



CONTACT:

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Palmetto Bay Village Council Rules on Palmer Trinity Zoning Issues

Vigorous public hearing ends at 2 a.m.

PALMETTO BAY, Fla., May 5, 2010 – The Palmetto Bay Village Council conducted zoning public hearings that lasted into the early hours of the morning today, amending the Village’s official zoning map to reflect a district boundary zone change from agricultural (AG) and estate single-family five-acre (E-2) district to estate modified single-family (E-M) for the Palmer Trinity Private School, Inc., property located at 8001 SW 184 St. in Palmetto Bay.

More than 800 attended the meeting held at Christ Fellowship Church, 8900 SW 168 St.

Palmer Trinity’s application for rezoning was approved (unanimously). The Council also approved (3-2) the school’s request to use all 55 acres and provide an increase in student population to 900. Palmer Trinity sought to expand to 1,150 students. In support of this ordinance were Vice Mayor Brian W. Pariser, Councilman Howard J. Tendrich, and Councilman Edward Feller, MD; while Mayor Eugene Flinn and Councilwoman Shelly Stanczyk dissented.

Council imposed the following conditions:

- No development applications to expand students or buildings for 30 years;
- A dense 75-foot buffer;
- Paver parking, no asphalt;
- Traffic-related improvements, on site and off;
- No lighting of fields;
- Limited, metered/timer lighting of parking lots;
- No commercial use of the site;
- Regulating construction staging;
- Mechanisms to enforce all conditions (ticketing, revoking permits, etc.);
- Regulation of hours of operation;
- No buildings over 35 feet;
- Massing of the two large structures was modified;
- Sidewalks installed in rights of way;
- Traffic studies in future;
- No interference with night-time astronomy programs at Bill Sadowski Park;
- Biannual code compliance reviews with applicant;
- Noise measurements on site, biannual with Community Relations Committee;
- Creation of Community Relations Committee three school members, three citizen members, and members of Village administration -- appointed by the Village Council;
- One tournament at a time on fields – not multiple use; and
- To requiring a “covenant running with the land” – tying the land, in future, to the conditions imposed by council.

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