



***Gulliver Academy***

**AMENDMENT TO CONDITIONS OF APPROVAL TO INCREASE THE MAXIMUM ENROLLMENT**

12595 RED ROAD

PLANNING AND ZONING BOARD  
JULY 10, 2019



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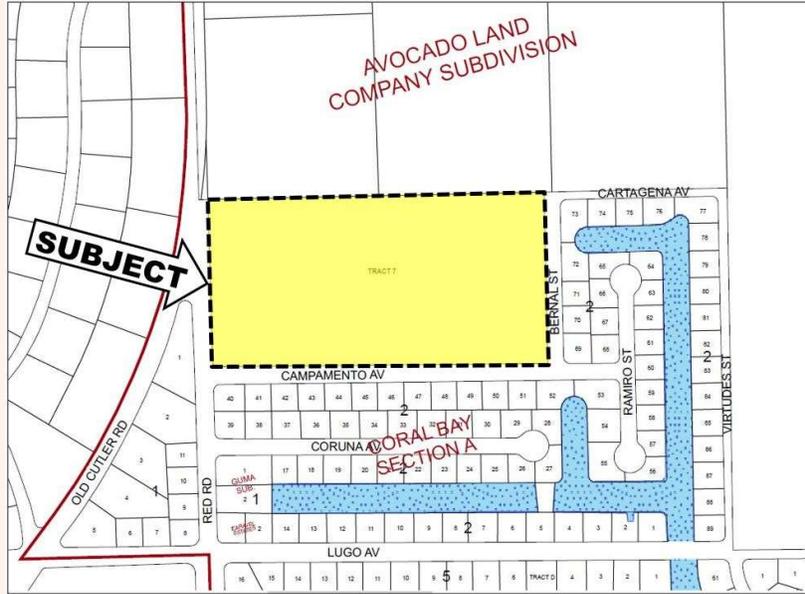
**AERIAL**



2018 Aerial Photography 600ft

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# LOCATION



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# EXISTING LAND USE



Land Use Classifications			
Residential Single-Family Low Density (8 Units/Acre)	Residential Multi-Family High Density (150 Feet, 60 Units/Acre)	University Campus	Conservation Area
Residential Single-Family High Density (8 Units/Acre)	Commercial Low-Rise Intensity (20 Feet, 3.0 F.A.R.)	University Campus Multi-Use Area	Public Buildings and Grounds
Residential Multi-Family Duplex Density (8 Units/Acre)	Commercial Mid-Rise Intensity (70 Feet, 3.0 F.A.R.)	Education	Hospital
Residential Multi-Family Low Density (50 Feet, 20 Units/Acre)	Commercial High-Rise Intensity (150 Feet, 3.0 F.A.R.)	Parks and Recreation	Religious/Institutional
Residential Multi-Family Medium Density (70 Feet, 40 Units/Acre)	Industrial	Open Space	Community Services and Facilities

# EXISTING ZONING



Zoning Districts	
(SFR) Single-Family Residential District	(S) Special Use District
(MF1) Multi-Family 1 Duplex District	(P) Preservation District
(MF2) Multi-Family 2 District	(CL) Commercial Limited District
(MFSA) Multi-Family Special Area District	(C) Commercial District
(UCD) University Campus District	(I) Industrial District

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# REQUEST: TO INCREASE THE MAXIMUM ENROLLMENT

MAXIMUM ENROLLMENT ALLOWED	1,162
EXISTING ENROLLMENT	1,137
REQUEST	1,260 (AN INCREASE OF 98 STUDENTS FROM THE MAXIMUM ALLOWED)

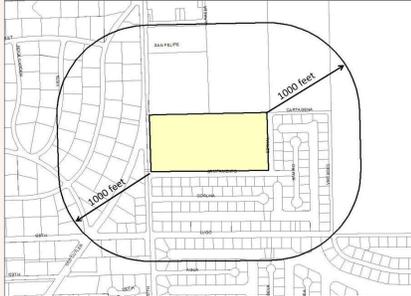
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## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: N/A</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: N/A</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 04.01.2019</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 07.10.19</b>

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**COURTESY NOTICE**



 <b>City of Coral Gables</b> Courtesy Public Hearing Notice June 26, 2019		
Applicant:	Gulliver Schools, Inc.	
Application:	Modification to Conditions of Site Plan Approval	
Property:	12595 Red Road, Coral Gables	
Public Hearing - Date/Time/ Location:	Planning & Zoning Board July 10, 2019 6:00 p.m. - 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning & Zoning Board will conduct a Public Hearing on Wednesday, July 10, 2019 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

An application has been submitted by Gulliver Schools, Inc. seeking the ability to increase Gulliver Academy's maximum enrollment from 1,162 to 1,260 students at its campus located at 12595 Red Road, Coral Gables. Gulliver intends to close its Montgomery campus located in Pinecrest and integrate those students into its academy campus in Coral Gables. No exterior building additions or modifications are requested to existing structures.

The Ordinance under consideration is as follows:

*An Ordinance of the City Commission of Coral Gables, Florida, Amending Section 2 of Ordinance No. 2011-06 to increase the Maximum Student Enrollment from 1,162 to 1,260 students for Gulliver Academy located at 12595 Red Road, Coral Gables, Florida; all other conditions of approval contained in Ordinance No. 2011-06 shall remain in effect; and providing an effective date. (LEGAL DESCRIPTION ON FILE)*

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 407 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com), Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,  
*City of Coral Gables, Florida*

**City of Coral Gables**  
**Notice of Public Hearing**  
**Planning and Zoning Board**  
**Modification to Condition of Site Plan Approval**  
**to Increase the Maximum Student Enrollment**  
**(12595 Red Road)**  
[www.coralgables.com/pzb](http://www.coralgables.com/pzb)  
**July 10, 2019, 6:00 p.m., City Hall**  
**305.460.5211    [planning@coralgables.com](mailto:planning@coralgables.com)**

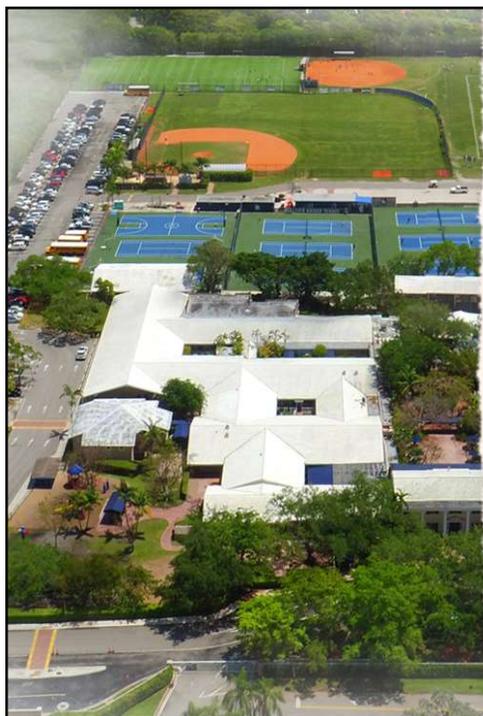
<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>1 TIME</b>	<b>PROPERTY POSTING</b> PZB
<b>1 TIME</b>	<b>WEBSITE POSTING</b> PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

## STAFF RECOMMENDATION

STAFF'S DETERMINATION IS THAT THIS APPLICATION IS **CONSISTENT** WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES AND **SATISFIES** SECTION 3-506 OF THE ZONING CODE.

STAFF RECOMMENDS APPROVAL WITH CONDITION THAT ALL OTHER CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE NO. 2011-06 SHALL REMAIN IN EFFECT.

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