



City of Coral Gables
CITY COMMISSION MEETING
October 9, 2018

ITEM TITLE:

Resolution. 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 4-302, "Commercial District" for a school on property zoned Commercial District for the property legally described as Lots 17 thru 24, Block 17, Coral Gables Section "K" (2000 Ponce de Leon Blvd), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 09.10.18 meeting recommended approval (vote: 5 - 0) with conditions.

BRIEF HISTORY:

As directed by the Commission, Staff is drafting a Zoning Code text amendment to allow schools as a conditional use in Commercial districts.

An application for a new school within the existing building at 2000 Ponce de Leon Boulevard has been submitted by Gables Crest Preparatory in anticipation of the adoption of the conditional use text amendment.

The subject property is generally located on the southwest corner of Ponce de Leon Boulevard and Navarre Avenue, the northern border of the Commercial Business District (CBD). It is zoned Commercial District with Commercial High-Rise Intensity Land Use. It is primarily surrounded by a mix of uses including mixed-use buildings, multi-family residential, restaurant, retail, and the Coral Gables Elementary School located east of Ponce de Leon Boulevard. The building is conveniently located steps away from the Ponce de Leon Trolley which connects to the Metrorail, as well as the future Gables Greenways biking routes on Salzedo Street.

The Applicant is requesting approval for a boutique private school to serve grades 6 through 12, which will utilize the existing 7-story building at 2000 Ponce de Leon Boulevard. Enrollment is proposed to start at 80 students and grow over a 8-year period to 448 students. The themed school will focus on music, entertainment, and STEM (science, technology, engineering and math). At full enrollment, the school will use approximately 82 of the 99 existing spaces within the parking structure.

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. The comments and issues discussed by the Board at the meeting are provided as Exhibit C. The PowerPoint Presentation that will be presented by Staff is provided as Exhibit D.

At the September 10, 2018, Planning and Zoning Board meeting, the Board recommended approval (5-0) with modifications to the conditions of approval, including:

1. Annual review of school in regards to traffic and student enrollment.
2. Clarifying the queuing for drop-off/pick-up to be relocated into the garage after 4 years.

The Applicant agreed to these conditions recommended by the Planning & Zoning Board.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
09.10.18	Planning and Zoning Board	Recommended approval (vote: 5-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
08.13.18	Applicant neighborhood meeting.
08.17.18	Courtesy notification for August Planning & Zoning.
08.17.18	Sign posting of property for August Planning & Zoning.
08.17.18	August Planning and Zoning Board legal advertisement.
08.17.18	Posted August Planning and Zoning Board agenda on City web page / City Hall.
08.30.18	Courtesy notification for September Planning & Zoning.
08.30.18	Sign posting of property for September Planning & Zoning.
08.31.18	September Planning and Zoning Board legal advertisement.
08.31.18	Posted September Planning and Zoning Board agenda on City web page / City Hall.
09.06.18	Posted September Planning and Zoning Board staff report on City web page.
09.28.18	Courtesy notification for City Commission.
09.28.18	City Commission legal advertisement of Resolution heading.
10.05.18	City Commission meeting agenda posted on City web page.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Resolution.
- B. 09.10.18 Planning and Zoning Division Staff report and recommendation with attachments.
- C. 09.10.18 Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.