

# STAFF REPORT

PALMER TRINITY PRIVATE SCHOOL, INC.

VPB-15-009



Village of Palmetto Bay  
FLORIDA  
ZONING ANALYSIS

FILE: VPB-15-009

HEARING DATE: 9/09/2015

APPLICANT: Palmer Trinity Private School, Inc. COUNCIL DIST.: 3

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**A. GENERAL INFORMATION**

**REQUEST:** Modification of Resolution 2014-67, amending certain conditions of the approved site plan, and amending a note related to the landscape plan.

**ADDRESS:** 7900 SW 176<sup>th</sup> Street, 8001 SW 184<sup>th</sup> Street, Palmetto Bay, FL 33157

**LOT SIZE:** 2,308,680 sq. ft. (53 Acres)

**FOLIO #:** 33-5034-000-0580 and 33-5034-000-0620

**B. BACKGROUND**

On September 22, 2014 the Mayor and Village Council adopted Resolution 2014-67<sup>1</sup> which had the effect of consolidating conditions that were to apply to a previously approved site plan for the Palmer Trinity Private School, Inc. property, located at 7900 SW 176<sup>th</sup> Street and 8001 SW 184<sup>th</sup> Street. With a fully approved site plan in hand, the applicant, Palmer Trinity Private School, Inc. (Palmer), now seeks to begin implementing the build-out of their site. The full build-out is expected to take approximately twenty-five (25) years. In pursuing this action, Palmer seeks certain modifications/amendments to Resolution No. 2014-67 that they believe will facilitate implementation of the site plan as well as provide a desired amenity. Specifically, Palmer is requesting the following:

1. to permit use of the entrance at SW 176<sup>th</sup> Street after 7:00 p.m. no more than twenty four (24) times in a calendar year, and no more than three (3) times in a 30 day period; and
2. permit the existing portable classroom trailers to remain until construction phasing is complete (within specified parameters identified below) and to allow those spaces to be flexed for administrative staff; and

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<sup>1</sup> On July 22, 2014 the Mayor and Village Council adopted Resolution No. 2014-58, approving the site plan modification request of Palmer Trinity Private School, Inc. (Palmer). That approval incorporated by reference many of the conditions that existing in the prior site plan as provided for in Resolution No. 2010-48 (Amended 07/19/2011 and 08/29/2012) (hereinafter referred to as "2010 Amended"). With the approval of the 2014 resolution, the Mayor and Village Council directed staff to work with Palmer to identify those conditions within the 2010 Amended resolution that should be directly incorporated into the 2014 decision and bring it forward as a single resolution. The result was the creation of Resolution No. 2014-67.

3. to permit four (4) new temporary modular buildings during construction phasing in order to accommodate administrative office spacing needs as student population grows consistent with Attachment A of Resolution No. 2014-67; and

4. a new condition that effectively modifies note (4)(f) of page L1.00, Overall Campus Planting Plan, of the approved site plan as adopted by Resolution No. 2014-67, to permit a pedestrian path within the 50 foot landscape buffer to be either a stabilized soil or hard surface.

The remainder of the conditions provided at Resolution No. 2014-67 are to remain as they were adopted and consolidated (see foot note 1). Further, with the exception to the proposed pedestrian path within the 50' perimeter landscape area on the south campus, the approved site plan remains materially unchanged.

### **C. DESCRIPTION OF REQUESTED ADJUSTMENTS**

The following is description and review of the requested adjustments and the parameters by which they are being proposed.

1. Access at SW 176 Street. This request is limited as described above. Palmer makes this request so that access to the property is sufficient to support limited use of the property associated with events that may occur at the property.

2. Existing trailers. This request is made by the applicant as they contemplate implementation of the approved site plan and associated construction phasing. The adjustment allows Palmer to flex administration space to accommodate growth in enrollment per the schedule at Attachment A of Resolution No. 2014-67. The modification also adjusts the time the structures may remain. Removal of the structures shall shift from construction of first classroom building to the completion of the last classroom building as identified on the approved site plan.

3. Four (4) new temporary modular buildings. As with modification #2, this request is made by the applicant as they contemplate implementation of the approved site plan and associated construction phasing. The adjustment allows Palmer to flex administration space to accommodate growth in enrollment per the schedule at Attachment A of Resolution No. 2014-67. Building permits for the temporary modular units must be pulled prior to October 1, 2017, and not until building permits are issued for construction of one or more new buildings shown on the site plan. To keep the temporary units, active permits for construction must be maintained, with a permitted lapse of 90 days between the issuance of a final certificate of occupancy for one building permit and the issuance of a new building permit. Siting of the structures and adjustment of site plan tables to reflect flexed space allocation shall be performed administratively. This will allow the structures to be moved around the site as new construction comes on line. Replacement of the modular buildings is permitted under conditions caused by inclement weather or other similar acts but not as the result of poor maintenance on behalf of Palmer.

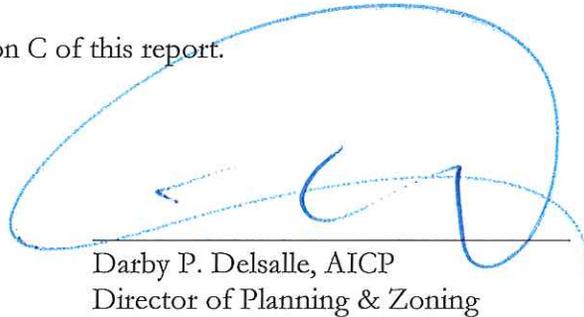
4. Pedestrian pathway. This amendment allows the use of a pedestrian pathway to be located within the 50 foot landscape buffer as identified on the approved site plan. The request continues to comply with Code requirements in that no portion of the path may be within a required buffer under the Code. Further all landscaping must be maintained as previously approved. The adjustment also clarifies that the pathway may be of stabilized soil or a hard surface

#### **D. ANALYSIS**

All portions of this report are hereby incorporated in to this analysis. As stated above, the request does not significantly change the layout of the site plan and only represent narrowly described adjustments. No other aspect of the site plan is subject to this review as those elements are controlled by previously approved valid development orders<sup>2</sup>. Further, the requested adjustments do not materially affect previously determined compliance with sections 30-110 and 30-30.5 of the Village's Code of Ordinances, as the applicant's requested adjustments are not prohibited by Code.

#### **E. RECOMMENDATION**

Approval as further described at Section C of this report.



Darby P. Delsalle, AICP  
Director of Planning & Zoning

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<sup>2</sup> The active site plan was previously approved by Resolution No. 2014-58, which was a modification of an earlier approval granted pursuant to Resolution 2010-48(Amended 07/19/2011 and 08/29/2012). Both approvals included a full analysis of all the relevant sections regarding site plan review. Resolution No. 2014-67 consolidated the conditions from both prior resolutions into one development order.



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RESOLUTION NO 2015-\_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; MODIFYING CERTAIN CONDITIONS OF RESOLUTION 2014-67, AND A SITE PLAN NOTE ON PAGE L1.00 OF THE APPROVED SITE PLAN FOR PALMER TRINITY PRIVATE SCHOOL, INC. THEREIN; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on July 22, 2014, the Mayor and Village approved Resolution No. 2014-58 granting Palmer Trinity Private School, Inc., a modification of site plan as originally approved pursuant to Resolution 2010-48 (Amended 07/19/2011 and 08/29/2012); and

**WHEREAS**, on September 22, 2014, the Mayor and Village Council approved Resolution No. 2014-66 to consolidate all of the conditions associated with Resolution No. 2014-58 and Resolution No. 2010-48 (Amended 07/19/2011 and 08/29/2012), into one resolution (Resolution No. 2014-67); and

**WHEREAS**, Palmer Trinity Private School, Inc., now desires to modify certain conditions associated with Resolution 2014-67 and a note on the site plan as approved pursuant to Resolution 2014-58; and

**WHEREAS**, the Village Council of the Village of Palmetto Bay, Florida conducted a quasi-judicial hearing on the application at Village Hall on September 9, 2015; and

**WHEREAS**, the Mayor and Village Council find, based upon substantial competent evidence in the record, that this application is consistent with the Village's Comprehensive Plan and the applicable land development regulations, as per previously reviewed site plans pursuant to sections 30-110, and 30-30.5, of the Village of Palmetto Bay's Land Development Code, and as relating to the above requests; and

**WHEREAS**, the Mayor and Village Council authorize the modification of certain conditions of Resolution No. 2014-67 and of a note to the approved site plan at page L1.00, entitled Overall Campus Planting Plan.

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

**Section 1.** A hearing on the present application was held on September 9, 2015, in accordance with the Village's "Quasi-judicial hearing procedures" Ordinance, found at 2-105, of the Village's Code of Ordinances. Pursuant to the hearing, the Mayor and Village Council make the following findings of fact, and conclusions of law.



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4 4.9 The SW 176<sup>th</sup> Street entrance shall be closed at 7:00 p.m. everyday, however and  
5 notwithstanding condition 4.7, the entrance may be used after 7:00 p.m. for no more than twenty-  
6 four (24) events in any calendar year and no more than three (3) events in any 30 day period.  
7

8 \* \* \*  
9

10 9. Temporary modular buildings (AKA trailers) as per ongoing construction phasing.  
11

12 (a) The existing portable ~~classroom~~-trailers shall be removed within 45 days of  
13 issuance of a final certificate of occupancy for the last first new replacement  
14 classroom building to be completed on the property, as reflected on the  
15 approved site plan. The applicant shall furnish appropriate documentation to  
16 the Village, verifying appropriate construction documentation and techniques  
17 to ensure safety of the structures and their installation. Applicant shall  
18 provide a quote as to the cost of removal and disposal of the trailers and  
19 provide a payment for same that shall be reimbursed back to applicant  
20 following Village inspections verifying their removal.  
21

22 (b) Building permits may be obtained for up to four new temporary modular  
23 buildings to be used for administrative purposes; provided, however, that  
24 building permit(s) for the construction of one or more new buildings shown  
25 on the site plan have issued prior to October 1, 2017. On-site locations for  
26 these four structures shall be approved administratively by the Planning and  
27 Zoning Director without amendment of the site plan. The four temporary  
28 portable modular buildings for administrative purposes shall be allowed on  
29 the School property as long as any active building permit is outstanding,  
30 except up to 90 days shall be allowed between the closure of all active  
31 building permits and the issuance of a new building permit. The buildings or  
32 portions of buildings currently (as of the date of this Resolution  
33 modification) used for administrative purposes and housing the  
34 administrative offices which will be moved to the temporary portable  
35 modular buildings may be used thereafter for classroom purposes, and the  
36 site plan shall be deemed amended to reflect this change. The Planning and  
37 Zoning Director shall periodically recalculate and administratively amend  
38 space allocation charts on the site plan so as to maintain site plan accuracy  
39 and consistency with actions authorized herein.  
40

41 (c) Temporary portable modular buildings and/or existing portable trailers  
42 allowed under sections (9)(a) and (b) herein may be replaced only if damaged  
43 by weather conditions or if the facilities become unacceptable for their uses  
44 due to physical deterioration not attributable to faulty maintenance.  
45

15. Notwithstanding the note (4)(f) of page L1.00, Overall Campus Planting Plan, of the approved site plan as adopted by Resolution No. 2014-67, entitled "Palmer Trinity Private School, Inc.", as prepared by M.C. Harry Associates, dated stamped June 19, 2014, the School may have a stabilized soil or hard-surface pedestrian path within the landscape buffer, provided the pedestrian path is not within the required Village Code landscape buffer of five (5) feet and the trees and/or bushes (as identified in Pages L1.00-LM4.00) are planted between the path and the property line.

**Section 5.** This is a final order as provided under Section 4 herein. All other terms and conditions, findings of fact, conclusions of law from Resolution 2014-67, and all other conditions of that resolution remain in full force and effect.

This is a final order.

**Section 6. Record.**

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

**Section 7.** This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this \_\_\_\_\_ day of September, 2015.

Attest: \_\_\_\_\_  
Meighan Alexander  
Village Clerk

\_\_\_\_\_  
Eugene Flinn  
Mayor

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

\_\_\_\_\_  
Dexter W. Lehtinen  
Village Attorney

1 FINAL VOTE AT ADOPTION:  
2  
3 Council Member Karyn Cunningham \_\_\_\_\_  
4  
5 Council Member Tim Schaffer \_\_\_\_\_  
6  
7 Council Member Larissa Siegel Lara \_\_\_\_\_  
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9 Vice-Mayor John DuBois \_\_\_\_\_  
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11 Mayor Eugene Flinn \_\_\_\_\_  
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13  
14 This Resolution was filed in the Office of the Village Clerk on this \_\_\_\_ day of September, 2015.  
15

16  
17  
18 \_\_\_\_\_  
19 Meighan Alexander  
20 Village Clerk

# **RESOLUTION**

## **2014-67**

PALMER TRINITY PRIVATE SCHOOL, INC.  
VPB-15-009

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RESOLUTION NO. 2014-67

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

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

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

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

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

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

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

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

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

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

6           **WHEREAS**, on March 12, 2014, the Applicant requested and applied for a modified site  
7 plan as previously approved by Resolution 2010-48 as modified by Resolution 2011-53 (July 19,  
8 2011) and Resolution No. 2012-64 (August 29, 2102) hereinafter referred to as Resolution No. 2010-  
9 48(Amended 07/19/2011 and 08/29/2012); and  
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11           **WHEREAS**, the Applicant has an active valid site plan, and this new application for  
12 modification thereto is subject to Village Code and any amendments thereto that preceded their  
13 application; and  
14

15           **WHEREAS**, on June 11, 2014, pursuant to 30-110 the applicant held a public workshop  
16 that was duly noticed, and upon which no request for an additional meeting was requested; and  
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18           **WHEREAS**, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial  
19 hearing on the application at Village Hall on July 21, 2014; and  
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21           **WHEREAS**, the Mayor and Village Council find, based upon substantial competent  
22 evidence in the record, that the application pursuant to section 30-110, and 30-30.5, of the Village of  
23 Palmetto Bay's Land Development Code relating to the above requests, and as amended by Council  
24 Action, is consistent with the Village's Comprehensive Plan and the applicable land development  
25 regulations; and,  
26

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

30           **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE**  
31 **COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:**  
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33           **Section 1.**     A hearing on the present application was held on July 21, 2014, in  
34 accordance with the Village's "Quasi-judicial hearing procedures" Ordinance, found at 2-105, of the  
35 Village's Code of Ordinances. Pursuant to the hearing, the Mayor and Village Council make the  
36 following findings of fact, and conclusions of law.  
37

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

- 39           1.     The subject property is located at 7900 SW 176<sup>th</sup> Street and 8001 SW 184<sup>th</sup> Street,  
40 Palmetto Bay, Florida.  
41  
42           2.     The above whereas clauses incorporated herein are true.  
43  
44           3.     The requested site plan modification is consistent with the Village's Comprehensive  
45 Plan, as further specified in the Analysis Section of the Village's Staff report.

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

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

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

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

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

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

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

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

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

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

39 **Section 4. Order.**  
40

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

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

6  
7           2.     No portion of this approval and its conditions herein shall be interpreted to  
8 contravene any Village of Palmetto Bay or Miami-Dade code provision not so specifically addressed  
9 herewith.

10  
11           3.     The Applicant shall execute a unity of title document to be recorded in the public  
12 records of Miami-Dade County, which unity of title shall covenant (or provide a covenant in lieu of  
13 unity of title) the property holder(s) to join the parcels together [7900 SW 176<sup>th</sup> Street and 8001 SW  
14 184<sup>th</sup> Street] as one parcel, in a form approved by the Village Attorney, consistent with the  
15 requirements of the Village's Land Development Code<sup>1</sup>. The unity of title shall specifically reference  
16 this resolution and associated approved plans for the purpose of capturing all required information  
17 required of those plans as may be amended from time to time. The covenant shall be in final form  
18 for recording within 45 days of final approval. No permits shall be issued until the covenant/unity  
19 of title is recorded.

20  
21           4.     Traffic: The recommendations of the traffic analysis dated April 22, 2010, by the  
22 Miami-Dade County Transportation Engineering Division email dated June 5, 2014, and the Public  
23 Works Department memorandum date June 25, 2014 (as attached at Villages Traffic Analysis), shall  
24 be met including but not limited to:

25  
26           4.1    The Applicant shall be responsible for compliance with the Land Development  
27 Regulations relating to traffic concurrency requirements.

28  
29           4.2    The Applicant shall hire one (1) police officer, or equivalent, during regular session,  
30 (per entrance) to control traffic during peak morning and afternoon school hours for each entrance  
31 to the school (SW 176<sup>th</sup> Street and SW 184<sup>th</sup> Street). The school shall also utilize a police officer for  
32 special events.

33  
34           4.3    The Applicant shall install traffic calming devices along the internal circulation  
35 driveways and roadways in compliance with the Site Plan and Traffic Study prepared by David  
36 Plummer & Associates, Applicant's traffic expert.

37  
38           4.4    The Applicant shall control the entry points to the school by directing student,  
39 teacher, and staff vehicles to enter and exit the school from SW 184<sup>th</sup> Street driveway. The entrance  
40 to SW 176<sup>th</sup> Street shall solely serve as the drop-off and pick-up location for students. This process  
41 will be implemented through a decal program. The different color decals will be distributed and  
42 assigned to a specific driveway. The security gatehouse at each driveway will monitor for proper use

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

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

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

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

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

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

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

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

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

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

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

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

1 4.11.4 Provide one off-duty police officer at each driveway during morning drop-off and  
2 afternoon pick-up periods to monitor/control traffic.  
3

4 4.12 Applicant shall be responsible for all expenses relating to traffic control, police  
5 involvement, and police participation in traffic movements (the traffic plan). The traffic plan  
6 relating to the daily school use and/or for any special events at the school for the roadways shall be  
7 subject to approval of Village Police Department and Village Police Officers are to be hired by and  
8 paid for by Applicant to manage traffic at entrance(s) to school and off-site locations affected by  
9 traffic conditions.  
10

11 4.13 Applicant shall install a "No Left Turn" sign at the exit to SW 176<sup>th</sup> Street and shall  
12 preclude left-hand turns onto SW 176<sup>th</sup> Street, westbound, from the Applicant's SW 176<sup>th</sup> entrance.  
13 This condition shall be required, at a minimum, during peak hours.  
14

15 4.14 If vehicle stacking/queuing spills-over onto SW 176<sup>th</sup> Street, the applicant shall be  
16 required to provide additional on-site stacking to accommodate the spill-over. This would require a  
17 modification of the circulation plan, which shall be reviewed by the appropriate Village Departments  
18 for Compliance. The Applicant shall not be required to obtain Council approval to make the  
19 necessary stacking related, circulation modifications to the interior of the property.  
20

21 4.15 Applicant shall comply with the "Safe Routes to School" requirements of 1006.23,  
22 Florida Statutes.  
23

24 4.16 Applicant shall install public sidewalks within the Right-of-Way fronting Applicant's  
25 properties - 7900 SW 176<sup>th</sup> Street and 8001 SW 184<sup>th</sup> Street, after receiving approval from the  
26 appropriate governmental agencies (County and Village).  
27

28 4.17 The Village shall bi-annually (every six (6) months) test to ensure that there is a  
29 limitation of neighborhood cut-through traffic. The Village shall analyze the traffic data and  
30 determine corrective measures to limit such cut-through traffic. Based upon the testing, the Village  
31 shall implement such corrective measures needed to enforce the Village's goal (for example,  
32 installing no turn signs at certain hours, etc.). This is an obligation of the Village.  
33

34 4.18 As part of Phase I, the Applicant shall complete the turning lanes at the new SW  
35 184<sup>th</sup> Street entrance.  
36

37 5. Photo metric plans shall be provided and comply with all light requirements at the  
38 time of permitting.  
39

40 6. ~~The Applicant shall provide sound measures of the existing central chiller plant so~~  
41 ~~that it may be used as a reference in estimating potential noise levels of similar plant at a new~~  
42 ~~location.~~  
43

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

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

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

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

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

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

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

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

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

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

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

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

3  
4 This is a final order.

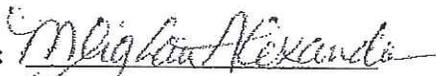
5  
6 **Section 5. Record.**

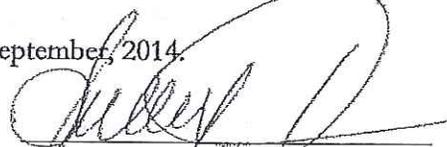
7  
8 The record shall consist of the notice of hearing, the application, documents submitted by  
9 the Applicant and the Applicant's representatives to the Village of Palmetto Bay Planning  
10 and Zoning Department in connection with the applications, the Village's recommendation  
11 and attached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

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

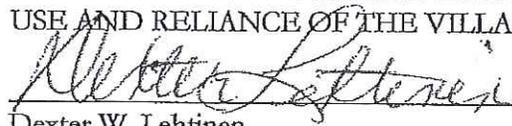
16  
17 PASSED and ADOPTED this 22<sup>nd</sup> day of September, 2014.

18  
19 Attest:

20   
21 Meighan Alexander  
22 Village Clerk

23   
24 Shelley Stanczyk  
25 Mayor

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

28   
29 Dexter W. Lehtinen  
30 Village Attorney

31  
32 FINAL VOTE AT ADOPTION:

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

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

3  
4 *Meighan Alexander*

5 Meighan Alexander

6 Village Clerk

June 26, 2014

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

Re: Palmer Trinity Private School

Dear Mr. Delsalle:

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

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

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

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

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

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

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

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

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

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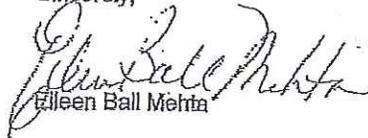
BILZIN SUMBERG BAENA PRICE & AXELROD LLP

Mr. Darby Delsalle  
June 26, 2014  
Page 3

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

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

Sincerely,

  
Eileen Ball Mehta

cc: Michael Balamonte

MIAMI 4221986.3 70000/60140



BILZIN SUMBERG BAENA PRICE & AXELROD LLP

PALMER TRINITY SCHOOL  
ENROLLMENT PROJECTIONS

School Year	Total Enrollment	Additional students from prior year	Percentage Increase
*2012 - 2013	700	20	2.86%
*2013 - 2014	720	20	2.85%
2014 - 2015	740	20	2.78%
2015 - 2016	840	100	13.51%
2016 - 2017	890	50	5.95%
2017 - 2018	942	52	5.84%
2018 - 2019	994	52	5.52%
2019 - 2020	1036	42	4.23%
2020 - 2021	1063	27	2.61%
2021 - 2022	1090	27	2.54%
2022 - 2023	1117	27	2.48%
2023 - 2024	1137	20	1.79%
2024 - 2025	1150	13	1.14%

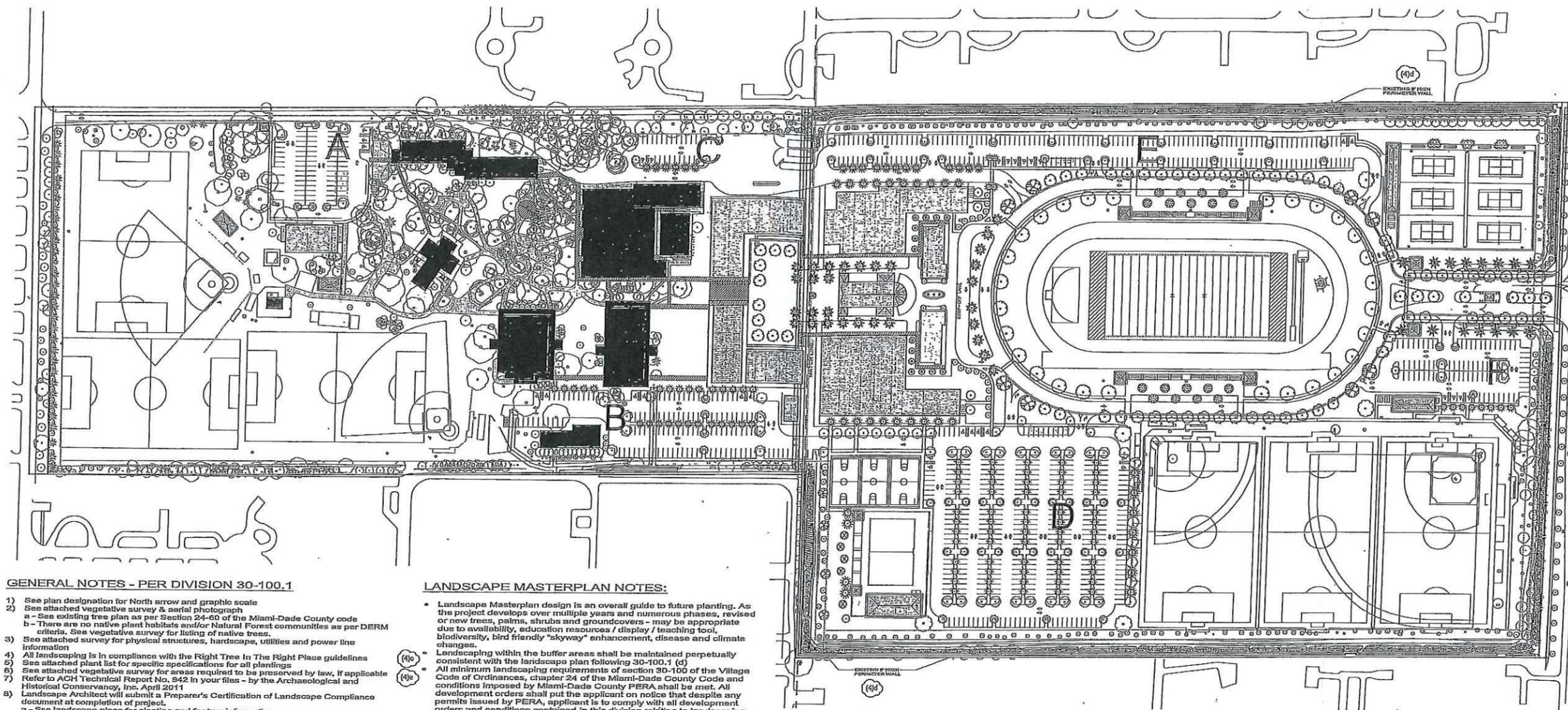
\* Enrollment granted and vested per previous approval Resolution #2012-64 adopted on August 29, 2012

Confidential

# **L1.00 OVERALL CAMPUS PLANTING PLAN**

PALMER TRINITY PRIVATE SCHOOL, INC.

VPB-15-009



**GENERAL NOTES - PER DIVISION 30-100.1**

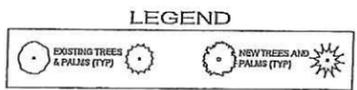
- See plan designation for North arrow and graphic scale
- See attached vegetative survey & aerial photograph
  - See existing tree plan as per Section 24-60 of the Miami-Dade County code
  - There are no native plant habitats and/or Natural Forest communities as per DERM criteria. See vegetative survey for listing of native trees.
- See attached survey for physical structures, hardscape, utilities and power line information
- All landscaping is in compliance with the Right Tree In The Right Place guidelines
- See attached plant list for specific specifications for all plantings
- Refer to ACH 1 Technical Report No. 342 in your files - by the Archaeological and Historical Conservancy, Inc. April 2011
- Landscape Architect will submit a Preparer's Certification of Landscape Compliance document at completion of project.
  - See landscape plans for planting and feature information
  - See detail sheet for bracing and planting specifications
  - Irrigation contractor to supply required shop drawings for a separate permit, as applicable for new areas. Existing irrigation on developed areas is deemed property functioning.

**IRRIGATION NOTES:**

- North campus has an existing irrigation system in good working order.
- South campus has an irrigation loop main along the perimeter and all recent plantings are covered. New plantings will have 100% coverage as each phase / area is developed.
- Irrigation plans will be submitted during the construction document stage and shall meet the criteria set forth in the chapters 30-100 and 18-A.

**LANDSCAPE MASTERPLAN NOTES:**

- Landscape Masterplan design is an overall guide to future planting. As the project develops over multiple years and numerous phases, revised or new trees, palms, shrubs and groundcovers - may be appropriate due to availability, education resources / display / teaching tool, biodiversity, bird friendly "skyway" enhancement, disease and climate changes.
- Landscaping within the buffer areas shall be maintained perpetually consistent with the landscape plan following 30-100.1 (c)
- All minimum landscaping requirements of section 30-100 of the Village Code of Ordinances, chapter 24 of the Miami-Dade County Code and conditions imposed by Miami-Dade County PERA shall be met. All development orders shall put the applicant on notice that despite any permits issued by PERA, applicant is to comply with all development orders and conditions contained in this division relating to landscaping and maintenance.
- No improvements shall be submitted within the buffer area (i.e. no roads, parking, storage sheds, recreational areas, pedestrian access or any other use except landscaping and unpaved maintenance access) - excluding all maintenance vehicles.



**Plant the Right Tree in the Right Place**

FPL

Trees Shown at Maturity Height



**OVERALL CAMPUS AERIAL**  
NOT TO SCALE

**PALMER TRINITY - MASTERPLAN PLANT LIST**

QTY.	COMMON NAME	BOTANICAL NAME	POT	SIZE	SPACING
<b>TREES AND PALMS</b>					
5	Melaleuca trees	<i>Melaleuca diorica</i>	25 gal.	12' x 6'	as shown
18	River Birch palm trees	<i>Betula nana</i>	200 gal.	12' x 6'	as shown
8	Baobab trees	<i>Adansonia digitata</i>	45 gal.	12' x 6'	as shown
10	Canary Island Date palm trees	<i>Phoenix canariensis</i>	BBB	18' x 10'	as shown
14	Florida Thicket palm trees	<i>Thespesia populifera</i>	25 gal.	6' x 4'	as shown
4	Guacima trees	<i>Guacima spicata</i>	45 gal.	12' x 6'	as shown
6	Green Buttonwood trees	<i>Conocarpus erectus</i>	25 gal.	12' x 5'	as shown
4	Combo Limbo trees	<i>Bursera simarouba</i>	25 gal.	12' x 5'	as shown
2	Yucca trees	<i>Yucca filamentosa</i>	45 gal.	12' x 5'	as shown
28	Koala trees	<i>Callitris prestantis</i>	BBB	10' x 5'	as shown
72	Live Oak trees	<i>Quercus virginiana</i>	25 gal.	12' x 5'	as shown
28	Muhlenberg trees	<i>Quercus muhlenbergii</i>	25 gal.	12' x 5'	as shown
48	Mourning palm trees	<i>Veitchia moultoniana</i>	BBB	10' x 12'	as shown
21	Orange Gleditsia trees	<i>Gleditsia arborea</i>	25 gal.	12' x 5'	as shown
21	Pink Tabebuia trees	<i>Tabebuia heterophylla</i>	25 gal.	12' x 5'	as shown
8	Queen Creeper Myrtle trees	<i>Laportea myrsinifolia</i>	25 gal.	12' x 5'	as shown
15	Royal palm trees	<i>Roystonea elata</i>	BBB	20' x 10'	as shown
5	Royal Palm trees	<i>Roystonea regia</i>	25 gal.	12' x 5'	as shown
114	Sabal palm trees	<i>Sabal palmetto</i>	BBB	Varies	as shown
46	Shir B Buttonwood trees	<i>Conocarpus erectus var. strictus</i>	25 gal.	12' x 5'	as shown
20	Sylvestris Date palm trees	<i>Phoenix sylvestris</i>	BBB	20' x 10'	as shown
24	Yellow Tabebuia trees	<i>Tabebuia cunha</i>	25 gal.	12' x 5'	as shown
11	Wild Yam trees	<i>Medicago sativa</i>	25 gal.	12' x 5'	as shown
15	Yucca trees	<i>Bulnesia arborea</i>	25 gal.	12' x 5'	as shown
<b>SHRUBS AND GROUNDCOVERS</b>					
251	Bahama coffee, Spatheleaf	<i>Psychotria spicata</i>	3 gal.	24' x 18'	25' o.c.
4215	Boston Fern	<i>Nephrolepis exaltata</i>	1 gal.	10' x 6'	12' o.c.
241	Coccoloba	<i>Coccoloba leuca</i>	3 gal.	24' x 18'	35' o.c.
631	Dwarf Clusia	<i>Clusia guianensis</i>	7 gal.	35' x 24'	48' o.c.
591	Dwarf Ficus	<i>Hemelia palms kampala</i>	3 gal.	18' x 14'	30' o.c.
269	Dwarf Ficus	<i>Ficus microcarpa</i>	3 gal.	18' x 14'	30' o.c.
238	Ficus trees	<i>Ficus microcarpa</i>	3 gal.	18' x 14'	30' o.c.
282	Gambusia grass	<i>Tropaeolum diandrum</i>	3 gal.	12' x 12'	24' o.c.
28	Sw palm tree	<i>Stenandrium sp.</i>	15 gal.	24' x 24'	30' o.c.
134	Star Jasmine	<i>Jasminum polyanthum</i>	3 gal.	18' x 18'	30' o.c.
1772	Wax Jasmine	<i>Jasminum repens</i>	1 gal.	12' x 8'	18' o.c.
2583	Wax Jasmine	<i>Jasminum volubile</i>	3 gal.	18' x 14'	24' o.c.
<b>IRRIGATION</b>					
5991	Total shrubs (1,219 = 4.41% natives)				
2881	Total groundcovers (1,219 = 4.41% natives)				
8882	Total new plantings (4,257 = 4.47% natives)				

SEE GENERAL AND LANDSCAPE MASTERPLAN NOTES

**OVERALL CAMPUS PLANTING PLAN**  
SCALE: 1" = 80'-0"

**PALMER TRINITY - MASTERPLAN LEGEND**

LANDSCAPE LEGEND 2014		
Zoning District: E-6M	Net L. of Area: 53.69 acres (2,338,807 s.f.)	
Sports Fields: 14.50 acres (649,099 s.f.)		
OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space as required by Chapter 33, as indicated on site plan:	935,523	1,418,488
Net L. of Area = 2,338,807 s.f. X 40% = 935,523 s.f.		
B. Square Feet of parking open space required by Chapter 18A, as indicated on site plan:	8,550	
No. of parking spaces 855 X 10 s.f. per parking space = 8,550 s.f.		
C. Total s. of landscaped open space required by Chapter 33: A+B =	944,073	1,418,488
<b>LAWN AREA CALCULATION</b>		
Minimum area per percentage of open space = 40% X 1,418,488 s.f. =	567,394	587,000
<b>TREES</b>		
No. of trees required per lot by code (including sports fields)	455	1,818
53.69 - 14.50 = 39.19 acres X 11 trees per acre =	431	
Less existing number of trees meeting minimum requirements	1369	
Less existing number of trees meeting minimum requirements (4000-200)	230	
30% Native shrubs: No. trees required X 30% = (455 X .3) = 140	140	140
30% Native shrubs: No. trees required X 30% = (455 X .3) = 140	140	140
<b>SHRUBS</b>		
No. of trees required X 10 = No. of shrubs required	4,550	5,631
No. of shrubs required X 30% = No. of native shrubs required	1,365	3,038
<b>IRRIGATION</b>		
Automatic system with 100% coverage (completed in phases)	Yes	Yes

DRAWN BY: CJ  
 CHKD BY: NCH  
 APP'D BY: JP  
 ISSUE DATE:  
 February 21, 2014  
 REVISIONS:  
 No. DATE

MCHARRY ASSOCIATES  
 2718 SW 106th Ave, Suite 100  
 Miami, Florida 33156  
 WWW.MCHARRY.COM

GEOMANTIC  
 DESIGNS, INC.

LANDSCAPE ARCHITECT  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 STATE OF FLORIDA No. 12000

PALMER TRINITY SCHOOL  
 7900 SW 176th STREET, PALMETTO BAY, FL 33157  
 8001 SW 184th STREET, PALMETTO BAY, FL

PALMER TRINITY SCHOOL - FOLIO E 3350340000620

OVERALL CAMPUS PLANTING PLAN

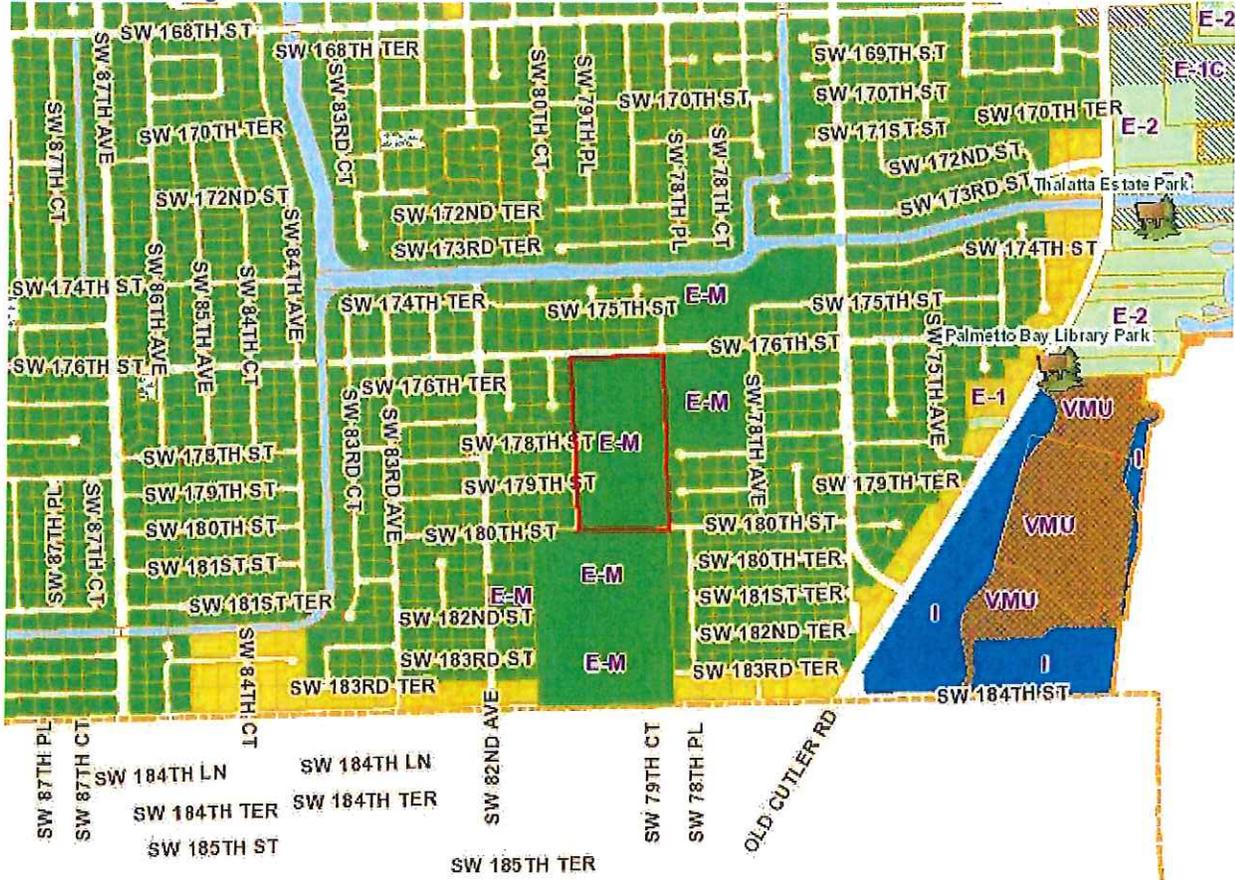
SCALE: AS SHOWN  
 NOTE: GENERAL MASTERPLAN WITH DETAILS

L100

# ZONING & LAND USE MAPS

PALMER TRINITY PRIVATE SCHOOL, INC.  
VPB-15-009

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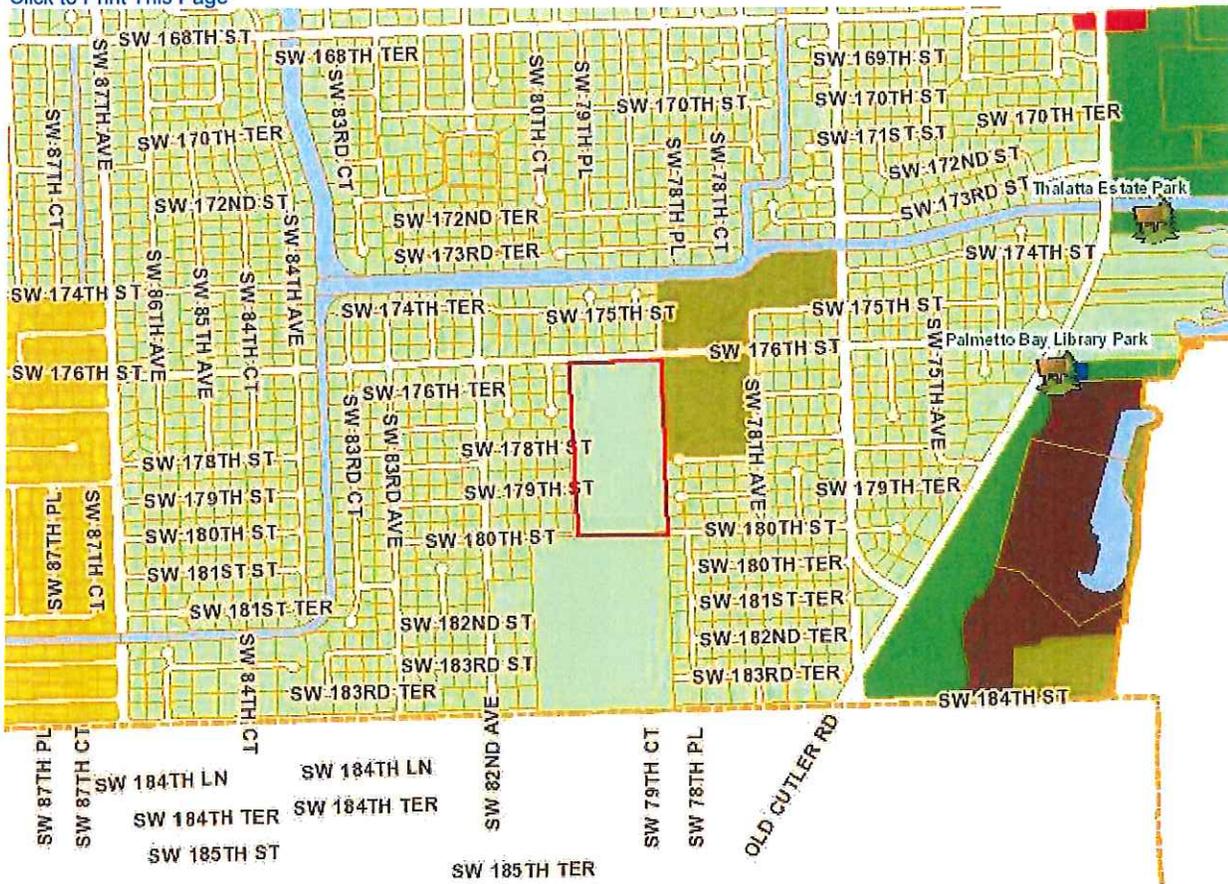
Summary Details:	
Folio:	3350340000580
Site Address:	7900 SW 176 ST Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	PALMER TRINITY PRIVATE SCHOOL INC 7900 SW 176 ST MIAMI, FL 331576242

Property Information:	
Beds/Baths:	0/4
Floors:	2
Living Units:	1
Adj Sq Footage:	94052
Lot Size:	20 ACRES
Year Built:	1971
Legal Description:	34 55 40 20 ACE1/2 OF NW1/4 OF SE1/4 LOT SIZE IRREGULAR F/A/U 30-5034- 000-0580 OR 00000-0000 0471 00 Deed: 00000-0000

Sale Information:			
Sale Date:	4/1971	0/0	0/0
Sale Amount:	220000	0	0
Sale O/R:	00000-0000		

Assessment Information:		
Year:	2015	2014
Land Value:	7200000	7200000
Building Value:	6903699	6751831
Market Value:	14103699	13951831
Assessed Value:	14103699	13951831
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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Summary Details:	
Folio:	3350340000580
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Sale Information:			
Sale Date:	4/1971	0/0	0/0
Sale Amount:	220000	0	0
Sale O/R:	00000-0000		

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Building Value:	6903699	6751831
Market Value:	14103699	13951831
Assessed Value:	14103699	13951831
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

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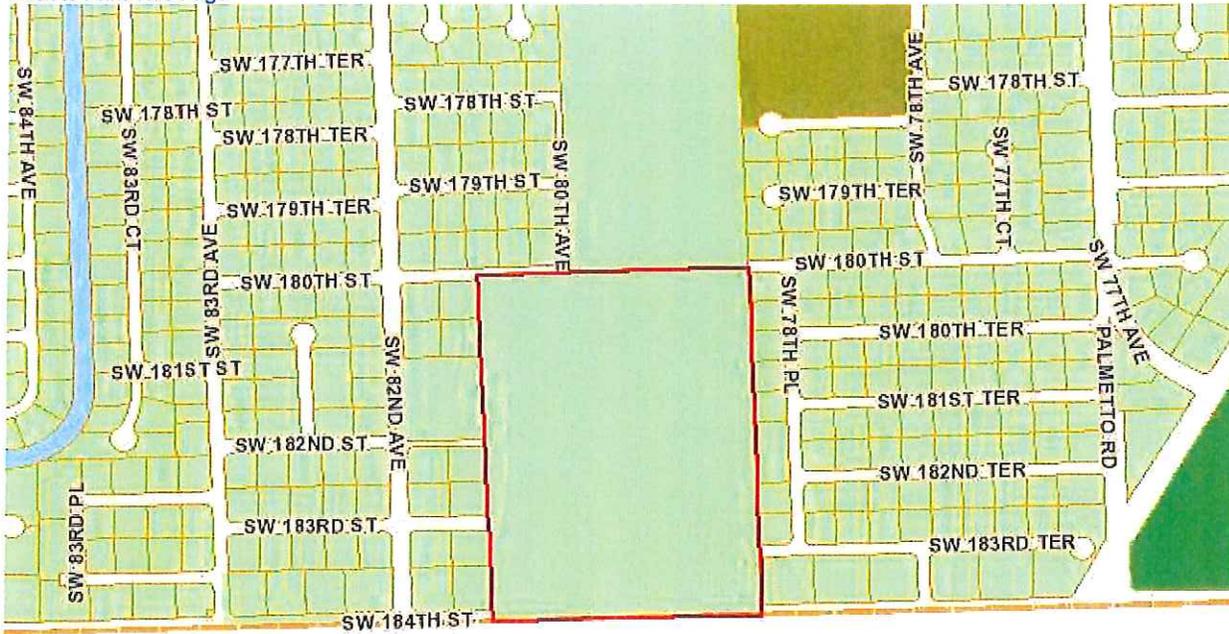
Summary Details:	
Folio:	3350340000620
Site Address:	8001 SW 184TH ST Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	PALMER TRINITY PRIVATE SCHOOL INC 7900 SW 176 ST MIAMI, FL 331576242

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	30 ACRES
Year Built:	0
Legal Description:	34 55 40 30 ACE3/4 OF SW1/4 OF SE1/4LOT SIZE IRREGULARF/A/U 30-5034-000-0620COC 21554-1854 08 2003 1OR 21554-1854 0803 00 <a href="#">Deed: 21554-1854</a>

Sale Information:			
Sale Date:	8/2003	0/0	0/0
Sale Amount:	4750000	0	0
Sale O/R:	<a href="#">21554-1854</a>		

Assessment Information:		
Year:	2015	2014
Land Value:	6750000	6750000
Building Value:	0	0
Market Value:	6750000	6750000
Assessed Value:	6750000	6750000
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

[Click to Print This Page](#)



SW 83RD CT  
 SW 185TH ST  
 SW 184TH LN  
 SW 184TH TER  
 SW 184TH WAY  
 SW 80TH AVE  
 SW 79TH CT  
 SW 78TH PL  
 SW 184TH TER  
 OLD CUTLER RD

Summary Details:	
Folio:	3350340000620
Site Address:	8001 SW 184TH ST <a href="#">Virtual Earth</a> <a href="#">Street View</a> <a href="#">County Permits by Address</a> <a href="#">Open County Permits by Address</a> <a href="#">Property Appraiser</a> <a href="#">Zillow</a>
Mailing Address:	PALMER TRINITY PRIVATE SCHOOL INC 7900 SW 176 ST MIAMI, FL 331576242

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	30 ACRES
Year Built:	0
Legal Description:	34 55 40 30 ACE3/4 OF SW1/4 OF SE1/4LOT SIZE IRREGULARF/A/U 30-5034-000-0620COC 21554-1854 08 2003 1OR 21554-1854 0803 00 <a href="#">Deed: 21554-1854</a>

Sale Information:			
Sale Date:	8/2003	0/0	0/0
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Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

# **POSTING & MAILING**

PALMER TRINITY PRIVATE SCHOOL, INC.  
VPB-15-009



## VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Wednesday, September 9, 2015, at 7:00 p.m. Discussion and public input will be welcomed concerning the following hearing item which may be of interest to your immediate neighborhood.

The following item is being considered pursuant to Divisions 30-30.5 and 30-110 of the Village's Land Development Code:

- Applicant: **Palmer Trinity Private School, Inc. (VPB-15-009)**
- Folios: 33-5034-000-0580, 33-5034-000-0620
- Location: 7900 SW 176<sup>th</sup> Street  
East ½ of Northwest ¼ of Southeast ¼ of Section 34, Township 55,  
Range 40 East, less north 35 feet, in Miami-Dade County
- 8001 SW 184<sup>th</sup> Street:  
East ¾ of Southwest ¼ of the Southeast ¼ of Section 34, Township  
55, Range 40 East, in Miami-Dade County
- Zoned: Estate Modified (E-M).
- Request: A modification of Resolution No. 2014-67, adopted pursuant to Division 30-110 and section 30-30.5, relating to certain conditions of the Palmer Trinity approved site plan relating to access at SW 176<sup>th</sup> Street, temporary modular buildings during construction phasing, and a pedestrian path within the 50' landscape buffer.

PLANS ARE ON FILE FOR THE ABOVE APPLICATION AND MAY BE EXAMINED IN THE DEPARTMENT 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.

## VILLAGE OF PALMETTO BAY NOTICE OF PUBLIC HEARING

HEARING NUMBER: VPB-15-009

APPLICANT NAME: PALMER TRINITY PRIVATE SCHOOL, INC.

FOLIO: 33-5034-000-0580, 33-5034-000-0620

PROJECT LOCATION: 7900 SW 176<sup>th</sup> Street, East ½ of Northwest ¼ of Southeast ¼ of Section 34, Township 55, Range 40 East, less north 35 feet, in Miami-Dade County, 8001 SW 184<sup>th</sup> Street, East ½ of Southwest ¼ of the Southeast ¼ of Section 34, Township 55, Range 40 East, in Miami-Dade County

REQUEST: A modification of Resolution No. 2014-67, adopted pursuant to Division 30-110 and section 30-30.5, relating to certain conditions of the Palmer Trinity approved site plan relating to access at SW 176<sup>th</sup> Street, temporary modular buildings during construction phasing, and a pedestrian path within the 50' landscape buffer.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED BEFORE AND DURING THE PUBLIC HEARING.

A PUBLIC HEARING WILL BE HELD WEDNESDAY, SEPTEMBER 9, 2015, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

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HEARING NUMBER: VPB-15-009

APPLICANT NAME: PALMER TRINITY PRIVATE SCHOOL, INC.

FOLIO: 33-5034-000-0580, 33-5034-000-0620

PROJECT LOCATION: 7900 SW 176<sup>th</sup> Street, East ½ of Northwest ¼ of Southeast ¼ of Section 34, Township 55, Range 40 East, less north 35 feet, in Miami-Dade County, 8001 SW 184<sup>th</sup> Street, East ½ of Southwest ¼ of the Southeast ¼ of Section 34, Township 55, Range 40 East, in Miami-Dade County

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# APPLICATION

PALMER TRINITY PRIVATE SCHOOL, INC.

VPB-15-009

July 20, 2015

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

***Re: Palmer Trinity Private School  
Zoning Hearing Application***

Dear Mr. Delsalle:

Please accept this letter and enclosures as the request of Palmer Trinity Private School, Inc. ("Palmer Trinity") for a public hearing to amend Resolution No. 2014-67 (the "Resolution") adopted by the Village Council at its meeting of September 22, 2014.

When Palmer Trinity's application for modification of its site plan was heard by the Mayor and Village Council last year, Michael Baiamonte, Chairman, and Patrick Roberts, Head of School, both residents of the Village, expressed an interest in pursuing opportunities for the School and the Village to work together cooperatively on activities and interests of value to both parties. Many conversations among representatives of the School, the Village and the Community have ensued over the past several months.

Among other things, those discussions included the School's interest in obtaining a few minor adjustments and clarifications to the approved Resolution. The modifications would facilitate the construction of previously-approved facilities for the benefit of the students with minimal impact on the neighborhood. Accordingly, Palmer Trinity requests modifications to the following subsections of Section 4 of the Resolution.<sup>1</sup>

4.9 The SW 176th Street entrance shall be closed at 7:00 p.m. everyday except that, and notwithstanding subsection 4.7, the access may be used for no more than twenty-four (24) events in any 12 month period and no more than three events in any 30 day period.

<sup>1</sup> New language as proposed is underlined.

**RECEIVED**  
**Zoning Department**

7/21/2015

**Village of Palmetto Bay**  
**Building & Zoning Department**

By: 

\*

\*

\*

9(a) The existing portable classroom trailers shall be removed within 45 days of issuance of a final certificate of occupancy for the last classroom building to be completed on the property as reflected on the site plan....

(b) Upon issuance of building permit(s) prior to October 1, 2017, for the construction of one or more new buildings shown on the site plan, no more than four temporary portable modular buildings shall be permitted for administrative purposes. On-site locations for these four structures shall be approved administratively by the Director of the Planning and Zoning Department without amendment of the site plan.

The four temporary portable modular buildings for administrative purposes shall be allowed on the School property as long as any active building permit is outstanding, except up to ninety (90) days shall be allowed between the closure of all active permits and the issuance of a new building permit.

The buildings or portions of buildings currently (as of the date of this Resolution modification) used for administrative purposes and housing the administrative offices which will be moved to the temporary portable modular buildings may be used thereafter for classrooms purposes, and the site plan shall be deemed amended to reflect this change. The Director of the Planning and Zoning Department shall periodically recalculate and administratively amend the space allocation charts on the site plan so as to maintain site plan accuracy and consistency with actions authorized herein.

(c) Temporary portable modular buildings and/or existing portable classroom trailers allowed under sections (9)(a) and (b) herein may be replaced only if damaged by weather conditions or if the facilities become unacceptable for their uses due to physical deterioration not due to faulty maintenance.

\*

\*

\*

*Darby Delsalle, Director  
Planning and Zoning Department  
City of Palmetto Bay  
July 20, 2015  
Page 3*

15. Notwithstanding the note 4(f) of page L1.00, Overall Campus Planting Plan, of the approved site plan as adopted by Resolution No. 2014-67, entitled "Palmer Trinity Private School, Inc." as prepared by M.C. Harry Associates, dated stamped June 19, 2014, the School may place a stabilized soil or hard-surface pedestrian path within the landscape buffer, provided the pedestrian path is not within the required Village Code landscape buffer of five (5) feet and the trees and/or bushes (as identified in the Overall Campus Planting Plan) have been planted between the path and the property line.

Thank you for your consideration of Palmer Trinity's Application.

Sincerely,

  
Eileen Ball Mehta

cc: Michael Baiamonte, Chairman  
Patrick Roberts, Head of School

**RECEIVED**  
**Zoning Department**

7/21/2015



VPB-15-009

**Village of Palmetto Bay**  
**Building & Zoning Department**

By: *[Signature]*

**ZONING HEARING (ZH) APPLICATION**

Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33-5034-000-0580 & 33-5034-000-0620 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).

Palmer Trinity Private School, Inc.

**2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: 7900 SOUTHWEST 176TH STREET  
City: PALMETTO BAY State: FL Zip: 33157-6242 Phone#: 305.251.2230

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

Owner's Name (Provide name of ALL owners): SAME AS ABOVE  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone#: \_\_\_\_\_

**4. CONTACT PERSON'S INFORMATION:**

Name: Company: Eileen Ball Mehta, Esquire, affiliated with the law firm of Bilzin Sumberg Baena Price & Axelrod, LLP, 1450 Brickell Avenue, Suite 2300  
City: Miami State: FL Zip: 33131 Cell Phone#: N/A  
Phone#: 305.350.2380 Fax#: 305.351.2240 E-mail: emehta@bilzin.com

**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.)

The East half (E 1/2) of NW 1/4 of the SE 1/4 of Section 34, Township 55 South, Range 40 East, of the Public Records of Miami-Dade County, Florida

AND

The Easterly three fourths (E 3/4) of the SW 1/4 of the SE 1/4 of Section 34, Township 55 South, Range 30 East, of the Public Records of Miami-Dade County, Florida.

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

7900 SW 176th Street & 8001 SW 184<sup>th</sup> Street

7. **SIZE OF PROPERTY** (in acres): 53.27+/- (divide total sq. ft. by 43,560 to obtain acreage)

8. **DATE** property  acquired  leased: 1961 and August, 2003

9. **Lease term:** N/A years  
(month & year)

10. **IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?**

Yes  No

If yes, provide complete legal description of said contiguous property.

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-M

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:  
Palmer Trinity Private School, Inc.; July 21, 2014 and September 22, 2014; the Village Council approved the applicant's request for modification of a previously approved site plan and resolution by Resolution Nos 2014-58, 2014-66 and 2014-67.

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: Existing private school

17. Is there any existing use on the property?  No  Yes. If yes, what use and when established? \_\_\_\_\_

Use: Existing school Year: Early 1960s

*Planning Staff Use Only*

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

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: \_\_\_\_\_

\*\*\*\*\*

NON-PROFIT CORPORATION AFFIDAVIT

I, PATRICK ROBERTS, being first duly sworn, depose and say that I am the Head of School of Palmer Trinity Private School, Inc. and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner of the property described herein and which is the subject matter of the proposed hearing.

Attest: Susan C. Loiacono

Patrick Roberts

PATRICK ROBERTS, Head of School Palmer Trinity Private School, Inc.

(Corp. Seal)



Sworn to and subscribed to before me this 21 day of July, 2015

Notary Public: Susan C. Loiacono Commission Expires: 07-13-2018

\*\*\*\*\*

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, EILEEN BALL MEHTA, 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.

Eileen Ball Mehta  
EILEEN BALL MEHTA

Sworn to and subscribed to before me this 20 day of July, 2015 .

Notary Public: Elizabeth Ortiz  
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 3<sup>rd</sup> 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.

*Patrick Roberts*

Patrick Roberts, Head of School  
Palmer Trinity Private School, Inc.

Sworn to and subscribed before me this 21 day of July, 2015. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Susan C. Loiacono  
(Notary Public)

My commission expires 07-13-2018



**OWNERSHIP AFFIDAVIT  
FOR  
NON PROFIT CORPORATION**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

Public Hearing No. \_\_\_\_\_

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

1. Affiant is the president the Corporation, with the following address:  
7900 SW 176<sup>th</sup> Street

2. The Corporation owns the property which is the subject of the proposed hearing.

3. The subject property is legally described as:

**The East half (E 1/2) of NW 1/4 of the SE 1/4 of Section 34, Township 55 South, Range 40 East, of the Public Records of Miami-Dade County, Florida  
AND**

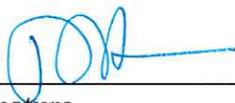
**The Easterly three fourths (E 3/4) of the SW 1/4 of the SE 1/4 of Section 34, Township 55 South, Range 30 East, of the Public Records of Miami-Dade County, Florida.**

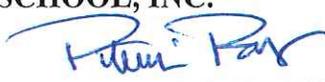
4. Affiant is legally authorized to file this application for public hearing.

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:**

**PALMER TRINITY PRIVATE  
SCHOOL, INC.**

  
Signature

  
Patrick Roberts, Head of School

DENISE GALLARDO  
Print Name

Susan C. Loiacono  
Signature

SUSAN C. LOIACONO  
Print Name

Sworn to and subscribed before me on the 21 day of July, 2015.

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

  
Notary Public  
(Stamp/Seal)



**OWNERSHIP AFFIDAVIT  
FOR  
INDIVIDUAL**

STATE OF \_\_\_\_\_ Public Hearing No. \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, personally appeared \_\_\_\_\_  
\_\_\_\_\_ hereinafter the Affiant, who being first duly sworn by me, on  
oath, deposes and says:

- 6. Affiant is the fee owner of the property that is the subject of the proposed hearing.
- 7. The subject property is legally described as:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 8. 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

\_\_\_\_\_  
Affiant's signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Sworn to and subscribed before me on the \_\_\_\_\_ day of July, 2015.

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

\_\_\_\_\_  
Notary Public  
(Stamp/Seal)  
Commission Expires:

**DISCLOSURE OF INTEREST\***

If a NON PROFIT CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

NON PROFIT CORPORATION NAME: Palmer Trinity Private School, Inc., a Florida  
non-profit corporation (no stock involved)

<u>NAME AND ADDRESS</u>	<u>Officers</u>
MICHAEL BAIAMONTE 16340 SW 84 PLACE PALMETTO BAY, FL 33157	Chairman
PATRICK ROBERTS 7900 S.W. 176 Street PALMETTO BAY, FL 33157	Head of School
CHARLES KLENK 15040 SW 176 Street PALMETTO BAY, FL 33158	Treasurer
RICARDO ALBARRAN 7900 SW 176 Street PALMETTO BAY, FL 33157	Secretary
JOSE CHAO 7900 SW 176 Street PALMETTO BAY, FL 33157	Director, Finance and Operations
REVEREND FRANK J. CORBISHLEY 921 SOROLLA AVENUE CORAL GABLES, FL 33134	Trustee

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

N/A

NAME AND ADDRESS

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

N/A

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

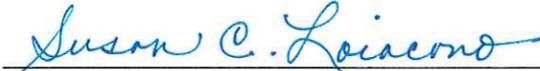
PALMER TRINITY PRIVATE SCHOOL, INC.

Signature: \_\_\_\_\_



**Patrick Roberts**  
**Head of School**

Sworn to and subscribed before me this 21 day of July, 2015. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.



(Notary Public)

My commission expires:



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no on (1) person or entity holds more than a total of five percent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.