

PALMER TRINITY PRIVATE SCHOOL THREATENS YOUR QUALITY OF LIFE!

This is the neighborhood around Palmer Trinity now AND.....





WHAT IT WILL LOOK LIKE WITH PALMER TRINITY'S EXPANSION PLAN
(Look carefully – THIS IS A SPORTS COMPLEX)

HOW WILL ALL THIS IMPACT YOU?

Palmer Trinity Private School has purchased the 33 acre mango grove south of their current campus at 7900 SW 176th Street. The total campus is now 53.77 acres. The school pays NO PROPERTY TAXES, and 84% of their students do not live in the Village of Palmetto Bay. They have planned a major expansion which threatens property values and quality of life for all of us. THIS IS OUTRAGEOUS!

Replacing this 33 acre mango tree canopy with a private sports complex, 50 foot buildings, lighted ball fields, loudspeakers, and additional traffic will affect all of us. If you think this doesn't impact you, think about your property taxes. We are losing another 33 acres from our tax base in Palmetto Bay. And don't forget how long it takes you to get to work now. This will get worse. They also plan to add daycare through fifth grade on the North Campus, so the traffic on SW 176th Street isn't going away.

During their last hearing in 1999 (other hearings occurred in 1961, 1979, 1985, and 1988), Palmer Trinity was restricted to 600 students. They promised the neighbors they would never ask for more. In addition, the Fine Arts building they requested was denied and the chapel steeple they requested was limited to 35 feet.

AND NOW.....

Here we go again! Another zoning hearing! February 25, 2008

Palmer Trinity Private School has acquired the 33 acre mango grove directly south of their current campus. Their property now runs from SW 176th on the North to SW 184th St on the South.

This time they want to:

- Change the zoning on the grove from AU and EU-2 to EU-M
- Increase the enrollment from 600 to 1400 students
- Increase faculty and staff to 240
- Build a major sports complex on their newly acquired 33 acres including a football stadium, a 50+ foot gymnasium, a 50+ foot performing arts center, 4 baseball/soccer fields, 10 tennis courts, basketball courts, and a swim stadium – ALL WITH NIGHT LIGHTING AND LOUD SPEAKERS
- Build an elementary school and daycare center on the North Campus with entrance on SW 176th St (approximately 610 students plus faculty and staff)
- Create a new entrance for the middle and upper schools on SW 184th St
- Create a third entrance on the west side of their property (next to neighborhood homes) on SW 184th St
- Have hours of operation from 7 AM to 10 PM –SIX days a week (Monday thru Saturday)
- Add 5 buildings that exceed the building code maximum height of 35 feet – 2 of the buildings are over 50 feet
- Build a chapel with bell tower 71 feet tall
- Allow parking within the east and west buffer areas on natural terrain
- Install a five foot chain link fence and one row of 30 inch tall coco plums shrubs on 36 inch centers around the grove property (33 acres) as the new “landscaped buffer”
- Lease their sport complex facilities to outside organizations which will bring more traffic, noise, night lights, and pollution

WHAT CAN YOU DO?

CCOCI (Concerned Citizens of Old Cutler, Inc.) has hired an attorney, Tucker Gibbs, and a city planner, Mark Alvarez, to represent our neighborhood, but **WE NEED YOU!**

- 1) **YOU MUST ATTEND THE ZONING HEARING** - Final decisions on this matter will be made by the Palmetto Bay Council (Mayor Flinn, Vice-mayor Robinson, Councilman Feller, Councilman Neidhart, and Councilwoman Stanczyk) at this hearing. The hearing is open to the public, and you will have an opportunity to speak for 3 minutes. Even if you can not speak, it is crucial that you attend the Hearing to show your objection to Palmer Trinity's expansion plans.

Palmer Trinity Zoning Hearing #VPB 07-012

February 25, 2008

6:30 PM

Southwood Middle School

16301 SW 80th Avenue

- 2) **Send emails stating your objection to the Village of Palmetto Bay Planning and Zoning Administrators:**
Aweintraub@palmettobay-fl.gov & enunez@palmettobay-fl.gov
Reference Palmer Trinity Private School and zoning application # VPB 07-012.
You must also include your name, address, and phone number. (The number of letters of objection is a very important part of the record.)
- 3) **Write letters to Miami Herald Neighbors Soapbox and/or the Palmetto Bay Community newspaper**
- 4) **Add your name to our email list so your voice can be heard or to simply stay informed.** (Send your name, address, phone number, and email address to CCOCI (Concerned Citizens of Old Cutler, Inc.) at CCOCIBoard@bellsouth.net or call 305-251-1737).
- 5) **Solicit support from your friends and neighbors throughout Palmetto Bay** (bring them to the Hearing, February 25th).
- 6) **Speak at the Zoning Hearing**

GET INVOLVED -- THIS IS YOUR VILLAGE – WE WILL ALL BE LIVING WITH THE CONSEQUENCES!

The Palmer Trinity Expansion Plan is available for your review at the Palmetto Bay Village Hall, 8950 SW 152nd Street, in the Planning and Zoning Department.

THANK YOU FOR YOUR SUPPORT

CCOCI Board

Joan Lindsay, Pres

Lloyd Hough, VP

Betty Pegram, VP

Kathy Toomer, VP

Mary King, Sec

Stan Kaplan, Trea