



City of Coral Gables
CITY COMMISSION MEETING
August 27, 2019

ITEM TITLE:

Ordinance on First Reading. 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 1,240 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)

DEPARTMENT HEAD RECOMMENDATION:

Approval, with condition that all other conditions of approval contained in Ordinance No. 2011-06 shall remain in effect.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their July 10, 2019 meeting recommended approval with conditions that the maximum enrollment be capped at 1,240 instead of the requested 1,260; and, that the Applicant meet with the Homeowners Association prior to the City Commission meeting (vote: 4 yes – 2 no).

BRIEF HISTORY:

Gulliver Schools is requesting to increase its 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 school is currently operating with an existing enrollment of only 1,137 students but was previously approved for a maximum enrollment of 1,162 students, a condition originally imposed when the Campus Master Plan was approved in 1998 by Ordinance No. 3341 which was carried over to Ordinance No. 2011-06 adopted on March 22, 2011, when the school was approved for Planned Area Development (PAD) assignment, Site Plan Amendment, Encroachments, and, Zoning Code Text Amendment to the Site Specific Zoning Regulations.

Maximum enrollment allowed	1,162
Existing enrollment	1,137
Request	1,260 (an increase of 98 students from the maximum allowed)

After meeting with the HOA on August 2, 2019, the Applicant agreed to a maximum 1,240 students. This was Planning and Zoning Board's recommendation, the HOA supports this request, and the Applicant will not request more than 1,240 students.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
07.10.19	Planning and Zoning Board	Recommended approval w/ conditions (vote: 4-2).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.26.19	Courtesy Notification – 1,000 foot radius
06.27.19	Planning and Zoning Board legal advertisement.
07.03.19	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
08.14.19	Neighborhood meeting
08.14.19	Courtesy Notification – 1,000 foot radius
08.16.19	City Commission legal advertisement.
08.20.19	City Commission meeting agenda posted on City web page (1 st reading).

APPROVED BY:

**Asst. Director of Development Services
for Planning and Zoning**



EXHIBIT(S):

- A. Draft Ordinance
- B. 07.10.19 Staff report and attachments
- C. 07.10.19 Planning and Zoning Board minutes