



Town of Miami Lakes Memorandum

To: Honorable Mayor and Honorable Councilmembers

From: Edward Pidermann, Town Manager

Subject: COND2020-0300 Southeastern College Conditional Use

Date: July 14, 2020

Background

In accordance with Section 13-304(h) of the Town of Miami Lakes Land Development Code (LDC), Bar Education, Inc (the "Applicant") is requesting Conditional Use Approval to Conditional Use to operate a College.

The applicant is requesting a Conditional Use to operate a private university at the facilities previously occupied by Miami Dade College, which have been unoccupied for several years. As per the submitted Letter of Intent, the applicant proposes a phased increase in occupancy, starting with 800 students within the space currently available for occupation, and expanding to 1200 at a future date when additional square footage in the building becomes available for lease. Due to scheduling of day and evening classes, the applicant states in the Letter of Intent that no more than 350 students would be present in campus at any one time during the initial phase and 550 when and if additional space is leased.

Since the building is already suited for the proposed used, no construction is proposed at this time. Required parking is existing and sufficient at this time and will be relocated to the garage structure currently planned by the landlord to be located immediately south of the building.

The property is currently zoned IU-C, Industrial Use Conditional, and the Future Land Use designation is Industrial and Office.

For further reference regarding details of the proposed operation, including parking analysis, staffing, hours of operation, and student shifts, please refer to the Letter of Intent submitted by the applicant, and hereby attached as an exhibit to this report.

Recommendation:

It is recommended that the Town Council approve the application for Conditional Use, subject to the following conditions:

1. The project shall be developed in substantial compliance with the submitted plans and letter of intent.
2. At the time of Certificate of Use, the number of students enrolled shall be limited to 800, excluding online only students, with a maximum of 350 students on campus at anyone time. If and when the applicant engages additional square footage and wishes to expand enrollment beyond 800, an amendment to this conditional use will be required to be processed administratively.
3. Prior to the issuance of a certificate of use, all required impact fees, including Mobility Fees, must be paid in full.
4. The Applicant shall obtain a Certificate of Use (CU), upon compliance with all the terms and conditions of this approval, the same subject to cancellation by the Town upon violation of any of the conditions. Business tax receipt shall be obtained if applicable.
5. The Applicant shall obtain all required building permits and/or certificates of use, within one (1) year of the date of this approval. If all required building permits and/or certificates of use are not obtained or an extension granted not within the prescribed time limit, this approval shall become null and void.
6. Compliance with all other applicable laws not specifically identified herein.
7. All fees associated with this request that are owed to the Town be paid in full prior to issuance of development order.

Attachments:

Resolution

Exhibit A – Plans

Exhibit B –Letter of Intent

Staff Report