

Analysis: Resolution 2010-48(Amended 07/19/2011 and 08/29/2012) provided for significant improvements in the public right-of-way such as driveway, sidewalks and street trees. The changes requested by the modification do not alter those conditions. The Applicant has provided a covenant in lieu of unity of title joining the parcels together [7900 SW 176<sup>th</sup> Street and 8001 SW 184<sup>th</sup> Street] as one, however it must be updated/replaced should this request be granted.

Finding: Conditionally consistent as provided above.

#### **G. NEIGHBORHOOD SERVICES**

Code Compliance	No Objection
DERM	Required
Building and Capital Projects	Required
Public Works	Required

#### **H. RECOMMENDATION**

Staff recommends conditional approval of the application and plans titled Palmer Trinity Private School, Inc., as prepared by M.C. Harry Associates, dated stamped June 19, 2014, pursuant to Section 30-30.5(j)1 and Division 30-110 of the Village's Land Development Code which includes the Village's and Miami-Dade County's Transportation Engineering Division's review of the applicant's traffic study, and the Village's peer review of the sound study, provided:

The Village Council conditions/modifies the site approval as follows:

1. Any decision rendered on this request shall maintain in effect all provisions, terms and conditions of Resolution 2010-48(Amended 07/19/2011 and 08/29/2012), except and only in so far as those provisions are not directly and clearly in conflict with and inconsistent with the decision regarding this request.

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

3. The Applicant shall execute a unity of title document to be recorded in the public records of Miami-Dade County, which unity of title shall covenant (or provide a covenant in lieu of unity of title) the property holder(s) to join the parcels together [7900 SW 176<sup>th</sup> Street and 8001 SW 184<sup>th</sup> Street] as one parcel, in a form approved by the Village Attorney, consistent with the requirements of the Village's Land Development Code<sup>3</sup>. The

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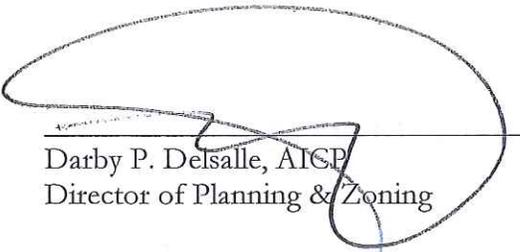
<sup>3</sup> Although a unity of title, or covenant in lieu of, shall be required, in order to facilitate understanding the conditions contained in this application, the addresses of 7900 SW 176<sup>th</sup> Street and 8001 SW 184<sup>th</sup> Street shall be utilized in this order.

covenant shall be in final form for recording within 45 days of final approval. No permits shall be issued until the covenant/unity of title is recorded.

4. Traffic: The recommendations of the traffic analysis dated April 22, 2010, by the Miami-Dade County Transportation Engineering Division email dated 3/17/2014, and the Public Works Department memorandum date June 25, 2014(as attached at Villages Traffic Analysis), shall be met.

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

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



Darby P. Delsalle, AICP  
Director of Planning & Zoning





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RESOLUTION NO

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; (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 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

1           **WHEREAS**, in partial fulfillment of the above approvals, Palmer Trinity Private School,  
2 Inc, recorded a covenant in lieu of unity of title; and  
3

4           **WHEREAS**, since that time, the Village has adopted its own Land Development Code,  
5 which contains Sections 30-30.5 and 30-110, which provides development standards and procedures  
6 for site plan review and educational facilities; and  
7

8           **WHEREAS**, on March 12, 2014, the Applicant requested and applied for a modified site  
9 plan as previously approved by Resolution 2010-48 as modified by Resolution 2011-53 (July 19,  
10 2011) and Resolution No. 2012-64 (August 29, 2102) hereinafter referred to as Resolution No. 2010-  
11 48(Amended 07/19/2011 and 08/29/2012); and  
12

13           **WHEREAS**, the Applicant has an active valid site plan, and this new application for  
14 modification thereto is subject to Village Code and any amendments thereto that preceded their  
15 application; and  
16

17           **WHEREAS**, on June 11, 2014, pursuant to 30-110 the applicant held a public workshop  
18 that was duly noticed, and upon which no request for an additional meeting was requested; and  
19

20           **WHEREAS**, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial  
21 hearing on the application at Village Hall on July 21, 2014; and  
22

23           **WHEREAS**, the Mayor and Village Council find, based upon substantial competent  
24 evidence in the record, that the application pursuant to section 30-110, and 30-30.5, of the Village of  
25 Palmetto Bay's Land Development Code relating to the above requests, and as amended by Council  
26 Action, is consistent with the Village's Comprehensive Plan and the applicable land development  
27 regulations; and,  
28

29           **WHEREAS**, the Mayor and Village Council authorize the release of the current covenant in  
30 lieu of unity of title associated with the previous site plan approvals.  
31

32           **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE**  
33 **COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:**  
34

35           **Section 1.**     A hearing on the present application was held on July 21, 2014, in  
36 accordance with the Village's "Quasi-judicial hearing procedures" Ordinance, found at 2-105, of the  
37 Village's Code of Ordinances. Pursuant to the hearing, the Mayor and Village Council make the  
38 following findings of fact, and conclusions of law.  
39

40           **Section 2.**     **Findings of fact.**

41           1.     The subject property is located at 7900 SW 176<sup>TH</sup> Street and 8001 SW 184<sup>th</sup> Street,  
42 Palmetto Bay, Florida.  
43

44           2.     The above whereas clauses incorporated herein are true.

1  
2 3. The requested site plan modification is consistent with the Village's Comprehensive  
3 Plan, as further specified in the Analysis Section of the Village's Staff report.  
4

5 4. The rules that govern the conditions upon which a charter school is permitted to be  
6 configured and operated are principally at Section 30-110. After hearing the Applicant and  
7 applicant's experts, the Village Council found the request consistent with those standards.  
8

9 5. The traffic study submitted by the applicant is the same study already approved by  
10 Resolution No. 2010-48 as modified by Resolutions Nos. 2011-53 and 2012-64. The applicant did  
11 not change the student enrollment request nor alter the traffic circulation of those originally  
12 approvals, thus no additional traffic study or modification thereto is required.  
13

14 6. The Village Council accepts the findings of staff as so presented in the written  
15 analysis and as presented at the hearing as it relates to compliance with the Village's Code, the  
16 findings of the noise study peer review, and the findings of the Village's Public Works Department,  
17 and the email from the Traffic Engineering Division of Miami-Dade County.  
18

19 7. The Village adopts and incorporates by reference the Planning & Zoning  
20 Department staff report, which expert report is considered competent substantial evidence.  
21

22 8. The Village Council did not have any substantive disclosures regarding ex-parte  
23 communications and the applicant did not raise any objections as to the form or content of any  
24 disclosures by the Council.  
25

26 9. The Applicant has agreed to all proposed modifications and conditions in the  
27 Section entitled, "Order."  
28

29 **Section 3.** Conclusions of law.  
30

31 1. The Application is in compliance with the adopted 2009 Village of Palmetto Bay  
32 Comprehensive Plan and Future Land Use Map.  
33

34 2. The standard of review for an educational facility is found at 30-110 of the Village of  
35 Palmetto Bay's Land Development Code. The Applicant's request to modify a previously approved  
36 site plan for the property is in compliance with the applicable standards, as conditioned below.  
37

38 3. The standard of review for a site plan modification is found at section 30-30.5, of the  
39 Village of Palmetto Bay's Land Development Code. The Applicant's request for site plan  
40 modification is in compliance with the applicable standards, as conditioned below.  
41

42 **Section 4.** Order.  
43

1 The Village Council, pursuant to Section 30-30.5, and 30-110, of the Land Development  
2 Code, approves the plans entitled "Palmer Trinity Private School, Inc.," as prepared by M.C. Harry  
3 Associates, dated stamped June 19, 2014, with the following conditions:  
4

5 1. Any decision rendered on this request shall maintain in effect all provisions, terms  
6 and conditions of Resolution No. 2010-48(Amended 07/19/2011 and 08/29/2012) as attached  
7 herein, except and only in so far as those provisions are not directly and clearly in conflict with and  
8 inconsistent with the decision regarding this request.  
9

10 2. No portion of this approval and its conditions herein shall be interpreted to  
11 contravene any Village of Palmetto Bay or Miami-Dade code provision not so specifically addressed  
12 herewith.  
13

14 3. The Applicant shall execute a unity of title document to be recorded in the public  
15 records of Miami-Dade County, which unity of title shall covenant (or provide a covenant in lieu of  
16 unity of title) the property holder(s) to join the parcels together [7900 SW 176<sup>th</sup> Street and 8001 SW  
17 184<sup>th</sup> Street] as one parcel, in a form approved by the Village Attorney, consistent with the  
18 requirements of the Village's Land Development Code<sup>1</sup>. The covenant shall be in final form for  
19 recording within 45 days of final approval. No permits shall be issued until the covenant/unity of  
20 title is recorded.  
21

22 4. Traffic: The recommendations of the traffic analysis dated April 22, 2010, by the  
23 Miami-Dade County Transportation Engineering Division email dated 3/17/2014, and the Public  
24 Works Department memorandum date June 25, 2014(as attached at Villages Traffic Analysis), shall  
25 be met.  
26

27 5. Photo metric plans shall be provided and comply with all light requirements at the  
28 time of permitting.  
29

30 6 The Applicant shall provide sound measures of the existing central chiller plant so  
31 that it may be used as a reference in estimating potential noise levels of similar plant at a new  
32 location.  
33

34 This is a final order.  
35

36 **Section 5. Record.**  
37

38 The record shall consist of the notice of hearing, the application, documents submitted by  
39 the Applicant and the Applicant's representatives to the Village of Palmetto Bay Planning and  
40 Zoning Department in connection with the applications, the Village's recommendation and attached

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<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 cover sheet and documents, the testimony of sworn witnesses and documents presented at the  
2 quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by  
3 the Village Clerk.  
4

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

7  
8 PASSED and ADOPTED this \_\_\_\_ day of July, 2014.  
9

10 Attest: \_\_\_\_\_  
11 Meighan Alexander Shelley Stanczyk  
12 Village Clerk Mayor  
13  
14

15 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE  
16 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:  
17

18  
19 \_\_\_\_\_  
20 Dexter W. Lehtinen  
21 Village Attorney  
22

23 FINAL VOTE AT ADOPTION:  
24

25 Council Member Patrick Fiore \_\_\_\_\_  
26  
27 Council Member Tim Schaffer \_\_\_\_\_  
28  
29 Council Member Joan Lindsay \_\_\_\_\_  
30  
31 Vice-Mayor John DuBois \_\_\_\_\_  
32  
33 Mayor Shelley Stanczyk \_\_\_\_\_  
34

35  
36 This Resolution was filed in the Office of the City Clerk on this \_\_\_\_ day of July, 2014.  
37  
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39 \_\_\_\_\_  
40 Meighan Alexander  
41 Village Clerk  
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RESOLUTION NO 2010-48 (AMENDED 07/19/2011 and 08/29/2012)

ZONING APPLICATION VPB 07-012-B

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; APPROVING WITH CONDITIONS THE APPLICATION OF PALMER TRINITY PRIVATE SCHOOL, LOCATED AT 7900 SW 176<sup>TH</sup> STREET THROUGH 8001 SW 184<sup>TH</sup> STREET; APPROVING WITH CONDITIONS THE SPECIAL EXCEPTION REQUEST TO EXPAND THE SCHOOL TO INCLUDE AN ADDITIONAL 32.2 ACRES, AND REQUEST TO INCREASE ENROLLMENT BY 550 STUDENTS ~~DENIED~~ AS PROVIDED FOR UNDER 33-151, ET SEQ.; AND PURSUANT TO SECTION 33-311 OF THE MIAMI-DADE COUNTY CODE FOR A SITE PLAN MODIFICATION ON PROPERTY ZONED E-M, LOCATED IN PALMETTO BAY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

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; (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); (4) a non-use variance of height limitations on the gymnasium performing arts center and chapel to allow structures over 56 feet, where 35 feet is permitted; (5) a non-use variance to allow three stories for an administrative building, where two stories is permitted; and (6) a non-use variance to allow parking on natural terrain. This application is described in the Village's Department of Planning and Zoning Recommendation from 2008, as issued by Ms. Arleen Weintraub, the then Planning & Zoning Director, to the Village of Palmetto Bay; and,

WHEREAS, hearings were held on February 25, 2008, and April 14, 2008, at which time the Applicant's rezoning request was denied, and the remainder of their requests were not ruled upon; and,

WHEREAS, the district boundary change, rezoning item was ruled upon by the Third District Court of Appeal on March 24, 2010, finding reversible error, and,

WHEREAS, the district boundary request was heard and ruled upon separately by the Mayor and Village Council on April 29, 2010 and May 4, 2010. Ordinance 2010-09 was adopted, rezoning the property known as 8001 SW 184<sup>th</sup> Street from AG and E-2 to E-M; and,

WHEREAS, concerning the remainder of the applicant's requests, the applicant's plans have been modified prior to hearing and a substituted plan dated April 19, 2010 is to be reviewed by the Village Council. Public hearing was held on May 4, 2010; and,

1           WHEREAS, the modified plan provided for (1) a special exception to expand onto 8001 SW  
2 184<sup>th</sup> Street with an increase in student population of 1150 (reduced from the original 1400 request);  
3 and a site plan modification; and,  
4

5           WHEREAS, all variance requests have been withdrawn; and,  
6

7           WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial  
8 hearing on the application at Christ Fellowship Church on May 4, 2010; and,  
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10           WHEREAS, the Mayor and Village Council find, based upon substantial competent  
11 evidence in the record, that the application pursuant to section 33-151, et seq, and 33-311, of the  
12 Miami-Dade County Code, as adopted by the Village relating to the above requests, and as amended  
13 by Council Action, is consistent with the Village's Comprehensive Plan and the applicable land  
14 development regulations; and,  
15

16           ~~WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to~~  
17 ~~grant the application, as amended (modified/conditioned) by Council Action,~~  
18

19           NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE  
20 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:  
21

22           Section 1.     A hearing on the present application was held on May 4, 2010 in accordance  
23 with the Village's "Quasi-judicial hearing procedures" Ordinance, found at 2-105, of the Village's  
24 Code of Ordinances. Pursuant to the hearing, the Mayor and Village Council make the following  
25 findings of fact, and conclusions of law.  
26

27           Section 2.     Findings of fact.

28           The subject property is located at 7900 SW 176<sup>TH</sup> Street and 8001 SW 184<sup>th</sup> Street, Palmetto Bay,  
29 Florida.  
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31           In 1999, the Applicant sought a site plan modification for 7900 SW 176<sup>th</sup> Street. During that  
32 hearing, a transcript was made. During the May 4, 2010 hearing, Applicant's Counsel asserted that  
33 the 1999 transcript is part of the record for the May 4, 2010 hearing. He advised that Applicant read  
34 the transcript and that there were no commitments made at a public hearing to limit the school to  
35 600 students. During the May 4, 2010 hearing, the Vice Mayor read from the 1999 transcript as  
36 follows:  
37

38           Page 38, line 10 – 1999 hearing Transcript:

39           Mr. O'Donnell (then counsel for Applicant): And our 600 student body is  
40 something that may or may not be achieved, but that is the maximum, depending on  
41 the year and depending on who accepts it and that sort of thing.  
42

43           Page 57, line 14 – 1999 hearing Transcript:  
44  
45

1 Mr. O'Donnell: I really would like to say, our contributions, if you look at the right-  
2 of-way, the hundreds of thousands of dollars that we have spent on the right-of-way  
3 along 176 Street on the landscaping of that road, you have to come to our campus to  
4 understand that we are committed to our mission. And we are not attempting to  
5 achieve any more development than the 600 students, at the maximum that we have  
6 now, on this campus. That is our mission. We have spent two years developing that  
7 mission. We have no intention of altering that mission.  
8  
9

10 In 2006, the applicant filed an application for a special exception for the expansion of a private  
11 school to increase the enrollment from 600 to 1,150 students. The "original" plan from the 2008  
12 hearings was based upon the 2006 application. The 2008 plan proposed 1,400 students on 55 acres  
13 (from 22.5 acres). The expansion plan proposed one of two alternatives – either (1) an expansion of  
14 students to include grammar school children - kindergarten through grade 5 and increase the  
15 enrollment of students in grades 6 through 12; or, (2) solely an increase in middle school and high  
16 school students (grades 6-12). The April 19, 2010, plan reflected removal of the daycare and  
17 preschool components. In either proposal, the total number of students has been voluntarily  
18 reduced by the Applicant from 1,400, which had been presented in the 2008 application, to a total of  
19 1,150 students.  
20

21 Additionally, the Applicant sought a site plan modification. The Applicant submitted a master plan,  
22 which has been revised since its original submittal<sup>1</sup>. The final site plan reviewed by Council was  
23 dated April 19, 2010, and provided for the future use of the entire 55 acre site as a private school  
24 and includes its long-range plan for the school's expansion. Accordingly, the Applicant requested a  
25 modification of a previously approved site plan, via resolution C-ZAB-132-99, to reflect their vision  
26 for the school.  
27

28 The 2008 application contained a request for a non-use variance of parking requirements to permit  
29 parking on natural terrain, where not permitted. This request was eliminated and withdrawn from  
30 the modified site plan dated April 19, 2010.  
31

32 The original 2008 application contained variance requests for height and number of stories to allow  
33 a maximum height of 50'-7" for certain proposed new buildings to include a chapel, a performing  
34 arts center, a library/media center/administration building and a gymnasium where 35 ft. is  
35 permitted, as well as to allow three (3) stories where two (2) is permitted for the library/media  
36 center/administration multi-purpose building. These requests were eliminated and withdrawn from  
37 the April 19, 2010 plan.  
38

39 The 2008 plan included a steeple up to 70 feet in height. No variance was required for the steeple, as  
40 it would have been permitted as of right. The Applicant voluntarily withdrew its request for a  
41 steeple/church tower.  
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<sup>1</sup> Applicant filed its application in 2006. The 2006 plan had been modified prior to the February and April 2008 quasi-judicial hearings ("original plan"). The final plan is dated April 19, 2010.

1 The initial hearings were held on February 25, 2008, and April 14, 2008, at which time the  
2 Applicant's rezoning request was denied, and the remainder of their requests were not ruled upon.  
3 The Circuit Court, upon the first tiered appeal via a petition for certiorari ruled, without opinion,  
4 that the Village's actions were proper. Thereafter, the district boundary change, rezoning item was  
5 ruled upon, during a second tiered appeal, by the Third District Court of Appeal on March 24, 2010,  
6 finding reversible error. Based upon the foregoing ruling, the district boundary request was heard  
7 and ruled upon separately by the Mayor and Village Council on April 29, 2010 and May 4, 2010.  
8 Ordinance 2010-09 was adopted, rezoning the property known as 8001 SW 184<sup>th</sup> Street from AG  
9 and E-2 to E-M.

10  
11 The Applicant's property is comprised of a 55-acre parcel of land, that was previously zoned under  
12 three (3) different zoning classifications (AG, E-2, and E-M), and is surrounded by the Estate-  
13 Modified Single-Family zoning district. Prior to hearing the application for special exception and  
14 site plan modification, the Applicant requested that the 32.22 acres property bearing address 8001  
15 SW 184<sup>th</sup> Street be rezoned from AG and E-2 to E-M. On May 4, 2010, prior to ruling on the  
16 Applicant's requests under PH-VPB 07-012-B, the Village Council rezoned 8001 SW 184<sup>th</sup> Street to  
17 E-M.

18  
19 The Town of Cutler Bay is located to the south. The 8001 SW 184<sup>th</sup> Street property adjoins the  
20 northern parcel zoned E-M, also owned by the Applicant that bears the address 7900 SW 176<sup>th</sup>  
21 Street. Except for the Applicant's private school to the north, and Bill Sadowski Park bordering the  
22 northeastern portion of the Applicant's property, the surrounding neighborhood is characterized  
23 predominantly by detached single-family homes. Canals are located to the west (between SW 84<sup>th</sup>  
24 Avenue and SW 83<sup>rd</sup> Court) and north (between SW 173 Terrace and SW 175<sup>th</sup> Street). To the east  
25 of the property is Old Cutler Road. To the south of the property is SW 184<sup>th</sup> Street (Eureka Drive).  
26 The canals and roadways serve as immediate natural borders for the residential neighborhood  
27 surrounding the Applicant's subject property and school. The lots immediately to the east and west  
28 along the southern edge of the subject property on S.W. 184<sup>th</sup> Street are zoned E-1, Single-Family  
29 and are comprised of single-family homes. To the east and along Old Cutler Road there is a church,  
30 a pre-school and kindergarten, Village Library, VMU (Village Mixed-Use) District, and both E-1 and  
31 E-M Zoning Districts.

32  
33 Planning and Zoning staff found the scale, utilization, location of buildings, height of buildings,  
34 landscaping, open space, and buffering, are acceptable. Staff recommended conditions as to certain  
35 elements, including as it relates to compatibility, access, parking circulation/layout, and  
36 visibility/visual layout. Signage is governed under the County Code, Section 33-100.

37  
38 DERM [PERA] had no objections, subject to conditions stated in their report. Miami-Dade Public  
39 Works Department raised issues and stated their objections in their report and those objections have  
40 been addressed by Applicant. The Village's Traffic Consultant, The Corradino Group, has issued  
41 recommendations that are incorporated by reference by staff as conditions to approval of the  
42 application. The Miami-Dade County Parks & Recreation department issued objections relating to  
43 the Bill Sadowski Park and those comments are incorporated by reference. Fire Rescue's report is  
44 also incorporated by reference. The Miami-Dade Police Department (Village Policing Unit) has no  
45 objections.

1 In 2008, the site was found to have code violations and corrective action was undertaken by  
2 Applicant. The sole item remaining to come into compliance is the removal of the two (2) portable  
3 classrooms that were to be removed according to the year 2000 substantial compliance review. The  
4 portables were not removed. In 2008-9, Applicant sought a second substantial compliance review,  
5 which proposed a timetable for bringing the portables into compliance by constructing one of the  
6 structures from the 1999 plan and then eliminating the portables. Thereafter, Applicant sought a  
7 construction permit in 2009 to begin construction on the 1999 approved structure. However, the  
8 permit was not processed due to the Village's one (1) year construction moratorium implemented in  
9 order to enact the Village's Land Development Code.

10  
11 The Miami-Dade County Archeological and Historical Department has requested a survey during  
12 phase 1, as archeological artifacts have been discovered in the Bill Sadowski Park.

13  
14 The Planning and Zoning Staff Analysis Report is incorporated by reference herein, as part of the  
15 factual record for the Village Council's decision as Exhibit A to this resolution.

16  
17 The Council heard testimony from Mr. Julian Perez, the Village's Planning & Zoning Director; Mr.  
18 Joe Corradino, of Corradino Consulting Group, the Village's traffic consultant; Mark Alvarez, a  
19 planner representing a citizens group, Concerned Citizens of Old Cutler Inc. (CCOCI); Jack Luft, a  
20 planner representing applicant; Mr. Timothy Plummer, of David Plummer & Associates, Inc. a  
21 Traffic Engineer/Consultant for Applicant; and, Mr. Don Washburn, of Audio Bug, Inc., an audio  
22 expert for Applicant.

23  
24 Prior to Council deliberation and action Counsel for Applicant advised that it accepted all conditions  
25 of staff minus: 4.3, 4.4, 4.14, and 7.3. As to conditions 4:1 and 4.4 Counsel agreed to no increase in  
26 student population above 1150 for 30 years but requested the right to increase structures, lot  
27 coverage or intensity of uses. Applicant's counsel agreed to Phase 1 construction to include  
28 improvements to SW 184<sup>th</sup> Street. Mr. Price argued that the berm requirement and contiguous use  
29 of the walking and maintenance paths, found at condition 7.3 was inconsistent with the landscape  
30 plans proposed and inappropriate. He also requested that condition 8.9 of staff's recommendations  
31 relating to the use of the SW 176<sup>th</sup> Street entrance be modified so that the entrance could remain  
32 open after proposed hours for four events per school year.

33  
34 The Council held a public hearing and many residents and community members spoke both in favor  
35 and in opposition to the application. The Council heard testimony relating to traffic, noise, number  
36 of students, field usage and affects of that usage, environmental concerns, and other topics. The  
37 Council incorporates by reference the minutes, audio tape, and transcript (if transcribed) into its  
38 findings of fact.

39  
40 Section 3. Conclusions of law.

41 1. The Application is in compliance with the adopted 2005 Village of Palmetto Bay  
42 Comprehensive Plan and Future Land Use Map.

1 The standard of review for a special exception is found at 33-151, et seq., of the Miami-Dade  
2 County Code. The Applicant's request for a special exception to expand onto 8001 SW 184<sup>th</sup> Street  
3 and to increase the number of students from 600 to 1,150 ~~is not~~ in compliance with the applicable  
4 standards. ~~However, the Applicant's request for a special exception to expand onto 8001 SW 184<sup>th</sup>  
5 Street from 7900 SW 176<sup>th</sup> Street.~~

6  
7 2. The standard of review for a site plan modification is found at section 33-311(A)(7),  
8 of the Miami-Dade County Code. The Applicant's request for site plan modification is in  
9 compliance with the applicable standards, as amended below.

10  
11 Section 4. Order.

12  
13 A. The Council, pursuant to Section 33-311(A)(7), and 33-151, et seq., of the Miami-  
14 Dade County Code as applied by the Village, approves with conditions and modifications the  
15 Applicant's requests for a special exception and site plan modification for school use and expansion  
16 as to the plans entitled Palmer Trinity Private School Campus Master Plan as prepared by Duany  
17 Plater-Zyberk & Co., consisting of 36 sheets, dated stamped received November 1, 2007, as revised  
18 by the plans entitled Palmer Trinity Private School Campus Master Plan as prepared by Duany  
19 Plater-Zyberk & Co., consisting of 48 sheets, dated stamped received April 19, 2010. The April 19,  
20 2010 plans are incorporated by reference as Exhibit B to this resolution [formerly Exhibit 1 to the 5-  
21 4-2010 hearing item PH -VPB- 07-012B].

22  
23 B. The Village Council conditions/modifies the site approval/special exception as  
24 follows:

25  
26 1. All variance requests from the 2008 plans are specifically recognized as withdrawn.  
27 This includes all height, story and natural terrain parking variances. The 2008 plan included a steeple  
28 up to 70 feet in height. No variance was needed for the steeple; it would have been permitted, as of  
29 right. The Applicant has voluntarily withdrawn its request for a steeple/church tower and said  
30 request is considered withdrawn.

31  
32 2. The special exception to expand the non-public school use onto 8001 SW 184<sup>th</sup>  
33 Street is approved with conditions.

34  
35 3. The request to increase the non-public school number of students to 1,150 is  
36 approved denied.

37 4. Preliminary Conditions:

38  
39 4.1 The Applicant shall execute a unity of title document to be recorded in the public  
40 records of Miami-Dade County, which unity of title shall covenant (or provide a covenant in lieu of  
41 unity of title) the property holder(s) to join the parcels together [7900 SW 176<sup>th</sup> Street and 8001 SW  
42 184<sup>th</sup> Street] as one parcel, in a form approved by the Village Attorney, consistent with the

1 requirements of the Village's Land Development Code<sup>2</sup>. The covenant shall be in final form for  
2 recording within 45 days of final approval. No permits shall issue until the covenant/unity of title is  
3 recorded.

4  
5 4.2 The Applicant shall record an acceptable and approved restrictive covenant running  
6 with the land for specific conditions, which covenant shall exist for 30 years, and automatically  
7 renew for 10 year periods, thereafter.

8  
9 4.3 Any substantial modification [pursuant to 30-30.3(c) of the Village's Code of  
10 Ordinances] or abandonment of the attached site plan shall require public hearing. The term  
11 "substantial modification" for the purposes of this approval shall mean a modification or substitute  
12 site plan of equal or lesser intensity, including floor area ratio, lot coverage, square footage, and  
13 height; and provide equal or greater setbacks, buffering, landscaping, and amenities. In no way shall  
14 student enrollment be expanded due to a substantial modification review.

15  
16 4.4 - Reserved.

17  
18 4.5 Student Enrollment Defined and Reporting. Applicant shall not exceed 1,150  
19 students in enrollment. Applicant agrees to submit an executed affidavit from the Headmaster of  
20 the School each year to the Village Manager, within 30 days of the first day of the applicable school  
21 year, identifying the number of students enrolled for the academic school year and attesting the  
22 number of students enrolled in the school. This information shall be provided to the Village,  
23 annually, for as long as a school is located on the site. Applicant agrees and acknowledges that the  
24 "maximum number of students" shall mean the actual number of students enrolled at the school as  
25 reported to the State of Florida and the Florida Council of Independent Schools and shall not be the  
26 daily average attendance, nor exclude any students that may be traveling/studying abroad. The  
27 Applicant shall provide a copy of the FCIS to the Village once it becomes available. The maximum  
28 number of students shall include all student transfers during the school year. Any increase in  
29 students enrolled at the school after the initial annual enrollment is disclosed shall be reported to the  
30 Village within five (5) business days of the event.

31  
32 4.6 Should Applicant violate section 4.5 relating to the number of students and should  
33 Applicant fail to cure the excess enrollment within 30 days of written notice, such an act shall  
34 constitute a false statement or misrepresentation of fact that would permit the Village to revoke the  
35 most recent building permit or certificate of occupancy issued by the Village.

36  
37 4.7 Student expansion shall comply with the timetable provided, attached hereto as Exhibit "C"  
38 [formerly Exhibit 7 to the May 4, 2010 hearing item PH-VPB-07-012B] to this resolution, but  
39 modified to reflect the actual start date of this final order.

40  
41 4.9 Community Relations Committee. The Applicant shall create a Community  
42 Relations Committee that will be charged with the responsibility of facilitating future discussions

<sup>2</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 with neighbors (properties within 2500 foot radius) in an effort to avoid or resolve potential disputes  
2 between the Applicant, the neighbors, and the Village. The Applicant agrees to cooperate and act in  
3 good faith with the Community Relations Committee. The Committee shall be a voluntary group,  
4 with three (3) representatives from the Applicant, and three (3) representatives from the  
5 neighborhood, as selected by the Village Council, and a representative from the Village Manager's  
6 Office. The group shall meet as needed, but not less than twice a year (once every six (6) months).  
7 The Village shall be provided with prior written notice of all such meetings, if possible at least two  
8 weeks in advance of any such meeting(s). The actions of the group shall not be binding. Rather, the  
9 group meetings are intended to be a mechanism for communication, discussion, and resolution of  
10 any items.

11  
12 4.10 The Applicant agrees and affirms that there will be no objection now or in the future  
13 to controlled burns conducted by Miami-Dade County at Bill Sadowski Park for the park's  
14 management. The Village will attempt to coordinate with Miami-Dade County to provide the  
15 Applicant with prior notice of controlled burns. The Applicant further agrees not to interfere, due  
16 to lighting issues, with night program schedules for Bill Sadowski Park.

17  
18 4.11 The Applicant shall comply with all applicable State, County, and Village Codes and  
19 Ordinances, including but not limited to the Village's Art in Public Places Ordinance.

20  
21 4.12 Unpermitted and unconstructed portions of prior development approvals (1999  
22 plans, 2000 and 2010 substantial compliance reviews) shall be considered withdrawn and abandoned.  
23 The Applicant shall comply with condition 5.10 relating to the portables.

24  
25 4.13 An official inspector of the Village, or its agents duly authorized, have the privilege,  
26 at any time during normal working hours, of entering and inspecting the use of the premises to  
27 determine whether or not the requirements of the building and zoning regulations and the  
28 conditions contained herein are being complied with. Village Code Compliance shall conduct bi-  
29 annual inspections, with Applicant, for compliance with the terms and conditions of this zoning  
30 resolution.

31  
32 4.14 Applicant shall comply with the Land Development Regulations for maintaining the  
33 sanitary sewer concurrency levels, during construction and throughout operations.

34  
35 4.15 In compliance with the requirements of Section 33-151.51, of the County Code, the  
36 Applicant shall record a covenant running with the land that ensures compliance with the minimum  
37 footage requirements, calculations and conditions upon which the additional square footage has  
38 been permitted.

39  
40 5. Pre Construction – Construction – Build Out Conditions:

41  
42 5.1 All components of the approved site plan shall be completed according to the  
43 schedule attached hereto, which provides that the approved construction shall not be completed  
44 earlier than 15 years and no later than 25 years from the date of zoning approval. The Preliminary  
45 Construction Schedule for Phase 1 is enclosed as Exhibit D [formerly Exhibit 6 to the 5-4-2010  
46 hearing item PH –VPB- 07-012B] to this resolution. This recommendation is consistent with the

1 newly adopted Land Development Code, Section 30-30.2(d)(16) and (k), relating to requiring a  
2 construction plan and timetable.

3  
4 5.2 ~~Staggering of Student Population. The increase in student population to 1150~~  
5 ~~shall occur incrementally over the entire term of the project.~~

6  
7 5.3 Construction Staging:

8  
9 5.3.1 The Applicant shall annually submit a construction staging plan for review and  
10 approval prior to commencement of construction. Phase 1 is enclosed as Exhibit D.  
11 Council approved additional conditions for Phase 1, which are found below.

12  
13 5.3.2 Construction staging shall take place as preapproved by the Village's Planning &  
14 Zoning and Building Directors, on the property known as 8001 SW 184<sup>th</sup> Street, where  
15 possible, toward the center of the property, away from the proposed 75 foot buffers.

16  
17 5.3.3 Construction trailers for staging area are permitted under the Village's Code.

18  
19 5.3.4 The staging area may be cleared during Phase 1 of the construction plan.

20  
21 5.3.5 Construction shall comply with the noise controls provided in the Village's Code of  
22 Ordinances, section 30-60.29.

23  
24 5.3.6 The driveway area may also be cleared during Phase 1.

25  
26 5.3.7 Access points by construction vehicles shall be identified as part of the Construction  
27 Plan for Village approval. No construction vehicle shall access through the neighborhood.  
28 Unless necessary for a specific item, no construction vehicles shall access through SW 176<sup>th</sup>  
29 Street. All other construction vehicles must use SW 184<sup>th</sup> Street once that entrance is  
30 constructed under the Phase 1 Construction Plan.

31  
32 5.4 Permitting and Property Clearance. The Applicant shall not remove any trees  
33 outside the 75 ft. buffer, unless a building permit and/or tree removal permit, if required, has been  
34 secured for the construction of the work being requested. At no time shall the entire 8001 SW 184<sup>th</sup>  
35 Street site be cleared all at once.

36  
37 5.5 Construction Air Quality Management Plan. The Applicant shall provide a  
38 Construction Air Quality Management Plan on the construction drawings that, at a minimum,  
39 includes protecting ducts during construction and changing the filters and vacuuming ducts prior to  
40 occupancy. The submitted plans must note compliance with this provision.

41  
42 5.6 MOT Plan. A construction and Maintenance of Traffic (MOT) Plan shall be  
43 provided to the Building and Public Works Departments for approval.

44  
45 5.7 The Applicant shall comply with the Village's demolition and construction  
46 fencing ordinance.

1  
2 5.8 The entrance and roadway onto 8001 SW 184<sup>th</sup> Street may be constructed  
3 prior to any other improvements. However, the required perimeter walls (eastern and western  
4 property lines) and 75 ft. buffers, to be located at 8001 SW 184<sup>th</sup> Street, with required landscaping  
5 shall be installed and/or constructed prior to the commencement of construction of any additional  
6 structures or improvements. The wall shall be constructed, and then the buffer shall be installed, no  
7 later than two (2) years of receiving the final zoning approval. One extension of time, not to exceed  
8 six (6) months, may be granted by the Planning & Zoning Director, upon a showing of good cause.  
9 "Good cause" would include timely request for permits, submitting for inspections and reviews,  
10 diligent efforts to adhere to the construction schedule, and force majeure type events (weather  
11 delays or civil unrest).

12  
13 5.9 The Applicant shall work with the Village and County to install "Do not  
14 Block Intersection" signs along SW 184<sup>th</sup> Street from SW 82<sup>nd</sup> Avenue to Old Cutler Road.

15  
16 5.10 The existing portable classrooms trailers located along the western edge of  
17 7900 SW 176<sup>th</sup> Street shall be eliminated as soon as replacement facilities are constructed, and within  
18 18 months after final zoning approval. One extension of time, not to exceed six (6) months, may  
19 be granted by the Planning & Zoning Director, upon a showing of good cause. "Good cause" would  
20 include timely request for permits, submitting for inspections and reviews, diligent efforts to adhere  
21 to the construction schedule, and force majeure type events (weather delays or civil unrest).

22  
23 5.11 Failure to construct the replacement facilities for the portables described at section  
24 5.10 within the time period provided therein shall require that the portables be removed immediately  
25 upon the expiration of the 18 month period. One extension of time, not to exceed six (6) months,  
26 may be granted by the Planning & Zoning Director, upon a showing of good cause. "Good cause"  
27 would include timely request for permits, submitting for inspections and reviews, diligent efforts to  
28 adhere to the construction schedule, and force majeure type events (weather delays or civil unrest).  
29 Failure to remove the portables shall also result in the denial of future permits due to site plan  
30 violations in addition to any other remedy provided below under Section 15, "Enforcement."

31  
32 5.12 During Phase 1 of construction and within two (2) years of approval, the Applicant  
33 shall install the recommended turning lane contained in condition 8.11(a) ["Old Cutler road/SW  
34 184<sup>th</sup> Street - Add a southbound right turn lane; signal phasing adjustments"].

## 35 36 6. Athletic Fields and Amenities:

37  
38 6.1 The Applicant shall not use the athletic fields for commercial purposes such as  
39 renting, leasing, or allowing third-parties unaffiliated with the operation of the school (no third-party  
40 organizations or groups) to use the recreational facilities. Applicant shall annually provide proof of  
41 existing division-type play, tournaments, organized sports and uses of its facilities to the Village.  
42 Prior to the beginning of each season, for each sport, the Applicant shall provide the Village with a  
43 list of proposed events - tournaments and league play.

44  
45 6.2 The Applicant shall submit a proposed list of school special events planned for each  
46 school year to the Village Manager not later than August 15<sup>th</sup> of the applicable school year for

1 Village administrative review. Any other/additional special event shall require advanced notice for  
2 review as a special event under the Village's procedures. A police officer, or equivalent, shall be  
3 required to be present at all special events held at the school, if required by the Village's Code, after  
4 review as a special event permit.  
5

6 6.3 Solely one (1) athletic tournament, jamboree, or division-type play (where numbers  
7 of spectators and opposing team(s) are invited to play on site) shall take place at one time on the  
8 property (7900 SW 176<sup>th</sup> Street through 8001 SW 184<sup>th</sup> Street). To be clear, this condition relates to  
9 holding one event. Not several events, different sports, at same time. Any athletic tournaments,  
10 etc., may take place after normal school operating hours (after 3:00 p.m.) and weekends from 10:00  
11 a.m. and 3:00 p.m.  
12

13 6.4 No bleachers shall be located adjacent to the eastern and western buffers of 7900  
14 SW 176<sup>th</sup> Street and 8100 SW 184<sup>th</sup> Street. Adjacent shall mean not within 20 feet of the buffers.  
15

16 6.5 The Applicant shall provide fencing for the tennis center.  
17

18 6.6 The Applicant shall not install lighting for outdoor uses other than the parking areas,  
19 and any emergency lighting requirements of the Code. The interior of the pool may contain lights.  
20 Lighting of the athletic fields is prohibited.  
21

22 6.7 The pool shall be enclosed with a fence and hedge with a minimum height of six feet  
23 (6 ft.) and comply with the safety barrier requirements of 33-151.11 through .22 of the Code. Any  
24 interior chain link fencing shall be poly-coated vinyl and black or green in color. The pool shall not  
25 be constructed during Phase 1 and is not to be constructed for at least five (5) years after final  
26 zoning approval.  
27

28 6.8 The Applicant shall comply with conditions 4.10 and 10.4 relating to lighting and Bill  
29 Sadowski Park.  
30

### 31 7. Landscaping: 32

33 7.1 The Applicant shall meet all the minimum requirements of Division 30-100 of the  
34 Village's Code of Ordinances, Chapter 24 of the Miami-Dade County Code and specifically comply  
35 with all conditions imposed by Miami-Dade County DERM [PERA].  
36

37 7.2 The Applicant shall covenant that no improvements, other than as provided for in  
38 recommendation 7.3, shall be permitted within the confines of the buffer area (i.e. no roads, parking,  
39 storage sheds, recreational, sports, or any other use that may negatively impact the buffer).  
40

41 7.3 The buffer shall be landscaped in accordance with the Applicant's revised landscape  
42 plan received by the Village on April 19, 2010. In addition, the Applicant shall construct a three and  
43 a half foot (3.5 ft.) berm on the interior, internal to the site, adjacent to the six foot (6 ft.) CBS wall  
44 to be constructed along the eastern and western perimeter of 8001 SW 184<sup>th</sup> Street. The berm shall  
45 be approved by the Planning & Zoning staff as part of the landscape plan review. The landscape  
46 buffer, as indicated on Sheet 39, shall be installed along the entire eastern and western perimeter  
47

1 throughout the 75 foot buffer for the area known as 8001 SW 184<sup>th</sup> Street. The berm shall be  
2 incorporated into the buffer design, found at Sheet 39 (maintenance path shall be reduced in width  
3 as provided in these conditions). The layout found at Sheet 39 shall not be limited to solely the  
4 parking area adjacent to the buffer, but rather throughout the buffer fringe – creating a solid hedge  
5 along the interior edge of the buffer.

6  
7 7.4 The eastern and western buffers along 8001 SW 184<sup>th</sup> Street may contain a  
8 meandering pedestrian path, within the innermost/interior 25 feet of the 75 foot buffer. The  
9 Applicant shall limit the meandering walking path to a maximum width of six feet (6 ft.). The  
10 pedestrian path shall solely be used for pedestrian/walking/ running purposes.

11  
12 7.5 Where practicable, the maintenance path and the meandering walking path shall be  
13 the same path, along the eastern and western buffers for 8001 SW 184<sup>th</sup> Street. Final  
14 determination/approval of “where practicable” shall be made by the Village’s Planning & Zoning  
15 Director. Otherwise, the maintenance path shall be limited to a maximum width of eight feet (8 ft.)  
16 and should be used solely for maintenance purposes. The Maintenance portion of the “joint-path”  
17 shall not be paved [the increase to eight (8) feet – a two-foot non-paved area surrounding the six  
18 foot (6 ft.) pedestrian path]. All other buffers shall solely contain an unpaved, up to eight (8) foot  
19 maintenance path.

20  
21 7.6 The eastern and western perimeters of 8001 SW 184<sup>th</sup> Street shall contain a concrete  
22 wall six feet (6 ft.) in height, finished on both sides and maintained by the Applicant. The southern  
23 boundary at SW 184<sup>th</sup> Street and northern boundaries at SW 176<sup>th</sup> Street shall provide a six foot (6  
24 ft.) wrought iron fence with masonry columns. The eastern and western perimeters of 7900 SW  
25 176<sup>th</sup> Street already contain a six foot (6 ft.) concrete wall that shall be required to be maintained, on  
26 both sides.

27  
28 7.7 The Applicant shall provide and/or replace landscaping improvements along SW  
29 184 Street and SW 176 Street fronting the school in compliance with the Village’s Street Tree Master  
30 Plan prepared by O’Leary Richards Design Associates, Inc., and in coordination with the Village’s  
31 Public Works and Planning & Zoning Departments.

32  
33 7.8 The Applicant shall preserve existing trees (including native trees) during the  
34 development of the project, wherever possible. If the trees must be removed, the Applicant shall be  
35 required to mitigate the impact in accordance with Village and DERM [PERA] requirements. If the  
36 relocated trees do not survive, the Applicant shall be required to replace the trees in compliance with  
37 DERM [PERA] and Village requirements.

38  
39 7.9 The Applicant shall install additional oaks and planting materials on the northwest  
40 perimeter of buildings no. 16 and 18 in order to provide additional screening to the adjacent  
41 neighborhood located on the western boundary of the property. The Applicant is to provide two  
42 (2) native trees and a cluster of palms.

43  
44 7.10 The pool area shall be landscaped as provided under section 6.7, above.

1 7.11 The Applicant shall prohibit parking by faculty, visitors, and students on the rights-  
2 of-way bordering the school by planting and maintaining landscaping along the rights-of-way in  
3 accordance with Village requirements. The Applicant shall work with the Village and County to  
4 install "No Parking" signs for the right-of-way along SW 176<sup>th</sup> Street and SW 184<sup>th</sup> Street.  
5

6 7.12 Applicant shall maintain the areas identified herein as "buffer" and shall be required  
7 to perpetually maintain the landscaping within the buffer with the identified native species and other  
8 plantings provided in the landscape plan. At no point shall structures be constructed within the  
9 buffer area. The buffer shall consist of the 75 foot set aside along the east, west and southern  
10 perimeters of 8001 SW 184<sup>th</sup> Street; and the 50 foot set aside along the east, west, and northern  
11 perimeters of 7900 SW 176<sup>th</sup> Street.  
12

13 7.13 Applicant shall provide annual update, plan, as to the maintenance for the buffer  
14 areas.  
15

16 7.14 Buildings 16 and 18 shall require Live Oak trees, or comparable trees, every 20 feet  
17 on center for the length of the structures. Each tree shall have an overall height of 16 feet. For  
18 Building 16 the trees shall be planted along the west façade and for Building 18 along the east  
19 façade.  
20

21 8. Traffic:  
22

23 8.1 The Applicant shall be responsible for compliance with the Land Development  
24 Regulations relating to traffic concurrency requirements.  
25

26 8.2 The Applicant shall hire one (1) police officer, or equivalent, during regular session,  
27 (per entrance) to control traffic during peak morning and afternoon school hours for each entrance  
28 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  
29 special events, as is required under condition 6.2.  
30

31 8.3 The Applicant shall install traffic calming devices along the internal circulation  
32 driveways and roadways in compliance with the Site Plan and Traffic Study prepared by David  
33 Plummer & Associates, Applicant's traffic expert.  
34

35 8.4 The Applicant shall control the entry points to the school by directing student,  
36 teacher, and staff vehicles to enter and exit the school from SW 184 Street driveway. The entrance  
37 to SW 176<sup>th</sup> Street shall solely serve as the drop-off and pick-up location for students. This process  
38 will be implemented through a decal program. The different color decals will be distributed and  
39 assigned to a specific driveway. The security gatehouse at each driveway will monitor for proper use  
40 of the decal. Violators shall be contacted by the school master and security to ensure proper  
41 enforcement.  
42

43 8.5 The Applicant shall fund a series of peak hour intersection turning movement  
44 counts, and 72 hour link counts to be taken by the Village along SW 176 Street and at the school  
45 driveway entrance on that street. These are to occur on a random basis once each semester of  
46 school operations in perpetuity at the discretion of the Village.

1  
2 8.6 If either the 1370 trip daily volume or 960 combined trip volume peak thresholds are  
3 violated, the Applicant will be notified in writing and be required to enact measures to bring the  
4 traffic volumes into compliance. To do so, the Village will require the school to propose at least  
5 three (3) mitigative measures that would be enacted should the situation arise. Some of the  
6 mitigation measures that could be considered are color coded decal system (see condition 8.4);  
7 limiting access to/from SW 176<sup>th</sup> Street to the east only; license plate numbers entrance assignment;  
8 lottery assignment; controls/prohibitions/signing; and, closing internal roads so driveway entered  
9 must be exited. If the corrective action is not implemented within three (3) weeks of the school  
10 being noticed of the violation, the Village will require the entrance be closed until corrective action is  
11 implemented by the school. The Village will then verify that the actions to correct the violation are  
12 working through additional Village traffic counts paid for by the School.

13  
14 8.7 The Applicant shall keep the entrance to SW 176<sup>th</sup> Street closed to vehicular traffic  
15 on weekends, holidays and all days when school is not in regular session.

16  
17 8.8 The SW 176<sup>th</sup> Street entrance shall not be used for the delivery of goods or services  
18 to the school or by commercial vehicles. All buses and vans used to transport students to and from  
19 the property shall use SW 184 Street as ingress and egress.

20  
21 8.9 The SW 176<sup>th</sup> Street entrance shall be closed at 7:00 p.m. everyday.

22  
23 8.10 The Applicant shall develop an alternative transit mode feasibility program within  
24 three (3) years after receiving the zoning approval. The program should provide incentives for the  
25 student to use alternative mode of transportation such as carpool, public transportation or private  
26 mass transit to get to and from school.

27  
28 8.11 The Applicant shall be responsible for implementing the following mitigation  
29 initiatives, as delineated in the David Plummer & Associates Report (Applicant's traffic expert),  
30 dated April 22, 2010:

- 31  
32 (a) Old Cutler Road/ SW 184 Street – Add a southbound right turn lane; signal phasing  
33 adjustments.  
34 (b) SW 184 Street at the project driveway – Construct an eastbound left turn lane.  
35 (c) SW 184 Street at the project driveway – Construct a westbound right turn lane.  
36 (d) Provide one off-duty police officer at each driveway during morning drop-off and  
37 afternoon pick-up periods to monitor/control traffic.

38  
39 8.12 Applicant shall be responsible for all expenses relating to traffic control, police  
40 involvement, and police participation in traffic movements (the traffic plan). The traffic plan  
41 relating to the daily school use and/or for any special events at the school for the roadways shall be  
42 subject to approval of Village Police Department and Village Police Officers are to be hired by and  
43 paid for by Applicant to manage traffic at entrance(s) to school and off-site locations affected by  
44 traffic conditions.

1           8.13 Applicant shall install a "No Left Turn" sign at the exit to SW 176<sup>th</sup> Street and shall  
2 preclude left-hand turns onto SW 176<sup>th</sup> Street, westbound, from the Applicant's SW 176<sup>th</sup> entrance.  
3 This condition shall be required, at a minimum, during peak hours.  
4

5           8.14 If vehicle stacking/queuing spills-over onto SW 176<sup>th</sup> Street, the applicant shall be  
6 required to provide additional on-site stacking to accommodate the spill-over. This would require a  
7 modification of the circulation plan, which shall be reviewed by the appropriate Village Departments  
8 for Compliance. The Applicant shall not be required to obtain Council approval to make the  
9 necessary stacking related, circulation modifications to the interior of the property.  
10

11           8.15 Applicant shall comply with the "safe routes to school" requirements of 1006.23;  
12 Florida Statutes.  
13

14           8.16 Applicant shall install public sidewalks within the Rights-of Way fronting Applicant's  
15 properties - 7900 SW 176<sup>th</sup> Street and 8001 SW 184<sup>th</sup> Street, after receiving approval from the  
16 appropriate governmental agencies (County and Village).  
17

18           8.17 The Village shall bi-annually (every six (6) months) test to ensure that there is a  
19 limitation of neighborhood cut-through traffic. The Village shall analyze the traffic data and  
20 determine corrective measures to limit such cut-through traffic. Based upon the testing, the Village  
21 shall implement such corrective measures needed to enforce the Village's goal (for example,  
22 installing no turn signs at certain hours, etc.). This is an obligation of the Village.  
23

24           8.18 As part of Phase I, per exhibit D, the Applicant shall complete the turning lanes at  
25 the new SW 184<sup>th</sup> Street entrance.  
26

27           9.       Parking Related Conditions

28           9.1       Comply with condition 7.11 relating to precluding right-of-way (ROW) parking.  
29 Cross-reference with section 7.3, above.  
30

31           9.2       No parking of vehicles in any of the interior buffers to the property (7900 SW 176<sup>th</sup>  
32 Street or 8001 SW 184<sup>th</sup> Street).  
33

34           9.3       The Applicant shall install pavers in the parking lot to minimize the stormwater  
35 runoff impacts, rather than asphaltting the entire parking area, in compliance with Section 28-6(b)(1),  
36 of the Village's Code of Ordinances.  
37

38           9.4       No loud radios shall be allowed within the parking areas of the entire site.  
39

40           9.5       Lighting shall be consistent with conditions 10.2 and 10.3, below.  
41

42           9.6       That the Applicant shall maintain a sign prohibiting bus traffic, bus parking, student,  
43 faculty or visitor parking along the swales/entrances to the Applicant's property.  
4  
5

1 9.7 Proposed installation of 48 sable palms to be planted in the northwestern corner of  
2 8001 SW 184<sup>th</sup> Street shall be replaced with Live Oak Trees, or other trees acceptable to the Village,  
3 as the Oaks shall reduce the "heat island effect," shall enhance the buffering of the site, and increase  
4 the tree canopy for the site. The landscaping for the parking lot shall be reviewed at permitting by  
5 the Planning and Zoning Department as to the number and type of trees.

6  
7 9.8 A continuous hedge shall be incorporated around all parking areas and shall meet all  
8 requirements of Chapter 18A, subsections (I) and (J), of the Miami-Dade County Code.

9  
10 9.9 Applicant is not to create any additional, unimproved, temporary or permanent  
11 parking areas on the property.

12  
13 10. Lighting & Energy:

14  
15 10.1 The Applicant shall not install lighting for outdoor use other than for parking and/or  
16 Code required emergency lighting. The interior of the pool, below the water surface, may contain  
17 lights.

18  
19 10.2 Applicant shall install and maintain parking area light fixtures which project the light  
20 rays directly to the parking surface, and shall include shields which restrict projection of light rays  
21 outward to adjacent properties and also restrict the upward projection of light rays into the night  
22 sky. Outdoor parking lot area light fixtures shall not cast more than 1/2 ft. candle at the property  
23 line.

24  
25 10.3 The parking lot lights and all other outdoor lighting (whether for security, roadway  
26 or parking) should have a maximum overall height of 15 feet.

27  
28 10.4 The Applicant shall not interfere with night programming at Bill Sadowski Park and  
29 no athletic field lighting shall be permitted so as preclude adverse effects to the night programming  
30 at the Park and residential community.

31  
32 10.5 The Applicant shall be required to comply with the conditions of Section 28-6, of  
33 the Village's Code of Ordinances relating to the "Minimum Green Standards" (relating to LED  
34 lighting, pavers, energy saving fixtures and water conservation).

35  
36 10.6 The Applicant shall provide roof location in those structures with flat roofs to install  
37 conduit from the electrical room for future Photovoltaic System (PV) installation. A minimum of  
38 300 sq. ft. or larger of roof area in a south or west direction shall be dedicated and clear of vent  
39 pipes and other obstructions to allow for the installation of a future PV system. The submitted plans  
40 must note compliance with this provision.

41  
42 10.7 The parking lot and internal circulation lights shall be placed on a timer consistent  
43 with the termination of operational hours and consistent with applicable codes.

44  
45 11. Noise:

1 11.1 Noise emanating from athletic fields and bleachers shall not generate a direct sound  
2 pressure level in excess of 65 decibels at the school's boundaries, as provided under the Village's  
3 Code Section 30-60.29, as may be amended. The Village will notify the school and the Community  
4 Relations Committee of any violations of the noise ordinance. The Village and Applicant will  
5 immediately work together to develop corrective action(s). If the corrective action(s) is/are not  
6 implemented within three (3) weeks of its adoption, the Village will require that all after-hours field  
7 activities be temporarily postponed until the corrective actions are implemented by the school.  
8

9 11.2 The Applicant shall install and maintain signs reading: "No radios beyond this point"  
10 at the guard house or other location approved by the Village's Planning & Zoning Department. Any  
11 student found by the Applicant's administration to have violated the sound restriction, after a  
12 warning, would be disciplined within the Palmer Trinity Rules and Procedures.  
13

14 11.3 At 7900 SW 176<sup>th</sup> Street, the Applicant shall ensure bells, pulses, buzzers, or other  
15 sounds to signal class times during school operating hours on days when school is in session shall  
16 not generate a direct sound pressure level in excess of 65 decibels above ambient sound measured by  
17 the A-weighted scale at the school's boundaries, as provided under the Village's Code, Section 30-  
18 60.29, as may be amended.  
19

20 11.4 At 8100 SW 184<sup>th</sup> Street, the Applicant shall use digital signage system or other non-  
21 noise devices approved and recommended by the American with Disability Act (ADA) and the  
ADA Standards for Accessible Design, to signal change of class times and announcements.

24 11.5 Any temporary public address speaker system or similar amplified sound device in  
25 the athletic fields shall not be operated between the hours of 5:00 p.m. and 10:00 a.m. (Monday thru  
26 Friday). On Saturday, the temporary public address speaker system or similar amplified sound  
27 device in the athletic fields shall not be operated between the hours of 2:00 p.m. and 10:00 a.m. The  
28 temporary public address speaker system shall be used in compliance with the Village's noise  
29 Ordinance 30-60.29, as amended, and shall not generate a direct sound pressure level in excess of 65  
30 decibels at the school's boundaries.  
31

32 11.6 Code Compliance shall bi-annually (every six months) test the noise levels of the  
33 Applicant's property from various locations and report back to the Community Relations  
34 Committee. The Applicant shall work with Code Compliance and the Committee to cure any  
35 violations of the Village's noise ordinance.  
36

37 12. Environmental:  
38

39 12.1 The Applicant shall provide a space for the collection and storage of recyclables.  
40 This provision provides convenient access to recycling facilities and encourages building occupants  
41 to utilize the recycling programs to their fullest. Projects shall comply with the minimum solid waste  
42 and recyclables storage requirements. Applicant shall depict the collection and storage area(s)  
43 location on submitted plans.  
44

1 12.2 The Applicant shall use interior paints and wood finishes with low volatile organic  
2 compound levels that do not exceed 50 grams per liter flat, or 150 grams per liter non-flat. This shall  
3 be noted on the approved plans.

4 12.3 The Applicant shall hire an archeological consultant to execute a Phase 1  
5 Archeological Survey prior to development. This will determine whether potential archeological  
6 sites exist within the property. A list of archeological consultants has been provided to the  
7 Applicant. The selected archeological consultant shall work closely with Miami-Dade County,  
8 Office of Historic and Archeological Resources, during this process. In the event archeological  
9 resources are found, the archeological consultant and the Applicant shall contact the County's  
10 Office of Historic and Archeological Resources for guidance regarding additional testing and/or  
11 archeological monitoring. If unmarked human remains are located, Florida State Statutes 875.05  
12 (Florida's Unmarked Human Burial Act) shall apply and all work shall cease. The State Archeologist  
13 shall then be notified.  
14

### 15 13. Operations.

16 13.1 Service and delivery vehicles, including solid waste pick-up, shall be restricted to  
17 Monday through Friday, between the hours of 7:00 a.m. to 7:00 p.m. [consistent with 30-60.29(e)(7),  
18 of the Code]. Saturday deliveries would be allowed from 10:00 a.m. to 1:00 p.m. Service and  
19 delivery vehicles shall use the SW 184<sup>th</sup> Street entrance. This requirement shall be implemented upon  
20 the construction of the SW 184<sup>th</sup> Street entrance.  
21

22 13.2 Service, delivery and storage areas and equipment shall be adequately screened and  
23 located away from view of adjacent properties, in accordance with the proposed site plan.  
24

25 13.3 That interior use of school facilities shall be restricted to the hours of operation  
26 between 6:00 am and 10:00 pm, provided that the use is by the Applicant for school-related  
27 purposes.  
28

29 13.4 The property shall not be used for commercial leasing purposes. Commercial leasing  
30 purposes shall mean any use not directly affiliated with the school operations of the Applicant. In  
31 addition, it shall mean the use of the Applicant's property, buildings and facilities for economic value  
32 or profit through third-parties.  
33

34 13.5 Service, delivery and storage areas and equipment shall be adequately screened and  
35 located away from view of adjacent properties, in accordance with the proposed site plan.  
36

### 37 14. Structures.

38 14.1 The two (2) longer structures (building 16, the gymnasium and building 18, the  
39 performing arts building) should be modified as follows: the wider portion of these structures are  
40 approximately (260 ft x 149 ft). The Southern portion of each building provides a "tail-like"  
41 continuation/extension of approximately 110 feet. These "tail-like" extensions should be  
42 setback/offset six feet (6 ft.) from the wider portions of each building. As to Building 16, the six  
43  
44  
45