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RESOLUTION NO. 2014-67

RESOLUTION NO. 2014-58 (AMENDED 09/22/2014)  
ZONING APPLICATION VPB-14-001

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; APPROVING WITH CONDITIONS THE SITE PLAN MODIFICATION REQUEST OF PALMER TRINITY PRIVATE SCHOOL, INC., LOCATED AT 7900 SW 176<sup>TH</sup> STREET AND 8001 SW 184<sup>TH</sup> STREET; AS PROVIDED FOR UNDER 30-110, AND PURSUANT TO SECTION 30-30.5 OF THE VILLAGE OF PALMETTO BAY CODE; PROVIDING FOR RELEASE OF PREVIOUS COVENANT IN LIEU OF UNITY OF TITLE AS REQUIRED BY RESOLUTION 2010-48 (AMENDED 07/19/2011 AND 08/29/2012); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 22, 1961, the Metropolitan Dade County Zoning Appeals Board approved, with conditions, Resolution No. 2-ZAB-85-61, which granted special exception to establish a school use and facilities incidental thereto, including but not limited to classrooms, dormitories, library, cafeteria, chapel, gymnasium, athletic field, and swimming pool; and

WHEREAS, subsequent thereto, the Metropolitan Dade County Zoning Appeals Board approved, with conditions, Resolutions Nos. 4-ZAB-159-79 (April 12, 1979), 4-ZAB-177-85, 4-ZAB-179-88, and C-ZAB-132-99, which further modified the original site plan and special exception request; and

WHEREAS, in 2006, the Applicant made an application for: (1) a rezoning of 8001 SW 184<sup>th</sup> Street from AG and E-2 to E-M; (2) a special exception to expand the existing private school located at 7900 SW 176<sup>th</sup> Street with 600 students, onto the adjacent property known as 8001 SW 184<sup>th</sup> Street with 32.2 acres, and 1400 students; and, (3) a site plan modification of the approved 1999 plan for 7900 SW 176<sup>th</sup> Street to include the elements under request (2); and

WHEREAS, that request superseded the Village's Land Development Code and, as such, the application was reviewed pursuant to sections 33-151, et seq, and 33-311, of the Miami-Dade County Code, as adopted by the Village relating to such requests; and

WHEREAS, on May 4, 2010, the Mayor and Village Council of the Village of Palmetto Bay approved the rezoning request and adopted Resolution Number 2010-48 conditionally approving the applicant's request, however with a maximum student enrollment of 900; and

WHEREAS, the Mayor and Village Council subsequently amended Resolution No. 2010-48 on July 19, 2011 (Resolution No. 2011-53) and again on August 29, 2012 (Resolution No. 2012-64) approving the Applicant's request for a maximum student enrollment of 1,150; and

WHEREAS, in partial fulfillment of the above approvals, Palmer Trinity Private School, Inc., recorded a covenant in lieu of unity of title; and

1  
2       **WHEREAS**, since that time, the Village has adopted its own Land Development Code,  
3 which contains Sections 30-30.5 and 30-110, which provides development standards and procedures  
4 for site plan review and educational facilities; and  
5

6       **WHEREAS**, on March 12, 2014, the Applicant requested and applied for a modified site  
7 plan as previously approved by Resolution 2010-48 as modified by Resolution 2011-53 (July 19,  
8 2011) and Resolution No. 2012-64 (August 29, 2102) hereinafter referred to as Resolution No. 2010-  
9 48(Amended 07/19/2011 and 08/29/2012); and  
10

11       **WHEREAS**, the Applicant has an active valid site plan, and this new application for  
12 modification thereto is subject to Village Code and any amendments thereto that preceded their  
13 application; and  
14

15       **WHEREAS**, on June 11, 2014, pursuant to 30-110 the applicant held a public workshop  
16 that was duly noticed, and upon which no request for an additional meeting was requested; and  
17

18       **WHEREAS**, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial  
19 hearing on the application at Village Hall on July 21, 2014; and  
20

21       **WHEREAS**, the Mayor and Village Council find, based upon substantial competent  
22 evidence in the record, that the application pursuant to section 30-110, and 30-30.5, of the Village of  
23 Palmetto Bay's Land Development Code relating to the above requests, and as amended by Council  
24 Action, is consistent with the Village's Comprehensive Plan and the applicable land development  
25 regulations; and,  
26

27       **WHEREAS**, the Mayor and Village Council authorize the release of the current covenant in  
28 lieu of unity of title associated with the previous site plan approvals.  
29

30       **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE**  
31 **COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:**  
32

33       **Section 1.**     A hearing on the present application was held on July 21, 2014, in  
34 accordance with the Village's "Quasi-judicial hearing procedures" Ordinance, found at 2-105, of the  
35 Village's Code of Ordinances. Pursuant to the hearing, the Mayor and Village Council make the  
36 following findings of fact, and conclusions of law.  
37

38       **Section 2.**     **Findings of fact.**

39       1.     The subject property is located at 7900 SW 176<sup>th</sup> Street and 8001 SW 184<sup>th</sup> Street,  
40 Palmetto Bay, Florida.  
41

42       2.     The above whereas clauses incorporated herein are true.  
43

44       3.     The requested site plan modification is consistent with the Village's Comprehensive  
45 Plan, as further specified in the Analysis Section of the Village's Staff report.

1  
2 4. The rules that govern the conditions upon which a charter school is permitted to be  
3 configured and operated are principally at Section 30-110. After hearing the Applicant and  
4 applicant's experts, the Village Council found the request consistent with those standards.  
5

6 5. The traffic study submitted by the applicant is the same study already approved by  
7 Resolution No. 2010-48 as modified by Resolutions Nos. 2011-53 and 2012-64. The applicant did  
8 not change the student enrollment request nor alter the traffic circulation of those originally  
9 approvals, thus no additional traffic study or modification thereto is required.  
10

11 6. The Village Council accepts the findings of staff as so presented in the written  
12 analysis and as presented at the hearing as it relates to compliance with the Village's Code, the  
13 findings of the noise study peer review, and the findings of the Village's Public Works Department,  
14 and the email from the Traffic Engineering Division of Miami-Dade County.  
15

16 7. The Village adopts and incorporates by reference the Planning & Zoning  
17 Department staff report, which expert report is considered competent substantial evidence.  
18

19 8. The Village Council did not have any substantive disclosures regarding ex-parte  
20 communications and the applicant did not raise any objections as to the form or content of any  
21 disclosures by the Council.  
22

23 9. The Applicant has agreed to all proposed modifications and conditions in the  
24 Section entitled, "Order."  
25

26 **Section 3. Conclusions of law.**  
27

28 1. The Application is in compliance with the adopted 2009 Village of Palmetto Bay  
29 Comprehensive Plan and Future Land Use Map.  
30

31 2. The standard of review for an educational facility is found at 30-110 of the Village of  
32 Palmetto Bay's Land Development Code. The Applicant's request to modify a previously approved  
33 site plan for the property is in compliance with the applicable standards, as conditioned below.  
34

35 3. The standard of review for a site plan modification is found at section 30-30.5, of the  
36 Village of Palmetto Bay's Land Development Code. The Applicant's request for site plan  
37 modification is in compliance with the applicable standards, as conditioned below.  
38

39 **Section 4. Order.**  
40

41 The Village Council, pursuant to Section 30-30.5, and 30-110, of the Land Development  
42 Code, approves the plans entitled "Palmer Trinity Private School, Inc.", as prepared by M.C. Harry  
43 Associates, dated stamped June 19, 2014, with the following conditions:  
44

1           1.     ~~All conditions contained herein shall replace and supersede those provided by Any~~  
2 ~~decision rendered on this request shall maintain in effect all provisions, terms and conditions of~~  
3 Resolution No. 2010-48 (Amended 07/19/2011 and 08/29/2012) ~~as attached herein, except and~~  
4 ~~only in so far as those provisions are not directly and clearly in conflict with and inconsistent with~~  
5 ~~the decision regarding this request.~~  
6

7           2.     No portion of this approval and its conditions herein shall be interpreted to  
8 contravene any Village of Palmetto Bay or Miami-Dade code provision not so specifically addressed  
9 herewith.  
10

11           3.     The Applicant shall execute a unity of title document to be recorded in the public  
12 records of Miami-Dade County, which unity of title shall covenant (or provide a covenant in lieu of  
13 unity of title) the property holder(s) to join the parcels together [7900 SW 176<sup>th</sup> Street and 8001 SW  
14 184<sup>th</sup> Street] as one parcel, in a form approved by the Village Attorney, consistent with the  
15 requirements of the Village's Land Development Code<sup>1</sup>. The unity of title shall specifically reference  
16 this resolution and associated approved plans for the purpose of capturing all required information  
17 required of those plans as may be amended from time to time. The covenant shall be in final form  
18 for recording within 45 days of final approval. No permits shall be issued until the covenant/unity  
19 of title is recorded.  
20

21           4.     Traffic: The recommendations of the traffic analysis dated April 22, 2010, by the  
22 Miami-Dade County Transportation Engineering Division email dated June 5, 2014, and the Public  
23 Works Department memorandum date June 25, 2014(as attached at Villages Traffic Analysis), shall  
24 be met including but not limited to:  
25

26           4.1     The Applicant shall be responsible for compliance with the Land Development  
27 Regulations relating to traffic concurrency requirements.  
28

29           4.2     The Applicant shall hire one (1) police officer, or equivalent, during regular session,  
30 (per entrance) to control traffic during peak morning and afternoon school hours for each entrance  
31 to the school (SW 176<sup>th</sup> Street and SW 184<sup>th</sup> Street). The school shall also utilize a police officer for  
32 special events.  
33

34           4.3     The Applicant shall install traffic calming devices along the internal circulation  
35 driveways and roadways in compliance with the Site Plan and Traffic Study prepared by David  
36 Plummer & Associates, Applicant's traffic expert.  
37

38           4.4     The Applicant shall control the entry points to the school by directing student,  
39 teacher, and staff vehicles to enter and exit the school from SW 184<sup>th</sup> Street driveway. The entrance  
40 to SW 176<sup>th</sup> Street shall solely serve as the drop-off and pick-up location for students. This process  
41 will be implemented through a decal program. The different color decals will be distributed and  
42 assigned to a specific driveway. The security gatehouse at each driveway will monitor for proper use

---

<sup>1</sup> Although a unity of title, or covenant in lieu of, shall be required, in order to facilitate understanding the conditions contained in this application, the addresses of 7900 SW 176<sup>th</sup> Street and 8001 SW 184<sup>th</sup> Street shall be utilized in this order.

1 of the decal. Violators shall be contacted by the school master and security to ensure proper  
2 enforcement.

3  
4 4.5 The Applicant shall fund a series of peak hour intersection turning movement  
5 counts, and 72 hour link counts to be taken by the Village along SW 176<sup>th</sup> Street and at the school  
6 driveway entrance on that street. These are to occur on a random basis once each semester of  
7 school operations in perpetuity at the discretion of the Village.

8  
9 4.6 If either the 1370 trip daily volume or 960 combined trip volume peak thresholds are  
10 violated, the Applicant will be notified in writing and be required to enact measures to bring the  
11 traffic volumes into compliance. To do so, the Village will require the school to propose at least  
12 three (3) mitigative measures that would be enacted should the situation arise. Some of the  
13 mitigation measures that could be considered are color coded decal system (see condition 4.4);  
14 limiting access to/from SW 176<sup>th</sup> Street to the east only; license plate numbers entrance assignment;  
15 lottery assignment; controls/prohibitions/signing; and, closing internal roads so driveway entered  
16 must be exited. If the corrective action is not implemented within three (3) weeks of the school  
17 being noticed of the violation, the Village will require the entrance be closed until corrective action is  
18 implemented by the school. The Village will then verify that the actions to correct the violation are  
19 working through additional Village traffic counts paid for by the School.

20  
21 4.7 The Applicant shall keep the entrance to SW 176<sup>th</sup> Street closed to vehicular traffic  
22 on weekends, holidays and all days when school is not in regular session.

23  
24 4.8 The SW 176<sup>th</sup> Street entrance shall not be used for the delivery of goods or services  
25 to the school or by commercial vehicles. All buses and vans used to transport students to and from  
26 the property shall use SW 184<sup>th</sup> Street as ingress and egress.

27  
28 4.9 The SW 176<sup>th</sup> Street entrance shall be closed at 7:00 p.m. everyday.

29  
30 4.10 The Applicant shall develop an alternative transit mode feasibility program within  
31 three (3) years after receiving the zoning approval. The program should provide incentives for the  
32 student to use alternative mode of transportation such as carpool, public transportation or private  
33 mass transit to get to and from school.

34  
35 4.11 The Applicant shall be responsible for implementing the following mitigation  
36 initiatives, as delineated in the David Plummer & Associates Report (Applicant's traffic expert),  
37 dated April 22, 2010:

38  
39 4.11.1 Old Cutler Road/ SW 184<sup>th</sup> Street – Add a southbound right turn lane; signal  
40 phasing adjustments.

41  
42 4.11.2 SW 184<sup>th</sup> Street at the project driveway – Construct an eastbound left turn lane.

43  
44 4.11.3 SW 184<sup>th</sup> Street at the project driveway – Construct a westbound right turn lane.  
45

1 4.11.4 Provide one off-duty police officer at each driveway during morning drop-off and  
2 afternoon pick-up periods to monitor/control traffic.

3  
4 4.12 Applicant shall be responsible for all expenses relating to traffic control, police  
5 involvement, and police participation in traffic movements (the traffic plan). The traffic plan  
6 relating to the daily school use and/or for any special events at the school for the roadways shall be  
7 subject to approval of Village Police Department and Village Police Officers are to be hired by and  
8 paid for by Applicant to manage traffic at entrance(s) to school and off-site locations affected by  
9 traffic conditions.

10  
11 4.13 Applicant shall install a "No Left Turn" sign at the exit to SW 176<sup>th</sup> Street and shall  
12 preclude left-hand turns onto SW 176<sup>th</sup> Street, westbound, from the Applicant's SW 176<sup>th</sup> entrance.  
13 This condition shall be required, at a minimum, during peak hours.

14  
15 4.14 If vehicle stacking/queuing spills-over onto SW 176<sup>th</sup> Street, the applicant shall be  
16 required to provide additional on-site stacking to accommodate the spill-over. This would require a  
17 modification of the circulation plan, which shall be reviewed by the appropriate Village Departments  
18 for Compliance. The Applicant shall not be required to obtain Council approval to make the  
19 necessary stacking related, circulation modifications to the interior of the property.

20  
21 4.15 Applicant shall comply with the "Safe Routes to School" requirements of 1006.23,  
22 Florida Statutes.

23  
24 4.16 Applicant shall install public sidewalks within the Right-of-Way fronting Applicant's  
25 properties – 7900 SW 176<sup>th</sup> Street and 8001 SW 184<sup>th</sup> Street, after receiving approval from the  
26 appropriate governmental agencies (County and Village).

27  
28 4.17 The Village shall bi-annually (every six (6) months) test to ensure that there is a  
29 limitation of neighborhood cut-through traffic. The Village shall analyze the traffic data and  
30 determine corrective measures to limit such cut-through traffic. Based upon the testing, the Village  
31 shall implement such corrective measures needed to enforce the Village's goal (for example,  
32 installing no turn signs at certain hours, etc.). This is an obligation of the Village.

33  
34 4.18 As part of Phase I, the Applicant shall complete the turning lanes at the new SW  
35 184<sup>th</sup> Street entrance.

36  
37 5. Photo metric plans shall be provided and comply with all light requirements at the  
38 time of permitting.

39  
40 6. ~~The Applicant shall provide sound measures of the existing central chiller plant so~~  
41 ~~that it may be used as a reference in estimating potential noise levels of similar plant at a new~~  
42 ~~location.~~

43  
44 76. Phasing of student enrollment shall comply with the timetable provided in the  
45 Applicants Letter of Intent, and as attached hereto as Exhibit "A".

1       87. Applicant shall create a Community Relations Committee (CRC) that will be charged  
2 with the responsibility of facilitating future discussions with neighbors. The Committee shall be a  
3 voluntary group, with representatives from the neighborhood. The meetings of the CRC shall be  
4 conducted on an as-needed basis and are intended to be a mechanism for communication,  
5 discussion and resolution of issues.

6       98. The existing portable classroom trailers shall be removed within 45 days of issuance  
7 of a certificate of occupancy for the first new replacement classroom building to be completed on  
8 the property. The applicant shall furnish appropriate documentation to the Village, verifying  
9 appropriate construction documentation and techniques to ensure safety of the structures and their  
10 installation. Applicant shall provide a quote as to the cost of removal and disposal of the trailers and  
11 provided a payment for same that shall be reimbursed back to applicant following Village  
12 inspections verifying their removal.

13       109. With the exception of the entrance and roadway along SW 184<sup>th</sup> Street, landscaping  
14 along the buffers shall be completed prior to receiving zoning approval of any building permits for  
15 the construction of any structures or improvements associated with the site plan approval. This  
16 should not be deemed to preclude those permits necessary for maintenance and repair of existing  
17 structures or any permits associated with interior remodeling projects.

18  
19       110. The Applicant shall work with the Village and County to install "Do Not Block  
20 Intersection" signs along SW 184<sup>th</sup> Street from SW 82<sup>nd</sup> Avenue to Old Cutler Road.

21  
22       ~~12. The Applicant shall install pavers in the parking lot to minimize the stormwater~~  
23 ~~runoff impacts, rather than asphaltting the entire parking area, in compliance with Section 5-56(b)(1),~~  
24 ~~of the Village's Code of Ordinances.~~

25  
26       ~~13. The Applicant shall be required to comply with the conditions of Section 5-56, of~~  
27 ~~the Village's Code of Ordinances relating to the "Minimum Green Standards" (relating to LED~~  
28 ~~lighting, pavers, energy saving fixtures, and water conservation).~~

29  
30       ~~14. The Applicant shall provide roof location in those structures with flat roofs to install~~  
31 ~~conduit from the electrical room for future Photovoltaic System (PV) installation. A minimum of~~  
32 ~~300 sq. ft. or larger of roof area in a south or west direction shall be dedicated and clear of vent~~  
33 ~~pipes and other obstructions to allow for the installation of a future PV system. The submitted plans~~  
34 ~~must note compliance with this provision.~~

35  
36       ~~15. At 8001 SW 184<sup>th</sup> Street, the Applicant shall use digital signage system or other non-~~  
37 ~~noise devices approved and recommended by the Americans with Disability Act (ADA) and the~~  
38 ~~ADA Standards for Accessible Design, to signal change of class times and announcements.~~

39  
40       1611. The Applicant shall use interior paints and wood finishes with low volatile organic  
41 compound levels that do not exceed 50 grams per liter flat, or 150 grams per liter non-flat. This shall  
42 be noted on the approved plans.

43  
44       1712. The Applicant shall prohibit parking by faculty, visitors, and students on the right-of-  
45 ways bordering the school by planting and maintaining landscaping along the right-of-ways in

1 accordance with Village requirements. The Applicant shall work with the Village and County to  
2 install "No Parking" signs for the right-of-way along SW 176<sup>th</sup> Street and SW 184<sup>th</sup> Street.

3  
4 This is a final order.

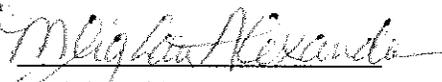
5  
6 **Section 5. Record.**

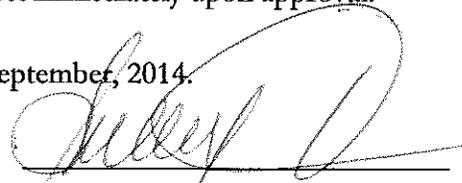
7  
8 The record shall consist of the notice of hearing, the application, documents submitted by  
9 the Applicant and the Applicant's representatives to the Village of Palmetto Bay Planning  
10 and Zoning Department in connection with the applications, the Village's recommendation  
11 and attached cover sheet and documents, the testimony of sworn witnesses and documents  
12 presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record  
13 shall be maintained by the Village Clerk.

14  
15 **Section 6.** This resolution shall take effect immediately upon approval.

16  
17 PASSED and ADOPTED this 22<sup>nd</sup> day of September, 2014.

18  
19 Attest:

20   
21 Meighan Alexander  
22 Village Clerk

23   
24 Shelley Stanczyk  
25 Mayor

26 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE  
27 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

28   
29 Dexter W. Lehtinen  
30 Village Attorney

31  
32 FINAL VOTE AT ADOPTION:

33  
34 Council Member Patrick Fiore YES  
35  
36 Council Member Tim Schaffer YES  
37  
38 Council Member Joan Lindsay YES  
39  
40 Vice-Mayor John DuBois YES  
41  
42 Mayor Shelley Stanczyk YES  
43

1  
2 This Resolution was filed in the Office of the Village Clerk on this 25<sup>th</sup> day of September, 2014.

3 *Meighan Alexander*  
4  
5 Meighan Alexander  
6 Village Clerk

June 26, 2014

Mr. Darby Delsalle  
Director  
Planning and Zoning Department  
Village Hall  
9705 East Hibiscus Street  
Palmetto Bay, Florida 33157

Re: Palmer Trinity Private School

Dear Mr. Delsalle:

This letter amends the letter of intent previously submitted by Palmer Trinity Private School, Inc. on March 12, 2014.

We have been advised that the Village has determined that the site plan submitted by Palmer Trinity will be considered only in accordance with Village ordinances currently in effect and independently of any proposal to settle pending litigation. Accordingly, we understand that the Village will neither advertise nor conduct a quasi-judicial hearing on the settlement proposal that was accepted by the Village Council on September 9, 2013. Because the site plan prepared by MCHarry Associates dated June 19, 2014 ("2014 Site Plan") complies in all respects with the Village's comprehensive plan and adopted ordinances, Palmer Trinity requests approval of said site plan. By submitting this request, Palmer Trinity does not waive and accordingly reserves the right to pursue a settlement at a later date and time, as appropriate.<sup>1</sup>

Subsequent to the adoption of Resolution 2010-48, the Village amended its Land Development Code by adopting Division 30-110 which regulates private schools, religious facilities and child care facilities. The Village now has comprehensive, legislative criteria that must be applied uniformly to all private schools. A public hearing is required to determine that all standards established in Division 30-110 have been met. See Section 30-110.2, Village Development Code. The 2014 Site Plan complies in all respects with the requirements of Division 30-110 and no variances have been

<sup>1</sup> Relatedly, the submittal of this site plan shall not be construed as a waiver of any previously accrued or vested right under prior versions of the Village Land Development Code.

requested. Accordingly, Palmer Trinity requests a public hearing to approve the 2014 Site Plan pursuant to Section 30-110.2.

Specifically, Palmer Trinity seeks to replace the site plan approved in 2010 ("2010 Site Plan") by Resolution No. 2010-48, as amended by Resolution Nos. 2011-53 and 2012-64 (collectively, "the Resolutions") and the conditions set forth in the Resolutions with the 2014 Site Plan. (Most of the conditions contained in Resolution 2010-48 have either been codified in Division 30-110 or have been incorporated into the 2014 Site Plan). Palmer Trinity also requests release of the covenant in lieu of unity of title provided and recorded by Palmer Trinity pursuant to the Resolutions.

In addition to complying with currently adopted Village ordinances and with the criteria incorporated into the 2014 Site Plan, in exchange for approval of its site plan, Palmer Trinity voluntarily agrees to the following conditions:

- 1) Student enrollment will not exceed 1,150 students.
- 2) Phasing of student enrollment shall not exceed the numbers shown on Exhibit "C" (copy attached) of Resolution No. 2010-48.
- 3) The 2014 Site Plan does not change the traffic patterns of the 2010 site plan, and Palmer Trinity shall implement the mitigation initiatives as delineated in the David Plummer & Associates Report dated April 22, 2010, including the following:
  - a) Old Cutler Road/SW 184 Street — add a southbound right turn lane; signal phasing adjustments.
  - b) SW 184 Street at the project driveway — Construct an eastbound left turn lane.
  - c) SW 184 Street at the project driveway — Construct a westbound right turn lane.
  - d) Prior to the issuance of a certificate of occupancy for any new structure, the turning lane at the SW 184 Street entrance shall be completed.

Palmer Trinity has already constructed the perimeter wall and installed perimeter landscaping as required by the Resolutions. You will note, however, that Palmer Trinity was precluded by the condition restated in Item 3(d), above, from completing any new structures until the SW 184th Street entrance was completed. Construction on SW 184th Street requires the approval of Miami-Dade County. The permitting process has taken very long, despite the best efforts of Palmer Trinity and the Plummer firm. The County just issued one of the necessary approvals a few weeks ago. As a result of

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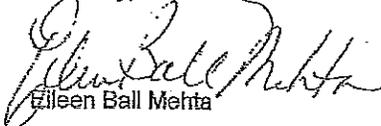
BILZIN SUMBERG BAENA PRICE & AXELROD LLP

Mr. Darby Delsalle  
June 26, 2014  
Page 3

permitting delays beyond Palmer Trinity's ability to control, we are requesting that the existing portable classrooms on the north parcel be permitted to remain until a classroom building can be constructed and occupied. Under existing conditions, a classroom building cannot be occupied until SW 184th Street has been completed. The existing portables are well-screened by landscaping and should not be a cause for concern.

Please contact me if you have any questions regarding this Amended Letter of Intent or the 2014 Site Plan. Thank you for your consideration of Palmer Trinity's 2014 Site Plan.

Sincerely,

  
Eileen Ball Mehta

cc: Michael Balamonte

MIAMI 4221986.3 70000/60140



BILZIN SUMBERG BAENA PRICE & AXELROD LLP

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PALMER TRINITY SCHOOL  
ENROLLMENT PROJECTIONS

School Year	Total Enrollment	Additional students from prior year	Percentage Increase
* 2012 - 2013	700	20	2.94%
* 2013 - 2014	720	20	2.86%
2014 - 2015	740	20	2.78%
2015 - 2016	840	100	13.51%
2016 - 2017	890	50	5.95%
2017 - 2018	942	52	5.84%
2018 - 2019	994	52	5.52%
2019 - 2020	1036	42	4.23%
2020 - 2021	1063	27	2.61%
2021 - 2022	1090	27	2.54%
2022 - 2023	1117	27	2.48%
2023 - 2024	1137	20	1.79%
2024 - 2025	1150	13	1.14%

\* Enrollment granted and vested per previous approval Resolution #2012-64 adopted on August 29, 2012

Confidential