ANALYSIS
SPECIAL AREA PLAN
for
RANSOM EVERGLADES SCHOOL UPPER CAMPUS

LEGISTAR FILE ID: 14-00056ap

LOCATION:
Approximately located at 3552, 3575, 3695 Main Highway and 3171, 3173, 3175, 3183 Royal Road, Miami Florida.

PROJECT PROFILE:
Submittal of the "Ransom Everglades School Upper Campus" Special Area Plan (SAP) will modify the existing transect zone regulations applicable to the subject parcels to the extent indicated herein, but does not propose changes to Future Land Use Map. This Special Area Plan (SAP) proposes a Master Plan for Ransom Everglades School Upper campus as follows:

A) The SAP proposes approximately 498,792 sq.ft. of Lot Area or approximately 11.5 acres.

B) The project as proposed exceeds the Miami 21 Code requirements in respect to Civic and Green Spaces, is adding 66,040 gross square feet of building area for 216,451 gross square feet of total building area to the existing campus. The SAP proposes a reduction from 268 parking spaces to 210 parking spaces.

Square footage mentioned above are approximates and may increase or decrease up to 10% pursuant to article 7.1.2.5 a.28 of the Zoning Ordinance of the City of Miami

The analysis of the "Ransom Everglades School Upper Campus" proposal is based on the Miami 21 Code, the Zoning Ordinance of City of Miami, and is deemed a Special Area Plan per ARTICLE 3, Section 3.9, and Article 7, Section 7.1.2.8, which allows parcels greater than nine (9) abutting acres in size to be master planned to allow a greater integration of public improvements and infrastructure, and greater flexibility so as to result in higher or specialized quality building and streetscape design.

FINDINGS
In determining the appropriateness of the proposed Special Area Plan ("SAP"), the Planning Department referred this proposal for additional input and recommendation to:

- Zoning Section of the Planning and Zoning Department
- Department of Public Works
- Office of Transportation
Recommendations from the aforementioned Departments, Committees and Boards have been considered in the preparation of the following findings:

- The subject SAP is an 11.5 acre proposal qualifying as a Special Area Plan, subject to Article 3, Section 3.9 of the Miami 21 Code.

- The Land Use designation for the whole SAP is “Single Family Residential”, pursuant to the Miami Comprehensive Neighborhood Plan.

- The Zoning designation for the whole SAP is T3-R (Sub-Urban Core Transect with NCD-3 Coconut Grove Neighborhood Conservation District).

- The project is located southeast of Main Highway on Biscayne Bay, Royal Road to the southwest in Coconut Grove, within a High Probability Archeological Conservation area and will require monitoring and a disposition plan should Archeological resources be found.

- Upon approval, the Ransom Everglades School Upper Campus Special Area Plan will comply with the density, intensity and height allowed by the proposed zoning designation. The Regulating Plan is oriented to govern the internal distribution of proposed development, inclusive of public and civic spaces, and allowing for the master planning of the Ransom Everglades School Upper Campus improving the quality of education and providing for development of LEED certified state-of-the-art classrooms and preservation of existing tree canopies and historic buildings.

- The Ransom Everglades School Upper Campus SAP has been conceived to allow for the removal and renovation of some existing structures, allowing for the creation of additional green open space, preservation of the existing tree canopies and historical buildings preservation, while upgrading the facilities meeting the Miami 21 Code.

- The applicant kept working with Planning and Zoning Department staff to address the comments arisen in reviewing the PZAB submittal.

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**REFERRALS**

- The Coordinated Review Committee (CRC) met on February 19, 2014 to review the project and provide applicant comments and technical concerns regarding the proposed Ransom Everglades School Upper Campus SAP.

- The City of Miami Public Works Department has reviewed the project and provided comments based on technical concerns, mentioned here as reference and attached hereto.
• Traffic study has been submitted and is under review by the City’s Office of Transportation. Comments requiring additional information or redesign shall be satisfied prior to final adoption of this SAP.

• The proposed project was reviewed for design appropriateness by the Urban Development Review Board on February 19, 2014 recommending Approval with Conditions, as per the resolution for Item No. 2 of the 2-19-2014 meeting, attached hereto.

• The proposed project was reviewed by the Historic, Environmental, and Preservation Board (HEPB) on April 4, 2014 recommending Approval with conditions.

• The project’s analysis is based on the Miami 21 Code, following the Design Review Criteria that include:
  
  o Site and Urban Planning;
  o Architecture and Landscape Architecture;
  o Civic and Green Spaces;
  o Vehicular Access and Parking;
  o Preservation of Natural Features; and
  o Modification of Nonconformities.

CONDITIONS

Based on analysis and findings, the Planning and Zoning Department recommends approval of the "Ransom Everglades School Upper Campus" Special Area Plan with the following conditions:

1) Meet all applicable building codes, land development regulations, ordinances and other laws and pay all applicable fees due prior to the issuance of any building permit.

2) Allow the Miami Police Department to conduct a security survey, at the Department's discretion, and to make recommendations concerning security measures and systems; further submit a report to the Planning Department, prior to commencement of construction, demonstrating how the Police Department recommendations, if any, have been incorporated into the SAP security and construction plans, or demonstrate to the Planning and Zoning Director why such recommendations are impractical.

3) Obtain approval from, or provide a letter from the Department of Fire - Rescue indicating applicant's coordination with members of the Fire Plan Review Section at the Department of Fire - Rescue in the review of the scope of the SAP, owner responsibility, building development process and review procedures, as well as specific requirements for fire protection and life safety systems, exiting, vehicular access and water supply.

4) Obtain approval from, or provide a letter of assurance from the Department of Solid Waste that the SAP has addressed all concerns of the said Department prior to the obtaining a shell permit.

5) Comply with the Minority Participation and Employment Plan (including a Contractor / Subcontractor Participation Plan) submitted to the City as part of the Application for Development Approval, with the understanding that the Applicant must use its best efforts to follow the provisions of the City 's Minority/Women Business Affairs and Procurement Program as a guide, as applicable.
6) Record the following in the Public Records of Dade County, Florida, prior to the issuance of any building permit:
   · Declaration of Covenants and Restrictions providing that the ownership, operation and maintenance of all common areas and facilities will be by the property owner or a mandatory property owner association in perpetuity; and
   · Record in the Public Records a Unity of Title or a covenant in lieu of a Unity of Title if, applicable, subject to the review and approval of the City Attorney's Office.

7) Prior to the issuance of a shell permit, provide the Planning Department with a recorded copy of the documents mentioned in condition (6) above.

8) Provide the Planning Department with a temporary construction plan that includes the following:
   · Temporary construction parking plan, with an enforcement policy;
   · Construction noise management plan with an enforcement policy; and
   · Maintenance plan for the temporary construction site; said plan shall be subject to the review and approval by the Planning Department prior to the issuance of any building permits and shall be enforced during construction activity. All construction activity shall remain in full compliance with the provisions of the submitted construction plan; failure to comply may lead to a suspension or revocation of this Special Area Plan.

9) Prior to the issuance of any building permit, the applicant shall provide the Planning and Zoning Department for review for compliance and further approval:
   - Economic study report inclusive of fiscal impact (magnitude and time of the investment, FTE average during construction period, current and future employment, recurrent city taxes or exception statement)
   - Environmental Impact Statement for lots included in SAP site, including the coastal part of the bay abutting the site.
   - Sufficiency Letter from the City of Miami, Office of Transportation

REGULATING PLAN

Provide revised set of plans addressing the following comments:

COORDINATED REVIEW COMMITTEE COMMENTS

1. Any and all trees (as defined in Chapter 17 of the City Code) that are subject to be affected as a result of developmental activity, shall adhere to the requirements of the Chapter 17 Tree Protection Ordinance. Requirements include the submission of supporting materials including, but not limited to, a tree survey prepared by a registered Landscape Architect, a certified arborist report identifying the species, condition, size and location of all existing trees on site; tree disposition plan; replacement plan and tree protection plan. Said materials must be submitted to the City's Environmental Resources Division of Planning and Zoning for review and approval.

2. Due to the site's location within a high-probability Archaeological Conservation Zone, the applicant shall file for a Certificate to Dig prior to receipt of any building department permits.
3. All design related to the built and natural resources of the site shall assure the continued preservation of The Pagoda, the Paul Ransom Cottage, and the specimen trees, based on the designation report's identification of them as contributing resources.

4. Parking Zone H shall be restrictive to surface or subterranean parking. If in the future a vertical parking component (above grade parking) is required it shall require review and approval by the Planning and Zoning Department with review and recommendation from Urban Development Review Board (UDRB).

5. Provide Unity of Title for the properties involved.

Additional comments may be provided upon review of a detailed re-submittal. The City of Miami reserves the right to comment further on the project as details and/or explanations are provided and may revise previous comments based on additional information provided.
The Public Works Department has reviewed the conceptual plans for the subject Special Area Plan and has the following comments.

1. Currently, peak hour access to the Ransom Everglades School Upper Campus is controlled by off-duty City of Miami Police that facilitate “left in/left out” turning movements. Access is not a “free flow” condition and the traffic queues along Main Highway are significant with northbound a.m. traffic backing up to the intersection of Douglas Road. Although the traffic report states that the proposed Royal Road access connection will not be used for drop-off/pick-up operations, there appears to be nothing to physically restrict access by parents, especially when exiting drop-off/pick-up area 1 and entering drop-off/pick-up area 2. A second, unintended access point from Main Highway via Royal Road may negatively impact traffic along Main Highway. The Public Works Department recommends a physical barrier during drop-off/pick-up hours to prohibit the use of a second peak hour access point to the campus.

2. The proposed easterly “emergency access” onto Royal Road should be gated as is the current condition to avoid an unintended second access point from Main Highway via Royal Road.

3. Approval and permit is required from the City of Miami Planning Department for landscaping and improvements in the right of way. Visibility triangles shall apply in the right of way.

4. All stormwater must be retained on site including the driveways and plazas on private property adjacent to public streets. All plazas and driveways must be graded or trench drains provided to prevent “sheet flow” from entering the right of way. If deep drainage wells are selected for stormwater disposal, they must be located on-site in an open area to accommodate future maintenance access.

5. In order to mitigate traffic congestion and problems associated with unregulated parking throughout the neighborhood, the contractor/developer shall be required to provide approved, designated off-site parking for workers and, if necessary, a shuttle service to the work site. The parking/shuttle plan shall be coordinated with the local City of Miami NET Service Center.

6. Since this project is more than one acre in total construction area, the methods of construction must comply with the City of Miami Municipal Separate Storm Sewer System Permit (MS4). This project will require a Florida Department of Environmental Protection (DEP) Stormwater, Erosion and Sediment permit. For information on a DEP permit application, please contact the Public Works Department at (305) 416-1200 or www.dep.state.fl.us/water/stormwater/npdes.

7. Remove all expired underground utility paint markings at the completion of the project.

8. Roadway restoration for all utility extensions, existing damaged pavement and pavement damaged during construction shall comply with City of Miami and Miami-Dade County standards and requirements. The streets and avenues adjacent to the project site must be clear of dust and construction debris at all times.
Item No.2

A motion was made by Robin Bosco and seconded by Gerald Marston for a Resolution recommending to the Director of the Department of Planning & Zoning Approve with conditions for the project Ransom Everglades SAP located at 751 NW 2nd Street with a vote of 3 - 0.

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<td>Neil Hall</td>
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Conditions:

1. Parking Zone H shall be restrictive to surface or subterranean parking. If in the future a vertical parking component (above grade parking) is required it shall come before the UDRB for review and approval.

2. Require the School to proffer real suggestions that they are willing to implement to reduce the traffic congestion upon entering and exiting the site onto Main Highway.

3. Parking approved for the site is tied to a covenant running with the land that restricts the population on campus to faculty, visitors, and senior students permitted to park on campus not to exceed the proposed spaces.

Attest: Francisco Garcia, Planning & Zoning Director

Perla Gonzalez, UDRB Liaison
Mr. David H. Young offered the following resolution and moved its adoption:

A RESOLUTION OF THE MIAMI PLANNING, ZONING AND APPEALS BOARD RECOMMENDING APPROVAL WITH CONDITIONS AS DESCRIBED IN EXHIBIT "1" (HEREBY ATTACHED), 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; MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; 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.

Upon being seconded by Mr. Charles A. Garavaglia, the motion passed and was adopted by a vote of 11-0:

Ms. Jennifer Ocana Barnes  Yes
Mr. Chris Collins (Alternate)  Not in Panel
Ms. Maria Lievano-Cruz  Yes
Mr. Charles A. Garavaglia  Yes
Mr. Charles A. Gibson  Yes
Ms. Maria Beatriz Gutierrez  Yes
Mr. Ernest Martin  Yes
Mr. Daniel Milian  Yes
Mr. Juvenal Piña  Yes
Ms. Janice Tarbert  Yes
Ms. Melody L. Torrens  Yes
Mr. David H. Young  Yes

Francisco García, Director
Planning and Zoning Department

March 26, 2014
Execution Date
Miami Planning, Zoning and Appeals Board
Resolution: PZAB-R-14-022
File ID 14-00056ap March 19, 2014 Item PZAB.1

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned authority, Anel Rodriguez, Clerk of the Planning, Zoning and Appeals Board of the City of Miami, Florida, and acknowledges that he executed the foregoing Resolution.

SWORN AND SUBSCRIBED BEFORE ME THIS 26TH DAY OF March, 2014.

[Signature]

Print Notary Name
Personally know __x__ or Produced I.D. __________
Type and number of I.D. produced __________
Did take an oath __________ or Did not take an oath __________

[Notary Public State of Florida]

My Commission Expires:

[Notary Public Seal]
EXHIBIT “1”

Based on analysis and findings, the Planning and Zoning Department recommends approval of the "Ransom Everglades School Upper Campus" Special Area Plan with the following conditions:

1) Meet all applicable building codes, land development regulations, ordinances and other laws and pay all applicable fees due prior to the issuance of any building permit.

2) Allow the Miami Police Department to conduct a security survey, at the Department’s discretion, and to make recommendations concerning security measures and systems; further submit a report to the Planning Department, prior to commencement of construction, demonstrating how the Police Department recommendations, if any, have been incorporated into the SAP security and construction plans, or demonstrate to the Planning and Zoning Director why such recommendations are impractical.

3) Obtain approval from, or provide a letter from the Department of Fire - Rescue indicating applicant’s coordination with members of the Fire Plan Review Section at the Department of Fire - Rescue in the review of the scope of the SAP, owner responsibility, building development process and review procedures, as well as specific requirements for fire protection and life safety systems, exiting, vehicular access and water supply.

4) Obtain approval from, or provide a letter of assurance from the Department of Solid Waste that the SAP has addressed all concerns of the said Department prior to the obtaining a shell permit.

5) Comply with the Minority Participation and Employment Plan (including a Contractor / Subcontractor Participation Plan) submitted to the City as part of the Application for Development Approval, with the understanding that the Applicant must use its best efforts to follow the provisions of the City’s Minority/Women Business Affairs and Procurement Program as a guide, as applicable.

6) Record the following in the Public Records of Dade County, Florida, prior to the issuance of any building permit:
   - Declaration of Covenants and Restrictions providing that the ownership, operation and maintenance of all common areas and facilities will be by the property owner or a mandatory property owner association in perpetuity; and
   - Record in the Public Records a Unity of Title or a covenant in lieu of a Unity of Title if, applicable, subject to the review and approval of the City Attorney’s Office.

7) Prior to the issuance of a shell permit, provide the Planning Department with a recorded copy of the documents mentioned in condition (6) above.

8) Provide the Planning Department with a temporary construction plan that includes the following:
   - Temporary construction parking plan, with an enforcement policy;
   - Construction noise management plan with an enforcement policy; and
   - Maintenance plan for the temporary construction site; said plan shall be subject to the review and approval by the Planning Department prior to the issuance of any building permits and shall be enforced during construction activity. All construction activity shall remain in full compliance
with the provisions of the submitted construction plan; failure to comply may lead to a suspension or revocation of this Special Area Plan.

9) Prior to the issuance of any building permit, the applicant shall provide the Planning and Zoning Department for review for compliance and further approval:
- Economic study report inclusive of fiscal impact (magnitude and time of the investment, FTE average during construction period, current and future employment, recurrent city taxes or exception statement);
- Environmental Impact Statement for lots included in SAP site, including the coastal part of the bay abutting the site;
- Sufficiency Letter from the City of Miami, Office of Transportation; and
- Conservation Assessment Report (project location is within an high Archeological Probability Zone)

REGULATING PLAN
1. The SAP has to be consistently called Ransom Everglades School Upper Campus – SAP in all related documents.
2. Add “SAP Permit”, and “Parapets” on definitions.
3. Change Section 5.3.2 (g) as follow: ... Determinations with respect to (1) and (2) in the preceding sentence shall be made by an administrative interpretation rendered by the Director by SAP Permit.
4. Clarify the inconsistency between Illustration 5.3 and Article 4, Table 2 in regards to lot coverage.
5. Keep the content of Sec. 2.1.1 Title and Purpose.
6. In Section 2.1.2:
   a. Eliminate the new language “This document precedes the final architectural design and detailing, and infrastructure engineering, and therefore it is expected that adjustments may be necessary during implementation phases of design development and construction documents”.
   b. Modify the new language as follow: The SAP is based on the Miami 21 Zoning Code, as amended through April 2013.
   c. Keep the language 2.1.2 (a) and (b). In general only include language that is being modified.
7. Modify Section 3.6 Single-Family Residential District (I) Schools as follows:
   a. This Section shall apply only to existing Schools within the NCD-3 Ransom Everglades School Upper Campus - SAP.
   b. Clarify or redefine "Building Envelope" definition.
   c. In I.2 (a)Minimum Setback strike out or not include the last sentence relating to small structures less than 400 square feet.

Provide revised set of plans addressing the following comments:

COORDINATED REVIEW COMMITTEE COMMENTS
1. Provide a clear differentiation between Civic Space (B4.17) and Green Space (B4.16) for the project and incorporate in the B4.7 (zoning data).

2. For mechanical equipment located on a roof shall be enclosed by a pitched roof with a maximum height of twelve (12) feet, instead of parapets in order to reduce the perceived scale of the building.
3. The development is within a High Probability Archeological Conservation area and will require monitoring and a disposition plan should Archeological resources be found.

4. Pursuant to the easement dedication along Main Highway, please work with Miami-Dade County to verify whether the SAP's proposed setback of 45' needs to change to 35'. Please contact Jeff Cohen or Leandro Ona at Miami-Dade County Public Works.

5. The easement dedication will change the base building line (BBL) requiring it to be updated on the survey and all applicable sheets of the development plan.

6. Provide a queue analysis for the proposed drop-off/pick-up locations.

7. Consider providing an existing parking utilization analysis to demonstrate that the reduced availability would not result in an increase drop-off/pick-up traffic.

8. Provide a detailed operational plan for drop-off/pick-up to include the proposed access on Royal Road.

9. Parking Zone H shall be restrictive to surface or subterranean parking. If in the future a vertical parking component (above grade parking) is required it shall require review and approval by the Planning and Zoning Department with review and recommendation from Urban Development Review Board (UDRB).

10. Provide Unity of Title for the properties involved.

11. Provide a map indicating elevation of site for FEMA requirements. Address flood zones.

12. Provide Microfilm for all existent buildings to remain.

13. Tree removal permit required (tree mitigation) if trees will be removed or relocated.

14. Any demolition requires a waiver per NCD-3 regulations.

15. Sheet B4.7 Site Zoning Summary:
   a. Revise lot coverage summary. Existing lot coverage of 19.8% should have a total of 98,760 sq.ft. Proposed development of 21.9% should be 109,235 sq.ft.
   b. Breakdown the parking required. How many students are enrolled in the school? How many 11th and 12th grade students are enrolled in the school?
   c. Revise the entire proposed development calculation for civic space, green space, pervious space, submerged areas and impervious paving, including the required by zoning submerged areas and impervious paving calculations.
   d. Note 4) should state that it will not exceed a specific height.

Additional comments may be provided upon review of a detailed re-submittal. The City of Miami reserves the right to comment further on the project as details and/or explanations are provided and may revise previous comments based on additional information provided.

Additionally, the PZAB added the following condition: The applicant needs to identify appropriate parking for the 58 spaces that were removed due to the expansion.
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Miami Historic and Environmental Preservation Board

Resolution: HEBP-R-14-018

File ID 14-00056

April 1, 2014

Item HEBP.6

Ms. Lynn B. Lewis offered the following resolution and moved its adoption:

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD, APPROVING WITH CONDITIONS AS DESCRIBED IN EXHIBIT "A" (HEREBY ATTACHED), AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR A CAMPUS SPECIAL AREA PLAN AT 3575 MAIN HIGHWAY.

Upon being seconded by Mr. Hugh Ryan, the motion passed and was adopted by a vote of 7-0:

Mr. Timothy Barber
Mr. David Freedman
Mr. Gary Hecht
Mr. William E. Hopper, Jr.
Mr. Jorge Kuperman
Ms. Lynn B. Lewis
Mr. Gerald C. Marston
Mr. Hugh Ryan
Mr. Todd Tragash

Yes
Yes
Yes
Yes
Absent
Yes
Yes
Yes
Yes

Megan Schmitt
Preservation Officer

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned authority, Megan Schmitt, Preservation Officer of the City of Miami, Florida, and acknowledges that she executed the foregoing Resolution.

SWORN AND SUBSCRIBED BEFORE ME THIS 6th DAY OF April, 2014.

Print Notary Name

Personally know __ or Produced I.D. __________
Type and number of I.D. produced ________
Did take an oath _______ or Did not take an oath __________

Execution Date

April 8, 2014

Notary Public State of Florida

My Commission Expires:

Bonded thru Notary Public Underwriters
1. Any and all trees (as defined in Chapter 17 of the City Code) that are subject to be affected as a result of developmental activity shall adhere to the requirements of the Chapter 17 Tree Protection Ordinance. Requirements include the submission of supporting materials including, but not limited to, a tree survey prepared by a registered Landscape Architect, a certified arborist report identifying the species, condition, size and location of all existing trees on site; tree disposition plan; replacement plan and tree protection plan. Said materials must be submitted to the City’s Environmental Resources Division of Planning and Zoning for review and approval.

2. Due to the site’s location within a high-probability Archaeological Conservation Zone, the applicant shall file for a Certificate to Dig prior to receipt of any building department permits.

3. All design related to the built and natural resources of the site shall assure the continued preservation of The Pagoda, the Paul Ransom Cottage, and the specimen trees, based on the designation report’s identification of them as contributing resources.