

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. _____

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.

WHEREAS, an Application was submitted requesting conditional use approval to allow a school (Gables Crest Preparatory) on property zoned Commercial District for the property legally described Lots 17 thru 24, Block 17, Coral Gables Section "K" (2000 Ponce de Leon Boulevard), Coral Gables, Florida;

WHEREAS, after notice of public hearing duly published and courtesy notification of all property owners of record within one-thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on September 10, 2018 at which hearing all interested persons were afforded the opportunity to be heard;

WHEREAS, at the Planning and Zoning Board's September 10, 2018 meeting, the Board recommended approval of the proposed conditional use (vote: 5-0) subject to conditions of approval;

WHEREAS, after notice of public hearing duly published, a public hearing was held before the City Commission on October 9, 2018, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard;

WHEREAS, the City Commission on October 9, 2018, (approved/denied) the requested conditional use (vote: __-__) with conditions; and,

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for conditional use with site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. The proposed conditional use to allow a school (Gables Crest Preparatory) 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 shall be and is hereby approved subject to all of the following conditions:

- 1. Applicant shall submit, for purposes of evaluating the school’s impact, an annual report before the end of each school year to include enrollment expansion, staff/employees, traffic/queuing operation, parent handbook, and any other requested information to be reviewed by all applicable City departments. Staff may impose modifications to the school’s operation based on traffic or any other impacts to the surrounding neighborhood. The projected maximum annual student enrollment, grades, and teachers shall be as follows:

2019-2020	80 students	Grades 6-9	9 teachers
2020-2021	167 students	Grades 6-10	13 teachers
2021-2022	211 students	Grades 6-11	16 teachers
2022-2023	278 students	Grades 6-12	20 teachers
2023-2024	330 students	Grades 6-12	23 teachers
2024-2025	390 students	Grades 6-12	26 teachers
2025-2026	425 students	Grades 6-12	28 teachers
2026-2027	448 students	Grades 6-12	30 teachers

- 2. Applicant shall obtain applicable County approval(s) and execute a 3-year contract with the Parking Department for on-street parking spaces for purpose of pick-up/drop-off use and use of parking lot for vehicle route / queue area. Beginning School Year 2022-2023, the vehicle route / queue area shall be internalized in the parking garage, as approved by the Parking Director.
- 3. Passageway improvements with permeable pavers, lighting, and other pedestrian amenities to be approved by Public Works and Planning & Zoning Directors.
- 4. Modify arcade to remove island curb at garage entrance and minimize the existing plantings between columns for easier building access.
- 5. Permeable pavers and landscape within the existing grass strip along the drop-off zone to be approved by Public Works and Planning & Zoning Directors.
- 6. Supply 3 bike spaces per classroom for bike parking within the property.
- 7. Pick-up/drop-off shall not interfere with the pedestrian circulation on adjoining Navarre sidewalks.

8. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 3-410, "Changes to conditional use approvals."

SECTION 4. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 5. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____ A.D., 2018.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY