

ZONING ANALYSIS

WESTMINSTER CHRISTIAN SCHOOL, INC.

VPB-07-007(a)



To: Honorable Mayor and Village Council

Date: November 14, 2011

From: Ron E. Williams, Village Manager

RE: Westminster Wall

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE'S CODE; RELATING TO MODIFICATION OF A SINGLE CONDITION FROM A SITE PLAN APPROVED UNDER RESOLUTION NO. 07-96 DATED SEPTEMBER 17, 2007; MODIFYING THE HEIGHT OF THE WESTERN PERIMETER WALL FROM FIVE FEET TO SIX FEET WITHIN THE FOOTPRINT APPROVED IN THE SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC., LOCATED AT 6855 S.W. 152 STREET; AND PROVIDING AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS:

This item is a staff initiated request to modify a condition that was imposed upon a previously approved site plan (Resolution 07-96) granted to Westminster Christian School, for the property located at 6885 SW 152 Street. The condition in question required a five (5) foot wall/fence be installed along portions of the western property line where proposed parking lot and landscaping improvements are to be installed. Since the passage of Resolution 07-96, a number of the adjoining residents adjacent to the proposed wall/fence location have approached the Village and Westminster and requested the height be increased from five (5) feet to six (6) feet. Because the condition was imposed by the Council, only the Council can dissolve it. Permitting the wall/fence at six (6) feet is consistent with the Zoning Code as it reflects the maximum height permitted for this property. This request is limited to only those portions of the wall/fence that where subject to the five (5) foot height limitation as per Resolution 07-96 and does not contemplate any extensions thereof.

FISCAL/BUDGETARY IMPACT:

There are no fiscal impacts.

RECOMMENDATION:

Approval.

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RESOLUTION NO. 2011-

ZONING APPLICATION VPB 07-007-A

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE'S CODE; RELATING TO MODIFICATION OF A SINGLE CONDITION FROM A SITE PLAN APPROVED UNDER RESOLUTION NO. 07-96 DATED SEPTEMBER 17, 2007; MODIFYING THE HEIGHT OF THE WESTERN PERIMETER WALL FROM FIVE FEET TO SIX FEET WITHIN THE FOOTPRINT APPROVED IN THE SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC., LOCATED AT 6855 S.W. 152 STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 17, 2007, the Mayor and Village Council of the Village of Palmetto Bay, adopted Resolution 07-96, approving Westminster's modified site plan application for the property located at 6855 SW 152 Street; and,

WHEREAS, the approved site plan included certain parking and landscaping installations along the western property line; and,

WHEREAS, as part of those improvements, the Mayor and Village Council included a condition requiring a wall/height limitation along the western property line of five (5) feet where six (6) feet is permitted by Code; and,

WHEREAS, since such time, those residential property owners adjacent to Westminster's western property line have requested the aforementioned condition be eliminated so that the wall/fence may be constructed to six (6) feet as permitted by Code; and,

WHEREAS, Westminster has expressed no objection to the request and have signed the public hearing application; and,

WHEREAS, in consideration of the adjacent property owners requests and acceptance of same by Westminster, the Village initiated this request and supports elimination of the five (5) foot wall/fence height limitation along those portions of the western property line as so conditioned per Resolution 07-96.

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

Section 1. That any condition(s) as provided in Resolution 07-96 which limited the wall/fence height along the western property line to five (5) feet shall be repealed. Westminster shall construct a six (6) foot wall/fence along the western property line.

Five foot Chain Link Fence for Lots 11 & 10

NET NO.	BUILDING USE	TOTAL BLDG. SCHOOL	BLDG. SCHOOL	MOBILE SCHOOL	HIGH SCHOOL	TOTAL COMMON	ADMIN
1	TRUCK TRAILER	2100					1075
2	TRUCK TRAILER	2100					1075
3	TRUCK TRAILER	2100					1075
4	TRUCK TRAILER	2100					1075
5	TRUCK TRAILER	2100					1075
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11	TRUCK TRAILER	2100					1075
12	TRUCK TRAILER	2100					1075
13	TRUCK TRAILER	2100					1075
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22	TRUCK TRAILER	2100					1075
23	TRUCK TRAILER	2100					1075
24	TRUCK TRAILER	2100					1075
25	TRUCK TRAILER	2100					1075
TOTALS		18,168	4,000	20,700	25,140	23,750	13,320

GENERAL INFORMATION

- THE S.W. CORNER OF THE TRACT IS LOCATED AT THE INTERSECTION OF THE WEST AND SOUTH RIVERS.
- THE TRACT IS BOUND BY THE WEST AND SOUTH RIVERS.
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SITE INFORMATION

OWNER: ...
 ADDRESS: ...
 CITY: ...
 STATE: ...
 ZIP: ...

GENERAL INFORMATION

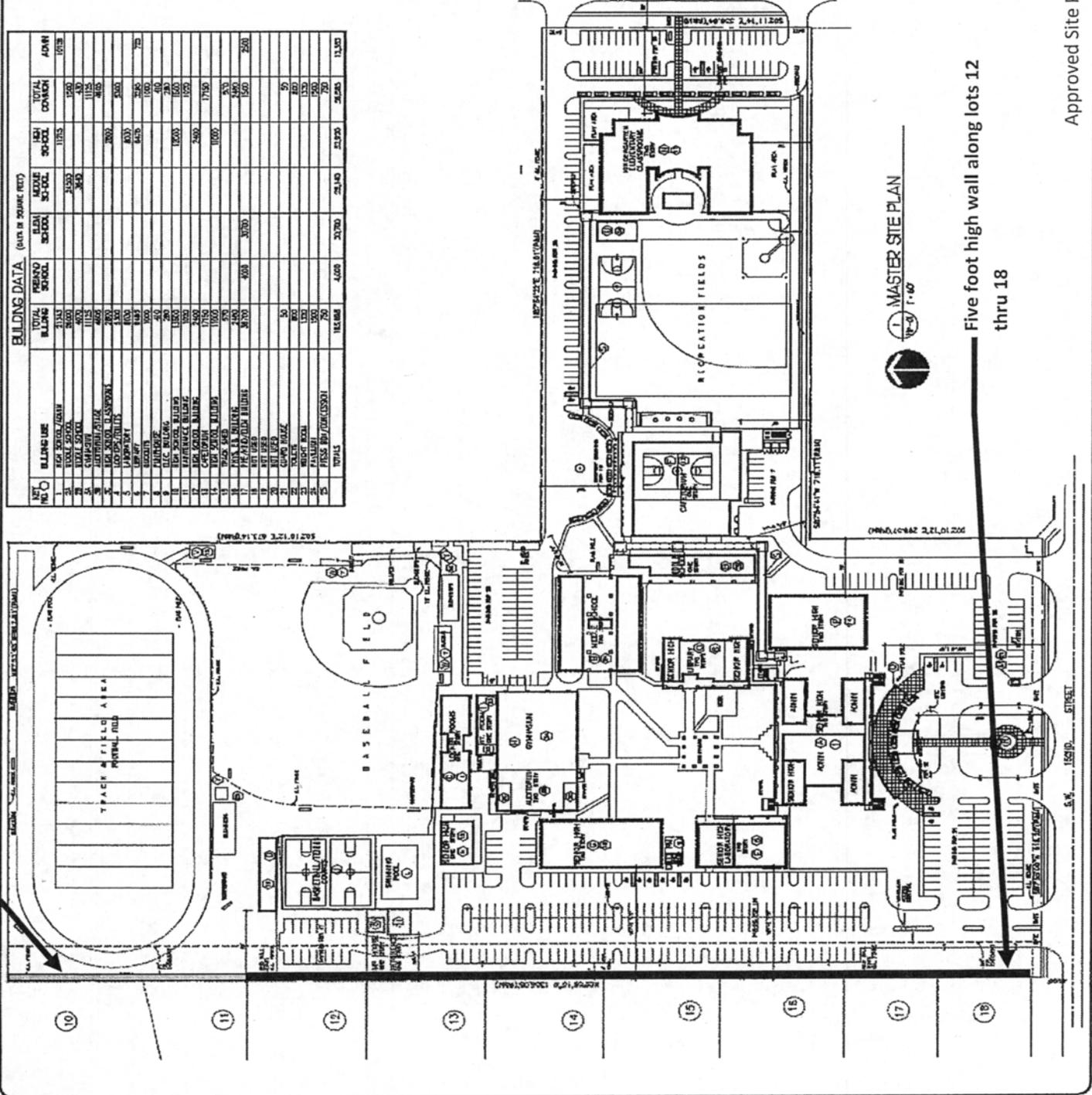
THE S.W. CORNER OF THE TRACT IS LOCATED AT THE INTERSECTION OF THE WEST AND SOUTH RIVERS.

GENERAL INFORMATION

OWNER: ...
 ADDRESS: ...
 CITY: ...
 STATE: ...
 ZIP: ...

GENERAL INFORMATION

OWNER: ...
 ADDRESS: ...
 CITY: ...
 STATE: ...
 ZIP: ...



MASTER SITE PLAN
 10-18 1-60

Five foot high wall along lots 12 thru 18

Approved Site Plan via Resolution No. 07-96

WAYNE E. VENSEL ARCHITECT, INC. ARCHITECTS
 1000 WEST PALM BEACH BLVD., SUITE 100, WEST PALM BEACH, FLORIDA 33411
 PHONE: (561) 835-1100
 FAX: (561) 835-1101
 WESTCHESTER CHRISTIAN SCHOOL
 6505 S.W. 15th STREET
 PALM BEACH, FLORIDA 33411
 DATE: 10/15/07
 SHEET: MP-01

APPLICATION

WESTMINSTER CHRISTIAN SCHOOL, INC.

VPB-07-007(a)



XPB-07-007(a)

ZONING HEARING (ZH) APPLICATION
Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33 5023 0000 830 / 335023 0000 820 Date Received _____

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

WESTMINSTER CHRISTIAN SCHOOL

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 6855 SW 152nd STREET
City: PALMETTO BAY State: FL Zip: 33157 Phone#: 305-233-2030

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): _____
City: _____ State: _____ Zip: _____ Phone#: _____

4. CONTACT PERSON'S INFORMATION:

Name: Company: ROBERT LUNDGREN
City: PALMETTO BAY State: FL Zip: 33157 Cell Phone#: _____
Phone#: 305-233-2030 Fax#: (305) 733-9623 E-mail: rlundgren@wcs.miami.org
ECT 1205

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

SEE ATTACHED

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

WEST OF
THE SECOND PARCEL FROM THE NW CORNER OF SW 152nd ST
& SW 67th AVE & THE SECOND PARCEL FROM NORTH OF THE
NW CORNER OF SW 152nd ST & SW 67th AVE

7. SIZE OF PROPERTY (in acres): 24 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: _____ **9. Lease term:** _____ years
(month & year)

WESTMINSTER CHRISTIAN SCHOOL, INC.

Legal Description:

6855 SW 152nd Street:

Section 23 Township 55 Range 40 18.39 Acres West 1/2 OF Southeast 1/4 OF Southeast 1/4 LESS East 100FT & LESS S50FT FOR R/W & East 50FT OF East 1/2 OF Southwest 1/4 OF Southeast 1/4 LESS South 50FT FOR R/W F/A/U 30-5023-000-0830

Together

15000 Ludlam Road

Section 23 Township 55 Range 40 5.821 Acres North 1/2 OF Southeast 1/4 OF Southeast 1/4 OF Southeast 1/4 LESS East 50FT FOR R/W & East 100FT OF North 1/2 OF Southwest 1/4 OF Southeast 1/4 OF Southeast 1/4 LOT SIZE IRREGULAR F/A/U 30-5023-000-0820

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)? yes no
 If yes, provide complete legal description of said contiguous property.

SEE ATTACHED

11. Is there an option to purchase or lease the subject property or property contiguous thereto? no yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. PRESENT ZONING CLASSIFICATION: E-1

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

- District Boundary(zone) Changes [Zone(s) requested]: _____
(Provide a separate legal description for each zone requested)
- Unusual Use: _____
- Use Variance: _____
- Non-Use Variance: _____
- Alternative Site Development: Option: _____
- Special Exception: _____
- Modification of previous resolution/plan: _____
- Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the eighteen (18) months? no yes.
 If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no yes. If yes, give name to whom the violation notice was served: and describe the violation: _____

16. Describe structures on the property: PRIVATE SCHOOL

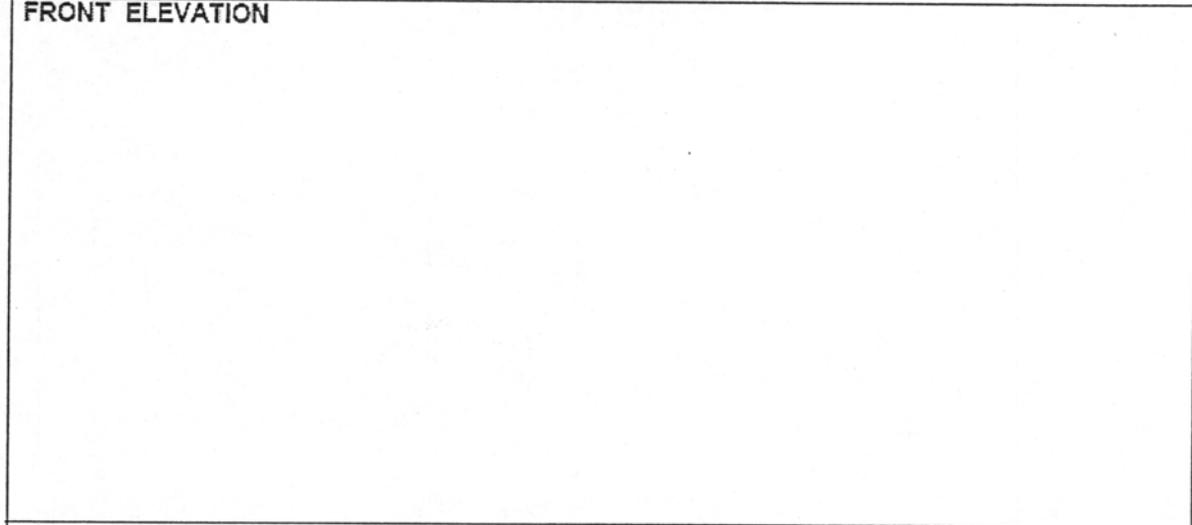
17. Is there any existing use on the property? no yes. If yes, what use and when established? PRIVATE CHRISTIAN SCHOOL
 Use: _____ Year: _____

Planning Staff Use Only

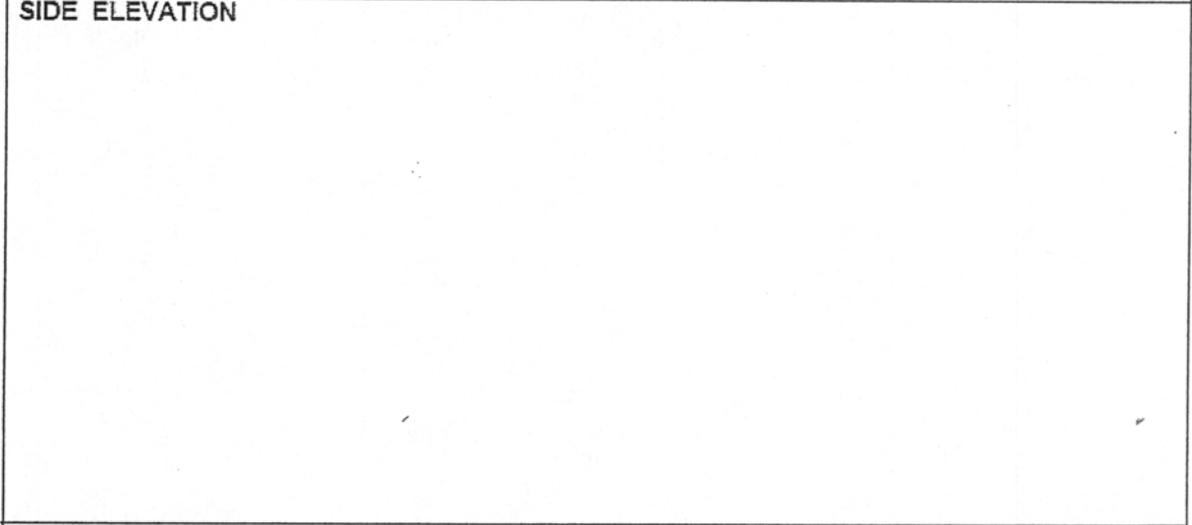
Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete By	Date

PHOTOGRAPHS

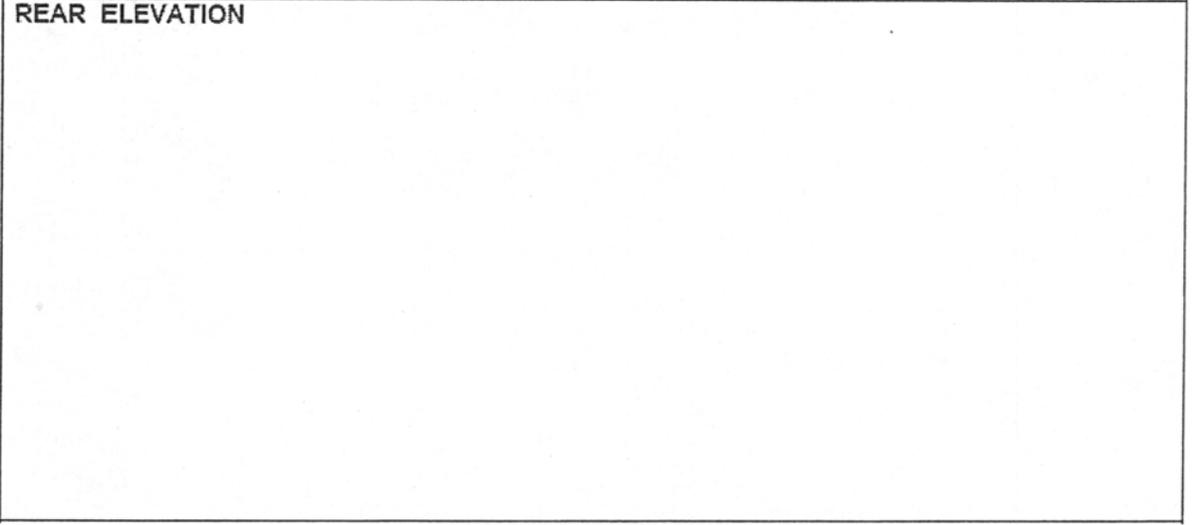
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) owner tenant of the property described and which is the subject matter of the proposed hearing.

Signature

Signature

Sworn to and subscribed to before me
this _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

(I) (WE), Timothy Brigham, being first duly sworn, depose and say that (I am) (we are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: [Signature]

[Signature]
Authorized Signature

CHAIRMAN OF LDCS BOARD
Office Held

(Corp. Seal)

Sworn to and subscribed to before me
This 12 day of OCTOBER, 2011.

Notary Public: Notary Public State of Florida
Commission Expires: Christina E Nunez
My Commission DD972922
Expires 05/21/2014

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me
This _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

Sworn to and subscribed to before me
This _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. The Florida Building code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Plan (CP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Village Attorney, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Village Attorney can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Village Attorney must carry a cover letter indicating subject matter, application number and hearing date. Village Attorney may be reached at (305) 854-5353.

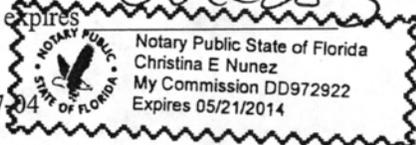

(Applicant's Signature)

TIMOTHY BRIGHAM
(Print Name)

Sworn to and subscribed before me this 12 day of OCTOBER, 2011. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)

My commission expires _____



OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Public Hearing No. _____

Before me, the undersigned authority, personally appeared TIMOTHY BRIGHAM
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes
and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:
6855 SW 152 STREET
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:
WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
Signature

ROBERT LUNDGREN
Print Name

[Signature]
Signature

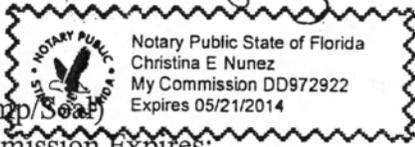
David Morehead
Print Name

[Signature]
Affiant's signature

TIMOTHY BRIGHAM
Print Name

Sworn to and subscribed before me on the 12 day of OCTOBER 2011.

Affiant is personally known to me or has produced _____ as identification.

Notary [Signature]

(Stamp/Seal) Commission Expires:

ZONING HISTORY

WESTMINSTER CHRISTIAN SCHOOL, INC.

VPB-07-007(a)

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3 **RESOLUTION NO. 07-96**

4 A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE
5 VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING;
6 APPROVING THE APPLICATION OF WESTMINSTER CHRISTIAN
7 PRIVATE SCHOOL, INC. FOR A MODIFICATION OF PREVIOUSLY
8 APPROVED MASTER SITE PLAN FOR THE SCHOOL THAT IS
9 CURRENTLY LOCATED AT 6855 S.W. 152 STREET; AND PROVIDING AN
10 EFFECTIVE DATE.

11 WHEREAS, the applicant made application to allow modification of a previously approved
12 master site plan (approved pursuant to Zoning Resolution 4-ZAB-79-93) to accommodate future
13 construction and development of the existing school that is currently in operation, as described in
14 the Village of Palmetto Bay Zoning Analysis, which is attached to this resolution; and,
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16 WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial
17 hearing on the application at Southwood Middle School on September 17, 2007; and,
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19 WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence
20 in the record, that the application for the non-use variance is consistent with the Village's
21 Comprehensive Plan and the applicable land development regulations; and,
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23 WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to
24 grant the application, as provided in this resolution.
25

26 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE
27 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:
28

29 Section 1. A hearing on the present application was held on September 17, 2007 in
30 accordance with ordinance. no. 02-03, entitled "Quasi-judicial hearing procedures." Pursuant to the
31 hearing, the Village Council makes the following findings of fact, conclusions of law and order.
32

33 Section 2. Findings of fact.

- 34 1. The applicant is Westminster Christian Private School, Inc., for a property located at
35 6855 SW 152 Street.
36
37 2. The applicant requests modification of a previously approved master site plan that
38 would allow the applicant to construct in three phases of a fifteen-year master plan:
39 The first of three phases of construction consists of replacing an existing cafeteria
40 and pavilion with a 17,150 sq. ft. multi-purpose cafetorium, covered walkways and
41 parking; Phase 2 is scheduled to begin within five years of site modification approval
42 and consists of demolition of the existing elementary school structures and
43 replacement with one building; and, Phase 3 is scheduled to begin within ten years of
44 site modification approval and consists of demolition of existing structures serving

1 middle and high school students and replacement with two buildings to serve the
2 students. (Shouldn't we make some reference to the site plan here?)
3

- 4 3. The Village Council adopts the portions of the cover sheet to, and the Village
5 Community Development Department recommendation, entitled Zoning Analysis;
6 and includes the Introduction, Zoning Hearing History, Neighborhood
7 Characteristics, Pertinent Requirement Standards; Analysis and Recommendation as
8 its findings of fact.
9
- 10 4. The Mayor and Village Council issued all Jennings required disclosures. The Mayor
11 and Village Council indicated that they had not received any ex parte
12 communication, that each was familiar with the site.
13
- 14 5. The attorney for the applicant represented, in compliance with the Village's Conflict
15 of Interest and Code of Ethics Ordinance, that the applicant has made no
16 contributions or compensation paid to any person or entity to support or not object
17 to the matter set for public hearing.
18
- 19 6. In evaluating an application for a site plan modification, the Village Council finds
20 that provisions Section 33-311 of the Miami-Dade County Code, as adopted by the
21 Village, has been met. Section 33-311 provides that the applicant must establish that:
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- 23 a. The development application conforms to the Comprehensive Plan for the
24 Village of Palmetto Bay, Florida; is consistent with applicable area or
25 neighborhood studies or plans; and would serve a public benefit warranting the
26 granting of the application;
 - 27 b. The development application will have a favorable or unfavorable impact on the
28 environmental and natural resources of the Village. The Village Council may
29 consider the means and estimated cost necessary to minimize adverse impacts;
30 the extent to which alternatives exist to alleviate adverse impacts that may have a
31 substantial impact on the on the natural and human environment; and whether
32 any irreversible or irretrievable commitment of natural resources will occur;
 - 33 c. The development application will have a favorable or unfavorable impact to the
34 economy of the Village;
 - 35 d. The development application will efficiently use or unduly burden water, sewer
36 and solid waste disposal; and,
 - 37 e. The development application will efficiently use, unduly burden or affect public
38 transportation facilities, including mass transit, roads, streets and highways which
39 have been constructed or planned and budgeted for construction, and if the
40 development is or will be accessible by public or private roads, streets or
41 highways.
42
- 43 7. Additionally, the Village Council finds that provisions of section 33-311(A)(7), have
44 also been met. This Section states the conditions that must exist in order to obtain a
45 site plan modification; the applicant must demonstrate that the modification of the
46 underlying Zoning Resolution and covenant would not:

- a. Generate excessive noise or traffic;
- b. Tend to create a fire or other equal or greater dangerous hazard;
- c. Provoke excessive overcrowding of people;
- d. Tend to provoke a nuisance; and,
- e. Be incompatible with the area concerned, when considering the necessity and reasonableness of the modification, in relation to the present and future development of the area concerned.

6. The subject property consists of 24.08 acres (two parcels) and is zoned EU-1.
7. The modification of the master site plan would be in keeping with the basic intent and purpose of the zoning and land use regulations. Approval of this application is in character with the existing use of the property, and is consistent with the Village's Comprehensive Plan.
8. Additionally, as there is no increase in students, and as there is a parking and traffic plan, the application, with the conditions proposed by the Community Development Department, shall not generate excessive noise or traffic; Will not create a dangerous hazard; will not provoke excessive overcrowding of people, will not provoke a nuisance; nor be incompatible with the area or development within the area.

Section 3. Conclusions of law.

1. The Village Council adopts the portions of the Village of Palmetto Bay Zoning Analysis contained in VPB 07-007 heard on September 17, 2007, as its conclusions of law.

Section 4. Order.

The Village Council accepts the staff recommendation in the zoning report and approves the modification of the master site plan under Section 33-311 and Section 33-311(A)(7), subject to the following conditions:

1. The applicant shall eliminate the proposed northwestern parking area, consisting of 17 parking spaces adjacent to the baseball/tennis courts.
2. The applicant shall not construct any buildings exceeding two stories or a roof elevation of 35 feet in height measured from the finished floor elevation.
3. The applicant shall relocate all existing trees affected by the proposed modifications to another location within the site. The applicant shall provide a linear grouping of native trees and landscaping along the western boundary of the high school site to restore the visual buffer adjacent to the residential neighborhood. The applicant shall submit a landscape plan prepared by a licensed landscape architect to be reviewed and approved by the Director.

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4. The applicant shall provide landscaping improvements along the southern and eastern portion of the subject property as proposed in the Village's Street Tree Master Plan prepared by O'Leary Richards Design Associates, Inc.
5. That the school shall install and maintain a five (5) foot high wall and the 20 foot landscape buffer along the western property line from the Northern beginning of Lot 12 adjacent to the site running perpendicular and extending to the official right-of-way line of S.W. 152nd Street. The remainder of the western property line North of Lot 12 (lots 10 and 11 adjacent to site) shall have installed and maintained a five (5) foot chain link fence and a 20 foot landscape buffer, except that no landscaping will be required within ten (10) feet of the running track.
6. That the school shall install and maintain parking area light fixtures which project the light rays directly to the parking surface, and shall include shields which restrict projection or light rays outward to adjacent properties and also restrict the upward projection of light rays into the night sky. Outdoor lighting shall not cast more than one-half foot-candle at the property line.
7. That the school shall not install lighting for outdoor athletic fields, courts and/or swimming pools.
8. That the school shall maintain a sign prohibiting bus traffic and bus parking along the western parking lot driveway and property line and shall make good efforts to ensure compliance with this requirement.
9. That the school shall maintain a sign reading "No radios beyond this point" in the western driveway parking lot and shall make good efforts to ensure compliance with this requirement.
10. That the school shall maintain and orient permanent public address speakers for outdoor recreation fields to the east, and will not allow the speakers to generate direct sound pressure levels in excess of 40 decibels above ambient sound, measured by the A-weighted scale, at the school's western property line.
11. That the school shall provide one security guard at all non-school events which are held on the premises.
12. Should any school structure be designated as historic, then, the property owner shall adhere to the Village's Historic Preservation Regulations.
13. The application must meet the minimum requirements of Chapter 24 of the Code of Miami-Dade County and comply with all conditions imposed by Miami-Dade County DERM.

- 1
2 14. The application must meet the requirements of all other applicable
3 departments/agencies as part of the building permit submittal process.
4
5 15. These covenants shall run with the land for 15 years after the date of
6 recording of the covenants in the public records, and be applicable to all
7 users of the school campus, but non-school users shall be liable for their own
8 actions or omissions.
9
10 16. The applicant shall install adequate traffic calming along the western entrance
11 to the new Western Cut driveway.
12
13 17. Bicycle facilities for middle and high school students shall be added to the
14 site plan.
15
16 18. Proposed new structures or improvements reflected in the master site plan
17 for which construction permits have not been issued by the Village of
18 Palmetto Bay no later than 20 years after the date of this resolution shall
19 require new site plan approval.
20

21 Section 5. Record.

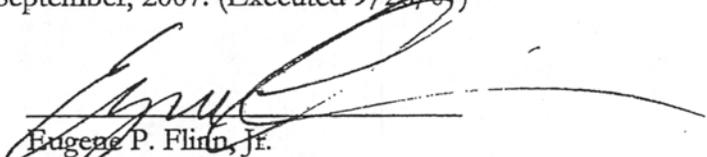
22 The record shall consist of the notice of hearing, the applications, documents submitted by
23 the applicant and the applicant's representatives to the Village of Palmetto Bay Community
24 Development Department in connection with the applications, the Village staff recommendation
25 and attached cover sheet and documents, the testimony of sworn witnesses and documents
26 presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be
27 maintained by the Village Clerk.
28

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

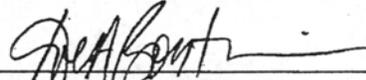
30 PASSED and ADOPTED this 17th day of September, 2007. (Executed 9/26/07)

31
32 Attest:

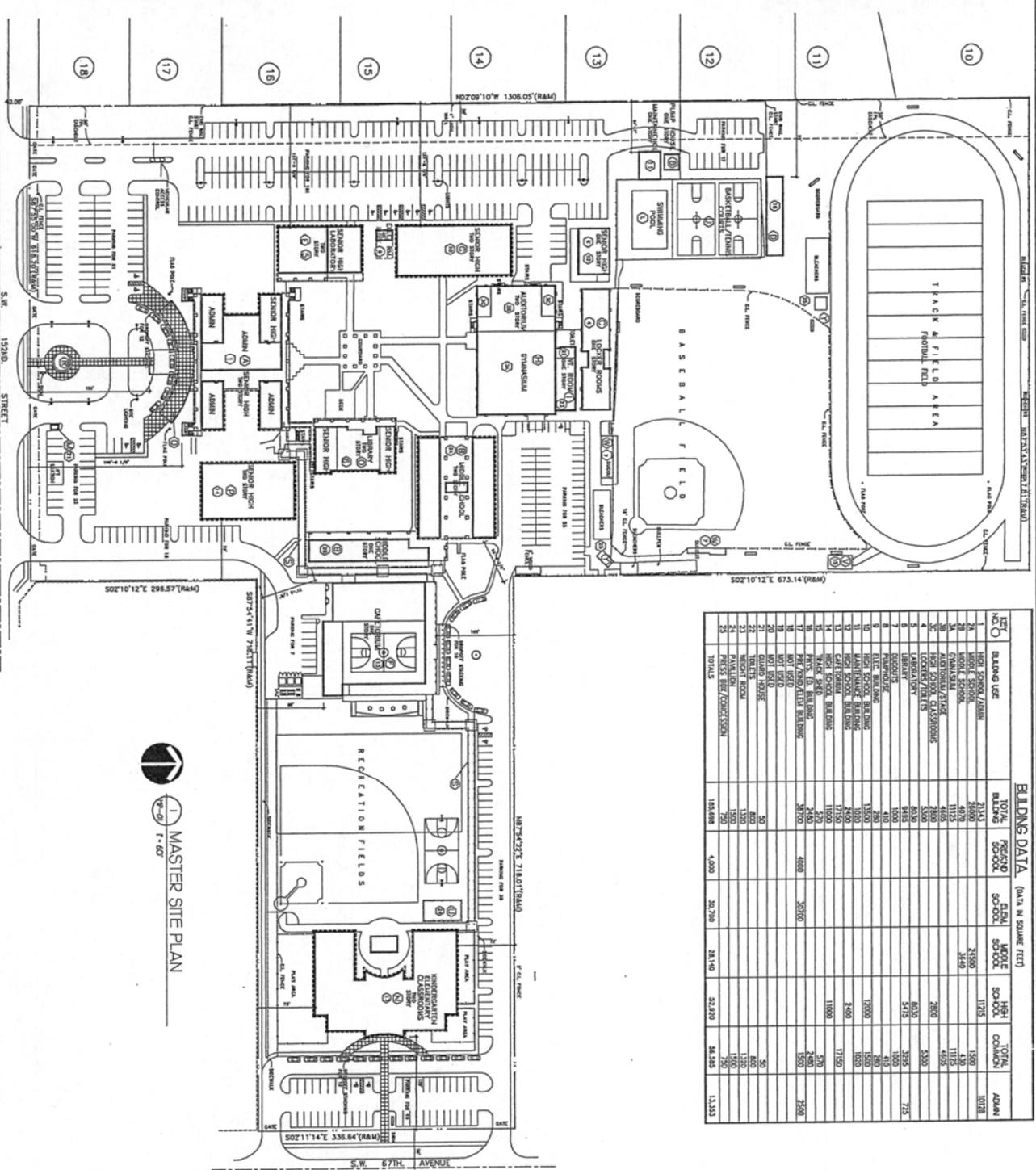
33 
34 Meighan Rader
35 Village Clerk

36 
37 Eugene P. Flinn, Jr.
38 Mayor

39 APPROVED AS TO FORM:

40 
41 Eve A. Boutsis, Office of Village Attorney
42 Nagin Gallop & Figueredo, P.A.
43

1 FINAL VOTE AT ADOPTION:
2
3 Council Member Ed Feller Yes
4
5 Council Member Paul Neidhart Yes
6
7 Council Member Shelley Stanczyk Yes
8
9 Vice-Mayor Linda Robinson Yes
10
11 Mayor Eugene P. Flinn, Jr. Yes
12
13
14



BUILDING DATA (DATA IN SQUARE FEET)						
NET ACRES	BUILDING USE	TOTAL BUILDING	PERMANENT SCHOOL	TEMPORARY SCHOOL	TOTAL COMMON	TOTAL ADAM
1.00	HIGH SCHOOL ADMIN	2134			1765	1078
2.00	HIGH SCHOOL CLASSROOMS	2690			1950	1278
3.00	HIGH SCHOOL CLASSROOMS	4112			1112	1112
4.00	HIGH SCHOOL CLASSROOMS	465			465	465
5.00	HIGH SCHOOL CLASSROOMS	200			200	200
6.00	HIGH SCHOOL CLASSROOMS	630			630	630
7.00	HIGH SCHOOL CLASSROOMS	445			445	445
8.00	HIGH SCHOOL CLASSROOMS	100			100	100
9.00	HIGH SCHOOL CLASSROOMS	1350			1350	1350
10.00	HIGH SCHOOL CLASSROOMS	400			400	400
11.00	HIGH SCHOOL CLASSROOMS	1750			1750	1750
12.00	HIGH SCHOOL CLASSROOMS	1000			1000	1000
13.00	HIGH SCHOOL CLASSROOMS	400			400	400
14.00	HIGH SCHOOL CLASSROOMS	240			240	240
15.00	HIGH SCHOOL CLASSROOMS	240			240	240
16.00	HIGH SCHOOL CLASSROOMS	240			240	240
17.00	HIGH SCHOOL CLASSROOMS	240			240	240
18.00	HIGH SCHOOL CLASSROOMS	240			240	240
19.00	HIGH SCHOOL CLASSROOMS	240			240	240
20.00	HIGH SCHOOL CLASSROOMS	240			240	240
21.00	HIGH SCHOOL CLASSROOMS	240			240	240
22.00	HIGH SCHOOL CLASSROOMS	240			240	240
23.00	HIGH SCHOOL CLASSROOMS	240			240	240
24.00	HIGH SCHOOL CLASSROOMS	240			240	240
25.00	HIGH SCHOOL CLASSROOMS	240			240	240
TOTALS		18,488	4,000	20,700	28,140	32,220
						58,385
						13,353

GENERAL INFORMATION

1. THE 10 ACRES SCHOOL IS 100% PERMANENT. THERE IS NO TEMPORARY SCHOOL.
2. NUMBER OF CLASSROOMS: 1380
3. NUMBER OF TEACHERS: 118
4. NUMBER OF STUDENTS: 1180
5. THE 10 ACRES SCHOOL IS 100% PERMANENT. THERE IS NO TEMPORARY SCHOOL.
6. THE 10 ACRES SCHOOL IS 100% PERMANENT. THERE IS NO TEMPORARY SCHOOL.

SITE INFORMATION

DATE: 7/20/07

SCALE: 1/8" = 1'-0"

PROJECT: WESTMINSTER CHRISTIAN SCHOOL

CLASSROOM INFORMATION

CLASSROOMS: 1380

TEACHERS: 118

STUDENTS: 1180

ADAM: 13,353

COMMON: 58,385

PERMANENT STANDARDS FOR SCHOOL

PERMANENT STANDARDS FOR SCHOOL

PERMANENT STANDARDS FOR SCHOOL

KEYED NOTES TO MASTER PLAN

1. HIGH SCHOOL ADMINISTRATION BUILDING
2. HIGH SCHOOL CLASSROOMS
3. HIGH SCHOOL CLASSROOMS
4. HIGH SCHOOL CLASSROOMS
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25. HIGH SCHOOL CLASSROOMS

WESTMINSTER CHRISTIAN SCHOOL
6555 S.W. 52 STREET
PALMETTO BAY
FLORIDA

WAYNE E. VENSEL ARCHITECT, INC.
164 SILVER CREEK
CORAL GABLES, FLORIDA 33143

DATE: 7/20/07
SHEET: 01
JOB: 10415

POSTING / MAILING

WESTMINSTER CHRISTIAN SCHOOL, INC.

VPB-07-007(a)

ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE
HELD AT _____
ADDRESS _____

PURPOSE OF HEARING: _____

 DATE: _____
TIME: _____
HEARING No: _____

FOR FURTHER DETAILS CALL:
305-259-1271

VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING

10/15/2011-02:05



**VILLAGE OF PALMETTO BAY
NOTICE OF ZONING PUBLIC HEARING
VILLAGE OF PALMETTO BAY
NOTICE OF ZONING PUBLIC HEARING**

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, November 14, 2011, at 7:00 p.m. Discussion and public input will be welcomed concerning the following hearing item that may be of interest to your immediate neighborhood:

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION 30-30.5 OF THE VILLAGE'S CODE; RELATING TO MODIFICATION OF A SINGLE CONDITION FROM A SITE PLAN APPROVED UNDER RESOLUTION NO. 07-96 DATED SEPTEMBER 17, 2007, RELATING TO MODIFYING THE HEIGHT OF THE WALL FROM FIVE FEET TO SIX FEET WITHIN THE FOOTPRINT APPROVED IN THE SITE PLAN FOR WESTMINSTER CHRISTIAN PRIVATE SCHOOL, INC. LOCATED AT 6855 S.W. 152 STREET; AND PROVIDING AN EFFECTIVE DATE.

PLANS ARE ON FILE FOR THE ABOVE APPLICATION AND MAY BE EXAMINED IN THE DIVISION OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED AT THE PUBLIC HEARING.

The hearing shall be held at the Council Chambers located within Village Hall, 9705 East Hibiscus Street, Palmetto Bay, FL 33157. Any meeting may be opened and/ or continued, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall at (305) 259-1234 for additional information.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than four (4) days prior to the proceedings.

Meighan Alexander, CMC, Village Clerk