

**STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
COUNTY HEALTH DEPARTMENT  
PUBLIC SCHOOL  
INSPECTION REPORT**



1 of 4

**Facility Information**

**RESULT: Satisfactory**

Permit Number: 13-51-08357  
Name of Facility: Key Biscayne Elem.  
Address: 150 W McIntyre Street  
City, Zip: Key Biscayne 33149

**Correct By: Next Inspection  
Re-Inspection Date: None**

Type: Public Schools  
Owner: M-DCSB Food and Nutrition  
Person In Charge: Luis Bonachea Phone: 305-361-5418  
PIC Email: lbonachea@dadeschools.net

**Inspection Information**

Purpose: Routine  
Inspection Date: 12/12/2022

Begin Time: 02:00 PM  
End Time: 03:10 PM

**Additional Information**

FEMALES ..... 317  
MALES ..... 328

CENSUS ..... 645

*This form serves as a "Notice of Non-Compliance" pursuant to section 120.695, Florida Statutes. Items marked below violate one or more of the requirements of Rule 6A-2.0010, of the Florida Administrative Code, Chapter 5, section 5 of the State Requirements for Educational Facilities 2014 (SREF); and sections 453 and 468 of the Florida Building Code 6th Edition (2017). Violations must be corrected within the time period indicated above. Continued operation of this facility without making these corrections is a violation. Failure to correct violations in the time frame specified may result in enforcement action being initiated by the Department of Health.*

**Violation Markings**

<b>SCHOOL SANITATION</b>		
<b>IN</b> 1. School Site	<b>IN</b> 11. Group Toilet Rooms	<b>IN</b> 21. Pest Control
<b>OUT</b> 2. Playground, Equip & Athletic Fields*	<b>IN</b> 12. Toilet Facilities	<b>SAFETY</b>
<b>IN</b> 3. Athletic & Playground Equipment	<b>OUT</b> 13. Handwashing Facilities	<b>IN</b> 22. First Aid Kit
<b>BUILDING CONST/MAINT.</b>	<b>IN</b> 14. Soap Dispensers	<b>DIAPER CHANGING STATION</b>
<b>IN</b> 4. Construction	<b>NA</b> 15. Shower Facilities	<b>IN</b> 23. Sanitizers
<b>OUT</b> 5. Maintenance & Repair	<b>NA</b> 16. Showers Water Temperatures	<b>NA</b> 24. Changing Station & Mats
<b>IN</b> 6. Lighting Standards	<b>WATER SUPPLY</b>	<b>OUT</b> 25. Hand Sink
<b>IN</b> 7. Heating, Ventilation, A/C Standards	<b>IN</b> 17. Approved Source	<b>IN</b> 26. Garbage Can
<b>IN</b> 8. Natural Ventilation	<b>IN</b> 18. Drinking Fountains	<b>ANIMAL HEALTH &amp; SAFETY</b>
<b>OUT</b> 9. Mechanical Ventilation	<b>LIQUID WASTE &amp; WASTE WATER</b>	<b>NA</b> 27. Animal Maintenance/Aggressive
<b>SANITARY FACILITIES</b>	<b>IN</b> 19. Sewage Disposal	<b>DORM/RESIDENTIAL FACILITIES</b>
<b>IN</b> 10. Provided/Accessible/Separation	<b>IN</b> 20. Solid Waste	<b>IN</b> 28. Maintenance/Complaint
	<b>PEST CONTROL</b>	<b>IN</b> 29. Other

Marking Key: **IN** = the act or item was observed to meet standards; **OUT** = the act or item was observed not to meet standards; **NO** = the act or item was not observed to be occurring at the time of inspection; **NA** = the act or item is not performed by the facility or not part of the operation

Violation Key: \* = 2. Playground, Equipment & Athletic Fields

**Inspector Signature:**

**Client Signature:**

**STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
COUNTY HEALTH DEPARTMENT  
PUBLIC SCHOOL  
INSPECTION REPORT**



3 of 4

**Violations Comments**

**Violation #2. Playground, Equipment & Athletic Fields**

Observed torn rubber pad on playground. Replace rubber pad.

CODE REFERENCE: 2. Playgrounds, Equipment and Athletic Fields. 5(2)(k) SREF. Playgrounds, equipment, and athletic fields where provided, shall be maintained in a safe and acceptable condition for the intended function. 5(2)(k)1 SREF. Play areas and athletic fields where fencing is provided shall comply with SREF, Section 5(2)(d). 5(2)(k)2 SREF. Pre-K, kindergarten, or day-care play areas, where provided, shall have direct access to and from their related classrooms or to a corridor providing immediate and safe access to the play area. 5(2)(k)3 SREF. Play areas and athletic fields, where provided, shall have either direct access from the facility without crossing roads, traffic lanes, drives, or parking lots, or have appropriate safety devices provided where access crosses parking areas or drives. 5(2)(a)8 SREF. The playground shall be graded and drained to prevent an unintentional accumulation of standing surface water and debris. 468.2.2 FBC. Playground and equipment shall be safe, structurally sound, vermin proof, and shall not have jagged or sharp projections. Playground equipment shall be anchored to prevent toppling or dislodgement. Cushioning materials such as mats, wood chips, or sand shall be used under climbing equipment, slides, and swings.

**Violation #5. Maintenance & Repair**

Observed electric outlet hanging out on the wall in Classroom 137, Building 4. Repair electric outlet.

Observed missing ceiling tile in Classroom 203, Building 4. Provide ceiling tile.

Observed water damage in ceiling tiles of Classrooms 101 (Building 1) and 209 (Building 4). Replace ceiling toles.

Observed ceiling lighting fixtures with lighting tubes burn out in Classroom 105 (Building 1) and Classrooms 122, 137, 203, 206, 208 and 209 (Building 4). Replace lighting tubes.

CODE REFERENCE: 5. Maintenance and Repair. 5(1)(e)8.h SREF. Light fixtures and window surfaces, both inside and outside, shall be kept clean, serviceable, and in good repair at all times. 5(1)(e)8.i. Custodial areas shall be kept clean, safe, and orderly at all times. Custodial equipment shall be in good repair at all times. 5(1)(e)8.j SREF. Building components & finishes shall be kept clean & in good repair.

**Violation #9. Mechanical Ventilation**

Observed missing exhaust systems in toilet rooms 107, 202, 203, 206, 208, 209, Building 4.

CODE REFERENCE: 9. Mechanical Ventilation. 5(16)(a)2 SREF. Mechanical ventilation systems shall be maintained in an operable condition at all times. 5(16)(a)4 SREF. Exhaust systems from toilet rooms, custodial closets, shower and locker rooms, athletic equipment rooms, etc., shall be maintained in an operable condition at all times. 5(13)(g)1.d SREF. Toilet rooms shall have exhaust fans vented to the exterior. 5(16)(a)10 SREF. Stationary local sources producing air-borne particulates, heat, odors, fumes, spray, vapors, smoke or gases in such quantities as to be irritating or injurious to human health shall have an exhaust system to collect and remove the contaminants. Such exhaust shall discharge directly to the exterior of the building. 468.3.6.2 FBC and 468.3.6.3 FBC. Kiln rooms and areas shall be provided with adequate exhaust to dispel emitted heat to the exterior, and they shall not be connected to any other exhaust system. 5(16)(a)5 SREF. Science laboratory fume hoods and laboratory emergency fans shall be maintained in an operable condition. 468.3.6.4 FBC. HVAC systems in chemistry labs and science classrooms shall be designed and installed to ensure that chemicals originating from the space are not recirculated. 468.3.6.5 SREF. Rooms used for the storage, handling, and disposal of chemicals used in school, college, and university laboratories shall be vented to the exterior. The ventilation system shall not be connected to the air conditioning return air system.

**Violation #13. Handwashing Facilities**

Observed handwashing sink not providing water in bathroom by Cafeteria entrance. Repair handwashing sink to provide water.

CODE REFERENCE: 13. Handwashing Facilities. 5(13)(h)1 SREF. Hot and cold water shall be provided in toilet rooms at the lavatory. Hot water temperature shall not exceed 110°F. 468.3.5.7.1 FBC. Handwashing facilities shall be located within or adjoining each toilet room.

**Violation #25. Hand Sink**

Observed no paper towels provided at handwashing sinks of Classrooms 106, 107, 108, 109, 110 and 114. Provide paper towels.

CODE REFERENCE: 25. Handsink. 5(13)(f)2 SREF. Where hot water is provided at a child's hand-washing sink, shall not exceed a temperature maximum of 110° Fahrenheit. Towel dispenser and soap dispenser shall be provided at each sink. 468.3.4 FBC. Access to the sink shall be without opening doors or touching handles. A hand wash sink shall be provided within the changing station area.

**Inspector Signature:**

**Client Signature:**

STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
COUNTY HEALTH DEPARTMENT  
PUBLIC SCHOOL  
INSPECTION REPORT



4 of 4

Inspection Conducted By: Vicente Prietodiaz (31113)  
Inspector Contact Number: Work: (305) 623-3500 ex.  
Print Client Name: Luis Bonachea  
Date: 12/12/2022

Inspector Signature:

A handwritten signature in black ink, appearing to be "VPrietodiaz".

Client Signature:

A handwritten signature in black ink, appearing to be "Luis Bonachea".

STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
COUNTY HEALTH DEPARTMENT  
PUBLIC SCHOOL  
INSPECTION REPORT



1 of 2

**Facility Information**

**RESULT: Satisfactory**

Permit Number: 13-51-13418  
Name of Facility: Key Biscayne MLC  
Address: 150 W McIntyre Street  
City, Zip: Key Biscayne 33149

**Correct By: Next Inspection**  
**Re-Inspection Date: None**

Type: Public Schools  
Owner: M-DCSB Food and Nutrition  
Person In Charge: Julissa Pina Phone: 305-361-5418  
PIC Email: julissapina@dadeschools.net

**Inspection Information**

Purpose: Routine  
Inspection Date: 12/12/2022

Begin Time: 12:40 PM  
End Time: 01:50 PM

**Additional Information**

FEMALES ..... 131  
MALES ..... 149

CENSUS ..... 280

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**Violation Markings**

SCHOOL SANITATION	IN 11. Group Toilet Rooms	IN 21. Pest Control
IN 1. School Site	IN 12. Toilet Facilities	SAFETY
IN 2. Playground, Equip & Athletic Fields*	OUT 13. Handwashing Facilities	IN 22. First Aid Kit
IN 3. Athletic & Playground Equipment	IN 14. Soap Dispensers	DIAPER CHANGING STATION
BUILDING CONST/MAINT.	NA 15. Shower Facilities	IN 23. Sanitizers
IN 4. Construction	NA 16. Showers Water Temperatures	NA 24. Changing Station & Mats
OUT 5. Maintenance & Repair	WATER SUPPLY	IN 25. Hand Sink
IN 6. Lighting Standards	IN 17. Approved Source	IN 26. Garbage Can
IN 7. Heating, Ventilation, A/C Standards	IN 18. Drinking Fountains	ANIMAL HEALTH & SAFETY
IN 8. Natural Ventilation	LIQUID WASTE & WASTE WATER	IN 27. Animal Maintenance/Aggressive
OUT 9. Mechanical Ventilation	IN 19. Sewage Disposal	DORM/RESIDENTIAL FACILITIES
SANITARY FACILITIES	IN 20. Solid Waste	IN 28. Maintenance/Complaint
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Marking Key: IN = the act or item was observed to meet standards; OUT = the act or item was observed not to meet standards; NO = the act or item was not observed to be occurring at the time of inspection; NA = the act or item is not performed by the facility or not part of the operation

Violation Key: \* = 2. Playground, Equipment & Athletic Fields

Inspector Signature:

Client Signature:

Form Number: DH 4030 12/16A

13-51-13418 Key Biscayne MLC

STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
COUNTY HEALTH DEPARTMENT  
PUBLIC SCHOOL  
INSPECTION REPORT



2 of 2

### General Comments

Satisfactory.

Email Address(es): tequigley@dadeschools.net;  
lbonachea@dadeschools.net

### Violations Comments

Violation #5. Maintenance & Repair  
Observed ceiling lighting fixture with missing cover in classroom 408. Provide cover for ceiling lamp fixture.

Observed water damages in ceiling tiles in classroom 530. Replace tiles.

CODE REFERENCE: 5. Maintenance and Repair. 5(1)(e)8.h SREF. Light fixtures and window surfaces, both inside and outside, shall be kept clean, serviceable, and in good repair at all times. 5(1)(e)8.i. Custodial areas shall be kept clean, safe, and orderly at all times. Custodial equipment shall be in good repair at all times. 5(1)(e)8.j SREF. Building components & finishes shall be kept clean & in good repair.

Violation #9. Mechanical Ventilation  
Observed no exhaust system in toilet rooms 502, 513, 507, 519, 525, 526, 527, 530, 531, 3303 and 3305. Provide exhaust system in toilet rooms.

CODE REFERENCE: 9. Mechanical Ventilation. 5(16)(a)2 SREF. Mechanical ventilation systems shall be maintained in an operable condition at all times. 5(16)(a)4 SREF. Exhaust systems from toilet rooms, custodial closets, shower and locker rooms, athletic equipment rooms, etc., shall be maintained in an operable condition at all times. 5(13)(g)1.d SREF. Toilet rooms shall have exhaust fans vented to the exterior. 5(16)(a)10 SREF. Stationary local sources producing air-borne particulates, heat, odors, fumes, spray, vapors, smoke or gases in such quantities as to be irritating or injurious to human health shall have an exhaust system to collect and remove the contaminants. Such exhaust shall discharge directly to the exterior of the building. 468.3.6.2 FBC and 468.3.6.3 FBC. Kiln rooms and areas shall be provided with adequate exhaust to dispel emitted heat to the exterior, and they shall not be connected to any other exhaust system. 5(16)(a)5 SREF. Science laboratory fume hoods and laboratory emergency fans shall be maintained in an operable condition. 468.3.6.4 FBC. HVAC systems in chemistry labs and science classrooms shall be designed and installed to ensure that chemicals originating from the space are not recirculated. 468.3.6.5 SREF. Rooms used for the storage, handling, and disposal of chemicals used in school, college, and university laboratories shall be vented to the exterior. The ventilation system shall not be connected to the air conditioning return air system.

Violation #13. Handwashing Facilities  
Observed no water at handwashing sink in bathroom 003 (Cafeteria entrance). Repair handwashing sink to provide water.

CODE REFERENCE: 13. Handwashing Facilities. 5(13)(h)1 SREF. Hot and cold water shall be provided in toilet rooms at the lavatory. Hot water temperature shall not exceed 110°F. 468.3.5.7.1 FBC. Handwashing facilities shall be located within or adjoining each toilet room.

Inspection Conducted By: Vicente Prietodiaz (31113)  
Inspector Contact Number: Work: (305) 623-3500 ex.  
Print Client Name: Luis Bonachea  
Date: 12/12/2022

Inspector Signature:

Client Signature: