

1
2 5.8 The entrance and roadway onto 8001 SW 184th 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 184th 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 184th Street from SW 82nd Avenue to Old Cutler Road.

15
16 5.10 The existing portable classrooms trailers located along the western edge of
17 7900 SW 176th 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 184th 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 15th 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 176th Street through 8001 SW 184th 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 176th Street and 8100 SW 184th 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 184th Street. The berm shall
be approved by the Planning & Zoning staff as part of the landscape plan review. The landscape
buffer, as indicated on Sheet 39, shall be installed along the entire eastern and western perimeter

1 throughout the 75 foot buffer for the area known as 8001 SW 184th 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 184th 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 184th 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 184th 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 184th Street and northern boundaries at SW 176th Street shall provide a six foot (6
24 ft.) wrought iron fence with masonry columns. The eastern and western perimeters of 7900 SW
25 176th 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.
45

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 176th Street and SW 184th 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 184th Street; and the 50 foot set aside along the east, west, and northern
11 perimeters of 7900 SW 176th 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 176th Street and SW 184th 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 176th 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 176th 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 176th 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 176th 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 176th 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 176th Street and shall
2 preclude left-hand turns onto SW 176th Street, westbound, from the Applicant's SW 176th 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 176th 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 176th Street and 8001 SW 184th 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 184th 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 176th
32 Street or 8001 SW 184th 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.
44

1 9.7 Proposed installation of 48 sable palms to be planted in the northwestern corner of
2 8001 SW 184th 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 176th 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 184th 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
22 ADA Standards for Accessible Design, to signal change of class times and announcements.

23 11.5 Any temporary public address speaker system or similar amplified sound device in
24 the athletic fields shall not be operated between the hours of 5:00 p.m. and 10:00 a.m. (Monday thru
25 Friday). On Saturday, the temporary public address speaker system or similar amplified sound
26 device in the athletic fields shall not be operated between the hours of 2:00 p.m. and 10:00 a.m. The
27 temporary public address speaker system shall be used in compliance with the Village's noise
28 Ordinance 30-60.29, as amended, and shall not generate a direct sound pressure level in excess of 65
29 decibels at the school's boundaries.
30

31 11.6 Code Compliance shall bi-annually (every six months) test the noise levels of the
32 Applicant's property from various locations and report back to the Community Relations
33 Committee. The Applicant shall work with Code Compliance and the Committee to cure any
34 violations of the Village's noise ordinance.
35

36 12. Environmental:
37

38 12.1 The Applicant shall provide a space for the collection and storage of recyclables.
39 This provision provides convenient access to recycling facilities and encourages building occupants
40 to utilize the recycling programs to their fullest. Projects shall comply with the minimum solid waste
41 and recyclables storage requirements. Applicant shall depict the collection and storage area(s)
42 location on submitted plans.
43
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
5 12.3 The Applicant shall hire an archeological consultant to execute a Phase 1
6 Archeological Survey prior to development. This will determine whether potential archeological
7 sites exist within the property. A list of archeological consultants has been provided to the
8 Applicant. The selected archeological consultant shall work closely with Miami-Dade County,
9 Office of Historic and Archeological Resources, during this process. In the event archeological
10 resources are found, the archeological consultant and the Applicant shall contact the County's
11 Office of Historic and Archeological Resources for guidance regarding additional testing and/or
12 archeological monitoring. If unmarked human remains are located, Florida State Statutes 875.05
13 (Florida's Unmarked Human Burial Act) shall apply and all work shall cease. The State Archeologist
14 shall then be notified.

15
16 13. Operations.

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

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

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

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

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

38
39 14. Structures.

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

1 foot (6 ft.) offset should be situated towards the east boundary. As to Building 18, the six foot (6 ft.)
2 offset should be set back towards the west boundary.

3
4 14.2 In addition, along the 110 foot setback portion of Buildings 16 and 18, there should
5 be a colonnade or arcade, with first floor roof-like structure, to break-up the monolithic volume.

6
7 14.3 In compliance with section 7.14, Live Oak trees, or other equivalent type trees, with
8 an overall size of 16 feet in height, should be planted along the remaining east side of Building 18
9 and along the remaining west side of Building 16, every 20 feet on-center for the length of the
10 structures (area not covered by the first floor roof-like arcade structured area). The 16 foot trees
11 should be root pruned to encourage their ability to survive the shock of planting.

12
13 15. Enforcement.

14
15 15.1 Non compliance with the approved site plan shall result in the denial of future
16 permits and may result in a daily fine, per violation, as provided under section 15.2, below.

17
18 15.2 A violation of any of the development approvals and/or conditions of the Village
19 Council will result in a \$500.00 a day fine, per violation. The Village shall provide Applicant with a
20 reasonable period of time to cure. The Applicant is entitled to an appeal of the notice of civil
21 citation pursuant to the procedures for the Village Special Magistrate, found at section 2-205 of the
22 Village's Code.

23
24 15.3 Cross-reference with specific enforcement provisions relating to section 4.6 as to
25 student population and removal of portables under section 5.11.

26
27 15.4 Authorization for the Village of Palmetto Bay to Withhold Permits and Inspections.
28 In the event the terms herein are not being complied with, in addition to any other remedies
29 available, the Village is authorized to withhold any further permits, and refuse to make any
30 inspections or grant any approvals, until such time as the conditions contained herein are complied
31 with. The Village shall provide Applicant with a reasonable notice to cure period. The Applicant
32 may follow the procedures for the Village Special Magistrate regarding any appeal.

33
34 15.5 Cross-reference with section 11.6.

35
36 This is a final order.

37
38 Section 5. Record.

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

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

2 PASSED and ADOPTED this 29 day of August, 2012.

3 Attest: Meighan Alexander
4 Meighan Alexander
5 Village Clerk

Shelley Stanczyk
Shelley Stanczyk
Mayor

7
8 APPROVED AS TO FORM:

9
10 Eye A. Boutsis
11 Eye A. Boutsis,
12 Village Attorney

13
14 FINAL VOTE AT ADOPTION:

15
16 Council Member Patrick Fiore YES

17
18 Council Member Howard Tendrich YES

19
20 Council Member Joan Lindsay YES

21
22 Vice-Mayor Brian Patiser YES

23
24 Mayor Shelley Stanczyk YES