



Ransom Everglades School Upper Campus Special Area Plan

F. Regulating Plan



Ransom Everglades School Upper Campus Special Area Plan

F1. Article 1 – Definitions of Terms and Uses

1.2 DEFINITIONS OF TERMS

This section provides definitions for terms in this Code that are technical in nature or that might not be otherwise reflect a common usage of the word. If a term is not defined in this Article, then the Zoning Administrator shall determine the correct definition of the term.

Building Height: The vertical extent of a Building measured in Stories feet.



Ransom Everglades School Upper Campus Special Area Plan

F2. Article 2 – Intent

2.1 PURPOSE AND INTENT**2.1.1 Title and Purpose**

This regulating plan shall be known as the Ransom Everglades School Upper Campus Special Area Plan ("SAP").

- a. This Code shall be known as the Miami 21 Code of the City of Miami, Florida. This Code is declared to be in accord with the Miami Comprehensive Neighborhood Plan, as required by the Local Government Comprehensive Planning and Land Development Regulation Act, Section 163.3161 et seq., Florida Statutes (the "Comprehensive Plan"). A primary purpose of this Code is to implement the Comprehensive Plan.
- b. It is further the purpose of the Miami 21 Code to promote the public health, safety, morals, convenience, comfort, amenities, prosperity, and general welfare of the City and to provide a wholesome, serviceable, and attractive community, including without limitation protection of the environment; conservation of land, energy and natural resources; improved mobility; more efficient use of public funds; greater health benefits of a pedestrian environment; historic preservation; provision of recreational and open spaces; reduction of sprawl; and improvement of the built environment and human habitat.
- c. To further the goals and objectives of the Comprehensive Plan and the purpose of this Code, the City is divided into Transect Zones ("T-Zones") of such number, characteristics, area, common unity of purpose, adaptability, or use as will accomplish the goals and objectives of the Comprehensive Plan and this Code.

2.1.2 Intent

The intent of the Ransom Everglades School Upper Campus Special Area Plan is to guide and facilitate the design of a master plan for the Upper Campus; ensure the preservation of the character of the campus; allow for the innovation and modernization of new facilities to replace existing structures; and encourage the creation of additional open green space.

The SAP is based on the Miami 21 Zoning Code, as amended through April 2013. Future development will be consistent with the adopted Concept Book and this Regulating Plan.

The Ransom Everglades School Upper Campus SAP shall not create a precedent for the balance of the City of Miami. The alternate standards of this SAP should be considered unique to the property and the existing conditions of the school.

~~The Miami 21 Code is intended to advance the interests of both conservation and development while responding to the existing conditions of the City, its regional context, and its natural features, infrastructure and Buildings.~~

~~a. The conservation goals include:~~

- ~~1. Preserving Neighborhoods, Historical Resources and the natural environment~~
- ~~2. Improving the relationship between low Density Residential neighborhoods and~~

~~adjacent Commercial Corridors with appropriate transitions of Density and Height following the theory of the Transect~~

- ~~3. Increasing access to the natural environment through the Baywalk, the Riverwalk, the north-south Greenway, and new Parks~~
 - ~~4. Conserving energy and reducing carbon dioxide emissions through improved Thoroughfare connectedness to encourage walkability, bicycling and transit use~~
 - ~~5. Increasing tree canopy~~
 - ~~6. Encouraging green Buildings~~
- b. ~~The development goals include:~~
- ~~1. Maintaining the future growth capacity of the City core to ensure its preeminence as the transit-oriented, pedestrian-friendly focus for the region's economic, civic and cultural activities~~
 - ~~2. Rebuilding the City's commercial Corridors to function as Mixed-Use, transit-oriented, walkable centers for adjacent Residential Neighborhoods~~
 - ~~3. Ensuring that private Development contributes to increased infrastructure capacity, and through building embellishes a pedestrian-friendly public realm of highest ambient quality~~
 - ~~4. Establishing a rational process for successional growth in areas identified for density and growth~~



Ransom Everglades School Upper Campus Special Area Plan

F3. Article 3 - General to Zones

3.5 MEASUREMENT OF HEIGHT

3.5.1 Unless otherwise specified herein, the Height of Buildings shall be measured in Stories feet. The height of Fences and walls shall be measured in feet. The Height of Buildings, Fences and walls shall be measured as provided for on pg. B4.13 of the Concept Book. ~~from the Average Sidewalk Elevation or, where no sidewalk exists, the average of the record profile grade elevation of the street Abutting the Principal Frontage of the Building, as determined by the Public Works Department. In the event that the base flood elevation, as established by FEMA, is higher than the sidewalk or grade elevations, the Height of the first Story but not the height of Fences and walls shall be measured from the base flood elevation.~~

3.5.2 The maximum Habitable Space and maximum Height of Buildings shall be as provided for on pg. B4.13 of the Concept Book. ~~A Story is a Habitable level within a Building of a maximum fourteen (14) feet in Height from finished floor to finished floor. Basements are not considered Stories for the purposes of determining Building Height. A ground level retail Story may exceed this limit up to a total height of twenty-five (25) feet. A single floor level exceeding fourteen (14) feet, or twenty-five (25) feet at ground level retail, shall be counted as two (2) Stories; except for T6-36, T6-48, T6-60, T6-80, and D1, where a single floor level exceeding fourteen (14) feet may count as one (1) story if the building height does not exceed the maximum height, including all applicable bonuses, allowed by the transect at fourteen (14) feet per floor. Where the first two stories are retail, their total combined Height shall not exceed thirty-nine (39) feet and the first floor shall be a minimum of fourteen (14) feet in Height. Mezzanines may not exceed thirty-three percent (33%) of the Habitable Space Floor Area, except for D1, where mezzanines may not exceed fifty percent (50%) of the Habitable Space Floor Area. Mezzanines extending beyond thirty-three percent (33%) of the Floor Area, or fifty percent (50%) of the Floor Area in D1, shall be counted as an additional floor. The Height of a Parking Structure concealed by a Liner may be equal to the Height of the Liner; this may result in a Liner Story concealing more than one level of Parking.~~

3.5.3 Except as specifically provided herein, the Height limitations of this Code shall not apply to any roof Structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors, or similar equipment required to operate and maintain the Building (provided that such Structures shall not cover more than twenty ten percent (20 10%) of roof area ~~for T4 and T5~~); nor to church spires, steeples, belfries, monuments, water towers, flagpoles, vents, or similar Structures, which may be allowed to exceed the maximum Height by Waiver SAP Permit; nor to fire or parapet walls, which shall not extend more than five (5) feet above the maximum Height, in T4 and T5 and ten (10) feet in T6 and Districts.

3.13 SUSTAINABILITY**3.13.1 General**

- a. Landscape requirements are as required in Article 9 of this Code and the City of Miami Tree Protection regulations of Chapter 17 of the City Code, except that where this Code is more restrictive than the Tree Protection regulations, this Code shall apply.
- b. All new Buildings of more than 50,000 square feet of Habitable Rooms and Habitable Space in the T5, T6, CI and CS zones shall be at a minimum certified as Silver by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standards or equivalent standards adopted or approved by the City.
1. At the time of Building Permit application, the owner shall submit:
- ~~(a)~~ e. Proof of registration with the Green Building Certification Institute, or equivalent agency;
 - ~~(b)~~ d. A signed and sealed affidavit from a LEED Accredited Professional, or applicable designation, stating that the proposed Building is designed to achieve the required certification; and
 - ~~(c)~~ e. A LEED Scorecard, or equivalent document, identifying anticipated credits to be achieved.
2. At the time of Certificate of Occupancy application, the owner shall submit:
- ~~(a)~~ f. Proof of certification by the Green Building Certification Institute, or equivalent agency;
 - ~~(b)~~ g. A bond posted in a form acceptable to the City, in the amount indicated below;
 - ~~(i)~~:- Two percent (2%) of the total cost of construction for a 50,000 - 100,000 square feet Building;
 - ~~(ii)~~:- Three percent (3%) of the total cost of construction for a 100,001 - 200,000 square feet Building;
 - ~~(iii)~~:- Four percent (4%) of the total cost of construction for any Building greater than 200,000 square feet; or
 - ~~(c)~~ h. Proof of partial compliance from the Green Building Certification Institute, or applicable agency, which demonstrates the credits presently achieved. In addition, a prorated portion of the full bond amount, as indicated in subsection 2(b) above, shall be posted based on the number of remaining credits needed to meet minimum certification requirements. The bond amount to be posted shall be calculated as follows:

(credits remaining for certification / credits required for certification) x full bond amount = prorated bond amount)

3. Forfeiture of Bond

A bond under this Section 3.13.1 shall be forfeited to the City in the event that the Building does not meet the for LEED Silver certification or applicable certification. The City will draw down on the bond funds upon failure of the owner to submit proof of LEED Silver certification in a form acceptable to the City within one (1) year of the City's issuance of the Certificate of Occupancy for the Building. If required certification is not achieved but a majority of the credits have been verified, the owner shall forfeit a portion of the bond based on any outstanding credits which shall be calculated as follows:

(credits remaining for certification / credits required for certification) x full bond amount = bond amount forfeited

If the amount to be forfeited is greater than fifty percent (50%) of the full bond amount, the bond shall be forfeited in its entirety. Funds that become available to the City from the forfeiture of the bond shall be placed in the Miami 21 Public Benefits Trust Fund established by this Code.

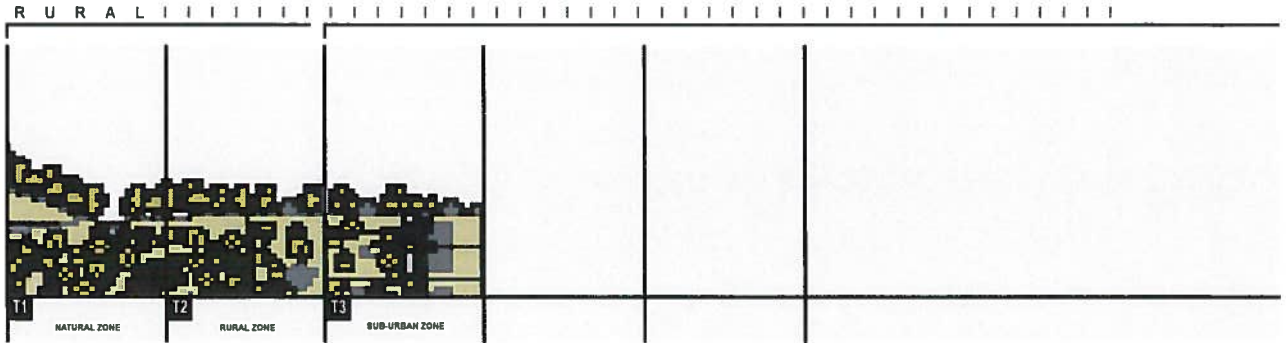
(a) i. Affordable Housing Developments that qualify under Section 3.15, may elect to comply with the sustainability requirements promulgated by the Florida Housing Finance Corporation, or its successor agency, in lieu of the requirements set forth in Section 3.13.1.b above.

(b) j. The preservation of Natural Features of land such as trees, vegetation, geological, and other characteristics and the preservation of features of archaeological significance are declared to be in the public interest. Said preservation may justify the relaxation of Set backs or required Off-street Parking by Waiver. The Zoning Administrator shall determine that the trees, vegetation, geological and other natural characteristic, or archaeological features are in the Buildable Area of the Site and not in Setback areas required for the development of the site.



Ransom Everglades School Upper Campus Special Area Plan

F4. Article 4 - Standards and Tables



| LOT OCCUPATION | | | | | | | |
|---|--|--|--|--|--|--|--|
| a. Lot Area | | | 5,000 s.f. min. | | | | |
| b. Lot Width | | | 50 ft. min. | | | | |
| c. Lot Coverage, (total floorplate of all buildings on site). | | | 50% max. 1st Floor 30% max. 2nd Floor for T3-R & T3-L only. 2nd and 3rd Floors can not exceed the floorplate of the 1st Floor | | | | |
| d. Floor Lot Ratio (FLR) | | | | | | | |
| e. Frontage at front Setback | | | | | | | |
| f. Green / Open Space Requirements | | | 25% Lot Area min. | | | | |
| g. Density | | | 9-18 du/acre max.** | | | | |
| BUILDING SETBACK | | | | | | | |
| a. Principal Front | | | 20 ft. min. | | | | |
| b. Secondary Front | | | 10 ft. min. | | | | |
| c. Side | | | 5 ft. min.** | | | | |
| d. Rear | | | 20 ft. min. | | | | |
| OUTBUILDING SETBACK | | | | | | | |
| a. Principal Front | | | 20 ft. min. (T3-L only) | | | | |
| b. Secondary Front | | | 10 ft. min. (T3-L only) | | | | |
| c. Side | | | -5 ft. min. (T3-L only) | | | | |
| d. Rear | | | -5 ft. min. (T3-L only) | | | | |
| PRIVATE FRONTAGES | | | | | | | |
| a. Common Lawn | | | permitted | | | | |
| b. Porch & Fence | | | permitted | | | | |
| c. Terrace or L.C. | | | prohibited | | | | |
| d. Forecourt | | | prohibited | | | | |
| e. Stoop | | | prohibited | | | | |
| f. Shopfront | | | prohibited | | | | |
| g. Gallery | | | prohibited | | | | |
| h. Arcade | | | prohibited | | | | |
| BUILDING HEIGHT (Stories) | | | | | | | |
| a. Principal Building | | | 2-max: As provided for on page B4.13 of the Concept Book. | | | | |
| b. Outbuilding | | | 2-max: As provided for on page B4.13 of the Concept Book. | | | | |
| c. Benefit Height Abutting T6, T5 & T4 only | | | | | | | |

* Or as modified in Diagram 9

** Note: Refer to Article 5 for Specific Transect Zone Regulations

*** Note: Bonus shall not be available for T6 properties abutting T3 properties (refer to Article 3)

ARTICLE 4. TABLE 3 BUILDING FUNCTION: USES
 RANSOM EVERGLADES SCHOOL UPPER CAMPUS SAP

AS ADOPTED - APRIL 2013

T3
 SUB-URBAN

| | R | L | O | | | | | |
|----------------------------------|---|---|----|--|--|--|--|--|
| DENSITY (UNITS PER ACRE) | 9 | 9 | 18 | | | | | |
| RESIDENTIAL | | | | | | | | |
| SINGLE FAMILY RESIDENCE | R | R | R | | | | | |
| COMMUNITY RESIDENCE | R | R | R | | | | | |
| ANCILLARY UNIT | | R | | | | | | |
| TWO FAMILY RESIDENCE | | | R | | | | | |
| MULTI FAMILY HOUSING | | | | | | | | |
| DORMITORY | | | | | | | | |
| HOME OFFICE | R | R | R | | | | | |
| LIVE - WORK | | | | | | | | |
| WORK - LIVE | | | | | | | | |
| LODGING | | | | | | | | |
| BED & BREAKFAST | | | | | | | | |
| INN | | | | | | | | |
| HOTEL | | | | | | | | |
| OFFICE | | | | | | | | |
| OFFICE | | | | | | | | |
| COMMERCIAL | | | | | | | | |
| AUTO-RELATED COMMERCIAL ESTAB. | | | | | | | | |
| ENTERTAINMENT ESTABLISHMENT | | | | | | | | |
| ENTERTAINMENT ESTAB. - ADULT | | | | | | | | |
| FOOD SERVICE ESTABLISHMENT | | | | | | | | |
| ALCOHOL BEVERAGE SERVICE ESTAB. | | | | | | | | |
| GENERAL COMMERCIAL | | | | | | | | |
| MARINE RELATED COMMERCIAL ESTAB. | | | | | | | | |
| OPEN AIR RETAIL | | | | | | | | |
| PLACE OF ASSEMBLY | | | | | | | | |
| RECREATIONAL ESTABLISHMENT | | | | | | | | |
| CIVIC | | | | | | | | |
| COMMUNITY FACILITY | | | | | | | | |
| RECREATIONAL FACILITY | E | E | E | | | | | |
| RELIGIOUS FACILITY | E | E | E | | | | | |
| REGIONAL ACTIVITY COMPLEX | | | | | | | | |
| CIVIL SUPPORT | | | | | | | | |
| COMMUNITY SUPPORT FACILITY | | | | | | | | |
| INFRASTRUCTURE AND UTILITIES | W | W | W | | | | | |
| MAJOR FACILITY | | | | | | | | |
| MARINA | | | | | | | | |
| PUBLIC PARKING | | | | | | | | |
| RESCUE MISSION | | | | | | | | |
| TRANSIT FACILITIES | | | | | | | | |
| EDUCATIONAL | | | | | | | | |
| CHILDCARE | * | | | | | | | |
| COLLEGE / UNIVERSITY | - | | | | | | | |
| ELEMENTARY SCHOOL | E | E | E | | | | | |
| LEARNING CENTER | | | | | | | | |
| MIDDLE / HIGH SCHOOL | E | E | E | | | | | |
| PRE-SCHOOL | E | E | E | | | | | |
| RESEARCH FACILITY | | | | | | | | |
| SPECIAL TRAINING / VOCATIONAL | | | | | | | | |
| INDUSTRIAL | | | | | | | | |
| AUTO-RELATED INDUSTRIAL ESTBL. | | | | | | | | |
| MANUFACTURING AND PROCESSING | | | | | | | | |
| MARINE RELATED INDUSTRIAL ESTBL. | | | | | | | | |
| PRODUCTS AND SERVICES | | | | | | | | |
| STORAGE/ DISTRIBUTION FACILITY | | | | | | | | |

R Allowed By Right
 W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)
 E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)
 Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.
 * Childcare will be allowed by right when it is accessory to the principle use and services Ransom Everglades employees.

ARTICLE 4. TABLE 4 DENSITY, INTENSITY AND PARKING: T3 - SUB-URBAN ZONE

AS ADOPTED - APRIL 2013

RANSOM EVERGLADES SCHOOL UPPER CAMPUS SAP

| | RESTRICTED | LIMITED | OPEN |
|----------------------|--|--|---|
| DENSITY (UPA) | 9 UNITS PER ACRE | 9 UNITS PER ACRE | 18 UNITS PER ACRE |
| RESIDENTIAL | Residential Uses are permissible as listed in Table 3, limited by compliance with: <ul style="list-style-type: none"> • Minimum of 2 parking spaces per principal Dwelling Unit. • Adult Family-Care Homes - Minimum of 1 parking space per staff member and 1 space per 4 residents. • Community Residence - Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit. | Residential Uses are permissible as listed in Table 3, limited by compliance with: <ul style="list-style-type: none"> • All Dwelling Units shall be under single ownership • Minimum of 2 parking spaces per principal Dwelling Unit. • Minimum of 1 parking space per Ancillary Dwelling Unit. • Adult Family-Care Homes - Minimum of 1 parking space per staff member and 1 space per 4 residents. • Community Residence - Minimum of 1 parking space per staff member in addition to the parking required for the Dwelling Units. | Residential Uses are permissible as listed in Table 3, limited by compliance with: <ul style="list-style-type: none"> • Minimum of 2 parking spaces per principal Dwelling Unit. • Adult Family-Care Homes - Minimum of 1 parking space per staff member and 1 space per 4 residents. • Community Residence - Minimum of 1 parking space per staff member in addition to the parking required for the Dwelling Units. |
| CIVIC | Civic Uses are permissible as listed in Table 3. <ul style="list-style-type: none"> • Minimum of 1 parking space for every 5 seats of assembly use. • Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required. | Civic Uses are permissible as listed in Table 3. <ul style="list-style-type: none"> • Minimum of 1 parking space for every 5 seats of assembly use. • Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required. | Civic Uses are permissible as listed in Table 3. <ul style="list-style-type: none"> • Minimum of 1 parking space for every 5 seats of assembly use. • Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required. |
| CIVIL SUPPORT | Civil Support Uses are permissible as listed in Table 3. <ul style="list-style-type: none"> • Minimum of 1 parking space for every 800 square feet of Civil Support Use. • Minimum of 1 parking space for every 5 seats of assembly uses. | Civil Support Uses are permissible as listed in Table 3. <ul style="list-style-type: none"> • Minimum of 1 parking space for every 800 square feet of Civil Support Use. • Minimum of 1 parking space for every 5 seats of assembly uses. | Civil Support Uses are permissible as listed in Table 3. <ul style="list-style-type: none"> • Minimum of 1 parking space for every 800 square feet of Civil Support Use. • Minimum of 1 parking space for every 5 seats of assembly uses. |
| EDUCATIONAL | Educational Uses are permissible as listed in Table 3. <ul style="list-style-type: none"> • Minimum of 3 parking spaces for every 1,000 square feet of Educational Use. • Schools – Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12. | Educational Uses are permissible as listed in Table 3. <ul style="list-style-type: none"> • Minimum of 3 parking spaces for every 1,000 square feet of Educational Use. • Schools – Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12. | Educational Uses are permissible as listed in Table 3. <ul style="list-style-type: none"> • Minimum of 3 parking spaces for every 1,000 square feet of Educational Use. • Schools – Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12. |



Ransom Everglades School Upper Campus Special Area Plan

F5. Article 5 - Specific to Zones

5.3.2 Building Configuration (T3)

- e. Building Heights shall be measured in feet as provided for on page B4.13 of the Concept Book. ~~Stories and shall conform to Article 4, Table 2 and be as shown in Illustration 5.3. The first-floor elevation of a Principal Building shall be a maximum of two and a half (2.5) feet above grade, or as regulated by FEMA, whichever is higher. A flat roof shall be a maximum of two Stories and twenty-five (25) feet. A pitched roof shall be a maximum of twenty-five (25) feet to the eave and shall not exceed ten (10) feet overall Height above the second Story.~~
- f. Mechanical equipment shall be located within maximum building height and shall be wholly concealed from view. Sustainable equipment (i.e. solar panels, water cisterns, etc.) shall be located within the maximum building height and may be visible with SAP permit. Mechanical equipment located on a roof above forty-five (45) feet shall be screened by a pitched roof. on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of three and a half (3.5) feet. At the roof, other ornamental Building features may extend up to three and a half (3.5) feet above the maximum Building Height. Roof decks shall be permitted at the maximum Height. Trellises may extend above the maximum Height up to eight (8) feet. Extensions above the maximum Height up to four hundred (400) square feet for either a stair enclosure or ornamental purpose shall be permitted by process of Waiver. All extensions including attics shall not exceed ten (10) feet above the second Story.
- g. Existing fences and walls shall be deemed to be legal and conforming in all respects with the provisions of this Ordinance. They may be replaced and/or improved at their existing location and to their existing heights. New fences and walls may be erected on the property provided: (1) the heights and setbacks are consistent with the heights and setbacks existing at the time of SAP adoption; and (2) the design and materials are compatible with the existing design and materials. Determinations with respect to (1) and (2) in preceding sentence shall be made by SAP Permit. Fences and walls may be located up to and including the Frontage Line to the following maximum Height. Height of fences and walls shall not exceed four (4) feet within the First Layer, except aluminum or iron picket and post Fences with or without masonry posts shall not exceed six (6) feet. Within the Second and Third Layers, Fences and walls shall not exceed eight (8) feet.

5.3.4 Parking Standards (T3)

- a. Vehicular parking shall be required as shown in Article 4, Tables 4 and 5.
- b. Parking may be accessed by an Alley when such is available.
- c. Covered parking and garages and at least fifty percent (50%) of required parking shall be located within the Second and Third Layers as shown in Article 4, Table 8; in T3-R and T3-L a maximum thirty percent (30%) of the width of the Facade may be covered parking or garage. In T3-O covered parking and garages shall be a maximum sixty percent (60%) of the width of the facade. Covered parking and garages shall align with or be set back from the Facade. Driveways and drop-offs including parking may be located within the First Layer.
- d. The maximum width at the Property Line of a driveway on a Frontage shall be ~~twelve~~ twenty-six (± 26) feet for T3-R and T3-L and twenty (20) feet for T3-O, unless otherwise required by the City of Miami Public Works and Fire Departments. Up to Two separate driveways of up to

twenty (20) feet each on one Lot Royal Road shall have a minimum separation of twenty (20) feet in T3-R and T3-L only, unless otherwise required by the City of Miami Public Works and Fire Departments.

~~e. Tandem Parking on site is encouraged.~~

BUILDING DISPOSITION

| LOT OCCUPATION | |
|--|--|
| a. Lot Area | 5,000 s.f. min. |
| b. Lot Width | 50 ft min. |
| c. Lot Coverage: (total Floorplate of all buildings on site) | 50% max. first floor 30 max-second floor (T3 R & T3 L-only) 2nd and 3rd Floors can not exceed the floorplate of the 1st Floor |
| d. Floor Lot Ratio (FLR) | N/A |
| e. Frontage at front Setback | N/A |
| f. Green Space | 25% Lot Area min. |
| g. Density | T3 R = 9 du/ac max. T3 L = 9 du/ac max. T3 O = 18 du/ac max. |

| BUILDING SETBACK | |
|--------------------|-------------------------------------|
| a. Principal Front | 20 ft. min. |
| b. Secondary Front | 10 ft. min. |
| c. Side | 5 ft. min. 20% Lot Width total min. |
| d. Rear | 20 ft. min. |

| OUTBUILDING SETBACK(T3 L ONLY) | |
|--------------------------------|-------------|
| a-Principal Front | 20 ft. min. |
| b-Secondary Front | 10 ft. min. |
| c-Side | 5 ft. min. |
| d-Rear | 5 ft. min. |

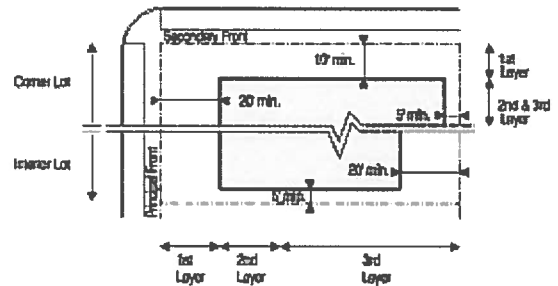
BUILDING CONFIGURATION

| FRONTAGE | |
|-------------------|------------|
| a-Common Lawn | permitted |
| b-Porch & Fence | permitted |
| c-Terrace or L.G. | permitted |
| d-Forecourt | permitted |
| e-Stoop | prohibited |
| f-Shopfront | prohibited |
| g-Gallery | prohibited |
| h-Arcade | prohibited |

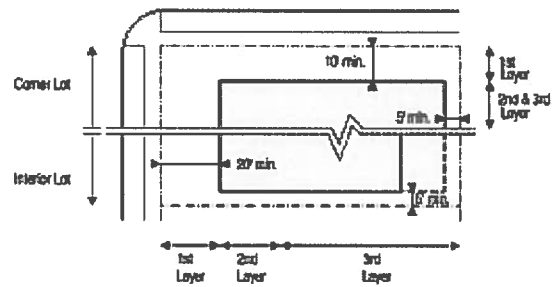
| BUILDING HEIGHT | |
|-----------------------|--|
| a. Principal Building | 2-Stories and 25 ft. to eave max: As provided for on page B4.13 of the Concept Book. |
| b. Outbuilding | 2-Stories and 25 ft. to eave max: As provided for on page B4.13 of the Concept Book. |

| PARKING | |
|--------------|--|
| Facade Width | T3 R & T3 L 30 % max. T3 O 60% max. |

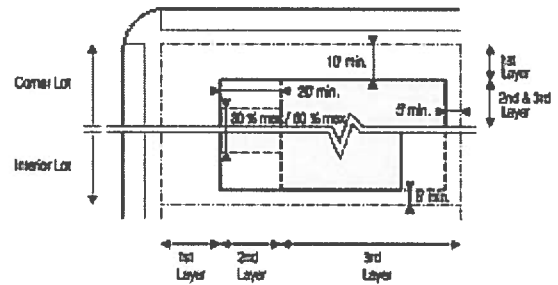
BUILDING PLACEMENT



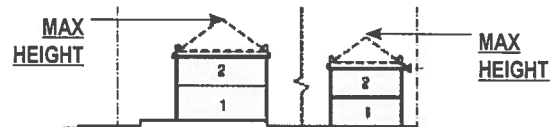
OUTBUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT





Ransom Everglades School Upper Campus Special Area Plan

F6. Article 7 – Procedures and Nonconformities

7.1.2.1 Ransom Everglades School Upper Campus Special Area Plan Development Review Process

a. SAP Permit

All demolition of existing buildings and development of new buildings within the Ransom Everglades School Upper Campus SAP area shall be approved by a Special Area Permit. The process and criteria for review and approval of an SAP Permit application is set forth below.

1. SAP Permit review and approval process.

a. Applications for SAP Permits shall be made on forms provided by the city and, in addition, shall be accompanied by any information reasonably deemed necessary by the Planning Director to render a decision on the subject application. The Planning Director shall review each submitted application for a SAP Permit for completeness.

b. The Planning Director shall issue a notice of an intended decision within fourteen (14) calendar days of a determination that the SAP Permit application is complete. The applicant shall have seven (7) calendar days from receipt of the notice of the intended decision to request a conference with the Planning Director to discuss revisions or provide additional information regarding the application. Within ten (10) calendar days of the conference, or if no conference is requested within ten (10) days of the notice of the intended decision, the Planning Director shall issue his decision with written findings and determinations regarding the applicable criteria set forth in this section and any other applicable regulations as they relate to the application. The applicant and the Planning Director may mutually agree to an extension of time for the issuance of the final decision. The findings and determinations shall be used to approve, approve with condition, or deny the SAP Permit application.

c. The Planning Director shall approve, approve with conditions, or deny the SAP Permit application. Approvals shall be granted when the application is consistent with the Comprehensive Plan, the Ransom Everglades School Upper Campus SAP, and the terms of the accompanying Development Agreement. Conditional approvals shall be granted when the application requires the imposition of conditions in order to be consistent with the Comprehensive Plan, the Ransom Everglades School Upper Campus SAP, and the terms of the accompanying Development Agreement. Denials of applications shall be issued if, in the estimation of the Planning Director, conditions and safeguards have been considered and the application is still found to be inconsistent with the Comprehensive Plan, the Ransom Everglades School Upper Campus SAP, and the accompanying Development Agreement. The decision of the Planning Director shall be in writing and shall include an explanation of the code requirements for an appeal of the decision. The Director shall include a citation of the legal authority supporting the denial of an SAP Permit application.

2. SAP Permit Review Criteria.

SAP Permit shall be approved if the application is consistent with the Comprehensive Plan, the Ransom Everglades School Upper Campus SAP, and its accompanying Development Agreement.

3. SAP Permit Appeal to the Planning, Zoning and Appeals Board.

The SAP Permit applicant may appeal the determination of the Planning Director within

fifteen (15) calendar days of the issuance of a final decision. Appeal of the determination of the Planning Director shall be filed with the Office of Hearing Boards and shall be heard de novo by the Planning, Zoning and Appeals Board. The Board shall determine whether to affirm or reverse the determination of the Planning Director. Should the Board choose to reverse the determination of the Planning Director, where the Planning Director previously denied the SAP Permit, the Board may approve the permit as requested by the applicant or approve with conditions and safeguards necessary to ensure the SAP permits consistency with the Comprehensive Plan, the Ransom Everglades School Upper Campus SAP, and the terms of the accompanying Development Agreement.

The SAP Permit applicant may appeal the ruling of the Planning, Zoning and Appeals Board to the City Commission within fifteen (15) calendar days of the issuance of its ruling. Such appeals shall be filed with the Office of Hearing Boards and shall be considered de novo by the City Commission. The City Commission shall determine whether to affirm or reverse the ruling of the Board.

The filing of all appeals shall state the specific reasons for such appeal and shall be made on forms designated by the Office of Hearing Boards together with the payment of any required fee(s).



Ransom Everglades School Upper Campus Special Area Plan

F7. Appendix A – Coconut Grove Neighborhood Conservation District NCD-3

A.3. COCONUT GROVE NEIGHBORHOOD CONSERVATION DISTRICT NCD-3

3.6 Single-Family Residential District

i. Schools

This section shall apply only to Ransom Everglades School Upper Campus Special Area Plan (SAP).

1. Building Site

A building site shall be defined as one or more lots or portions of lots that are aggregated to form a single school site including vacant lots and all permissible accessory uses and structures. Building sites shall not include any portions of land under a different zoning transect.

2. Setbacks

(a) *Minimum Front Setbacks*

The minimum front setback shall be thirty (30) feet. Unenclosed porches, entries, or loggias may project a maximum of fifteen (15) feet into the minimum required setback of thirty (30) feet.

(b) *Minimum Side Setbacks*

The minimum side setback for all principal and accessory buildings shall be ten (10) feet.

3. Height

Height within the Ransom Everglades School Upper Campus SAP shall be consistent with B4.13 and B4.14 of the Concept Book.

4. Green Space

The minimum green space requirement shall be three-tenths (0.3) times the Lot area. The use of permeable material for surfaces in the required yard may allow a 25% reduction in the required green space. Civic Space may also be Green Space.

5. Landscaping

All landscaping requirements shall comply with Article 9 of Miami 21 and Chapter 17 of the City Code.

6. Additional Requirements

(a) Garages and Driveways

(i) Driveways located on Main Highway shall be permitted to have a maximum width of twenty-six (26) feet, unless otherwise required by the City of Miami Public Works and Fire Departments. All other driveways shall be permitted to have a maximum width of twenty (20) feet, unless otherwise required by the City of Miami Public Works and Fire Departments.

(ii) A garage structure may be permitted within the Second Layer of the building site as illustrated on Concept Book page B4.14.

(iii) Driveways within a single building site shall not be located closer than twenty (20) feet to each other.

(b) Fences

All fences located on Main Highway shall be buffered with plant material except when said fence is faced or constructed with oolitic limestone. All other fences must provide for landscaping as required in Article 9 of Miami 21 for T3 Zoning transect.