



City of Coral Gables Planning and Zoning Staff Report

Property: **Henry S. West Laboratory School (5300 Carillo Street)**

Applicant: Miami-Dade County School Board

Application: University Campus District Modification to the Adopted Campus Master Plan

Public Hearing: Planning and Zoning Board

Date & Time: August 9, 2017; 6:00 – 9:00 p.m.

Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Application request is for modification of the adopted Campus Master Plan for the proposed addition at Henry S. West Laboratory School. The parcel is zoned as University Campus District (UCD); however, the Henry S. West Laboratory School property located at 5300 Carillo Street is not included in the University of Miami Master Plan since it is owned by Miami-Dade County Public Schools.

The Resolution under consideration is as follows:

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 modification to the adopted Campus Master Plan for Henry S. West Laboratory School located at 5300 Carillo Street zoned University Campus District for the property legally described as a Portion of Tract 3 of the Amended Plat of Portion of Main Campus University of Miami, Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

An application for modification to the adopted Campus Master Plan requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

2. APPLICATION SUMMARY

Miami-Dade County School Board (hereinafter referred to as the "Applicant") has submitted an application for University Campus District modification to the adopted Campus Master Plan (hereinafter referred to as the "Application") in order to construct an addition to the Henry S. West Laboratory School on property zoned University Campus District, on the property located at 5300 Carillo Street. The application package submitted by the Applicant is provided as Attachment A.

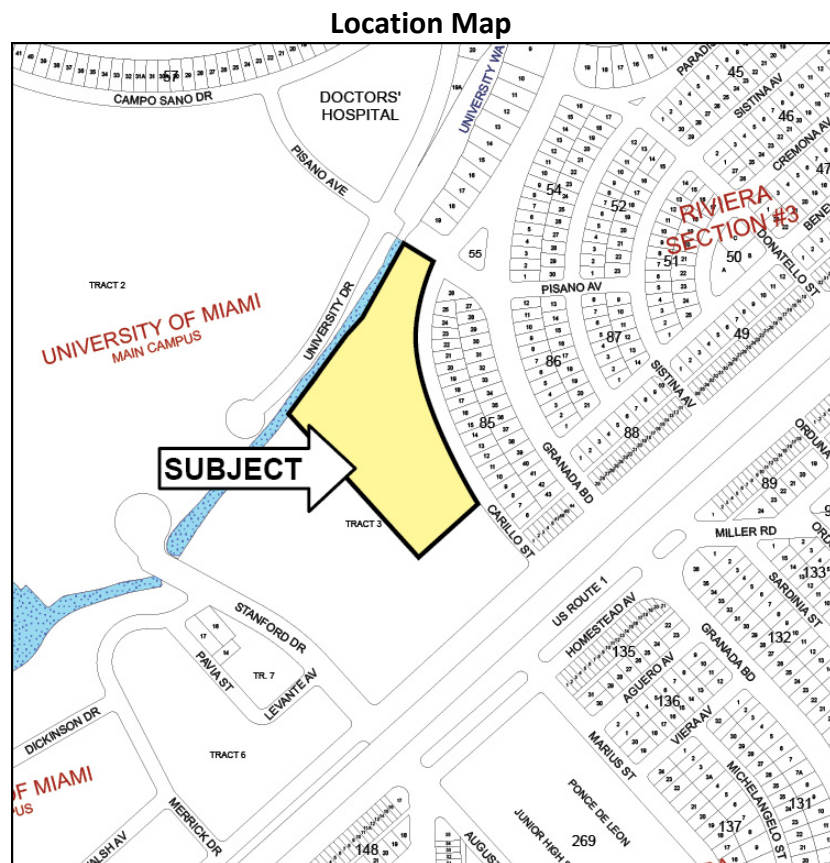
The Applicant is requesting approval for an addition at Henry S. West Laboratory School to be used as classroom space for the school as it converts to a K-8 facility. The new one-story addition of approximately 8,006 square feet includes five (5) General Purpose Classrooms and one (1) Science Classroom with associated restrooms. The scope of work also includes a new Elementary School Hardcourt and a new Middle School Hardcourt. Two existing storage buildings are proposed to be demolished (Buildings 08 and 09) and replaced with a new storage addition attached to the rear of the existing PE shelter.

The façade of the proposed addition is designed to be compatible with the architecture of the existing 1950's school. The design is characterized with deep overhangs that provide cover for the sidewalks along the exterior of the building. Use of tall bays of windows and transoms are also incorporated into the new façades that preserve the overall campus aesthetic.

Former discussions included the possibility of a two-story building for additional classroom space on the second floor. However, the current design proposes a one-story structure.

Miami-Dade County School Board is requesting approval to the modification to the Campus Master Plan as a permitted conditional use pursuant to Zoning Code Section 4-202.E.1. The request requires public hearing review with a recommendation to be provided by the Planning and Zoning Board and City Commission approval as it is a conditional use.

The property is legally described as a Portion of Tract 3 of the Amended Plat of Portion of Main Campus University of Miami, Coral Gables, Florida, and is shown on the following location map:



Property Designations and Surrounding Uses

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

Existing Property Designations

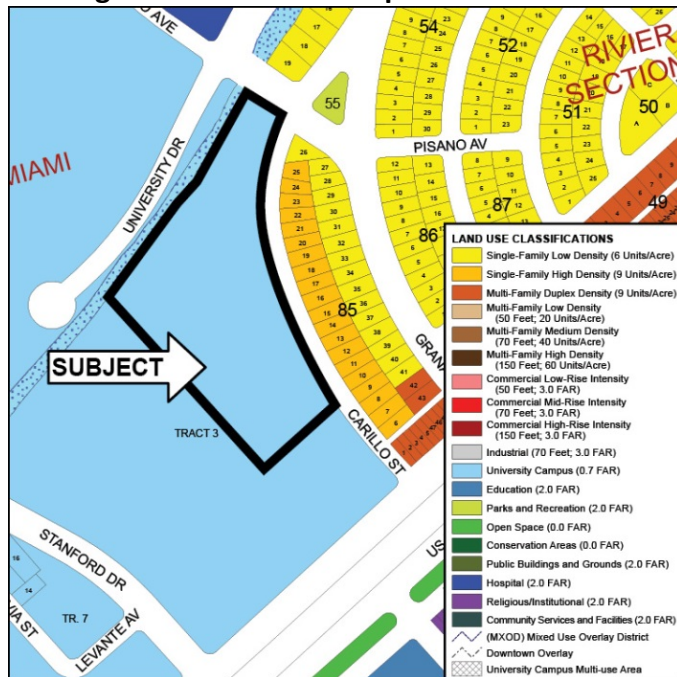
Comprehensive Plan Future Land Use Map designation	University Campus
Zoning Map designation	University Campus District (UCD)

Surrounding Land Uses

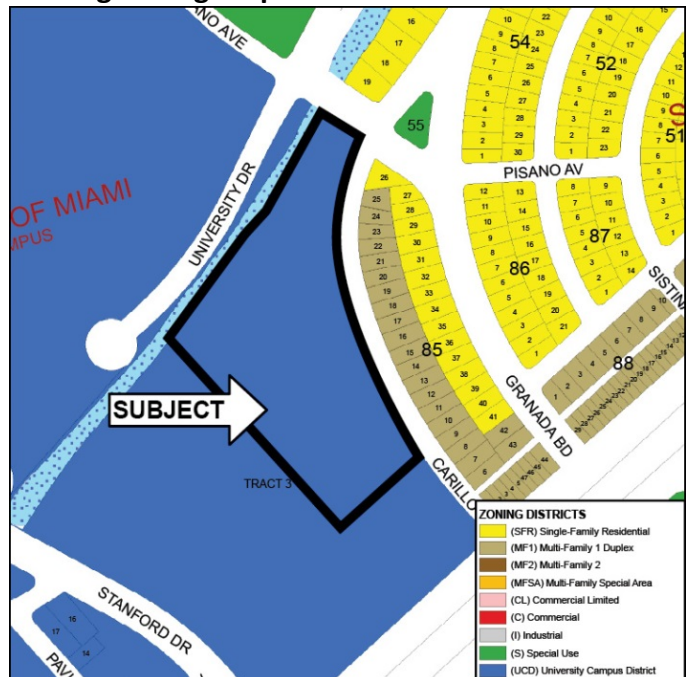
Location	Existing Land Uses	CP Designations	Zoning Designations
North	One (1) story residential building	Single-Family, Low Density	Single-Family (SFR) District
South	Three (3) parking structure	University Campus	University Campus District (UCD)
East	Vacant	Single-Family, High Density	Multi-Family 1 Duplex
West	One (1) story university campus building (Mahoney-Pearson Dining Hall)	University Campus	University Campus District (UCD)

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



Current Vehicular Patterns

The Applicant has not submitted a Traffic Impact Analysis, therefore there is no information provided regarding traffic congestion during pick-up and drop-off of students at Henry S. West Laboratory School. Current patterns indicate parents utilizing the existing semi-circular lot on Carillo Street or the vacant field across the street for short term parking.

Due to the excessive width of pavement on Carillo Street, currently designed as a one-way street, the City has received complaints of speeding in the area. The school has reacted to the speeding with the placement of temporary cones at the school’s entrance to encourage motorists to reduce their speed. Staff recommends a discussion in the future regarding the design of Carillo Street to better serve the community with reduced speeding, landscaping, and increased safety for students, pedestrians, and bicyclists.

A crash report was conducted for the last two (2) years, depicting the following results:



- **17 TOTAL reported crashes**
- 15 non-injury
- 2 with injuries
- 0 fatalities
- 7 crashes in 2015
- 10 crashes in 2016
- 0 crashes in 2017 (YTD)
- *Note: Most reported crashes occur away from school (on Granada, Pisano, or Ponce de Leon)*

City Review Timeline

The submitted application has undergone the following City reviews:

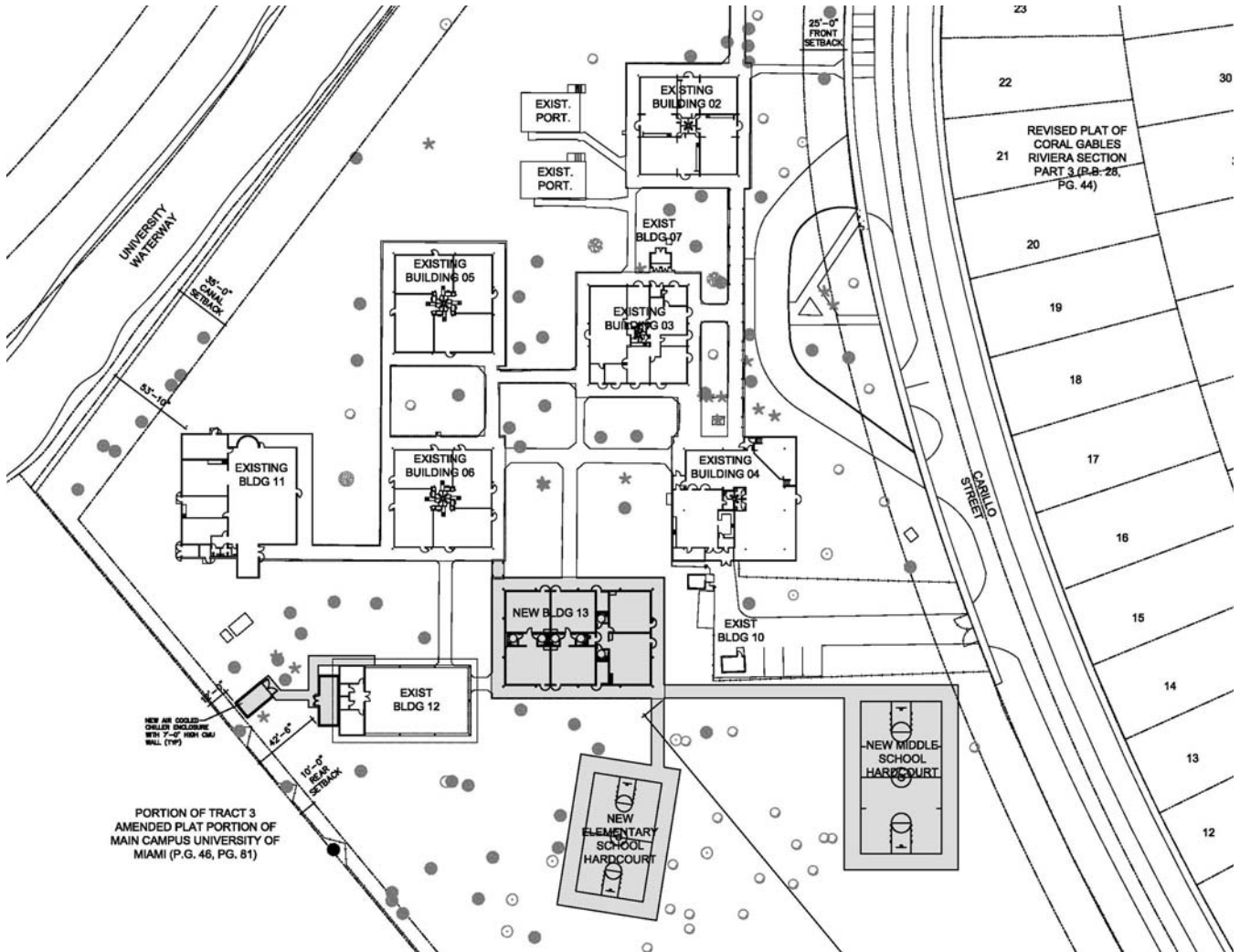
Type of Review	Date
Development Review Committee	02.24.17
Board of Architects	08.03.17 – Deferred with Comments
Planning and Zoning Board	08.09.17
City Commission	08.29.17

Proposal – Modifications to the adopted Campus Master Plan

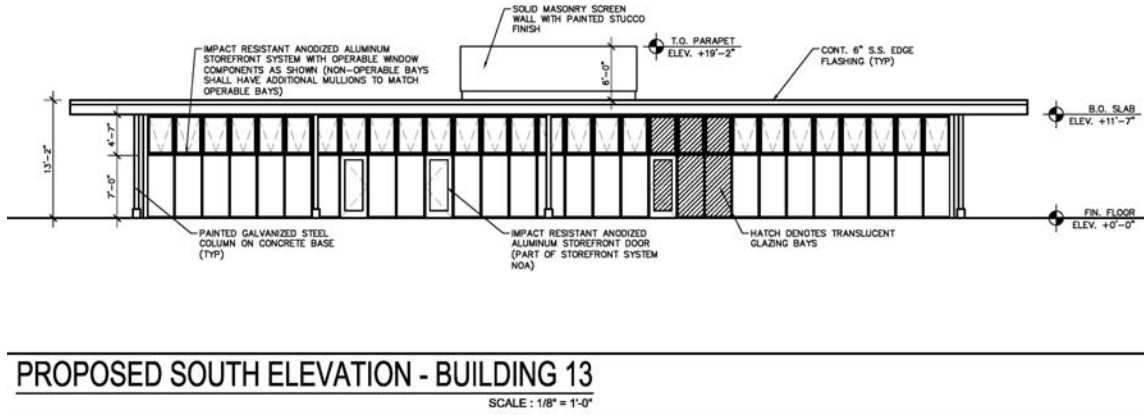
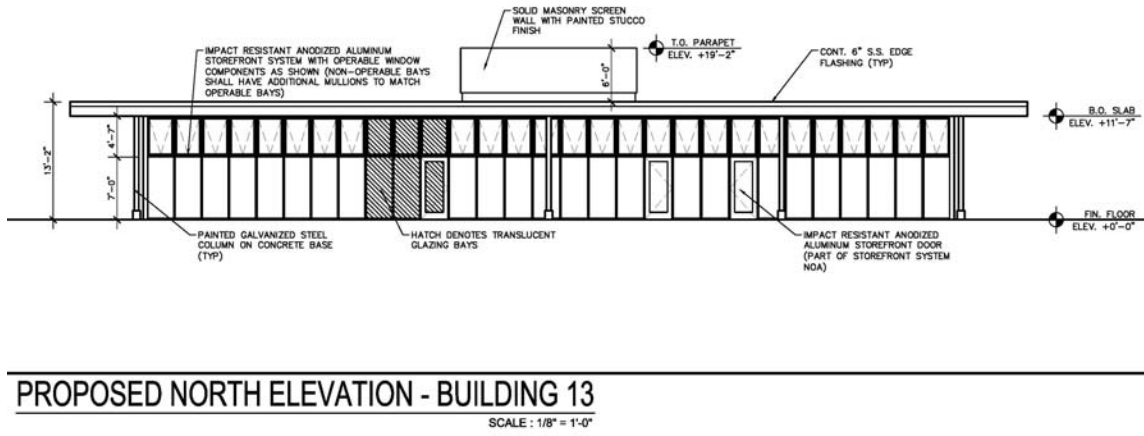
Zoning Code Section 4-202, “University Campus District (UCD)” allows for modifications to the adopted Campus Master Plan to be reviewed and approved in accordance with the requirements for conditional uses. Conditional uses require public hearing reviews with a recommendation provided by the Planning

and Zoning Board and review and approval granted by the City Commission pursuant to the requirements established in Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses."

Proposed Site Plan



Elevations of Proposed Addition



3. 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.

Findings of Fact – Modifications to the adopted Campus Master Plan

The Applicant’s proposal for modifying the adopted Campus Master Plan in order to build an addition to the Henry S. West Laboratory School on property zoned University Campus District, which is permitted as a conditional use, requires review and evaluation pursuant to various sections of the City’s Official Zoning Code. To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” Section 3-401, “Purpose and Applicability” provides for the following:

“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests,

but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”

Staff’s Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the modifications to the adopted Campus Master Plan for the proposed addition at Henry S. West Laboratory School. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Staff’s responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, Section 3-408, “Standards for review” and provide Findings of Fact regarding the proposed application. Staff has compared the Applicant’s proposal with the review criteria set out in Zoning Code Section 3-408, and found that the application complies with the following standards and criteria:

- A. *“The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.”*

Staff comments: As concluded in this Staff report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval.

- B. *“The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area”.*

Staff comments: The proposed classrooms for the existing Henry S. West Laboratory School as a modification to the adopted Campus Master Plan is a permitted conditional use on property zoned University Campus District. The proposed conditional use is compatible with the surrounding uses which are classrooms and university buildings as they are located adjacent to the University of Miami.

- C. *“The proposed conditional use does not conflict with the needs and character of the neighborhood and the City”.*

Staff comments: The proposed school addition will not conflict with other residential or university properties located adjacent to the University of Miami and will add to the performance of Henry S. West Laboratory School.

- D. *“The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.”*

Staff comments: The Application will not adversely or unreasonably affect the use of properties in the area and will supplement them by providing additional classroom space for Henry S. West Laboratory School.

- E. *“The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.”*

Staff comments: The proposed classroom is a permitted conditional use on property zoned University Campus District. If approved the additional classroom space would be utilized as the school converts to a K-8 facility.

- F. *“The parcel proposed for development is adequate in size and shape to accommodate all development features.”*

Staff comments: The classroom space is larger than other classroom buildings that Henry S. West Laboratory School currently occupies on the site, and will more adequately accommodate the proposed development.

- G. *“The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.”*

Staff comments: The classrooms will not be detrimental to the health, safety and general welfare of the community. The proposed addition will be beneficial to Henry S. West Laboratory School as it expands to become K-8.

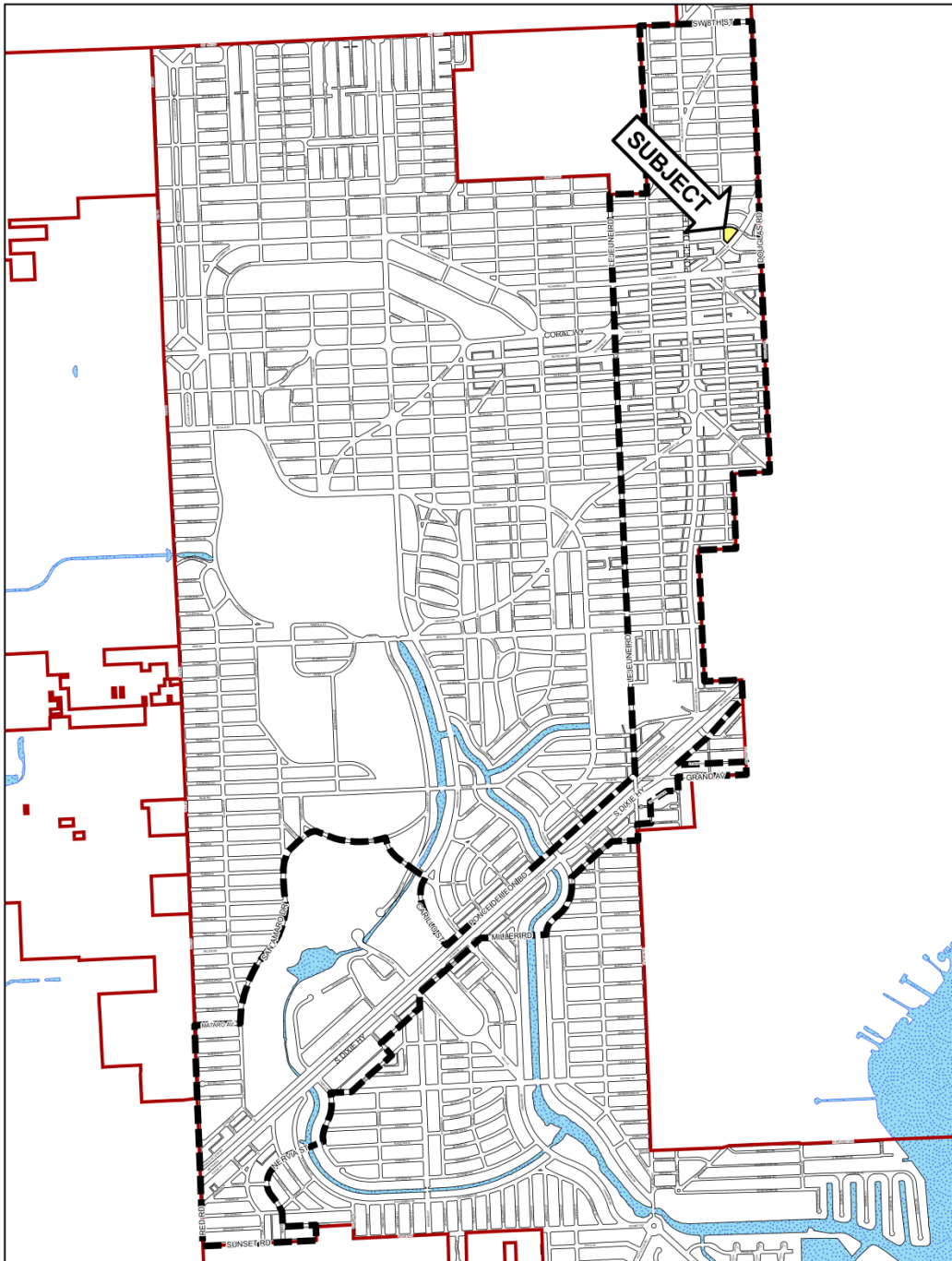
- H. *“The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.”*

Staff comments: The Application will contribute to the student circulation patterns of Henry S. West Laboratory School and create a small campus environment.

- I. *“The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner”.*

Staff comments: This property falls within the Gables Redevelopment Infill District (GRID), which is generally located along Ponce de Leon Boulevard corridor and US1. The City’s GRID allows development within its boundaries to move forward regardless of a roadway’s level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts. The Applicant has not yet submitted a traffic study for the immediate area.

Gables Redevelopment Infill District (GRID)



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.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	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
4.	Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
5.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
6.	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
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
9.	Policy FLU-3.1.1. The Planning Department shall, when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	Complies
10.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
11.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies

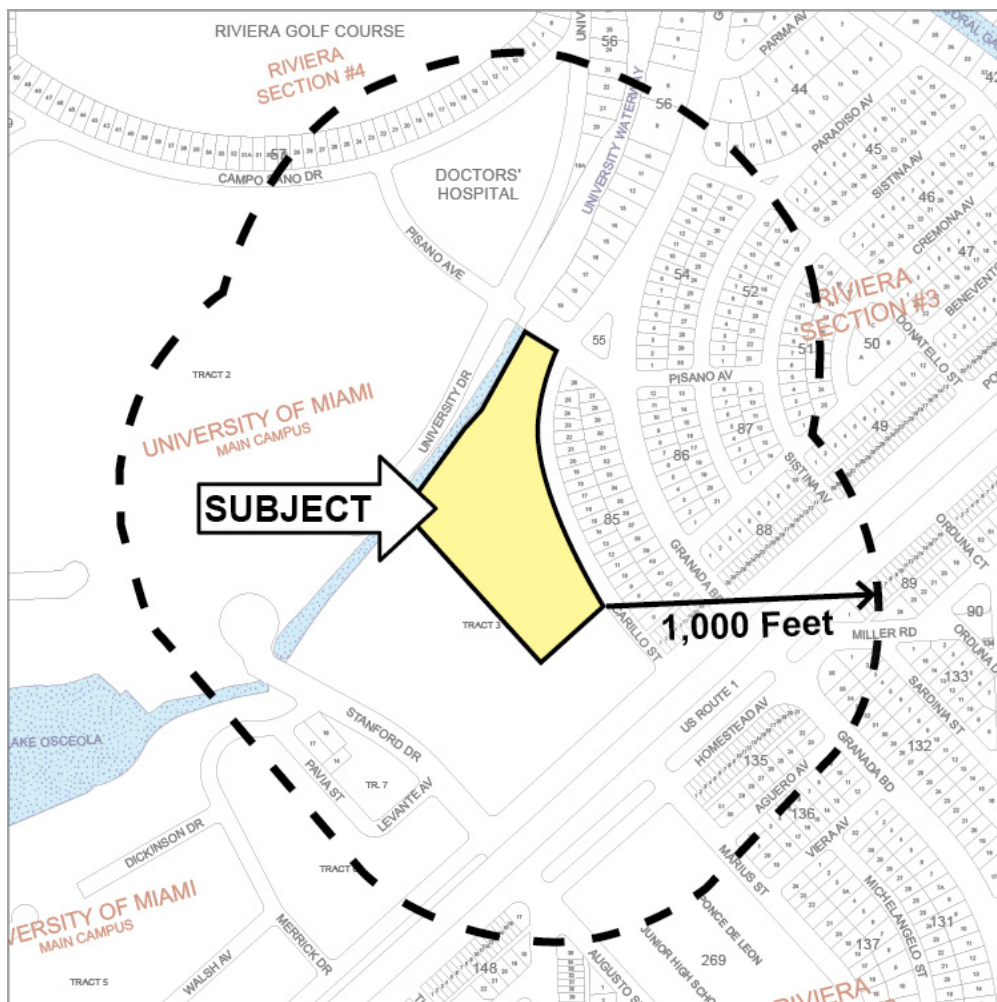
Staff Comments: Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff. The conditions of approval included will prevent any potential negative impacts in the surrounding area.

4. PUBLIC NOTIFICATION

The Miami-Dade County School Board was notified and invited to participate in the Planning and Zoning Board meeting for August 9, 2017.

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 the following: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 158 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments B and C. A map of the notice radius is as follows:

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	07.27.17
Posting of property	07.27.17
Legal advertisement	07.28.17
Posted agenda on City web page/City Hall	07.28.17
Posted Staff report on City web page	08.04.17

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 conditions.

Summary of the Basis for Approval

Consistency with the Comprehensive Plan Goals, Objective and Polices. Staff's support of the application for modifications to the adopted Campus Master Plan to allow an addition to Henry S. West Laboratory School on property zoned University Campus District, is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code, including the criteria for approval of conditional uses, and other applicable Codes as enumerated in the complete Findings of Fact presented herein.

Conditions of Approval

In furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the Application is subject to the following conditions of approval:

The applicant, its successors or assigns, shall adhere to the following conditions:

1. Demolition of any building shall obtain approval from the Historical Resources and Cultural Arts Department.
2. A pick-up/drop-off circulation plan, and parking management plan, shall be submitted and obtain approval from the Public Works Department.
3. An additional crossing guard shall be obtained at the expense of the applicant.

6. ATTACHMENTS

- A. Applicant's Development Review Committee (DRC) submittal package.
- B. 07.28.17 Legal advertisement published.
- C. 07.27.17 Courtesy notice mailed to all property owners.
- D. 02.24.17 Development Review Committee (DRC) Staff Comments.
- E. 08.09.17 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,

A handwritten signature in blue ink, appearing to read "R. Trias", with a long horizontal flourish extending to the right.

Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida, that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

**NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING
AGENCY/PLANNING AND ZONING BOARD - AUG 9, 2017**

in the XXXX Court,
was published in said newspaper in the issues of

07/28/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
28 day of JULY, A.D. 2017

Diana Herrera

(SEAL)

MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing **Local Planning Agency / Planning and Zoning Board**
Dates/Time **Wednesday, August 9, 2017, 8:00 - 9:00 P.M.**
Location **City Commission Chambers, City Hall,**
 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-201, "Mixed Use District (MXD);" Article 5, "Development Standards," Section 5-604, "Coral Gables Mediterranean Style Design Standards," and Section 5-1105, "Landscape Requirements;" and Article 8, "Definitions," to increase the requirements for landscaped open space and clarify what constitutes open space; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-201, "Single-Family Residential (SFR) District;" and Article 5, "Development Standards," to modify and clarify provision regulating Single-Family Residential standards related to garages, FAR calculations, and accessory uses; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
3. 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 modification to the adopted Campus Master Plan for Henry S. West Laboratory School located at 5300 Canillo Street zoned University Campus District for the property legally described as the Portion of Tract 3 of the Amended Plat of Portion of Main Campus University of Miami, Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.




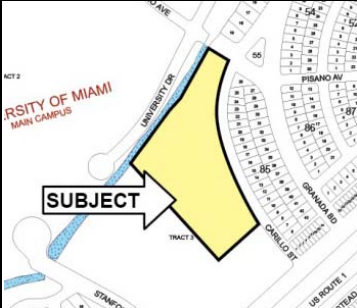
All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

7/28

17-110/0000244862M

	<p align="center">City of Coral Gables Courtesy Public Hearing Notice</p> <p align="center">July 26, 2017</p>	
Property:	Henry S. West Laboratory School (5300 Carillo Street), Coral Gables, Florida	
Applicant:	Miami-Dade County School Board	
Application:	University Campus District Modification to the Adopted Campus Master Plan	
Public Hearing - Date/Time/ Location:	Planning and Zoning Board August 9, 2017, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on August 9, 2017 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

An application has been submitted by Miami-Dade County School Board to modify the adopted Campus Master Plan on property located at 5300 Carillo Street, the Henry S. West Laboratory School. The Applicant proposes to demolish 670 square feet and build an additional 8,400 square feet to include five (5) general purpose classrooms and one science classroom. The scope of work also includes new elementary and middle school hardcourts. The request requires two (2) public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

The Resolution under consideration is as follows:

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 modification to the adopted Campus Master Plan for Henry S. West Laboratory School at 5300 Carillo Street zoned University Campus District for the property legally described as a Portion of Tract 3 of the Amended Plat of Portion of Main Campus University of Miami, Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,








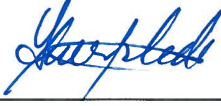

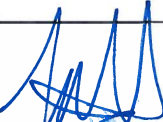
City of Coral Gables, Florida

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

Development Review Committee Members Sign-In

DRC Meeting
February 24, 2017
9:30 a.m.

Development Review Committee Member Attendance Record

#	City Department/ Division	Member Name	Member in Attendance (Printed name)	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Building	William Miner	W MINER		460-5240	wminer@coralgables.com
2	Building	Manny Lopez			460-5242	mlopez@coralgables.com
3	Fire	Chester Oms	CHESTER OMS JR.		460-5074	coms@coralgables.com
4	Parking	Kevin Kinney			460-5541	kkinney@coralgables.com
5	Planning and Zoning	Carlos Mindreau			476-7215	cmindreau@coralgables.com
6	Planning and Zoning	Sebrina Brown	Sebrina Brown		460-5236	sbrown@coralgables.com
7	Planning and Zoning	Ramon Trias	RAMON TRIAS		460-5211	rtrias@coralgables.com
8	Police	Brian Lawrence	ANTONIO ALEMAN		442-1600	blawrence@coralgables.com
9	Hist. Res. & Cultural Arts	Dona Spain	DONA SPAIN		460-5095	dspain@coralgables.com
10	Public Service	Brook Dannemiller	Brook Dannemiller		460-5134	bdannemiller@coralgables.com
11	Public Works	Lina Hickman			460-5048	lhickman@coralgables.com
12	Public Works	Yamilet Senespleda	Yamilet Senespleda		460-5034	ysenespleda@coralgables.com
13	Planning and Zoning	Scot Bolyard	SCOT Bolyard		460-5212	sbolyard@coralgables.com
14	Hist. Res. & Cultural Arts	Catherine Cathers	PRESENT		460-5094	ccathers@coralgables.com
15	Economic Development	Javier Betancourt	J. Betancourt		460-5310	jbetancourt@coralgables.com

Date 2/24/17

Development Review Committee

Department / Division Public Service / Landscape Services Project Name West Lab Addition

Name (Print) Brook Dannemiller Project Address 5300 Carillo St.

Comments: 1. Please coordinate tree removals/relocations with Landscape Services with appropriate tree canopy mitigation.
2. Please coordinate with Landscape Services for placement of street trees by City on City right of way as part of the city-wide Tree Succession Project.

Date 2/24/2017

Development Review Committee

Department / Division Public Works Project Name Henry S. West Lab
School Addition
Name (Print) Yamilet Gernespleda Project Address 5300 Carrillo St.


- Comments: 1. We need to know if the ~~number~~^{number} of students is going to change (the school is on outside sewer connection agreement, so if there is a population increase they must contact the Utility Director Jorge Acevedo).
2. If the number of students changes a trip generation summary letter will have to be provided to compare existing vs proposed trips.
3. Traffic Calming alternatives to be discussed with Public Works and Police Department Sta AP.

CITY OF CORAL GABLES

- MEMORANDUM -

TO: CHARLES WU
DEVELOPMENT SERVICES ACTING
DIRECTOR
DEVELOPMENT REVIEW COMMITTEE
(DRC) CHAIRMAN

DATE: FEBRUARY 23, 2017

FROM: CATHERINE J. CATHERS 
ARTS & CULTURE SPECIALIST
HISTORICAL RESOURCES AND
CULTURAL ARTS DEPARTMENT

SUBJECT: DEVELOPMENT REVIEW
COMMITTEE
ART IN PUBLIC PLACES REVIEW
SCHOOL BOARD OF MDC, HENRY S.
LABORATORY SCHOOL
DRC LEVEL 2 APPLICATION
DR-17-02-1041

The Historical Resources and Cultural Arts Department/Art in Public Places program has reviewed the “Henry S. Laboratory” application package submitted for DRC review.

An Art in Public Places Statement was included in the packet stating the project is “. . . a public entity and not a project by a private developer or municipality, this project will not be contributing the Art Acquisition Fund.”

We consulted with the City Attorney’s Office and received the following response:

Section 3-2102 of the City’s Zoning Code provides that “[t]he Art in Public Places Program applies to Municipal and Non-Municipal Construction Projects.” *Municipal Construction Projects* are defined in Sec. 3-2106 as “*any remodel project over \$100,000 or new construction project to the extent paid for wholly or in part by the City or other governmental entity*, regardless of the sources of the monies, for any public buildings, public decorative structures, public parking facilities and parks” (emphasis added).

Because the project is a remodel project over \$100,000 to be paid for wholly or in part by Miami-Dade County Public Schools, a governmental entity, for a public building, it is a Municipal Construction Project and thus, the AiPP applies.

CITY OF CORAL GABLES

- MEMORANDUM -

TO: Development Review Committee (DRC) meeting minutes and record **DATE:** February 24, 2017

FROM: Ramon Trias,
DRC Chairman **SUBJECT:** "Henry S. West Laboratory School Addition" Development Services Department Comments

The Development Services Department has reviewed the application package for the Henry S. West Laboratory School Addition submitted for DRC courtesy review. The applicant's request is for site plan review. The Development Services Department has the following comments:

- A. The Miami-Dade County School Board is proposing a new 1-story building with no added parking as an addition to the existing "Henry S. West Laboratory School" and has submitted an application for DRC courtesy review pursuant to Section 6.2 of the Miami-Dade County School Board Interlocal Agreement. If the current proposal is altered in the future it will require DRC review as a new site plan.
- B. The Applicant and Application must comply with the requirements of the Amended and Restated Miami-Dade County School Board Interlocal Agreement.
- C. The property's Zoning and Future Land Use Map designations are not consistent with other Miami-Dade County School Board properties (i.e. Special Use zoning designation and Educational Use land use designation). The existing school may be a non-conforming use and may require additional review by Staff and City Commission.
- D. Building Director comments. Building Director comments are provided as Attachment A.
- E. Concurrency Administrator comments. Concurrency Administrator comments are provided as Attachment B.

Attachments:

- A. Building Director comments.
- B. Concurrency Administrator comments.

cc: (via email)
Charles Wu, Assistant Development Services Director
Dona Spain, Historical Resources and Cultural Arts Director
Jessica Keller, Assistant Public Works Director
Brook Dannemiller, Public Service Director
Kevin Kinney, Parking Director
Javier Betancourt, Economic Development Director
Brian Lawrence, Police Department
Chester Oms, Fire Department
Catherine Cathers, Arts & Culture Specialist
William Miner, Building Director
Manuel Lopez, Building Official
Carlos Mindreau, City Architect
Sebrina Brown, Concurrency Administrator

Building Division Comments
Development Review Committee
February 24, 2017

Henry Lab School Addition
5300 Carillo Street (DR-17-02-1041):

1. The proposed project is a single story classroom building (8,000sf) replacing small ancillary buildings and hardcourts.
2. Consider master planning the entire site to identify locations for other future additions.
3. The new hardcourts seem randomly placed and a missed opportunity for creating a large outdoor assembly area.
4. Fire should confirm that fire truck access to the central courtyard is maintained
5. Circulation spaces at restrooms are only partially enclosed. Will classes be disrupted by restroom use?
6. New glazing and doors must be impact resistant for wind forces up to 175mph.
7. As presented the project falls below the threshold of the Green Building Ordinance.

February 26, 2016

DRC CONCURRENCY COMMENTS:

DR #: 17-02-1041

PROJECT NAME: HENRY WEST LABORATORY ELEM. SCHOOL

JOB ADDRESS: 5300 CARILLO STREET

REVIEWER: SEBRINA BROWN, CONCURRENCY ADMINISTRATOR

PHONE NUMBER: (305) 460-5236

E-MAIL ADD.: SBROWN@CORALGABLES.COM

COMMENTS:

- CONCURRENCY HAS NO COMMENTS AT THIS TIME.

Sebrina Brown

Concurrency Administrator

City Of Coral Gables

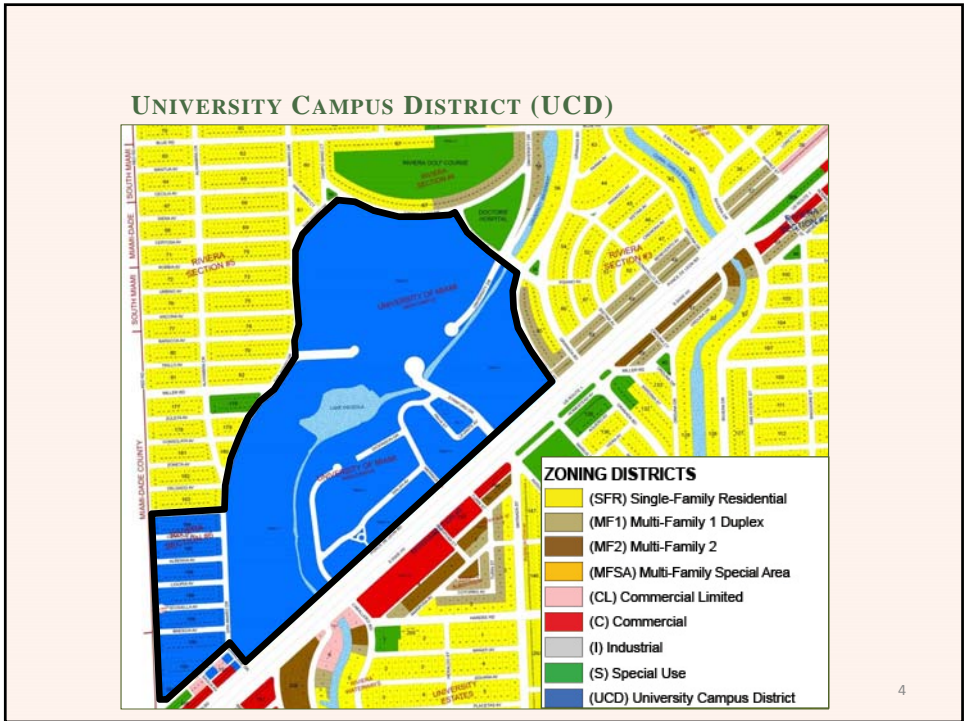
Development Services Department

Planning & Zoning Department

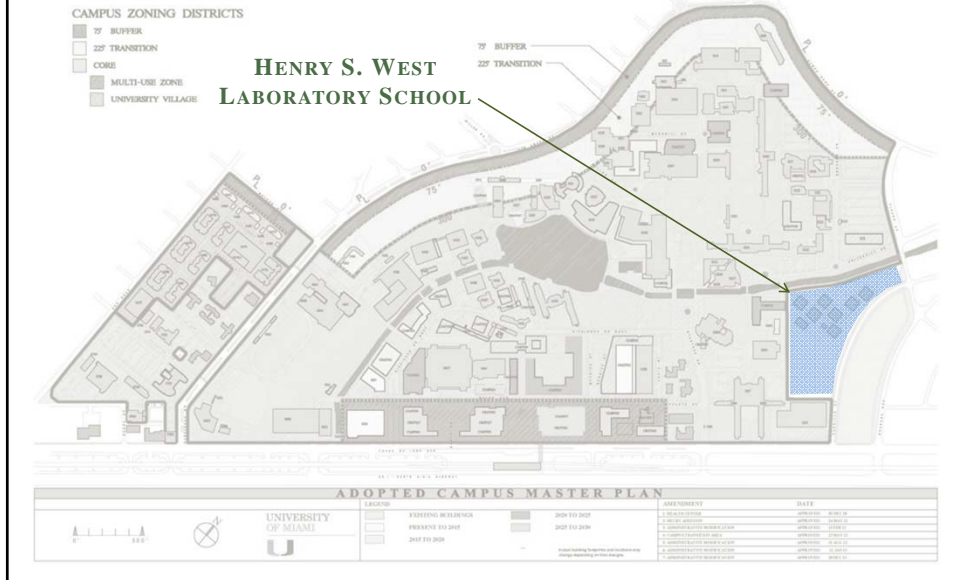
427 Biltmore Way, 2nd Floor

PH: 305-460-5236

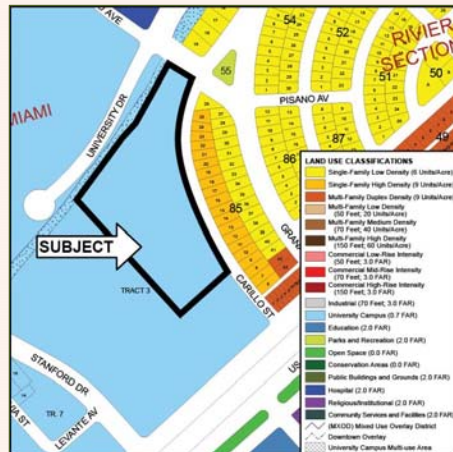
E-Mail Add.: Sbrown@coralgables.com



ADOPTED CAMPUS MASTER PLAN



EXISTING FUTURE LAND USE MAP



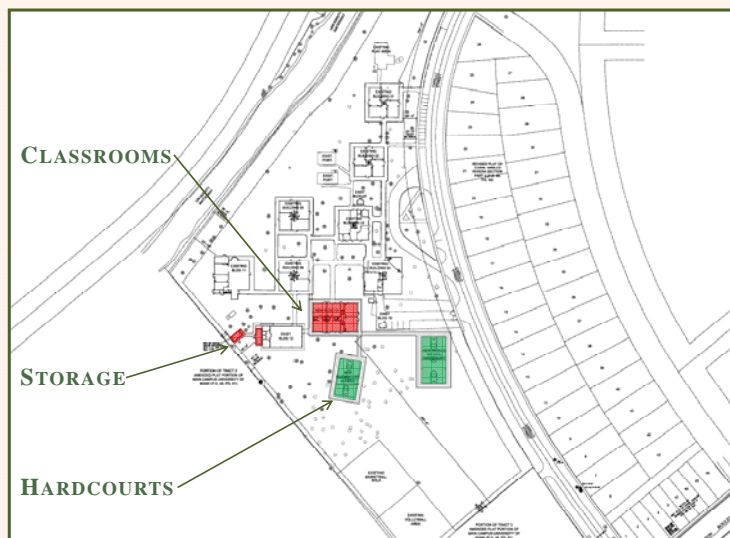
EXISTING ZONING MAP



REQUEST:
UNIVERSITY CAMPUS
DISTRICT MODIFICATION TO
THE ADOPTED CAMPUS
MASTER PLAN

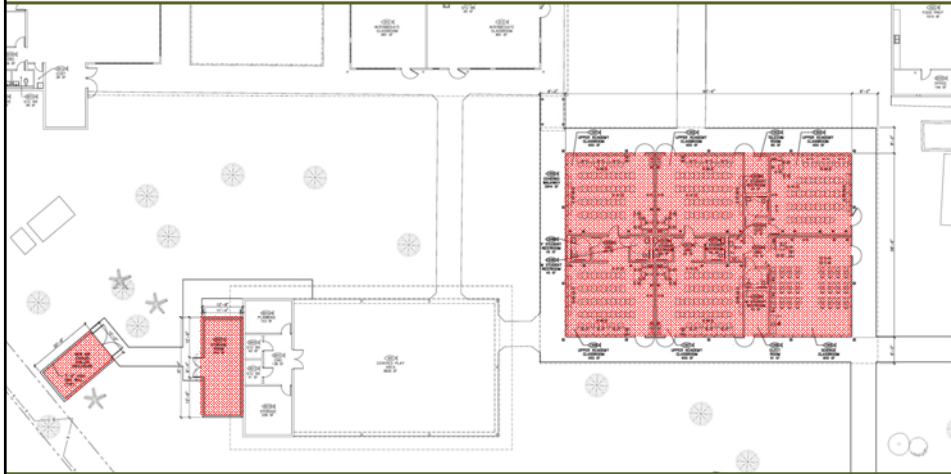
7

ADDITIONAL CLASSROOMS, HARDCOURTS, AND STORAGE



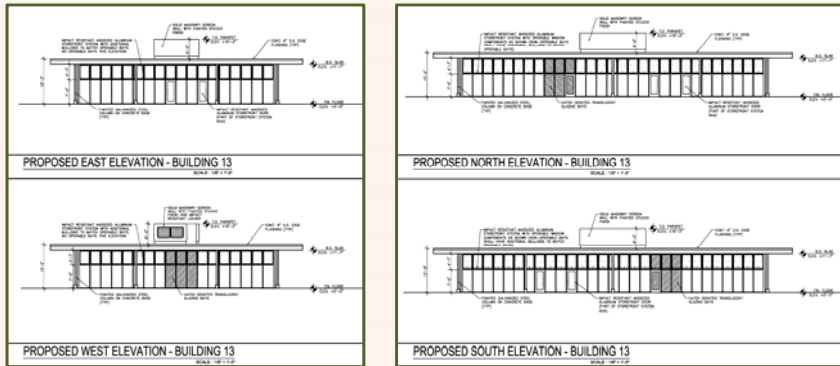
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ADDITIONAL CLASSROOMS



9

ADDITIONAL CLASSROOMS

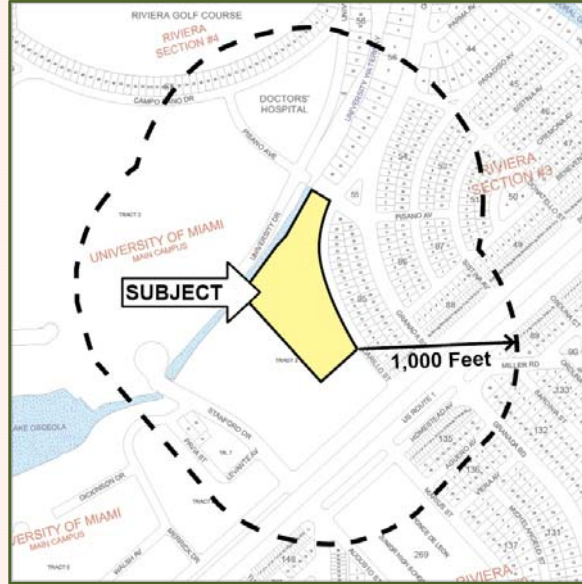


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REVIEW TIMELINE	
1	DEVELOPMENT REVIEW COMMITTEE: 02.24.17
2	BOARD OF ARCHITECTS: 08.03.17 – DEFERRED APPROVAL
3	CITY STAFF MEETING REVIEW: 07.28.17
4	PLANNING & ZONING BOARD: 08.09.17
11	

STAFF REVIEW			
DEPARTMENT	DRC 02.24.17	STAFF MEETING 07.28.17	COMMENTS PROVIDED?
HISTORICAL	X	X	YES
PARKING			
LANDSCAPE	X	X	YES
CONCURRENCY	X	X	YES
POLICE	X	X	YES
FIRE	X	X	YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA			YES
PLANNING	X	X	YES
BUILDING	X	X	YES
ECONOMIC	X		YES
12			

LETTERS TO PROPERTY OWNERS (1,000 FT)



13

PUBLIC NOTIFICATION

PUBLIC NOTIFICATION	
1 TIME	LETTERS TO PROPERTY OWNERS PZB
2 TIMES	PROPERTY POSTING BOA, PZB
2 TIMES	WEBSITE POSTING BOA, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

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REQUEST: CAMPUS PLAN MODIFICATION

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS** OF THE APPLICATION FOR UNIVERSITY CAMPUS DISTRICT MODIFICATION TO THE ADOPTED CAMPUS MASTER PLAN.

THE STANDARDS IDENTIFIED IN ZONING CODE SECTION 3-408 FOR CONDITIONAL USE REVIEW ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.**

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CONDITIONS OF APPROVAL:

1. DEMOLITION OF ANY BUILDING SHALL OBTAIN APPROVAL FROM THE HISTORICAL RESOURCES AND CULTURAL ARTS DEPARTMENT.
2. A PICK-UP/DROP-OFF CIRCULATION PLAN, AND PARKING MANAGEMENT PLAN, SHALL BE SUBMITTED AND OBTAIN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.
3. AN ADDITIONAL CROSSING GUARD SHALL BE OBTAINED AT THE EXPENSE OF THE APPLICANT.

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*Henry S. West
Laboratory School*

5300 CARILLO STREET

UNIVERSITY CAMPUS
DISTRICT MODIFICATION TO
THE ADOPTED CAMPUS
MASTER PLAN

PLANNING AND ZONING BOARD
AUGUST 9, 2017

