



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**February 28, 2017**

**ITEM TITLE:**

**Resolution. Conditional Use Review.** A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," and Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-301, "Commercial Limited District," for the University of St. Augustine to allow greater than fifty (50) student seats within a Commercial Limited (CL) zoned district for the property legally described as Blocks 1, 2 and 4, Douglas Entrance (800 Douglas Road), Coral Gables, Florida; including required conditions and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 02.01.17 meeting recommended approval (vote: 7 - 0) with conditions.

**BRIEF HISTORY:**

The request is for conditional use site plan review in order to allow the University of St. Augustine to operate an educational facility of greater than fifty (50) student seats on property zoned Commercial Limited (CL) District, which is permitted as a conditional use, within the Annex Building at Douglas Entrance located at 800 Douglas Road.

The Applicant is proposing a change of use within the existing 2-story building with the address 3790 SW 8th Street, referred to as the "Annex Building at Douglas Entrance," to utilize the 53,201 sq. ft. space as a university with a maximum total of 390 students on campus utilizing 200 student stations. University employees and students that drive will park in the existing garage located at Galiano Street.

The draft Resolution for conditional use review with conditions of approval is provided as Exhibit A. Staff's report and recommendation with attachments is provided as Exhibit B, and the comments and issues discussed by the Board at the meeting are presented in the meeting minutes provided in Exhibit C. The PowerPoint Presentation that will be presented by Staff is provided as Exhibit D.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
N/A		

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
02.01.17	Planning and Zoning Board	Recommended approval (vote: 7-0) with conditions.

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
11.30.16	Applicant neighborhood meeting.
01.20.17	Courtesy notification.
01.20.17	Sign posting of property.
01.20.17	Planning and Zoning Board legal advertisement.
01.20.17	Posted Planning and Zoning Board agenda on City web page / City Hall.
01.27.17	Posted Planning and Zoning Board staff report on City web page.
02.17.17	City Commission legal advertisement of Resolution heading.
02.24.17	City Commission meeting agenda posted on City web page.

**EXHIBIT(S):**

- A. Draft Resolution.
- B. 02.01.17 Planning and Zoning Division Staff report and recommendation with attachments.
- C. 02.01.17 Excerpts of Planning and Zoning Board Meeting Minutes.
- D. 02.28.17 PowerPoint Presentation.
- E. University of St. Augustine Certification