

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2017-214**

A RESOLUTION OF THE CITY COMMISSION 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.

**WHEREAS**, an Application was submitted requesting a modification to the adopted Campus Master Plan to Henry S. West Laboratory School on property 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; and

**WHEREAS**, after notice of public hearing duly published and courtesy notification of all property owners of record within one-thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on August 9, 2017 at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the Planning and Zoning Board's August 9, 2017 meeting, the Board provided no recommendation due to insufficient application (vote: 6-0);

**WHEREAS**, after notice of public hearing duly published, a public hearing was held before the City Commission on August 29, 2017, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for conditional use as required by the Zoning Code and including careful consideration of written and oral comments by members of the public;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:**

**SECTION 1.** The foregoing "**WHEREAS**" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

**SECTION 2.** The proposed conditional use to modify the adopted Campus Master Plan for the proposed addition at Henry S. West Laboratory School on property 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 shall be and is hereby approved subject to all of the following conditions:

1. Applicant shall adhere to the provisions and process set forth by the Coral Gables Zoning Code, including, but not limited to, required application materials, Art in Public Places requirements, and the Board of Architects review.
2. Demolition of any building shall obtain approval from the Historical Resources and Cultural Arts Department.
3. A traffic impact study shall be provided and reviewed by the City of Coral Gables to include any and all traffic circulation mitigation measures including, but not limited to, vehicular stacking, pick-up/drop-off, and parking management which include current and projected amount of students and staff to be reviewed by the City of Coral Gables and implemented by the applicant.
4. An additional crossing guard shall be obtained during the school year at the expense of the applicant.

**SECTION 3.** This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

**SECTION 4.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS ELEVENTH DAY OF JULY, A.D., 2017.

(Moved: Valdes-Fauli / Seconded: Quesada)

(Yeas: Quesada, Keon, Lago Mena, Valdes-Fauli)

(Unanimous: 5-0 Vote)

(Agenda Item: F-5)


APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

  
For WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
CRAIG E. LEEN  
CITY ATTORNEY