifolia*	No	4	18	8	Remain
922	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	30	Remain
923	Sabal Palm	*Sabal Palmetto*	Yes	10	8	6	Remain
924	Umbrella Tree	*Schinus terebinthifolia*	No	5	28	10	Remain
925	Gumbo Limbo	*Bursera simaruba*	Yes	3	12	6	Remain
926	Buccaneer Palm	*Pseudophoenix sargentii*	No	6	10	3	Remain
927	Gumbo Limbo	*Bursera simaruba*	Yes	4	14	6	Remain
1457	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1458	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1459	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1460	Montgomery Palm - Double	*Veitchia montgomeryana*	No	6	18	12	Remain
1461	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1462	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1463	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1464	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 / L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1465	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1466	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1467	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1468	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1469	Green Thatch Palm	*Thrinax radiata*	Yes	3	6	5	Remain
1470	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1471	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1472	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1473	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1474	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1475	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1476	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1477	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1478	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1479	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1480	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1481	Live Oak	*Quercus virginiana*	Yes	3	16	12	Remain
1482	Royal Poinciana	*Delonix regia*	No	3	16	12	Remain
1483	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1484	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1485	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1486	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1487	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1488	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1489	Glaucous Cassia	*Senna surattensis*	Yes	2	10	8	Remain
1490	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1491	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1492	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1493	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1494	Pitch Apple	*Clusia rosea*	Yes	3	14	8	Remain
1495	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1496	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1497	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1498	Simpson Stopper	*Myrcianthes fragrans*	Yes	3	8	6	Remain
1510	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1511	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1512	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1513	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1514	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1515	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.4 / L-4.4

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1516	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1517	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1518	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1519	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1520	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1521	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1522	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1523	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1524	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1525	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1526	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1527	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1528	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1529	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1530	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1531	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1532	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1533	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1534	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1535	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1536	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1537	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1538	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1539	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1540	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1541	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1542	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1543	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1544	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1545	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1546	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1547	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1548	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain
1549	Silver Buttonwood	*Conocarpus erectus 'sericeus'*	Yes	3	8	6	Remain

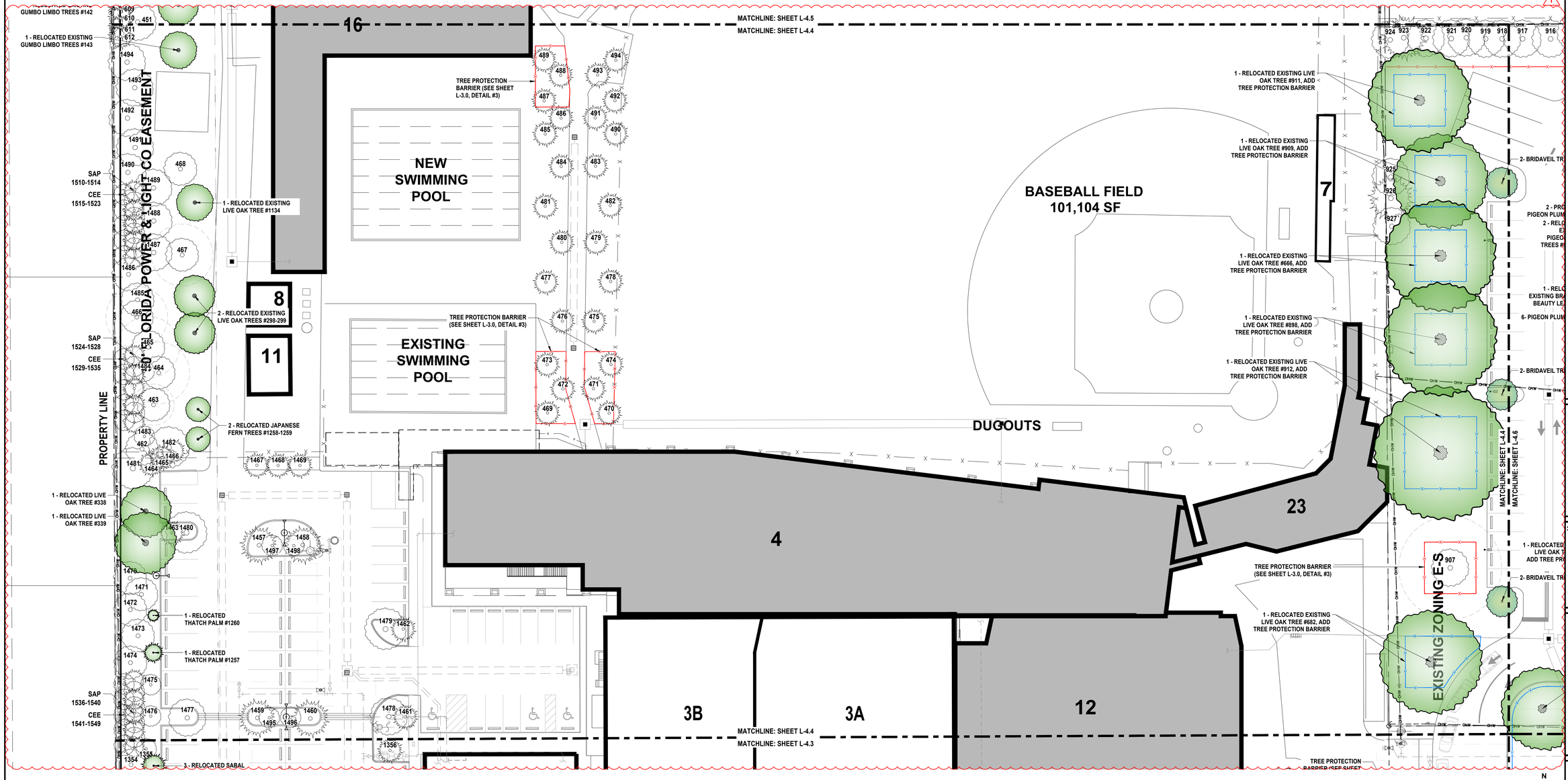


KEY PLAN

EXISTING TREE & PALM LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.



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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:41-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **TREE PLANTING PLAN ENLARGEMENT**

SHEET NO. **L-4.4**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

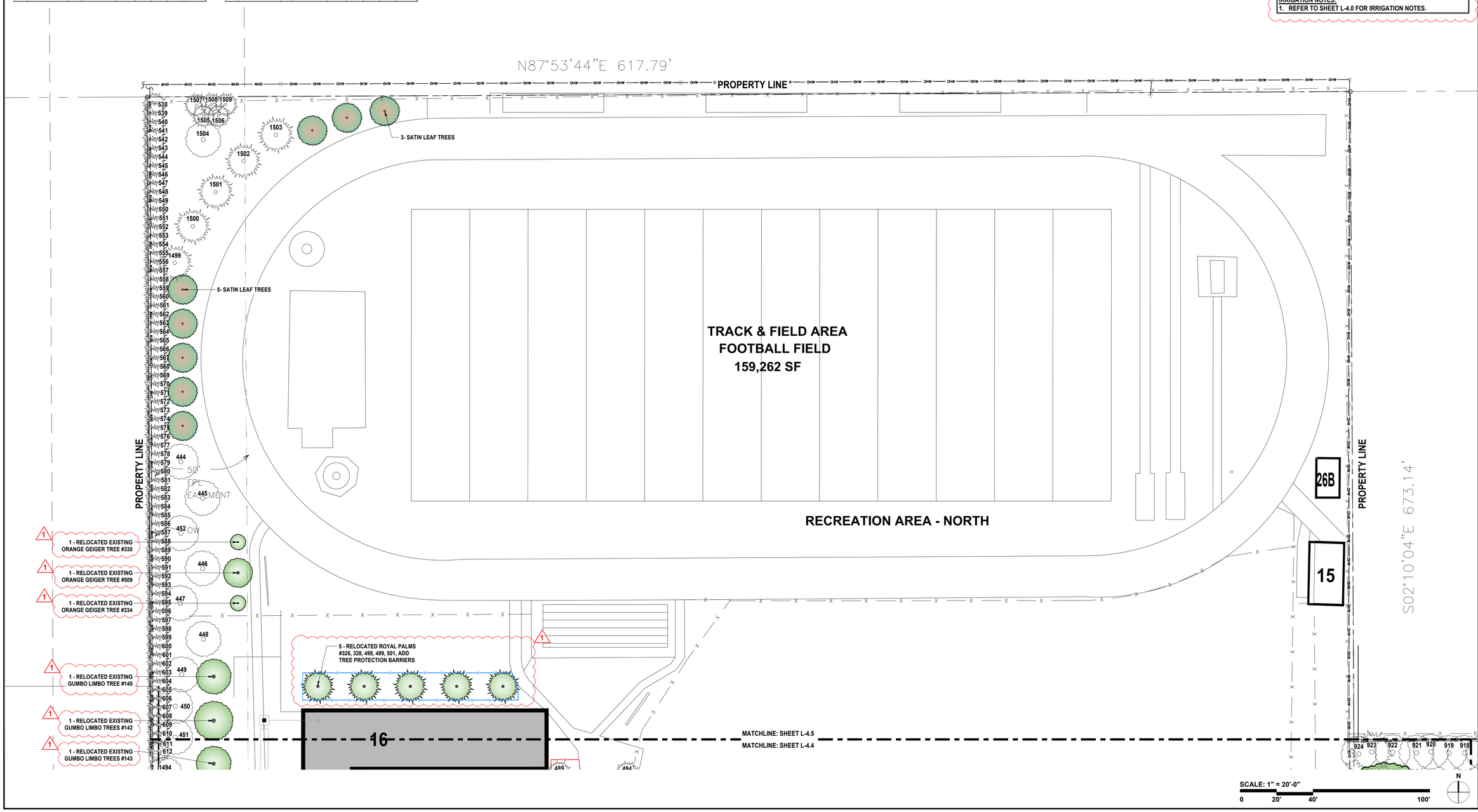
TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
444	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
445	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
446	Mahogany Tree	*Swietenia mahogany*	Yes	15	35	25	Remain
447	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
448	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
449	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
450	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
451	Green Buttonwood	*Conocarpus erectus*	Yes	3	16	8	Remain
452	Green Buttonwood	*Conocarpus erectus*	Yes	11	30	22	Remain
538	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
539	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
540	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
541	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
542	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
543	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
544	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
545	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
546	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
547	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
548	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
549	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
550	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
551	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
552	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
553	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
554	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
555	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
556	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
557	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
558	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
559	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
560	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
561	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
562	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
563	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
564	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
565	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
566	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
567	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
568	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
569	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
570	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
571	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
572	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
573	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
574	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
575	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
576	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
577	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
578	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
579	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
580	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
581	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
582	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
583	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
584	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
585	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
586	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
587	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
588	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
589	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
590	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
591	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
592	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
593	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
594	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
595	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
596	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
597	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
598	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
599	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
600	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
601	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
602	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
603	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
604	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
605	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
606	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
607	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
608	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.5 / L-4.5

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
609	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
610	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
611	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
612	Areca Palm	*Dypsis lutescens*	No	Multi	6	4	Remain
1499	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1500	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1501	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1502	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1503	Mahogany Tree	*Swietenia mahogany*	Yes	4	15	12	Remain
1504	Pongam Tree	*Pongamia pinnata*	No	12	25	25	Remain
1505	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1506	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1507	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1508	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
1509	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain





KEY PLAN

EXISTING TREE & PALM LEGEND

EXISTING TREE TO REMAIN	EXISTING PALM TO REMAIN	TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
EXISTING TREE TO BE RELOCATED	EXISTING PALM TO BE RELOCATED	TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.

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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:44-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: TREE PLANTING PLAN ENLARGEMENT

SHEET NO. L-4.5

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST							
SHEET L-1.6 / L-4.6							
613	Wild Tamarind	*Lysiloma latisiliquum*	Yes	17	35	30	Remain
614	Wild Tamarind	*Lysiloma latisiliquum*	Yes	13	32	28	Remain
615	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
616	Live Oak	*Quercus virginiana*	Yes	19	40	40	Remain
617	Royal Poinciana	*Delonix regia*	No	26	40	60	Remain
618	Gumbo Limbo	*Bursera simaruba*	Yes	19	35	36	Remain
619	Gumbo Limbo	*Bursera simaruba*	Yes	18	30	24	Remain
620	Washingtonian Palm	*Washingtonia robusta*	No	12	40	12	Remain
621	Washingtonian Palm	*Washingtonia robusta*	No	15	40	12	Remain
622	Washingtonian Palm	*Washingtonia robusta*	No	18	40	12	Remain
623	Live Oak	*Quercus virginiana*	Yes	32	30	35	Remain
624	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain
625	Live Oak	*Quercus virginiana*	Yes	17	40	35	Remain
626	Live Oak	*Quercus virginiana*	Yes	24	45	50	Remain
~~627~~	~~Mango~~	~~*Mangifera indica*~~	~~No~~	~~4~~	~~10~~	~~10~~	~~Remain~~
~~628~~	~~Tabebuia (Dead)~~	~~*Tabebuia Spp. (Dead)*~~	~~No~~	~~10~~	~~16~~	~~-~~	~~Remove~~
629	Wild Tamarind	*Lysiloma latisiliquum*	Yes	3	14	7	Remain
630	Live Oak	*Quercus virginiana*	Yes	21	40	40	Remain
631	Live Oak	*Quercus virginiana*	Yes	22	40	40	Remain
632	Live Oak	*Quercus virginiana*	Yes	14	35	35	Remain
633	Live Oak	*Quercus virginiana*	Yes	30	35	45	Remain
634	Live Oak	*Quercus virginiana*	Yes	7	30	20	Remain
635	Live Oak	*Quercus virginiana*	Yes	13	40	32	Remain
636	Live Oak	*Quercus virginiana*	Yes	12	40	22	Remain
637	Gumbo Limbo	*Bursera simaruba*	Yes	17	45	42	Remain
638	Live Oak	*Quercus virginiana*	Yes	21	40	45	Remain
639	Live Oak	*Quercus virginiana*	Yes	9	25	23	Remain
640	Live Oak	*Quercus virginiana*	Yes	18	35	30	Relocate
641	Washingtonian Palm	*Washingtonia robusta*	No	8	27	16	Remain
642	Washingtonian Palm	*Washingtonia robusta*	No	3	25	8	Remove
643	Washingtonian Palm	*Washingtonia robusta*	No	2	10	6	Remove
644	Washingtonian Palm	*Washingtonia robusta*	No	3	20	10	Remove
645	Washingtonian Palm	*Washingtonia robusta*	No	2	20	14	Remain
646	Wild Date Palm	*Phoenix sylvestris*	No	3	18	11.5	Remove
647	Washingtonian Palm	*Washingtonia robusta*	No	12	30	24	Remain
648	Brazilian Beauty Leaf	*Calophyllum brasiliense*	No	15	37	42	Remain
649	Washingtonian Palm	*Washingtonia robusta*	No	11	45	10	Remain
650	Gumbo Limbo	*Bursera simaruba*	Yes	7	18	38	Remain
651	Wild Date Palm	*Phoenix sylvestris*	No	7	15	8	Remain
652	Wild Date Palm	*Phoenix sylvestris*	No	3,6	6-18	8-12	Remain
653	Jacaranda Tree	*Jacaranda mimosifolia*	No	9	18	27	Remain
654	Live Oak	*Quercus virginiana*	Yes	11	24	23	Relocate
655	Live Oak	*Quercus virginiana*	Yes	16	32	44	Relocate
656	Hong Kong Orchid	*Bauhinia blakeana*	No	5	12	21	Remain
657	Queen Palm	*Syagrus romanzoffiana*	No	9	24	12	Remain
658	Queen Palm	*Syagrus romanzoffiana*	No	7	28	8	Remain
659	Live Oak	*Quercus virginiana*	Yes	27	40	60	Remain
660	Gumbo Limbo	*Bursera simaruba*	Yes	11	28	12	Remain
661	Brazilian Pepper	*Schinus terebinthifolia*	No	16	28	23	Remain

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST							
SHEET L-1.6 / L-4.6							
662	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	42	Remain
663	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	30	Remain
664	Live Oak	*Quercus virginiana*	Yes	15	40	36	Relocate
665	Mahogany Tree	*Swietenia mahagoni*	Yes	22	35	41	Remain
666	Live Oak	*Quercus virginiana*	Yes	28	42	54	Relocate
667	Live Oak	*Quercus virginiana*	Yes	9	28	24	Relocate
668	Live Oak	*Quercus virginiana*	Yes	24	32	36	Relocate
669	Live Oak	*Quercus virginiana*	Yes	23	45	60	Relocate
670	Washingtonian Palm	*Washingtonia robusta*	No	14	50	10	Remain
671	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
672	Washingtonian Palm	*Washingtonia robusta*	No	15	50	10	Remain
673	Live Oak	*Quercus virginiana*	Yes	17	38	36	Relocate
674	Pygmy Date Palm	*Phoenix roebelenii*	No	6	8,9	12	Remove
675	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Relocate
676	Sabal Palm	*Sabal Palmetto*	Yes	5	14	8	Remove
677	Sabal Palm	*Sabal Palmetto*	Yes	6	18	10	Remove
678	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Relocate
679	Chinese Fan Palm	*Livistona chinensis*	No	18	16	16	Remove
680	Queen Palm	*Syagrus romanzoffiana*	No	7	35	14	Remove
681	Chinese Fan Palm	*Livistona chinensis*	No	7	8	6	Remove
682	Live Oak	*Quercus virginiana*	Yes	25	45	50	Relocate
683	Umbrella Tree	*Schefflera actinophylla*	No	9	20	14	Remove
684	Alexander Palm	*Archontophoenix alexandrae*	No	3	18	6	Remove
685	Sabal Palm	*Sabal Palmetto*	Yes	8	18	13	Remove
686	Brazilian Beauty Leaf	*Calophyllum brasiliense*	No	24	45	40	Relocate
687	Earleaf Acacia	*Acacia auriculiformis*	No	7	45	15	Remain
688	Gumbo Limbo	*Bursera simaruba*	Yes	5	16	8	Remove
689	Mahogany Tree	*Swietenia mahagoni*	Yes	15	16	8	Relocate
690	Live Oak	*Quercus virginiana*	Yes	4	12	8	Remove
691	Chinese Fan Palm	*Livistona chinensis*	No	11	15	13	Remove
692	Paradise Tree	*Simarouba glauca*	Yes	5	8	6	Remove
693	Chinese Fan Palm	*Livistona chinensis*	No	8	14	10	Remove
694	Chinese Fan Palm	*Livistona chinensis*	No	9	12	10	Remove
695	Chinese Fan Palm	*Livistona chinensis*	No	6	4	8	Remove
696	Ponytail Palm	*Beaucarnea recurvata*	No	8	10	4	Remove
697	Chinese Fan Palm	*Livistona chinensis*	No	7	10	8	Remove
698	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
699	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove
700	Christmas Palm	*Adonidia merrillii*	No	12	30	8	Remove
701	Queen Palm	*Syagrus romanzoffiana*	No	7	32	12	Remove
702	Queen Palm	*Syagrus romanzoffiana*	No	7	34	14	Remove
703	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
704	Pygmy Date Palm	*Phoenix roebelenii*	No	5	12	6	Remove
705	Queen Palm	*Syagrus romanzoffiana*	No	7	28	16	Remain
706	Queen Palm	*Syagrus romanzoffiana*	No	8	26	12	Remain
707	Blue Latan Palm	*Latania loddigesii*	No	9	16	12	Remain
708	Live Oak	*Quercus virginiana*	Yes	21	30	42	Relocate
709	Live Oak	*Quercus virginiana*	Yes	34	40	44	Relocate
710	Live Oak	*Quercus virginiana*	Yes	27	45	50	Relocate

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST							
SHEET L-1.6 / L-4.6							
711	Live Oak	*Quercus virginiana*	Yes	15	40	26	Relocate
712	Live Oak	*Quercus virginiana*	Yes	12	43	28	Relocate
713	Live Oak	*Quercus virginiana*	Yes	15	40	25	Remain
714	Live Oak	*Quercus virginiana*	Yes	8	35	24	Remain
715	Live Oak	*Quercus virginiana*	Yes	10	25	10	Relocate
~~716~~	~~Live Oak~~	~~*Quercus virginiana*~~	~~Yes~~	~~6~~	~~25~~	~~10~~	~~Relocate~~
717	Live Oak	*Quercus virginiana*	Yes	16	37	25	Relocate
718	Live Oak	*Quercus virginiana*	Yes	15	40	30	Relocate
719	Tabebuia	*Tabebuia Spp.*	No	10	28	10	Remain
720	Royal Palm	*Roystonea regia*	Yes	11	18	12	Remain
721	Royal Palm	*Roystonea regia*	Yes	6	15	12	Remain
722	Royal Palm	*Roystonea regia*	Yes	3	6	8	Remain
723	Royal Palm	*Roystonea regia*	Yes	10	24	15	Remain
724	Royal Palm	*Roystonea regia*	Yes	11	25	13	Remain
725	Live Oak	*Quercus virginiana*	Yes	9	16	16	Remain
726	Tabebuia	*Tabebuia Spp.*	No	12	30	25	Remain
727	Tabebuia	*Tabebuia Spp.*	No	6	25	15	Relocate
728	Live Oak	*Quercus virginiana*	Yes	21	43	38	Remain
729	Live Oak	*Quercus virginiana*	Yes	6	20	16	Remain
730	Live Oak	*Quercus virginiana*	Yes	19	32	28	Remain
731	Live Oak	*Quercus virginiana*	Yes	28	50	60	Remain
732	Royal Poinciana	*Delonix regia*	No	19	20	38	Relocate
733	Mahogany Tree	*Swietenia mahagoni*	Yes	24	35	35	Relocate
734	Live Oak	*Quercus virginiana*	Yes	7	34	10	Remain
735	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
736	Live Oak	*Quercus virginiana*	Yes	14	40	35	Remain
737	Royal Poinciana	*Delonix regia*	No	17	30	50	Remain
738	Mahogany Tree	*Swietenia mahagoni*	Yes	14	45	45	Remain
739	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	35	28	Remain
740	Mahogany Tree	*Swietenia mahagoni*	Yes	5	28	10	Remain
741	Mahogany Tree	*Swietenia mahagoni*	Yes	25	40	39	Remain
742	Mahogany Tree	*Swietenia mahagoni*	Yes	6	32	12	Relocate
743	Sabal Palm	*Sabal Palmetto*	Yes	11	10	6	Remove
744	Sabal Palm	*Sabal Palmetto*	Yes	9	18	10	Remove
745	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Remove
746	Mahogany Tree	*Swietenia mahagoni*	Yes	10	30	16	Remain
747	Live Oak	*Quercus virginiana*	Yes	7	14	8	Remain
748	Mahogany Tree	*Swietenia mahagoni*	Yes	3	16	6	Remain
749	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	16	4	Remain
750	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
751	Glossy Shower	*Senna surattensis*	No	2	14	7	Remain
752	Live Oak	*Quercus virginiana*	Yes	10	22	18	Remain
753	Mahogany Tree	*Swietenia mahagoni*	Yes	8	17	10	Remain
754	Mahogany Tree	*Swietenia mahagoni*	Yes	3	15	6	Remain
755	Mahogany Tree	*Swietenia mahagoni*	Yes	7	18	12	Remain
756	Mahogany Tree	*Swietenia mahagoni*	Yes	9	25	10	Remain
757	Live Oak	*Quercus virginiana*	Yes	11	18	18	Remain
758	Glossy Shower	*Senna surattensis*	No	14	16	10	Remain
759	Shortleaf Fig	*Ficus citrifolia*	Yes	8	15	12	Remain

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST							
SHEET L-1.6 / L-4.6							
760	Live Oak	*Quercus virginiana*	Yes	5	12	6	Remain
761	Mahogany Tree	*Swietenia mahagoni*	Yes	3	16	6	Remain
762	Sabal Palm	*Sabal Palmetto*	Yes	12	10	6	Remain
763	Gumbo Limbo	*Bursera simaruba*	Yes	5	20	6	Remain
764	Shortleaf Fig	*Ficus citrifolia*	Yes	10	18	8	Remain
765	Live Oak	*Quercus virginiana*	Yes	9	24	18	Remain
766	Mahogany Tree	*Swietenia mahagoni*	Yes	7	24	12	Remain
767	Mahogany Tree	*Swietenia mahagoni*	Yes	4	17	7	Remain
768	Shortleaf Fig	*Ficus citrifolia*	Yes	9	22	16	Remain
769	Mahogany Tree	*Swietenia mahagoni*	Yes	5	12	7	Remain
770	Mahogany Tree	*Swietenia mahagoni*	Yes	4	12	5	Remain
771	Mahogany Tree	*Swietenia mahagoni*	Yes	13	30	20	Remain
772	Shortleaf Fig	*Ficus citrifolia*	Yes	3	26	12	Remain
773	Mahogany Tree	*Swietenia mahagoni*	Yes	10	32	14	Remain
774	Gumbo Limbo	*Bursera simaruba*	Yes	8	16	12	Remain
775	Live Oak	*Quercus virginiana*	Yes	8	20	10	Remain
776	Glossy Shower	*Senna surattensis*	No	24	18	22	Remain
777	Gumbo Limbo	*Bursera simaruba*	Yes	22	34	16	Remain
778	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	8	Remain
779	Gumbo Limbo	*Bursera simaruba*	Yes	7	27	10	Remain
780	Gumbo Limbo	*Bursera simaruba*	Yes	11	22	16	Remain
781	Gumbo Limbo	*Bursera simaruba*	Yes	3	20	8	Remain
782	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	6	Remain
783	Mahogany Tree	*Swietenia mahagoni*	Yes	6	15	8	Remain
784	Mahogany Tree	*Swietenia mahagoni*	Yes	15	35	25	Remain
785	Mahogany Tree	*Swietenia mahagoni*	Yes	10	30	20	Remain
786	Shortleaf Fig	*Ficus citrifolia*	Yes	5	18	10	Remain
787	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	12	Remain
788	Umbrella Tree	*Schefflera actinophylla*	No	18	14	8	Remain
789	Gumbo Limbo	*Bursera simaruba*	Yes	6	18	10	Remain
790	Live Oak	*Quercus virginiana*	Yes	30	30	32	Remain
791	Live Oak	*Quercus virginiana*	Yes	4	17	6	Remain
792	Shortleaf Fig	*Ficus citrifolia*	Yes	6	15	7	Remain
793	Live Oak	*Quercus virginiana*	Yes	4	18	8	Remain
794	Live Oak	*Quercus virginiana*	Yes	4	20	10	Remain
795	Live Oak	*Quercus virginiana*	Yes	5	20	10	Relocate
796	Live Oak	*Quercus virginiana*	Yes	7	32	20	Remain
797	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	22	28	Relocate
798	Gumbo Limbo	*Bursera simaruba*	Yes	8	26	12	Relocate
799	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	10	Relocate
800	Gumbo Limbo	*Bursera simaruba*	Yes	4	25	13	Relocate
801	Gumbo Limbo	*Bursera simaruba*	Yes	5	26	15	Relocate
802	Sabal Palm	*Sabal Palmetto*	Yes	11	14	8	Relocate
803	Sabal Palm	*Sabal Palmetto*	Yes	8	9	6	Relocate
804	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	16	Relocate
805	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	8	Relocate
806	Live Oak	*Quercus virginiana*	Yes	4	17	8	Relocate
807	Gumbo Limbo	*Bursera simaruba*	Yes	9	20	12	Remain
808	Wild Tamarind	*Lysiloma latisiliquum*	Yes	24	20	28	Remain

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST							
SHEET L-1.6 / L-4.6							
809	Areca Palm	*Dypsis lutescens*	No	Multi	20	17	Remain
810	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove
811	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	6	Remove
812	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	5	Remove
813	Solitaire Palm	*Ptychosperma elegans*	No	7	16	11	Remain
814	Solitaire Palm	*Ptychosperma elegans*	No	4	20	5	Remain
815	Tabebuia	*Tabebuia rosea*	No	7	20	16	Remain
816	Gumbo Limbo	*Bursera simaruba*	Yes	26	34	37	Remain
817	Live Oak	*Quercus virginiana*	Yes	11	30	23	Remain
818	Live Oak	*Quercus virginiana*	Yes	12	32	27	Remain
819	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
820	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Relocate
821	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove
822	Sabal Palm	*Sabal Palmetto*	Yes	9	12	8	Remain
823	Mahogany Tree	*Swietenia mahagoni*	Yes	20	20	-	Remain
824	Gumbo Limbo	*Bursera simaruba*	Yes	7	20	5	Remain
825	Mahogany Tree	*Swietenia mahagoni*	Yes	6	10	-	Remain
826	Brazilian Pepper	*Schinus terebinthifolia*	No	16	20	18	Remove
827	Gumbo Limbo	*Bursera simaruba*	Yes	5	12	6	Remain
828	Brazilian Pepper	*Schinus terebinthifolia*	No	20	28	20	Remove
829	Brazilian Pepper	*Schinus terebinthifolia*	No	14	20	16	Remove
830	Brazilian Pepper	*Schinus terebinthifolia*	No	12	16	24	Remove
831	Gumbo Limbo	*Bursera simaruba*	Yes	4	12	5	Remain
832	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remain
833	Mango	*Mangifera indica*	No	72	42	50	Relocate
834	Gumbo Limbo	*Quercus virginiana*	Yes	14	22	25	Remain
835	Live Oak	*Quercus virginiana*	Yes	60	50	38	Remain
836	Live Oak	*Quercus virginiana*	Yes	15	25	45	Remain
837	Gumbo Limbo	*Bursera simaruba*	Yes	25	32	36	Remain
838	Spruce Pine	*Pinus glabra*	Yes	8	22	18	Remain
839	Black Olive	*Bucida buceras*	No	37	70	65	Remain
840	Mango	*Mangifera indica*	No	19	18	26	Remain
841	Brideveil Tree	*Caesalpinia granadillo*	No	5	20	18	Remain
842	Chinese Fan Palm	*Livistona chinensis*	No	16	14	12	Remain
843	Chinese Fan Palm	*Livistona chinensis*	No	10	5	6	Remain
844	Chinese Fan Palm	*Livistona chinensis*	No	9	5.5	5.5	Remain
845	Chinese Fan Palm	*Livistona chinensis*	No	8	7	6	Remain
846	Chinese Fan Palm	*Livistona chinensis*	No	10	30	10	Remain
847	Chinese Fan Palm	*Livistona chinensis*	No	11	28	12	Remain
848	Chinese Fan Palm	*Livistona chinensis*	No	11	29	12	Remain
849	Chinese Fan Palm	*Livistona chinensis*	No	10	28	10	Remain
850	Chinese Fan Palm	*Livistona chinensis*	No	11	27	11	Remain
851	Alexander Palm	*Archontophoenix alexandrae*	No	4	28	6	Remain
852	Alexander Palm	*Archontophoenix alexandrae*	No	5	30	8	Remain
853	Chinese Fan Palm	*Livistona chinensis*	No	9	16	7	Remain
854	Tabebuia	*Tabebuia Spp.*	No	16	30	14	Remain
855	Tabebuia	*Tabebuia Spp.*	No	7	28	10	Remain
856	Tabebuia	*Tabebuia Spp.*	No	14	32	18	Remain
857	Mango	*Mangifera indica*	No	24	32	32	Remain

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST							
SHEET L-1.6 / L-4.6							
858	Wild Tamarind	*Lysiloma latisiliquum*	Yes	4	30	12	Remain
859	Avocado	*Persea americana*	No	3	18	12	Remain
860	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	6	16	10	Remain
861	Areca Palm	*Dypsis lutescens*	No	Multi	18	14	Remain
862	Areca Palm	*Dypsis lutescens*	No	Multi	22	16	Remain
863	Areca Palm	*Dypsis lutescens*	No	Multi	18	12	Remain
864	Queen Palm	*Syagrus romanzoffiana*	No	11	24	14	Remain
865	Queen Palm	*Syagrus romanzoffiana*	No	10	18	16	Remain
866	Norfolk Island Pine	*Araucaria heterophylla*	No	47	65	18	Remain
867	Areca Palm	*Dypsis lutescens*	No	Multi	17	10	Remain
868	Gumbo Limbo	*Bursera simaruba*	Yes	18	30	20	Remain
869	Fishtail Palm	*Caryota mitis*	No	Multi	30	15	Remain
870	Black Olive	*Bucida buceras*	No	41	50	45	Remain
871	Sabal Palm	*Sabal Palmetto*	Yes	10	25	12	Remain
872	Umbrella Tree	*Schefflera actinophylla*	No	60	28	20	Remain
873	Gumbo Limbo	*Bursera simaruba*	Yes	3	12	-	Remain
874	Gumbo Limbo	*Bursera simaruba*	Yes	18	25	20	Remain
875	Live Oak	*Quercus virginiana*	Yes	20	40	60	Remain
876	Royal Poinciana	*Delonix regia*	No	12	20	30	Relocate
877	Live Oak	*Quercus virginiana*	Yes	21	38	44	Remain
878	Live Oak	*Quercus virginiana*	Yes	28	42	40	Remain
879	Golden Raintree	*Koelreuteria paniculata*	No	7	35	30	Remain
880	Live Oak	*Quercus virginiana*	Yes	22	45	60	Remain
881	Live Oak	*Quercus virginiana*	Yes	6	22	16	Relocate
882	Live Oak	*Quercus virginiana*	Yes	6	22	20	Relocate
883	Live Oak	*Quercus virginiana*	Yes	7	18	18	Relocate
884	Live Oak	*Quercus virginiana*	Yes	6	17	14	Relocate
885	Sabal Palm	*Sabal Palmetto*	Yes	7	11	10	Remain
886	Brazilian Pepper	*Schinus terebinthifolia*	No	3	14	16	Remove
887	Brazilian Pepper	*Schinus terebinthifolia*	No	3	16	15	Remove
888	Brazilian Pepper	*Schinus terebinthifolia*	No	3	12	16	Remove
889	Brazilian Pepper	*Schinus terebinthifolia*	No	3	11	15	Remove
890	Dead Tree Trunks	*N/A*	-	12,18	14,30	-	Remove
891	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
892	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
893	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	15	6	Remove
894	Sabal Palm	*Sabal Palmetto*	Yes	14	18	10	Relocate
895	Live Oak	*Quercus virginiana*	Yes	6	17	15	Relocate
896	Mahogany Tree	*Swietenia mahagoni*	Yes	7	20	18	Relocate
906	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Relocate
912	Live Oak	*Quercus virginiana*	Yes	27	50	70	Relocate
913	Live Oak	*Quercus virginiana*	Yes	19	35	47	Remain
914	Gumbo Limbo	*Bursera simaruba*	Yes	30	43	30	Remain
915	Live Oak	*Quercus virginiana*	Yes	15	38	40	Remain
916	Umbrella Tree	*Schinus terebinthifolia*	No	29	32	26	Remain
917	Brazilian Pepper	*Schinus terebinthifolia*	No	8	18	15	Remain
928	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	6	12	10	Relocate
929	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	5	12	6	Relocate



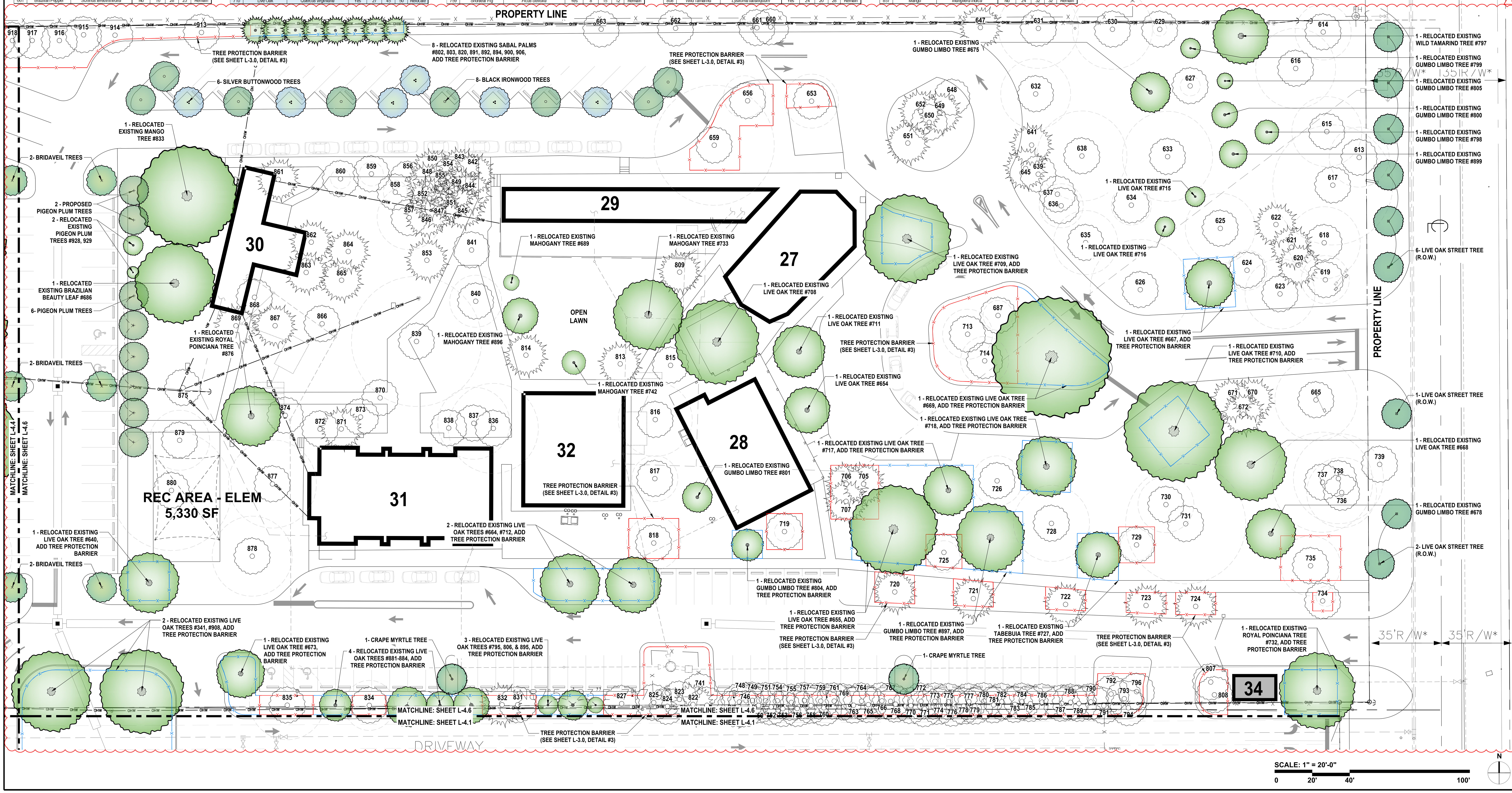
KEY PLAN

EXISTING TREE & PALM LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:

1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.



SCALE: 1" = 20'-0"

0 20' 40' 100'

N

david o.

landscape architecture

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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:48-04'00'

PROJECT NO:

SCALE: AS SHOWN

DATE: 10/18/2024

DRAWN: D.O.STAFF

CHECKED: D.O.

CADD FILE:

DRAWING TITLE: **TREE PLANTING PLAN ENLARGEMENT**

SHEET NO. **L-4.6**

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
930	Bridalveil	*Caesapliniia granadillo*	No	20	30	40	Remain
931	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
932	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
933	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
934	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
935	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
936	Crape Myrtle	*Lagerstroemia indica*	No	4	16	12	Remain
937	Crape Myrtle	*Lagerstroemia indica*	No	4	16	12	Remain
938	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
939	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
940	Silver Thatch Palm	*Thrinax morissi*	Yes	5	20	10	Remain
941	Silver Thatch Palm	*Thrinax morissi*	Yes	5	20	10	Remain
942	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
943	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
944	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
945	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
946	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
947	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
948	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
949	American Oil Palm	*Elaeis Oleifera*	No	18	15	15	Remain
950	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
951	Thatch Palm	*Thrinax radiata*	Yes	Multi	12	8	Remain
952	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
953	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
954	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
955	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
956	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
957	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
958	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
959	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
960	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
961	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
962	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
963	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
964	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
965	Banyan	*Ficus sp.*	No	20	40	14	Remain
966	Chinese Fan Palm	*Livistonia chinensis*	No	16	40	14	Remain
967	Cabbage Palm	*Sabal Palmetto*	No	10	30	12	Remain
968	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
969	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
970	Live Oak	*Quercus virginiana*	Yes	20	35	14	Remain
971	Pigeon Plum	*Coccoloba diversifolia*	Yes	22	45	45	Remain
972	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
973	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
974	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
975	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
976	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
977	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
978	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
979	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
980	Chinese Fan Palm	*Livistonia chinensis*	No	16	20	12	Remain
981	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
982	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
983	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
984	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	18	7	Remain
985	Thatch Palm	*Thrinax radiata*	Yes	6	30	10	Remain
986	Thatch Palm	*Thrinax radiata*	Yes	6	30	10	Remain
987	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
988	Live Oak	*Quercus virginiana*	Yes	18	55	45	Remain
989	Live Oak	*Quercus virginiana*	Yes	18	55	45	Remain
990	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
991	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
992	Thatch Palm	*Thrinax radiata*	Yes	5	12	10	Remain
993	Autograph Tree	*Clusia rosea*	Yes	5	12	8	Remain
994	Dwarf Sugar Palm	*Arenga engleri*	No	12	14	14	Remain
995	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
996	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
997	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
998	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
999	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1000	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1001	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1002	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1003	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1004	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1005	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1006	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1007	Satake Palm	*Satakentia liukuiensis*	No	8	12	14	Remain
1008	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1009	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1010	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1011	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1012	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1013	Live Oak	*Quercus virginiana*	Yes	22	55	45	Remain
1014	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1015	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1016	Satake Palm	*Satakentia liukuiensis*	No	7	14	12	Remain
1017	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1018	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1019	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1020	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1021	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1022	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1023	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1024	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1025	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1026	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1027	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1028	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1029	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1030	Satake Palm	*Satakentia liukuiensis*	Yes	7	14	12	Remain
1031	Bay Rum	*Pimenta racemosa*	Yes	5	15	10	Remain
1032	Satake Palm	*Satakentia liukuiensis*	Yes	7	14	12	Remain
1033	Cabbage Palm	*Sabal Palmetto*	No	10	30	12	Remain
1034	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1035	Gumbo Limbo	*Bursera simaruba*	Yes	28	50	45	Remain
1036	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1037	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1038	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1039	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1040	Paradise Tree	*Simaruba glauca*	Yes	15	30	25	Remain
1041	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1042	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1043	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1044	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1045	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1046	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1047	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1048	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1049	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1050	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1051	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1052	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1053	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1054	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1055	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1056	Banyan	*Ficus sp.*	No	Multi	60	75	Remain
1057	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1058	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1059	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1060	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1061	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1062	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1063	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1064	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1065	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1066	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1067	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1068	Cabbage Palm	*Sabal Palmetto*	Yes	10	30	12	Remain
1069	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1070	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1071	Banyan	*Ficus sp.*	No	Multi	60	65	Remain
1072	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1073	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1074	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1075	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1076	Pigeon Plum	*Coccoloba diversifolia*	Yes	4	11	6	Remain
1077	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1078	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1079	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1080	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1081	Live Oak	*Live Oak*	Yes	10	35	25	Remain
1082	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1083	Live Oak	*Quercus virginiana*	Yes	22	45	45	Remain
1084	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1085	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1086	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1087	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1088	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1089	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1090	Live Oak	*Quercus virginiana*	Yes	10	35	25	Remain
1091	Live Oak	*Quercus virginiana*	Yes	Double	60	75	Remain
1092	Paradise Tree	*Simaruba glauca*	Yes	30	65	40	Remain
1093	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1094	Solitaire Palm	*Pytchosperma elegans*	No	Multi	25	25	Remain
1095	Mango	*Mangnifera indica*	No	10	22	18	Remain
1096	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1097	Thatch Palm	*Thrinax radiata*	Yes	Double	15	12	Remain
1098	Pongam	*Pongamia pinnata*	No	12	30	35	Remain
1099	Montgomery Palm	*Veitchia montgomeriana*	No	6	20	10	Remain
1100	Cabbage Palm	*Sabal Palmetto*	Yes	120	20	10	Remain
1101	Solitaire Palm	*Pytchosperma elegans*	No	Double	25	8	Remain
1102	Cabbage Palm	*Sabal Palmetto*	Yes	11	25	10	Remain
1103	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1104	Live Oak	*Quercus virginiana*	Yes	3	28	8	Remain
1105	Live Oak	*Quercus virginiana*	Yes	10	20	25	Remain
1106	Cabbage Palm	*Sabal Palmetto*	Yes	10	25	10	Remain
1107	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1108	Cabbage Palm	*Sabal Palmetto*	Yes	13	33	10	Remain
1109	Solitaire Palm	*Pytchosperma elegans*	No	Triple	28	8	Remain
1110	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1111	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1112	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1113	Gumbo Limbo	*Bursera simaruba*	Yes	28	35	30	Remain
1114	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1115	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1116	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1117	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1118	Banyan	*Ficus sp.*	No	Multi	60	65	Remain
1119	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	15	Remain
1120	Gumbo Limbo	*Bursera simaruba*	Yes	18	28	18	Remain
1121	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	18	Remain
1122	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1123	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1124	Cabbage Palm	*Sabal Palmetto*	Yes	12	33	10	Remain
1127	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	20	Remain
1128	Gumbo Limbo	*Bursera simaruba*	Yes	14	35	20	Remain
1133	Brazilian Beautyleaf	*Calliphyllum brasiliense*	No	36	50	45	Relocate
1134	Live Oak	*Quercus virginiana*	Yes	12	30	18	Relocate
1135	Date Palm	*Phoenix canariensis*	No	16	40	16	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE DISPOSITION LIST
SHEET L-1.7 / L-4.7

TREE No.	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPO.
1136	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1137	Gumbo Limbo	*Bursera simaruba*	Yes	18	35	12	Remain
1138	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1139	Live Oak	*Quercus virginiana*	Yes	30	48	40	Remain
1140	Mango	*Mangnifera indica*	No	9	20	12	Remain
1141	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1142	Cabbage Palm	*Sabal Palmetto*	Yes	10	14	12	Remain
1143	Mango	*Mangnifera indica*	No	12	28	18	Remain
1144	Mango	*Mangnifera indica*	No	12	28	18	Remain
1145	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain
1146	Live Oak	*Quercus virginiana*	Yes	30	45	35	Remain
1147	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1148	Thatch Palm	*Thrinax radiata*	Yes	5	12	8	Remain
1149	Live Oak	*Quercus virginiana*	Yes	26	40	30	Remain
1150	Live Oak	*Quercus virginiana*	Yes	20	35	30	Remain
1151	Live Oak	*Quercus virginiana*	Yes	24	42	25	Remain
1152	Live Oak	*Quercus virginiana*	Yes	12	25	20	Remain



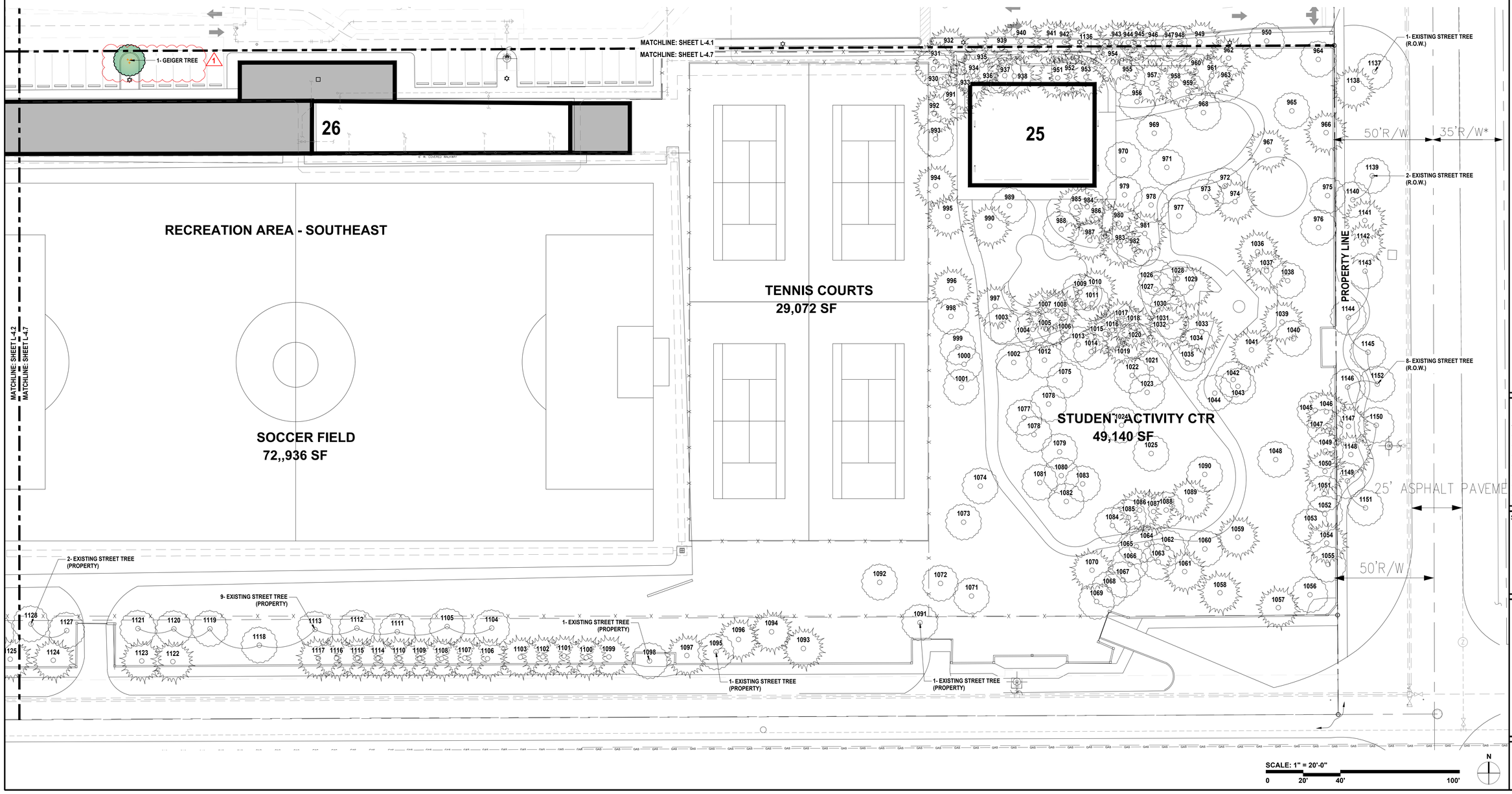
KEY PLAN

1

EXISTING TREE & PALM LEGEND

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE PROTECTION BARRIER (EXISTING TREES/PALMS TO REMAIN)
- EXISTING TREE TO BE RELOCATED
- EXISTING PALM TO BE RELOCATED
- TREE PROTECTION BARRIER (POST RELOCATION FOR TREES/ PALMS)

IRRIGATION NOTES:
1. REFER TO SHEET L-4.0 FOR IRRIGATION NOTES.



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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:52-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

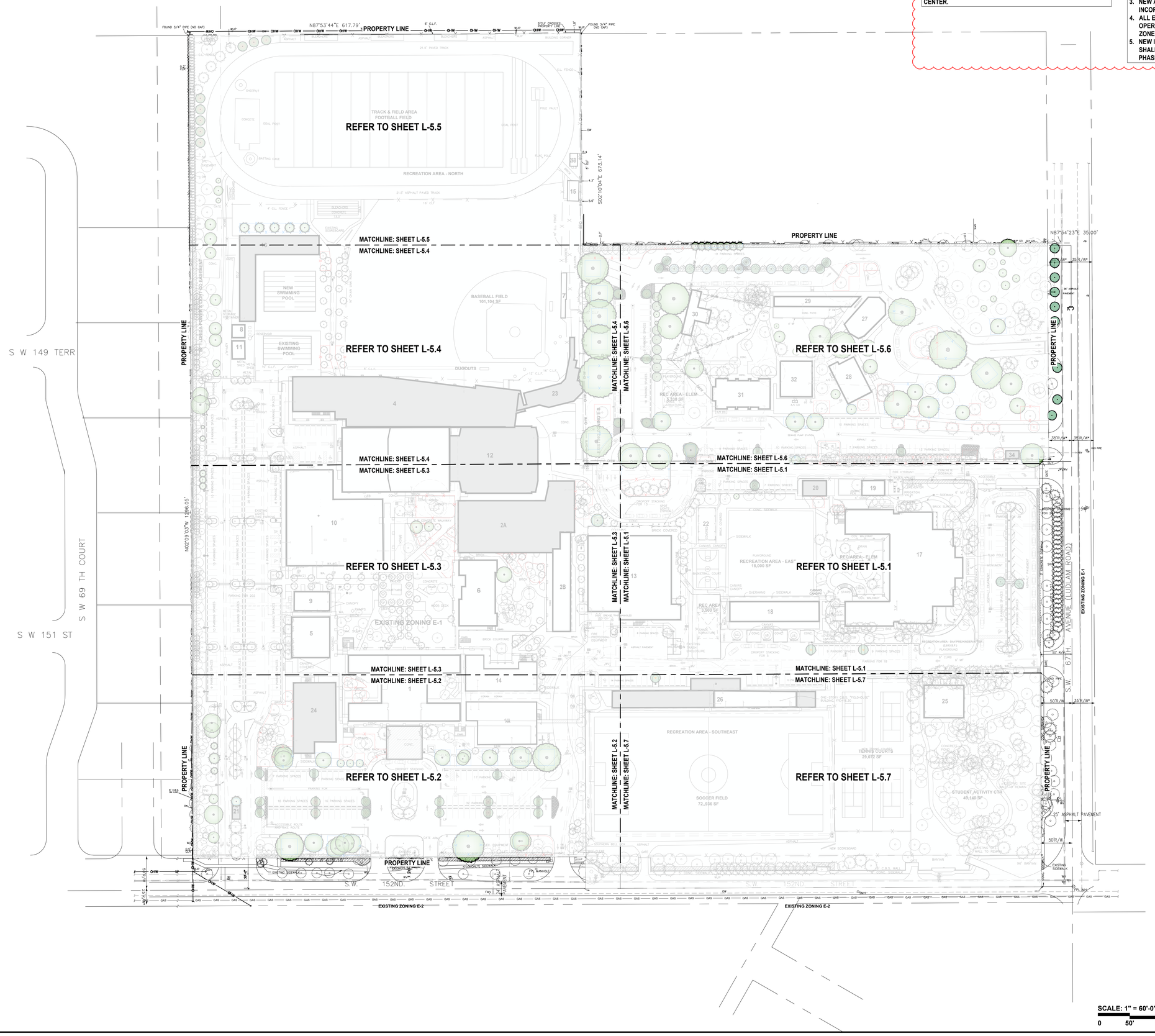
DRAWING TITLE: **TREE PLANTING PLAN ENLARGEMENT**

SHEET NO. **L-4.7**

1

PLANTING NOTE: PARKING LOT BUFFER
PLANTING MATERIAL AT TIME OF PLANTING SHALL BE EITHER A MINIMUM HEIGHT OF 18 INCHES WITH A MAXIMUM AVERAGE SPACING OF 30 INCHES ON CENTER, OR A MINIMUM HEIGHT OF 36 INCHES WITH A MAXIMUM AVERAGE SPACING OF 36 INCHES ON CENTER.

IRRIGATION NOTES:
1. **ALL RELOCATED TREES AND PALMS SHALL BE IRRIGATED AS PER RELOCATION SPECIFICATIONS NOTED IN SHEET L-3.0.**
2. **NEW TREES, SHRUBS, AND SOD AREAS SHALL RECEIVE FULL AUTOMATIC IRRIGATION COVERAGE.**
3. **NEW AUTOMATIC IRRIGATION SYSTEM SHALL BE INCORPORATED TO EXISTING IRRIGATION SYSTEM ONSITE.**
4. **ALL EXISTING IRRIGATION THROUGH THE SITE SHALL REMAIN OPERATIONAL FOR AREAS OUTSIDE OF CONSTRUCTION ZONES.**
5. **NEW IRRIGATION DESIGN WITH DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING FUTURE BUILDING PERMIT PHASES.**



SCALE: 1" = 60'-0"
0 50' 100' 150' 300'

N

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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	~~SOUTH SPRINGS~~ (N/A)	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:55-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

1

DRAWING TITLE:
SHRUBS PLANTING PLAN OVERALL

SHEET NO.
L-5.0



KEY PLAN

1

PLANTING NOTES:
1. ALL SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. AT PARKING LOTS BUFFER, PLANTING MATERIAL AT TIME OF PLANTING SHALL BE EITHER A MINIMUM HEIGHT OF 18 INCHES WITH A MAXIMUM AVERAGE SPACING OF 30 INCHES ON CENTER, OR A MINIMUM HEIGHT OF 36 INCHES WITH A MAXIMUM AVERAGE SPACING OF 36 INCHES ON CENTER.

IRRIGATION NOTES:
1. ALL RELOCATED TREES AND PALMS SHALL BE IRRIGATED AS PER RELOCATION SPECIFICATIONS NOTED IN SHEET L-3.0.
2. NEW TREES, SHRUBS, AND SOD AREAS SHALL RECEIVE FULL AUTOMATIC IRRIGATION COVERAGE.
3. NEW AUTOMATIC IRRIGATION SYSTEM SHALL BE INCORPORATED TO EXISTING IRRIGATION SYSTEM ONSITE.
4. ALL EXISTING IRRIGATION THROUGH THE SITE SHALL REMAIN OPERATIONAL FOR AREAS OUTSIDE OF CONSTRUCTION ZONES.
5. NEW IRRIGATION DESIGN WITH DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING FUTURE BUILDING PERMIT PHASES.

MATCHLINE: SHEET L-5.6
MATCHLINE: SHEET L-5.1
MATCHLINE: SHEET L-5.3
MATCHLINE: SHEET L-5.7
DRIVEWAY
EXISTING SOD AREA TO REMAIN
EXISTING SHRUBS AND GROUNDCOVERS TO REMAIN
RECREATION AREA - EAST
18,000 SF
REC AREA - ELEM
7,000 SF
REC AREA
3,500 SF
RECREATION AREA - DAY/PRE/KINDER/AFTER
(2,813 S.F.)
PROPERTY LINE
EXISTING ZONING E-1
13
17
18
19
20
22
34
TFL 30
ZYS 56
ZYS 303
TFL 14
ZYS 56
ZYS 58
PNE 35
CES 100
ZYS 324
CES 3

SCALE: 1" = 20'-0"
0 20' 40' 100'
N

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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:
1 CITY COMMENTS 04/18/2025

SEAL:
Digitally signed by David J. Odishoo
Date: 2025.04.18 14:08:59-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

1
DRAWING TITLE:
SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO.
L-5.1

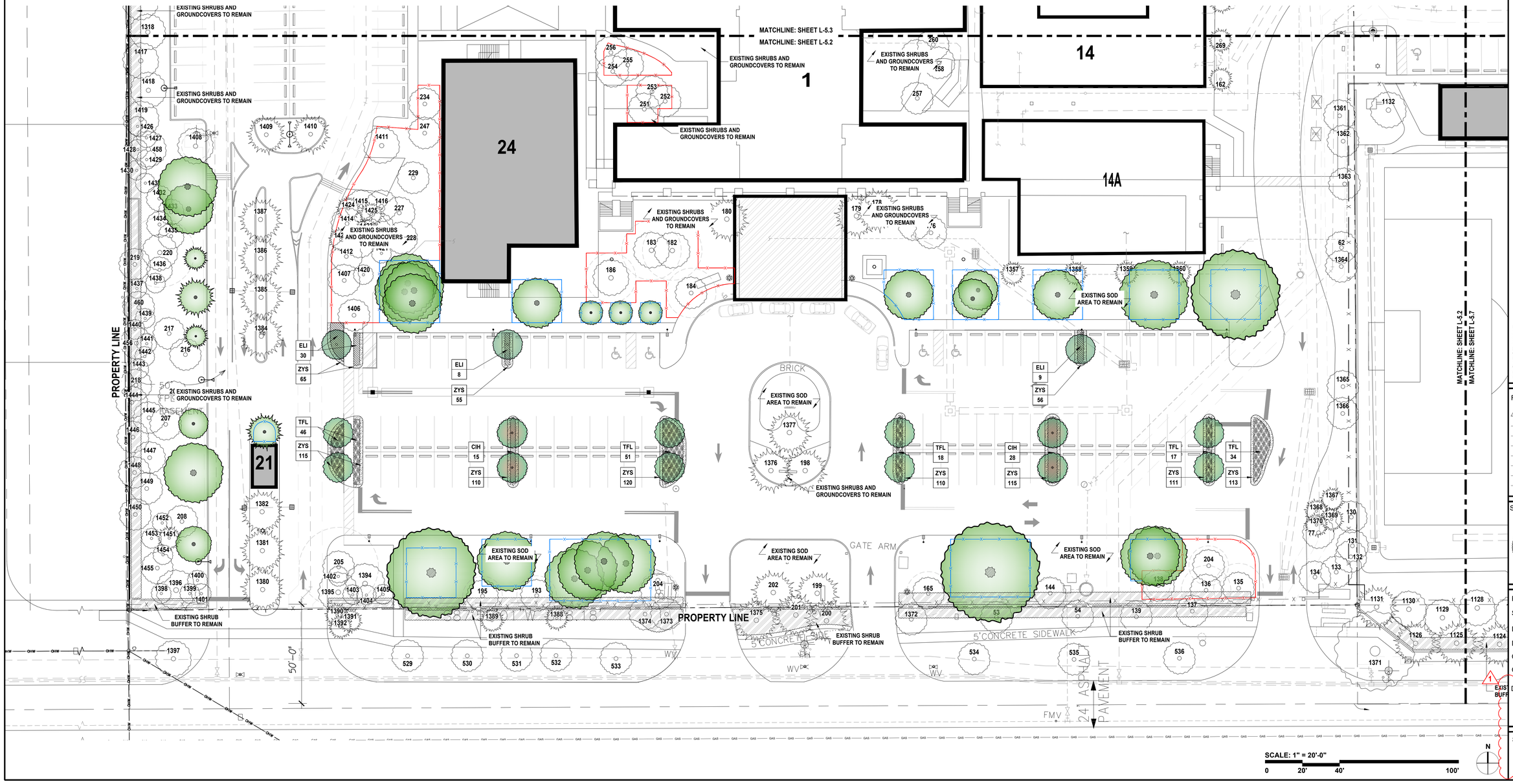


KEY PLAN

1

PLANTING NOTES:
1. ALL SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. AT PARKING LOTS BUFFER, PLANTING MATERIAL AT TIME OF PLANTING SHALL BE EITHER A MINIMUM HEIGHT OF 18 INCHES WITH A MAXIMUM AVERAGE SPACING OF 30 INCHES ON CENTER, OR A MINIMUM HEIGHT OF 36 INCHES WITH A MAXIMUM AVERAGE SPACING OF 36 INCHES ON CENTER.

IRRIGATION NOTES:
1. ALL RELOCATED TREES AND PALMS SHALL BE IRRIGATED AS PER RELOCATION SPECIFICATIONS NOTED IN SHEET L-3.0.
2. NEW TREES, SHRUBS, AND SOD AREAS SHALL RECEIVE FULL AUTOMATIC IRRIGATION COVERAGE.
3. NEW AUTOMATIC IRRIGATION SYSTEM SHALL BE INCORPORATED TO EXISTING IRRIGATION SYSTEM ONSITE.
4. ALL EXISTING IRRIGATION THROUGH THE SITE SHALL REMAIN OPERATIONAL FOR AREAS OUTSIDE OF CONSTRUCTION ZONES.
5. NEW IRRIGATION DESIGN WITH DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING FUTURE BUILDING PERMIT PHASES.



SCALE: 1" = 20'-0"
0 20' 40' 100'

N

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CONSULTANT:

PROJECT NAME: **WESTMINSTER CHRISTIAN SCHOOL**

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

Digitally signed by David J. Odishoo
Date: 2025.04.18 14:09:03-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE:
SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO.
L-5.2



KEY PLAN

1

PLANTING NOTES:
1. ALL SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. AT PARKING LOTS BUFFER, PLANTING MATERIAL AT TIME OF PLANTING SHALL BE EITHER A MINIMUM HEIGHT OF 18 INCHES WITH A MAXIMUM AVERAGE SPACING OF 30 INCHES ON CENTER, OR A MINIMUM HEIGHT OF 36 INCHES WITH A MAXIMUM AVERAGE SPACING OF 36 INCHES ON CENTER.

IRRIGATION NOTES:
1. ALL RELOCATED TREES AND PALMS SHALL BE IRRIGATED AS PER RELOCATION SPECIFICATIONS NOTED IN SHEET L-3.0.
2. NEW TREES, SHRUBS, AND SOD AREAS SHALL RECEIVE FULL AUTOMATIC IRRIGATION COVERAGE.
3. NEW AUTOMATIC IRRIGATION SYSTEM SHALL BE INCORPORATED TO EXISTING IRRIGATION SYSTEM ONSITE.
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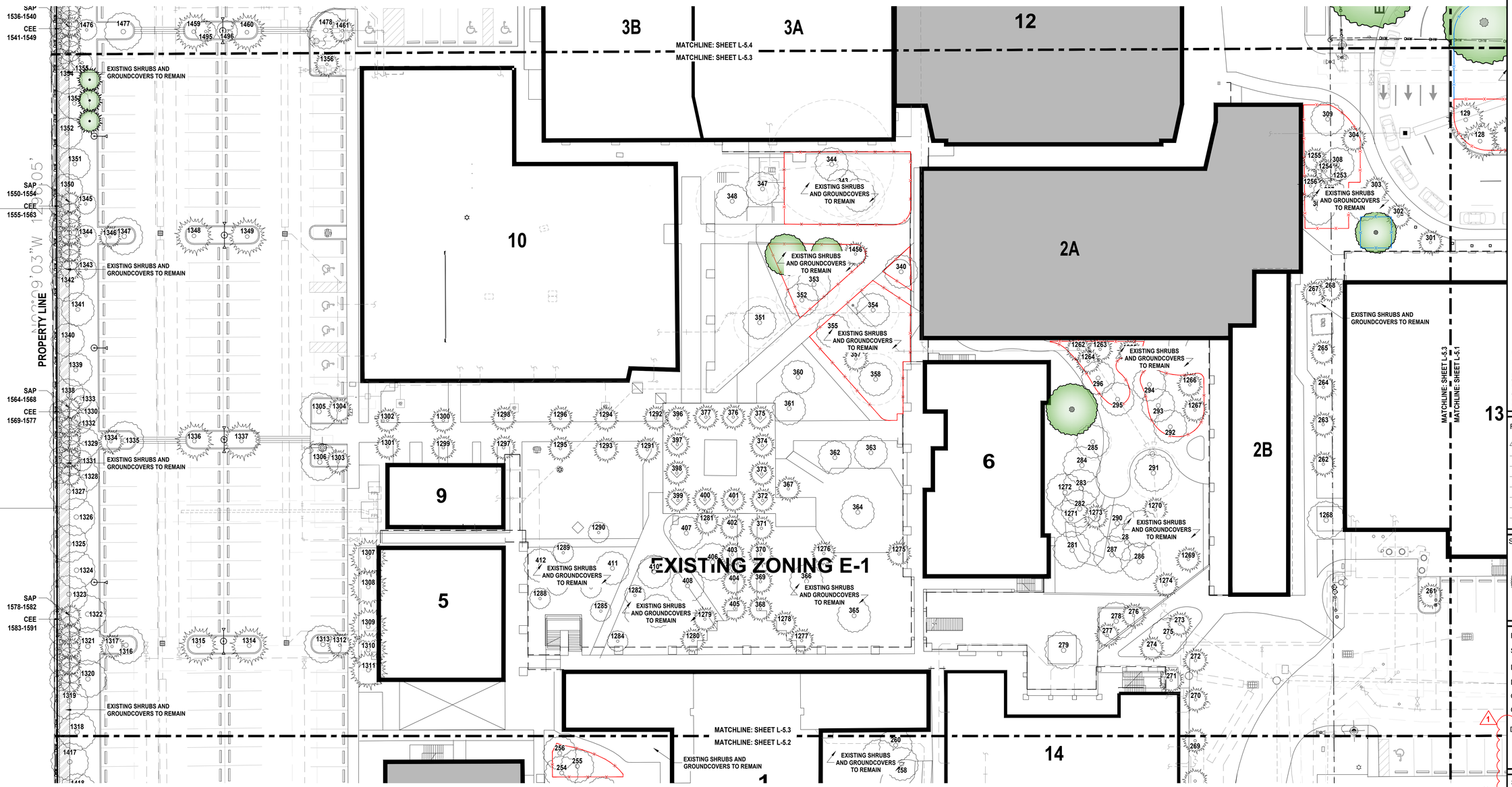

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CHECKED: D.O.

CADD FILE:

1

DRAWING TITLE:
SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO.
L-5.3



KEY PLAN

1

PLANTING NOTES:
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IRRIGATION NOTES:
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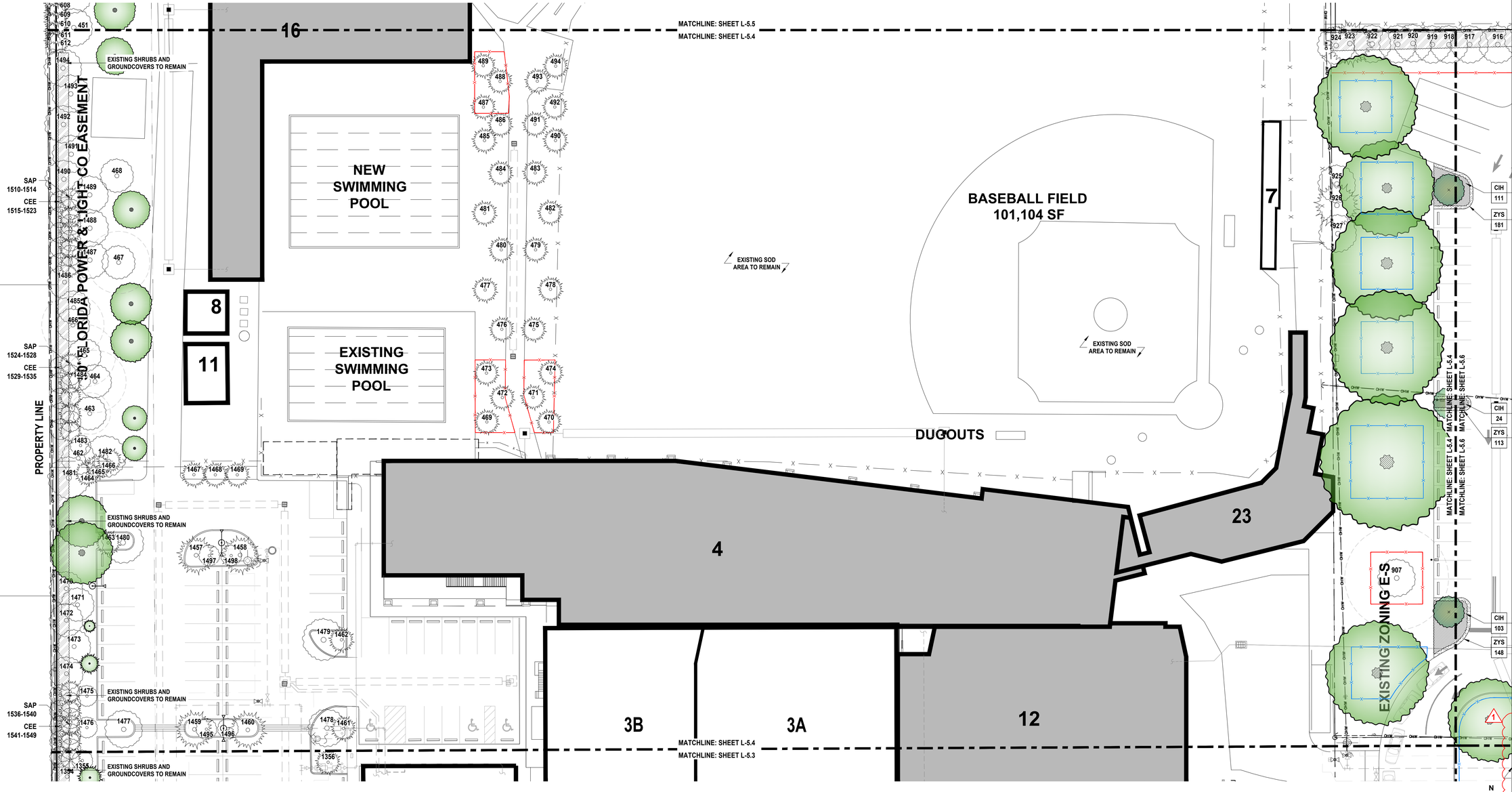

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Revisions:
1 CITY COMMENTS 04/18/2025

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CADD FILE:

DRAWING TITLE: SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO. L-5.4



KEY PLAN

1

PLANTING NOTES:
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N87°53'44"E 617.79'

PROPERTY LINE

EXISTING SHRUBS AND GROUNDCOVERS TO REMAIN

EXISTING SOD AREA TO REMAIN

TRACK & FIELD AREA
FOOTBALL FIELD
159,262 SF

RECREATION AREA - NORTH

50' FPL EASEMENT

PROPERTY LINE

S02°10'04"E 673.14'

26B

15

16

MATCHLINE: SHEET L-5.5

MATCHLINE: SHEET L-5.4

SCALE: 1" = 20'-0"
0 20' 40' 100'

N

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DRAWING TITLE: SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO. L-5.5



KEY PLAN

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PROPERTY LINE

EXISTING SHRUBS AND GROUNDCOVERS TO REMAIN

EXISTING SOD AREA TO REMAIN

OPEN LAWN

REC AREA - ELEM
5,330 SF

29 30 27 32 28 31 34

TFL 38 | ZYS 1414 | TFL 191 | TFL 23 | CIH 111 | ZYS 181 | CIH 24 | ZYS 113 | CIH 103 | ZYS 148 | PNE 53 | ZYS 138 | TFL 30 | PNE 9 | ZYS 56 | PNE 18 | ZYS 58 | ZYS 132 | TFL 35 | PNE 35 | ZYS 303

35'R/W*

MATCHLINE: SHEET L-5.4
MATCHLINE: SHEET L-5.6
MATCHLINE: SHEET L-5.1

DRIVEWAY

SCALE: 1" = 20'-0"
0 20' 40' 100'

N

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CADD FILE:

DRAWING TITLE:
SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO.
L-5.6



KEY PLAN

1

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MATCHLINE: SHEET L-5.1
MATCHLINE: SHEET L-5.7

MATCHLINE: SHEET L-5.2
MATCHLINE: SHEET L-5.7

RECREATION AREA - SOUTHEAST

SOCCER FIELD
72,,936 SF

EXISTING SOD AREA TO REMAIN

TENNIS COURTS
29,072 SF

STUDENT ACTIVITY CTR
49,140 SF

EXISTING SHRUBS AND GROUNDCOVERS TO REMAIN

EXISTING SHRUB BUFFER TO REMAIN

EXISTING SHRUB BUFFER TO REMAIN

PROPERTY LINE

50'R/W

35'R/W*

25' ASPHALT PAVEMENT

50'R/W

SCALE: 1" = 20'-0"
0 20' 40' 100'

N

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CADD FILE:

1
DRAWING TITLE:
SHRUBS PLANTING PLAN ENLARGEMENT

SHEET NO.
L-5.7

WESTMINSTER CHRISTIAN SCHOOL - TREE RELOCATION LIST

SHEET L-1.2

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
140	Gumbo Limbo	*Bursera simaruba*	Yes	9	18	15	Relocate
141	Gumbo Limbo	*Bursera simaruba*	Yes	12	28	18	Relocate
142	Gumbo Limbo	*Bursera simaruba*	Yes	12	32	18	Relocate
143	Gumbo Limbo	*Bursera simaruba*	Yes	48	35	20	Relocate
144	Gumbo Limbo	*Bursera simaruba*	Yes	12	30	15	Relocate
145	Gumbo Limbo	*Bursera simaruba*	Yes	28	40	30	Relocate
146	Banyan Tree	*Ficus benghalensis*	No	96	45	50	Relocate
147	Live Oak	*Quercus virginiana*	Yes	30	35	35	Relocate
167	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
168	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
170	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	20	Relocate
171	Live Oak	*Quercus virginiana*	Yes	9	22	20	Relocate
172	Live Oak	*Quercus virginiana*	Yes	8	18	12	Relocate
173	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
174	Live Oak	*Quercus virginiana*	Yes	6	18	12	Relocate
175	Live Oak	*Quercus virginiana*	Yes	15	30	25	Relocate
185	Live Oak	*Quercus virginiana*	Yes	12	25	25	Relocate
190	Gumbo Limbo	*Bursera simaruba*	Yes	17	30	30	Relocate
191	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
192	Banyan Tree	*Ficus benghalensis*	No	24	35	30	Relocate
194	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	30	Relocate
196	Gumbo Limbo	*Bursera simaruba*	Yes	12	35	30	Relocate
197	Live Oak	*Quercus virginiana*	Yes	12	35	30	Relocate
201	Royal Palm	*Roystonea regia*	Yes	14	22	12	Relocate
202	Royal Palm	*Roystonea regia*	Yes	14	22	12	Relocate
209	Live Oak	*Quercus virginiana*	Yes	12	45	30	Relocate
1378	Canary Date Palm	*Phoenix canariensis*	No	18	18	30	Relocate
1379	Canary Date Palm	*Phoenix canariensis*	No	14	10	30	Relocate
1383	Wild Date Palm	*Phoenix sylvestris*	No	12	25	30	Relocate
1393	Live Oak	*Quercus virginiana*	Yes	8	35	30	Relocate

SHEET L-1.3

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
297	Live Oak	*Quercus virginiana*	Yes	28	25	20	Relocate
298	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
299	Live Oak	*Quercus virginiana*	Yes	14	25	20	Relocate
300	Gumbo Limbo	*Bursera simaruba*	Yes	24	35	25	Relocate
310	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
311	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
312	Sabal Palm	*Sabal palmetto*	Yes	10	22	10	Relocate
314	Gumbo Limbo	*Bursera simaruba*	Yes	12	25	25	Relocate
315	Paradise Tree	*Simaruba glauca*	Yes	14	35	30	Relocate
326	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
328	Royal Palm	*Roystonea regia*	Yes	12	22	14	Relocate
330	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
334	Orange Geiger	*Cordia sebestena*	Yes	4	14	8	Relocate
335	Live Oak	*Quercus virginiana*	Yes	7	24	20	Relocate
336	Pink Tabebuia	*Tabebuila heterophylla*	No	5	18	15	Relocate
337	Live Oak	*Quercus virginiana*	Yes	4	15	9	Relocate
338	Live Oak	*Quercus virginiana*	Yes	12	30	25	Relocate
339	Live Oak	*Quercus virginiana*	Yes	14	30	30	Relocate
341	Live Oak	*Quercus virginiana*	Yes	24	40	40	Relocate
1257	Thatch Palm	*Thrinax radiata*	Yes	4	12	8	Relocate
1258	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1259	Japanese Fern Tree	*Filicium decipiens*	No	4	16	12	Relocate
1260	Thatch Palm	*Thrinax radiata*	Yes	3	8	5	Relocate

SHEET L-1.4

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
498	Royal Palm	*Roystonea regia*	Yes	20	40	14	Relocate
499	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
501	Royal Palm	*Roystonea regia*	Yes	16	40	14	Relocate
509	Orange Geiger	*Cordia sebestena*	Yes	10	15	15	Relocate
897	Gumbo Limbo	*Bursera simaruba*	Yes	16	40	34	Relocate
898	Live Oak	*Quercus virginiana*	Yes	48	50	65	Relocate
899	Gumbo Limbo	*Bursera simaruba*	Yes	17	18	14	Relocate
900	Sabal Palm	*Sabal Palmetto*	Yes	11	10	8	Relocate
908	Live Oak	*Quercus virginiana*	Yes	14,12	44	42	Relocate
909	Live Oak	*Quercus virginiana*	Yes	22	48	46	Relocate
911	Live Oak	*Quercus virginiana*	Yes	28	50	50	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE RELOCATION LIST

SHEET L-1.6

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
640	Live Oak	*Quercus virginiana*	Yes	18	35	30	Relocate
654	Live Oak	*Quercus virginiana*	Yes	11	24	23	Relocate
655	Live Oak	*Quercus virginiana*	Yes	16	32	44	Relocate
664	Live Oak	*Quercus virginiana*	Yes	15	40	36	Relocate
666	Live Oak	*Quercus virginiana*	Yes	28	42	54	Relocate
667	Live Oak	*Quercus virginiana*	Yes	9	28	24	Relocate
668	Live Oak	*Quercus virginiana*	Yes	24	32	36	Relocate
669	Live Oak	*Quercus virginiana*	Yes	23	45	60	Relocate
673	Live Oak	*Quercus virginiana*	Yes	17	38	36	Relocate
675	Gumbo Limbo	*Bursera simaruba*	Yes	10	30	20	Relocate
678	Gumbo Limbo	*Bursera simaruba*	Yes	14	40	25	Relocate
682	Live Oak	*Quercus virginiana*	Yes	25	45	50	Relocate
686	Brazilian Beauty Leaf	*Calophyllum brasiliense*	No	24	45	40	Relocate
689	Mahogany Tree	*Swietenia mahagoni*	Yes	15	16	8	Relocate
708	Live Oak	*Quercus virginiana*	Yes	21	30	42	Relocate
709	Live Oak	*Quercus virginiana*	Yes	34	40	44	Relocate
710	Live Oak	*Quercus virginiana*	Yes	27	45	50	Relocate
711	Live Oak	*Quercus virginiana*	Yes	15	40	26	Relocate
712	Live Oak	*Quercus virginiana*	Yes	12	43	28	Relocate
715	Live Oak	*Quercus virginiana*	Yes	10	25	10	Relocate
716	Live Oak	*Quercus virginiana*	Yes	6	25	10	Relocate
717	Live Oak	*Quercus virginiana*	Yes	16	37	25	Relocate
718	Live Oak	*Quercus virginiana*	Yes	15	40	30	Relocate
727	Tabebuia	*Tabebuia Spp.*	No	6	25	15	Relocate
732	Royal Poinciana	*Delonix regia*	No	19	20	38	Relocate
733	Mahogany Tree	*Swietenia mahagoni*	Yes	24	35	35	Relocate
742	Mahogany Tree	*Swietenia mahagoni*	Yes	8	32	12	Relocate
795	Live Oak	*Quercus virginiana*	Yes	5	20	10	Relocate
797	Wild Tamarind	*Lysiloma latisiliquum*	Yes	9	22	28	Relocate
798	Gumbo Limbo	*Bursera simaruba*	Yes	8	26	12	Relocate
799	Gumbo Limbo	*Bursera simaruba*	Yes	6	24	10	Relocate
800	Gumbo Limbo	*Bursera simaruba*	Yes	4	25	13	Relocate
801	Gumbo Limbo	*Bursera simaruba*	Yes	5	26	15	Relocate
802	Sabal Palm	*Sabal Palmetto*	Yes	11	14	8	Relocate
803	Sabal Palm	*Sabal Palmetto*	Yes	8	9	6	Relocate
804	Gumbo Limbo	*Bursera simaruba*	Yes	12	22	16	Relocate
805	Gumbo Limbo	*Bursera simaruba*	Yes	4	18	8	Relocate
806	Live Oak	*Quercus virginiana*	Yes	4	17	8	Relocate
820	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Relocate
833	Mango	*Mangifera indica*	No	72	42	50	Relocate
876	Royal Poinciana	*Delonix regia*	No	12	20	30	Relocate
881	Live Oak	*Quercus virginiana*	Yes	6	22	16	Relocate
882	Live Oak	*Quercus virginiana*	Yes	6	22	20	Relocate
883	Live Oak	*Quercus virginiana*	Yes	7	18	18	Relocate
884	Live Oak	*Quercus virginiana*	Yes	6	17	14	Relocate
891	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
892	Sabal Palm	*Sabal Palmetto*	Yes	10	12	9	Relocate
894	Sabal Palm	*Sabal Palmetto*	Yes	14	18	10	Relocate
895	Live Oak	*Quercus virginiana*	Yes	6	17	15	Relocate
896	Mahogany Tree	*Swietenia mahagoni*	Yes	7	20	18	Relocate
906	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Relocate
912	Live Oak	*Quercus virginiana*	Yes	27	50	70	Relocate
928	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	6	12	10	Relocate
929	Pigeon Plum Tree	*Coccoloba diversifolia*	Yes	5	12	6	Relocate

SHEET L-1.7

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION
1133	Brazilian Beautyleaf	*Callophyllum brasiliense*	No	36	50	45	Relocate
1134	Live Oak	*Quercus virginiana*	Yes	12	30	18	Relocate
1135	Date Palm	*Phoenix canariensis*	No	16	40	16	Relocate

WESTMINSTER CHRISTIAN SCHOOL - TREE REMOVAL LIST

SHEET L-1.2

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION	CANOPY LOST (S.F.)
189	Queen Palm	*Syagrus romanzoffiana*	No	12	19	12	Remove	113

SHEET L-1.3

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION	CANOPY LOST (S.F.)
1261	Chinese Fan Palm	*Livistona chinensis*	No	12	10	8	Remove	50

SHEET L-1.4

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION	CANOPY LOST (S.F.)
500	Queen Palm	*Syagrus romanzoffiana*	No	8	15	12	Remove	113
512	Queen Palm	*Syagrus romanzoffiana*	No	8	20	12	Remove	113
513	Queen Palm	*Syagrus romanzoffiana*	No	16	20	12	Remove	113
514	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove	113
515	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove	113
516	Queen Palm	*Syagrus romanzoffiana*	No	16	25	12	Remove	113
901	Sabal Palm	*Sabal Palmetto*	Yes	10	10	8	Remove	50
902	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove	28
903	Sabal Palm	*Sabal Palmetto*	Yes	8	6	6	Remove	28
904	Sabal Palm	*Sabal Palmetto*	Yes	7	9	7	Remove	38
905	Sabal Palm	*Sabal Palmetto*	Yes	8	10	8	Remove	50
910	Live Oak	*Quercus virginiana*	Yes	16	42	28	Remove	616

SHEET L-1.6

TREE #	COMMON NAME	BOTANICAL NAME	NATIVE	D.B.H. (IN.)	H.T. (FT.)	S.P. (FT.)	DISPOSITION	CANOPY LOST (S.F.)
628	Tabebuia	*Tabebuia Spp.*	No	10	16	-	Remove	0
642	Washingtonian Palm	*Washingtonia robusta*	No	3	25	8	Remove	50
643	Washingtonian Palm	*Washingtonia robusta*	No	2	10	6	Remove	28
644	Washingtonian Palm	*Washingtonia robusta*	No	3	20	10	Remove	79
646	Wild Date Palm	*Phoenix sylvestris*	No	3	18	11.5	Remove	104
674	Pygmy Date Palm	*Phoenix roebelenii*	No	6	8,9	12	Remove	113
676	Sabal Palm	*Sabal Palmetto*	Yes	5	14	8	Remove	50
677	Sabal Palm	*Sabal Palmetto*	Yes	6	18	10	Remove	79
679	Chinese Fan Palm	*Livistona chinensis*	No	18	16	16	Remove	201
680	Queen Palm	*Syagrus romanzoffiana*	No	7	35	14	Remove	154
681	Chinese Fan Palm	*Livistona chinensis*	No	7	8	6	Remove	28
683	Umbrella Tree	*Schefflera actinophylla*	No	9	20	14	Remove	154
684	Alexander Palm	*Archontophoenix alexandrae*	No	3	18	6	Remove	28
685	Sabal Palm	*Sabal Palmetto*	Yes	8	18	13	Remove	133
688	Gumbo Limbo	*Bursera simaruba*	Yes	5	16	8	Remove	50
690	Live Oak	*Quercus virginiana*	Yes	4	12	8	Remove	50
691	Chinese Fan Palm	*Livistona chinensis*	No	11	15	13	Remove	133
692	Paradise Tree	*Simarouba glauca*	Yes	5	8	6	Remove	28
693	Chinese Fan Palm	*Livistona chinensis*	No	8	14	10	Remove	79
694	Chinese Fan Palm	*Livistona chinensis*	No	9	12	10	Remove	79
695	Chinese Fan Palm	*Livistona chinensis*	No	6	4	8	Remove	50
696	Ponytail Palm	*Beaucarnea recurvata*	No	8	10	4	Remove	13
697	Chinese Fan Palm	*Livistona chinensis*	No	7	10	8	Remove	50
698	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove	50
699	Christmas Palm	*Adonidia merrillii*	No	12	35	8	Remove	50
700	Christmas Palm	*Adonidia merrillii*	No	12	30	8	Remove	50
701	Queen Palm	*Syagrus romanzoffiana*	No	7	32	12	Remove	113
702	Queen Palm	*Syagrus romanzoffiana*	No	7	34	14	Remove	154
703	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove	28
704	Pygmy Date Palm	*Phoenix roebelenii*	No	5	12	6	Remove	28
743	Sabal Palm	*Sabal Palmetto*	Yes	11	10	6	Remove	28
744	Sabal Palm	*Sabal Palmetto*	Yes	9	18	10	Remove	79
745	Sabal Palm	*Sabal Palmetto*	Yes	10	12	8	Remove	50
810	Pygmy Date Palm	*Phoenix roebelenii*	No	5	10	6	Remove	28
811	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	6	Remove	28
812	Pygmy Date Palm	*Phoenix roebelenii*	No	4	10	5	Remove	20
819	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove	79
821	Solitaire Palm	*Ptychosperma elegans*	No	8	18	10	Remove	79
826	Brazilian Pepper	*Schinus terebinthifolia*	No	16	20	18	Remove	0
828	Brazilian Pepper	*Schinus terebinthifolia*	No	20	28	20	Remove	0
829	Brazilian Pepper	*Schinus terebinthifolia*	No	14	20	16	Remove	0
830	Brazilian Pepper	*Schinus terebinthifolia*	No	12	16	24	Remove	0
886	Brazilian Pepper	*Schinus terebinthifolia*	No	3	14	16	Remove	0
887	Brazilian Pepper	*Schinus terebinthifolia*	No	3	16	15	Remove	0
888	Brazilian Pepper	*Schinus terebinthifolia*	No	3	12	16	Remove	0
889	Brazilian Pepper	*Schinus terebinthifolia*	No	3	11	15	Remove	0
890	Dead Tree Trunks	*N/A*	-	12,18	14,30	-	Remove	0
893	Wild Tamarind	*Lysiloma latisiliquum*	Yes	2	15	6	Remove	28
							Total S.F.	4279

PROPOSED PLANTING SCHEDULE (PROPERTY)

TREES

Native	Qty	Botanical/Common Name	Specifications / Tree Category	Canopy Credits (S.F.)
Yes	2	*Quercus virginiana* Live Oak Tree	5" Caliper x 16' Ht. x 12' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #1	1000
No	3	*Lagerstroemia fauriei 'Natchez'* Crape Myrtle Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	900
Yes	3	*Cordia sebestena* Geiger Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	900
No	14	*Caesalpinia granadillo* Bridaveil Tree	5" Caliper x 16' Ht. x 12' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #1	7000
Yes	12	*Chrysophyllum oliviforme* Satin Leaf Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	3600
Yes	8	*Coccoloba diversifolia* Pigeon Plum Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	2400
Yes	6	*Conocarpus erectus var. Sericeus* Silver Buttonwood Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	1800
Yes	11	*Krugiodendron ferreum* Black Ironwood Tree	4" Caliper x 12' Ht. x 8' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #2	3300
			Total Canopy Credits	**20900**

SHRUBS, GRASSES AND SOD

Native	Qty	Botanical/Common Name	Specifications / Tree Category	Plan ID Key
Yes	281	*Chrysobalanus icaco 'Horizontal'* Horizontal Cocoplum	3 Gal. at 30" On-Center, Full/Low Branched. 24" Ht Min. at time of planting.	CIH
Yes	103	*Conocarpus erectus var. sericeus* Silver Buttonwood Shrub	25 Gal. at 42" On-Center, Full/Low Branched. 48" Ht Min. at time of planting.	CES
Yes	47	*Ernodea littoralis* Golden Creeper	3 Gal. at 30" On-Center, Full/Low Branched. 24" Ht Min. at time of planting.	ELI
Yes	115	*Psychotria nervosa 'Little Psycho'* Dwarf Wild Coffee	3 Gal. at 30" On-Center, Full/Low Branched. 24" Ht Min. at time of planting.	PNE
Yes	497	*Tripsacum floridanum* Dwarf Fakahatchee Grass	3 Gal. at 30" On-Center, Full/Low Branched. 24" Ht Min. at time of planting.	TFL

MISCELLANEOUS

Native	Qty	Botanical/Common Name	Specifications	Plan ID Key
N	3893	Zoysia Sod	Empire, Staggered and butted joints.	ZYS

PROPOSED PLANTING SCHEDULE (RIGHT-OF-WAY)

TREES

Native	Qty	Botanical/Common Name	Specifications / Tree Category	Canopy Credits (S.F.)
Yes	9	*Quercus virginiana* Live Oak Tree	5" Caliper x 16' Ht. x 12' Sp., Min., 4' Clear Trunk, FL Grade #1 or Better, Shade Tree #1	4500
			Total Canopy Credits	**4500**

GENERAL NOTES

1	Landscape Contractor shall provide photographic submittal with person for scale reference to Landscape Architect for review and approval prior to purchasing plants.
2	Landscape Architect to approve all specimen trees & palms in person.
3	All plant locations to approved on site by Landscape Architect.
4	Final grades shall be approved in the field by Landscape Architect prior to planting.
5	Landscape contractor to coordinate installation with Landscape Architect at least 1 month prior to installation date.
6	In addition to the above plant list and specifications there is to be an additional $5,000.00 wholesale plant allowance.

PER SECTION 30-100.1.(2) (G) PREPARER'S CERTIFICATION OF LANDSCAPE COMPLIANCE. (1) A PREPARER'S CERTIFICATION OF LANDSCAPE COMPLIANCE BEARING THE ORIGINAL LETTERHEAD OF THE LANDSCAPE ARCHITECTURE FIRM AND LICENSING NUMBER SHALL BE SUBMITTED TO AND APPROVED BY THE VILLAGE PRIOR TO ISSUANCE OF ANY FINAL CERTIFICATE OF USE, CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION. THE PREPARER'S CERTIFICATION OF LANDSCAPE COMPLIANCE SHALL CONTAIN A STATEMENT, SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT, WHO PREPARED THE APPROVED PLANS, THAT THE LANDSCAPE AND IRRIGATION PLANS HAVE BEEN IMPLEMENTED AND THAT ALL REQUIREMENTS OF THIS DIVISION HAVE BEEN MET.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: E-1 (ESTATE SINGLE FAMILY) **Net Lot Area:** 34.95 acres 1,522,246 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 1,522,246 square feet x 45 % = 304,449 square feet	685,011	858,347 (REFER TO ARCH. PLANS, ZONING INFORMATION)
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 293 x 10 square feet per parking space =	2,930	5,020 (REFER TO ARCH. PLANS FOR PARKING CALCULATIONS)
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	687,941	863,367
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	687,941	863,367
B. Maximum lawn area (St. Augustine sod) permitted = 60 % x 863,367 square feet =	518,020	3,898 + EXIST. LAWN AREAS TO REMAIN
TREES		
A. The number of trees required per net lot acre	629	
less the existing number of trees that meet minimum requirements (minus)	979	
= 18 trees x net lot acreage = 629 TREES	0	58
B. 30% palm trees allowed (two palms = one tree) Palms provided =	N/A	N/A
C. Percentage of native trees required = the number of trees provided x 30% =	17	41
D. Street trees (max. average spacing of 35' o.c.): 2,349 linear feet along street ÷ 35 =	67- 58 EXIST.=9	9
Palms as street trees (max. average spacing 25' o.c.): N/A linear feet along street ÷ 25 =	N/A	N/A
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A linear feet along street ÷ 25 =	N/A	N/A
F. Total number of trees provided =	9	67
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	6,290	1,043 NEW + EXIST. SHRUBS TO REMAIN
B. The number of shrubs required x 30% = the number of native shrubs required	1,887	1,043 NEW + EXIST. NATIVE SHRUBS

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation X or hose bib _____ provided.

PLANTING NOTES:
1. ALL SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. AT PARKING LOTS BUFFER, PLANTING MATERIAL AT TIME OF PLANTING SHALL BE EITHER A MINIMUM HEIGHT OF 18 INCHES WITH A MAXIMUM AVERAGE SPACING OF 30 INCHES ON CENTER, OR A MINIMUM HEIGHT OF 36 INCHES WITH A MAXIMUM AVERAGE SPACING OF 36 INCHES ON CENTER.

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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:
1 CITY COMMENTS 04/18/2025

SEAL:
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Date: 2025.04.18 14:09:24-04'00'

PROJECT NO:
SCALE: AS SHOWN
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DRAWN: D.O. STAFF
CHECKED: D.O.
CADD FILE:

DRAWING TITLE: **PLANTING SCHEDULES**

SHEET NO. **L-6.0**

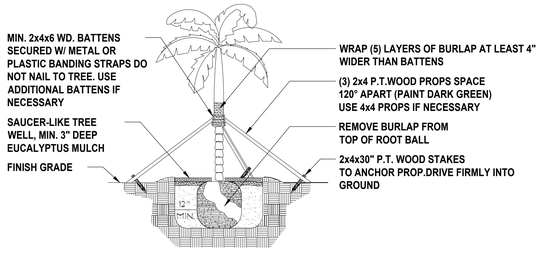
GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 2"MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECIFICATIONS)
6. SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECIFICATIONS)
7. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR TWELVE MONTHS FROM DATE OF FINAL ACCEPTANCE.
8. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
9. ALL TREES, PALMS, SHRUBS AND GROUNDCOVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTINGFERTILIZER, ACCORDING TO MANUFACTURES RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL) (SEE SPECIFICATIONS)
10. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
11. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
12. NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
13. ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
14. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN)
15. ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS)
16. CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
17. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
18. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN)
19. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
20. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
21. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
22. ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
23. ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

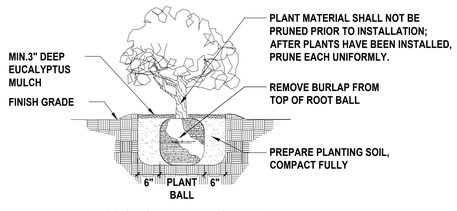
TREE BRACING NOTES:

2" AND LARGER CALIPER TREES BRACED BY GUYING -

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE HOSE AROUND THE TREE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
8. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
9. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

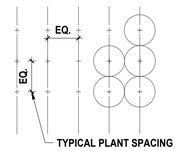


SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL

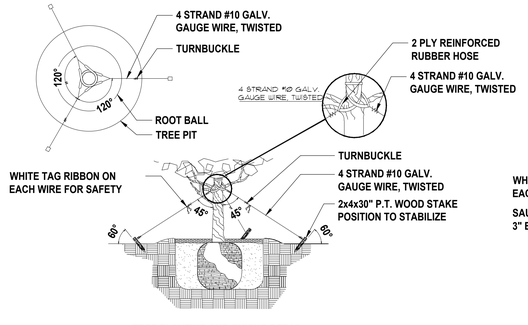


TYPICAL SHRUB PLANTING DETAIL

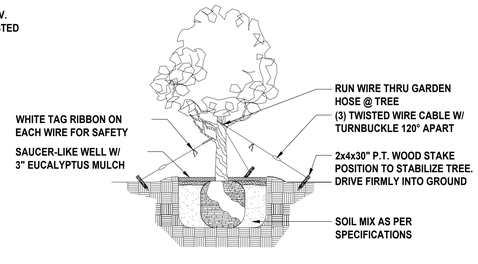
NOTE
IN MOST CASES TRIANGULAR SPACING IS PREFERRED, USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



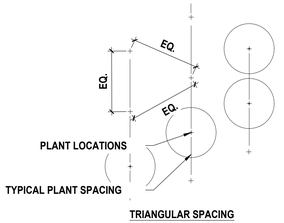
SQUARE SPACING



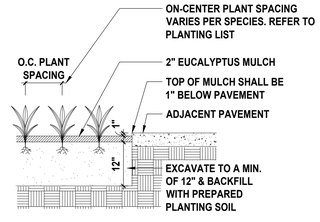
TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL



TRIANGULAR SPACING



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CONSULTANT:

PROJECT NAME: WESTMINSTER CHRISTIAN SCHOOL

PROJECT ADDRESS: 6855 S.W. 152nd STREET PALMETTO BAY, FL 33157

Revisions:

1	CITY COMMENTS	04/18/2025

SEAL:

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Date: 2025.04.18 14:09:28-04'00'

PROJECT NO:
SCALE: AS SHOWN
DATE: 10/18/2024
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DRAWING TITLE:
TREE PLANTING GENERAL NOTES & DETAILS

SHEET NO.
L-7.0



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AGENDA ITEM NO. 4.C

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	October 20, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Resolution
AGENDA SECTION:	**RESOLUTIONS REQUIRING PUBLIC HEARING**
SUBJECT:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING THE HOURLY ON-STREET PARKING RATE FOR PAID PARKING ZONES; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning & Zoning Director, Javier Gonzalez)*
SUGGESTED ACTION:	

ATTACHMENTS:

Resolution Establishing Hourly Rate.docx
Proposed Village-Wide On-Street Parking Regulations Staff Report.docx

RESOLUTION NO. 2025-____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING THE HOURLY ON-STREET PARKING RATE FOR PAID PARKING ZONES; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning & Zoning Director, Javier Gonzalez)*

WHEREAS, the Village Council adopted the Village-Wide On-Street Parking Regulations Ordinance on October 20, 2025, which created Article IV of Chapter 28 of the Village Code of Ordinances; and

WHEREAS, pursuant to Section 28-151(b) of said Ordinance, the Village Council is authorized to establish pay station rates within designated on-street paid parking zones; and

WHEREAS, the Village Manager has identified the initial on-street paid parking zones and has recommended an hourly rate for said zones; and

WHEREAS, the Village Council has determined that establishing an hourly parking rate of $2.00 is in the best interest of the community to manage parking demand and fund parking infrastructure and services.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Establishment of Hourly Rate. The Village Council hereby establishes an hourly on-street parking rate of Two Dollars ($2.00) for all vehicles parked within designated paid parking zones as established by the Village Manager or designee.

Section 2. Applicability. This rate shall be applicable to all pay stations, parking pay signage, and mobile payment applications used to collect parking fees within the Village's on-street paid parking zones.

Section 3. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED AND RESOLVED this 20th day of October, 2025.

Attest: _____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore ____
Council Member Steve Cody ____
Council Member Marsha Matson ____
Vice-Mayor Mark Merwitzer ____
Mayor Karyn Cunningham ____

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT
9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date:	October 20, 2025
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Resolution Establishing On-Street Parking Rates

REQUEST

This staff report presents a resolution to establish the hourly parking rate for on-street paid parking zones in the Village of Palmetto Bay. Pursuant to On-street Parking Ordinance recently adopted by the Village Council, the Council is authorized to set pay station rates by resolution. The purpose of this resolution is to formalize the initial hourly rate to be applied across the designated paid parking zones as they are implemented.

STAFF ANALYSIS

Staff recommends a rate of $2.00 per hour as the initial fee for on-street parking. This proposed rate is a balanced approach designed to meet two primary objectives:

1. Parking Demand Management: By applying a modest fee, the Village can encourage efficient turnover of parking spaces, ensuring a higher availability of spaces for customers and visitors in commercial and high-demand areas. This is a critical component of supporting local businesses.

2. Financial Sustainability: All revenue collected from parking fees will be deposited into the Village's "Parking Fund" as required by the Ordinance. This fund will be used to cover the costs of enforcement, technology, maintenance, and future capital projects related to the Village's parking facilities.

The recommended rate is consistent with those in comparable municipalities and is considered fair and reasonable for the effective management and long-term sustainability of the Village's parking program.

RECOMMENDATION

Staff recommends that the Mayor and Village Council approve the attached Resolution, which establishes an hourly on-street parking rate of $2.00.

AGENDA ITEM NO. 5.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	October 20, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**ORDINANCES FOR SECOND READING AND PUBLIC HEARING**
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX "A," THE SCHEDULE OF FEES OF THE CODE OF ORDINANCES, REDUCING BY TWENTY (20%) PERCENT THE AMOUNT OF FEES CHARGED TO SINGLE-FAMILY HOMEOWNERS FOR VARIANCE HEARINGS BEFORE THE VILLAGE COUNCIL OR FOR AN ADMINISTRATIVE VARIANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore and Co-Sponsored by Mayor Karyn Cunningham and Councilmember Steve Cody) (Passed on First Reading at the September 15, 2025, Zoning Hearing)*
SUGGESTED ACTION:	

ATTACHMENTS:

PZ Fee Schedule Amendment Ordinance.docx

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX "A," THE SCHEDULE OF FEES OF THE CODE OF ORDINANCES, REDUCING BY TWENTY (20%) PERCENT THE AMOUNT OF FEES CHARGED TO SINGLE-FAMILY HOMEOWNERS FOR VARIANCE HEARINGS BEFORE THE VILLAGE COUNCIL OR FOR AN ADMINISTRATIVE VARIANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore and Cosponsored by Mayor Karyn Cunningham)*

WHEREAS, the Village of Palmetto Bay has established Appendix "A," a fee schedule for all building, zoning, mechanical and other public services; and

WHEREAS, the fees for a residential variance request before the Council, including publication and mailings, can cost residents in excess of two thousand five hundred ($2,500) dollars; and

WHEREAS, the fees for a residential administrative variance, including publication and mailings, can exceed one thousand dollars ($1,000); and

WHEREAS, the Council wishes to make the fees more equitable for a resident homeowner.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Amendment to Code. The Planning and Zoning Fee Schedule in Appendix A of the Code of Ordinances of the Village of Palmetto Bay is hereby amended to read as follows:

*****

APPENDIX A - FEE SCHEDULE

PLANNING AND ZONING FEE SCHEDULE

1. Zoning Application Fees

Application Type	Fee
ADMINISTRATIVE SITE PLAN REVIEW (ASPR)*	
Individual single-family, two family, or live/work unit	$50
All other uses	$1,500 plus: $500 Per Acre $200 per 10 residential units or portion thereof and/or $200 per 5,000 square feet or portion thereof
ADMINISTRATIVE REVIEW (NON-SPECIFIED)	$500
AMENDMENT OR DELETION OF COVENANT PROVISO OF RESOLUTION	$1,000
APPEALS OF ADMINISTRATIVE DECISION	$1,000
COMPREHENSIVE PLAN TEXT AMENDMENT*	$17,100
CONCURRENCY REVIEW	6% of Permit fee
CONDITIONAL USE*	$2,500
ESTABLISHMENT, EXPANSION OR MODIFICATION OF A CHARTER SCHOOL FACILITY (SECTION 30-120)*	$2,500 plus: $500 Per Acre and $200 per 5,000 square feet or portion thereof
ESTABLISHMENT, EXPANSION, OR MODIFICATION OF RELIGIOUS FACILITIES, PRIVATE SCHOOLS, CHILD CARE FACILITIES, AND OTHER NON-GOVERNMENTAL PUBLIC ASSEMBLY USE (SECTION 30-110)*	
Child Care Facilities and Other Non-Governmental Public Assembly Use	$1,500
Private School	$2,500 plus: $500 Per Acre and $200 per 5,000 square feet or portion thereof
Religious Facilities and Non-profits	$500
EXTENSION OF SITE PLAN APPROVAL	$250
FUTURE LAND USE MAP AMENDMENT*	$17,100 plus $10,000 per 5 acres or portion thereof above 5 acres.
OUTSIDE CONSULTANT—TRAFFIC, ETC.	Reimburse for cost
PLAT AND SUBDIVISION*	
Tentative Plat	$1,500
Final Plat	$500

PLANNED AREA DEVELOPMENT (PAD) SITE PLAN*	$5,000
PUBLIC HEARING (NON-SPECIFIED)	$1,000
SHORT-TERM RENTAL REGISTRATION	$500
SHORT-TERM RENTAL RENEWAL	$500 (Renewal) $250 (Annual Inspection)
SITE PLAN (PUBLIC HEARING)*	
Residential	$1,500 plus $500 per acre or portion thereof and $250 per 10 units or portion thereof
Commercial	$2,500 plus $750 per acre or portion thereof and $225 per 5,000 sq. ft. or portion thereof
Mixed-Use	$2,500 plus: $750 per acre or portion thereof and $250 per 10 units or portion thereof and $225 per 5,000 sq. ft. or portion thereof
SPECIAL EVENTS PERMITS	$75 per event
SPECIAL EVENTS TEMPORARY BANNER PERMIT	$75 per banner
TRANSFER OF DEVELOPMENT RIGHTS*	$2,500
VARIANCE (ADMINISTRATIVE)*	
Construction of a single-family home	~~$722~~ $577
Lot area, lot frontage, lot coverage (Single-family home)	~~$555~~ $444
All other residential administrative variances, including setbacks	~~$235~~ $188
All variance requests a result of a code violation	Double Fee
Commercial	$1,000
VARIANCE (PUBLIC HEARING)*	
Residential (Single-Family)	~~$300~~ $240
Lot area, lot frontage, lot coverage	~~$2,500~~ $2,000
Multi-family/Commercial/Mixed-Use	$3,990
Signage Variance	$1,710
Flood Regulations per Section 30-100.6	$2,500
ZONING CODE AMENDMENT*	$17,100
ZONING LETTER	$150
ZONING MAP AMENDMENT*	
To Residential (Single-Family)	$3,500
To Multi-Family	$5,000
To Commercial or Office	$5,000

To Mixed-Use	$7,500
* Fee to be paid for each Public Hearing or modification to plan resulting in a new review upon determination by the Director	

****

Section 3. Severability. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Codification. This Ordinance shall be codified in the Village Code of Ordinances.

Section 6. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 15th day of September, 2025.

PASSED AND ADOPTED ON SECOND READING this 20th day of October, 2025.

Attest: _____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

Additions shown by underlining and deletions shown by ~~overstriking~~.

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

AGENDA ITEM NO. 5.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	October 20, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**ORDINANCES FOR SECOND READING AND PUBLIC HEARING**
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading at the September 15, 2025, Zoning Hearing)*
SUGGESTED ACTION:	

ATTACHMENTS:

Ordinance Amending Division 30-80 Platting and Subdivision.pdf
LDC Amendment to Division 30-80 Staff Report.docx
Attachment A - Public Notice.pdf

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)(This ordinance is being heard on Second Reading).*

WHEREAS, the Florida Legislature enacted Senate Bill 784 (SB 784), amending Section 177.071, Florida Statutes, which became effective July 1, 2025; and

WHEREAS, Section 177.071, Florida Statutes, now requires that certain plats or replats be administratively approved, without further action or approval by the governing body of a county or municipality, provided they comply with the requirements of Section 177.091, Florida Statutes; and

WHEREAS, the updated state law further mandates that the governing body of a county or municipality shall designate, by ordinance or resolution, an administrative authority responsible for receiving, reviewing, processing, approving, approving with conditions, or denying plat and replat submittals; and

WHEREAS, the Village of Palmetto Bay's current Division 30-80 of its Land Development Code requires all plats to be approved by the Village Council, which is no longer consistent with the intent and requirements of the amended Florida Statutes; and

WHEREAS, the Village desires to ensure full compliance with state law, streamline its platting and subdivision approval processes and enhance efficiency for applicants; and

WHEREAS, the Village Council has determined that the adoption of this ordinance is in the best interests of the health, safety, and welfare of the Village and its residents and businesses by facilitating the expeditious processing of plats while maintaining rigorous review standards.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Amendment to Code. The Land Development Code of the Village of Palmetto Bay, Florida, is hereby amended to read as follows:

*****

DIVISION 30-80. PLATTING AND SUBDIVISION

Sec. 30-80.1. Subdivision plat approval.

(a) The purpose of this section is to establish the procedures and requirements for obtaining approval of a plat of subdivision as defined by Chapter 177, Florida Statutes. ~~F.S. ch. 177.~~

(b) The Village Manager is hereby designated as the Administrative Authority for purposes of this division.

(c~~b~~) *Plat required.*

(1) Whenever land is subdivided in the Village of Palmetto Bay a plat must be recorded in the official records of Miami-Dade County. No plat of subdivision lying within the Village of Palmetto Bay shall be recorded in the official records of Miami-Dade County until the ~~village council~~ Administrative Authority approves the plat. No building permit shall be issued unless the ~~village council~~ Administrative Authority has approved a final plat and it has been recorded. Notwithstanding the foregoing, the Village Building Official is hereby authorized to issue building permits in accordance with the expedited approval program as required by Section 177.073, Florida Statutes, prior to final plat being recorded. Furthermore, no certificate of occupancy shall be issued prior to the final plat, including the parcel or parcels of land on which a building will be constructed, has been recorded in the official records of Miami-Dade County.

(2) A building permit may be issued for an essential governmental facility after plat review where the ~~village council~~ Administrative Authority finds that immediate construction of the governmental facility is essential to the health, safety, or welfare of the public and where it ~~the village~~ determines that public facilities and services will be available at the adopted level of service standards concurrent with the impact of development of the governmental facility. A certificate of occupancy shall not be issued until the plat is recorded.

(d~~c~~) *Conformity to comprehensive plan.* The Village shall consider no plat application unless the proposed plat is in conformance with the Village adopted comprehensive plan.

(e~~d~~) *Upon request of the applicant and payment of an application fee, a preliminary plat may be reviewed by the ~~public works~~ Planning and Zoning d~~D~~epartment~~.~~;* the comments and advice of staff, however, shall not be binding ~~on the village~~ or be construed to create any right for the petitioner to rely on said comments. Review of a preliminary plat shall be done in a reasonable time with specific notice to the petitioner as to what constitutes a reasonable time under the existing facts and circumstances at the time of submission.

(f) Within seven (7) business days of officially receiving a plat or replat submittal, the Administrative Authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with Section 177.091, Florida Statutes. The written notice must also provide the information regarding the plat or replat approval process, including requirements regarding the completeness of the process and all applicable timeframes for reviewing, approving and otherwise processing the plat or replat submittal.

(g) Unless the applicant requests an extension of time, the Administrative Authority shall approve, approve with conditions or deny the plat or replat submitted within the timeframe identified in the written notice provided to the applicant. If the Administrative Authority does not approve the plat or replat, the Administrative Authority must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citation to each requirement the plat or replat submittal fails to meet.

(h~~e~~) *Final plat review.* All final plats must be submitted to the ~~village council~~ Administrative Authority for approval. No final plat, however, shall be scheduled for ~~said~~ approval until the plat or replat and all supporting documentation required under this section have been received and reviewed by the ~~staff~~ Administrative Authority ~~and reviewed under the authority~~ as contained in this chapter. No application for final plat will be accepted ~~by the village~~ without approval of a corresponding tentative plat by Miami-Dade County. The final plat shall have incorporated all changes or modifications as required to make the tentative plat conform to Village and Miami-Dade County requirements. ~~The public works department shall submit the report to the village manager, for transmittal to the~~

~~village council.~~ The ~~village council~~ Administrative Authority shall approve the final plat, ~~as recommended by staff,~~ if the plat is found to be in conformance with these regulations.

Sec. 30-80.2. Final plat.

(a) *Format of final plats.* A land surveyor registered in the state shall prepare the final plat. The final plat shall be clearly and legibly drawn ~~to a sheet size of 30 inches by 36 inches and~~ to a scale of sufficient size to be legible, with letters and numbers to be no smaller than one eighth of an inch in height. The final plat, insofar as preparation is concerned, shall comply with all applicable regulations and state laws dealing with the preparation of plats.

(b) *Final plat application requirements.* The final plat and application shall be filed with the Administrative Authority and the ~~public works~~Planning and Zoning ~~d~~Department on forms provided by the department. The application shall be submitted along with the required number of copies and an application fee as established by the Village. The recording costs for legal documents and fees for notification shall be paid prior to and as a condition for the plat to be submitted for action by the Administrative Authority~~public hearing before the village council~~. The following information shall be part of the final plat unless waived by the ~~public works director~~Administrative Authority:

(1) *Name of the subdivision.* The plat shall have a title or name. The title of the plat shall include the name of the village, the section, township and range of which such platted land is a subdivision. The Planning & Zoning ~~d~~Department shall disapprove any name or title, which is similar to the name of any previously~~,~~ approved plat in the village and which may cause confusion.

(2) *Deed description.* There shall be printed upon the plat a full and detailed description of the land embraced in the map or plat showing the township and range in which such lands are situated and the section and part of sections platted and a location sketch showing the plat's location in reference to the closest centers of each section embraced within the plat. If a subdivision of a part of a previously recorded plat is made, the previous lots and blocks to be resubdivided shall be given. If the plat is a resubdivision of the whole of a previously recorded plat, the fact shall be so stated. Vacation of previously platted lands must be accomplished in the manner provided by law.

(3) A sealed current topographic survey ("plat survey"). The plat survey shall cover the entire area being platted and extend a minimum of 100 feet beyond the plat limits. The surveyor shall certify that the survey meets the requirements of this section. The plat survey shall contain at a minimum the following information:

a. Property boundaries;

b. Existing watercourses, canals and bodies of water within or adjacent to the plat limits;

c. Existing easements within or adjacent to the plat limits and the purposes for which the easements have been established;

d. Existing streets and alleys on or adjacent to the tract, including name and right-of-way width; and,

e. All encumbrances and restrictions specified within the owner and encumbrance report.

(4) Location of property lines, existing easements, buildings, watercourses, elevations, permits and other essential features.

(5) Names of adjacent subdivisions.

(6) Location, names and present widths of existing and proposed streets, highways, alleys, parks and other open public spaces as well as similar facts regarding property immediately adjacent.

(7) The width and location of any street or other public rights-of-way or places shown on the village or county future transportation system plan within or adjacent to the area to be subdivided, and the width and locations of all streets or other public rights-of-way proposed by the petitioner.

(8) All plat boundaries.

(9) Bearings and distances to the nearest established street lines, section corners or other recognized permanent monuments which shall be accurately described on the plat.

(10) Municipal, township, county or section lines accurately tied to the lines of the subdivision by distance and bearing.

(11) Accurate location of all monuments.

(12) Length of all arcs, radii, internal angles, points of curvature and tangent bearings.

(13) Date of field survey, north point and geographic scale.

(14) Legal description and plan of proposed layout made and certified by a Florida licensed land surveyor along with a lot parcel analysis, including the smallest lot size, largest lot size, number of lots, acreage in each parcel, and number of parcels.

(15) Where lots are located on a curve or when side lot lines are at angles less than 87 degrees or more than 93 degrees, the width of the lot at the front building setback line shall be shown.

(16) The name or numbering and right-of-way width of each street or other right-of-way shown on plat.

(17) The numbering of all lots and blocks shown on the plat. All lots shall be numbered either by progressive numbers, or in blocks progressively

numbered except that blocks in numbered additions bearing the same name shall be numbered consecutively throughout the several additions. Excepted parcels must be marked "not part of this plat."

(18) A location map at the scale of one inch equals 300 feet showing existing and proposed rights-of-way.

(19) Plat restrictions as to the following items: to restrict the type and use of water supply; type and use of sanitary facilities; type and use and benefits of water areas other open spaces and odd-shaped substandard parcels; as needed due to the resubdivision of parcels as "platted," and other restrictions of similar nature.

(20) Written confirmation from all utilities franchised to operate in the village relative to the adequacy of proposed easements shown on the plat and their ability to coexist with other utilities, which may be placed within the easement.

(21) Schematic subdivision improvement plans for the improvements necessary to bring water, sewer and public access to the project, including all off-site improvements required by the platting process, shall be submitted in conformance with this Code.

(22) Legal documents ensuring perpetual maintenance of any private roads, parking areas, landscaped areas, drainage systems, wetland mitigation areas and other common areas.

(23) An original title certificate or an attorney's opinion of title, and a tax letter or receipt from Miami-Dade County documenting taxes paid in full.

(24) Miami-Dade County DERM environmental review and resulting comments.

(25) All areas reserved or dedicated for public purposes. No strip or parcel of land shall be reserved by the owner, unless the same is sufficient in size and area to be of some practical use or service.

(26) The dimensions of all lots and angles or bearings.

(27) Location, dimension and purpose of any easements.

(28) Certification by a registered surveyor to the effect that the plat represents a survey made by him, and that all monuments shown thereon actually exist, and that their location is correctly shown.

(29) An acknowledgment by the owner of his adoption of the plat, and of the dedication of streets and other public areas and the consent of any mortgage holders to such adoption and dedication. If existing right-of-way is to be closed, purpose of closing must be stated on the plat.

(c) *Additional required information.* In addition to the plat and application form, the applicant shall submit the following information:

(1) A complete and current ownership and encumbrances report.

(2) The applicable base flood elevation information.

(3) A list of all easements and rights-of-way to be vacated.

(4) Copies of all land development and environmental licenses and permits applied for including water management, and dredge and fill permits.

Sec. 30-80.3. Final plat endorsement.

(a) *Endorsement of final plat.* Upon approval of the final plat by ~~the village council~~the Administrative Authority, the final plat shall be executed by the mayor or his designee and attested to by the village clerk. The ~~public works director~~ Administrative Authority shall forward the signed original of the final plat to the applicant for county approval.

(1) *Effect of dedication.* A plat containing dedications of any interest in property, when properly recorded, shall constitute a sufficient, irrevocable conveyance to vest all legal and equitable interests in the parcels of land so dedicated, to be held by the village in trust and the approval of the plat by the ~~village council~~ Administrative Authority shall have the force and effect of an acceptance of said legal and equitable interest. Dedications to the village and the public for public purposes shall vest legal and equitable title in the village. However, nothing herein shall be construed to create any obligation on the part of the village to perform any act of construction or maintenance within a dedicated area unless or until that obligation is voluntarily planned, budgeted and implemented by the village and only for such period of time that the village elects to continue said maintenance.

(b) *Requirements for final village signature.* Prior to final village signature upon a plat for recordation, the petitioner shall obtain executed approved agreements if required by the village concerning the payment of the petitioner's share of required public facilities and any other requirements of the final plat approval. The petitioner shall also provide one or more copies of the final plat, to the village in a format deemed acceptable by ~~the public works director~~the Planning and Zoning Director.

(c) *Time limitations of final plat approval.* The burden is on the property owner to either record the plat within 12 months of ~~village council~~ Administrative Authority approval or request from the ~~village council~~Administrative Authority, prior to expiration, one extension. The burden is also on the property owner to record the plat within the time specified by the village and Miami-Dade County. Failure to record within the time specified shall render the approval of said plat null and void.

(d) *Enforcement provisions.*

(1) *Recording of plat.* No plat shall be recorded in the public records of Miami-Dade County, Florida or have any validity whatsoever until it shall have been approved in a manner prescribed herein and the final plat shall incorporate all changes or modifications required by the ~~village council~~Administrative Authority. In the event any such unapproved subdivision is recorded it shall be considered invalid and the village may institute proceedings to have it stricken from the public records at the property owner's cost.

(2) *Permits.* The village building official shall not issue any building permit for any structure to be constructed within the village unless and until said official receives a reproducible Mylar of the duly recorded plat. Notwithstanding the foregoing, the Village Building Official is hereby authorized to issue building permits in accordance with the expedited approval program as required by Section 177.073, Florida Statutes, prior to final plat being recorded.

(3) *Revision of plat after approval.*

a. After approval by the ~~village council~~ Administrative ~~but~~Authority but prior to recording any plat in the public records, the petitioner shall provide to the ~~public works~~ Planning and Zoning ~~d~~Director a copy of the subject plat reflecting all corrections and/or modifications, which may have been made subsequent to the plat approval ~~by the village council~~.

b. The ~~public works director~~ Administrative Authority shall then review the plat to determine if any revisions or modifications have been made that are contrary to or inconsistent with the approval ~~of the village council~~.

c. After review, the ~~public works director~~ Administrative Authority will provide the petitioner with a letter, which will either authorize recordation of the revised plat or require that the revised plat be returned to the village ~~council~~.

(4) *Failure to satisfy conditions of approval.* The failure to satisfy conditions of approval, whether conditions precedent or subsequent to recordation, shall be reported to ~~the village manager~~the Planning & Zoning Director. If upon written notice, ~~by the village manager~~ the applicant fails to correct the failures the ~~village council~~ Administrative Authority shall be notified. ~~The village council upon notice to the property owner shall hold a public hearing.~~ If the ~~village council~~ Administrative Authority finds that the conditions have not been satisfied, the ~~village council~~ Administrative Authority shall take immediate corrective action to ensure compliance.

(e) *Modifications to recorded plats.* The modifications listed in this section may be accomplished upon a finding by the ~~public works director~~ Administrative Authority that the regulations of this division have otherwise been met and through the payment of any fees for the cost of processing. The following types of development shall be deemed exempt and not subject to the provisions of the mandatory platting requirements of this Code:

(1) The dedication of land or any interest in land to any governmental agency, entity or political subdivision.

(2) The division of a duplex-zoned platted lot to permit individual ownership in conformance with all applicable zoning and building code provisions.

(3) The combination of lots and/or portions of lots to create a common building site provided that the property owner presents a unity of title recordable in the public records and in a form acceptable to the village attorney identifying the boundaries of the building site and the intent to develop and convey as one site or parcel in perpetuity or so long as the proposed use and structures

exists. Such instrument cannot be amended or modified without village approval. No combination shall be approved where approval would allow violation of any other provision of this Code.

(4) The division of a nonresidential-zoned platted parcel into not more than two parcels, when the village determines that a new public right-of-way or parcel access is not required. In this instance, the ~~public works~~ Planning and Zoning ~~d~~Department may require that any or all of the following items be provided and approved for all parcels:

a. Current survey.

b. Sketch plat.

c. Master parking plan.

d. Secondary access plan.

e. Alley, access, drainage, utility, planting, or other easements.

f. Paving and drainage plan.

g. Sewer and water plans.

(f) *Recorded plat.* No change to a recorded plat shall be created and no development is undertaken except in conformance with the recorded plat or as specifically allowed in this section.

****

Section 3. Severability. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Codification. This Ordinance shall be codified in the Village Land Development Code.

Section 6. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 15th day of September, 2025.

PASSED AND ADOPTED ON SECOND READING this 20th day of October, 2025.

Attest: _____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT

9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date:	October 20, 2025
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Land Development Code Text Amendment to Division 30-80: Platting and Subdivision, for Compliance with SB 784 (F.S. 177.071) and HB 665 (F.S. 177.073).

REQUEST

The Administration, through the Planning & Zoning Department, is requesting Mayor and Village Council approval to amend Division 30-80, Platting and Subdivision, of the Village Land Development Code. This amendment is necessary to ensure full compliance with newly amended Section 177.071, Florida Statutes (as enacted by Senate Bill 784), which mandates administrative plat approvals, and to integrate provisions from Section 177.073, Florida Statutes (as created by HB 665), authorizing the expedited issuance of residential building permits before a final plat is recorded. The proposed amendment designates the Village Manager as the Administrative Authority for plat approvals, streamlines the process for qualifying plats, and aligns the Village's regulations with state law. The amendment has been properly advertised in accordance with Section 166.041, Florida Statutes. A copy of the advertisement is included in Attachment A.

BACKGROUND

On July 1, 2025, Senate Bill 784 (SB 784) became effective, significantly amending Section 177.071, Florida Statutes, regarding the approval of plats and replats. The amended state law now requires that a plat or replat, if it fully complies with the requirements of Section 177.091, Florida Statutes, must be approved administratively, and no further action or approval by the governing body of a county or municipality is required. SB 784 further mandates that the governing body of each county or municipality shall designate, by ordinance or resolution, an administrative authority responsible for receiving, reviewing, processing, approving, approving with conditions, or denying plat and replat submittals.

Additionally, effective July 1, 2024, HB 665 created Section 177.073, Florida Statutes. This new law mandates that qualifying municipalities establish a program to expedite the issuance of residential building permits for residential subdivisions or planned communities before a final plat is recorded. While the Village's existing LDC text generally requires the Village Building Official to receive a reproducible Mylar of a duly recorded plat before issuing a building permit, this specific provision directly conflicts with the new state requirement for expedited permits under F.S. 177.073.

The Village of Palmetto Bay's existing Division 30-80 of its Land Development Code (LDC) currently stipulates that all plats must be approved by the Village Council and contains the permit issuance restriction. These provisions are no longer fully consistent with the intent and explicit requirements of the amended Florida Statutes. To ensure legal compliance with both SB 784 and HB 665, streamline our internal processes, and enhance efficiency and predictability for applicants, an amendment to the

LDC is required to formally establish the administrative approval pathway and designate the responsible authority, as well as to incorporate the necessary exception for expedited building permit issuance.

This text amendment explicitly designates the Village Manager as the Administrative Authority for these purposes. It also updates various procedural references throughout Division 30-80 to reflect this change, ensuring consistency and adherence to the state-mandated timelines for administrative review and action.

ORDINANCE SUMMARY

This Ordinance amends Division 30-80, Platting and Subdivision, of the Village Land Development Code to:

- Designate the Village Manager as the Administrative Authority for plat and replat approvals, as required by Section 177.071, Florida Statutes.
- Establish a clear administrative review process for plats and replats that comply with F.S. 177.091, removing the requirement for Village Council approval for such qualifying submittals.
- Authorize the Village Building Official to issue building permits prior to final plat recording, in accordance with the expedited approval program as required by Section 177.073, Florida Statutes.
- Mandate specific timelines for the Administrative Authority, including:
    - Providing written notice to applicants within seven (7) business days of submittal, acknowledging receipt and identifying any missing information.
    - Approving, approving with conditions, or denying a plat or replat within the identified timeframe.
    - Providing written specific reasons for any denial.
- Update all relevant sections within Division 30-80 to replace references to "Village Council approval" with "Administrative Authority approval" where appropriate.
- Clarify the legal effect of dedication for administratively approved plats, affirming that the Administrative Authority's approval, upon recording, constitutes the Village's acceptance of dedicated interests.

ANALYSIS

In evaluating this proposed text amendment, staff has considered the criteria outlined in Section 30-30.7(b) of the Village's Land Development Code:

1. Whether the proposal is consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the village's concurrency management program.
    - **Response:** The proposed amendment revises the process for plat and permit approval rather than the standards for development. By ensuring the Village's LDC is consistent with state law, it maintains the integrity of the overall regulatory framework, which supports the objectives and policies of the Comprehensive Plan and its associated levels of service and concurrency management.

2. Whether the proposal is in conformance with all applicable requirements of Chapter 30.

    - **Response:** The purpose of the LDC text amendment is to bring Chapter 30 into conformance with two new state statutory requirements (F.S. 177.071 and F.S. 177.073), thereby ensuring the chapter's continued legal validity and enforceability.

3. Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether the changes support or work against the proposed change in land use policy.

    - **Response:** The most significant changes in "development conditions" relevant to this amendment are the enactment of Florida Senate Bill 784 and HB 665, which directly amended state platting and permit issuance law. These changes in state law mandate the proposed LDC update.

4. Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land uses.

    - **Response:** The proposed amendment enables administrative procedures for plats and permits, not permissible land uses, densities, or development standards. Therefore, it will not directly result in any incompatible land uses, nor will it have an adverse impact on adjacent or neighboring properties in terms of land use compatibility.

5. Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services; would exceed the capacity of the facilities and services, existing or programmed, including: transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services.

    - **Response:** As a procedural amendment, this proposal does not change the intensity or type of development permitted within the Village. It clarifies the timing of permit issuance but does not alter the requirement that all necessary public facilities and services must be adequate for development.

6. Whether, and the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.

    - **Response:** This amendment is administrative in nature and does not modify any environmental protection regulations, development standards, or land use designations. Therefore, it will not result in any adverse impacts on the natural environment.

7. Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.

- **Response:** The proposal is anticipated to have a positive impact on the general welfare by streamlining governmental processes, improving efficiency, and providing greater predictability for property owners and developers. By facilitating a more efficient development review and permit issuance, it may indirectly support economic vitality and is not expected to adversely affect property values.

8. Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on land use pattern shall be identified.

    - **Response:** The amendment, by clarifying the plat and building permit approval processes and ensuring compliance with state law, contributes to a more orderly and predictable framework for land development. It does not alter existing land use patterns.

9. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of Chapter 30.

    - **Response:** The proposal is in the public interest as it ensures the Village's Land Development Code is compliant with state law (F.S. 177.071 and F.S. 177.073), thereby avoiding potential legal challenges and providing a more efficient, transparent, and predictable process for all applicants. It is in harmony with the purpose and intent of Chapter 30, which is to regulate and control land development in an effective and legally defensible manner.

10. Other matters which the local planning agency or the village council in its legislative discretion may deem appropriate.

    - **Response:** Staff acknowledges the legislative discretion of the Village Council and Local Planning Agency. Key considerations for this amendment include mandatory state law compliance and enhancing the efficiency and predictability of both the plat approval and building permit processes for all stakeholders.

BUSINESS IMPACT ESTIMATE

Pursuant to Florida Statute 166.041(4), a business impact estimate indicates this ordinance will foster a positive business environment through reduced approval timelines and increased predictability in the plat and building permit approval processes for developers and property owners.

Benefits to Businesses:

- Reduced Approval Times: By shifting qualifying plat approvals to an administrative process and allowing building permits to be issued prior to final plat recording, the overall time for obtaining necessary approvals and commencing construction is expected to decrease significantly, accelerating development projects.
- Increased Certainty: Clearly defined timelines for administrative review and the new authority for early permit issuance provide greater predictability for applicants.
- Lower Costs: Reduced delays in the approval and permit issuance process can lead to lower costs for developers and businesses.

- Streamlined Process: A more efficient and less cumbersome approval process can encourage development and investment within the Village.

While the ordinance introduces no new fees or direct costs to businesses, it enhances the operational efficiency of the platting and permitting processes, ultimately benefiting the development community and the Village's economic vitality.

RECOMMENDATION
Staff recommends that the Mayor and Village Council approve this ordinance on Second Reading.

ATTACHMENTS
Attachment A – Public Notice

VILLAGE OF PALMETTO BAY NOTICE OF HYBRID ZONING HEARING

(IMMEDIATELY FOLLOWING THE LOCAL PLANNING AGENCY MEETING)

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, OCTOBER 20, 2025, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

The following Ordinances on Second Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX "A," THE SCHEDULE OF FEES OF THE CODE OF ORDINANCES, REDUCING BY TWENTY (20%) PERCENT THE AMOUNT OF FEES CHARGED TO SINGLE-FAMILY HOMEOWNERS FOR VARIANCE HEARINGS BEFORE THE VILLAGE COUNCIL OR FOR AN ADMINISTRATIVE VARIANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. (Sponsored by Councilmember Patrick Fiore) (Pending approval of First Reading on September 15, 2025, Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Di-rector, Javier Gonzalez) (Pending approval of First Reading on Septem-ber 15, 2025, Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Di-rector, Javier Gonzalez) (Pending approval of First Reading on Septem-ber 15, 2025, Zoning Hearing)

The following Ordinances on First Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168TH STREET BETWEEN SW 88TH AVENUE AND SW 88TH COURT, KNOWN AS "THE WOODS", FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Councilmember Steve Cody)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026–2029/2030, PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)

The following Resolutions requiring a public hearing are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Lissette Dittmar
Location: 14540 SW 75th Avenue
Folio No.: 33-5023-039-0380
Application: V-25-004
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT A FRONT POOL SETBACK OF 59 FEET 2 INCHES , WHERE 75 FEET IS REQUIRED, AND THE SETBACK FOR THE POOL INTERIOR SIDE SETBACK OF 15 FEET 11 INCHES WHERE 20 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 14540 SW 75 AVE; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: Westminster Christian Private School, Inc.
Location: 6855 SW 152nd Street
Folio No.: 33-5023-000-0830
Application: SP-24-005
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, TO AMEND A PREVIOUSLY APPROVED MASTER SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, LOCATED AT 6855 SW 152 STREET, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may attend the meeting physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at on www.palmettobay-fl.gov.

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: Form Center • Public Comments Form

From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the e-comment feature under the agenda tab of the Village website. The e-comment feature may be used from any de-vice. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desk-top, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a tele-phone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to par-ticipate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/register/2014309742775104 86

After registering, you will receive a confirmation email containing infor-mation about joining the online seminar.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

www.palmettobay-fl.gov

AGENDA ITEM NO. 5.C

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	October 20, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**ORDINANCES FOR SECOND READING AND PUBLIC HEARING**
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading at the September 15, 2025, Zoning Hearing)*
SUGGESTED ACTION:	

ATTACHMENTS:

Village-Wide On-Street Parking Regulations Ordinance.docx
Proposed Village-Wide On-Street Parking Regulations Staff Report.docx
Attachment A - Public Notice.pdf
Attachment B - On-street Parking Spaces Location Maps.pdf

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)(This ordinance is being heard on Second Reading)*

WHEREAS, the Village of Palmetto Bay (the "Village") recognizes the need to regulate parking and establish time restrictions within its boundaries to ensure efficient utilization of parking spaces and support the health, safety, and welfare of the community; and

WHEREAS, the Village desires to establish clear and enforceable regulations regarding parking duration throughout the Village; and

WHEREAS, this ordinance was deferred at the Zoning Hearing held on June 16, 2025; and

WHEREAS, following said deferral, a public meeting was hosted on August 11, 2025, to gather additional input from affected property and business owners regarding the proposed regulations; and

WHEREAS, the Village Council has determined that the adoption of this ordinance is in the best interests of the health, safety, and welfare of the Village and its residents and businesses**.**

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Amendment to Code. The Code of Ordinances of the Village of Palmetto Bay, Florida, is hereby amended to create Article IV, titled "Village-Wide On-Street Parking Regulations" within Chapter 28, titled "Traffic," which shall read as follows:

*****

Chapter 28 – PARKING AND TRAFFIC

ARTICLE IV. – VILLAGE-WIDE ON-STREET PARKING REGULATIONS

Sec. 28-150. - General Applicability and Zone Implementation Authority

The following general regulations shall apply to on-street parking within the Village of Palmetto Bay. The implementation of paid parking zones will be established and managed by the Village Manager in designated areas based on need and public input.

Sec. 28-151. - Pay stations.

(a) The Village shall install and maintain pay stations or parking pay signage in designated areas within the Village, as determined by the Village Manager or designee. These areas may include, but are not limited to, mixed-use districts, commercial districts, public parking lots, and other areas with high parking demand.

(b) Pay station rates within designated pay parking zones shall be established by resolution of the Village Council. Different rates may be established for different designated areas of the Village.

(c) It shall be unlawful to park a vehicle in a space governed by a pay station or parking pay signage without paying the required fee.

(d) It shall be unlawful to park a vehicle in a space governed by a pay station or parking pay signage for longer than the time indicated on the pay station or parking pay signage.

Sec. 28-151.1. - Parking Permits and Decals.

(a) The Village Manager or designee may establish a system for parking permits or decals for commercial property tenants, employees of businesses, or other categories of users directly associated with the commercial function of properties adjacent to designated paid parking zones.

(b) The terms, conditions, application process, and any associated fees for such permits or decals shall be established by the Village Manager.

Sec. 28-152. - Designation of pay parking zones.

(a) Prior to the initial designation of new pay parking zones, the Village Manager or designee shall conduct public outreach or workshops to gather community input, which may include conducting traffic and parking demand studies.

(b) The Village Manager or designee shall determine the location of pay stations or parking pay signage.

(c) The Village Manager or designee shall have the right to rescind or change any such designation.

Sec. 28-153. - Legal time limit in pay parking zones.

The Village Manager or designee may establish and propose changes to the time limits for parking in designated pay parking zones.

Sec. 28-154. - Installation, operation, and use of pay parking technology; collection of revenue, and parking fund.

(a) The Village Manager or designee is authorized and directed to install or cause to be installed pay stations or parking pay signage in parking zones established under the authority of this article, and to designate or cause to be designated, in accordance with the provisions of this article, pay parking

spaces in such zones. Pay stations shall be placed alongside or adjacent to individual parking spaces or clearly visible within an on-street parking facility which includes essential information like the zone number or location identifier necessary for mobile payment apps, and contact information for support. For any pay parking zone or spaces where no pay stations are installed, the Village Manager or designee shall install parking pay signage in the area and visible from the parking spaces indicating that payment for those spaces shall be made using pay parking technology, and indicating the procedure for using said technology.

(b) When any vehicle is parked in any space adjacent to which a pay station or parking pay signage is located in accordance with the provisions of this article, the operator of such vehicle shall, upon entering the parking space, immediately deposit or cause to be deposited in such pay station or as directed by parking pay signage, the denomination specified on such pay station or posted parking pay signage. Upon the activation of the parking session, the parking space may be lawfully occupied by such vehicle during the period of parking time prescribed on such pay station or parking pay signage for the specified payment activated therein.

(c) The Village Manager or designee shall provide for the regulation, control, operation, and use of the pay stations and/or parking pay signage provided for in this article and shall maintain such equipment in good working condition.

(d) The Village Manager or designee shall provide for the administration, collection, safeguarding, auditing, and accountability of all revenue derived from on-street pay stations and parking pay signage.

(e) All revenues, fees, and fines or other charges related to parking in or on Village-owned parking facilities shall be deposited into the “Parking Fund.” Monies in the Parking Fund shall be used exclusively for the operation of and capital projects for the Village’s current and future parking facilities, including but not

limited to, maintenance, technology upgrades, new parking infrastructure, and improvements to pedestrian access related to parking.

Sec. 28-155. - Parking exemptions for persons with disabilities.

(a) Consistent with F.S. 316.1964, the Village shall not exact any fee for parking on public streets or in any space governed by a pay station or parking pay signage from the driver of a vehicle that displays:

(1) A disabled parking permit or a license plate issued under s. 316.1958 or s. 320.0848, Florida Statutes; or

(2) A license plate issued under s. 320.084, s. 320.0842, s. 320.0843, or s. 320.0845, Florida Statutes. Such exemption applies only if the vehicle is transporting the person who has a disability and to whom the disabled parking permit or license plate was issued.

(b) The driver of a vehicle parked as provided in subsection (a) may not be penalized for parking, except in:

(1) Clearly defined bus loading zones;

(2) Fire zones;

(3) Access aisles adjacent to parking spaces for persons who have disabilities;

(4) Areas posted as "No Parking" zones or as emergency vehicle zones; or

(5) For parking in excess of the posted time limits, subject to the provisions of subsection (c) of this section.

(c) Notwithstanding any other provision in this article, when a pay station or parking pay signage restricts the duration of time that a vehicle may be parked in an on-street space, a vehicle

properly displaying a disabled parking permit, as described in subsection (a), is allowed a maximum of 4 hours at no charge.

(d) The provisions of this section do not exempt vehicles from parking fees or penalties in instances where state law expressly permits such charges for specific types of parking facilities or situations not directly related to general on-street parking by a municipality.

Section 28-156. Public Education and Awareness

(a) Campaign Requirement. The Village Manager or designee shall conduct a public education campaign to inform residents and businesses about the new on-street parking regulations, including designated pay zones, time limits, payment methods, and enforcement.

(b) Implementation. This campaign will utilize various communication channels and ensure clear signage is in place. It shall commence at least thirty (30) days prior to the active enforcement date of any new pay parking zones or significant regulation changes.

(c) Initial Warning Period. For the first thirty (30) days of active enforcement in newly regulated areas, warning citations may be issued for initial violations, at the discretion of the enforcing officer, to aid public adjustment and understanding.

Sec. 28-157. – Enforcement.

(a) The Village Code Compliance Division, or an authorized external agency operating under an agreement with the Village, shall enforce the provisions of this article.

(b) The Village Council may, by resolution, authorize the Village Manager or designee to enter into an agreement with an external agency to provide for the enforcement of the provisions of this article. Such agreement shall specify the scope of

services, responsibilities, reporting requirements, and any compensation or revenue-sharing arrangements.

(c) Violation of this article may result in the issuance of a parking citation, fines, and/or the immobilization or impoundment of the vehicle.

(d) If the Village Code Compliance Division is unable to effectively enforce the provisions of this article related to on-street parking regulations, including but not limited to, the issuance of citations, immobilization, or impoundment of vehicles, the Code Compliance Division or its designated representatives may request the assistance of the Miami-Dade Sherriff's Office to effectuate such enforcement.

Sec. 28-158. - Penalties for violations of parking regulations.

(a) Violations of this article shall be punishable by civil parking citations at the fines indicated below. If not paid within 30 days of the civil parking citation, the fines shall be increased as indicated below:

(1) Initial fine: $32.00

(2) Fine after 30 days: $42.00

Secs. 28-159—28-200. - Reserved.

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Section 3. Severability. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Codification. This Ordinance shall be codified in the Village Code of Ordinances.

Section 6. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 15th day of September, 2025.

PASSED AND ADOPTED ON SECOND READING this 20th day of October, 2025.

Attest: _____ _____

Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT

9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date: October 20, 2025

To: Honorable Mayor and Village Council

From: Javier Gonzalez, AICP, CFM, Planning and Zoning Director

Subject: Proposed Village-Wide On-Street Parking Regulations

REQUEST

The Administration through Planning & Zoning Department is requesting Mayor and Village Council approval to amend Chapter 28 of the Village Code of Ordinances to establish regulations for on-street parking throughout the Village of Palmetto Bay. The critical need for these regulations stems from the desire to ensure efficient utilization of parking spaces, prevent parking congestion, improve traffic flow, and enhance the overall safety and welfare of the community. The amendment has been properly advertised in accordance with section 166.041 of the Florida Statutes. A copy of the advertisement is included in Attachment A.

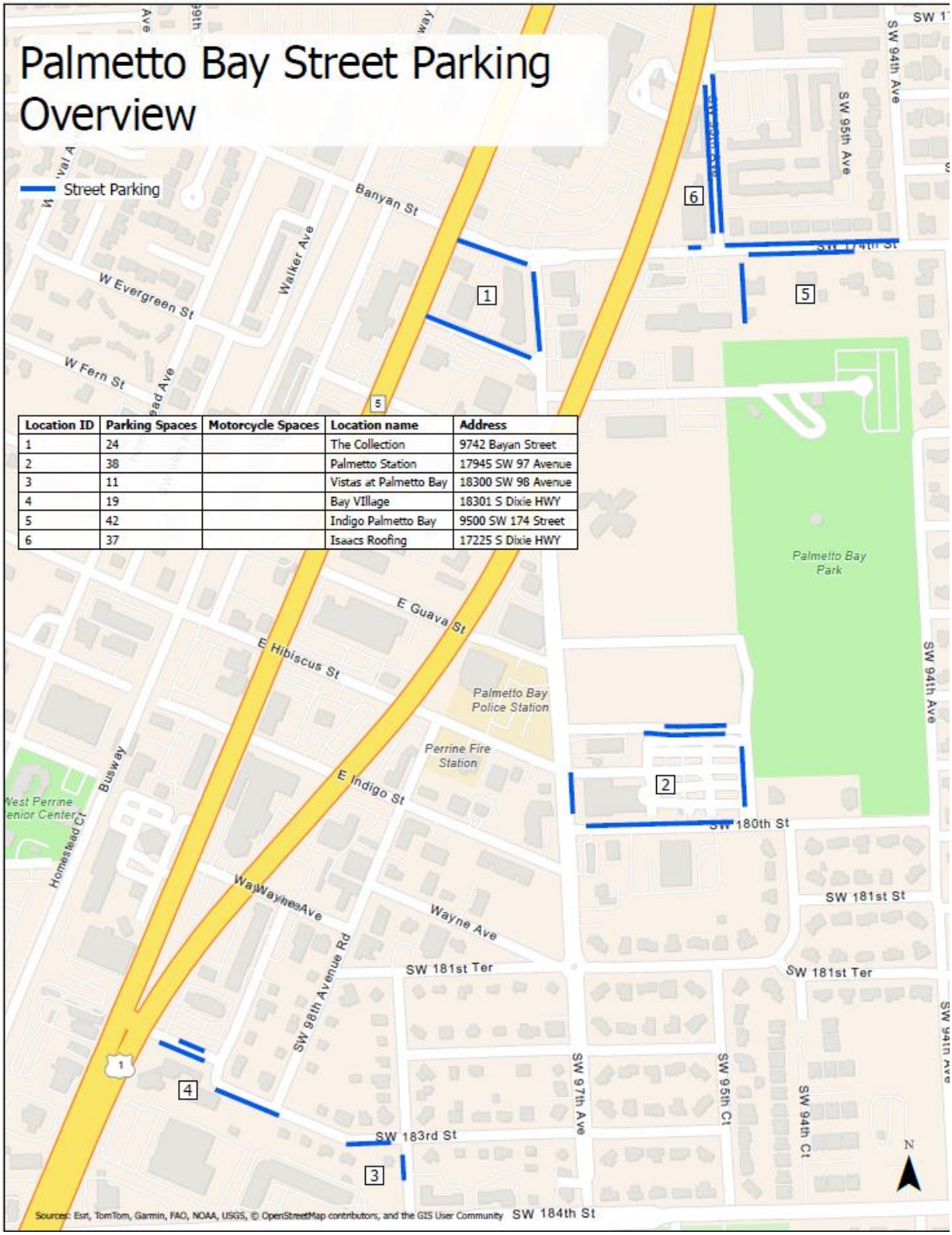
BACKGROUND

To emphasize the need for the proposed village-wide on-street parking regulations, an inventory of currently available on-street parking spaces in key areas of the Village has been compiled. This inventory focuses on areas adjacent to significant developments, providing an understanding of the existing on-street parking supply. The current total identified on-street parking capacity across these surveyed locations is 171 spaces. This limited existing capacity, combined with increasing demand, highlights the urgency for regulation.

The distribution of these spaces is detailed as follows:

Location ID	Property Information	Address	Parking Spaces
1	The Collection	9742 Banyan Street	Total - 24
2	Palmetto Station	17945 SW 97 Avenue	Total - 38
3	Vistas at Palmetto Bay	18300 SW 98 Avenue	Total - 11
4	Bay Village	18301 S Dixie HWY	Total - 19
5	Indigo Palmetto Bay	9500 SW 174 Street	Total - 42
6	Isaacs Roofing	17225 S Dixie HWY	Total - 37
		Total Parking	**171**

The location and number of these parking spaces are further illustrated on the following map. Please note that the map also includes a summary table of the surveyed locations and their respective space counts, complementing the detailed information provided above. A copy of the location maps are included in Attachment B.



Location ID	Parking Spaces	Motorcycle Spaces	Location name	Address
1	24		The Collection	9742 Bayan Street
2	38		Palmetto Station	17945 SW 97 Avenue
3	11		Vistas at Palmetto Bay	18300 SW 98 Avenue
4	19		Bay VIllage	18301 S Dixie HWY
5	42		Indigo Palmetto Bay	9500 SW 174 Street
6	37		Isaacs Roofing	17225 S Dixie HWY

This current inventory highlights specific areas where on-street parking is presently available and helps frame the context for implementing new regulations and designated pay parking zones to optimize utilization and management, thereby addressing current and future parking challenges.

The ordinance was deferred at the June 16, 2025, Zoning Hearing, to the September 15, 2025, Zoning Hearing. A primary reason for the deferral was for staff to meet with property and business owners affected by the proposed ordinance who made public comments at the hearing. As a result of this direction, staff held a meeting on August 11, 2025, to discuss the intent of the ordinance and seek input from these stakeholders.

The input gathered highlighted several areas of interest and concern. Property owners raised points regarding apartment building residents parking on on-street spaces adjacent to the commercial property, seeking solutions like decals for their commercial tenants. Business owners emphasized the importance of consistent customer access to on-street parking, proposing mechanisms like a first hour free for customers and temporary "commercial use only" signage until the paid parking program is implemented. While a two-hour turnover time was generally accepted, some attendees noted that longer durations might be necessary for specific events. The concept of resident discounts was favorably received, with a general preference for equitable or fair pricing for all users.

During the discussion, it was clarified that the proposed mobile payment system would accommodate decal-based solutions through license plate registration, specifically for commercial property tenants and other users directly associated with the commercial function. It was also recommended that the Village Council would set parking rates while the Village Manager would determine time limits. The operational plan for a public education campaign prior to enforcement was also well received. Since then, these public comments have been taken into account and are incorporated in the ordinance where appropriate and will be incorporated in the resolution setting forth the fees.

ORDINANCE SUMMARY

This Ordinance creates Article IV, entitled "Village-Wide On-Street Parking Regulations" (Chapter 28 of the Village Code) to manage Palmetto Bay's parking resources. Key provisions include:

- The Village Manager will establish and oversee paid parking zones based on public input and need.
- Pay stations or parking pay signage will be installed in high-demand areas with rates set by the Village Council.
- Parking without payment or exceeding time limits will be prohibited.
- Consistent with Section 316.1964, Florida Statutes, vehicles displaying valid disabled parking permits or license plates, when transporting the disabled person, will be exempt from parking fees in spaces governed by a pay station or parking pay signage. However, these vehicles remain subject to penalties in prohibited zones (e.g., fire lanes, "no parking" areas) and are allowed a maximum of 4 hours at no charge in time-restricted on-street spaces.
- Parking revenue will fund a dedicated "Parking Fund" for parking facility operations and improvements.
- Parking management fee for enforcement.
- A system for parking permits and decals will be established for commercial property tenants, employees, and other users directly associated with adjacent commercial functions. The Village Manager will establish the terms, application process, fees, and specific privileges for these decals.
- A public education campaign is required before active enforcement, with a warning period for initial violations. Enforcement of these regulations will be carried out by the Village Code Compliance Division or an authorized external agency. Should Code Compliance be unable to effectively enforce provisions such as citation issuance, immobilization, or impoundment,

they may request assistance from the Miami-Dade Sherrif's Office. Fines for violations will start at $32.00 ($42.00 after 30 days).

BUSINESS IMPACT ESTIMATE

As required by Florida Statute 166.041(4), a business impact estimate has been prepared for this ordinance. This ordinance directly impacts businesses in regulated areas by introducing new on-street parking fees and compliance requirements. Businesses and their customers will incur costs for paid parking and potential fines for violations ($32 initial, $42 after 30 days).

However, the ordinance aims to benefit businesses by:

- Increasing parking availability and turnover in high-demand areas, making it easier for customers to find parking spaces.
- Reducing congestion, improving traffic flow.
- Ensuring the long-term sustainability of parking infrastructure through a dedicated "Parking Fund" supported by fees.

While new costs are introduced, these regulations are designed to optimize on-street parking resources, enhancing customer access and the overall business environment.

RECOMMENDATION

Given the growing demands on the Village's limited on-street parking resources and the critical need for effective management to support community safety and economic vitality, Staff recommends that the Mayor and Council approve this ordinance on Second Reading.

ATTACHMENTS

Attachment A – Public Notice
Attachment B – On-street Parking Spaces Location Maps

VILLAGE OF PALMETTO BAY NOTICE OF HYBRID ZONING HEARING

(IMMEDIATELY FOLLOWING THE LOCAL PLANNING AGENCY MEETING)

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, OCTOBER 20, 2025, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

The following Ordinances on Second Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX "A," THE SCHEDULE OF FEES OF THE CODE OF ORDINANCES, REDUCING BY TWENTY (20%) PERCENT THE AMOUNT OF FEES CHARGED TO SINGLE-FAMILY HOMEOWNERS FOR VARIANCE HEARINGS BEFORE THE VILLAGE COUNCIL OR FOR AN ADMINISTRATIVE VARIANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. (Sponsored by Councilmember Patrick Fiore) (Pending approval of First Reading on September 15, 2025, Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Di-rector, Javier Gonzalez) (Pending approval of First Reading on Septem-ber 15, 2025, Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Di-rector, Javier Gonzalez) (Pending approval of First Reading on Septem-ber 15, 2025, Zoning Hearing)

The following Ordinances on First Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168TH STREET BETWEEN SW 88TH AVENUE AND SW 88TH COURT, KNOWN AS "THE WOODS", FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Councilmember Steve Cody)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026–2029/2030, PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)

The following Resolutions requiring a public hearing are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Lissette Dittmar
Location: 14540 SW 75th Avenue
Folio No.: 33-5023-039-0380
Application: V-25-004
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT A FRONT POOL SETBACK OF 59 FEET 2 INCHES , WHERE 75 FEET IS REQUIRED, AND THE SETBACK FOR THE POOL INTERIOR SIDE SETBACK OF 15 FEET 11 INCHES WHERE 20 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 14540 SW 75 AVE; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: Westminster Christian Private School, Inc.
Location: 6855 SW 152nd Street
Folio No.: 33-5023-000-0830
Application: SP-24-005
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, TO AMEND A PREVIOUSLY APPROVED MASTER SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, LOCATED AT 6855 SW 152 STREET, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may attend the meeting physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at on www.palmettobay-fl.gov.

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: Form Center • Public Comments Form

From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the e-comment feature under the agenda tab of the Village website. The e-comment feature may be used from any de-vice. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desk-top, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a tele-phone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to par-ticipate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/register/2014309742775104 86

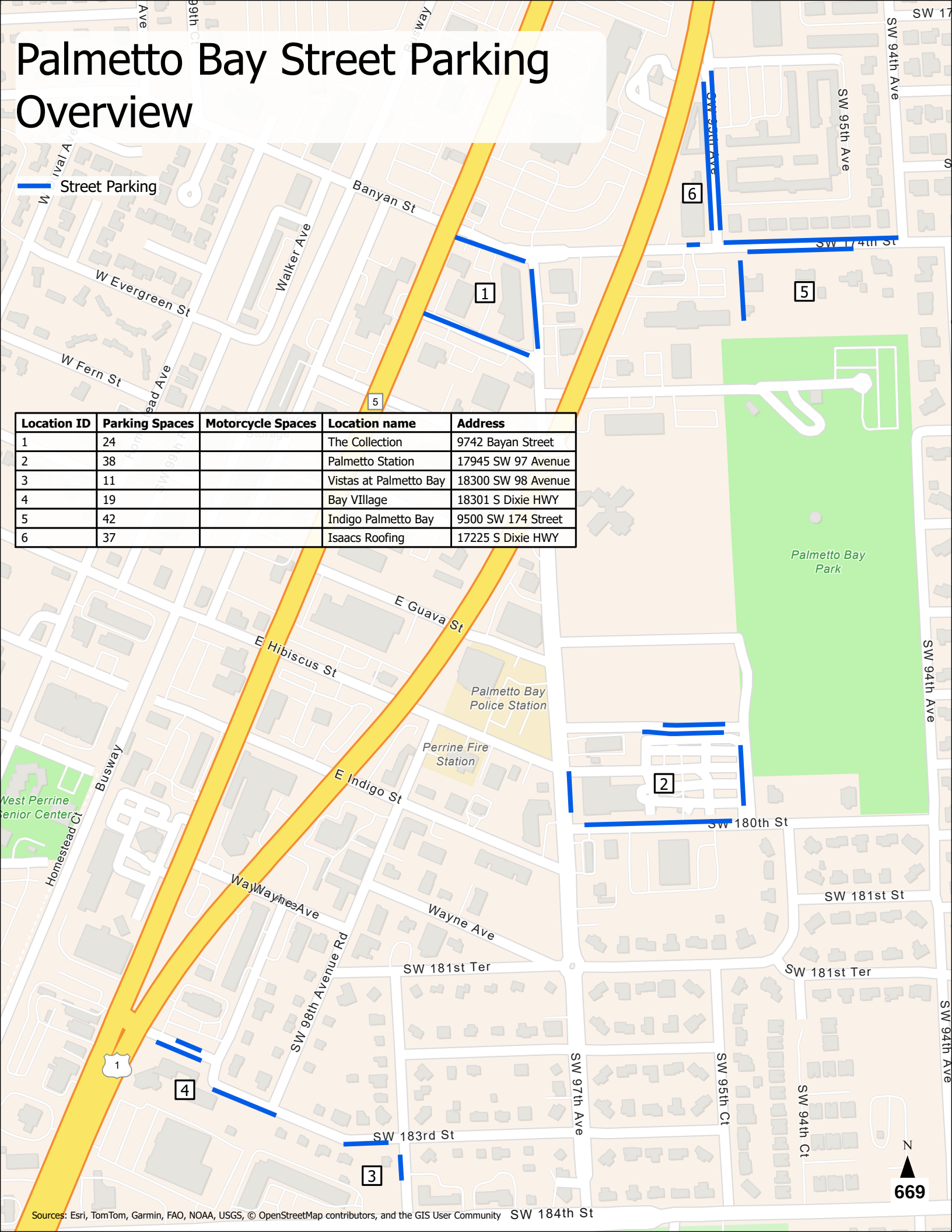
After registering, you will receive a confirmation email containing infor-mation about joining the online seminar.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

www.palmettobay-fl.gov

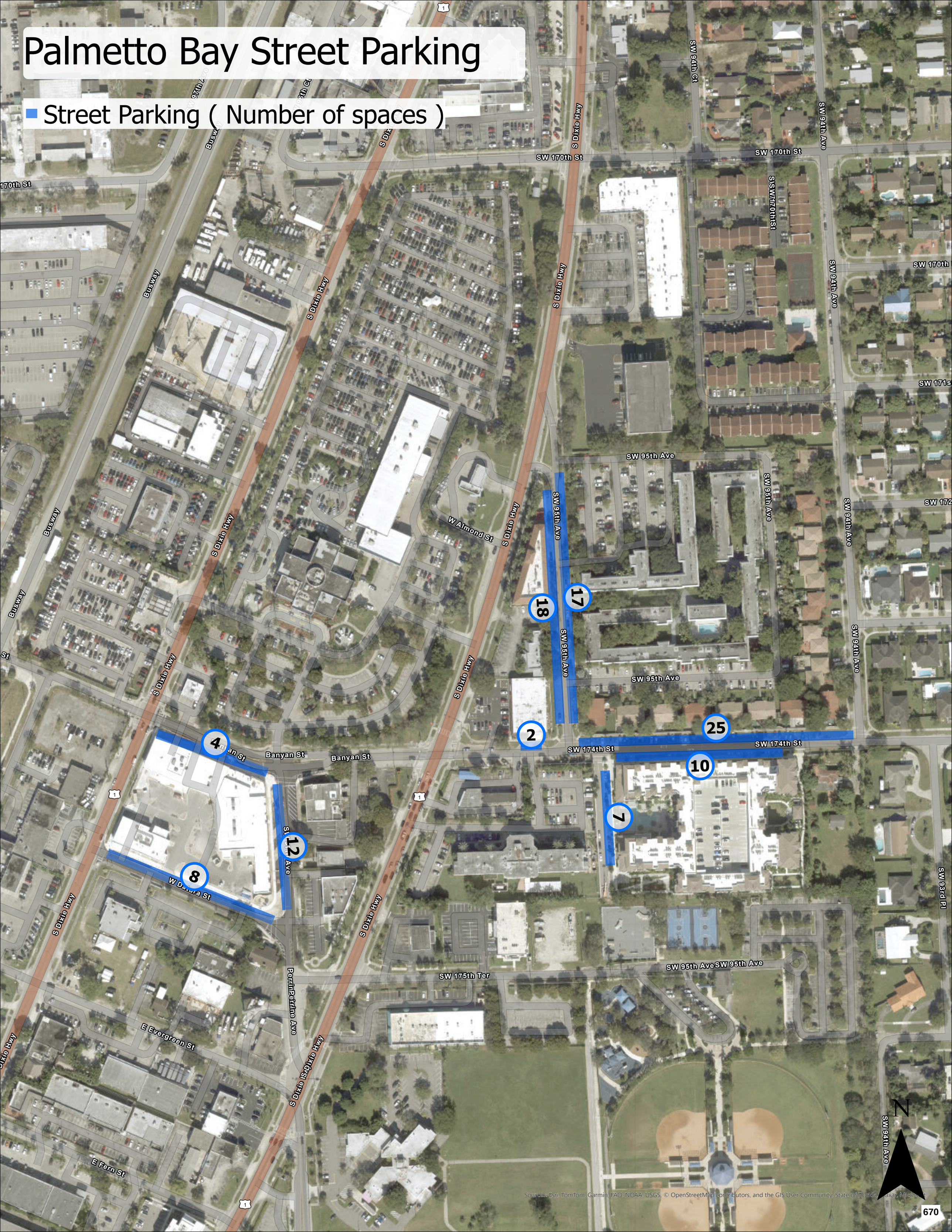
Palmetto Bay Street Parking Overview



Location ID	Parking Spaces	Motorcycle Spaces	Location name	Address
1	24		The Collection	9742 Bayan Street
2	38		Palmetto Station	17945 SW 97 Avenue
3	11		Vistas at Palmetto Bay	18300 SW 98 Avenue
4	19		Bay VIllage	18301 S Dixie HWY
5	42		Indigo Palmetto Bay	9500 SW 174 Street
6	37		Isaacs Roofing	17225 S Dixie HWY

Palmetto Bay Street Parking

- Street Parking (Number of spaces)



Palmetto Bay Street Parking

- Street Parking (Number of spaces)

6
6
7
5
14
SW 97th Ave
SW 180th St
E Hibiscus St
E Indigo St
SW 94th Ct
SW 181st Ter
N
671

Palmetto Bay Street Parking

- Street Parking (Number of spaces).



AGENDA ITEM NO. 6.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	October 20, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**ORDINANCES FOR FIRST READING WITH PUBLIC COMMENTS**
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*
SUGGESTED ACTION:	

ATTACHMENTS:

CP-25-001 The Woods FLUM Amendment Ordinance.docx
Exhibit A - FLUM.pdf
CP-25-001 The Woods Staff Report.docx
Attachment A - FLUM.pdf
Attachment B - Public Notice.pdf

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. *(Cosponsored by Mayor Cunningham and Councilmember Steve Cody)(This Ordinance is being heard on First Reading)*

WHEREAS, the properties, collectively known as "The Woods," consist of two contiguous parcels of County-owned land, identified by Miami-Dade County Property Folio Nos. 33-5033-000-0040 and 33-5033-000-0050, totaling approximately 8.69 acres; and

WHEREAS, the parcels located at the SW corner of the SW 168 Street & SW 88 Avenue intersection are currently designated on the Village of Palmetto Bay Future Land Use Map as "Estate Density Residential" ("EDR"); and

WHEREAS, the existing EDR designation (FLU I.B.1), which allows for up to 2.5 dwelling units per gross acre and is comprised of detached single-family homes, is functionally inconsistent with the mandated, non-residential, public park use of the property; and

WHEREAS, Miami-Dade County, by Resolution No. R-968-19, dated September 4, 2019, declared the properties surplus and established a policy that the parcels are to be utilized as a passive park for public benefit; and

WHEREAS, the properties are legally dedicated to public park use through a Lease Agreement and subsequent First Amendment between Miami-Dade County and the Village of Palmetto Bay, requiring the Village to use the land strictly as a passive park; and

WHEREAS, the proposed "Parks and Recreation" (PR) FLUM designation (FLU I.D.2) is fully consistent with the property's mandated use, as the category explicitly permits passive and active public park sites; and

WHEREAS, the Mayor and Village Council desire to protect the property from development, ensuring the preservation of open space, aiding in stormwater retention, and maintaining the natural character of the land, consistent with the vision established by the long-term lease for passive park use; and

WHEREAS, the Mayor and Village Council have determined that approval of this FLUM Amendment, which promotes public welfare and achieves consistency with the property's mandated public use, is in the best interests of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Amendment to Future Land Use Map. The Comprehensive Plan Future Land Use Map (FLUM) of the Village of Palmetto Bay is hereby amended to change the Future Land Use designation of the property generally located at the SW corner of the SW 168 Street & SW 88 Avenue intersection, Palmetto Bay, Florida 33157, identified by Folio Nos. 33-5033-000-0040 and 33-5033-000-0050, from "Estate Density Residential" to "Parks and Recreation", as depicted in Exhibit A.

Section 3. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 20th day of October, 2025.

PASSED AND ADOPTED ON SECOND READING this____day of _____, 2025.

Attest: _____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___



Current Future Land Use



Proposed Future Land Use

Future Land Use

- Commercial
- Downtown
- Environmental Protected
- Estate Density Residential
- Institutional Public Facilities
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Neighborhood Compatible
- Parks and Recreation
- Village Mixed Use
- Water Management & Recreation

N

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT

9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date: October 20, 2025

To: Honorable Mayor and Village Council

From: Javier Gonzalez, AICP, CFM, Planning and Zoning Director

Subject: Comprehensive Plan Future Land Use Map Amendment: The Woods

Application: CP 25-001

REQUEST

The Village of Palmetto Bay seeks approval for an amendment to the Future Land Use Map (FLUM) to change the designation of the property known as "The Woods," located at the Southwest corner of SW 168 Street and SW 88 Avenue intersection, from Estate Density Residential ("EDR") to Parks and Recreation ("PR"). This proposed designation reserves the property exclusively for public park uses, which prohibit residential and institutional development.

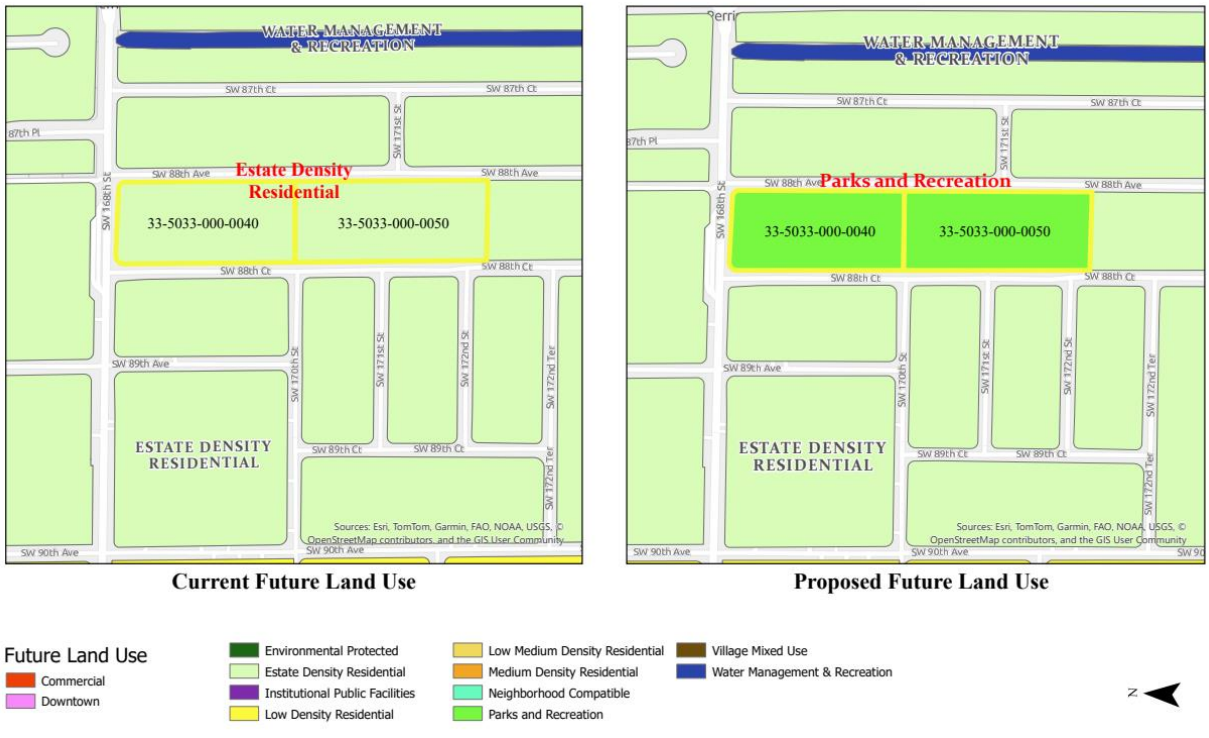
GENERAL INFORMATION

Owner	Miami-Dade County
Applicant	Village of Palmetto Bay
Property Address	Generally located at the southwest corner of the SW 168 Street and SW 88 Avenue intersection
Site Acreage	8.69 Acres (378,535 sq. ft.)
Folio Number	33-5033-000-0040 & 33-5033-000-0050
Future Land Use	Estate Density Residential
Zoning District	Agricultural Zoning District (AG)
Proposed Future Land Use	Parks and Recreation
Existing Land Use	Vacant land

ADJACENT FUTURE LAND USE MAP AND ZONING DISTRICT CLASSIFICATION

Direction	Future Land Use	Zoning District	Existing Land Use
North	Estate Density Residential	AG	School
East	Estate Density Residential	E-M	Single-Family Residential
South	Estate Density Residential	E-M	Single-Family Residential
West	Estate Density Residential	E-M	Single-Family Residential

A map illustrating the current FLUM and proposed FLUM designation is provided below.



Current site conditions are illustrated in the following image:



BACKGROUND

The Village of Palmetto Bay is seeking this Future Land Use Map (FLUM) amendment for the two adjacent parcels known as "The Woods," which are currently designated for private development as Estate Density Residential (EDR), a category intended for up to 2.5 dwelling units per acre. This designation is inconsistent with the property's actual and legally mandated status, as Miami-Dade County, through Resolution No. R-968-19 (September 4, 2019), declared the land surplus and restricted its use.

Specifically, the County subsequently entered into a long-term interlocal lease agreement with the Village, which strictly dedicates the property to public benefit exclusively as a passive park. The Parks and Recreation (PR) designation, FLU I.D.2, strictly applies to passive and active public park sites and explicitly prohibits residential and institutional uses such as schools. Therefore, the proposed change to PR is necessary to align the Comprehensive Plan with the land's permanent, legally restricted public use and securing the property as open space.

AMENDMENTS TO THE COMPREHENSIVE PLAN (FLUM) CRITERIA FOR REVIEW

The review of Amendments to the Comprehensive Plan is governed by the criteria established in Section 30-30.8 of the Village of Palmetto Bay Land Development Code. All proposed amendments, regardless of the source, shall be evaluated by the Planning and Zoning Department, the Local Planning Agency and the Village Council. If the amendment is proposed by the Village, the Village shall prepare the necessary information for the amendment to be reviewed pursuant to the requirements of F.S. § 163.3161. In evaluating proposed amendments, the Village Council shall consider the following criteria:

(1) Whether the proposal is internally consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.

The proposal achieves consistency. The current EDR designation is inconsistent with the property's legally dedicated public park status. The change to PR (FLU I.D.2) resolves this conflict, as the PR category explicitly designates passive and active public park sites in line with the terms of the County lease.

(2) Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing comprehensive plan, and whether the changes support or work against the proposed amendment.

Conditions have changed significantly. The formal execution of the Lease Agreement and its subsequent First Amendment (post-dating the Comprehensive Plan) legally committed the land to permanent passive public park use, creating a new condition that requires the FLUM update.

(3) Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed neighboring property land use.

The proposal will not result in incompatible land uses. Changing the designation to PR is highly compatible with the surrounding residential uses. The PR designation is strictly for public park uses, prohibiting residential development, commercial activity, and institutional facilities like schools. The

passive park use preserves open space, aids in stormwater retention, and prohibits development, thereby protecting the neighborhood character.

(4) Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.

The proposal will not adversely affect property values; permanent open space and public park access is generally recognized as a benefit that stabilizes or increases nearby residential values. The change benefits the general welfare by securing a dedicated public amenity.

(5) Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on such pattern shall be identified.

The proposal will result in an orderly and compatible land use pattern. It ensures that the Comprehensive Plan accurately reflects the functional use and legal restriction of a key public parcel. There are no negative impacts.

(6) Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the comprehensive plan.

The proposal is not in conflict with the public interest and is in harmony with the Comprehensive Plan, particularly concerning parkland dedication and open space preservation, fully supporting Palmetto Bay as "The Village of Parks."

(7) Whether the proposed amendment meets the requirements of F.S. § 163.3161, entitled "The Local Government Comprehensive Planning and Land Development Regulation Act."

The amendment meets the statutory requirements. The core intent of the Community Planning Act is that "no public or private development shall be permitted except in conformity with comprehensive plans" Because the existing EDR designation is incompatible with the property's mandated public park status, the amendment to PR is essential to ensure the FLUM conforms to the property's established public use and legal restrictions.

(8) Other matters which the local planning agency or the village council, in its legislative discretion, may deem appropriate.

The Village Council's desire to protect the property from private development, ensuring the preservation of open space, stormwater retention, and natural character, is best achieved by this amendment.

NOTICE REQUIREMENTS

The Village of Palmetto Bay Land Development Code requires public notice for all Comprehensive Plan amendments. Requirements include:

1. Publication in a local newspaper in accordance with Florida Statute 163.3184.
2. Mailing to property owners within a 2,500-foot radius of the affected property.

The legal advertisement and mailing notices are included in Attachment B.

RECOMMENDATION

Staff recommends that the Mayor and Village Council approve the proposed amendment to the Comprehensive Plan's Future Land Use Map. This recommendation is based on the finding that the change is compatible with the surrounding area, achieves consistency with the Comprehensive Plan's goals and policies, and is in compliance with the Land Development Code.

ATTACHMENTS

Attachment A – Future Land Use Map
Attachment B – Public Notice



Current Future Land Use



Proposed Future Land Use

Future Land Use

- Commercial
- Downtown
- Environmental Protected
- Estate Density Residential
- Institutional Public Facilities
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Neighborhood Compatible
- Parks and Recreation
- Village Mixed Use
- Water Management & Recreation

N

VILLAGE OF PALMETTO BAY NOTICE OF HYBRID ZONING HEARING

(IMMEDIATELY FOLLOWING THE LOCAL PLANNING AGENCY MEETING)

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, OCTOBER 20, 2025, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

The following Ordinances on Second Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX "A," THE SCHEDULE OF FEES OF THE CODE OF ORDINANCES, REDUCING BY TWENTY (20%) PERCENT THE AMOUNT OF FEES CHARGED TO SINGLE-FAMILY HOMEOWNERS FOR VARIANCE HEARINGS BEFORE THE VILLAGE COUNCIL OR FOR AN ADMINISTRATIVE VARIANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. (Sponsored by Councilmember Patrick Fiore) (Pending approval of First Reading on September 15, 2025, Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Di-rector, Javier Gonzalez) (Pending approval of First Reading on Septem-ber 15, 2025, Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Di-rector, Javier Gonzalez) (Pending approval of First Reading on Septem-ber 15, 2025, Zoning Hearing)

The following Ordinances on First Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168TH STREET BETWEEN SW 88TH AVENUE AND SW 88TH COURT, KNOWN AS "THE WOODS", FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Councilmember Steve Cody)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026–2029/2030, PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)

The following Resolutions requiring a public hearing are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Lissette Dittmar
Location: 14540 SW 75th Avenue
Folio No.: 33-5023-039-0380
Application: V-25-004
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT A FRONT POOL SETBACK OF 59 FEET 2 INCHES , WHERE 75 FEET IS REQUIRED, AND THE SETBACK FOR THE POOL INTERIOR SIDE SETBACK OF 15 FEET 11 INCHES WHERE 20 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 14540 SW 75 AVE; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: Westminster Christian Private School, Inc.
Location: 6855 SW 152nd Street
Folio No.: 33-5023-000-0830
Application: SP-24-005
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, TO AMEND A PREVIOUSLY APPROVED MASTER SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, LOCATED AT 6855 SW 152 STREET, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may attend the meeting physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at on www.palmettobay-fl.gov.

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: Form Center • Public Comments Form

From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the e-comment feature under the agenda tab of the Village website. The e-comment feature may be used from any de-vice. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desk-top, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a tele-phone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to par-ticipate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/register/2014309742775104 86

After registering, you will receive a confirmation email containing infor-mation about joining the online seminar.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

www.palmettobay-fl.gov

Public Hearing Certified Mailing Requirements and Information

Application No.: CP-25-001

Date of Hearing: Monday, October 20, 2025

Official Request Details:

REQUEST: THE VILLAGE OF PALMETTO BAY IS REQUESTING AN AMMENDMENT TO THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION".

Required Verbiage:

- **Application No.:** CP-25-001
- **Applicant:** Village of Palmetto Bay
- **Date of Hearing:** October 20, 2025
- **Folio:** 33-5033-000-0040 & 33-5033-000-0050
- **Location of Subject Property**: SW Corner of the SW168 St & SW 88 Ave Intersection
- The Zoning Hearing on October 20, 2025, will be held at the Village Hall Municipal Center at 7:00 p.m. The public may attend the hearing in person or view the meeting live on the Village's official Facebook page and web stream on www.palmettobay-fl.gov .

Required Notice Radius:

- ☐ 500 ft radius ☐1,500 ft radius ☑ **2,500 ft radius**

Certified Mailing List Service Providers*

Zoning Specialists Group, Inc.
7729 NW 146th Street
Miami Lakes, FL 33016
(305) 828-1210

Rio Development Resources, LLC
6377 SW 10th Street
Miami, FL 33144
(305) 498-1614

Property Owner's Data Research
3802 SW 79th Avenue #117
Miami, FL 33155
(786) 344-9776

** Please be advised that the Village of Palmetto Bay does not recommend nor condone any one of the companies listed. The list is not comprised in any specific order. Contracting any of the attached falls completely upon the discretion of the applicant.*

Certified Mailing Requirements for Applicants

Per Village of Palmetto Bay Code of Ordinances Section 30-30.11, the applicant is responsible for acquiring and providing the list of all property owners within the required radius from the subject property that are to be notified (including the subject property and the Village*). Here are the following requirements by Code:

- Notice shall be deemed mailed by its deposit in the United States mail and a return notice mailed by the applicant to the village clerk shall be required.
- The applicant shall provide an affidavit to the village stating the date notices were mailed (**Attachment A**).
- The property owners required to be provided notice by this section shall be determined from a certified copy of the most recent county tax roll.
- Mailed notice shall be mailed at least thirty (30) calendar days prior to a public hearing.
- If, after the initial notice is mailed, the application is changed in a manner such that additional land area is encompassed within the application, then the notice mailing requirements of this subsection shall be repeated by the applicant, for the revised application, at the applicant's expense.

The applicant must provide:

- Electronic copy of a list, with the names and addresses of all property owners of land located within the required radius from the exterior boundary of the subject property.
- Labels can be no older than six months by the time the public hearing is heard.
- Electronic copy of a list with the legal description of land owned by each property owner (lot number, block number and subdivision).
- Electronic copy of a map of the subject area showing the required radius with the subject property highlighted.
- Original certified letter plus one electronic copy stating that the ownership list and map is a complete and accurate representation of the real estate property and property owners within the required radius from the subject property and that all persons listed were mailed proper notice and identify the date of mailing. This letter must be dated and give the address of the subject property and its legal description, subdivision and plat book number and page. Also state the source for this information.
    - (If prepared by a professional data research company, the preceding information should automatically be included.
    - If prepared by the applicant, this letter must be signed by the applicant and notarized).
    - The village maintains, in the application package for public hearings, a list of names and telephone numbers of local companies which the village believes are capable of producing the required mailing labels and

accompanying maps, legal descriptions and certified letter for this application requirement.

VILLAGE OF PALMETTO BAY
PUBLIC NOTICE

APPLICANT: TAMAR JEAN & VICTOR BAPTISTE

APPLICATION: # AV-25-005 **ADMINISTRATIVE VARIANCE**

LOCATION: 15301 SW 82 AVE **FOLIO: # 33-5027-020-0030**

REQUEST: **PRELIMINARY DETERMINATION BY THE PLANNING AND ZONING DIVISION OF THE VILLAGE OF PALMETTO BAY, FLORIDA APPROVING ADMINISTRATIVE VARIANCE APPLICATION AV-25-005. THE APPLICANT AND PROPERTY OWNER TAMAR JEAN HAS REQUESTED AN ADMINISTRATIVE VARIANCE FROM THE SETBACK REQUIREMENTS OF SECTION 30-50.4. *ESTATE MODIFIED SINGLE FAMILY DISTRICT (E-M),* TO ALLOW A REAR SETBACK OF 22'-2", WHERE 25 FEET ARE REQUIRED, FOR AN ADDITION CONSISTING OF A MASTER BEDROOM, WALK-IN CLOSET, AND SMALL STUDY.**

PLANS ARE ON FILE FOR THE ABOVE APPLICATION AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. ANY INTERESTED PERSON IS ENTITLED TO DISCUSS THE APPLICATION WITH THE VILLAGE STAFF AND MAY PROVIDE WRITTEN COMMENTS. CONTACT VILLAGE HALL AT (305) 259-1250 OR VISIT VILLAGE HALL AT 9705 EAST HIBISCUS STREET, PALMETTO BAY, FLORIDA 33157

VILLAGE OF PALMETTO BAY
PUBLIC NOTICE

APPLICANT: TAMAR JEAN & VICTOR BAPTISTE

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LOCATION: 15301 SW 82 AVE **FOLIO: # 33-5027-020-0030**

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VILLAGE OF PALMETTO BAY
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VILLAGE OF PALMETTO BAY
PUBLIC NOTICE

APPLICANT: TAMAR JEAN & VICTOR BAPTISTE

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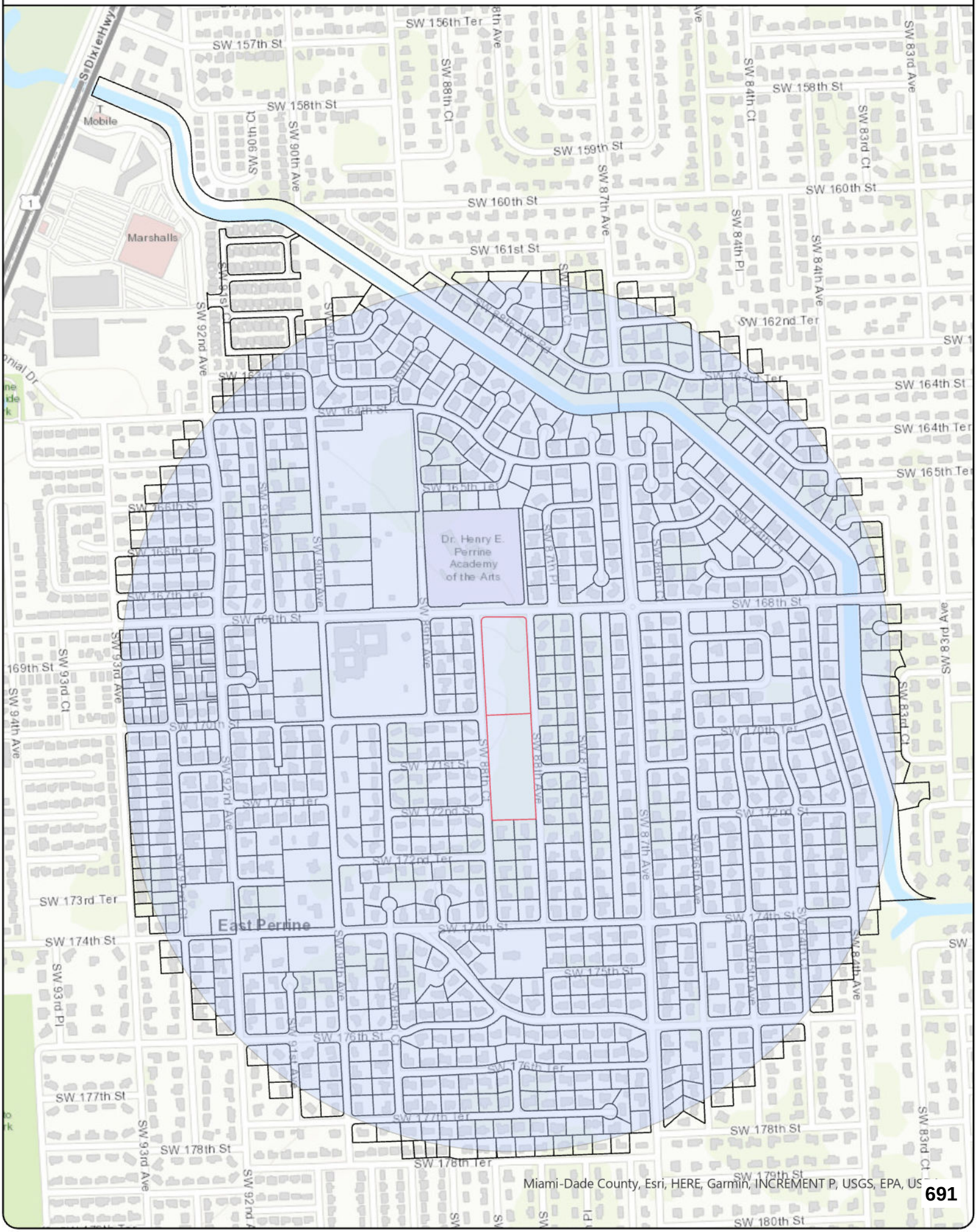
2,500ft Buffer of Folios 3350330000040 & 3350330000050



OWNER 1	MAILING ADDRESS
SO FLA WATER MANAGEMENT	3301 GUN CLUB RD
JAMES C WOISCHWILL &W DEBORAH A	8660 SW 161 TERR
FRANK ARTILES	8392 SW 165 TER
SILVIA TRUJILLO	16160 SW 87 AVE
DAMIAN ROLANDO MARTINEZ	16200 SW 87 AVE
MICHAEL PERUYERA	16295 SW 88 AVE RD
MICHAEL JOSEPH CORNELY	16298 SW 88 AVENUE RD
CARLOS ALBERTO DEL AMO	8645 SW 162 ST
THOMAS J PERKINS III (TRUST) &	8625 SW 162 ST
MIGUEL A ALVAREZ	8605 SW 162 ST
GERALD SCALLY JR &W ANA	16221 SW 85 CT
TRACY YEH	16241 SW 85 CT
VICTOR L GLAVACH	8620 SW 162 ST
EDWARD L HAGAN &W STEPHANIE	8600 SW 162 ST
DENIS W ROTOLANTE TRS	8550 SW 162 ST
GARTH FRANCIS LYN &W PENELOPE	8551 SW 163 TERR
PETRA VANDERVLUGT TRS	8601 SW 163 TER
GUSTAVO ANIDO TRS	16225 SW 87 AVE
HARPREET SMITH	8640 SW 163 TERR
MARK R BROWN &W CHRISTINE	8620 SW 163 TERR
ERIK DELGADO	8600 SW 163 TER
VICTOR MANUEL BOLIVAR LEANDRO	8560 SW 163 TER
EDGARDO RODRIGUEZ JR TRS	8540 SW 163 TER
MATTHEW D BAKER	16394 SW 86 CT
CARLOS ZUNIGA	16392 SW 86 CT
GERALD ZADIKOFF	16385 SW 86 CT
NELSON HIDALGO TRS	16395 SW 86 CT
MARIE CAROLINE HETU	16405 SW 86 CT
JESUS CRUZ	16415 SW 86 CT
GONZALO RAMOS GARZON	16414 SW 86 CT
JOE L LOPEZ	16404 SW 86 CT
CARMEN F GIVENS &	16322 SW 84 PL
EDUARDO RODRIGUEZ	16312 SW 84 PL
ANGEL CALLE	8445 SW 163 TERR
BERTRAND LEON	16371 SW 84 PL
AGUSTIN PICADO LE	8435 SW 164 TER
ANTONIO QUINONES &W SANDRA C	8433 SW 164 TERR
JUAN MEJIA	8413 SW 164 TERR
XINYU WANG	8422 SW 163 TER
VICTOR SPENCE &W PHYLLIS	8432 SW 163 TERR
ERIC D SCHROEDER	8442 SW 163 TER
HEIDI CORVO	16365 SW 84 PL

MICHAEL BAIAMONTE &W NATALIE	16340 SW 84 PL
MICHAEL BAIAMONTE &W NATALIE	16340 SW 84 PL
PHILLIP R GARLAND TRS	16380 SW 84 PL
DENNIS GARLAND LE	16420 SW 84 PL
ROBERT J KING TRS	16450 SW 84 PL
PATRICIA E PEKARSKY	16480 SW 84 PL
NELSON LUIZ ORTEGA &W CLAUDETE	16490 SW 84 PL
SHIJIE TANG	8440 SW 165 TER
ALEXANDER JESUS SANCHEZ	16530 SW 84 AVE
ASARETH KOVACH	16540 SW 84 AVE
XAVIER F MARTINEZ	16550 SW 84 AVE
JORN BRINKHOFF	1738 SW 57 AVE 420
FRANCISCO CARRALERO	16430 SW 84 AVE
LAURA C BARROWS	16510 SW 84 AVE
FELIPE DE LOS RIOS LA ROSA	8441 SW 165 TER
DANIEL CHAN	8343 SW 166 ST
JOSE BOZZO	8338 SW 166 ST
HAIYAN JIANG	8340 SW 166 ST
XAVIER MALDONADO	16680 SW 83 CT
JACINTO ABDALA TRS	16740 SW 83 CT
JUDITH ORIENTAL PIERRE	16780 SW 83 CT
MIAMI-DADE COUNTY	3071 SW 38 AVE
JOHANNES I LOPEZ	16771 SW 84 CT
MIGUEL A VASALLO	16751 SW 84 CT
JEANNY COLLAZO	16731 SW 84 CT
NELSON SANCHEZ	16701 SW 84 CT
STEPHEN IANUZZI	16681 SW 84 CT
HOWARD J BECKETT &W GLENDA F	16661 SW 84 CT
ANA MARIA V HILTON	16641 SW 84 CT
ALEJANDRO VENERANDO VILLARINO	16621 SW 84 CT
ANGELA R BELLAMY	16601 SW 84 CT
ROBERT D OTERO	16581 SW 84 CT
GRANT SIMON	16541 SW 84 CT
LUCMATDIE LLC	1313 PONCE DE LEON #201
HUGO RENDON	16451 SW 84 CT
MICHAEL B ANTONELL	16421 SW 84 CT
MELISSA ORDENES	16520 SW 84 CT
GABRIEL MATTIONI &W IRIS	16560 SW 84 CT
HANIF M WILLIAMS TRS	8531 SW 166 ST
CHARLES C BALL	8601 SW 166 ST
JOSE NEGRON	8631 SW 166 ST
EDWARD A MENA &W ROSA M	16660 SW 86 CT

ANDRES FERNANDO CHACON	16720 SW 86 CT
GENNARO PETRUZZELLI	16760 SW 86 CT
GONZALO LOPEZ TRS	16790 SW 86 CT
DAVID A HELFAND &W NIEVES	16700 SW 84 CT
LISA DOMINGUEZ	16680 SW 84 CT
MARCELL HETENYI	16640 SW 84 CT
FERNANDO R TIZON CORTES	16600 SW 84 COURT
MANUEL PABLO CARVAJALES	8530 SW 166 ST
GERALD C GRANT JR &W JENNIFER A	8560 SW 166 ST
CHRISTOPH BIGLER &W BARBARA	8600 SW 166 ST
MARK R TAYLOR	16721 SW 86 CT
MARCO A CASANOVA	16761 SW 86 CT
HASKELL M BERNAT TRS	16791 SW 86 CT
EDUARDO KRAJEWSKI	8560 SW 167 TERR
GANG WANG	8530 SW 167 TER
SEBASTIAN N MCNALLY	8510 SW 167 TER
WEI ZHOU	8480 SW 167 TER
JUNAID FATMI	8450 SW 167 TER
EDWARD JAMES HALL	8420 SW 167 TER
FELIPE BASULTO	8481 SW 167 TER
CARLOS LANZA	8531 SW 167 TERR
MARIA PEREDO	8561 SW 167 TERR
CARLOS M DILMA TRS	8590 SW 167 TER
FLAMINGO GARDENS DEV	300 ARAGON AVE STE 210
SO FLA WATER MANAGEMENT	3301 GUN CLUB RD
SCHOOL BOARD OF MIAMI-DADE COUNTY	1450 NE 2 AVE
AMERICAN LEGION POST/33	16401 SW 90 AVE
CHRIST FELLOWSHIP RES PROP LLC	8900 SW 168 ST
SHEILA PURYEAR	16455 SW 91 AVE
TAREK CHEBBI	16450 SW 90 AVE
ORLANDO PADIN	16500 SW 90 AVE
JAMES A GOSSETT &W CARLA S	16501 SW 91 AVE
THR FLORIDA LP	PO BOX 4900
FRANTZ JEAN-JOSEPH	9030 SW 164 ST
HARVE A MOGUL	16555 SW 91 AVE
AMY SENA	16550 SW 90 AVE
PEDRO PABLO RODRIGUEZ TRS	16525 SW 91 AVE
CHRIST FELLOWSHIP RES PROP LLC	8900 SW 168 ST
CHRIST FELLOWSHIP RES PROP LLC	8900 SW 168 ST
CHRIST FELLOWSHIP RES PROP LLC	8900 SW 168 ST
CHRIST FELLOWSHIP RESID PROP LLC	8900 SW 168 ST
CHRIST FELLOWSHIP RESIDENTIAL	8900 SW 168 ST
GILBERTO J LLERENA COLLAZO	16400 SW 91 AVE

ANDY DOLORES TRS	16420 SW 91 AVE
ANA SUYAPA MENDIETA	554 PARKWOOD LN
ROBIN R BARSON	16520 SW 91 AVE
LEANDRO GUZMAN	16600 SW 91 AVE
CARL CHRISTIAN HOECHNER	16620 SW 91 AVE
JAMES F GRAY &W MARIA C	16640 SW 91 AVE
ATIYA KUHA	16700 SW 91 AVE
STEVEN SCHWARTZMAN &W	16720 SW 91 AVE
FERDINAND ROBLES &W LINDA &	16740 SW 91 AVE
MADELEINE HERNANDEZ	16761 SW 92 AVE
LANCELOT CHUNG	16741 SW 92 AVE
OLGA HALL	16721 SW 92 AVE
ROBERT JOSEPH WILE	16701 SW 92 AVE
ERIK A EMANUELSON	16641 SW 92 AVE
IAN LLANES	16621 SW 92 AVE
LODOISKA GARCIA	16601 SW 92 AVE
ALEXIS DEL VALLE	16521 SW 92 AVE
CHRISTOPHER GUY ESTEVEZ	16501 SW 92 AVE
CARLOS PENAFIEL	16421 SW 92 AVE
CARLOS M DE CESPEDES SR	16401 SW 92 AVE
GEORGE & EDGAR RINCON	9200 SW 164 ST
SHIRLEY S SMART (TRUST)	9201 SW 165 ST
ENRIQUE ANTONIO SAMPAYO MORENO LE	9221 SW 165 ST
JOSE ROSA TRS	9240 SW 165 ST
CARLOS A VERGARA	9220 SW 165 ST
BETSY E ECHEMENDIA	9200 SW 165 ST
JOHN RESTUCCIA	9201 SW 166 ST
BRANDON JON MARTINEZ	9221 SW 166 ST
NAOMI STEPHEN	9241 SW 166 ST
THOMAS PRESTON CARSEY	9261 SW 166 ST
ANA MARIA SACA CAREAGA	9280 SW 166 ST
OISIS CARIDAD SIERRA CRUZ	9260 SW 166 ST
ASHLEY MOUSSA	9240 SW 166 ST
MICHAEL HYATT JTRS	9220 SW 166 ST
EDUARDO CAMPS ROMERO	9200 SW 166 ST
FRANCISCO SANCHEZ &W XIOMARA	9201 SW 166 TERR
CHRISTINE IBARRA	9221 SW 166 TER
PEDRO A SEVILLA FEIJOO LE	9241 SW 166 TER
CAROL A STAZILIS	9261 SW 166 TERR
DAVID SPINDEL TRS	9281 SW 166 TER
LISA J GOODKIND	9298 SW 166 TERR
LUIS FERNANDO CARMONA	9280 SW 166 TER

ALFRED ABON	9260 SW 166 TERR
CHRISTOPHER JAVIER MENDIZABAL	9240 SW 166 TER
RUBEN SALAVERT	9220 SW 166 TER
JAMES A MARTELL LE	9200 SW 166 TER
ALEXIS ISRAEL MENA	9201 SW 167 TER
MICHAEL A ESPRIELLA &	5212 CROSS RIDGE CIR
JOHN M HOUGHTON JR & J M HOUGHTON	9241 SW 167 TERR
SUPORN HNUKAEO	9261 SW 167 TER
ROBERT BUITRAGO	9281 SW 167 TER
QI MA	9299 SW 167 TERR
ELIZABETH SHAW	7640 SW 170 ST
DUANE S CARBO	9280 SW 167 TER
JAVIER ORREGO &W CLARA	9260 SW 167 TERR
KEVIN KAUFMAN &W ALANA	9240 SW 167 TERR
RYAN COLON	9220 SW 167 TER
BEATRIZ SOPHIA GUTIERREZ	9200 SW 167 TER
UBALDO MURSULI	16120 SW 87 AVE
PAUL J JOSEPH LE	16140 SW 87 AVE
CELIA MONTECINOS	16121 SW 87 CT
ROBERT B GIBSON JR	16141 SW 87 CT
MIGUEL LORENZO	16122 SW 87 CT
RAPHAEL PERPIGNAND	16142 SW 87 CT
JODONNIS RODRIGUEZ	16120 SW 88 AVE RD
ETHEL HALLER TRS	16201 SW 87 CT
MOHIT MEDIRATTA	16162 SW 87 CT
LUIS AHUMADA CHAMORRO	16202 SW 87 CT
GREGORY REYNOLDS	16225 SW 88 AVENUE RD
PATRICIA HERRERA	4649 PONCE DE LEON BLVD 301
MICHAEL JOSEPH VENINCASA	8820 SW 162 ST
MARCEL ESPADA MARTINEZ TRS	8805 SW 162 ST
WALLY L LYSHKOV TRUSTEE	8825 SW 162 ST
ROBERT JOSEPH O CONNOR TRS	16145 SW 88 AVE
DANIEL J CHRISTOFFERSON	16286 SW 88 AVENUE RD
ROSA M SANTIAGO	16272 SW 88 AVE RD
BENJAMIN S LAUREN	16258 SW 88 AVENUE RD
ALFREDO GUERRERO	16240 SW 88 AVENUE RD
SK FLORIDA HOMES LLC	2200 BISCAYNE BLVD
DERRICK O ROSS	16200 SW 88 AVE RD
ROBERT C HACKNEY TRUSTEE	16180 SW 88 AVE RD
JAMES E BERNSTEIN &W VIRGINIA U	16160 SW 88 AVE RD
VICTOR WONG CHONG	16140 SW 88 AVE RD
JOHN W MOORE TRS	16625 SW 91 AVE

JONATHAN ALAN SIMMONS	16645 SW 91 AVE
DEREK N ROBLES	16665 SW 91 AVE
PHILLIP DAVIS	16705 SW 91 AVE
JUAN G MORAN	16725 SW 91 AVE
BILLY J WOOD	16750 SW 90 AVE
MARK GLIDDEN	16700 SW 90 AVE
BRYAN THOMPSON	16670 SW 90 AVE
MARIA C ALVAREZ	9004 SW 163 TER
JUAN GUERRA HERNANDEZ	9014 SW 163 TER
ALVARO FIGUEREDO	9024 SW 163 TERR
ADEWALE ALONGE &W CHRISTIANAH	17303 SW 80 PL
ALEJANDRO PATINO TRS	9104 SW 163 TER
BI HSIA CHEN	9114 SW 163 TERR
HANSLATA DASS	9124 SW 163 TERR
JENNIFER JAGBIR	9131 SW 164 ST
RICARDO D ROBLES	9121 SW 164 ST
WEBER GUILBAUD	8935 SW 163 TERR
RANDY SUE JAMISON TRS	9101 SW 164 ST
RI DONG TAN	9031 SW 164 ST
HOPE POWELL	9021 SW 164 ST
JUAN G FERNANDEZ	9011 SW 164 ST
THIET NGUYEN TRS	9001 SW 164 ST
KHANH NGUYEN	16435 SW 88 AVE
PATRICK TAYLOR &W ROSE	17020 SW 93 AVE
RAFAEL ZUNIGA	4070 8 AVE SE
ERWIN PALS	8820 SW 165 TER
HELMUTH RAMIREZ	8840 SW 165 TER
BRICE RENALD MAZLOUM	8880 SW 165 TER
ANTONIO ROTELLA	8775 SW 164 ST
ALEX J VELAZQUEZ	16335 SW 88 CT
KEREM KAYSERILIOGLU	16325 SW 88 CT
ALEJANDRA PARRA	16315 SW 88 CT
RAYMOND S KULZICK	16310 SW 88 CT
ROBERT J BECERRA	16320 SW 88 CT
TOM J MANOS LE	16330 SW 88 CT
JULIO NOLASCO	16351 SW 88 PL
YANET KORZENIAK	16315 SW 88 PL
RONALD SPIEGEL	16311 SW 88 PL
TYRONE CAMPBELL	16468 SW 85 LN
LUIS SOTERO	16320 SW 88 PL
ERIC RENAGHAN TRS	16330 SW 88 PL
BARBARA ATWOOD MASTER TRS	16355 SW 89 CT

JIAO HE JTRS	16325 SW 89 CT
OMAR GIRITLI	16255 SW 89 CT
JEDA PROPERTIES LLC	3870 SW 137 AVE
JAMES A MCCARTHY III	12330 SW 60TH CT
RICHARD S GREEN	16250 SW 89 CT
JULIO GONZALEZ	8915 SW 163 TER
MARILYN TAYLOR DUNCAN	8935 SW 163 TER
ALESSANDRA ESTEVES	8955 SW 163 TER
IVAN G MOTTA	16275 SW 89 PL
ANTONIO GARCIA	8940 SW 162 TERR
MICHAEL A WONG	8930 SW 162 TER
JOHN D II REED	8920 SW 162 TER
JOSE FRANCO	8925 SW 162 TER
DAVID L HOLCOMBE & W JENNIFER	8935 SW 162 TERR
JAVIER R VILLAMIZAR	8945 SW 162ND TERR
EDUARDO R ACLE &W NILDA	16215 SW 89 PL
LORENZO D BERRY III	16240 SW 89 PL
JEFFREY M BERRY	16260 SW 89 PL
MICHAEL L DION	16320 SW 89 PL
R&M PROPERTIES MIAMI LLC	7412 LIVINGSTON RD
BENJAMIN A NWADIKE &W ORBY L	8960 SW 163 TERR
JUSTIN LINDSEY LE	8940 SW 163 TER
ZAOHUA HUANG	8920 SW 163 TERR
PHILIP R HOROWITZ	16425 SW 89 AVE
MAX CHARLES UNDORFER	8840 SW 164TH ST
JUN LI	8830 SW 164 ST
YINGCHUN HUANG	8820 SW 164 ST
BENITO CORREA	16430 SW 88 AVE
JAMES R HORNER	8825 SW 165 TERR
JACOB L MCCAULEY &W	8845 SW 165 TER
ERIC J CASOLA LE	16501 SW 89 AVE
JAMES GOOSBY	16445 SW 89 AVE
VALENTINA TAYLOR	16435 SW 89 AVE
LOURDES BANT LE	16425 SW 87 CT
ZHAOJUN LIU &W YAN LI	16525 SW 87 CT
ANA MARIA GONZALEZ	16601 SW 87 CT
MARINA KOROLYOVA	16645 SW 87 CT
RALPH R BARNES III	16665 SW 87 CT
RYAN D KAPLAN	16735 SW 87 CT
ROSA L ORTIZ LEZAMA	16745 SW 87 CT
PETER KELLY	16750 SW 87 CT
OSCAR MACHADO TRS	16740 SW 87 CT
KARL W CETTA	16720 SW 87 CT

RICHARD F JOLIE	16660 SW 87 CT
CRAIG DONALD KOZAREK TRS	16640 SW 87 CT
JESSICA ADRIENNE SANCHEZ	8750 SW 166 ST
ROBERT E GALLAHER	16655 SW 87 PL
RUSSELL P ROGG TRS	16715 SW 87 PL
JUVENCIO HERNANDEZ TRS	14421 SW 115 TER
KEVIN ATTAI LE	16755 SW 87 PL
BARBARA SPENCER LE	16750 SW 87 PL
DAVID GAVIN BROST	16720 SW 87 PL
TAMARA MARTINEZ	16710 SW 87 PLACE
JEN YU	16650 SW 87 PL
ETHAM J BARTLEY	16630 SW 87 PL
CARLOS A MARTINEZ	8755 SW 166 ST
ALEJANDRO PARET	8745 SW 166 ST
CHERYL ANN WILLIAMS	8725 SW 166 ST
FERNANDO SOTO	8520 CUTLER CT
ORNELAS & CORREIA LLC	17011 N BAY RD STE 602
MARC BRADFORD SHERMAN	16365 SW 87 CT
JOSE MANUEL PEREZ	8060 NW 33 ST
JENNIFER BRACCI	16370 SW 87 CT
LYNN GROSS	16365 SW 87 PL
LENNOX G NEWMAN	16355 SW 87 PL
DORIS WEYER	16340 SW 87 PLACE
TARIK KHAFAGA	16350 SW 87 PL
KAREL RODRIGUEZ	16360 SW 87 PL
YUQI JING	9103 SW 163 TER
DAVON REED TRS	1451 BRICKELL AVE 2002
QINGDA YANG	9043 SW 163 TERR
CARLOS M VARELA TUIRAN FOURNIER	9023 SW 163 TER
MARIA E VASQUEZ	9003 SW 163 TER
WILLIAM L REESE	16239 SW 90 CT
CASA DE CAMPO HOA ASSC INC	18001 OLD CUTLER ROAD STE 643
AJ AND DJ INVESTMENTS LLC	12620 SW 90 AVE
MIAMI-DADE COUNTY	111 NW 1 ST STE 2460
MIAMI-DADE COUNTY	111 NW 1 ST STE 2460
CHRIST FELLOWSHIP PALMETTO	8900 SW 168 ST
AJ AND DJ INVESTMENTS LLC	12620 SW 90 AVE
DAVID HAMEL	16950 SW 90 AVE
ROBERT RIVERA	16900 SW 90TH AVENUE
C L HINSON	17300 SW 90 AVE
JESUS COURET &W IDELENA	17230 SW 90 AVE
CIRA M CUETO	17200 SW 90 AVE

JOSE M HERNANDEZ	9175 SW 173 ST
ALFONSO J FRANCOS	9125 SW 173 ST
ANDREW PARCHMENT &W GAIL	17201 SW 92 AVE
RAYMOND H GORMAN ETALS (TRUST)	17203 SW 92 AVE
JAINARINE APARBAL	8990 SW 174 ST
MARCOS R BECARI LE	17541 SW 93 PL
HERNAN DARIO ORTEGA LE	9100 SW 174 ST
PALMETTO BAY PARK CONGREGATION	PO BOX 570670
MARIA TERESA GASPARD	9231 SW 170 LN
VAN THANH VO TRS	3702 LAKE VARANO CIR
JACOB GOLDMAN	9221 SW 170 LN
FERNANDO HORACIO CHAMULA	4810 NW 104 AVE
JOHN P WELLONS	9241 SW 174 ST
JESUS S CASANOVA TRS	8745 SW 182 TER
RICARDO ELIAS IMUL	9330 SW 168 ST
E & L 168 STREET CO LLC	11231 SW 69 CT
5153 DUPLEX LLC	9710 E INDIGO ST 201
JONATHAN N BROOKS &W CHRISTINE C	6255 SW 126 ST
JONATHON N BROOKS &W CHRISTINE C	6255 SW 126 ST
LAWRENCE J ROBBINS TRS	11231 SW 69 CT
ALEX SARDINAS TRS	20031 SW 204 ST
ANYEL MIRANDA CABALLERO	16900 SW 92 CT
THERESA R JONES	16902 SW 92 CT
ISABEL C ASCENCIO	9262 SW 169 ST
NELSON NIETO	16935 SW 93 AVE
JOSE F ZARATE	16945 SW 93 AVE
JOSE A FRANCO	8925 SW 162 TER
BAILEY HUGH	9275 SW 170 ST
FERNANDO PEREIRA	9215 SW 170 ST
11328 INC	11328 SW 167 ST
JONATHON N BROOKS &W	6255 SW 126 ST
ALEX SARDINAS TRS	20031 SW 204 ST
DOMINICK ILARRAZA	16910 SW 92 CT
IVETT AGUIAR	9200 SW 174 ST
LEONOR NUNEZ	7591 SW 150 ST
KAREN KROPP	17430 SW 92 AVE
VIJI UDAYAKUMAR	17500 SW 92 AVE
SAUL PARDO	9205 SW 176 ST
SVETLANA SMIRNOVA	17525 SW 92 CT
KAWANLJIT S BAINS &W AMARJIT K	17501 SW 92 CT
DANIEL A CROTEAU	17431 SW 92 CT
THR FLORIDA LP	PO BOX 4900

XINIA M VALDES	9220 SW 174 ST
EDUARDO NOGUERA	17400 SW 92 CT
DEENA RICHARDSON	17420 SW 92 CT
ALMUKHTAR DEVELOPERS INC	14205 SW 68 AVE
ANTOANETA IORDANOVA ANGELOVA LE	8870 SW 170 ST
JAVAD S AMIRI &W ANA R	8860 SW 170 ST
CLAUDIO PEREZ	8850 SW 170 ST
MICHAEL A MATTIS	8865 SW 171 ST
HENRY T CLIFFORD	8875 SW 171 ST
DULCE GIERSON	8901 SW 171 ST
RONALD KUESTER	8925 SW 171 ST
COSME SALAS	8920 SW 171 ST
MONICA M LAZO	8870 SW 171 ST
MARCOS SALAZAR	8860 SW 171 ST
CHRISTINA MONTEANU	8850 SW 171 ST
JORGE ALBERTO ASTORGA	8855 SW 172 ST
SAM HOULT	8865 SW 172 ST
DIANA CANALES	8875 SW 172 ST
GAIL M BUCHANAN LE	8901 SW 172 ST
LEO SCHEER	8925 SW 172 ST
JONATHAN FERNANDEZ	8920 SW 172 ST
PHILLIP D SWEET	8900 SW 172 ST
MOISES FERRO	8870 SW 172 ST
BRETT ANDREW HORNE	8860 SW 172 ST
JOSE FERNANDO TOVAR	8850 SW 172 ST
CARMEN CAICEDO	8855 SW 172 TERR
PHILIP L BENNETT &W INGE N	8865 SW 172 TERR
CHARLES MICHAEL SANDERS	22061 SW 92ND PL
DONALD J KOCOUREK	8901 SW 172 TERR
H RAY LINTNER	8925 SW 172 TERR
BARBARA C SAWYER	17000 SW 89 CT
RYNE PHILLIPS	17020 SW 89 CT
GARRETT CLIFFORD	17100 SW 89 CT
GABRIEL GONZALEZ	17120 SW 89 CT
ANTONIO CARRERA JR JTRS	17130 SW 89 CT
SCOT CROSS	17200 SW 89 CT
GUILLERMO NUNEZ	7591 SW 150 ST
CHRISTIAN RATO	17240 SW 89 CT
RAQUEL M MENDIETA	17201 SW 90 AVE
BRIAN BISHOP	17145 SW 90 AVE

PETER DAVIN ZCHESAN	17101 SW 90 AVE
JAMES H WOODARD	17001 SW 90 AVE
JOHN THOMAS WATERS	16881 SW 89 AVE
MAUREEN BEATY	16880 SW 88 CT
JESSICA ORTIZ	16901 SW 89 AVE
JOHN WATERS	16881 SW 89 AVE
PATRICK ANDERSON	16921 SW 89 AVE
ILEANA MARCOS	16920 SW 88 CT
ALVARO TANAKA	17435 SW 91 AVE
LEBANA PROPERTIES LLC	850 NW 42 AVE 203
JOHN F FERNBACKER TRS	17535 SW 91 AVE
MICHAEL SCOTT GORDILS TRS	17530 SW 90 AVE
GUILLERMO NUNEZ	7591 SW 150 ST
GEORGE A ALLSMAN &W DEANNA SUE	17430 SW 90 AVE
FLAVIA LLIZO	17435 SW 92 AVE
AIDA M CRUSAN	17501 SW 92 AVE
FREDERICK K DUBERRY JR (MINOR)	17531 SW 92 AVE
EDUARDO GARCIA	17530 SW 91 AVE
FRANK SIGL	17500 SW 91 AVE
BINSEN GONZALEZ	17430 SW 91 AVE
ERICA E SOTO	17601 SW 92 AVE
SUMMER SHOPAY	17700 SW 91 AVE
RAFAEL A SARDI	17620 SW 91 AVE
MARCELLO D DANDREA	17600 SW 91 AVE
ROBERTO JAVIER HERNANDEZ	17625 SW 91 AVE
TIMOTHY JURKOVICH	17721 SW 91 AVE
CARLOS JIMENEZ	17720 SW 90 AVE
JEANINE F KOON LE	17700 SW 90 AVE
MICHAEL PATRICK PARKER	17620 SW 90 AVE
ROBERT MUXO	9000 SW 176 ST
JAYANTI DEV	17350 SW 87 CT
JAMES D WEATHERSPOON JR	17320 SW 87 CT
DAVID R DULZAIDES	17300 SW 87 CT
ELHAM SAFFARIZADEH	17240 SW 87 CT
MARCO LEYTE VIDAL	17220 SW 87 CT
MARIA ELENA DUQUE	17200 SW 87 CT
MARITZA CRUZ	17120 SW 87 CT
GASTON E LEGORBURU JR	16001 SW 77 CT
WILLIAM S SLOAN	17101 SW 88 AVE
DF17195 LLC	13818 SW 152 ST 257
PEDRO PENA	17205 SW 88 AVE

PEYMAN TAGHIOFF	17245 SW 88 AVE
JEFFREY KALINOWSKI	17305 SW 88 AVE
JOHN E BLOSSER TRS	17325 SW 88 AVE
MARLEGNE M YOUNG	17345 SW 88 AVE
ALEJANDRO DURAN	17435 SW 90 AVE
NICHOLAS KERESTEGIAN	17505 SW 90 AVE
JOSEPH W POLSTER	17531 SW 90 AVE
SEBASTIAN MORALES	17530 SW 89 CT
SK FLORIDA HOMES LLC	2200 BISCAYNE BLVD
GWEN ELAINE MYERS	17430 SW 89 CT
ALEIN CADALSO	17420 SW 89 CT
DICK CHEN	8205 SW 184 LN
VALENTIN SANCHEZ	17605 SW 90 AVE
JOHN W PENNEY & KATHRYN J KILTIE	17625 SW 90 AVE
DANIEL CRAIG GIVENS JR TRS	17701 SW 90 AVE
TRACY L DREISCH	17725 SW 90 AVE
JEANNE URBAN EST OF	17720 SW 89 CT
MARK STARINSKY	17700 SW 89 CT
THOMAS A ZELENAK II	17620 SW 89 CT
DANIEL PATRICK WALSH JR	17600 SW 89 CT
ALICIA DELGADO	8990 SW 177 TER
ABEL GUERRA	8980 SW 177 TER
BETSY MADRUGA	16905 SW 93 AVE
VIDAL GARZON PORRAS	16915 SW 93 AVE
NELSON ORTEGA	16925 SW 93 AVE
TANIA MARRERO	17040 SW 87 CT
ARMADA INK CORP	7840 SW 117 ST
JOHN R ADAMS	17000 SW 87 CT
JOHN WILLIAM CONOVER LE	16940 SW 87 CT
RITA SHAW HESS LE	16900 SW 87 CT
HARRYDATH MOHABIR	16840 SW 87 COURT
VELYNE GENECE OLOYE	16820 SW 87 CT
MOHAMED BENJELLOUN	16800 SW 87 CT
JUAN CARLOS SALAZAR	16801 SW 88 AVE
MICHAEL J MACDONALD	16821 SW 88 AVE
NICHOLAS ANTHONY	16841 SW 88 AVE
JAY SESTOK	16901 SW 88 AVE
PAOLA T BRAVO	16921 SW 88 AVE
JOHN C GERMAN TRS	17001 SW 88 AVE
LOUIS ROBERT CLARK	17021 SW 88 AVE
YORKY CASTRO	17351 SW 87 CT
JOHN R DENIZ III	17321 SW 87 CT

JANET MILLER	17301 SW 87 CT
DANIEL A MERIDA	17241 SW 87 CT
JOSE J RIVERO &W EDILIA	17221 SW 87 CT
JESSICA PELEGRIN	17201 SW 87 CT
JORGE SANZ	17171 SW 87 CT
MARIANO JOSE RODINO	17151 SW 87 COURT
ANTHONY ALONSO	17101 SW 87 CT
FRANCISCO JOSE CONTRERAS	17021 SW 87 CT
DIANA LIMON	17001 SW 87 CT
JIMMY D HEREDIA	16921 SW 87 CT
LUIS E CARRILLO	16901 SW 87 CT
ERNESTO ERRANO LE	16851 SW 87 CT
JASON ANTHONY CONCEPCION	16821 SW 87 CT
MARCO A GONZALEZ	16801 SW 87 CT
JENNIFER L DYLEWSKI	17221 SW 88 CT
WOJCIECH CYMER &W RENATA	17241 SW 88 CT
JULIO J GUTIERREZ	17301 SW 88 CT
STEPHEN J MYER	17325 SW 88 CT
RAYMOND T KINKAID	17345 SW 88 CT
MARIA E ZENOZ	17344 SW 88 AVE
WILSON ROSARIO	17324 SW 88 AVE
ALAN G LATIMER	17304 SW 88 AVE
ERNESTO SANZ	17242 SW 88 AVE
CHRISTIAN ROLAND GSCHWIND	17222 SW 88 AVE
ANDRES APOLO	8980 SW 172 TER
CRISTIANE C LOPEZ	8960 SW 172 TER
ANTONIO HIDALGO	8940 SW 172 TER
ANDREW RASKA	8920 SW 172 TER
MARIA GUILLEN	8900 SW 172 TERR
JOSE RUBIO	8870 SW 17 TERR
ANGELICA F BALDWIN	8850 SW 172 TERR
NEELAKANTHA HARRINGTON	17300 SW 88 CT
LICET RUIZ TRS	17320 SW 88 CT
BRUCE E OUSLEY LE	17325 SW 89 AVE
EDMUNDO MIRANDA	17305 SW 89 AVE
DENIS CHUNG	17300 SW 89 AVE
SK FLORIDA HOMES LLC	2200 BISCAYNE BLVD
CLAIRE WARREN	17325 SW 89 CT
JASON BILLUPS	17305 SW 89 CT
FERNANDO AZCUE ENERIZ	17300 SW 89 CT
DAVID MARTINEZ	17320 SW 89 CT
CHRISTOPHER ROMERO	286 BUENA VISTA DRIVE
SHARLA RABIN	17255 SW 90 AVE

TYLER DANIEL KALBAC	8943 SW 178TH TER
FRANCISCO A PINO	8933 SW 178 TER
NATHAN FRIEDENBERG	8923 SW 178 TER
RICHARD EARL SWOPE	8903 SW 178 TERR
URSULINA DULCE CHAVEZ	8780 SW 174 ST
EDUARDO F PALACIOS	8760 SW 174 ST
ANTONIO DEBEN	8740 SW 174 ST
MARCO A LOPEZ	8720 SW 174 ST
MITCHELL NOWELS	8700 SW 174 ST
JOSEPH GARCIA	8705 SW 175 ST
DONNA MARIE MYRILL	8725 SW 175 ST
MAYLIN CASTANEDA	8745 SW 175 ST
LVR INVESTMENTS LLC	8420 SW 148 DR
JUAN CARLOS PINEIRO	8785 SW 175 ST
JORGE DIAZ	8780 SW 175 ST
NAILAN RODRIGUEZ	8760 SW 175 ST
WILLIAM G O'BRIEN	8740 SW 175 ST
VINICIO A MERIDA SR	8720 SW 175 ST
ALEXANDER A SOCARRAS	8700 SW 175 ST
MAURICIO OSORNO	8705 SW 176 ST
ERIC SLAY	8725 SW 176 ST
LINDA B BURTON	8745 SW 176 ST
JOHN T PRAHL TRS	8320 SW 105 ST
MANUEL A ROMERO	8785 SW 176 ST
ROSS SEGLER	17401 SW 89 AVE
ANDREW LAZARO VILLAR	8860 SW 174 ST
GERALDINE F LAMOGLIA	17421 SW 89 AVE
MARIA G SANCHEZ	17501 SW 89 AVE
DAWN MICHELLE THOMPSON	17521 SW 89 AVE
ALAIN PIERRE BIZET	8821 SW 176 ST
RYAN RODRIGUEZ TELLAHECHE	17560 SW 88 AVE
ROBERT S MILLER	8801 SW 176 ST
CHAO WEI	17401 SW 89 CT
ERNESTO BUDIER	17421 SW 89 CT
EVA THOMPSON	17501 SW 89 CT
JOSE F PICOS	8961 SW 176 ST
GABRIEL SEBASTIAN ORELLANA	8941 SW 176 ST
CARMELO SAAVEDRA	8921 SW 176 ST
JOSEE CHIN	8901 SW 176 ST
KENNETH E SOLIS TRS	8841 SW 176 ST
FREDDY NEYRA	17520 SW 89 AVE
JORGE GONZALEZ	8900 SW 175 TERR
PETER CUCCHIARA	8920 SW 175 TER

MIKEL JIMENEZ FERNANDEZ	17440 SW 89 AVE
JORGE PAZOS	17420 SW 89 AVE
ROY S TENN	8940 SW 176 ST
STEVEN E LUMBERT &W	8920 SW 176 ST
HOWARD A HENRY	8900 SW 176 ST
JASON J CHASE	8860 SW 176 ST
LINDSAY KUGLER	8840 SW 176 ST
SIRJE COUPLAND	8820 SW 176 ST
MICHAEL D WILEY	8800 SW 176 ST
DAVID W POULOS	8780 SW 176 ST
ILIANA RODRIGUEZ TRS	8760 SW 176 ST
JASON E GOLDMAN	8740 SW 176 ST
CRISTINA GOMEZ	8720 SW 176 ST
RUTH ELIZABETH SALAZAR	8700 SW 176 ST
CLEVELAND SUCKIE	8705 SW 176 TERR
KYOUNG SUB SIN	8725 SW 176 TER
CHELLAPPAH MAHESWARAN	8745 SW 176 TER
TRACIE DACOSTA	8765 SW 176 TER
SALVADOR ELMER LANDAVERDE FLORES	8785 SW 176 TERR
BIENVENIDO JOSE LA ROSA	8805 SW 176 TER
REST HOLDINGS LLC	14501 SW 81 AVE
JAMES M SARGENT	8865 SW 176 TERR
THEODORE B VAUGHAN	8905 SW 176 TER
LYDIA FEBUS TRS	8925 SW 176 TER
RICHARD PAUL DEREUTER	8945 SW 176 TER
TERESITA LASTRA	8965 SW 176 TERR
DANIEL J CERNOGORSKY	8964 SW 176TH TER
BONNIE F HANNEMANN LE	8944 SW 176 TERR
EFRAIN TOSADO &W WALISCA	8924 SW 176 TERR
SCOTT ZUCKER	8904 SW 176 TERR
MICHAEL K BAGNELL	8864 SW 176 TERR
JORGE RODRIGUEZ	8844 SW 176 TERR
DAVID A CINALLI	8845 SW 177 TERR
GUILLERMO J CARTAYA	8865 SW 177 TER
ROBERT L JACKSON	8905 SW 177 TERR
FELIPE CAM	8925 SW 177 TER
THOMAS F MCCORMICK	8945 SW 177 TERR
CHRISTINA JACOBSEN	8965 SW 177 TER
OSCAR SOSA JR	8964 SW 177 TER
ALEXANDER M MUINA	8944 SW 177 TER
LUIS E ALFARO VALLEJOS	8924 SW 177 TER

GLENN FLORES	8904 SW 177 TER
CHARLES L MCNEILL	8864 SW 177 TER
SAMANTHA L RODRIGUEZ	8844 SW 177 TER
WESTON HOUSE LLC	8777 COLLINS AVE #612
JAMES I PIGGOT	8800 SW 177 TERR
ENRIQUE CUERVO JTRS	8784 SW 177 TER
JOSE A ALVARADO &W	8764 SW 177 TERR
ALBERTO WOGINIACK	8744 SW 177 TER
ELCY A MATHURIN TRS	8724 SW 177 TER
JEAN SOCRATE DEVILME	8725 SW 177 TER
ALVARO FERNANDO MENDEZ	8745 SW 177 TER
MICHAEL LARSON	8765 SW 177 TER
NICOLE DIONNE VANRANDALL	8785 SW 177 TER
JAVIER PELAYO	8805 SW 177 TER
JOHN E SIMMONS	8825 SW 177 TERR
JEFFREY A CODALLO	8824 SW 176 TERR
RAFAEL N GOMEZ	8804 SW 176TH TER
JESSICA VILLEGAS	8784 SW 176 TER
LUIS R MONTESINOS &W MINETTE M	8764 SW 176 TERR
DAVID L STEINBERG	8744 SW 176 TERR
GABRIEL HOLCH	7445 SW 168 ST
AURELIO V FLOR &W MARIA CAROLINA	17650 SW 87 AVE
SHARON SAMOLE	17700 SW 87 AVENUE
EDWARD ZALDIVAR	17740 SW 87 AVE
MONICA JOAN PONCE	8895 SW 178 TER
DARRELL K EWING	8885 SW 178 TERR
BERNARDO ALVARADO	8865 SW 178 TERR
JUAN R VEGA	8845 SW 178 TERR
HAYDEE SANCHEZ	8825 SW 178 TERR
JAMES HAPPELL	8805 SW 178 TERR
DAVID MIRABAL	8765 SW 178 TERR
RAMON DIONISIO PICHARDO	8745 SW 178 TER
JOSE SEGUNDO DE ROSA	8725 SW 178 TER
GALINA WOSHCZYN	9120 SW 173 ST
9100 PALMETTO BAY LLC	253 NE 2 ST
PEDRO A COLEY	9101 SW 174 ST
JOSE BEATO	9121 SW 174 ST
ROSENDO SORTO	16803 SW 89 AVE
LISSET GONZALEZ TRS	16800 SW 88 CT
GUANGYAO CHEN	16809 SW 89 AVE
KENT SIRRIANNA	16810 SW 88 CT
CHRISTIAN ALFREDO CASTILLO	16915 SW 92ND AVE
DAVID R MCPECK	16821 SW 92 AVE

JUAN C P C MARTINEZ BUSTAMANTE	16833 SW 92 AVE
ORLANDO MARTINEZ &W CARIDAD	16803 SW 92 AVE
DELMY Y RUBIO	9160 SW 168 ST
MARIO RAMIREZ	9167 SW 169 TERR
MIRYAN FERNANDEZ	13841 HEANEY AVE
ULVIA MARIA CASTILLO TRS	9121 SW 170 ST
CHRISTOPHER GUTIERREZ	18495 SW DIXIE HWY BOX 332
FRANCISCA PISFIL	16971 SW 92 AVE
ADRIAN VEITIA GALVEZ	16951 SW 92 AVE
LILA E MUNOZ	16931 SW 92 AVE
LOUIS A SENOFONTE	16961 SW 92 CT
GUSTAVO R BUENDIA VILA	16901 SW 92 CT
JAMES WALDEN	7719 SW 188 ST
FRANK ALONSO	9240 SW 168 ST
VIVIEN CAMPBELL	16941 SW 92 CT
LESLIE MENDOZA	16921 SW 92 CT
MACARIO HUAITALLA	3343 SACRAMENTO WAY
HENRY BECERRA DIAZ	10955 SW 42 TER
ALEXANDER DE SANTIS	9145 SW 171 TERR
RTZ 188 LLC	3020 SW 25 ST
JORGE MEDEROS	9045 SW 171 TERR
AHMED RASHEED	9025 SW 171 TER
GUILLERMO E JIMENEZ	9005 SW 171 TERR
AMANDA DANIKA SAME	9140 SW 171 TER
DANIEL EDUARDO SAME	9120 SW 171 TER
DORYS MERY MARTINEZ	9040 SW 171 TER
MARIE R DAUREL	9020 SW 171 TER
JORGE A FERNANDEZ	9000 SW 171 TERR
SANTIAGO BUENO	16800 SW 92 AVE
DARIA BUENO LE	16810 SW 92 AVE
MONICA BUENO JTRS	16820 SW 92 AVE
DEBORAH V URRACA	16830 SW 92 AVE
WENCESLAO ALCALDE &W ALICIA	16840 SW 92 AVE
STAR BORROWER SFR5 LP	591 W PUTNAM AVE
MARTA MARIA MARTINEZ	16900 SW 92 AVE
XUDONG YANG	16910 SW 92 AVE
OBDUL LLOSA	16920 SW 92 AVE
GOLSTROM VENTURES LLC	9724 SW 114 CT
ISABEL A FLORES	16971 SW 92 CT
ROLAND WOLFF	16965 SW 92 CT
HERBERT O VILLAFUERTE PORTILLO	1000 BISCAYNE BLVD UNIT 1602
HERNAN V VALDEZ LE	16981 SW 92 CT
RICARDO IBARRA JR	16940 SW 92 AVE

MANUEL LA ROSA LE	16950 SW 92 AVE
ANTONIO ECHEVARRIA RODRIGUEZ	17080 SW 90 AVE
LISA KEY SHIM	17050 SW 90 AVE
PHU HO	17000 SW 90 AVE
ANDREW GEORGE MANOUILIDIS	17001 SW 91 AVE
CRISTIAN G WOLNITZKY ALEGRIA	17051 SW 91 AVE
CAROL CHOMETA	17081 SW 91 AVE
JOSEPH GOUSSE	17082 SW 91 AVE
STEFAN K SCHWABE	400 STRAWBERRY RIDGE LN
HUA LI	17002 SW 91 AVE
PEDRO O ARENCIBA	17003 SW 92 AVE
JORGE I LLAPUR LE	17053 SW 92 AVE
JAIRO MANUEL PICO	17083 SW 92 AVE
EVGENIA KIM TRS	17080 SW 92 AVE
CLARA R ROMERO TRS	17140 SW 92 AVE
LAA INVESTMENT CORP	11915 SW 46 ST
JAKE A FRALEY	17121 SW 92 CT
MARY ANN TICO CAYOBIT TRS	17091 SW 92 CT
MILIAN DEVELOPMENT GROUP INC	6890 SOUTH CARTEE RD
NEIL M GONZALEZ JR	17234 SW 92 AVE
SEBASTIAN ALPHONSO PEREIRA	17254 SW 92 AVE
JONATHAN MARMOLEJOS	17265 SW 92 CT
OMAR J COSTA	17261 SW 92 CT
17255 HOLDINGS LLC	9220 SW 69 AVE
MONIKA TAHOUN LE	9271 SW 174 ST
TRUE NORTH PROPERTY OWNER B LLC	PO BOX 4090
JOSEPH ROY	17301 SW 93 AVE
DEANNE S BAILY	17261 SW 93 AVE
MANUEL A MARQUES	17241 SW 93 AVE
JOSE A ORTEGA	17221 SW 93 AVE
JED CAYOBIT &	17201 SW 93 AVE
MICHAEL DEREK RIVERA	17200 SW 92 CT
ADDIEL JIMENEZ FERNANDEZ	17220 SW 92 CT
EDILIO BRITO	17240 SW 92 CT
KYMBERLY W MCNEILL	17260 SW 92 CT
RICKESH SEEREERAM	17300 SW 92 CT
11025 MEGAHOUSE LLC	8475 NW 100 ST
LILIA COUTO	17340 SW 92 CT
ALBERTO PERENZUELA &W KARLA	9255 SW 174 ST
SK FLORIDA HOMES LLC	2200 BISCAYNE BLVD
JEAN M BELOT	9270 SW 170 ST
ALFREDO FRANCISCO CAMARA	9250 SW 170 ST

SATESH BAHADURSINGH &W	9230 SW 170 ST
FLAVIA ARARIPE	17010 SW 92 CT
HECTOR I DE LOS RIOS DE LA TORRE	17020 SW 92 CT
LYNWOOD LLC	PO BOX 565483
LYNWOOD LLC	PO BOX 565483
DAVID SALGADO BERMEJO	17080 SW 92 CT
WILLY A MAURER	17100 SW 92 CT
FENGJUN YUAN	17120 SW 92 CT
MARIJA RUIZ	17111 SW 93 AVE
REINALDO NAVARRO	17101 SW 93 AVE
BRIAN MARTIN CORDOVEZ	17085 SW 93 AVE
MANUEL D FERNANDES	17065 SW 93 AVE
YE WIN NAING	17045 SW 93 AVE
JAMES J PARTRIDGE	17015 SW 93 AVE
MANUEL GARCIA	17001 SW 93 AVE
NANCI MEGHANN SILLS	9220 SW 170 ST
TIA ANNE SANTORO	9210 SW 170 ST
OMAR M ABUHANTASH	9200 SW 170 ST
SOUTH FLA WATER MANAGEMENT DIST	3301 GUN CLUB RD
G3C AND PB GROUP LLC	1907 W DIXIE HWY
JAY P WELCOM LE	8600 SW 176 ST
RICARDO ECHEVERRIA	17200 SW 84 AVE
CHRISTOPHER S PERSON	17220 SW 84 AVE
DAISY AGUILAR	17250 SW 84 AVE
SUZANNE BELISLE	17300 SW 84 AVE
WILFREDO GONZALEZ	17320 SW 84 AVE
KEVIN W BARRY &W CLAIRE M	8405 SW 174 ST
AARON M KUNTZ	8425 SW 174 ST
B V K LLC	318 ALHAMBRA CIR
ROBERT SAXBY	17305 SW 84 CT
TYRONE SCOT SHIRE	17255 SW 84 CT
LEON MICHAEL HIRZEL	17225 SW 84 CT
ROBERT J GONZALEZ	8440 SW 172 ST
IRIT ROTH	8450 SW 172 ST
HENRY KAUFMAN	17220 SW 84 CT
JUSTIN GILMORE	17250 SW 84 CT
DIEU T DANG	17300 SW 84 CT
DANIEL R DECESPEDES	17320 SW 84 CT
ORESTES MAYO	8495 SW 174 ST
CINDY A MEDINA LE	17385 SW 85 AVE
TERRY V MONGOLE	17365 SW 85 AVE

BARBARA C CASTANO ALVAREZ	17225 SW 85 AVE
CHRISTOPHER A MUNOZ	17215 SW 85 AVE
IRVIN IVON DANIEL HARNEY	8460 SW 172 ST
CONSCIOUS INVESTMENTS LLC	8500 SW 172 ST
GREGORY SCHROEDER &W	17220 SW 85 AVE
ANTONIO SANTI &W NELLY	7840 SW 164 ST
MARIETTA DE KOSKO	17300 SW 85 AVE
KARIM HABBAR	17380 SW 85 AVE
OSCAR ALVAREZ	17390 SW 85 AVE
STEPHEN J COPA	17321 SW 86 AVE
BERNARDO ORTIZ	17301 SW 86 AVE
ANTHONY MARIN	17251 SW 86 AVE
JUNG FENG LIN	17221 SW 86 AVE
JOSE LUIS CAMPOS	17201 SW 86 AVE
GUILLERMO E SAAVEDRA	8400 SW 174 ST
MARCUS BRACCI TRS	17422 SW 84 AVE
JORGE GOMEZ	17442 SW 84 AVE
GERALD ZSIGO	17502 SW 84 AVE
RAY W LANWAY	8425 SW 176 ST
JOHN M GEORGIADES	464 BARRACUDA BLVD
DEAN CHUNG	17501 SW 84 CT
FRANCIS UCCI LE	17441 SW 84 CT
JULIAN ESTEBAN DUQUE FLOREZ	17421 SW 84 CT
ANDRAE W DARBY	17401 SW 84 CT
RICHARD BARNETT &W MARIE P	8450 SW 174 ST
MICHAEL D FONTE	17420 SW 84 CT
AMARJIT KAUR GROVER LE	17440 SW 84 CT
KENNETH I WALKER LE	17500 SW 84 CT
JUANITA JOHNSON	17520 SW 84 CT
CHARLES SCUDDER	8451 SW 176 ST
ROBERTO PEREZ JR LE	17553 SW 85 AVE
DAVID KANIOS	17523 SW 85 AVE
WILLIAM D RUTAN LE	17503 SW 85 AVE
CARLOS M FUEYO	17443 SW 85 AVE
THOMAS BURNS	17423 SW 85 AVE
CHARLETA SUE MEYERS MOLE	8490 SW 174 ST
FRANCISCO RUIZ LE	17400 SW 85 AVE
MICHAEL J COPA	17450 SW 85 AVE
CARLOS A ESPINOSA	17460 SW 85 AVE
ANNE L HERZ TRS/ JTRS	17504 SW 85 AVE
MAURICIO DE LA VEGA	17554 SW 85 AVE
CALEB GONZALEZ	8525 SW 176 ST
DANIEL M KENDALL &W NANCY P	17505 SW 86 AVE

MANUEL GONZALEZ	8600 SW 174 ST
THOMAS MCDANIEL	17420 SW 86 AVE
SARA ANN GEORGIADES	17440 SW 86 AVE
KURT M JABLONSKI	17500 SW 86 AVE
KIMBERLY BOURNE CALLES	17555 SW 87 AVE
IVAN ALBREHT	17525 SW 87 AVE
TANYA GOODEN	17505 SW 87 AVE
PATRICIA YUEN LYN	17445 SW 87 AVE
ANGELO R BIONDO	17425 SW 87 AVE
ALEJANDRO PARET	8745 SW 166TH ST
SONJA RICHMOND	12118 CHANCERY STATION CIRCLE
MITUL PATEL	17623 SW 85 AVE
PAUL C GILBERT &W THERESA	8460 SW 176 ST
MAHONEY BAGGS	16801 SW 84 AVE
CHARLES MARTIJN	16851 SW 84 AVE
BARBARA G MELO	9411 SW 227 LN
MYRON NASTASZCZUK TRS	16931 SW 84 AVE
JAMES P GEORGIADES	16941 SW 84 AVE
ADRIAN RODRIGUEZ	17001 SW 84 AVE
DUANE L WIMBERLY	17051 SW 84 AVE
MARIA TERESA BERTI	16800 SW 84 AVE
VICTOR HUGO RAMS JR	16850 SW 84 AVE
RAUL CABALLERO	16880 SW 84 AVE
YASMANY A GARCIA TRS	16930 SW 84 AVE
LOUIS J LAWSON	16940 SW 84 AVE
FRANCISCO RICO	17000 SW 84 AVE
JUAN A GARCIA &W BLANCA	8461 SW 170 TERR
MARIO SANCHEZ	8481 SW 170 TERR
PIERRE J GENEVE	31 HAVENWOOD RD
RICHARD W NOLANDER	8521 SW 170 TERR
SYBIL THOMAS	17011 SW 86 AVE
JAVIER DEL VALLE	8410 SW 170 TERR
SAUL H SILVERMAN	8430 SW 170 TERR
LYNN L AUDIE	8460 SW 170 TER
PEREZOSSA LLC	15460 SW 36 TER
ANNEMARIE H ROBERTS	8520 SW 170 TERR
ROBERT JOHN REAVES LE	8590 SW 170 TER
JESUS VALDIVIA	8701 SW 174 ST
BHOOJRAJ RICKNAUTH	17300 SW 87 AVE
SETH RUTMAN	17240 SW 87 AVE
JUAN E KESSRA	17220 SW 87 AVE
CANDY ALEMANY TRS	17200 SW 87 AVE

ALAN MCLEOD DAVIDSON	17140 SW 87 AVE
WILLIAM GONZALEZ	17120 SW 87 AVE
VICTOR MANUEL GARCIA	17100 SW 87 AVE
THORARINN THORARINSSON	17020 SW 87 AVE
LYSTRA M NOTTINGHAM LE	17000 SW 87 AVE
HERMAN ORDONEZ &W	16940 SW 87 AVE
MARK A BLANCO	16920 SW 87 AVE
GABRIEL EDUARDO ARBE MARROCHE	16900 SW 87 AVE
JASON J LAYTON	16840 SW 87 AVE
SIHUI YU	16820 SW 87 AVE
ABEL DENIS &W DANIELLE	16800 SW 87 AVE
HPA BORROWER 2017 1 LLC	120 S RIVERSIDE PLZ STE 2000
OSCAR R LOPEZ	17302 SW 86 AVE
DIANE L BROWN	17240 SW 86 AVE
THOMAS PAUL ROMAN	17220 SW 86 AVE
EDUARDO MERINO TRS	17202 SW 86 AVE
ROBERT O BUZZELLI TRS	17140 SW 86 AVE
LOUIS MOLL	17120 SW 86 AVE
MARC AMORE	17100 SW 86 AVE
HERMINIO PULIDO	17101 SW 87 AVE
JOHN J NOVALES	17123 SW 87 AVE
OMOTAYO B AJILEYE	17143 SW 87 AVE
KATHERINE SANCHEZ CIPRIAN	17203 SW 87 AVE
PAUL D CONLEY	17223 SW 87 AVE
MARK LANGLEY	17243 SW 87 AVE
JACINTA R WONG TRS	17303 SW 87 AVE
FREDERIC K CRAIG	17323 SW 87 AVE
RENDELL BREWSTER	8601 SW 171 ST
CARLOS A MANCHA	17002 SW 86 AVE
FRANK E VAZQUEZ	16942 SW 86 AVE
NAKITA LEE BACCHUS	16922 SW 86 AVE
ALEJANDRO D HERNANDEZ	16902 SW 86 AVE
RYSI HOLDINGS LLC	10030 BAHIA DR
VICTORIA A LUTHER TRS	16822 SW 86 AVE
GEORGE ALVARADO	16802 SW 86 AVE
TERESITA DE J VASALLO OTERO AS TR	16803 SW 87 AVE
BONNIE SUE PHILLIPS LE	16823 SW 87 AVE
GARY L SARGENT	16843 SW 87 AVE
FERNANDO LEMA	16903 SW 87 AVE
TAMIKA WOOLLEY	16923 SW 87 AVE
RUSSELL A SPATZ	14707 S. DIXIE HWY #302
WILLIAM A LEELUM	17003 SW 87 AVE
CESAR CABRERA	17023 SW 87 AVE

LLOYD C QUINTANA	17601 SW 87 AVE
SVETLANA SHURIK	17621 SW 87 AVE
RENE G BENDECK	17641 SW 87 AVE
TRICIA MARIE CULLOP	17701 SW 87 AVE
ELIZABETH G DISKIN LE	17721 SW 87 AVE
MICHAEL OWENS EST OF	17737 SW 86 AVE
CHARLES R HART	17717 SW 86 AVENUE
ANTONIO SAY	17637 SW 86 AVE
GLENN B CLYATT	17071 SW 84 AVE
FRANK L GARCIA	17131 SW 84 AVE
SANDRA LANDA	17161 SW 84 AVE
MICHAEL CAMPIAN	17191 SW 84 AVE
JASON PIENAAR	17071 SW 84 CT
GISELLE S ALONSO &H	17131 SW 84 CT
MYRTA DELGADO ADAMS	17191 SW 84 CT
SRP SUB LLC	PO BOX 4900
JONATHAN D ROBBINS	17130 SW 84 AVE
DAVID PAULA	17070 SW 84 AVE
JOHANN BALAGUER	17071 SW 85 AVE
BVK LLC	318 ALHAMBRA CIRCLE
JOSE MEDINA	17191 SW 85 AVE
SHAUN PATRICK CONNOR	8461 SW 172 ST
RANDOLPH R MOLT	17130 SW 84 CT
FRANK H DUNN	17070 SW 84 CT
MATEO PABLO MLIKOTA	17071 SW 86 AVE
EMILIO F MARTINEZ	17131 SW 86 AVE
SUZANNE L WILDER	17191 SW 86 AVE
LILLIAN ALVARADO	17190 SW 85 AVE
MICHAEL WOLLING	17130 SW 85 AVE
EDGAR R BELAVAL JR	17070 SW 85 AVE
CODY LEGGE	17201 SW 84 AVE
JULIAN MINOR QUARLES III	17225 SW 84 AVE
JACKIE A PIRO	8267 S 128 ST UNIT 208
MARLYN PROPERTIES SOUTH INC	16843 SW 87 AVE
GALLIANE KERA PUECHAVY	17405 SW 84 AVE
JORGE SANABRIA	8345 SW 169 TER
NICOLE MARIE MOZEALOUS	16980 SW 83 CT
HENRY VELASQUEZ	17020 SW 83 CT
MIGUEL DAMIAN	17050 SW 83 CT
ERIC ALEXANDER GONZALEZ	17090 SW 83 CT
KATHLEEN H KINGGARD TRS	17120 SW 83 CT
JUAN M MUNIZ	8325 SW 172 ST

CHRISTIAN GABRIEL ARIAS	17600 SW 85 AVE
FREDY ALEJANDRO SIMEON CABRERA	17620 SW 85 AVE
ZACHARY NETO	17640 SW 85 AVE
DAVID J CHERRY	17705 SW 86 AVE
GREGORY M ALLEN TRS	17645 SW 86 AVE
JACQUELINE K NEIDORF	17625 SW 86 AVE
IAN D TORNQUIST	17605 SW 86 AVE
JUAN M DIRCIE &W	8345 SW 168 TERR
LORI A DAVIS	8365 SW 168 TERR
VINCENT J LOZOWICKI JR	8364 SW 168 TER
GAIL A GARCIA MENDOZA LE	8344 SW 168 TER
JOSE L DIAZ LE	8592 SW 169 TER
ALI SADEGHI	8552 SW 169 TER
SUSAN IVETTE ACOSTA	8512 SW 169 TER

EDUARDO A GAMARRA	16935 SW 84 CT
SCOTT SALYERS	16855 SW 84 CT
MARIE SANJURJO	16815 SW 84 CT
JON M HAMMAR	8485 SW 168 TERR
MICHAEL SANG	8515 SW 168 TERR
MIGUEL VILLALBA	8555 SW 168 TERR
DONALD MCCARTNEY	8595 SW 168 TERR
COREY P COHEN	8593 SW 169 TERR
DONALD G KAYE LE	8553 SW 169 TER
LIAM MICHAEL WILLIAMS	8513 SW 169 TER
FABRICIO M LETELLIER	8483 SW 169 TERR
MIGUEL A DOPAZO JR	8480 SW 168 TER
JAIME SERRANO TRS	8510 SW 168 TER
ALI KHAMESI	8590 SW 168 TERR
ADRIAN GRINSPAN	8598 SW 168 TERR

MAILING CITY	Mailing State	MAILING ZIP CODE
WEST PALM BEACH	FL	33406
MIAMI	FL	33157-3660
PALMETTO BAY	FL	33157
MIAMI	FL	33157-3666
PALMETTO BAY	FL	33157
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MIAMI	FL	33157-3693
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MIAMI	FL	33157-3662
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CORAL GABLES	FL	33134
MIAMI	FL	33157-3699
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MIAMI	FL	33157-0413
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WEST PALM BEACH	FL	33406
MIAMI	FL	33132-1308
PERRINE	FL	33157-3509
PALMETTO BAY	FL	33157
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MIAMI	FL	33157-3516
SCOTTSDALE	AZ	85261
MIAMI	FL	33157-3527
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MIAMI	FL	33157
NAPLES	FL	34103-8535
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CORAL GABLES	FL	33146
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MIAMI	FL	33157-3515
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MIAMI	FL	33137
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PALMETTO BAY	FL	33157

PALMETTO BAY	FL	33157
MIAMI	FL	33157-3518
VILLAGE OF PALMETTO BAY	FL	33157-3577
PALMETTO BAY	FL	33157-3577
MIAMI	FL	33157-3532
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MIAMI	FL	33157-3558
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MIAMI	FL	33157-4486
NAPLES	FL	34117
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PINECREST	FL	33156-5652
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OXON HILL	MD	20745
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PALMETTO BAY	FL	33157-3536
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AVENTURA	FL	33160
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SCOTTSDALE	AZ	85261	

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ORLANDO	FL	32827
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NAPLES	FL	34105-2815
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VILLAGE OF PALMETTO BAY	FL	33157
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PINECREST	FL	33156
PALMETTO BAY	FL	33157
SCOTTSDALE	FL	85261
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MIAMI	FL	33157-4677
PALMETTO BAY	FL	33157

PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4675
MIAMI	FL	33157
MIAMI	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
CHICAGO	IL	60606-6995
MIAMI	FL	33157-4673
MIAMI	FL	33157-4627
PALMETTO BAY	FL	33157
MIAMI	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4632
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4632
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4676
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4634
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4650
PALMETTO BAY	FL	33157-4623
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
CUTLER BAY	FL	33189
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4622
MIAMI	FL	33157-4628
MIAMI	FL	33157
MIAMI	FL	33157-4628
MIAMI	FL	33157-4674
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33176
MIAMI	FL	33157-4630
MIAMI	FL	33157-4630

MIAMI	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157-6076
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4605
PALMETTO BAY	FL	33157-4607
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
SCOTTSDALE	AZ	85261
PALMETTO BAY	FL	33157-4608
MIAMI	FL	33157-4606
PALMETTO BAY	FL	33157
CORAL GABLES	FL	33134
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4614
MIAMI	FL	33157-4612
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4618
MIAMI	FL	33157-4618
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33156
	FL	
PALMETTO BAY	FL	33157
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PALMETTO BAY	FL	33157
MIAMI	FL	33157

PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157-6018
PALMETTO BAY	FL	33157
MIAMI	FL	33157
MIAMI	FL	33157-4743
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
	FL	
	FL	
MIAMI	FL	33157
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4653
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4653
MIAMI	FL	33157-4653
MIAMI	FL	33157-4648
PALMETTO BAY	FL	33157-4648
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4648
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4666
PALMETTO BAY	FL	33157

ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT VILLAGE HALL
ADDRESS 9705 E HIBISCUS
PURPOSE OF HEARING:
DATE: OCT 20, 2025
TIME: 7:00PM
HEARING No: CP-25-001
FOR FURTHER DETAILS CALL: 305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF PLANNING AND ZONING


AHEA
NO STOPPING OR STANDING TOW-AWAY ZONE
ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT
ADDRESS
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF PLANNING AND ZONING

AGENDA ITEM NO. 6.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	October 20, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**ORDINANCES FOR FIRST READING WITH PUBLIC COMMENTS**
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026 – 2029/2030 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared By Planning and Zoning Director, Javier Gonzalez)*
SUGGESTED ACTION:	

ATTACHMENTS:

2025 Update to 5-Year SCI Ordinance.docx
Exhibit A - Capital Improvements Element (CIE) and SCI Update.pdf
2025 Update to 5-Year SCI Staff Report.docx
Attachment A â€“ Capital Improvements Element (CIE) and SCI Update.pdf
Attachment B - Public Notice.pdf

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026 – 2029/2030 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared By Planning and Zoning Director, Javier Gonzalez)(This ordinance is being heard on First Reading)*

WHEREAS, pursuant to Section 163.3177(3)(b), Florida Statutes, local governments are required to undertake an annual review of the Capital Improvements Element to update the Five-Year Schedule of Capital Improvements; and

WHEREAS, the Five-Year Capital Improvements Schedule must be reviewed annually by the Village to reflect the timing, location and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan; and

WHEREAS, the Planning and Zoning Department is submitting the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2025 and the Five-Year Capital Improvements Schedule for Fiscal Years 2025/2026 – 2029/2030 which identifies the capital projects for the five-year planning period; and

WHEREAS, the Mayor and Village Council finds that the adoption of the 2025 update to the Capital Improvements Element is in the best interest of the health, safety and welfare of the residents and citizens of the Village of Palmetto Bay.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Adoption. The Village Council hereby adopts the 2025 update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan and the Five-Year Schedule of Capital Improvements for Fiscal Years 2025/2026 – 2029/2030 pursuant to Section 163.3177(3)(b), Florida Statutes. A copy of the Annual Update to the Capital Improvements Element (CIE) and Five-Year Schedule of Capital Improvements for Fiscal Years 2025/2026 – 2029/2030 is provided in Exhibit A.

Section 3. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 20th day of October, 2025.

PASSED AND ADOPTED ON SECOND READING this___day of _____, 2025.

Attest: _____ _____

Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

2025 CAPITAL IMPROVEMENTS ELEMENT (CIE) UPDATE AND FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (SCI)

PUBLIC FACILITIES NEEDS ASSESSMENT

INTRODUCTION

The purpose of the 2025 Capital Improvements Element (CIE) Update is to annually review and maintain the 5-Year Schedule of Capital Improvements (SCI) consistent with the requirements set forth in Subsection 163.3177(3)(b), Florida Statutes. The Updated 5-Year SCI will replace the existing capital improvement projects in the Capital Improvement Element" of the Village of Palmetto Bay Comprehensive Plan.

The 2025 CIE Update includes all capital projects for which the Village has fiscal responsibility, including parks and recreation, stormwater management, and transportation. The Update also includes capital improvement projects which are the responsibility of other government agencies and entities, including water supply, sanitary sewer, solid waste, public school facilities, and transportation facilities. These "non-Village" projects are funded through Miami-Dade County, Miami-Dade Public School Board, and the Miami-Dade Transportation Planning Organization (TPO).

This Update also provides Level of Service (LOS) analyses for all public facilities within the Village based on population projections and related data. Projects included in the updated 5-Year SCI are necessary to address projected public facility needs to meet future LOS demand.

POPULATION ESTIMATES AND PROJECTIONS

Population projections are the foundation upon which to forecast future demand on public facilities and services. In developing the Village's population projections for this CIE update, various demographic sources including population estimates derived from the Shimberg Center – Florida Housing Data Clearinghouse are reviewed and analyzed.

Table 1: Population Estimates and Projections

YEAR	POPULATION
Historic Population	
2010	23,410
2020	24,439
Current and Projected Population	
2025	24,826
2030	25,097
2035	25,204
2040	25,219
2045	25,219

Source: Shimberg Center – Florida Housing Data Clearinghouse

The population levels in Table 1 above are utilized as the Village's current population projections for this CIE update to determine the Village's future public facility needs during the 5-year planning period. This ensures that the Capital Improvements Element is consistent with the projected growth of the Village.

LEVEL OF SERVICE ANALYSIS

TRANSPORTATION

The Level-of-Service (LOS) analysis is a critical tool for assessing the performance of the Village's transportation system and ensuring it meets adopted standards. As defined by the Florida Department of Transportation (FDOT), LOS is a qualitative measure of the user's perception of traffic flow, rated on a scale from "A" to "F," with "A" representing the best conditions and "F" representing the worst. The analysis below is based on data from the Southeastern Florida Regional Planning Model (SERPM).

Summary of Key Findings

The analysis shows that while the Village's internal roadways maintain stable performance, US 1, a key regional arterial, faces significant capacity issues that are projected to worsen.

1. **Current Roadway Performance (2025):**

   a) **Village and County Roads:** The majority of streets under Village and County jurisdiction, including SW 184 Street, SW 168 Street, SW 152 Street, SW 144 Street, SW 136th Street, SW 87 Avenue, SW 82 Avenue, SW 77 Avenue, and SW 67 Avenue, operate at a highly favorable LOS of "A," "B," or "C".
   b) **Old Cutler Road:** The section of Old Cutler Road between SW 136 Street and SW 184 Street operates at a strained LOS of "D".
   c) **US 1:** The section of US 1 between SW 136th and SW 152nd Streets currently operates at a LOS of "B." The segment of US 1 between SW 152nd and SW 168th Streets also operates at a LOS of "B." The northbound and southbound segments of US 1 between SW 168 Street and SW 184 Street operate at an LOS of "C".

2. **Projected Roadway Performance (2030):**

   a) **Village and County Roads:** Most internal roadways are projected to maintain their acceptable LOS.
   b) **US 1:** While the LOS of US 1 between SW 152nd and SW 168th Streets is projected to decline from "B" to "D," this remains within the adopted LOS standard of "E" for state-maintained arterial roads. Similarly, the projected decline from "C" to "E" for the segments of US 1 between SW 168th Street and SW 184th Street also meets the adopted LOS standard.

The full data for the LOS analysis is presented in the tables below, which show both existing and projected conditions.

Table 2: Existing Level of Service (2025)

Street/Road	Operating Level of Service
SW 67th Avenue (SW 136th to 152 Street)	B
Old Cutler Road (SW 136th to 152nd Streets)	D
Old Cutler Road (SW 152nd to 184th Streets)	D
SW 77th Avenue (SW 136th to 152nd Streets)	B
SW 77th Avenue (SW 152nd to 168th Streets)	B
SW 82nd Avenue (SW 136th to 144 Streets)	B
SW 82nd Avenue (SW 144th to 152nd Streets)	B
SW 82nd Avenue (SW 152nd to 168th Streets)	B
SW 87th Avenue (SW 168th to 184th Streets)	B

SW 136th Street	B
SW 144th Street (US1 to SW 77 Ave)	B
SW 144th Street (SW 77 Ave to Old Cutler)	A
SW 152nd Street	B
SW 168th Street	B
US 1 (SW 136th to 152nd Streets)	B
US 1 (SW 152nd to 168th Streets)	B
US 1 Northbound (SW 168th to 184th Streets)	C
US 1 Southbound (SW 168th to 184th Streets)	C

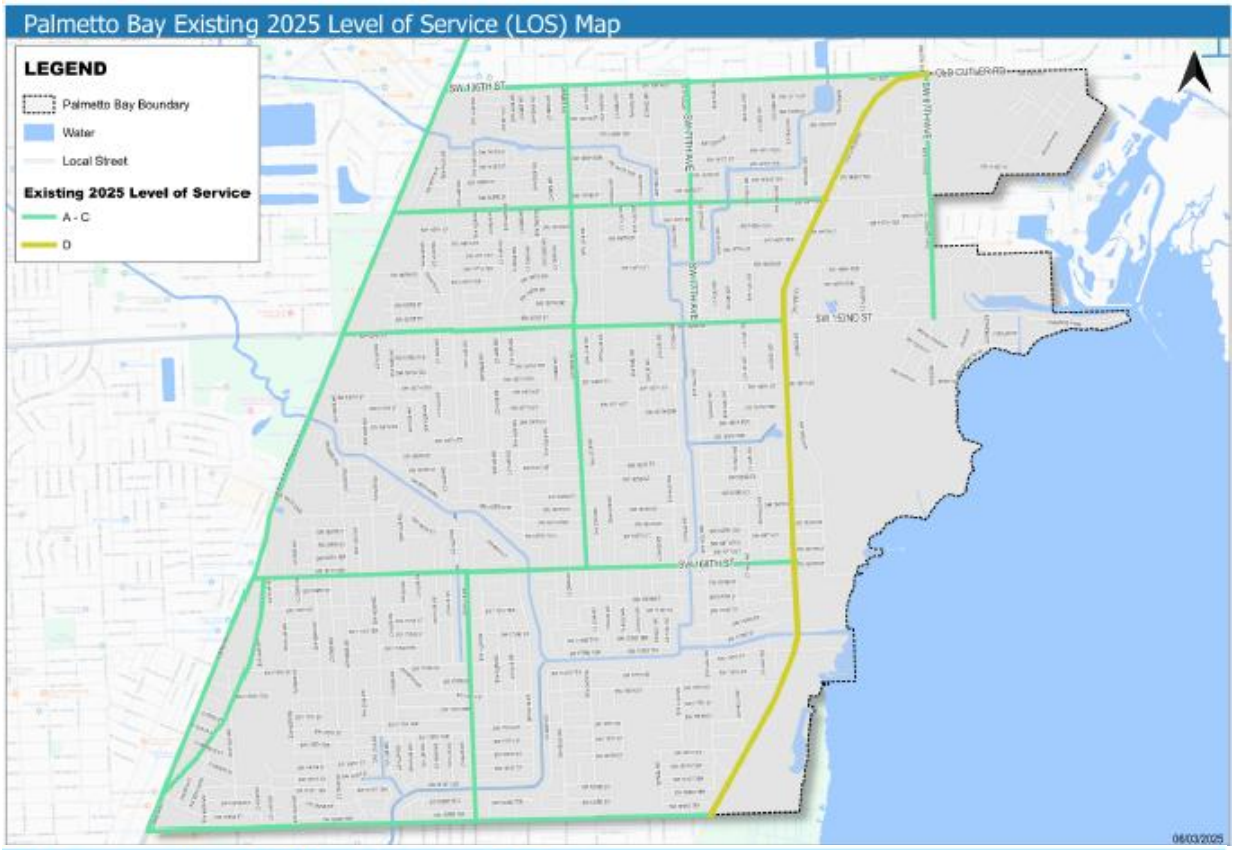
Source: Marlin Engineering, Multi-modal Transportation Master Plan

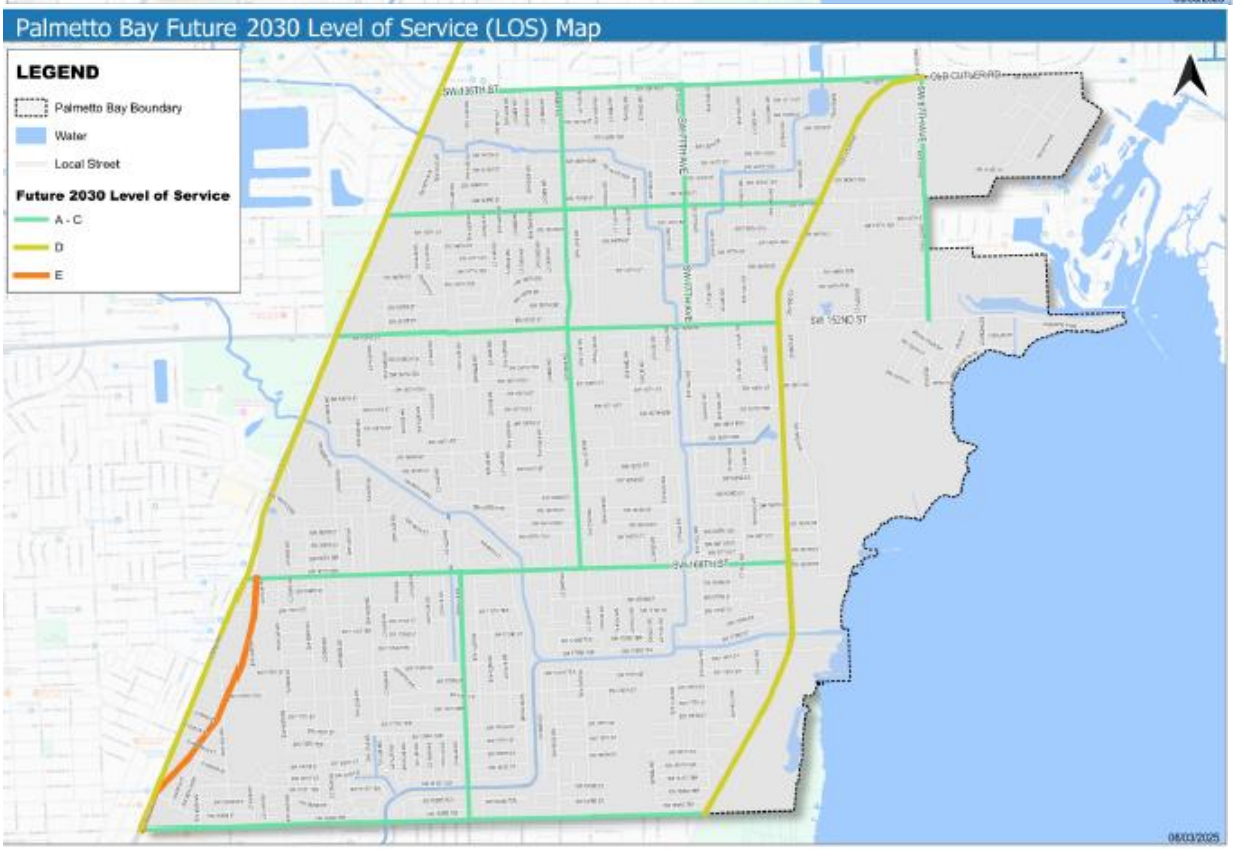
Table 3: Year 2030 Projected Roadway Performance

Street/Road	**Operating Level of Service**
SW 67th Avenue (SW 136th to 152 Street)	B
Old Cutler Road (SW 136th to 152nd Streets)	D
Old Cutler Road (SW 152nd to 184th Streets)	D
SW 77th Avenue (SW 136th to 152nd Streets)	B
SW 77th Avenue (SW 152nd to 168th Streets)	B
SW 82nd Avenue (SW 136th to 144 Streets)	C
SW 82nd Avenue (SW 144th to 152nd Streets)	C
SW 82nd Avenue (SW 152nd to 168th Streets)	C
SW 87th Avenue (SW 168th to 184th Streets)	B
SW 136th Street	B
SW 144th Street (US1 to SW 77 Ave)	B
SW 144th Street (SW 77 Ave to Old Cutler)	B
SW 152nd Street	C
SW 168th Street	B
US 1 (SW 136th to 152nd Streets)	D
US 1 (SW 152nd to 168th Streets)	D
US 1 Northbound (SW 168th to 184th Streets)	E
US 1 Southbound (SW 168th to 184th Streets)	E

Source: Marlin Engineering, Multi-modal Transportation Master Plan

The following maps depict current and future conditions of roadway level of service.





5-Year Transportation Improvement Program (TIP)

To address current and future transportation needs, the Village of Palmetto Bay works to program local projects and coordinate with Miami-Dade County and the Florida Department of Transportation (FDOT) on their respective capital improvement programs. The Village's projects focus on local roadways and multi-modal improvements to support the Comprehensive Plan's emphasis on a safe, accessible, and energy-efficient transportation system.

The Village's Draft 2025 Multi-Modal Transportation Master Plan outlines a comprehensive list of proposed improvements, with a number of Miami Dade County projects either currently underway (U/W) or being considered for the 2025-2030 period. These include preliminary vehicle capacity projects such as the construction of the SW 87th Avenue bridge, the installation of traffic circles on Old Cutler Road, and intersection improvements on US 1. The draft plan also details significant Village of Palmetto Bay proposed multi-modal improvements, including new shared-use paths, sidewalk gap closures, and the implementation of mobility hubs.

Table 3: Village of Palmetto Bay Proposed Transportation Projects

ID#	Roadway	Priority	From	To	Improvement	Source	Notes
1	South Dade TransitWay	U/W	SW 344 Street	Dadeland S Metro Sta	20 Mile Bus Rapid Transit (BRT) Project	TIP 2025-2029	Completion Late 2025
2	Park & Ride on TransitWay	U/W	SW 168 Street		450 Space Parking Garage Over TransitWay	TIP 2025-2029	Completion Late 2026
3	Old Cutler Road Traffic Circles	U/W	SW 184 Street	SW 67th Avenue	Traffic Circles 4 Locations	TIP 2025-2029	SW 152 Cir Completion Nov 2025
4	SW 87th Avenue	U/W			Bridge over Cutler Drain Canal C-100	TIP 2025-2029	Completion May 2026
5	SW 184 Street (Eureka Dr)	U/W	W of SW 84 Court	Old Cutler Road	6' Wide Missing Sidewalks N Side (Design)	VoPB	Construction Oct 2025
6					Consider 10' Wide N Side Shared Use Path	Safe Streets	Needs Council Review
9	SW 82 Avenue	U/W	SW 160 Street	SW 152 Street	4' Wide Bike Lanes Both Sides (Design)	VoPB	Council Approval Rqd 2025 Const
10		U/W	SW 152 Street	SW136 Street	Bike Lanes	VoPB	on Hold by the Council
11	SW 87 Avenue	U/W	SW 87 Avenue	SW 160 Street	Traffic Circle	VoPB	Traffic Sty & MD DTPW Coor Rqd
12	Bus Shelters	2025-2030			Install Bus Shelters on MDC & VoPB Routes	SMART Cnnt Sty	Start FY 2025-2026
13	Sidewalk Gaps	2025-2030			Address Sidewalk Gaps on Bus Routes	SMART Cnnt Sty	
14	Coral Reef Neighborhood Hub	2025-2030	SW 152 Street	SW 77 Avenue	Implement Mobility Hub	Mobility Hub Sty	JPA Funding to be sought
15	Downtown Neighborhood Hub	2025-2030	Franjo Road	Hibiscus Street	Implement Mobility Hub	Mobility Hub Sty	JPA Funding to be sought
16	Traffic Calming Continuing Studies	2025-2030			Address Section Lines & Public Requests	VoPB	Annual Process
17	Arterial & Local Street Safety Studies	2025-2030			Address Section Lines & Public Requests	Marlin Engineering	
18	Arterial & Local Street Landscaping	2025-2030			Address Section Lines & Public Requests	Marlin Engineering	
19	SW 136 Street	2025-2030	US 1	Old Cutler Road	Bicycle Facility Improvements	2050 LRTP	S Side Shared Use Path Complete
20		2025-2030	E/O SW 72 Avenue		Bridge Replacement	TIP 2025-2029	Missing Link Const Nov 2025
21		2025-2030	US 1	SW 67 Avenue	Congestion Management	TIP 2025-2029	
22		2025-2030	SW 136 Street	US 1	Intersection Improvement	TIP 2025-2029	
23	SW 184 Street	2025-2030	SW 184 Street	SW 97 Avenue	Intersection Congestion Management	TIP 2025-2029	
24	Old Cutler Road	2025-2030	Cutler Canal C-100		Pedestrian Bridge	TIP 2025-2029	Construction 2025
25		2025-2030	SW 87 Avenue	SW 184	Resurfacing	TIP 2025-2029	
26	Bus Shelters	2031-2035			Complete Shelters on MDC/VoPB Routes	SMART Cnnt Sty	
27	Sidewalk Gaps	2031-2035			Complete Sidewalk Gaps on Bus Routes	SMART Cnnt Sty	
28	Old Cutler Commercial Hub	2031-2035	SW 168 Street	Old Cutler Road	Implement Mobility Hub	Mobility Hub Sty	
29	Village Ctr Neighborhood Hub	2031-2035	SW 184 Street	Old Cutler Road	Implement Mobility Hub	Mobility Hub Sty	
30	Traffic Calming Continuing Studies	2031-2035			Address Section Lines & Public Requests	VoPB	
31	SR 5 (US 1)	2031-2035	SW 184 Street	SW 136 Street	Intrsn & Ped Impvts (184, 168, 144 & 136 St)	Safe Streets	
32	Hibiscus Street	2031-2035	Franjo Road	US 1	Bike Lanes, X Bike Mkgs & HV Xwalks US 1	Safe Streets	
33	Old Cutler Road	2031-2035	SW 67 Avenue	SW 144 Street	X Bikes at LV Xwalks, HV Xwalk SW 144 St	Safe Streets	
34		2031-2035	SW 144 Street	SW 152 Street	X Bikes at LV Xwalks, SW 146 St Sidewalk	Safe Streets	
35		2031-2035	SW 152 Street	SW 168 Street	X Bikes at LV Xwalks, Sidewalk SW 168-184	Safe Streets	
36		2031-2035	SW 168 Street	SW 184 Street	X Bikes at LV Xwalks, Curb Ext 3 locations	Safe Streets	
37	SW 67 Avenue	2031-2035	SW 152 Street	SW 136 Street	Bike Lane	2023 Bike Ped Sty	
38	SW 72 Avenue	2031-2035	SW 164 Street	SW 167 Street	Shared Use Path	2023 Bike Ped Sty	
39		2031-2035	SW 156 Street	SW 152 Street	Shared Use Path	2023 Bike Ped Sty	
40	SW 77 Avenue	2031-2035	SW 160 Terrace	SW 159 Terrace	Bridge over C-100A Feeder Canal	2050 LRTP	
41		2031-2035	SW 152 Street	SW 136 Street	2W Cycle Tk, Xwalks, Bus Shelters, 30 mph	Safe Streets	
42	SW 87 Avenue	2031-2035	SW 184 Street	SW 144 Street	Bike Lane	2023 Bike Ped Sty	
43		2031-2035	SW 184 Street	SW 168 Street	HV Xwalks, Raised Xwalk SW 178th St	Safe Streets	
44		2031-2035	SW 168 Street	SW 152 Street	HV & LV Xwalks, Mini Traffic CirSW 155 St	Safe Streets	
45		2031-2035	SW 152 Street	SW 141 Street	Sidewalk Gaps, HV/LV Xwalks, Raised Intsn	Safe Streets	
46	SW 152 Street (Coral Reef Dr)	2031-2035	US 1	SW 67th Avenue	Bike Lane	2050 LRTP	
47		2031-2035	US 1	SW 67th Avenue	Consider 10' wide S side widened Shared Path	Safe Streets	
48		2031-2035			HV Xwalks, Addtl Impvmts around School	Safe Streets	
49	SW 168 Street (Richmond Dr)	2031-2035	US 1	Old Cutler Road	Bike Lane	2050 LRTP	
50		2031-2035			Consider 10' wide N side widened Shared Path	Safe Streets	
51		2031-2035			HV Xwalks, Addtl Impvmts around School	Safe Streets	
52	SW 184 Street (Eureka Dr)	2031-2035	US 1	Old Cutler Road	Bike Lane	2050 LRTP	
53	SW 67 Avenue (Ludlam Rd)	2031-2035	SW 138 Street	SW 152 Street	Pedestrian Improvements	2050 LRTP	
54	SW 77 Avenue	2036-2040	SW 173 Street	SW 174 Street	Bridge over C-100A Feeder Canal	2050 LRTP	
55	SW 144th Street	2036-2040			Bridge over Canal 100-A (Repairs/Replace)	2050 LRTP	
56		2036-2040	US 1	SW 67th Avenue	Bike Lane	SMART Cnnt Sty	
57	SW 152 Street (Coral Reef Dr)	2036-2040	US 1	Old Cutler Road	Bicycle/Pedestrian Safety	2050 LRTP	
58	SW 152 Street (Coral Reef Dr)	2036-2040	SW 79 Avenue	SW 80 Avenue	Coral Reef ES - Bicycle/Pedestrian Safety	2050 LRTP	
59	SW 184 Street (Eureka Dr)	2036-2040	SW 82 Avenue	Old Cutler Road	Pedestrian & Bicycle/Pedestrian Safety	2050 LRTP	

Source: MARLIN Engineering, Inc.
Notes: See Attached Figures

POTABLE WATER

This section evaluates the potable water system serving the Village of Palmetto Bay inclusive of all structures designed to collect, treat, and distribute potable water in addition to water wells, treatment plants, reservoirs and distribution mains.

Miami-Dade County Water and Sewer Department (MDWASD) Geographic Service Area

The Village of Palmetto Bay's potable water is provided by a system operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Village of Palmetto Bay is served by the Alexander Orr, Jr. Water Treatment Plant, which is located outside of the Village limits and serves customers who live south of approximately Flagler Street and north of SW 248th Street.

Water Sources

Potable water in the Village of Palmetto Bay is received from the County's water treatment plant. The Alexander Orr, Jr. Water Treatment Plant that serves the Village draws water from the Biscayne Aquifer and receives lime treatment to reduce hardness, and is then fluoridated, disinfected and filtered.

Water Treatment Plants (WTPs)

The Alexander Orr, Jr. WTP that serves the Village of Palmetto Bay is located at 6800 S.W. 87th Avenue in Unincorporated Miami-Dade County. The original design capacity was 40 Million of Gallons per Day (MGD) in 1954. This plant has undergone several expansions during the past 50 years. The raw water pumping capacity was increased by 32 MGD to 262 MGD in 1995 with an additional source from the West Wellfield. Additional reservoir and high pressure service capacities were also added to bring the total plant design capacity to 256 MGD.

The Alexander Orr, Jr. (AO) subarea is comprised of a high pressure system comprised of two major piping loops. This system delivers water to nearly all of Miami-Dade County south of approximately Flagler Street and north of SW 248th Street, including Virginia Key, Fisher Island, the Village of Key Biscayne and, upon request, to the City of Homestead, and Florida City. The Alexander Orr, Jr. subarea, water treatment plant is supplied by four water supply wellfields (Alexander Orr, Jr.- capacity 74.4 MGD; Snapper Creek – capacity 40.0 MGD; Southwest – capacity 161.2 MGD; and West 32.4 MGD), with a total designed capacity of approximately 308 MGD. In this subarea, there are also Upper Floridan Aquifer wells at two of the wellfields (West Wellfield (WWF) and the Southwest Wellfield (SWWF)). These wells have a total capacity of 25.08 MGD. MDWASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal allows) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the MDWASD installed an ultra-violet (UV) light disinfection system at both the SWWF and the WWF to provide treatment of the Biscayne aquifer water prior to injecting in the Floridan Aquifer.

Potable Water Level of Service

The Village's adopted Level of Service Standard for potable water is 139 gallons per capita per day. Table 4 provides a listing of the projected potable water demand based upon the population projections and the entire Village being connected to the County potable water system. In order to meet projected demand in 2045, the Village will require an estimated **3,510,000** gallons per day. To ensure the efficient and acceptable delivery of potable water services to the Village of Palmetto Bay continued coordination with MDWASD is recommended.

Table 4: Projected Potable Water Demand

Year	Population	Per Capita (gallons per day finished water)	Potable Water Demands (daily average annual, MGD)
2020	24,439	139	3.40
2025	24,826	139	3.45
2030	25,097	139	3.49

2035	25,204	139	3.50
2040	25,219	139	3.51
2045	25,219	139	3.51

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

Water Conservation

Water conservation is the key to maintaining the health and productivity of the Surficial Aquifer System. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

The Village of Palmetto Bay works in coordination with MDWASD and the South Florida Water Management District on water conservation, use, and protection through several programs and policies that include:

- Plumbing requirements
- Florida Friendly Landscaping as described in Section 373.185, Florida Statutes
- Adoption of a Village Stormwater Master Plan

SANITARY SEWER

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage. Disposal includes solids and effluent reuse, which is also referred to as reclaimed or grey water.

Geographic Service Area

The Village of Palmetto Bay does not maintain a sanitary sewer facility within its corporate limits and the majority of the homes are serviced by septic tanks. Those homes within the Village of Palmetto Bay on central sewer service receive service from Miami-Dade County Water and Sewer Department (MDWASD). The entire Village is within the County's service area.

Treatment Facilities and Capacity

The MDWASD wastewater system serves approximately 375,345 retail customers and 13 wholesale customers, consisting of 12 municipal customers and the Homestead Air Reserve Base. It consists of three regional wastewater treatment plants (WWTP), over 1,000 sewage pump stations and nearly 6,400 miles of collection and transmission pipelines, manholes, lift stations and force mains. The service area of the system covers approximately 375 square miles. The three WWTPs are the South District, Central District and North District WWTPs. The disposal of the by-products of the treatment process (sludge and effluent or treated wastewater) is an important part of MDWASD's plan to improve and expand its sewer system.

Disposal of treated wastewater at the North District Plant and the Central District Plant is accomplished by discharge into the Atlantic Ocean. A portion of the treated effluent at the North District Plant is also disposed via deep injection wells. The South District Wastewater Treatment Plant disposes of its effluent through deep injection wells to the lower Floridan Aquifer at a depth below 2,400 feet. In 1995, MDWASD completed construction of five additional deep injection wells as part of its 112.5 million gallons per day (MGD) plant expansion project. In FY 2014, MDWASD finalized operational permit for all the South District's 17 injection wells, which are now fully operational.

MDWASD continues to plan, and design reclaimed water facilities. Currently, in FY 2022 the Department reused 13 MGD of treated wastewater. Additional capacity for production of reclaimed water currently is available at the South District Wastewater Treatment Plant, with 97.66 MGD of public access reuse quality water produced in FY 2022. MDWASD is committed to distributing as much reclaimed water for aquifer recharge, irrigation, power plant cooling and potentially coastal wetlands rehydration as technically, environmentally, and economically feasible.

Projected Wastewater Demand

The Village's adopted Level of Service standard for sanitary sewer is 122 gallons per capita per day. Table 5 depicts projected wastewater demand based upon the population projections and the entire Village being connected to the County wastewater system. To ensure the efficient and acceptable delivery of wastewater services to the Village of Palmetto Bay, continued coordination with MDWASD is recommended.

Table 5: Projected Wastewater Demand

Year	Population	Per Capita (gallons per day)	Wastewater Demands (daily average annual, MGD)
2020	24,439	122	2.98
2025	24,826	122	3.03
2030	25,097	122	3.06
2035	25,204	122	3.08
2040	25,219	122	3.08
2045	25,219	122	3.08

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033).

SOLID WASTE

The Village of Palmetto Bay relies on Miami-Dade County's Department of Solid Waste Management (DSWM) for its solid waste services. The County's Solid Waste Management Master Plan identifies new programs and technologies to provide sustainable services and meet projected long-term needs.

Miami-Dade County's Department of Solid Waste Management (DSWM) provides garbage, bulky trash pick-up, and recycling collection services, including electronic equipment recycling, for all homes in Palmetto Bay. Garbage collection occurs twice a week, with recycling once every two weeks. Each household is entitled to 2 bulky waste pickups per year of up to 25 cubic yards each. Besides the bulky trash pick-up services offered by DSWM, the division also manages 13 Neighborhood Trash and Recycling Centers, which accept landscape clippings, old appliances, vehicle tires, fence and construction debris, and more. The Eureka Drive Trash and Recycling Center at 9401 SW 184th St is located in Palmetto Bay.

The Miami-Dade County Department of Solid Waste Management (DSWM) currently maintains and operates active solid waste landfills, which are:

- North Dade Landfill: A Class III (trash only) facility located just south of the Dade-Broward line. Methane gas resulting from the decomposition of the landfill's waste is extracted and sent to a flare, where it is burned off.
- South Dade Landfill: This 320-acre facility is used primarily for the disposal of garbage and non-processable waste. The landfill has been designed and constructed with natural and synthetic liners, a leachate collection system, a groundwater monitoring and treatment system, and a sequencing batch reactor. The Department is working on a gas-to-energy recovery project where gas will be piped to the neighboring WASD wastewater treatment facility and converted into electricity for onsite use.

It is important to note that the Resources Recovery Facility in Doral, which previously served as a key waste-to-energy plant, was rendered inoperable by a fire on February 12, 2023, and has been permanently shut down. The County is actively pursuing a long-term plan to develop a new "Sustainable Solid Waste Campus" to replace the destroyed facility and ensure future waste management capacity.

5-Year Level-of-Service Solid Waste Projects

The Department of Solid Waste Management (DSWM) has officially determined that the current Level-of-Service (LOS) for solid waste disposal is adequate to issue development orders. The analysis shows sufficient system-wide capacity to meet the LOS through Fiscal Year 2035, or six years beyond the minimum five-year standard.

This determination is based on a projected 11-year utilization of the system's remaining disposal capacity, which includes the South Dade Landfill (capacity through FY 2029), the North Dade Landfill (capacity through FY 2033), and contractual agreements with private haulers.

STORMWATER MANAGEMENT

The Village of Palmetto Bay is a co-permittee on the Miami-Dade County Municipal Separate Storm Sewer System (MS4) Permit through the EPA's National Pollutant Discharge Elimination System (NPDES). The permit is administered by the Florida Department of Environmental Protection (DEP).

Since the 2014 Stormwater Master Plan Update, the Village has coordinated with the National Flood Insurance Program (NFIP) and has become a member of the Community Rating System (CRS). The Village's CRS rating is a 5, which represents a 25% reduction in the cost of flood insurance for Palmetto Bay residents.

In 2020, the Village completed its Stormwater Master Plan Update, which summarizes priority sub-basin performance against its goals, and now includes impacts associated with estimated sea level rise. This report also includes proposed stormwater system modifications and improvements which are the basis for the Capital Improvement Program.

Drainage Level of Service

Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-302.500 and 25.025, F.A.C., with treatment of first one (1) inch of rainfall runoff Water Quality Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply:

- Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
- Treatment of the runoff from the first one (1) inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

5-Year Level-of-Service Stormwater Projects

The Village's Capital Improvement Program contains approximately $704,000 in annual expenses related to ongoing Operation and Maintenance (O&M) of the existing system. The Capital Improvement Program also contains $11,102,905 worth of capital improvement projects and localized drainage improvements recommended for implementation through 2030. The following table lists the projects identified in the 2020-2030 Ten-Year Capital Improvement Program.

Table 6: Village Stormwater Projects and Estimated Costs (2020-2030)

Project	Drainage Sub-Basin	Estimated Cost
Drainage Improvement Project	#61	$772,905
Drainage Improvement Project	#11	$1,450,000
Drainage Improvement Project	#12	$930,000
Drainage Improvement Project	#39	$1,020,000
Drainage Improvement Project	#41	$1,270,000
Drainage Improvement Project	#42	$930,000
Drainage Improvement Project	#43	$1,570,000
Drainage Improvement Project	#57/96	$2,160,000
Localized Drainage Improvement Projects	N/A	$1,000,000
Annual O&M	N/A	$7,040,000

Source: Palmetto Bay 2035/2045 Comprehensive Plan

Aquifer Recharge

There are no classified prime groundwater recharge areas within the Village of Palmetto Bay. Aquifer recharge sources in the Village include the Cutler Drain Canals and Biscayne Bay and their tributaries, drainage structures designed for infiltration, and lawns and swales. The Village's zoning regulations, flood damage prevention ordinance, and subdivision regulations accomplish an adequate degree of protection for natural drainage and recharge areas. Palmetto Bay's existing land use has generally developed in a manner favorable to natural groundwater recharge and natural flood protection.

EDUCATIONAL FACILITIES

Public school facility planning for the Village of Palmetto Bay is provided by Miami-Dade County Public Schools (MDCPS). Every year, MDCPS is required to update and submit a Five-Year District Facilities Work Plan to demonstrate available and projected student capacity and related information on project funding for capacity-related projects. The Village works in coordination with MDCPS to ensure public education facilities meet the needs of the community.

The Village of Palmetto Bay is served by several public schools located within or near its boundaries. Table 8 provides the most recent available capacity and enrollment data for these public schools.

Table 8: Palmetto Bay Area Public Schools Capacity and Enrollment

Public School	Student Enrollment
Coral Reef Elementary School	710
Dr. Henry E. Perrine Academy of the Arts	535
Southwood Middle School	1,081
Howard Drive Elementary School	336
Miami Palmetto Senior High School*	2,672
Coral Reef Senior High School**	3,295

**Located outside the Village but serves residents.
**Serves a portion of the Village.
Source: Miami-Dade County Public Schools

5-Year Capacity Projects

Miami-Dade County Public Schools maintains a district-wide Five-Year District Facilities Work Plan to manage its capital improvements and capacity projects. This plan addresses the needs of all schools in the county, including those that serve the Village of Palmetto Bay. The Village works with MDCPS to ensure that planned projects and capacity are sufficient to support future residential growth and maintain the adopted Level of Service standards for public school facilities. As a part of the County's plan, these projects may include new construction, building additions, or renovations to address student population needs.

Charter and Private Schools

The Village of Palmetto Bay is home to several private schools. While the Village does not have any charter schools located within its boundaries, residents have access to the many charter schools located throughout the broader Miami-Dade County area.

Private Schools

The Village of Palmetto Bay is home to a number of private schools. Table 9 lists a selection of private schools within the Village and their most recent student enrollment data.

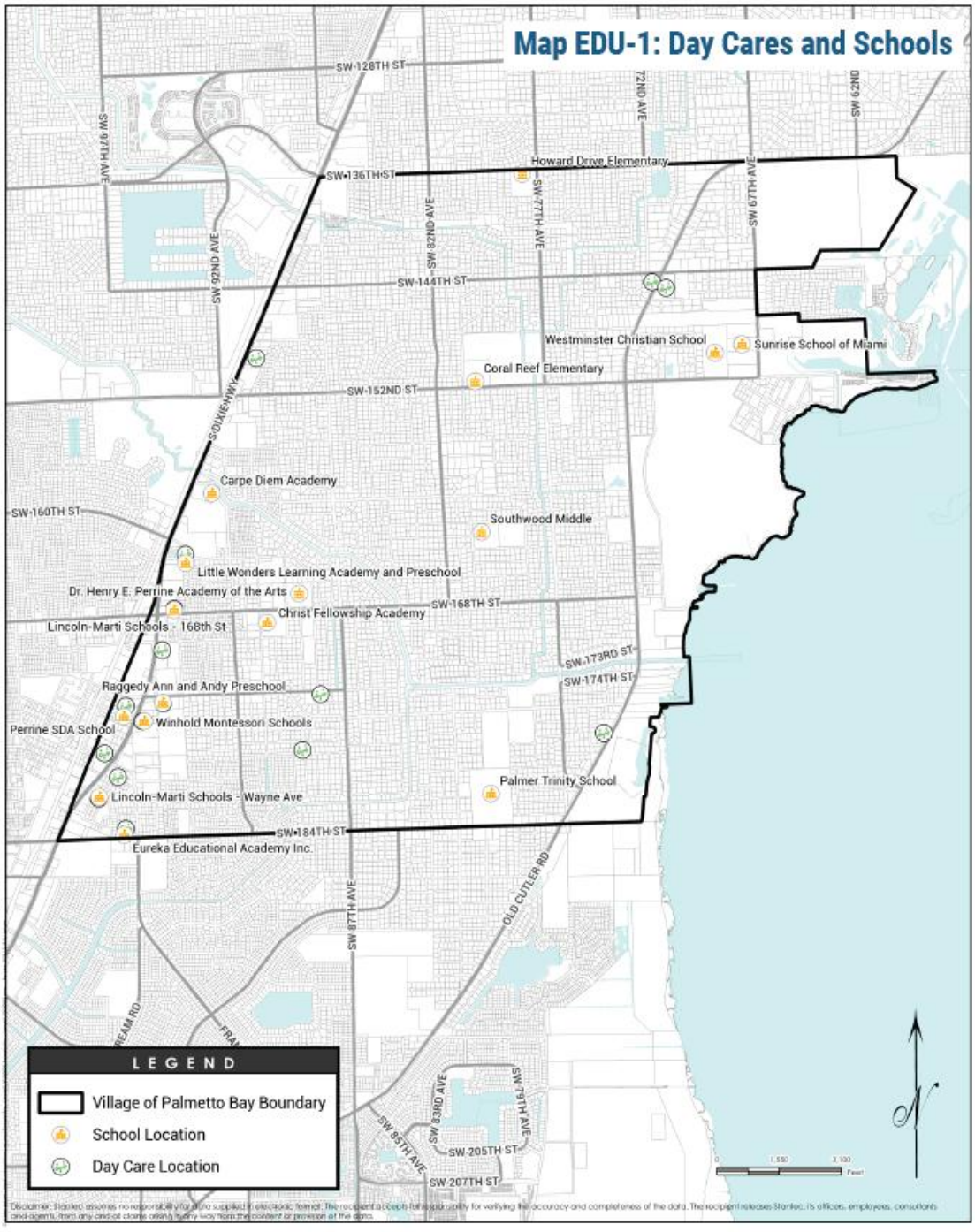
Table 9: Enrollment for Private Schools in Palmetto Bay

Private School	Student Enrollment
Westminster Christian School	1,280
Sunrise School of Miami	90
Palmer Trinity School	804

Christ Fellowship Academy	414
Palmetto Bay Academy	35
Alexander Montessori School	256
Holy Rosary-St. Richard Catholic School	373

Source: Village of Palmetto Bay staff and school data reviews, 2025

Day Care and Schools Location Map



PARKS AND RECREATION

The Level of Service (LOS) standard for the Village of Palmetto Bay's parks system is contained in the Village's Comprehensive Plan. The primary LOS standard is 3.0 acres of recreation and open space per 1,000 residents. For developments within the Downtown area, a separate LOS of 0.25 acres per 1,000 residents is applied.

The Village's current public parks inventory is the basis for meeting these standards. It includes a variety of facilities that contribute to the total acreage.

Table 10: Village of Palmetto Bay and County Public Parks Inventory

Village Park Name	**Acreage**
Coral Reef Park	48
Palmetto Bay Park	25
Ludovici Park	3
Perrine Wayside (Dog) Park	3
Thalatta Estate Park	4
Perrine Community House	.33
The Woods	8.69
Veterans Park	3
Total Village	**95.02**
County Parks	
Bill Sadowski Park & Nature Center	30
Deering Estate	444
Total County	**474**

Based on the adopted LOS standard, the population projections, and the current park inventory, the Village's park acreage needs are presented in the following table:

Table 11: Projected Parks Level-of-Service Acreage Needs

YEAR	PROJECTED POPULATION	PARK LOS NEED (Acres)	SURPLUS (Acres)
2025	24,826	74.48	20.54
2026	24,885	74.66	20.36
2027	24,944	74.83	20.19
2028	25,003	75.01	20.01
2029	25,062	75.19	19.83
2030	25,121	75.36	19.66

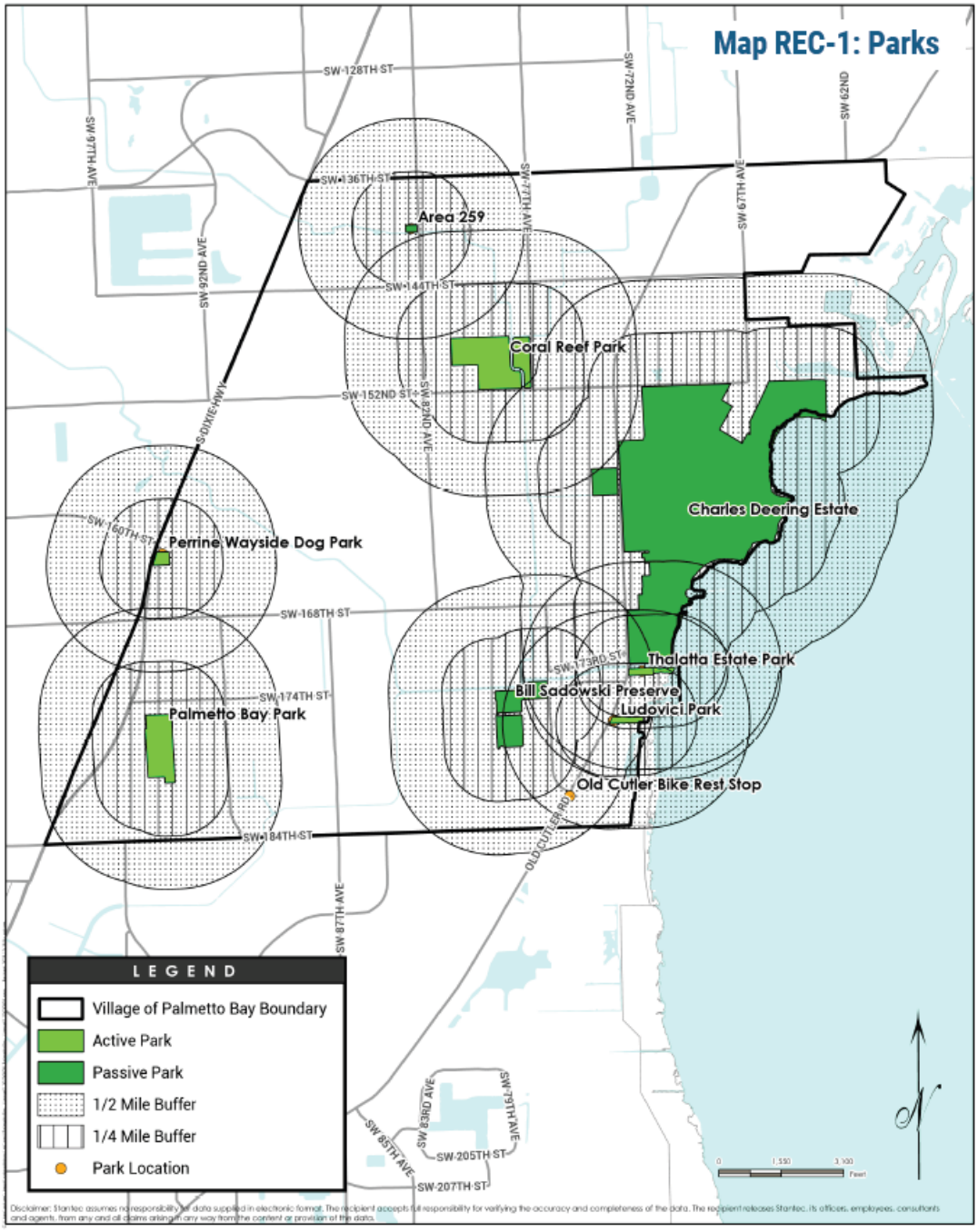
5-Year Level of Service Projects

The Village currently maintains a surplus of park acreage, which demonstrates a high level of service for its residents. To continue to provide high-quality recreation options and enhance the existing park assets, the following projects are planned for the upcoming fiscal years:

- Construction of a new 5,000 sq. ft. recreation center at Coral Reef Park
- Boat ramp/dock improvements at Coral Reef Park

- Coral Reef Park Trail Improvements: This project will repair and upgrade portions of the existing 2.5-mile trail, including converting a restroom from septic to sewer.
- Palmetto Bay Park trail improvements. This includes repairing areas where asphalt has lifted due to tree roots, creating tripping hazards.
- Skate Park renovations at Palmetto Bay Park.
- Park Master Plan Implementation: The Village will continue to implement the projects identified in the Parks Master Plan, which may include new amenities at existing parks or the development of new park space to accommodate future growth and maintain the current surplus.

Parks Location Map



SCHEDULE OF CAPITAL IMPROVEMENTS

The following table presents the Village of Palmetto Bay's proposed Schedule of Capital Improvements for the five-year period from 2025-26 to 2029-30. This schedule outlines planned and ongoing capital projects designed to address the Village's infrastructure needs and enhance the quality of life for residents. The projects, managed by the Public Services Department, focus on a variety of improvements, including transportation, drainage, and pedestrian and bicycle facilities. The table details project descriptions, their current status, and the anticipated funding sources and expenditures over the five-year planning period.

VILLAGE OF PALMETTO BAY CAPITAL IMPROVEMENT PROGRAM (CIP)

FY 2025-26 through FY 2029-30

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Parks Department Projects									
CRP- Multipurpose Building/Tennis Shop	Parks	Programmed	Village	$5,192,926	$0	$0	$0	$0	$5,192,926
CRP-Expanded Playground/ Improvements	Parks	Programmed	TBD	$350,000	$0	$0	$1,755,600	$0	$2,105,600
CRP-Walking Trails Repairs and Improvements	Parks	Programmed	Village	$117,458.70	$0	$0	$0	$0	$117,458.70
RP- Pine Rockland Resto-ration & Management	Parks	Programmed	Village	$50,000	$0	$0	$0	$0	$50,000
Pine Rockland & Other Parks Preservation lands exotic invasive removal	Parks	Future	Village	$0	$25,000	$25,000	$25,000	$25,000	$100,000
Covered Pedestrian Connection from Multi-Purpose Building to Concessions	Parks	Future	TBD	$0	$0	$0	$0	$640,000	$640,000
Gymnasium Construction Option	Parks	Future	TBD	$0	$0	$0	$0	$4,500,000	$4,500,000
Frisbee Golf	Parks	Future	TBD	$0	$0	$0	$0	$24,500	$24,500
Canal Water Feature	Parks	Future	TBD	$0	$0	$0	$15,000	$0	$15,000
Canoe Launch/Paddle Boat/Storage	Parks	Future	TBD	$0	$0	$45,000	$0	$0	$45,000
CRP Tennis Court Resurfacing and Restriping	Parks	Programmed	Village	$65,000	$0	$0	$0	$0	$65,000
CRP Tennis Court Fencing	Parks	Programmed	Village	$85,000	$0	$0	$0	$0	$85,000
CRP- Recreation Center Furniture	Parks	Programmed	Village	$100,000	$0	$0	$0	$0	$100,000
Police - Boat Dock	Parks	Programmed	Village	$180,000	$0	$0	$0	$0	$180,000
CRP-Dumpster Enclosure	Parks	Future	Village	$0	$0	$25,000	$0	$0	$25,000
PBP-Redesign/Upgrades Playground	Parks	Future	TBD	$0	$0	$1,935,000	$0	$0	$1,935,000
PBP-Splash Pad	Parks	Future	TBD	$0	$0	$0	$0	$450,000	$450,000
PBP- Expanded Basketball Courts (3)	Parks	Future	TBD	$0	$110,000	$0	$0	$0	$110,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
PBP- Irrigation System	Parks	Programmed	Village	$150,000	$0	$0	$0	$0	$150,000
PBP- Skate Park Improvements	Parks	Programmed	TBD	$450,000	$0	$0	$0	$0	$450,000
PBP-Enhanced Landscape	Parks	Future	TBD	$0	$0	$0	$0	$100,000	$100,000
PBP- Modify Parking lot expansion	Parks	Future	TBD	$0	$0	$0	$144,000	$0	$144,000
PBP-Mower	Parks	Programmed	Village	$47,560	$0	$0	$0	$0	$47,560
PBP- Community Facility Building w/ Indoor Gymnasium	Parks	Future	TBD	$0	$0	$0	$0	$5,500,000	$5,500,000
PBP- Pineland Preserve	Parks	Future	TBD	$0	$0	$0	$120,000	$0	$120,000
PBP- Labyrinth/Sensory Garden	Parks	Future	TBD	$0	$0	$0	$0	$204,000	$204,000
PBP- Dog Park	Parks	Future	TBD	$0	$0	$200,000	$0	$0	$200,000
PBP- Shared Storage Area w/PS	Parks	Future	TBD	$0	0	$500,000	$0	$0	$500,000
PBP- New Outdoor Exercise Stations	Parks	Future	TBD	$0	$0	$0	$75,600	$0	$75,600
PBP – Safety Netting behind field #1 (Playground)	Parks	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
PBP-Pickleball Center	Parks	Programmed	Village	$1,724,513	$1,599,999.73	$0	$0	$0	$3,324,512.73
PWS- Recontour Lake Bank	Parks	Future	TBD	$0	$0	$0	$160,000	$0	$160,000
PWS- Seating Areas	Parks	Future	TBD	$0	$24,000	$0	$0	$0	$24,000
PWS- ADA Bathroom w/ Grooming Building	Parks	Future	TBD	$0	$0	$0	$0	$270,000	$270,000
PWS- Improved Walkways	Parks	Future	TBD	$0	$80,000	$0	$0	$0	$80,000
PCH- New Impact Windows	Parks	Future	TBD	$0	$35,000	$0	$0	$0	$35,000
TE-design/build pier/gazebo	Parks	Future	TBD	$0	$0	$0	$2,000,000	$0	$2,000,000
TE-Chair Lift- Carriage House	Parks	Future	Village	$0	$0	$15,000	$0	$0	$15,000
TE- Walkway along Canal	Parks	Future	TBD	$0	$0	$0	$144,000	$0	$144,000
TE- Event Stage area	Parks	Future	TBD	$0	$250,000	$0	$0	$0	$250,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
TE- Indoor Multipurpose Room/Space	Parks	Future	TBD	$0	$0	$990,000	$0	$0	$990,000
TE- New Pedestrian Bridge	Parks	Future	TBD	$0	$0	$0	$0	$2,000,000	$2,000,000
Veterans Park	Parks	Programmed	Village	$2,500,000	$2,500,000	$2,500,000	$0	$0	$7,500,000
LP- ADA Bathroom - 2nd Floor	Parks	Future	TBD	$0	$0	$0	$50,000.00	$0	$50,000
LP- Elevator Improvements	Parks	Future	TBD	$0	$60,000.00	$0	$0	$0	$60,000
LP- Planter Wall Barrier	Parks	Future	TBD	$0	$0	$15,000.00	$0	$0	$15,000
LP- Fence - Rear of property	Parks	Future	TBD	$0	$0	$0	$0	$20,000.00	$20,000
The Woods Park- (5- year plan) Perimeter Walking Path, benches, signage, and waste receptacles.	Parks	Programmed	Village	$250,000	$200,000	$100,000	$100,000	$100,000	$750,000
All parks- add trees, nature preserve area, bioswales, butterfly gardens with educational signage	Parks	Future	TBD	$0	$15,000	$15,000	$15,000	$15,000	$60,000
All parks- Recycling bins (next to every existing trash can)	Parks	Future	TBD	$0	$10,000	$10,000	$10,000	$10,000	$40,000
Parks- Bike Repair Stations and bike racks	Parks	Future	TBD	$0	$5,000	$5,000	$5,000	$5,000	$20,000
Parks- additional water fountains and bottle refill stations	Parks	Future	TBD	$0	$2,500	$2,500	$2,500	$2,500	$10,000
Parks Cost Subtotal									**$41,099,157.43**

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Public Services Department									
US-1 downtown street lighting -- Phase study, design, construct	Public Services	Future	DOT- Village	$0	$50,000	$100,000	$100,000	$100,000	$350,000
Roadway Resurfacing Village Wide	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$150,000	$150,000	$100,000	$100,000	$100,000	$600,000
ADA-Compliant Sidewalks	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$200,000	$200,000	$150,000	$100,000	$100,000	$750,000
Traffic Calming Various Locations (prioritized in Traffic Calming Plan)	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$150,000	$150,000	$100,000	$100,000	$100,000	$600,000
Localized Drainage Improvements	Public Services	Programmed	Special Revenue Fund - Capital Projects	$150,000	$150,000	$150,000	$150,000	$150,000	$750,000
Circulator/ Freebee - Route Improvements/post Busway study, realignment	Public Services	Future	MPO TDM-Local match	$50,000	$0	$0	$0	$0	$50,000
Bus Benches, Bus Shelters and Amenities	Public Services	On-going	TBD	$50,000	$50,000	$50,000	$50,000	$0	$200,000
Safe Routes to School Improvements (Implementation of study)	Public Services	Future	MPO-Local match	$0	$100,000	$100,000	$100,000	$0	$300,000
Safe Routes to Parks Improvements (Implementation of study)	Public Services	Future	TBD	$0	$0	$100,000	$100,000	$100,000	$300,000
Bicycle Lane SW 82 AV (from SW 160 St to SW 152 St)	Public Services	Programmed	Special Revenue Fund - Trasnporta-tion	$175,000	$225,000	$0	$0	$0	$400,000
Village Hall Painting	Public Services	Programmed	Special Revenue Fund - Capital Projects	$65,000	$7,500	$7,500	$7,500	$7,500	$95,000
Traffic Studies Main Corridors	Public Services	Programmed	Special Rev-enue Fund Trasnportation	$65,000	$65,000	$35,000	$0	$0	$165,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Freebee Service Expansion	Public Services	Programmed	Special Revenue Fund - CITT - Transit	$305,000	$305,000	$0	$0	$0	$610,000
Tree Planting Main Corridors	Public Services	Programmed	Special Revenue Fund - Capital Projects	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Drainage Sub-Basin 43 (SW 165th Ter, N. of SW 168th St, W. of SW 72th Av, E. of SW 77th Av)	Public Services	On-going	Grants/State Appropria-tions	$750,000	$750,000	$0	$0	$0	$1,500,000
Drainage Sub-Basin 44 (S of SW 164 St, N of SW 166 St, W of SW 72 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$500,000	$0	$0	$0	$0	$500,000
Drainage Sub-Basin 41 (S of SW 173 St, N of SW 174 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$770,000	$500,000	$0	$0	$0	$1,270,000
Drainage Sub-Basin 11 (S of SW 152, N of SW 156 St, W of 89 Ave, E of Dixie Hwy)	Public Services	On-going	Grants/State Appropria-tions	$0	$1,530,000	$0	$0	$0	$1,530,000
Drainage Sub-Basin 12 (S of SW 168 St, N of SW 170 Terr, W of Old Cutler Rd, E of SW 76 Ave)	Public Services	On-going	Grants/State Appropria-tions	$799,000	$0	$0	$0	$0	$799,000
Drainage Sub-Basin 39 (S of SW 170 Terr, N of SW 173 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$0	$0	$1,020,000	$0	$0	$1,020,000
Drainage Sub-Basin 42 (S of SW 168TH St, N of SW 171 St, W of SW 76 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$0	$0	$0	$930,000	$0	$930,000
SW 92ND Avenue Complete Street Project	Public Services	On-going	Special Rev-enue Fund - Transporta-tion Grants	$549,157	$0	$0	$0	$0	$549,157
Public Services Site Improvement Project	Public Services	Programmed	Special Revenue Fund - Capital Projects'	$480,000	$0	$0	$0	$0	$480,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Traffic Circle SW 144th. St & Sw 82nd. Ave	Public Services	Programmed	Special Revenue Fund - Transportation Grants	$0	$100,000	$375,000	$125,000	$0	$600,000
Franjo Road west of US-1 Complete Street add bike lane, lighting (north side)	Public Services	Future	TBD	$0	$0	$100,000	$150,000	$150,000	$400,000
Old Cutler Trail intersection upgrades (add ped and bike crosswalks, village lighting, curbing/ bioswales)	Public Services	Future	DOT SS4A-MDC-Village	$0	$0	$50,000	$50,000	$50,000	$150,000
Downtown Sidewalk Connectivity, Maintenance, Repairs	Public Services	Future	DOT SS4A-MPO-Village	$0	$0	$25,000	$25,000	$25,000	$75,000
Restriping roadway-drive- way intersections, cross- walks, reflectors, signage around schools	Public Services	Future	DOT SS4A-Village	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Restriping roadway-drive- way intersections, cross- walks, reflectors, signage around parks	Public Services	Future	DOT SS4A-Village	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Pedestrian Improvements across canals	Public Services	Future	DOT SS4A-Village, MDC, MPO	$0	$0	$25,000	$25,000	$25,000	$75,000
Stormwater Vac-Con Operations	Public Services	On-going	Special Revenue - Stormwater	$200,000	$225,000	$225,000	$250,000	$250,000	$1,150,000
Public Services Cost Subtotal									**$16,548,157**

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
ID/ Branding (US-1 Lights) Downtown US-1 Overlay Study (Phase I- Dtwn, Phase II North end, Phase III middle)	Capital Projects	Future	TBD	$50,000	$50,000	$50,000	$50,000	$0	$200,000
Maintenance Entry Monuments @ US1 Entry Points Existing entry monuments need maintenance- solar lights, plants, palms.	Capital Projects	Future	TBD	$30,000	$0	$0	$0	$0	$30,000
Entry Monuments @ Franjo, 97 Av, 87nd Av south entrances	Capital Projects	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
Entry Monuments @ 82 Av, Palmetto Rd, Old Cutler north entrances	Capital Projects	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
Maintenance of existing traffic circles (art, fountains, landscape, signage, striping, reflectors, lighting	Capital Projects	Future	TBD	$5,000	$5,000	$5,000	$5,000	$5,000	$25,000
Capital Projects Subtotal									**$355,000**
Total Village Capital Cost									**$58,002,314.4**

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT

9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date:	October 20, 2025
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Annual Update to the Capital Improvement Element of the Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements (SCI) for Fiscal Years 2025/2026 – 2029/2030

REQUEST

The Administration through the Planning & Zoning Department is requesting Mayor and Village Council approval of the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements (SCI) for Fiscal Years 2025/2026 – 2029/2030

BACKGROUND

Section 163.3177(3)(b), Florida Statutes, requires local governments to update their Five-Year Schedule of Capital Improvements of the Comprehensive Plan yearly. The primary purpose of the SCI update is to stay abreast of the facility needs of the community and to ensure that the deficiencies as well as the improvements identified in the other elements of the Village's Comprehensive Plan are programmed and adjusted accordingly.

With the 2011 legislative changes, Florida's local governments are no longer required to submit the annual update of the Five-Year Schedule of Capital Improvements (SCI) to the Florida Department of Commerce (formerly known as the Florida Department of Economic Opportunity). However, the Capital Improvements Element remains a required critical component of the local government's comprehensive plan. The schedule must be reviewed annually by the local government to reflect the timing, location and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan. Furthermore, local governments may adopt annual updates of the Five-Year Schedule of Capital Improvements (SCI) by ordinance and are not considered an amendment to the Comprehensive Plan.

The update provides a Level of Service (LOS) analysis for all public facilities in the Village based on population projections and related data. Projects included in the updated Five-Year Schedule of Capital Improvements are necessary to address projected public facility needs to meet future LOS demand. A copy of the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements (SCI) is provided in Attachment A.

BUSINESS IMPACT ESTIMATE

This ordinance updates the Village's Five-Year Schedule of Capital Improvement (SCI), a required annual action for local governments under Section 163.3177(3)(b), Florida Statutes. Therefore, pursuant to Section 166.041(4)(c)1, Florida Statutes, which exempts ordinances required for compliance with state law or regulation, a business impact estimate is not required.

RECOMMENDATION

Staff recommends that the Mayor and Village Councilmembers authorize approval of the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements for Fiscal Years 2025/2026 – 2029/2030.

ATTACHMENTS

Attachment A – Capital Improvements Element (CIE) Update and SCI
Attachment B – Public Notice

2025 CAPITAL IMPROVEMENTS ELEMENT (CIE) UPDATE AND FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (SCI)

PUBLIC FACILITIES NEEDS ASSESSMENT

INTRODUCTION

The purpose of the 2025 Capital Improvements Element (CIE) Update is to annually review and maintain the 5-Year Schedule of Capital Improvements (SCI) consistent with the requirements set forth in Subsection 163.3177(3)(b), Florida Statutes. The Updated 5-Year SCI will replace the existing capital improvement projects in the Capital Improvement Element" of the Village of Palmetto Bay Comprehensive Plan.

The 2025 CIE Update includes all capital projects for which the Village has fiscal responsibility, including parks and recreation, stormwater management, and transportation. The Update also includes capital improvement projects which are the responsibility of other government agencies and entities, including water supply, sanitary sewer, solid waste, public school facilities, and transportation facilities. These "non-Village" projects are funded through Miami-Dade County, Miami-Dade Public School Board, and the Miami-Dade Transportation Planning Organization (TPO).

This Update also provides Level of Service (LOS) analyses for all public facilities within the Village based on population projections and related data. Projects included in the updated 5-Year SCI are necessary to address projected public facility needs to meet future LOS demand.

POPULATION ESTIMATES AND PROJECTIONS

Population projections are the foundation upon which to forecast future demand on public facilities and services. In developing the Village's population projections for this CIE update, various demographic sources including population estimates derived from the Shimberg Center – Florida Housing Data Clearinghouse are reviewed and analyzed.

Table 1: Population Estimates and Projections

YEAR	POPULATION
Historic Population	
2010	23,410
2020	24,439
Current and Projected Population	
2025	24,826
2030	25,097
2035	25,204
2040	25,219
2045	25,219

Source: Shimberg Center – Florida Housing Data Clearinghouse

The population levels in Table 1 above are utilized as the Village's current population projections for this CIE update to determine the Village's future public facility needs during the 5-year planning period. This ensures that the Capital Improvements Element is consistent with the projected growth of the Village.

LEVEL OF SERVICE ANALYSIS

TRANSPORTATION

The Level-of-Service (LOS) analysis is a critical tool for assessing the performance of the Village's transportation system and ensuring it meets adopted standards. As defined by the Florida Department of Transportation (FDOT), LOS is a qualitative measure of the user's perception of traffic flow, rated on a scale from "A" to "F," with "A" representing the best conditions and "F" representing the worst. The analysis below is based on data from the Southeastern Florida Regional Planning Model (SERPM).

Summary of Key Findings

The analysis shows that while the Village's internal roadways maintain stable performance, US 1, a key regional arterial, faces significant capacity issues that are projected to worsen.

1. Current Roadway Performance (2025):

- **a) Village and County Roads:** The majority of streets under Village and County jurisdiction, including SW 184 Street, SW 168 Street, SW 152 Street, SW 144 Street, SW 136th Street, SW 87 Avenue, SW 82 Avenue, SW 77 Avenue, and SW 67 Avenue, operate at a highly favorable LOS of "A," "B," or "C".
- **b) Old Cutler Road:** The section of Old Cutler Road between SW 136 Street and SW 184 Street operates at a strained LOS of "D".
- **c) US 1:** The section of US 1 between SW 136th and SW 152nd Streets currently operates at a LOS of "B." The segment of US 1 between SW 152nd and SW 168th Streets also operates at a LOS of "B." The northbound and southbound segments of US 1 between SW 168 Street and SW 184 Street operate at an LOS of "C".

2. Projected Roadway Performance (2030):

- **a) Village and County Roads:** Most internal roadways are projected to maintain their acceptable LOS.
- **b) US 1:** While the LOS of US 1 between SW 152nd and SW 168th Streets is projected to decline from "B" to "D," this remains within the adopted LOS standard of "E" for state-maintained arterial roads. Similarly, the projected decline from "C" to "E" for the segments of US 1 between SW 168th Street and SW 184th Street also meets the adopted LOS standard.

The full data for the LOS analysis is presented in the tables below, which show both existing and projected conditions.

Table 2: Existing Level of Service (2025)

Street/Road	Operating Level of Service
SW 67th Avenue (SW 136th to 152 Street)	B
Old Cutler Road (SW 136th to 152nd Streets)	D
Old Cutler Road (SW 152nd to 184th Streets)	D
SW 77th Avenue (SW 136th to 152nd Streets)	B
SW 77th Avenue (SW 152nd to 168th Streets)	B
SW 82nd Avenue (SW 136th to 144 Streets)	B
SW 82nd Avenue (SW 144th to 152nd Streets)	B
SW 82nd Avenue (SW 152nd to 168th Streets)	B
SW 87th Avenue (SW 168th to 184th Streets)	B

SW 136th Street	B
SW 144th Street (US1 to SW 77 Ave)	B
SW 144th Street (SW 77 Ave to Old Cutler)	A
SW 152nd Street	B
SW 168th Street	B
US 1 (SW 136th to 152nd Streets)	B
US 1 (SW 152nd to 168th Streets)	B
US 1 Northbound (SW 168th to 184th Streets)	C
US 1 Southbound (SW 168th to 184th Streets)	C

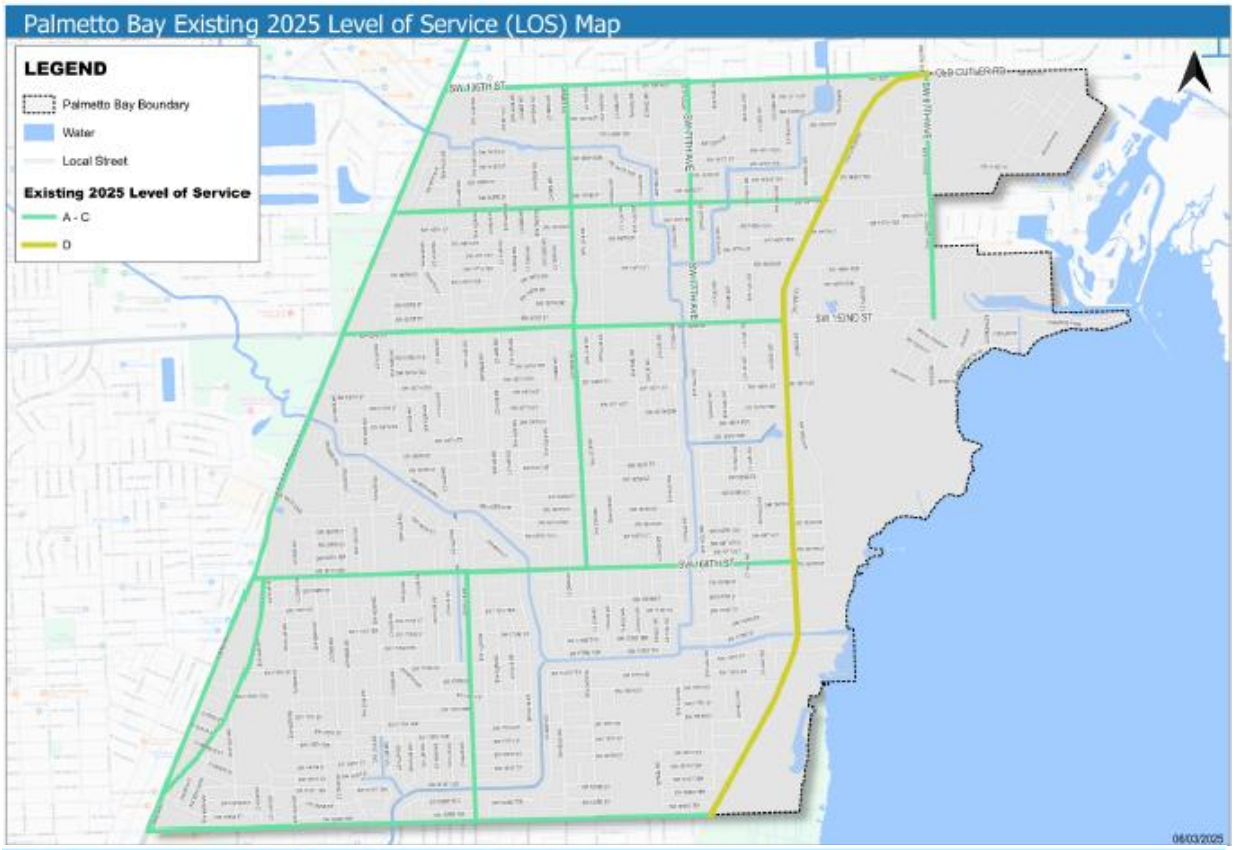
Source: Marlin Engineering, Multi-modal Transportation Master Plan

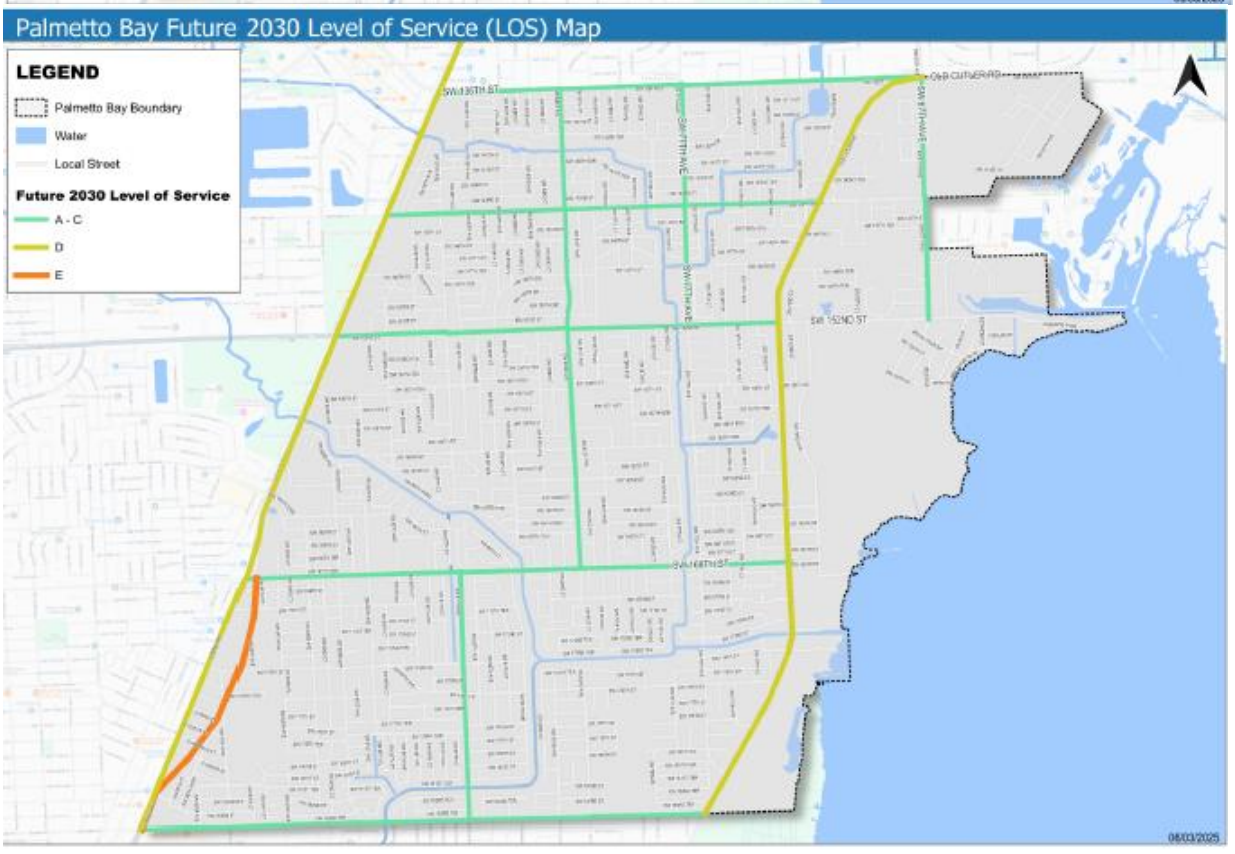
Table 3: Year 2030 Projected Roadway Performance

Street/Road	**Operating Level of Service**
SW 67th Avenue (SW 136th to 152 Street)	B
Old Cutler Road (SW 136th to 152nd Streets)	D
Old Cutler Road (SW 152nd to 184th Streets)	D
SW 77th Avenue (SW 136th to 152nd Streets)	B
SW 77th Avenue (SW 152nd to 168th Streets)	B
SW 82nd Avenue (SW 136th to 144 Streets)	C
SW 82nd Avenue (SW 144th to 152nd Streets)	C
SW 82nd Avenue (SW 152nd to 168th Streets)	C
SW 87th Avenue (SW 168th to 184th Streets)	B
SW 136th Street	B
SW 144th Street (US1 to SW 77 Ave)	B
SW 144th Street (SW 77 Ave to Old Cutler)	B
SW 152nd Street	C
SW 168th Street	B
US 1 (SW 136th to 152nd Streets)	D
US 1 (SW 152nd to 168th Streets)	D
US 1 Northbound (SW 168th to 184th Streets)	E
US 1 Southbound (SW 168th to 184th Streets)	E

Source: Marlin Engineering, Multi-modal Transportation Master Plan

The following maps depict current and future conditions of roadway level of service.





5-Year Transportation Improvement Program (TIP)

To address current and future transportation needs, the Village of Palmetto Bay works to program local projects and coordinate with Miami-Dade County and the Florida Department of Transportation (FDOT) on their respective capital improvement programs. The Village's projects focus on local roadways and multi-modal improvements to support the Comprehensive Plan's emphasis on a safe, accessible, and energy-efficient transportation system.

The Village's Draft 2025 Multi-Modal Transportation Master Plan outlines a comprehensive list of proposed improvements, with a number of Miami Dade County projects either currently underway (U/W) or being considered for the 2025-2030 period. These include preliminary vehicle capacity projects such as the construction of the SW 87th Avenue bridge, the installation of traffic circles on Old Cutler Road, and intersection improvements on US 1. The draft plan also details significant Village of Palmetto Bay proposed multi-modal improvements, including new shared-use paths, sidewalk gap closures, and the implementation of mobility hubs.

Table 3: Village of Palmetto Bay Proposed Transportation Projects

ID#	Roadway	Priority	From	To	Improvement	Source	Notes
1	South Dade TransitWay	U/W	SW 344 Street	Dadeland S Metro Sta	20 Mile Bus Rapid Transit (BRT) Project	TIP 2025-2029	Completion Late 2025
2	Park & Ride on TransitWay	U/W	SW 168 Street		450 Space Parking Garage Over TransitWay	TIP 2025-2029	Completion Late 2026
3	Old Cutler Road Traffic Circles	U/W	SW 184 Street	SW 67th Avenue	Traffic Circles 4 Locations	TIP 2025-2029	SW 152 Cir Completion Nov 2025
4	SW 87th Avenue	U/W			Bridge over Cutler Drain Canal C-100	TIP 2025-2029	Completion May 2026
5	SW 184 Street (Eureka Dr)	U/W	W of SW 84 Court	Old Cutler Road	6' Wide Missing Sidewalks N Side (Design)	VoPB	Construction Oct 2025
6					Consider 10' Wide N Side Shared Use Path	Safe Streets	Needs Council Review
9	SW 82 Avenue	U/W	SW 160 Street	SW 152 Street	4' Wide Bike Lanes Both Sides (Design)	VoPB	Council Approval Rqd 2025 Const
10		U/W	SW 152 Street	SW136 Street	Bike Lanes	VoPB	on Hold by the Council
11	SW 87 Avenue	U/W	SW 87 Avenue	SW 160 Street	Traffic Circle	VoPB	Traffic Sty & MD DTPW Coor Rqd
12	Bus Shelters	2025-2030			Install Bus Shelters on MDC & VoPB Routes	SMART Cnnt Sty	Start FY 2025-2026
13	Sidewalk Gaps	2025-2030			Address Sidewalk Gaps on Bus Routes	SMART Cnnt Sty	
14	Coral Reef Neighborhood Hub	2025-2030	SW 152 Street	SW 77 Avenue	Implement Mobility Hub	Mobility Hub Sty	JPA Funding to be sought
15	Downtown Neighborhood Hub	2025-2030	Franjo Road	Hibiscus Street	Implement Mobility Hub	Mobility Hub Sty	JPA Funding to be sought
16	Traffic Calming Continuing Studies	2025-2030			Address Section Lines & Public Requests	VoPB	Annual Process
17	Arterial & Local Street Safety Studies	2025-2030			Address Section Lines & Public Requests	Marlin Engineering	
18	Arterial & Local Street Landscaping	2025-2030			Address Section Lines & Public Requests	Marlin Engineering	
19	SW 136 Street	2025-2030	US 1	Old Cutler Road	Bicycle Facility Improvements	2050 LRTP	S Side Shared Use Path Complete
20		2025-2030	E/O SW 72 Avenue		Bridge Replacement	TIP 2025-2029	Missing Link Const Nov 2025
21		2025-2030	US 1	SW 67 Avenue	Congestion Management	TIP 2025-2029	
22		2025-2030	SW 136 Street	US 1	Intersection Improvement	TIP 2025-2029	
23	SW 184 Street	2025-2030	SW 184 Street	SW 97 Avenue	Intersection Congestion Management	TIP 2025-2029	
24	Old Cutler Road	2025-2030	Cutler Canal C-100		Pedestrian Bridge	TIP 2025-2029	Construction 2025
25		2025-2030	SW 87 Avenue	SW 184	Resurfacing	TIP 2025-2029	
26	Bus Shelters	2031-2035			Complete Shelters on MDC/VoPB Routes	SMART Cnnt Sty	
27	Sidewalk Gaps	2031-2035			Complete Sidewalk Gaps on Bus Routes	SMART Cnnt Sty	
28	Old Cutler Commercial Hub	2031-2035	SW 168 Street	Old Cutler Road	Implement Mobility Hub	Mobility Hub Sty	
29	Village Ctr Neighborhood Hub	2031-2035	SW 184 Street	Old Cutler Road	Implement Mobility Hub	Mobility Hub Sty	
30	Traffic Calming Continuing Studies	2031-2035			Address Section Lines & Public Requests	VoPB	
31	SR 5 (US 1)	2031-2035	SW 184 Street	SW 136 Street	Intrsn & Ped Impvts (184, 168, 144 & 136 St)	Safe Streets	
32	Hibiscus Street	2031-2035	Franjo Road	US 1	Bike Lanes, X Bike Mkgs & HV Xwalks US 1	Safe Streets	
33	Old Cutler Road	2031-2035	SW 67 Avenue	SW 144 Street	X Bikes at LV Xwalks, HV Xwalk SW 144 St	Safe Streets	
34		2031-2035	SW 144 Street	SW 152 Street	X Bikes at LV Xwalks, SW 146 St Sidewalk	Safe Streets	
35		2031-2035	SW 152 Street	SW 168 Street	X Bikes at LV Xwalks, Sidewalk SW 168-184	Safe Streets	
36		2031-2035	SW 168 Street	SW 184 Street	X Bikes at LV Xwalks, Curb Ext 3 locations	Safe Streets	
37	SW 67 Avenue	2031-2035	SW 152 Street	SW 136 Street	Bike Lane	2023 Bike Ped Sty	
38	SW 72 Avenue	2031-2035	SW 164 Street	SW 167 Street	Shared Use Path	2023 Bike Ped Sty	
39		2031-2035	SW 156 Street	SW 152 Street	Shared Use Path	2023 Bike Ped Sty	
40	SW 77 Avenue	2031-2035	SW 160 Terrace	SW 159 Terrace	Bridge over C-100A Feeder Canal	2050 LRTP	
41		2031-2035	SW 152 Street	SW 136 Street	2W Cycle Tk, Xwalks, Bus Shelters, 30 mph	Safe Streets	
42	SW 87 Avenue	2031-2035	SW 184 Street	SW 144 Street	Bike Lane	2023 Bike Ped Sty	
43		2031-2035	SW 184 Street	SW 168 Street	HV Xwalks, Raised Xwalk SW 178th St	Safe Streets	
44		2031-2035	SW 168 Street	SW 152 Street	HV & LV Xwalks, Mini Traffic CirSW 155 St	Safe Streets	
45		2031-2035	SW 152 Street	SW 141 Street	Sidewalk Gaps, HV/LV Xwalks, Raised Intsn	Safe Streets	
46	SW 152 Street (Coral Reef Dr)	2031-2035	US 1	SW 67th Avenue	Bike Lane	2050 LRTP	
47		2031-2035	US 1	SW 67th Avenue	Consider 10' wide S side widened Shared Path	Safe Streets	
48		2031-2035			HV Xwalks, Addtl Impvmts around School	Safe Streets	
49	SW 168 Street (Richmond Dr)	2031-2035	US 1	Old Cutler Road	Bike Lane	2050 LRTP	
50		2031-2035			Consider 10' wide N side widened Shared Path	Safe Streets	
51		2031-2035			HV Xwalks, Addtl Impvmts around School	Safe Streets	
52	SW 184 Street (Eureka Dr)	2031-2035	US 1	Old Cutler Road	Bike Lane	2050 LRTP	
53	SW 67 Avenue (Ludlam Rd)	2031-2035	SW 138 Street	SW 152 Street	Pedestrian Improvements	2050 LRTP	
54	SW 77 Avenue	2036-2040	SW 173 Street	SW 174 Street	Bridge over C-100A Feeder Canal	2050 LRTP	
55	SW 144th Street	2036-2040			Bridge over Canal 100-A (Repairs/Replace)	2050 LRTP	
56		2036-2040	US 1	SW 67th Avenue	Bike Lane	SMART Cnnt Sty	
57	SW 152 Street (Coral Reef Dr)	2036-2040	US 1	Old Cutler Road	Bicycle/Pedestrian Safety	2050 LRTP	
58	SW 152 Street (Coral Reef Dr)	2036-2040	SW 79 Avenue	SW 80 Avenue	Coral Reef ES - Bicycle/Pedestrian Safety	2050 LRTP	
59	SW 184 Street (Eureka Dr)	2036-2040	SW 82 Avenue	Old Cutler Road	Pedestrian & Bicycle/Pedestrian Safety	2050 LRTP	

Source: MARLIN Engineering, Inc.
Notes: See Attached Figures

POTABLE WATER

This section evaluates the potable water system serving the Village of Palmetto Bay inclusive of all structures designed to collect, treat, and distribute potable water in addition to water wells, treatment plants, reservoirs and distribution mains.

Miami-Dade County Water and Sewer Department (MDWASD) Geographic Service Area

The Village of Palmetto Bay's potable water is provided by a system operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Village of Palmetto Bay is served by the Alexander Orr, Jr. Water Treatment Plant, which is located outside of the Village limits and serves customers who live south of approximately Flagler Street and north of SW 248th Street.

Water Sources

Potable water in the Village of Palmetto Bay is received from the County's water treatment plant. The Alexander Orr, Jr. Water Treatment Plant that serves the Village draws water from the Biscayne Aquifer and receives lime treatment to reduce hardness, and is then fluoridated, disinfected and filtered.

Water Treatment Plants (WTPs)

The Alexander Orr, Jr. WTP that serves the Village of Palmetto Bay is located at 6800 S.W. 87th Avenue in Unincorporated Miami-Dade County. The original design capacity was 40 Million of Gallons per Day (MGD) in 1954. This plant has undergone several expansions during the past 50 years. The raw water pumping capacity was increased by 32 MGD to 262 MGD in 1995 with an additional source from the West Wellfield. Additional reservoir and high pressure service capacities were also added to bring the total plant design capacity to 256 MGD.

The Alexander Orr, Jr. (AO) subarea is comprised of a high pressure system comprised of two major piping loops. This system delivers water to nearly all of Miami-Dade County south of approximately Flagler Street and north of SW 248th Street, including Virginia Key, Fisher Island, the Village of Key Biscayne and, upon request, to the City of Homestead, and Florida City. The Alexander Orr, Jr. subarea, water treatment plant is supplied by four water supply wellfields (Alexander Orr, Jr.- capacity 74.4 MGD; Snapper Creek – capacity 40.0 MGD; Southwest – capacity 161.2 MGD; and West 32.4 MGD), with a total designed capacity of approximately 308 MGD. In this subarea, there are also Upper Floridan Aquifer wells at two of the wellfields (West Wellfield (WWF) and the Southwest Wellfield (SWWF)). These wells have a total capacity of 25.08 MGD. MDWASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal allows) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the MDWASD installed an ultra-violet (UV) light disinfection system at both the SWWF and the WWF to provide treatment of the Biscayne aquifer water prior to injecting in the Floridan Aquifer.

Potable Water Level of Service

The Village's adopted Level of Service Standard for potable water is 139 gallons per capita per day. Table 4 provides a listing of the projected potable water demand based upon the population projections and the entire Village being connected to the County potable water system. In order to meet projected demand in 2045, the Village will require an estimated **3,510,000** gallons per day. To ensure the efficient and acceptable delivery of potable water services to the Village of Palmetto Bay continued coordination with MDWASD is recommended.

Table 4: Projected Potable Water Demand

Year	Population	Per Capita (gallons per day finished water)	Potable Water Demands (daily average annual, MGD)
2020	24,439	139	3.40
2025	24,826	139	3.45
2030	25,097	139	3.49

2035	25,204	139	3.50
2040	25,219	139	3.51
2045	25,219	139	3.51

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

Water Conservation

Water conservation is the key to maintaining the health and productivity of the Surficial Aquifer System. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

The Village of Palmetto Bay works in coordination with MDWASD and the South Florida Water Management District on water conservation, use, and protection through several programs and policies that include:

- Plumbing requirements
- Florida Friendly Landscaping as described in Section 373.185, Florida Statutes
- Adoption of a Village Stormwater Master Plan

SANITARY SEWER

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage. Disposal includes solids and effluent reuse, which is also referred to as reclaimed or grey water.

Geographic Service Area

The Village of Palmetto Bay does not maintain a sanitary sewer facility within its corporate limits and the majority of the homes are serviced by septic tanks. Those homes within the Village of Palmetto Bay on central sewer service receive service from Miami-Dade County Water and Sewer Department (MDWASD). The entire Village is within the County's service area.

Treatment Facilities and Capacity

The MDWASD wastewater system serves approximately 375,345 retail customers and 13 wholesale customers, consisting of 12 municipal customers and the Homestead Air Reserve Base. It consists of three regional wastewater treatment plants (WWTP), over 1,000 sewage pump stations and nearly 6,400 miles of collection and transmission pipelines, manholes, lift stations and force mains. The service area of the system covers approximately 375 square miles. The three WWTPs are the South District, Central District and North District WWTPs. The disposal of the by-products of the treatment process (sludge and effluent or treated wastewater) is an important part of MDWASD's plan to improve and expand its sewer system.

Disposal of treated wastewater at the North District Plant and the Central District Plant is accomplished by discharge into the Atlantic Ocean. A portion of the treated effluent at the North District Plant is also disposed via deep injection wells. The South District Wastewater Treatment Plant disposes of its effluent through deep injection wells to the lower Floridan Aquifer at a depth below 2,400 feet. In 1995, MDWASD completed construction of five additional deep injection wells as part of its 112.5 million gallons per day (MGD) plant expansion project. In FY 2014, MDWASD finalized operational permit for all the South District's 17 injection wells, which are now fully operational.

MDWASD continues to plan, and design reclaimed water facilities. Currently, in FY 2022 the Department reused 13 MGD of treated wastewater. Additional capacity for production of reclaimed water currently is available at the South District Wastewater Treatment Plant, with 97.66 MGD of public access reuse quality water produced in FY 2022. MDWASD is committed to distributing as much reclaimed water for aquifer recharge, irrigation, power plant cooling and potentially coastal wetlands rehydration as technically, environmentally, and economically feasible.

Projected Wastewater Demand

The Village's adopted Level of Service standard for sanitary sewer is 122 gallons per capita per day. Table 5 depicts projected wastewater demand based upon the population projections and the entire Village being connected to the County wastewater system. To ensure the efficient and acceptable delivery of wastewater services to the Village of Palmetto Bay, continued coordination with MDWASD is recommended.

Table 5: Projected Wastewater Demand

Year	Population	Per Capita (gallons per day)	Wastewater Demands (daily average annual, MGD)
2020	24,439	122	2.98
2025	24,826	122	3.03
2030	25,097	122	3.06
2035	25,204	122	3.08
2040	25,219	122	3.08
2045	25,219	122	3.08

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033).

SOLID WASTE

The Village of Palmetto Bay relies on Miami-Dade County's Department of Solid Waste Management (DSWM) for its solid waste services. The County's Solid Waste Management Master Plan identifies new programs and technologies to provide sustainable services and meet projected long-term needs.

Miami-Dade County's Department of Solid Waste Management (DSWM) provides garbage, bulky trash pick-up, and recycling collection services, including electronic equipment recycling, for all homes in Palmetto Bay. Garbage collection occurs twice a week, with recycling once every two weeks. Each household is entitled to 2 bulky waste pickups per year of up to 25 cubic yards each. Besides the bulky trash pick-up services offered by DSWM, the division also manages 13 Neighborhood Trash and Recycling Centers, which accept landscape clippings, old appliances, vehicle tires, fence and construction debris, and more. The Eureka Drive Trash and Recycling Center at 9401 SW 184th St is located in Palmetto Bay.

The Miami-Dade County Department of Solid Waste Management (DSWM) currently maintains and operates active solid waste landfills, which are:

- North Dade Landfill: A Class III (trash only) facility located just south of the Dade-Broward line. Methane gas resulting from the decomposition of the landfill's waste is extracted and sent to a flare, where it is burned off.
- South Dade Landfill: This 320-acre facility is used primarily for the disposal of garbage and non-processable waste. The landfill has been designed and constructed with natural and synthetic liners, a leachate collection system, a groundwater monitoring and treatment system, and a sequencing batch reactor. The Department is working on a gas-to-energy recovery project where gas will be piped to the neighboring WASD wastewater treatment facility and converted into electricity for onsite use.

It is important to note that the Resources Recovery Facility in Doral, which previously served as a key waste-to-energy plant, was rendered inoperable by a fire on February 12, 2023, and has been permanently shut down. The County is actively pursuing a long-term plan to develop a new "Sustainable Solid Waste Campus" to replace the destroyed facility and ensure future waste management capacity.

5-Year Level-of-Service Solid Waste Projects

The Department of Solid Waste Management (DSWM) has officially determined that the current Level-of-Service (LOS) for solid waste disposal is adequate to issue development orders. The analysis shows sufficient system-wide capacity to meet the LOS through Fiscal Year 2035, or six years beyond the minimum five-year standard.

This determination is based on a projected 11-year utilization of the system's remaining disposal capacity, which includes the South Dade Landfill (capacity through FY 2029), the North Dade Landfill (capacity through FY 2033), and contractual agreements with private haulers.

STORMWATER MANAGEMENT

The Village of Palmetto Bay is a co-permittee on the Miami-Dade County Municipal Separate Storm Sewer System (MS4) Permit through the EPA's National Pollutant Discharge Elimination System (NPDES). The permit is administered by the Florida Department of Environmental Protection (DEP).

Since the 2014 Stormwater Master Plan Update, the Village has coordinated with the National Flood Insurance Program (NFIP) and has become a member of the Community Rating System (CRS). The Village's CRS rating is a 5, which represents a 25% reduction in the cost of flood insurance for Palmetto Bay residents.

In 2020, the Village completed its Stormwater Master Plan Update, which summarizes priority sub-basin performance against its goals, and now includes impacts associated with estimated sea level rise. This report also includes proposed stormwater system modifications and improvements which are the basis for the Capital Improvement Program.

Drainage Level of Service

Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-302.500 and 25.025, F.A.C., with treatment of first one (1) inch of rainfall runoff Water Quality Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply:

- Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
- Treatment of the runoff from the first one (1) inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

5-Year Level-of-Service Stormwater Projects

The Village's Capital Improvement Program contains approximately $704,000 in annual expenses related to ongoing Operation and Maintenance (O&M) of the existing system. The Capital Improvement Program also contains $11,102,905 worth of capital improvement projects and localized drainage improvements recommended for implementation through 2030. The following table lists the projects identified in the 2020-2030 Ten-Year Capital Improvement Program.

Table 6: Village Stormwater Projects and Estimated Costs (2020-2030)

Project	Drainage Sub-Basin	Estimated Cost
Drainage Improvement Project	#61	$772,905
Drainage Improvement Project	#11	$1,450,000
Drainage Improvement Project	#12	$930,000
Drainage Improvement Project	#39	$1,020,000
Drainage Improvement Project	#41	$1,270,000
Drainage Improvement Project	#42	$930,000
Drainage Improvement Project	#43	$1,570,000
Drainage Improvement Project	#57/96	$2,160,000
Localized Drainage Improvement Projects	N/A	$1,000,000
Annual O&M	N/A	$7,040,000

Source: Palmetto Bay 2035/2045 Comprehensive Plan

Aquifer Recharge

There are no classified prime groundwater recharge areas within the Village of Palmetto Bay. Aquifer recharge sources in the Village include the Cutler Drain Canals and Biscayne Bay and their tributaries, drainage structures designed for infiltration, and lawns and swales. The Village's zoning regulations, flood damage prevention ordinance, and subdivision regulations accomplish an adequate degree of protection for natural drainage and recharge areas. Palmetto Bay's existing land use has generally developed in a manner favorable to natural groundwater recharge and natural flood protection.

EDUCATIONAL FACILITIES

Public school facility planning for the Village of Palmetto Bay is provided by Miami-Dade County Public Schools (MDCPS). Every year, MDCPS is required to update and submit a Five-Year District Facilities Work Plan to demonstrate available and projected student capacity and related information on project funding for capacity-related projects. The Village works in coordination with MDCPS to ensure public education facilities meet the needs of the community.

The Village of Palmetto Bay is served by several public schools located within or near its boundaries. Table 8 provides the most recent available capacity and enrollment data for these public schools.

Table 8: Palmetto Bay Area Public Schools Capacity and Enrollment

Public School	Student Enrollment
Coral Reef Elementary School	710
Dr. Henry E. Perrine Academy of the Arts	535
Southwood Middle School	1,081
Howard Drive Elementary School	336
Miami Palmetto Senior High School*	2,672
Coral Reef Senior High School**	3,295

**Located outside the Village but serves residents.
**Serves a portion of the Village.
Source: Miami-Dade County Public Schools

5-Year Capacity Projects

Miami-Dade County Public Schools maintains a district-wide Five-Year District Facilities Work Plan to manage its capital improvements and capacity projects. This plan addresses the needs of all schools in the county, including those that serve the Village of Palmetto Bay. The Village works with MDCPS to ensure that planned projects and capacity are sufficient to support future residential growth and maintain the adopted Level of Service standards for public school facilities. As a part of the County's plan, these projects may include new construction, building additions, or renovations to address student population needs.

Charter and Private Schools

The Village of Palmetto Bay is home to several private schools. While the Village does not have any charter schools located within its boundaries, residents have access to the many charter schools located throughout the broader Miami-Dade County area.

Private Schools

The Village of Palmetto Bay is home to a number of private schools. Table 9 lists a selection of private schools within the Village and their most recent student enrollment data.

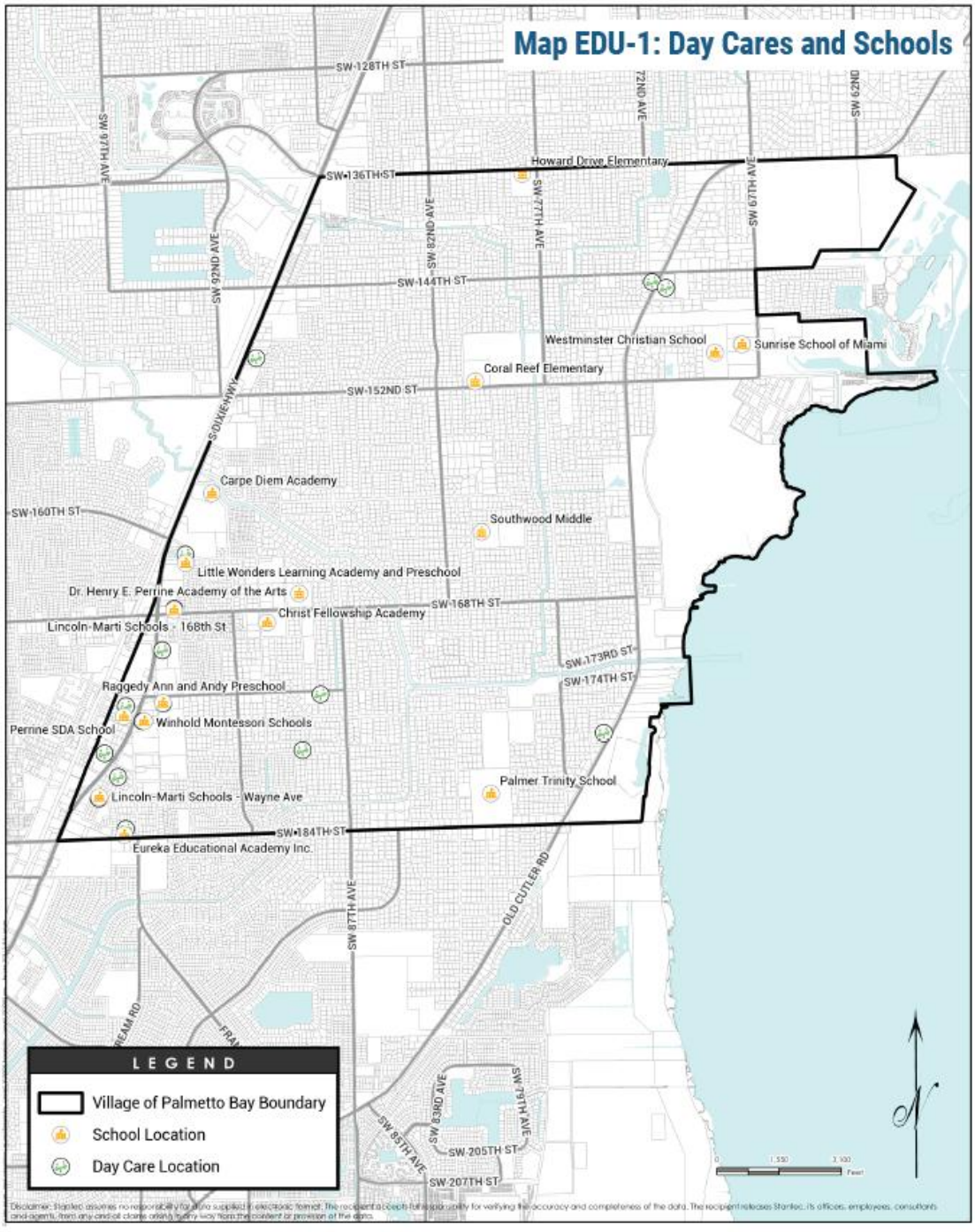
Table 9: Enrollment for Private Schools in Palmetto Bay

Private School	Student Enrollment
Westminster Christian School	1,280
Sunrise School of Miami	90
Palmer Trinity School	804

Christ Fellowship Academy	414
Palmetto Bay Academy	35
Alexander Montessori School	256
Holy Rosary-St. Richard Catholic School	373

Source: Village of Palmetto Bay staff and school data reviews, 2025

Day Care and Schools Location Map



PARKS AND RECREATION

The Level of Service (LOS) standard for the Village of Palmetto Bay's parks system is contained in the Village's Comprehensive Plan. The primary LOS standard is 3.0 acres of recreation and open space per 1,000 residents. For developments within the Downtown area, a separate LOS of 0.25 acres per 1,000 residents is applied.

The Village's current public parks inventory is the basis for meeting these standards. It includes a variety of facilities that contribute to the total acreage.

Table 10: Village of Palmetto Bay and County Public Parks Inventory

Village Park Name	**Acreage**
Coral Reef Park	48
Palmetto Bay Park	25
Ludovici Park	3
Perrine Wayside (Dog) Park	3
Thalatta Estate Park	4
Perrine Community House	.33
The Woods	8.69
Veterans Park	3
Total Village	**95.02**
County Parks	
Bill Sadowski Park & Nature Center	30
Deering Estate	444
Total County	**474**

Based on the adopted LOS standard, the population projections, and the current park inventory, the Village's park acreage needs are presented in the following table:

Table 11: Projected Parks Level-of-Service Acreage Needs

YEAR	PROJECTED POPULATION	PARK LOS NEED (Acres)	SURPLUS (Acres)
2025	24,826	74.48	20.54
2026	24,885	74.66	20.36
2027	24,944	74.83	20.19
2028	25,003	75.01	20.01
2029	25,062	75.19	19.83
2030	25,121	75.36	19.66

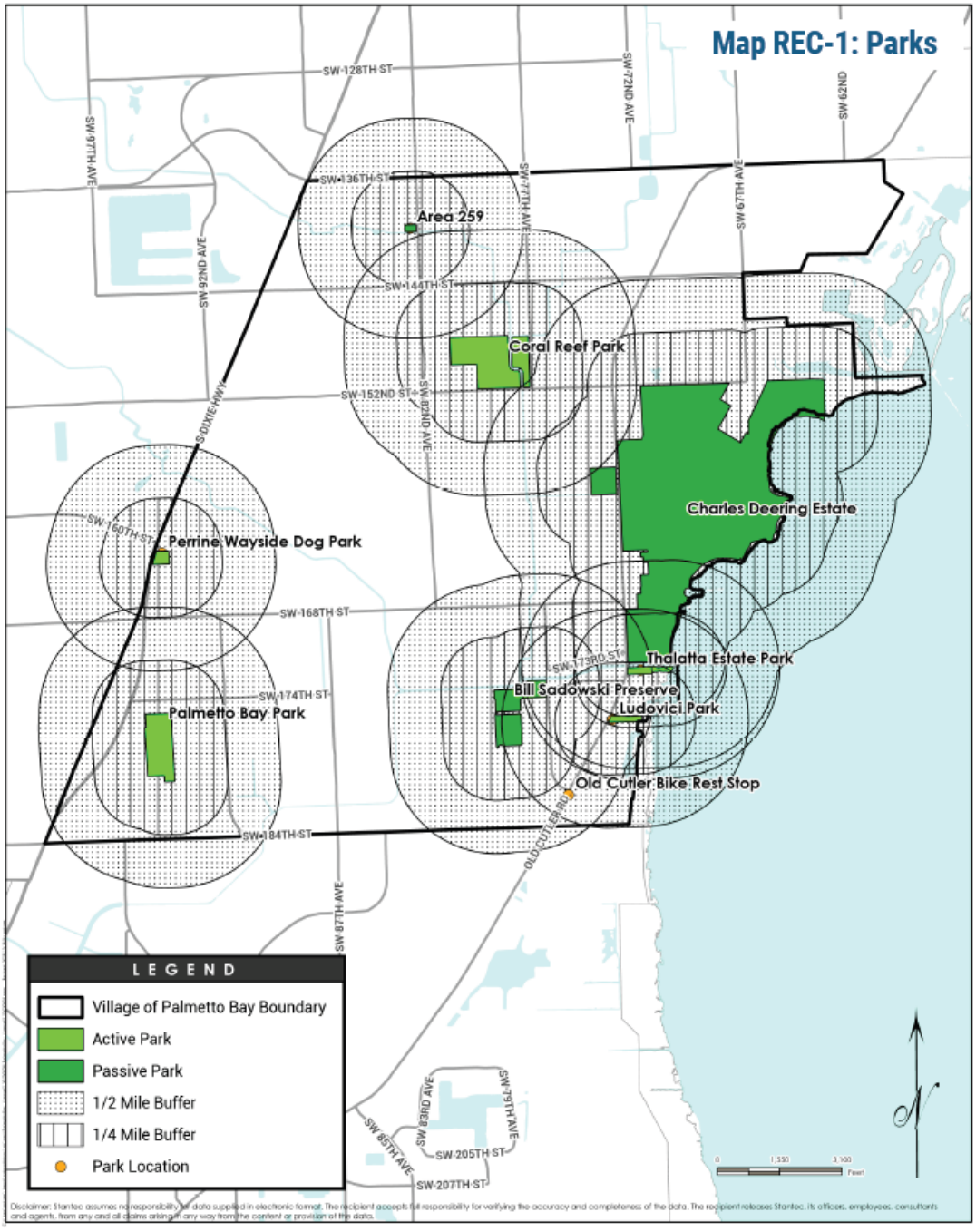
5-Year Level of Service Projects

The Village currently maintains a surplus of park acreage, which demonstrates a high level of service for its residents. To continue to provide high-quality recreation options and enhance the existing park assets, the following projects are planned for the upcoming fiscal years:

- Construction of a new 5,000 sq. ft. recreation center at Coral Reef Park
- Boat ramp/dock improvements at Coral Reef Park

- Coral Reef Park Trail Improvements: This project will repair and upgrade portions of the existing 2.5-mile trail, including converting a restroom from septic to sewer.
- Palmetto Bay Park trail improvements. This includes repairing areas where asphalt has lifted due to tree roots, creating tripping hazards.
- Skate Park renovations at Palmetto Bay Park.
- Park Master Plan Implementation: The Village will continue to implement the projects identified in the Parks Master Plan, which may include new amenities at existing parks or the development of new park space to accommodate future growth and maintain the current surplus.

Parks Location Map



SCHEDULE OF CAPITAL IMPROVEMENTS

The following table presents the Village of Palmetto Bay's proposed Schedule of Capital Improvements for the five-year period from 2025-26 to 2029-30. This schedule outlines planned and ongoing capital projects designed to address the Village's infrastructure needs and enhance the quality of life for residents. The projects, managed by the Public Services Department, focus on a variety of improvements, including transportation, drainage, and pedestrian and bicycle facilities. The table details project descriptions, their current status, and the anticipated funding sources and expenditures over the five-year planning period.

VILLAGE OF PALMETTO BAY CAPITAL IMPROVEMENT PROGRAM (CIP)

FY 2025-26 through FY 2029-30

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Parks Department Projects									
CRP- Multipurpose Building/Tennis Shop	Parks	Programmed	Village	$5,192,926	$0	$0	$0	$0	$5,192,926
CRP-Expanded Playground/ Improvements	Parks	Programmed	TBD	$350,000	$0	$0	$1,755,600	$0	$2,105,600
CRP-Walking Trails Repairs and Improvements	Parks	Programmed	Village	$117,458.70	$0	$0	$0	$0	$117,458.70
RP- Pine Rockland Resto-ration & Management	Parks	Programmed	Village	$50,000	$0	$0	$0	$0	$50,000
Pine Rockland & Other Parks Preservation lands exotic invasive removal	Parks	Future	Village	$0	$25,000	$25,000	$25,000	$25,000	$100,000
Covered Pedestrian Connection from Multi-Purpose Building to Concessions	Parks	Future	TBD	$0	$0	$0	$0	$640,000	$640,000
Gymnasium Construction Option	Parks	Future	TBD	$0	$0	$0	$0	$4,500,000	$4,500,000
Frisbee Golf	Parks	Future	TBD	$0	$0	$0	$0	$24,500	$24,500
Canal Water Feature	Parks	Future	TBD	$0	$0	$0	$15,000	$0	$15,000
Canoe Launch/Paddle Boat/Storage	Parks	Future	TBD	$0	$0	$45,000	$0	$0	$45,000
CRP Tennis Court Resurfacing and Restriping	Parks	Programmed	Village	$65,000	$0	$0	$0	$0	$65,000
CRP Tennis Court Fencing	Parks	Programmed	Village	$85,000	$0	$0	$0	$0	$85,000
CRP- Recreation Center Furniture	Parks	Programmed	Village	$100,000	$0	$0	$0	$0	$100,000
Police - Boat Dock	Parks	Programmed	Village	$180,000	$0	$0	$0	$0	$180,000
CRP-Dumpster Enclosure	Parks	Future	Village	$0	$0	$25,000	$0	$0	$25,000
PBP-Redesign/Upgrades Playground	Parks	Future	TBD	$0	$0	$1,935,000	$0	$0	$1,935,000
PBP-Splash Pad	Parks	Future	TBD	$0	$0	$0	$0	$450,000	$450,000
PBP- Expanded Basketball Courts (3)	Parks	Future	TBD	$0	$110,000	$0	$0	$0	$110,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
PBP- Irrigation System	Parks	Programmed	Village	$150,000	$0	$0	$0	$0	$150,000
PBP- Skate Park Improvements	Parks	Programmed	TBD	$450,000	$0	$0	$0	$0	$450,000
PBP-Enhanced Landscape	Parks	Future	TBD	$0	$0	$0	$0	$100,000	$100,000
PBP- Modify Parking lot expansion	Parks	Future	TBD	$0	$0	$0	$144,000	$0	$144,000
PBP-Mower	Parks	Programmed	Village	$47,560	$0	$0	$0	$0	$47,560
PBP- Community Facility Building w/ Indoor Gymnasium	Parks	Future	TBD	$0	$0	$0	$0	$5,500,000	$5,500,000
PBP- Pineland Preserve	Parks	Future	TBD	$0	$0	$0	$120,000	$0	$120,000
PBP- Labyrinth/Sensory Garden	Parks	Future	TBD	$0	$0	$0	$0	$204,000	$204,000
PBP- Dog Park	Parks	Future	TBD	$0	$0	$200,000	$0	$0	$200,000
PBP- Shared Storage Area w/PS	Parks	Future	TBD	$0	0	$500,000	$0	$0	$500,000
PBP- New Outdoor Exercise Stations	Parks	Future	TBD	$0	$0	$0	$75,600	$0	$75,600
PBP – Safety Netting behind field #1 (Playground)	Parks	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
PBP-Pickleball Center	Parks	Programmed	Village	$1,724,513	$1,599,999.73	$0	$0	$0	$3,324,512.73
PWS- Recontour Lake Bank	Parks	Future	TBD	$0	$0	$0	$160,000	$0	$160,000
PWS- Seating Areas	Parks	Future	TBD	$0	$24,000	$0	$0	$0	$24,000
PWS- ADA Bathroom w/ Grooming Building	Parks	Future	TBD	$0	$0	$0	$0	$270,000	$270,000
PWS- Improved Walkways	Parks	Future	TBD	$0	$80,000	$0	$0	$0	$80,000
PCH- New Impact Windows	Parks	Future	TBD	$0	$35,000	$0	$0	$0	$35,000
TE-design/build pier/gazebo	Parks	Future	TBD	$0	$0	$0	$2,000,000	$0	$2,000,000
TE-Chair Lift- Carriage House	Parks	Future	Village	$0	$0	$15,000	$0	$0	$15,000
TE- Walkway along Canal	Parks	Future	TBD	$0	$0	$0	$144,000	$0	$144,000
TE- Event Stage area	Parks	Future	TBD	$0	$250,000	$0	$0	$0	$250,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
TE- Indoor Multipurpose Room/Space	Parks	Future	TBD	$0	$0	$990,000	$0	$0	$990,000
TE- New Pedestrian Bridge	Parks	Future	TBD	$0	$0	$0	$0	$2,000,000	$2,000,000
Veterans Park	Parks	Programmed	Village	$2,500,000	$2,500,000	$2,500,000	$0	$0	$7,500,000
LP- ADA Bathroom - 2nd Floor	Parks	Future	TBD	$0	$0	$0	$50,000.00	$0	$50,000
LP- Elevator Improvements	Parks	Future	TBD	$0	$60,000.00	$0	$0	$0	$60,000
LP- Planter Wall Barrier	Parks	Future	TBD	$0	$0	$15,000.00	$0	$0	$15,000
LP- Fence - Rear of property	Parks	Future	TBD	$0	$0	$0	$0	$20,000.00	$20,000
The Woods Park- (5- year plan) Perimeter Walking Path, benches, signage, and waste receptacles.	Parks	Programmed	Village	$250,000	$200,000	$100,000	$100,000	$100,000	$750,000
All parks- add trees, nature preserve area, bioswales, butterfly gardens with educational signage	Parks	Future	TBD	$0	$15,000	$15,000	$15,000	$15,000	$60,000
All parks- Recycling bins (next to every existing trash can)	Parks	Future	TBD	$0	$10,000	$10,000	$10,000	$10,000	$40,000
Parks- Bike Repair Stations and bike racks	Parks	Future	TBD	$0	$5,000	$5,000	$5,000	$5,000	$20,000
Parks- additional water fountains and bottle refill stations	Parks	Future	TBD	$0	$2,500	$2,500	$2,500	$2,500	$10,000
Parks Cost Subtotal									**$41,099,157.43**

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Public Services Department									
US-1 downtown street lighting -- Phase study, design, construct	Public Services	Future	DOT- Village	$0	$50,000	$100,000	$100,000	$100,000	$350,000
Roadway Resurfacing Village Wide	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$150,000	$150,000	$100,000	$100,000	$100,000	$600,000
ADA-Compliant Sidewalks	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$200,000	$200,000	$150,000	$100,000	$100,000	$750,000
Traffic Calming Various Locations (prioritized in Traffic Calming Plan)	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$150,000	$150,000	$100,000	$100,000	$100,000	$600,000
Localized Drainage Improvements	Public Services	Programmed	Special Revenue Fund - Capital Projects	$150,000	$150,000	$150,000	$150,000	$150,000	$750,000
Circulator/ Freebee - Route Improvements/post Busway study, realignment	Public Services	Future	MPO TDM-Local match	$50,000	$0	$0	$0	$0	$50,000
Bus Benches, Bus Shelters and Amenities	Public Services	On-going	TBD	$50,000	$50,000	$50,000	$50,000	$0	$200,000
Safe Routes to School Improvements (Implementation of study)	Public Services	Future	MPO-Local match	$0	$100,000	$100,000	$100,000	$0	$300,000
Safe Routes to Parks Improvements (Implementation of study)	Public Services	Future	TBD	$0	$0	$100,000	$100,000	$100,000	$300,000
Bicycle Lane SW 82 AV (from SW 160 St to SW 152 St)	Public Services	Programmed	Special Revenue Fund - Trasnporta-tion	$175,000	$225,000	$0	$0	$0	$400,000
Village Hall Painting	Public Services	Programmed	Special Revenue Fund - Capital Projects	$65,000	$7,500	$7,500	$7,500	$7,500	$95,000
Traffic Studies Main Corridors	Public Services	Programmed	Special Rev-enue Fund Trasnportation	$65,000	$65,000	$35,000	$0	$0	$165,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Freebee Service Expansion	Public Services	Programmed	Special Revenue Fund - CITT - Transit	$305,000	$305,000	$0	$0	$0	$610,000
Tree Planting Main Corridors	Public Services	Programmed	Special Revenue Fund - Capital Projects	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Drainage Sub-Basin 43 (SW 165th Ter, N. of SW 168th St, W. of SW 72th Av, E. of SW 77th Av)	Public Services	On-going	Grants/State Appropria-tions	$750,000	$750,000	$0	$0	$0	$1,500,000
Drainage Sub-Basin 44 (S of SW 164 St, N of SW 166 St, W of SW 72 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$500,000	$0	$0	$0	$0	$500,000
Drainage Sub-Basin 41 (S of SW 173 St, N of SW 174 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$770,000	$500,000	$0	$0	$0	$1,270,000
Drainage Sub-Basin 11 (S of SW 152, N of SW 156 St, W of 89 Ave, E of Dixie Hwy)	Public Services	On-going	Grants/State Appropria-tions	$0	$1,530,000	$0	$0	$0	$1,530,000
Drainage Sub-Basin 12 (S of SW 168 St, N of SW 170 Terr, W of Old Cutler Rd, E of SW 76 Ave)	Public Services	On-going	Grants/State Appropria-tions	$799,000	$0	$0	$0	$0	$799,000
Drainage Sub-Basin 39 (S of SW 170 Terr, N of SW 173 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$0	$0	$1,020,000	$0	$0	$1,020,000
Drainage Sub-Basin 42 (S of SW 168TH St, N of SW 171 St, W of SW 76 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$0	$0	$0	$930,000	$0	$930,000
SW 92ND Avenue Complete Street Project	Public Services	On-going	Special Rev-enue Fund - Transporta-tion Grants	$549,157	$0	$0	$0	$0	$549,157
Public Services Site Improvement Project	Public Services	Programmed	Special Revenue Fund - Capital Projects'	$480,000	$0	$0	$0	$0	$480,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Traffic Circle SW 144th. St & Sw 82nd. Ave	Public Services	Programmed	Special Revenue Fund - Transportation Grants	$0	$100,000	$375,000	$125,000	$0	$600,000
Franjo Road west of US-1 Complete Street add bike lane, lighting (north side)	Public Services	Future	TBD	$0	$0	$100,000	$150,000	$150,000	$400,000
Old Cutler Trail intersection upgrades (add ped and bike crosswalks, village lighting, curbing/ bioswales)	Public Services	Future	DOT SS4A-MDC-Village	$0	$0	$50,000	$50,000	$50,000	$150,000
Downtown Sidewalk Connectivity, Maintenance, Repairs	Public Services	Future	DOT SS4A-MPO-Village	$0	$0	$25,000	$25,000	$25,000	$75,000
Restriping roadway-drive- way intersections, cross- walks, reflectors, signage around schools	Public Services	Future	DOT SS4A-Village	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Restriping roadway-drive- way intersections, cross- walks, reflectors, signage around parks	Public Services	Future	DOT SS4A-Village	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Pedestrian Improvements across canals	Public Services	Future	DOT SS4A-Village, MDC, MPO	$0	$0	$25,000	$25,000	$25,000	$75,000
Stormwater Vac-Con Operations	Public Services	On-going	Special Revenue - Stormwater	$200,000	$225,000	$225,000	$250,000	$250,000	$1,150,000
Public Services Cost Subtotal									**$16,548,157**

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
ID/ Branding (US-1 Lights) Downtown US-1 Overlay Study (Phase I- Dtwn, Phase II North end, Phase III middle)	Capital Projects	Future	TBD	$50,000	$50,000	$50,000	$50,000	$0	$200,000
Maintenance Entry Monuments @ US1 Entry Points Existing entry monuments need maintenance- solar lights, plants, palms.	Capital Projects	Future	TBD	$30,000	$0	$0	$0	$0	$30,000
Entry Monuments @ Franjo, 97 Av, 87nd Av south entrances	Capital Projects	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
Entry Monuments @ 82 Av, Palmetto Rd, Old Cutler north entrances	Capital Projects	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
Maintenance of existing traffic circles (art, fountains, landscape, signage, striping, reflectors, lighting	Capital Projects	Future	TBD	$5,000	$5,000	$5,000	$5,000	$5,000	$25,000
Capital Projects Subtotal									**$355,000**
Total Village Capital Cost									**$58,002,314.4**

VILLAGE OF PALMETTO BAY NOTICE OF HYBRID ZONING HEARING

(IMMEDIATELY FOLLOWING THE LOCAL PLANNING AGENCY MEETING)

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, OCTOBER 20, 2025, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

The following Ordinances on Second Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX "A," THE SCHEDULE OF FEES OF THE CODE OF ORDINANCES, REDUCING BY TWENTY (20%) PERCENT THE AMOUNT OF FEES CHARGED TO SINGLE-FAMILY HOMEOWNERS FOR VARIANCE HEARINGS BEFORE THE VILLAGE COUNCIL OR FOR AN ADMINISTRATIVE VARIANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. (Sponsored by Councilmember Patrick Fiore) (Pending approval of First Reading on September 15, 2025, Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Di-rector, Javier Gonzalez) (Pending approval of First Reading on Septem-ber 15, 2025, Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Di-rector, Javier Gonzalez) (Pending approval of First Reading on Septem-ber 15, 2025, Zoning Hearing)

The following Ordinances on First Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168TH STREET BETWEEN SW 88TH AVENUE AND SW 88TH COURT, KNOWN AS "THE WOODS", FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Councilmember Steve Cody)

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026–2029/2030, PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)

The following Resolutions requiring a public hearing are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Lissette Dittmar
Location: 14540 SW 75th Avenue
Folio No.: 33-5023-039-0380
Application: V-25-004
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT A FRONT POOL SETBACK OF 59 FEET 2 INCHES , WHERE 75 FEET IS REQUIRED, AND THE SETBACK FOR THE POOL INTERIOR SIDE SETBACK OF 15 FEET 11 INCHES WHERE 20 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 14540 SW 75 AVE; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: Westminster Christian Private School, Inc.
Location: 6855 SW 152nd Street
Folio No.: 33-5023-000-0830
Application: SP-24-005
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, TO AMEND A PREVIOUSLY APPROVED MASTER SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, LOCATED AT 6855 SW 152 STREET, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may attend the meeting physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at on www.palmettobay-fl.gov.

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: Form Center • Public Comments Form

From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the e-comment feature under the agenda tab of the Village website. The e-comment feature may be used from any de-vice. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desk-top, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a tele-phone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to par-ticipate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/register/2014309742775104 86

After registering, you will receive a confirmation email containing infor-mation about joining the online seminar.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

www.palmettobay-fl.gov