Florida Department of Children and Families Child Care Services
certifies that

Rebeca Krys

has successfully met all requirements for the

Florida Child Care and Education Program Director Credential

Level I
Renewal

Active Date:
01/20/2015

VPK Exempt

Inactive Date:
01/20/2020

Certificate No:
4707215

FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES
MYFLFAMILIES.COM

Director
Office of Child Care Regulation and Background Screening

CF-FSP 5252, April 06, 65C-22.003 F.S.

February 1,2017

To whom it may concern:

Muss Family Montessori School at Temple Emanu-El hours of operation are:
Monday to Friday from 8:00 a.m. 12:30 p.m. and 8:00a.m. to 3:00 p.m..
A small group of Kids stay for the after school program until 5:00 p.m.
Our Montessori School have children from 2 to 6 years old.
A lot of our young students only stay until 12:30
My name is Rebeca Krys and I'm going to be Operating Muss Family Montessori.
I was a Montessori teacher and administrador since 1982 , worked for Montessori School of Kendal 22 years until the school was sold.
I was interviewed at the Cuban Hebrew Congregation to start a Jewish Montessori School and we successfully open our doors in 2004 and worked there until September 2016.

Best,
Rebeca Krys
Head of School

Child Care Facility
Certificate of License

Name of Facility: Beth Shmuel Montessori School II

Certificate Number: C11MD1665 County: Miami-Dade

Address: 1700 Michigan Avenue

City: Miami Beach Zip: 33139

Owner: Cuban Hebrew Congregation of Miami, Inc.

The Department of Children and Families being satisfied that this child care facility has complied with Chapter 65C-22, Florida Administrative Code, Child Care Facility Standards, adopted by the Department and authorized in sections 402.301-402.319, Florida Statutes, approves an Annual license to operate this child care facility.

This certificate is effective

September 10, 2015 Through **September 9, 2016**

This license may be revoked or suspended for cause.

Maximum Licensed Capacity: 45

Hours of Operation:

Mon	Tue	Wed	Thu	Fri	Sat	Sun
08:30am	08:30am	08:30am	08:30am	08:30am		
05:30pm	05:30pm	05:30pm	05:30pm	05:30pm		

Region Administrator or Designee

CF-FSP 5115

FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES

Annual

GREAT SEAL OF THE STATE OF FLORIDA — IN GOD WE TRUST

State of Florida

Licensing Agency:
Department of Children and Families, Child Care Regulation & Background Screening

401 NW 2nd Avenue N-424
Miami, Florida 33128
(786) 257-5207

Kimley»Horn

Memorandum

To: Ali Soltani Sobh, Ph.D.
City of Miami Beach

From: Adrian K. Dabkowski, P.E., PTOE
Cory D. Dorman, E.I.

Date: March 28, 2017

Subject: Temple Emanu-El Montessori Day Care Center
Circulation Study Methodology

The purpose of this memorandum is to summarize the circulation study methodology as discussed with City of Miami Beach staff for the proposed redevelopment located at 1701 Washington Avenue in Miami Beach, Florida. Currently, the site is occupied by a 2,592 square-foot college/university. Please note that the college/university is no longer active. Based on the current student enrollment, the proposed redevelopment plan includes the addition of a 25-student Montessori day care center utilizing the existing inactive college/university building. Parking for teachers and staff will be provided on-site. Detailed development program information and a conceptual site plan is provided in Attachment A. Please note that based on the trip generation for the proposed redevelopment, City of Miami Beach staff is requiring a circulation study in lieu of a full traffic study. The following sections summarize our proposed methodology.

TRIP GENERATION

Trip generation calculations for the proposed redevelopment were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition. The trip generation for the proposed land use was determined using ITE Land Use Code (LUC) 565 (Day Care Center). Project trips were estimated for the weekday A.M. and P.M. peak hours. Detailed trip generation calculations are included as Attachment B.

The project is expected to generate 23 net new vehicle trips during the A.M. peak hour and 22 net new vehicle trips during the P.M. peak hour.

PEDESTRIAN EVALUATION

Pedestrian features and infrastructure around the site will be evaluated. The evaluation will include examining sidewalks, crosswalks, and pedestrian amenities along James Avenue between 18th Street and 17th Street, the intersections of 17th Street at James Avenue and 18th Street at James Avenue, and the site's boundaries.

ON-SITE VEHICLE QUEUING ANALYSIS

An on-site vehicle queuing analysis will be prepared for the student drop-off/pick-up area to determine if queues will spill back into public right-of-way.

Trip generation estimates based on ITE's *Trip Generation Manual* for the weekday A.M. and P.M. peak hours will be utilized to provide for the highest demand scenario. The vehicle stacking analysis will be

conducted consistent with procedures described in ITE's *Transportation and Land Development*, 1988. A traffic circulation figure will be prepared to illustrate the drop-off/pick-up routes to and from the vehicle drop-off/pick-up area.

SIGHT DISTANCE ANALYSIS

A sight distance analysis will be conducted at the project driveways based on the City of Miami Beach's *Public Works Manual Part III*, Section 15B, RS 16. The sight distance analysis will evaluate the 15-foot by 15-foot driveway sight triangle and if deficiencies are identified, strategies and improvements may be developed to provide a sight triangle at the project driveways.

TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

Transportation Demand Management (TDM) strategies will be developed to reduce the impact of project traffic on the surrounding roadway network and promote trip reduction. Typical measures promote bicycling and walking, encourage car/vanpooling and offer alternatives to the typical workday hours.

DOCUMENTATION

The results of the circulation study will be summarized in a technical letter. The technical letter will include supporting documents including trip generation calculations, sight-distance analyses, and text and graphics necessary to summarize the assumptions and analysis.

A CD and electronic copy of the technical letter will be provided as part of the submittal package. The submittal package will also include the latest site plan to scale.

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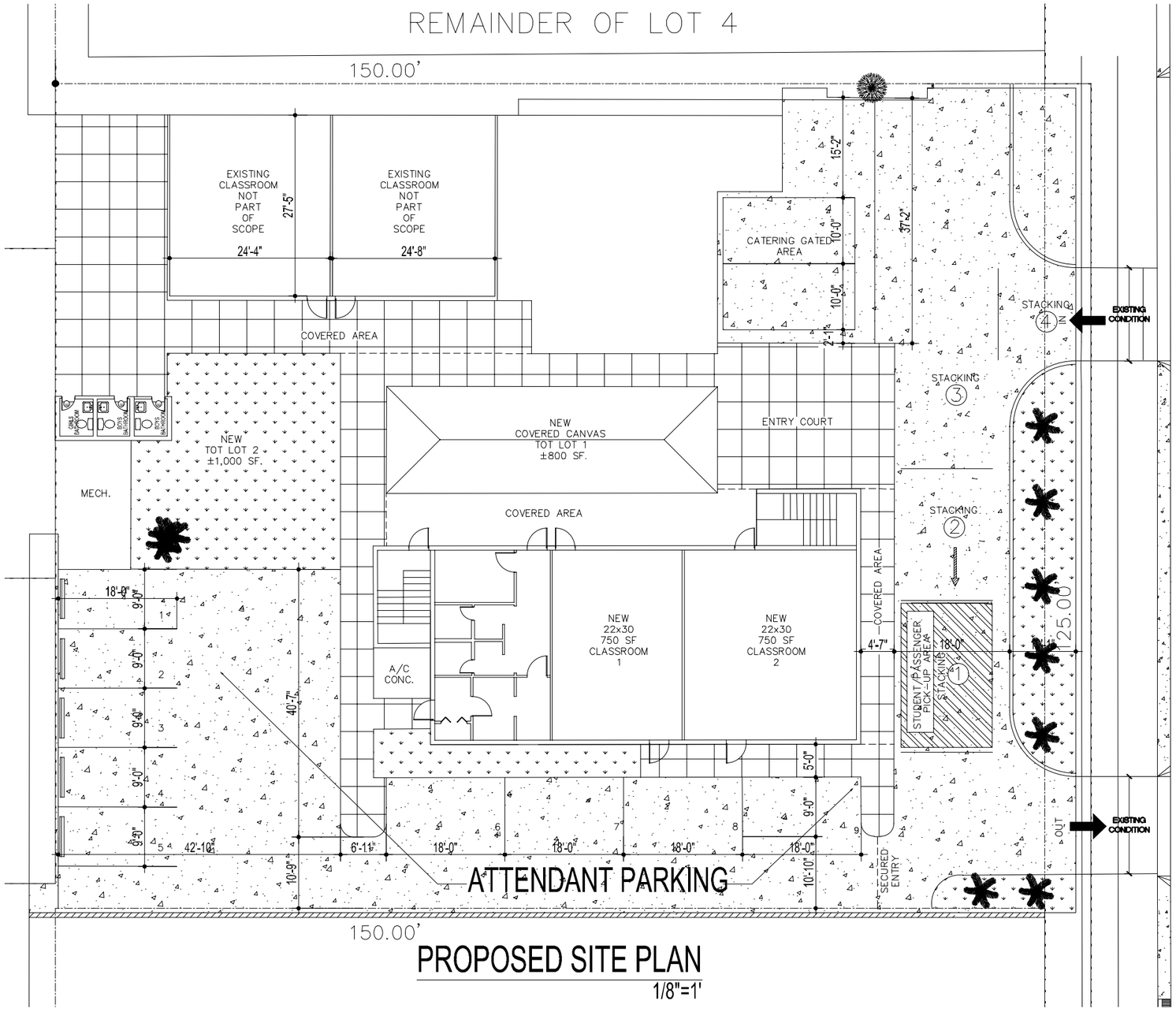
Attachment A



PROPOSED SITE PLAN

1/8"=1'

STREET STACKING (SEE TRAFFIC REPORT)

JAMES AVENUE

LOCATION PLAN

N.T.S.

ZONING LEGEND & SITE PLAN DATA

ZONING OF PROPERTY:	RM-2
TOTAL NET LAND:	33,541 +/- SQ.FT. 0.77 ACRES
GROSS BUILDING LOT COVERAGE:	
BUILDING AREA	26,933 SQ.FT.

TOTAL PARKING REQUIREMENTS -

	REQUIRED	PROVIDED
1 PARKING SPACE/CLASSROOM	4	9
FACILITY VEHICLES PARKING	-0-	-0-
HANDICAPPED PARKING	1	1

PROPOSED MAX. NUMBER OF STUDENTS

PROPOSED MAXIMUM NEW PRE-SCHOOL AGE CHLDREN	25
TEACHERS AND ADMINISTRATORS, SUPPORT STAFF	2
# CLASSROOMS	2
TOTAL CLASSROOM SPACE	1299 SQ. FT.
TOTAL NON-CLASSROOM SPACE	519 SQ. FT.
TOTAL RECREATIONAL/PLAY AREA	3,090 SQ. FT.
GRADES SERVED	DAYCARE
HOURS OF OPERATION	7:00AM - 7:00 PM
FACILITY VEHICLE TYPE	NONE

	REQUIRED	ACTUAL
BUILDING HEIGHT	30 FT.(MAX.)	16.0 FT.
MIN. FRONT SETBACK	20 FT.	49.2 FT.
MIN. SIDE SETBACK	15 FT.	15 FT.
MIN. REAR SETBACK	0 FT.	38.7 FT.
MIN. LANDSCAPED AREA (18% of area as per 18A)	6,037 SQ.FT.	7,527 SQ.FT.

REVISIONS	BY

RGE CONSULTING ENGINEERS, INC.
11401 South West 40 Street
Suite 245
Miami, Florida 33165
Phone: (305) 386-3858
Fax: (305) 553-0950
E-mail address: luis@rgeces.com
Luis Rosas-Guyon
P.E. #13725

Muss Montessori School

1701 Washington Avenue
Miami Beach, Florida
(305) 386-3858

DRAWN	LRG
CHECKED	LRG
DATE	12/07/16
SCALE	As Shown
JOB No.	16-015
SHEET	A-1

OF 3 SHEETS

Attachment B

PEAK HOUR TRIP GENERATION COMPARISON

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE		EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	Day Care Center	9	565	25	stu	53%	47%	12	11	23	0.0%	0	12	11	23	0.0%	0	12	11	23
	2																				
	3																				
	4																				
	5																				
	6																				
	7																				
	8																				
	9																				
	10																				
	11																				
	12																				
	13																				
	14																				
	15																				
		ITE Land Use Code		Rate or Equation				Total:	12	11	23	0.0%	0	12	11	23	0.0%	0	12	11	23
		565		Y=0.73*(X)+4.67																	

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE		EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Day Care Center	9	565	25	stu	47%	53%	10	12	22	0.0%	0	10	12	22	0.0%	0	10	12	22
	2																				
	3																				
	4																				
	5																				
	6																				
	7																				
	8																				
	9																				
	10																				
	11																				
	12																				
	13																				
	14																				
	15																				
		ITE Land Use Code		Rate or Equation				Total:	10	12	22	0.0%	0	10	12	22	0.0%	0	10	12	22
		565		LN(Y) = 0.88*LN(X)+0.27																	