



**City of Coral Gables
CITY COMMISSION MEETING
May 24, 2016**

ITEM TITLE:

Resolution. Conditional Use Site Plan Review. 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," for a day care within a mixed use development on the property legally described as the East 12.64 feet of Lot 3, all of Lots 7-45 and alley lying between, Block 35, Coral Gables Section K (320 Giralda Avenue), Coral Gables, Florida; including required conditions.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 05.11.16 meeting recommended approval (vote: 7 yes – 0 no) of the conditional use site plan review with conditions.

BRIEF HISTORY:

The request is for conditional use site plan review in order to allow a day care, referred to as "Coral Gables Preschool," as a permitted conditional use within the mixed use building "Gables Grand Plaza," located at 320 Giralda Avenue. The Planning and Zoning Board at their 05.11.16 meeting recommended approval (vote: 7 yes – 0 no) of the conditional use site plan review with conditions. The draft Resolution for Conditional Use Site Plan Review is provided as Exhibit A and Staff's report and recommendation is provided as Exhibit B.

The applicant is proposing a change of use to utilize a vacant 9,087 sq. ft. ground floor tenant space for a day care with 23 employees serving a maximum of 174 children ranging from 3 months to 4 years old. The proposed hours of operation are from 6:30 AM to 6:30 PM, Monday through Friday. Parents will drop off and pick up children at the six (6) reserved parking spaces designated within the Applicant's submittal package (see Exhibit B) for drop-off and pick-up on the first floor of the parking garage located adjacent to the rear entrance of the proposed day care. The day care will provide an indoor play area in place of an outdoor playground, which is acceptable to the Department of Children & Families as this location is within the Central Business District (CBD) and is considered to be an urban area.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

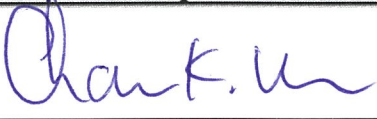
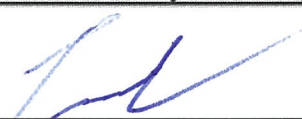
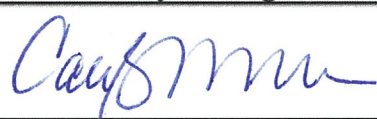
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
05.11.16	Planning and Zoning Board	Recommended approval (vote: 7 yes – 0 no) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
04.29.16	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
04.29.16	Property posted for Planning and Zoning Board meeting.
04.29.16	Legal advertisement published for Planning and Zoning Board meeting.
04.29.16	Planning and Zoning Board meeting agenda posted at City Hall.
05.06.16	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City web page.
05.13.16	City Commission legal advertisement of Resolution heading.
05.20.16	City Commission meeting agenda posted on City web page.

APPROVED BY:

Assistant Department Director	City Attorney	City Manager
		



EXHIBIT(S):

- A. Draft Resolution – Conditional Use Site Plan Review.
- B. 05.11.16 Planning Division Staff report and recommendation with attachments.