



**City of Coral Gables  
CITY COMMISSION MEETING  
August 29, 2017**

**ITEM TITLE:**

**Resolution. University Campus District Modification.** 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 an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 08.09.17 meeting provided no recommendation due to insufficient application (vote: 6 - 0).

**BRIEF HISTORY:**

The request being reviewed is for conditional use approval of the expansion of Henry S. West Laboratory School, including 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 City Attorney has opined that a balancing of interests test should be applied consistent with applicable appellate case law and will provide this opinion on the record at the beginning of the hearing.

The request is 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 scope of work includes a new one-story, 8,000 square foot addition of classrooms; demolition of 670 square feet of storage buildings; new 400 square foot storage addition attached to the existing Physical Education shelter; and additional hardcourts. An application for modification to the adopted Campus Master Plan requires public hearing review with a recommendation provided by the Planning and Zoning Board and City Commission approval.

The Board of Architects was unable to complete the preliminary review of the application and deferred the proposal due to incomplete drawings and information.

The Planning and Zoning Board provided no recommendation due to insufficient information provided in the application, such as the current and projected number of students and faculty associated with the classroom addition and a traffic study that analyzes the current and projected traffic circulation including vehicular stacking, pick-up/drop-off, parking management. These requested materials and other comments have included in the Resolution's conditions of approval.

The Miami-Dade County School Board was notified and invited to participate in the Board of Architects review on August 3, 2017, and the Planning and Zoning Board public hearing on August 9, 2017.

The draft Resolution with conditions of approval is provided as Exhibit A. Staff's report and recommendation with attachments is provided as Exhibit B. The comments and issues discussed by the Planning and Zoning Board at the meeting are provided as Exhibit C. The PowerPoint Presentation that will be presented by Staff is provided as Exhibit D.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
N/A		

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
08.03.17	Board of Architects	Deferred with comments.
08.09.17	Planning and Zoning Board	No recommendation due to insufficient application (vote: 6-0). Board provided additional conditions.

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
07.27.17	Courtesy notification.
07.27.17	Sign posting of property.
07.28.17	Planning and Zoning Board legal advertisement.
07.28.17	Posted Planning and Zoning Board agenda on City web page / City Hall.
08.04.17	Posted Planning and Zoning Board staff report on City web page.
08.25.17	City Commission meeting agenda posted on City web page.
08.18.17	City Commission legal advertisement of Resolution heading.

**EXHIBIT(S):**

- A. Draft Resolution.
- B. 08.09.17 Planning and Zoning Division Staff report and recommendation with attachments.
- C. Excerpts of 08.09.17 Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.