

**CITY COMMISSION  
FACT SHEET**

**File ID:** 14-00056ap

**Title:** 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, AND 3695 MAIN HIGHWAY; AND 3171, 3173, 3175, AND 3183 ROYAL ROAD, MIAMI, FLORIDA; THE AMENDMENT PROPOSES: A) ADDING APPROXIMATELY 66,040 GROSS SQUARE FEET OF BUILDING AREA SPLIT AMONG THREE (3) 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 C) 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, SECTION 7.1.2.5.A.28 OF THE MIAMI 21 CODE; 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, and 3695 Main Highway; and 3171, 3173, 3175, and 3183 Royal Road [Commissioner Marc David Sarnoff - District 2]

**Applicant(s):** John K. Shubin, Esquire, on behalf of Ransom Everglades School, Inc.  
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**Purpose:** This will allow the development of the **Ransom Everglades School Upper Campus** project.

**Planning and Zoning Department Recommendation:** Approval with conditions.

**Planning, Zoning and Appeals Board Recommendation:** Approval with conditions to City Commission on March 19, 2014 by a vote of 11-0.

**Historic and Environmental Preservation Board:** Approved with conditions a Special Certificate of Appropriateness on April 1, 2014 by a vote of 7-0.

**City Commission:** Passed First Reading with Modifications on April 24, 2014.