



AGENDA ITEM NO. _____

City of Coral Gables CITY COMMISSION MEETING December 14, 2010

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:

The Planning Department recommends approval of the application subject to the conditions of approval provided in the Ordinance – See Exhibit A.

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 approval (vote: 3-1) of the application. The City Commission did request one modification to condition (5)(b) (see Exhibit A – Ordinance – page 5 of 7) regarding supplemental traffic management at the intersection of Old Cutler and S.W. 128th Avenue intersection. City staff verified the peak times for placement of an officer and has amended the language to include flexibility in coverage times, one hour intervals both in the morning (approximately 7:30-8:30 a.m.) and afternoons (approximately 3:00-4:00 p.m.). This modification is included in ~~strikeout~~ and underline format in the Ordinance. The applicant has agreed to the amended condition and all conditions of approval provided in the Ordinance.

The applicant's revised application package pursuant to 1st Reading conditions of approval is provided as Exhibit B. Additional public comments received since 1st Reading are provided in Exhibit C.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
11.09.10	Ordinance	Approval on First Reading with conditions as modified (vote: 3-1)

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
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):

Date	Form of Notification
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 Ordinance headings with map per State Statutes.
12.01.10	Advertisement of Ordinance headings on 2 nd Reading.
12.10.10	City Commission memo and all attachments posted on City web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager

EXHIBIT(S):

- A. Ordinance.
- B. Applicant's revised application package –“Date stamped 12.07.2010- Planning Department”.
- C. Additional Public Comments since 1st Reading- 11.09.2010.