



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**March 8, 2011**

**ITEM TITLE:**

**Ordinance on Second Reading, Planned Area Development, Site Plan, Encroachments and Zoning Code Text Amendment.** An Ordinance of the City Commission of Coral Gables requesting the following for Gulliver Academy, located on Tract No. 7, Avocado Land Company Subdivision (12595 Red Road), Coral Gables, Florida:

- 1) Planned Area Development (PAD) assignment, pursuant to Zoning Code Article 3, Division 5;
- 2) Site plan review and an amendment to the previously approved Gulliver Academy Master Campus Site Plan to allow for new classrooms, pavilion building, gymnasium, baseball field house, natatorium and other miscellaneous improvements;
- 3) Encroachment into the Campamento Drive, Old Cutler Road and Red Road rights-of-ways; and,
- 4) Zoning Code text amendment to the Official Zoning Code, Appendix A, Site Specific Zoning Regulations;

providing for severability, repealer, codification, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval of the application subject to the conditions of approval provided in Exhibit A - Ordinance.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board conducted three (3) public hearings on 07.14.10, 07.21.10 and 09.15.10. At the 09.15.10 meeting, the Board recommended approval (vote: 6-0) of the application with Staff's recommended conditions of approval.

**BRIEF HISTORY:**

The City Commission at their 11.09.10 meeting recommended 1<sup>st</sup> Reading approval (vote: 3-1) of the application. On 12.14.10, 01.25.10 and 02.08.2011, the City Commission recommended deferral of 2<sup>nd</sup> Reading. The deferrals allowed Gulliver Academy to further discuss possible solutions of access to the school for families residing within Gables-by-the Sea (GBTS) neighborhood.

Gulliver Academy met with the GBTS Home Owners Association and parents to discuss solutions for access. Gulliver Academy continued to meet with the parents and Gulliver Academy has advised "The solution that has been reached is that the seventeen (17) Gulliver families that are members of the HOA will accommodate their own transportation, as do the other Gulliver Academy students." See Exhibit B – 01.28.11 Gulliver Academy letter.

See Exhibit C for a copy of the verbatim 12.14.10 Commission minutes. Staff has only included the site plan and aerial as a part of this package (see Exhibit D) as well as the ratified Settlement Agreement with the GBTS HOA (see Exhibit E). Complete copies of the previously provided large application package are available upon request.

No additional written public comments have been received.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
11.09.10	Ordinance	Approval on First Reading with conditions as modified (vote: 3-1)
12.14.10	Ordinance	Recommended deferral (vote: 4-0) of 2 <sup>nd</sup> Reading
01.25.11	Ordinance	Recommended deferral (vote: 5-0) of 2 <sup>nd</sup> Reading
02.08.11	Ordinance	Recommended deferral (vote: 5-0) of 2 <sup>nd</sup> Reading

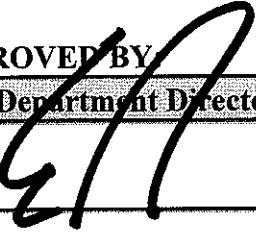
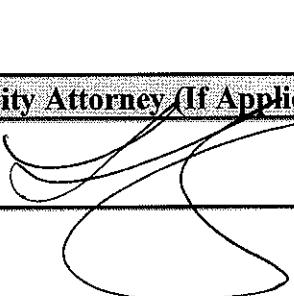
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
07.14.10	Planning and Zoning Board	Continued application to 07.21.10 meeting.
07.21.10	Planning and Zoning Board	Continued application to 09.15.10 meeting.
09.15.10	Planning and Zoning Board	Approval (vote: 6-0) with conditions as modified.

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
05.20.10, 06.22.10, 08.25.10 and 10.21.10	Courtesy notification mailed to all property owners within 1,500 feet of the subject property.
06.24.10, 09.03.10 and 10.29.10	Posted property.
05.27.10, 06.22.10, 07.01.10, 09.03.10, 10.29.10	Advertisements (i.e., Agendas, application titles, legal ads, etc)
07.09.10, 07.16.10 and 09.10.10	Posted Staff report and all attachments on City web page.
11.05.10	City Commission memo and all attachments posted on City web page.
12.01.10	Advertisement of public hearing with map.
12.01.10	Advertisement of Ordinance headings.
12.10.10	City Commission memo posted on City web page.
01.25.11	City Commission memo posted on City web page.
01.25.11	Advertisement of Ordinance headings.
01.25.11	City Commission memo posted on City web page.
01.28.11	Advertisement of Public hearing with map.
01.28.11	Advertisement of Ordinance headings.
01.28.11	City Commission memo posted on City web page.
02.25.11	Advertisement of Public hearing with map.
02.25.11	Advertisement of Ordinance headings.
02.25.11	City Commission memo posted on City web page.

APPROVED BY

Department Director	City Attorney (If Applicable)	City Manager
		

**EXHIBIT(S):**

- A. Ordinance.
- B. 01.28.11 Gulliver Academy Letter.
- C. 12.14.10 City Commission Meeting Minutes.
- D. Gulliver Academy site plans.
- E. GBTS HOA and Gulliver Schools Settlement Agreement.