

11.09.2010 City Commission - Gulliver Academy Conditions of Approval

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1 Staff Recommendation

2 The Planning Department recommends the following:

3

4 1. Approval of the Planned Area Development (PAD) assignment.

5 2. Approval of the Site Plan and/or amendment to the previously approved Gulliver Academy

6 Master Campus Site Plan to allow for new classrooms, pavilion building, gymnasium,

7 baseball field house and other miscellaneous improvements subject to conditions of approval

8 referenced and provided herein.

9 3. Approval of the following encroachments:

10 a. Campamento Drive. Up to a maximum of eight (8) feet into the right-of-way for paving
to accommodate the proposed private drive as referenced on the site plan.

11 b. Old Cutler Road and Red Road rights-of-ways. Miscellaneous curbing, paving,
landscaping, etc as referenced on the site plan

12 Approval is subject to submission of all necessary documentation to provide for applicable

13 easements subject to City Attorney review and approval. All costs associated with the

14 encroachments shall be borne by the applicant.

15 4. Approval of a Zoning Code text amendment to Appendix A – Site Specific Zoning
Regulations, Section A-6, Avocado Land Company Subdivision – Tract 7 as follows:

16 a. Minimum 75'-0" side setback along the south property line (Campamento Drive) for the
proposed natatorium. All other proposed future structures along the south property line
shall adhere to the required 80"-0" setback.

17 b. Minimum 40'-0" setback along the north property line for the proposed gymnasium and
baseball field house. All other proposed future structures along the north property line
shall adhere to the required 100"-0" setback

18 3. Denial of the reduction in the required 80'-0" setback (provided per the Zoning Code Site
Specific provisions, Appendix A, Section A-6, Avocado Land Subdivision – Tract 7) along the
south side (Campamento Avenue) for the placement of the natatorium facility.

29 Staff Recommended Conditions of Approval

30 In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code and

31 other applicable City provisions, the recommendation for approval of the ~~Ordinance with the~~

32 ~~removal of the natatorium~~ is subject to all of the following conditions of approval:

33

34 1. Application/supporting documentation. Construction of the ~~proposed~~ project shall be in

35 conformance with the following:

36 a. Application package on file within the Planning Department and submitted to the City
Commission dated 10.25.2010.

37 b. Modification to the application and all the plans providing for the removal of the
natatorium. This updated information shall be provided within 30 days of approval.

38 c. Site plans, building elevations and building program prepared by Gill-McGraw Architects,
LLP, dated 08.2009, revised on 03.08.10.

39 d. Traffic Study prepared by David Plummer and Associates, dated May 2010.

40 e. "Gulliver Academy On-Campus Traffic Report" provided with submitted application, dated
09.22.06.

41 f. "Gulliver Academy Special Events Traffic Management Plan" prepared by David
Plummer and Associates, dated 05.18.10.

42 g. Improvements and/or conditions contained herein, unless otherwise specified herein,
shall be completed prior to receipt of final Certificate of Occupancy (CO).

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- 1 g. All representations and exhibits as prepared and provided to the Planning Department as
2 a part of the application submittal package date stamped 07.08.10.
3 b. All representations proffered and accepted by the applicant's representatives provided
4 during public hearing review.
- 5 2. Implementation of all conditions of approval. Unless specific otherwise herein, all the All
6 conditions of approval indicated by shaded text shall be in effect or implemented at the
7 commencement of the Gulliver Academy 2011-2012 school year, within 180 days of City
8 Commission approval. The perimeter landscaping as identified in condition 8 shall be
9 submitted to the City within 90 days of City Commission approval and shall be installed
10 within 30 days of issuance of applicable permits or shall be completed prior to issuance of
11 the Certificate of Occupancy any building permit for any building referenced on the
12 application or whichever occurs first.
- 13 3. General.
 - 14 a. Restrictive covenant. Within 30 days of City Commission approval of the site plan, the
15 property owner, its successors or assigns shall submit a Restrictive Covenant for City
16 Attorney review and approval outlining all conditions of approval required by the City
17 Commission. Failure to submit the draft Restrictive Covenant within the specified time
18 frame shall render the approval void unless said time frame for submittal of the draft
19 Restrictive Covenant is extended by the City Attorney after good cause as to why the
20 time frame should be extended.
 - 21 b. Revisions to approved PAD site plan. Administrative approval of minor amendments to
22 the approved PAD site plan as permitted in Zoning Code Section 3-508(A) shall only
23 apply to changes less than twenty percent (20%) for floor area, lot coverage and the
24 change in location of individual buildings. All other changes, including changes in floor
25 area, including maximum height, minimum setbacks, total campus square footage,
26 required on-site parking and maximum student enrollment shall be considered major
27 amendments and subject to review and consideration at public hearings in accordance
28 with Section 3-508(B) of the Code.
 - 29 c. 04.28.1995 Gables-by-the-Sea Road Closing Agreement. The applicant shall complete
30 the necessary changes and secure all applicable agency approvals to modify the existing
31 04.28.1995 Gables-by-the-Sea Road Closing Agreement pursuant to the conditions of
32 approval referenced and contained herein.

34 4. School use and operations.

- 35 a. General.
 - 36 1) Future Board of Architects review. Plans for each individual building and/or additions
37 shall be submitted to the Board of Architects for architectural and design review prior
38 to issuance of any building permit.
 - 39 2) Shared use. Shared use of all on-campus facilities shall only be permitted with
40 students and scholastic activities from other Gulliver Academy affiliated campuses.
41 schools. The use of any school facilities by outside vendors or for commercial
42 purposes such as renting, leasing, or allowing third parties unaffiliated with the
43 operations of the school is prohibited.
 - 44 3) School public information liaison/point of contact. A specific point of contact person of
45 Gulliver Academy shall be selected to serve as the single point of contact for the
46 neighborhood, surrounding properties and public inquiries. The purpose of the
47 contact is to provide a vehicle for exchange of information between all parties. The
48 Gulliver Academy point of contact person's name(s), email(s), mailing address(es)
49 phone, and hours of availability shall be provided to all City of Coral Gables property

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1 owners, within 1,000' of the property and City of Coral Gables neighborhood
2 association(s) and Village of Pinecrest adjoining neighborhood association(s) point of
3 contact(s) within 1,000' of the property. This notice shall be provided prior to the date
4 the City issues the final certificate of completion for the improvements provided for
5 herein and thereafter on an annual basis prior to the start of each school year.
6 Verification of the notification shall be provided to the Planning Department within the
7 time frame required herein and on an annual basis.

8 4) Construction programming. No construction access or vehicles shall be permitted at
9 any time along any portion of Campamento Avenue or Bernal Street rights-of-ways.
10 There shall be no construction staging or storage of construction materials within 100'
11 of Campamento Avenue or 475' feet of Bernal Street right-of-ways. All construction
12 shall observe City Code allowable hours of construction per City Code Sec. 105-26,
13 as amended (M – F, 7:30 a.m. to 6:00 p.m.) with no construction permitted on
14 Saturdays. Per City procedures, a plan for specific construction and materials
15 staging procedures shall be submitted to the Building Department for review and
16 approval. reviewed and approved by the Building and Zoning Director.

17 b. Student mix and population.

18 1) Student mix. Gulliver Academy shall be operated as a Pre-kindergarten through
19 eighth grade school.
20 2) Maximum student enrollment. Maximum student capacity shall remain at 1,162
21 students.
22 3) Annual report on student enrollment. Gulliver Academy shall submit to the City an
23 executed affidavit each year within 30 days after the first day of the school year,
24 identifying and attesting to the number of students enrolled for the academic school
25 year in total and by grade.

26 c. Use of facilities.

27 1) Athletic fields. There shall be no activities, events or any other use of the athletic
28 fields between sunset and sunrise. No fixed or moveable bleachers shall be
29 permitted on the athletic fields, except for the 176 fixed bleacher seats provided
30 within the main baseball facility building.
31 2) Tennis courts. There shall be no use of the tennis courts between sunset and
32 sunrise.
33 3) Athletic equipment. Only athletic equipment associated with the specific athletic event
34 shall be permitted on the athletic fields. The storage of equipment, machinery or
35 other non-athletic related items on the athletic fields in open view shall not be
36 permitted.
37 4) After school hours activities. The use of the athletic facilities between the hours of
38 6:00 p.m. and 8:00 a.m. for uses other than for school sponsored events shall be
39 prohibited.

40 d. Special events and athletic events.

41 1) Event permit(s) required. All school events where 216 or more vehicles are
42 anticipated shall secure a special events permit from the City's Special Events
43 Committee. A tentative schedule of school events shall be submitted to the City 30
44 days prior to each school year to determine which events necessitate future
45 application and review by the Special Events Committee.
46 2) Event parking. All parking for events shall be entirely accommodated on campus and
47 shall not be permitted off-site. The "F" lot (south parking lot along Campamento
48 Avenue) shall not be utilized by patrons attending events. This parking area shall
49 only be utilized for parking by school administrators, employees, athletic support

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1 staff. The area shall not be utilized as a staging or storage area for any events. The
2 intent use of this parking area shall remain as vehicle storage/parking.

3 3) Event traffic management plan. Gulliver Academy shall be required to implement the
4 recommended traffic management requirements for each event type identified in the
5 "Gulliver Academy Special Events Traffic Management Plan", prepared by David
6 Plummer and Associates, and dated 05.18.10.

7 4) Event signage. Temporary directional signage may only be posted the day of the
8 special event, and must be taken down within twenty-four (24) hours after the end of
9 the event. d.

10 5. Traffic and traffic circulation.

11 a. Existing traffic circulation and school operations. As proffered by Gulliver Academy, the
12 on-campus traffic flow that have been proposed and implemented by Gulliver Academy
13 per the "Gulliver Academy On-Campus Traffic Report" dated 09.22.06 shall remain in
14 effect on all days that the school in session. In summary, this report provides for the
15 following:

16 1) Staggered drop-off and pick-up times.
17 2) Additional internal traffic lanes, including convertible lanes and drive thru lanes.
18 3) Additional lane painting to improve flow and clarity.
19 4) Use of "F" (South) Parking Lot (accessed from Campamento Avenue), including
20 installation and use of automatic gate and arrival and dismissal procedures for
21 families residing in the Gables by the Sea community.
22 5) Prohibit all buses and vans from using "F" (South) Parking Lot for student drop-off
23 and pick-up.
24 6) Utilize off-duty police officers to monitor vehicles arriving and leaving campus during
25 arrival and dismissal times, and to assist with traffic on Old Cutler Road.
26 7) Use of pick-up cards and vehicle permits to improve safety and efficiency at dismissal
27 time.

28 a.b. Student drop-off and pick-up. The existing student drop-off and pick-up operations shall
29 incorporate the following changes as recommended in the "Gulliver Academy Traffic
30 Study" prepared by David Plummer and Associates, dated May 2010:

31 1) Supervisors assisting with drop-off and pickup shall wear a safety vest.
32 2) During the pick-up period, Grades 3 and 4 shall use the G-Circle to make better use
33 of the existing queuing area.
34 2) Off-campus parking and walk-ups along Old Cutler Road shall be prohibited. Traffic
35 modifications. As recommended in the "Gulliver Academy Traffic Study" prepared by
36 David Plummer and Associates, dated May 2010, Gulliver Academy shall initiate and
37 work with Miami-Dade County to study and implement signal timing adjustments
38 required at the intersection of Old Cutler Road / SW 120 Street to alleviate eastbound
39 left turn morning delay.

40 b.c. Supplemental traffic management. The applicant shall provide one (1) additional police
41 officer for traffic management during the morning hours at the intersection of Old Cutler
42 and S.W. 128th Avenue intersection.

43 6. Parking.

44 a. Faculty and staff. Only school faculty and staff shall be permitted to park in the "F"
45 (South) Parking Lot. Parking shall be prohibited to all visitors, parents and attendees of
46 special events or athletic events.

47 b. Visitors. All visitors, parents and attendees of special events or athletic events shall be
48 required to park in the parking lots located on the north side of the campus.

49 c. Vehicle access. Vehicular curb cuts, access or other means of vehicular access onto the

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1 athletic fields from Campamento Avenue and Bernal Street right-of-ways shall be
2 prohibited. [REDACTED]

3 d. Campamento Avenue and Bernal Street right-of ways. No Gulliver Academy vehicle
4 parking, storage or standing (temporary or permanent) shall be permitted along any
5 portion of the Campamento Avenue or Bernal Street right-of-ways. Where not currently
6 posted, the appropriate City "No parking" signage shall be installed as required and
7 determined by the Parking Director. Gulliver Academy shall be responsible for all costs
8 associated with the installation of all signage. [REDACTED]

9 7. On and off-site improvements. Gulliver Academy shall be responsible for the installation and
10 all costs and permitting from all applicable agencies (i.e., City, Miami-Dade County)
11 associated with the installation of the following improvements.

12 a. Old Cutler Road right-of-way-northern triangle. In addition to the improvements as shown
13 on the site plan, Gulliver Academy shall complete the following improvements within the
14 existing large triangle of Old Cutler Road:

15 1) Remove the landscaping and irrigation currently installed within this area.
16 2) Install non-mountable curbing around the entire perimeter of the triangle. The intent
17 is to prohibit parking in this area.
18 3) Sod the entire area.
19 4) Install no parking signs within the sodded area. Location and number of signs shall
20 be subject the Parking Director approval.

21 b. Old Cutler Road ROW. Install no parking signs approximately 300 feet north of the
22 Gulliver Academy entrance along the east side of Old Cutler Road north of the school.
23 Location and number of signs shall be subject the Parking Director approval.

24 c. Red Read ROW. Install no parking signs along the both sides of Red Read ROW in front
25 of the school. Location and number of signs shall be subject the Parking Director
26 approval.

27 d. Parking. The forty two (42) additional on-site parking spaces located at the east end of
28 the north parking lot shall be constructed of structural turf block or similar "green"
29 material, and shall only be used as needed for overflow parking.

30 8. Landscaping. Prior to the issuance of a Certificate of Occupancy for any new building or
31 addition provided as a part of this approval, the following conditions shall be adhered to
32 and/or implemented:

33 a. Landscape materials. Install the following landscaping:

34 1) Campamento Avenue perimeter property line - inside existing fence line. Install a
35 continuous hedge to supplement the existing Surinam cherry "Eugenia uniflora"
36 hedge from the 100 foot setback line of Red Read to edge of Lot F/outdoor storage
37 area. The existing hedge and new hedge shall be maintained and permitted to
38 mature to a minimum of twelve (12) feet.

39 2) Campamento Avenue north right-of-way area (between existing paving surface and
40 Gulliver property line).
41 • Addition of seven (7), sixteen (16) foot shade trees to supplement the existing
42 everstory tree buffer.

43 • Addition of a continuous hedge from the 100 foot setback line of Read Read to
44 the Bernal Street west right-of way line.

45 3) Bernal Street west right-of-way area (between existing paving surface and Gulliver
46 property line).
47 • Addition of three (3), sixteen (16) foot shade trees to supplement the existing
48 everstory tree buffer.

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1 • ~~Addition of a continuous hedge from Campamento Avenue to the north property~~
2 ~~line of Gulliver parcel.~~
3 4) ~~Red Road west right-of-way landscaping (between the existing paving surface and~~
4 ~~existing single family residence). Install six (6), sixteen (16) foot shade trees and~~
5 ~~continuous hedge from the southern driveway entrance of the single family residence~~
6 ~~north to the first exit of Read Road to Old Cutler Road.~~

7 The ~~selection of plant materials, plant material spacing, installation height, etc. to satisfy~~
8 ~~the above requirements shall be subject to review and approval of the Public Service~~
9 ~~Director.~~

10 9.b. Landscaping and landscape maintenance. ~~All landscaping as referenced on landscape plan~~
11 ~~shall be installed within 30 days of issuance of the Certificate of Use for the proposed private~~
12 ~~access drive. The applicant shall be responsible in perpetuity for all the maintenance and~~
13 ~~upkeep of all landscaping and grassed areas (except trees) on the Red Road (adjacent to~~
14 ~~the front entrance), north side of Campamento Avenue, and west side of Bernal Avenue~~
15 ~~right-of-ways in perpetuity. This shall include removal of trash and debris. The existing and~~
16 ~~proposed hedges along the Campamento Avenue right-of-ways from Red Road to the~~
17 ~~existing western edge of the existing playfields shall be maintained and permitted to mature~~
18 ~~to a minimum height of twelve (12) feet.~~

19 10.9. Campamento Avenue right-of-way and Lot "F" (South) parking area.

20 b. Access. Prior to the commencement of the Gulliver Academy 2011-2012 school year the
21 following shall be completed:

22 1) The existing vehicular access point on Campamento Avenue shall be closed.
23 2) The gate shall be removed.
24 3) All driveway pavement from the existing Campamento Avenue roadway paving edge
25 to the Gulliver Academy property shall be removed.
26 4) The construction of an private access drive from Red Road to the south side of the
27 property shall be completed, operational and approved by the City to allow for the
28 emergency access, delivery of goods and services, teacher and administration
29 parking to the south side of the property. In association with the submittal of the
30 Restrictive Covenant required herein, the applicant shall submit the necessary
31 easements or other documentation to the City Attorney for review and approval
32 providing for the access drive.

33 5) The Red Road gate shall include a "knox box" mechanism or other mechanism to
34 allow for emergency access. The type of mechanism, location, etc. is subject to Fire
35 Department review and approval.
36 6) Installation of a five (5) foot gate (with lock) east of the proposed natatorium and west
37 of Bernal Avenue right-of-way (adjacent to the baseball fields) that provides access
38 to/from the Campamento Avenue right-of-way for maintenance equipment to maintain
39 the adjoining right-of-ways. This gate shall remain closed and locked at all times
40 except during maintenance.

41 c. Gate height and screening. Install a ten (10) foot high, 100% opaque and to replace the
42 existing gate. The gate shall include articulation subject to the City Architects review and
43 approval.
44 d. Use of gate. The access gate from Campamento Avenue into "F" (South) Parking area
45 shall remain closed at all times, except the gate may be opened to allow entrance and
46 exit of service and deliver vehicles, faculty, staff, authorized students in accordance with
47 the operational schedule provided by Gulliver School with the submitted application and
48 on file with the Planning Department.
49 e. Gate access. The gate may only be opened on demand to allow entrance and exit of

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1 service and deliver vehicles, faculty and staff by the use of mechanism and cards (radio
2 transmitters), or under the operation and supervision of a Gulliver Academy employee.
3 The gate must be closed after the vehicle has passed through the gate.

4 **b.e.** Student drop-off and pick-up. Student drop-off and pick-up shall be prohibited from
5 Campamento Avenue and Bernal Street right-of-ways onto any portion of the property.
6 Only students of families residing in Gables By The Sea shall access the campus
7 through the Campamento Avenue gate. Drop-off shall occur Monday through Friday
8 between 7:30 7:45 a.m. and 8:30 a.m., and pick-up shall occur Monday, Tuesday,
9 Thursday and Friday between 3:30 p.m. and 3:45 p.m. and Wednesday between 2:40
10 p.m. and 2:55 p.m. The gate shall remain closed and may remain open during all drop-off
11 and pick-up times, but shall be manned and supervised by a Gulliver Academy employee

12 **c.f.** Staging of delivery and service vehicles. No queuing, or waiting of delivery/service
13 vehicles or delivery of goods and services for Gulliver Academy shall occur at any time on or
14 along the Campamento Avenue and Bernal Avenue right-of-ways. All staging of delivery and
15 service vehicles shall be within the "F" (South) Parking Lot. The school shall implement
16 appropriate measures with delivery vendors to adhere to these provisions.

17 **g.** Deliveries shall be permitted pursuant to previously established 04.28.1995 Gables by-
18 the Sea Road Closing Agreement.

19 **d.g.** Trash facilities. All trash facilities (i.e. dumpsters) shall be contained within perimeter
20 opaque fencing and gate a minimum around the entire dumpster. The fencing and gate
21 shall be a minimum of one foot above the height of the dumpster facility. The dumpster
22 facility gate shall be closed at all times except during pickup.

23 **e.h.** Outdoor storage.

24 1) Storage of material, kitchen support material, etc are permitted within the storage
25 area however shall be maintained in a neat and orderly manner.
26 2) No storage or material or other items shall be permitted within the parking lot. The
27 use of the lot shall be for the purposes of storing vehicles.

28 **11.40. Drainage.** Prior to the issuance of a Certificate of Occupancy for either the gymnasium or
29 natatorium, Gulliver Academy shall prepare and implement a storm water
30 management/drainage plan for the entire property pursuant to SFWMD requirements to
31 ensure all storm water is retained on-site, and there is no drainage off-site. The plan shall be
32 subject to Public Works Department review and final approval subject to all applicable city,
33 local, state, etc. requirements.

34 **12.44 Other requirements.**

35 **a.** Lighting.

36 1) Lighting of the athletic fields, open areas, parking areas shall be prohibited.
37 2) Off-site lighting saturation and/or dispersion shall be prohibited from any portion of
38 the facility property onto neighboring properties. Lighting standards for parking lots
39 and within the core of the campus shall require review and approval by the Board of
40 Architects. Required low level safety and/or emergency lighting shall be exempt from
41 these provisions.

42 **b.** Amplified speakers. No fixed outside amplified speaker/announcer equipment shall be
43 permitted within 100 feet of Campamento Avenue or 275 feet of Bernal Street.