



**City of Coral Gables
Planning and Zoning Staff Report**

Property: **Gulliver Academy (12595 Red Road)**
Applicant: Gulliver Schools, Inc.
Application: Modification to Conditions of Site Plan Approval
Public Hearing: Planning and Zoning Board
Date & Time: **July 10, 2019; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

An application has been submitted by Gulliver Schools, Inc. seeking the ability to increase Gulliver School's maximum enrollment from 1,162 to 1,260 students at its academy campus located at 12595 Red Road, Coral Gables. This request is a major amendment to the Site Plan which was previously approved by Ordinance No. 2011-06.

As stated on Ordinance No. 2011-06, an increase in maximum student enrollment shall be considered major amendment and subject to review and consideration at public hearings. Major amendment to Development Plan is subject to review and recommendation by the Planning and Zoning Board at one (1) public hearing, and 1st and 2nd Reading before the City Commission. The Ordinance under consideration is as follows:

An Ordinance of the City Commission of Coral Gables, Florida, Amending Section 2 of Ordinance No. 2011-06 to increase the Maximum Student Enrollment from 1,162 to 1,260 students for Gulliver Academy located at 12595 Red Road, Coral Gables, Florida; all other conditions of approval contained in Ordinance No. 2011-06 shall remain in effect; and providing an effective date. (LEGAL DESCRIPTION ON FILE)

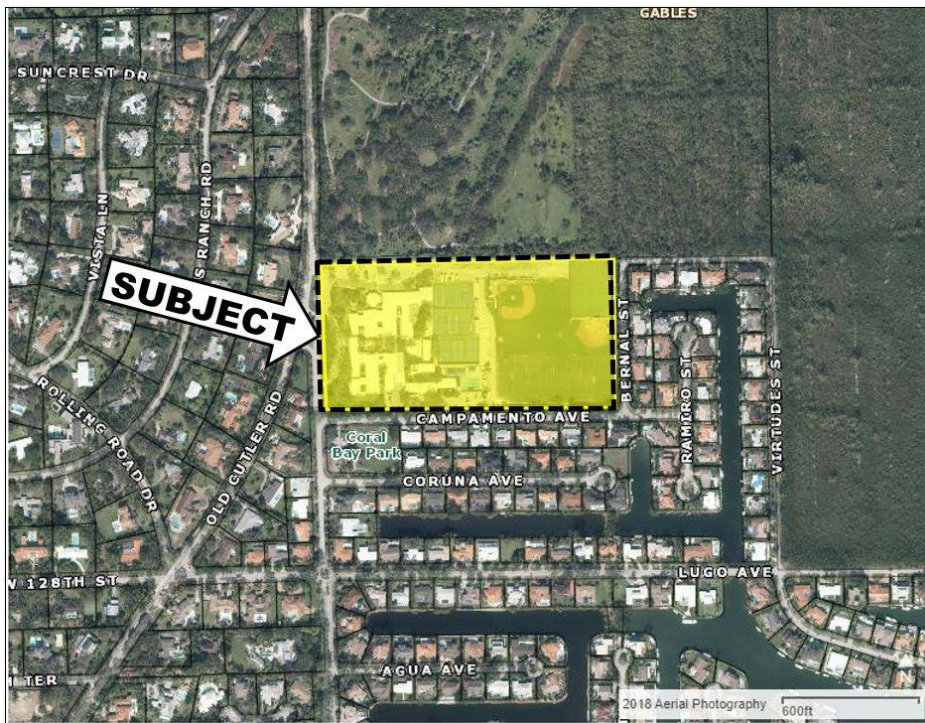
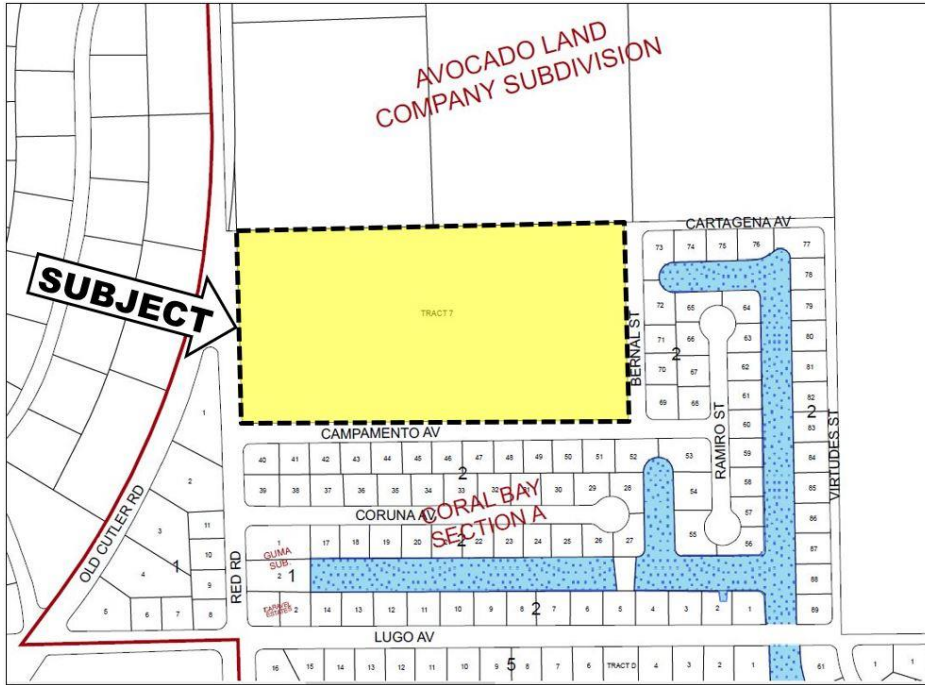
2. BACKGROUND

Gulliver Academy is located on Red Road, east of Old Cutler Road between the Montgomery Foundation property (north) and Gables-By-The-Sea residential neighborhood (south and east). Gulliver Academy is a grade school with students in pre-kindergarten through eighth grade. The school is currently operating with an existing enrollment of only 1,137 students but was previously approved for a maximum enrollment of 1,162 students, a condition originally imposed when the Campus Master Plan was approved in 1998 by Ordinance No. 3341 (see Attachment B).

Maximum enrollment allowed	1,162
Existing enrollment	1,137
Request	1,260 (an increase of 98 students from the maximum allowed)

At this time, Gulliver Schools is requesting to increase its maximum enrollment from 1,162 to 1,260 students at its campus located at 12595 Red Road, Coral Gables. Gulliver intends to close its Montgomery campus located in Pinecrest and integrate those students into its academy campus in Coral Gables. No exterior building additions or modifications are requested to existing structures.

The property is located on Tract No. 7, Avocado Land Company Subdivision (12595 Red Road), Coral Gables, Florida, and is shown on the following location map and aerial:



Property Designations and Surrounding Uses

The following tables provide the subject property's designations and surrounding land uses:

Existing Property Designations

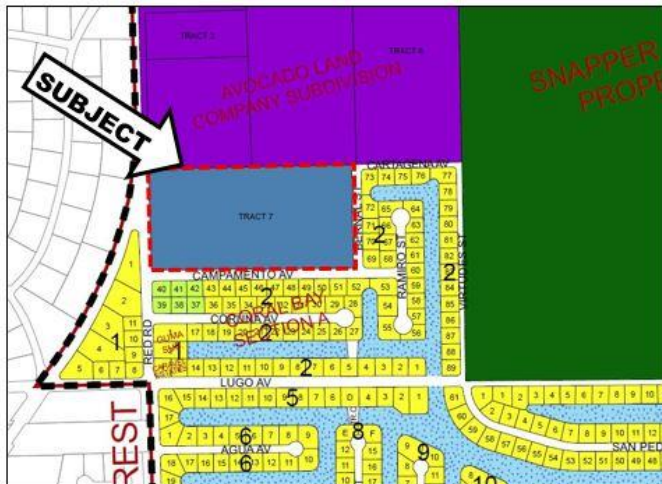
Comprehensive Plan Future Land Use Map designation	Educational Use
Zoning Map designation	Special Use District (S)

Surrounding Land Uses

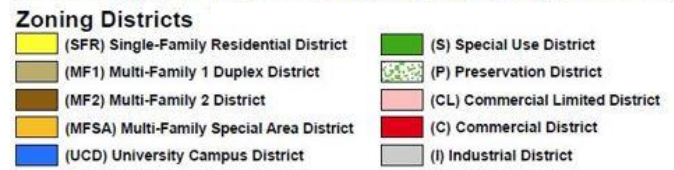
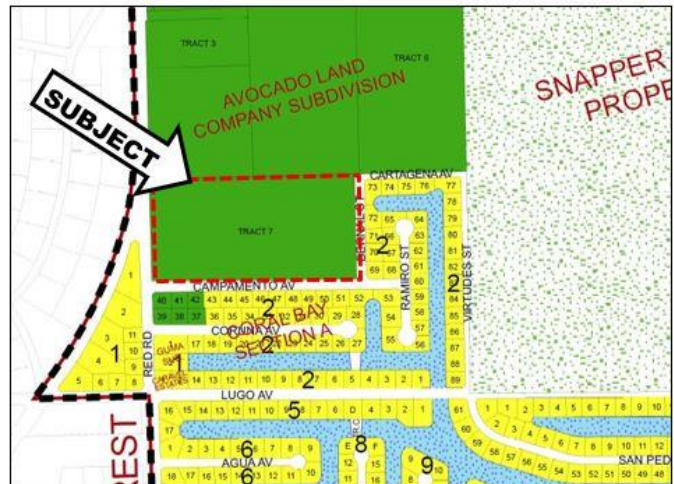
Location	Existing Land Uses	CP Designations	Zoning Designations
North	Montgomery Botanical Center	Religious/Institutional	Special Use District (S)
South	Single-Family Residences and City Park	Single-Family Low Density; Parks and Recreational Use	Single Family Residential (SFR); Special Use District (S)
East	Single-Family Residences	Single-Family Low Density	Single-Family Residential (SFR)
West	Single-Family Residences and Village of Pinecrest	Single-Family Low Density	Single-Family Residential (SFR)

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:

Existing Future Land Use Map



Existing Zoning Map



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	N/A
Board of Architects	N/A
Planning and Zoning Board	07.10.19
City Commission	TBD

Chronology of Previous City Approvals

The following is a chronology of previous City legislation leading to the current application:

1. Ordinance No. 1546 (adopted 06.14.66) - Change of zoning from “R”, residential to “XR”, Residential to permit the construction and operation of a private grade school.
2. Resolution No. 20973 (adopted 12.16.75) – Authorizing City Attorney to enter into a stipulated agreement for an order of dismissal and dissolution of injunction in the lawsuit of Gulliver Academy, Inc. v. City of Coral Gables.
3. Ordinance No. 3016 (adopted 12.08.92) - Change of zoning from “XR”, Residential to “S”, Special Use to correct existing inconsistent zoning designation.
4. Ordinance No. 3263 (adopted 07.08.97) - Approval of addition to existing library, conditioned on submittal of a Campus Master Plan prior to consideration of any future applications.
5. Ordinance No. 3341 (adopted 09.23.98) - Approval of Campus Master Plan for Gulliver Academy.
6. Ordinance No. 2011-06 (adopted 03.22.11) – Approval of the Planned Area Development (PAD) assignment; Site Plan amendment which allows for new classrooms, pavilion building, gymnasium, baseball field house, natatorium and other miscellaneous improvements; and Zoning Code Text Amendment to Site Specific Zoning Regulations.
7. Administrative Review (approved 11.08.18) – minor amendment which does not substantially alter the concept of the PAD.

3. PROPOSED AMENDMENT

Section 2 of Ordinance No. 2011-06 is hereby amended to read as follows:

SECTION 2. That the City Commission does hereby authorize the City Manager to grant the application of Gulliver Academy located on Tract No. 7, Avocado Land Company subdivision 12505 Red Road, Coral Gables, Florida providing for the following:

4. School use and operations.

b. Student mix and population.

2.) Maximum student enrollment. Maximum student capacity shall remain at ~~1,162~~ 1,260 students.

4. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Amendments to the Development Plan

As specified in the Zoning Code, Section 3-507, major amendments to the Development Plan shall be subject to review and approval process set forth in Section 3-506 in which findings shall include, but not be limited to the following:

1. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the Planned Area Development regulations.*
2. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.*
3. *The extent to which the proposed plan meets the requirements and standards of the Planned Area Development regulations.*
4. *The physical design of the proposed Planned Area Development and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.*
5. *The compatibility of the proposed Planned Area Development with the adjacent properties and neighborhood.*
6. *The desirability of the proposed Planned Area Development to physical development of the entire community.*
7. *The conformity of the proposed Planned Area Development with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.*

Staff's Findings: The Planned Area Development (PAD) designation was already approved by Ordinance No. 2011-06 and the PAD assignment was found to be consistent with the stated purpose and intent of the PAD regulations. The current request is a modification to the conditions of the PAD approval, to increase the maximum enrollment from 1,162 to 1260 students. The addition of 98 students is less than 10% increase to the what is currently allowed and does not cause major impact to the adjacent properties. There is no expansion or addition to existing buildings, therefore it is still compatible with the neighborhood and does not alter the previously approved PAD.

Enrollment at the school over the last ten years has been below the maximum allowed capacity as shown in the table below:

Grade	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
PK	43	41	40	40	40	50	39	36	37
JK	57	55	70	56	69	51	70	60	62
SK	92	67	74	98	73	78	67	75	73
1	103	98	86	91	96	84	85	77	84
2	102	95	109	89	96	99	91	86	83
3	104	107	107	117	106	104	113	108	87
4	110	104	114	114	120	108	120	117	120
5	101	112	109	117	111	129	108	118	127
6	129	125	127	116	135	136	152	134	165
7	150	140	129	131	123	142	132	151	137
8	140	155	145	138	129	131	151	139	162
TOTAL	1131	1099	1110	1107	1098	1112	1128	1101	1137

The following summarizes the current number of teachers and employees working at the school:

	Full time	Part time	Total
Administrative	20	0	20
Academic Support Staff	20	15	35
Faculty Primary	25	0	25
Faculty Lower School	40	0	40
Faculty Middle School	61	0	61
Learning Center	8	1	9
Operations	36	0	36
TOTAL	210	16	226

The application is subject to parking minimums of 1 space per full-time employee, plus 1 per 4 students 16 years old or older. The campus currently has 228 parking spaces with additional 38 spaces located at the northern boundary, encroaching into the Montgomery Foundation property in which the applicant is working on a temporary encroachment agreement with the Montgomery Foundation.

The applicant has submitted a “Trip Generation Analysis” prepared by David Plummer and Associates, dated February 8, 2019, that provides an analysis of the current traffic conditions and field observations regarding the traffic circulation for the student drop-off and pick-up operations (see Attachment C). The applicant’s trip generation analysis was reviewed by the City’s traffic consultant, H.W. Lochner, Inc. (see Attachment D). A Traffic Impact Analysis was also provided which concluded that the proposed increase of 98 students “does not have an adverse effect on the surrounding network arterial links and intersections, with exception to SW 120 Street at Pine Needle Lane during the AM peak period. All other levels of service remain consistent with existing conditions.” The City’s traffic consultant is recommending staggered start/dismissal times (spaced more than 30 minutes apart). The applicant is committed to execute the following: 1.) adding two (2) additional staff members to assist with off-loading and in-loading of students; and 2.) extend queue on site for lower grades 1st and 2nd by 330 feet.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

The Planning and Zoning Division has reviewed the CP and finds the following CP Goals, Objectives and Policies are applicable. Consistent CP Goals & Objectives and Policies are as follows:

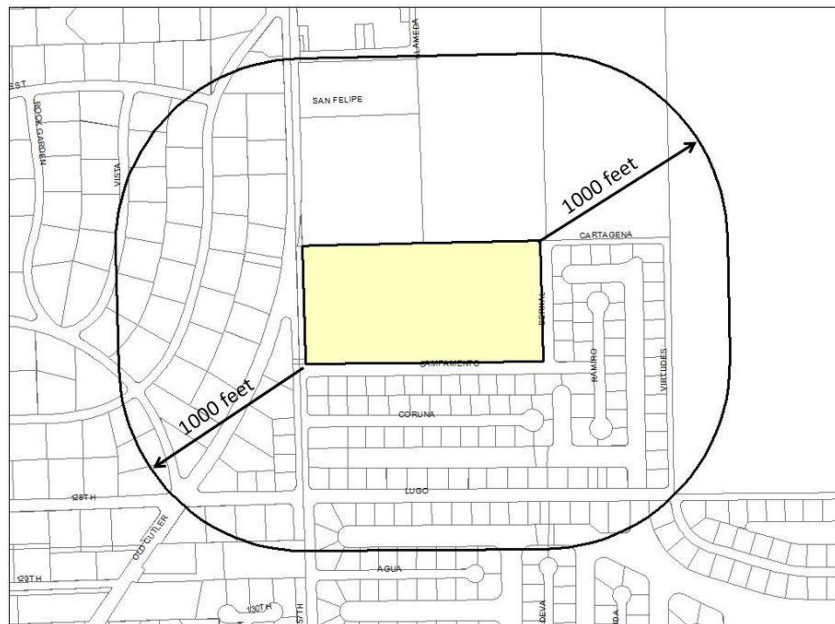
Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	POLICY FLU-1-3.3: Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
3.	OBJECTIVE FLU-1.9: Encourage sound innovation in the development standards of the City’s Zoning Code which provides a continuing process to respond to community needs.	Complies
4.	POLICY FLU-1.11.1: Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
5.	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
6.	Objective FLU-1.17. The City acknowledges the need to locate schools proximate to urban residential areas and, where possible, collocate public facilities, such as parks, libraries and community centers with schools.	Complies
7.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
8.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies

Staff Comments: Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval contained in Ordinance No. 2011-06 which shall remain in effect.

4. PUBLIC NOTIFICATION

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary on April 1, 2019. The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the boundary of the property. The notice indicates: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 128 notices were mailed.



Courtesy Notification Radius Map

The following has been completed to solicit input and provide notice of the application:

Public Notice

Type	Date
Courtesy notification - 1,000 feet	06.26.19
Posting of property	06.26.19
Legal advertisement	06.27.19
Posted agenda on City web page/City Hall	07.03.19
Posted Staff report on City web page	07.03.19

5. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends approval of the application with condition that all other conditions of approval contained in Ordinance No. 2011-06 shall remain in effect of the application.

6. ATTACHMENTS

- A. Applicant’s submittal package.
- B. Ordinance No. 2011-06 & Ordinance No. 3341
- C. Trip Generation Analysis by David Plummer & Associates
- D. Traffic Impact Analysis by City’s Traffic Consultant, H.W. Lochner, Inc.
- E. Courtesy notice mailed and legal advertisement published.
- F. Powerpoint Presentation

Please visit the City’s webpage at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida