

PLANNING, ZONING AND APPEALS BOARD FACT SHEET

File ID: 14-00056ap *Quasi-Judicial*

Title: A RESOLUTION OF THE MIAMI PLANNING, ZONING AND APPEALS BOARD RECOMMENDING APPROVAL OR DENIAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), APPROVING WITH CONDITIONS, PURSUANT TO ARTICLES 3 AND 7 OF THE MIAMI 21 CODE, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, THE REZONING OF CERTAIN PARCELS FOR THE DEVELOPMENT OF APPROXIMATELY 11.45 ACRES FOR THE "RANSOM EVERGLADES SCHOOL UPPER CAMPUS SPECIAL AREA PLAN (SAP)", AN EDUCATIONAL FACILITY, LOCATED AT APPROXIMATELY 3552, 3575 & 3695 MAIN HIGHWAY, AND 3171, 3173, 3175 & 3183 ROYAL ROAD, MIAMI, FLORIDA; AS DESCRIBED IN EXHIBIT "A", ATTACHED AND INCORPORATED; THE AMENDMENT PROPOSES A) ADDING APPROXIMATELY 66,040 GROSS SQUARE FEET OF BUILDING AREA SPLIT AMONG THREE NEW BUILDINGS FOR A TOTAL OF 216,451 GROSS SQUARE FEET; B) INCREASING CIVIC SPACE BY 16,338 SQUARE FEET FOR A TOTAL OF 141,662 SQUARE FEET; AND 3) INCREASING GREEN SPACE BY 10,043 SQUARE FEET FOR A TOTAL OF 151,502 SQUARE FEET; THE SQUARE FOOTAGES ABOVE ARE APPROXIMATE AND MAY INCREASE OR DECREASE UP TO TEN PERCENT (10%) PURSUANT TO ARTICLE 7.1.2.5.A.28 OF THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Location: Approximately 3552, 3575 & 3695 Main Highway, and 3171, 3173, 3175 & 3183 Royal Road [Commissioner Marc David Sarnoff - District 2]

Applicant(s): John K. Shubin, Esquire, on behalf of Ransom Everglades School, Inc.
46 SW 1st Street 3rd Floor
Miami, FL 33130
(305) 381-6060

Purpose: This will allow the development of the **Ransom Everglades School Upper Campus** project.

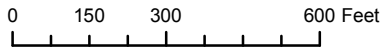
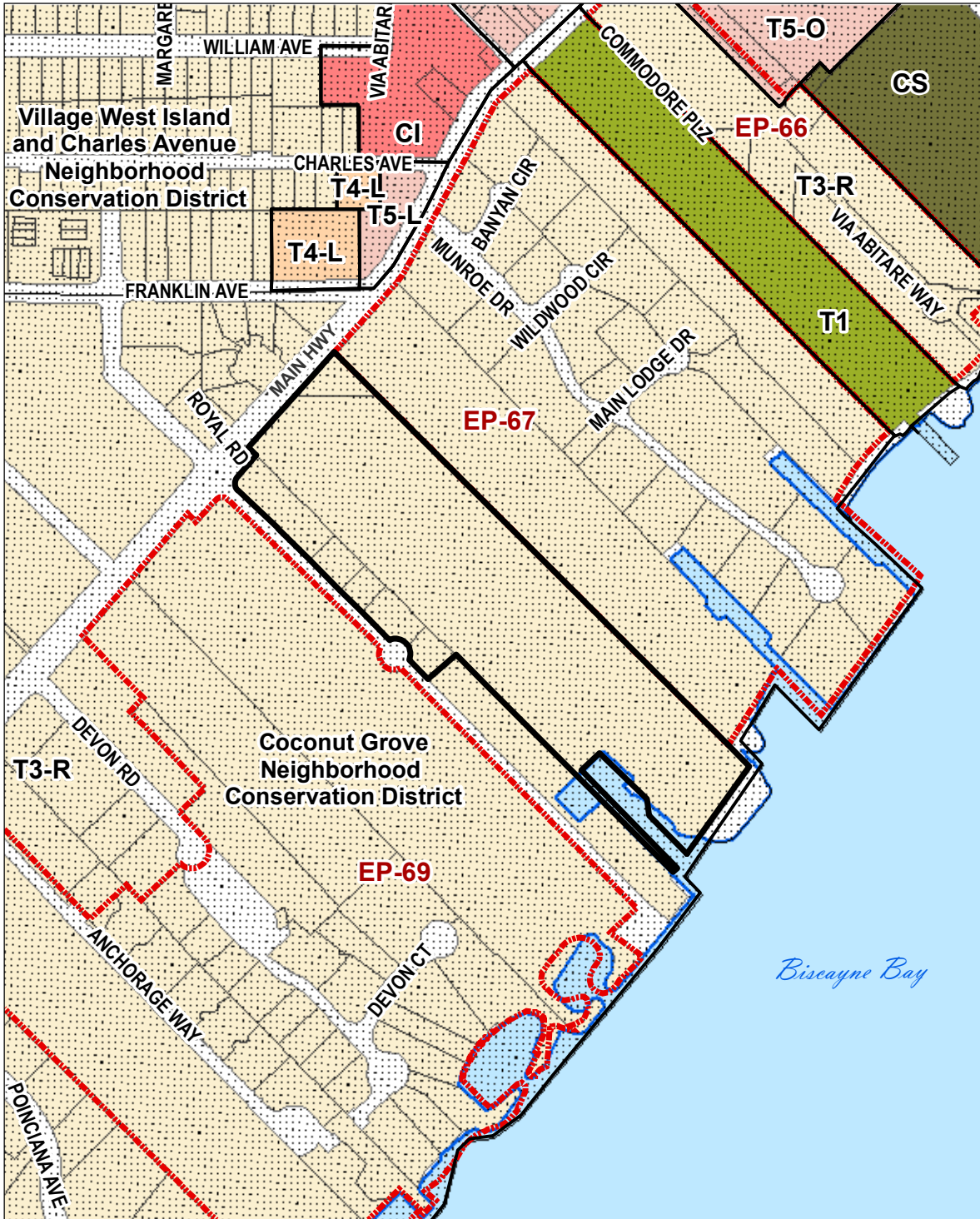
**Planning and Zoning
Department**

Recommendation: Approval with conditions.

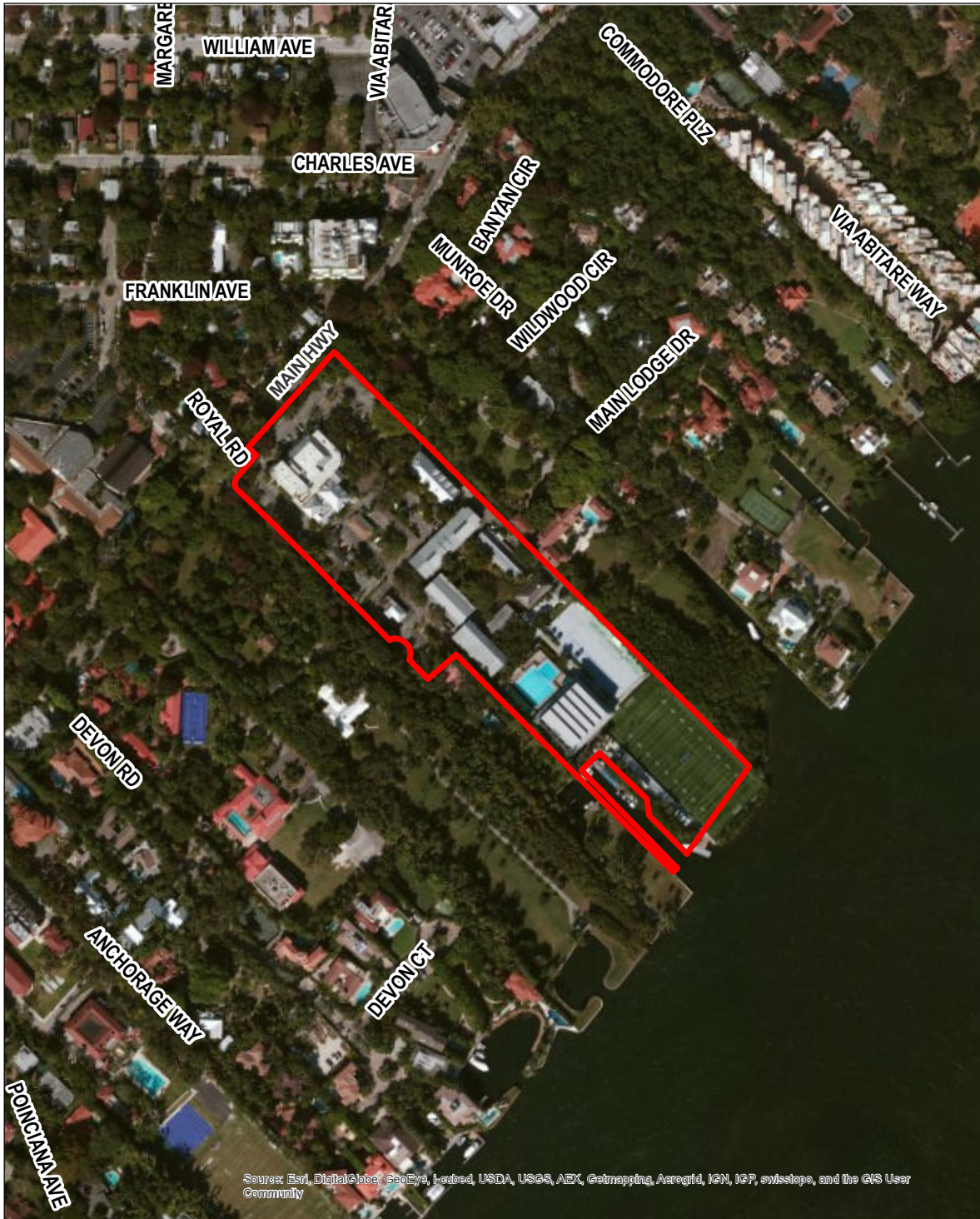
Analysis: See supporting documentation.

**Planning, Zoning and
Appeals Board:** March 5, 2014

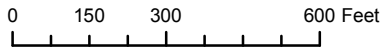
MIAMI 21 MAP



ADDRESS: RANSOM EVERGLADES SCHOOL



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



ADDRESS: RANSOM EVERGLADES SCHOOL