



**City of Coral Gables
CITY COMMISSION MEETING
November 14th, 2023**

ITEM TITLE:

Resolution. Conditional Use – Site Plan.

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 14, "Process," Section 14-203, "Conditional Uses" for a School on a property zoned as Mixed-Use-1 (MX1) located at 141 Grand Avenue, Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their October 11, 2023 meeting recommended approval with conditions (vote: 7-0) for conditional use review of a proposed school.

BRIEF HISTORY:

A conditional use application has been submitted by Mr. Edward Baker on behalf of Spark Learning, Inc., DBA Spark Learning XIV (the "Applicant") to the City of Coral Gables for a proposed school referred as "Spark Learning" on a property zoned as Mixed-Use 1 (MX1). The Applicant seeks to operate the school to serve approximately 35 students, between the third to eighth grade, who are taking virtual core classes with Primer Microschool teachers. Students will be supervised and assisted by an educator, who has former professional experience as a teacher or homeschooler.

Planning & Zoning Board

At the October 11th, 2023 meeting, the Planning and Zoning Board discussed traffic improvements, drop off and pick up operations, and parking logistics. The Board also discussed the appropriate security of the doors along Grand Avenue during hours of operation. The Board made the recommendation for a police officer to be stationed on Grand Avenue to facilitate and enforce the drop off/pick up operations for the first 6 months of the first school year as opposed to 3 months. Subsequently, the Board recommended 3 months following the start of every school year.

The Draft Resolution is provided as Exhibit A. The Applicant's submittal package is provided as Exhibit B.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
08.18.23	Applicant neighborhood meeting
09.27.23	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
09.27.23	Property posted for Planning and Zoning Board meeting.
09.29.23	Planning and Zoning Board legal advertisement.
10.06.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
11.01.23	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for Commission.
11.03.23	Legal advertisement.
11.10.23	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
Fiscal Impact:			
The approval of the conditional use will not have a direct fiscal impact on the City.			

EXHIBITS:

- A. Draft Resolution.
- B. Applicant's Submittal Package.
- C. 10 11 2023 PZB Staff Report.
- D. Excerpts of 10 11 23 PZB Meeting Minutes.
- E. PowerPoint Presentation.