City of Coral Gables
Planning Department Staff Report

To: Planning and Zoning Board Members

From: Planning Department

Date: July 14, 2010
July 21, 2010 – Updated based upon July 14, 2010 Meeting
September 15, 2010

Subject: **Application No. 09-09-092-P. Planned Area Development (PAD) assignment and Site Plan Review.** An Ordinance of the City Commission of Coral Gables requesting Planned Area Development (PAD) assignment, pursuant to Zoning Code Article 3, Division 5, site plan review and an amendment to the previously approved Gulliver Academy Master Campus Site Plan to allow for new classrooms, pavilion building, gymnasium, baseball field house, natatorium and other miscellaneous improvements within the confines of the existing property, located on Tract No. 7, Avocado Land Company Subdivision (12595 Red Road), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal description(s) and mapping on file in the Planning Department).

Staff Recommendation

The Planning Department recommends the following:
1. Approval of the Planned Area Development (PAD) assignment.
2. Approval of the Site Plan and/or amendment to the previously approved Gulliver Academy Master Campus Site Plan to allow for new classrooms, pavilion building, gymnasium, baseball field house and other miscellaneous improvements subject to conditions of approval referenced and provided herein.
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.

A brief summary of basis for approval and denial is provided below. Detailed analysis and Findings of Facts is provided on pages 8-22 of this report.

Summary of the basis for approval

Staff's support of application is based on compliance with the Comprehensive Plan (CP), Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented herein and the following considerations:
1. The City adopted a Master Site Plan for Gulliver Academy in 1998 (Ordinance No. 3341), and the type of uses and location of the uses shall remain the same as previously approved.
2. The student makeup remains as Pre -kindergarten – 8th grade and student enrollment is capped at 1,162 students per the 1998 approval.

3. Proposed new classroom buildings and additions to the existing facilities are placed throughout the core of the campus and represent the following net increase of only 5,380 sq. ft. more pursuant to 1998 approval.
4. Athletic activities and student assemblies were previously held outdoors and shall be moved indoors within the gymnasium/auditorium, which will result in an overall reduction in the noise created from these events.
5. Presently, no specific regulations or safeguards exist which govern the use and operations of the property to insure surrounding properties are not negatively impacted. The 1998 approval provided for only three (3) conditions:
   a. That the traffic mitigation measures recommended and presented in the traffic study are implemented.
   b. That a comprehensive parking study shall be prepared by the School and approved by the Planning Department.
   c. That a restrictive covenant shall be submitted to the City limiting the enrollment a Gulliver Academy to a maximum of 1,162 students.
6. This approval will provide numerous safeguards with the specific conditions which sets forth specific operational and use safeguards to allow for the operation of the facility in concert with surrounding properties. Refer to the conditions of approval provided herein. These conditions are similar, if not identical to other limitations that have been placed upon other church and school facilities within residential areas of the City.

Summary of the basis of denial

Staff's rejects a portion of the application based on noncompliance with the Comprehensive Plan (CP), Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented herein. In summary, the Planning Department does not support the reduction of the required 80'-0" setback along the south side of the school property based upon the following:

1. The introduction of structures into the 80'-0" setback encroachment directly across the street from existing single-family residences would have a negative impact. The setbacks should be maintained. The 80' – 0" setback was established in 1966 via Ord. 1571 and is presently quantified in the Zoning Code Site Specific provisions, Appendix A, Section A-6, Avocado Land Company Subdivision – Tract 7 which provides for the following:

   "Section A- 6 (B)
   1. Setbacks – Minimum side. Avenue Campamento-Eighty (80) feet minimum for a private school."

2. Approval of the reduction in setback would provide a precedent for the possible future introduction of other buildings along the entire Campamento Avenue property line into the 80"-0" setback area. At the present time, all existing buildings on the Campamento Avenue side have adhered to the required setback.

If the Planning and Zoning Board and the City Commission decides on the basis of the facts of the application, testimony, and evidence received to recommend approval of the applicant's development proposal including the natatorium, Planning Staff recommends the below listed conditions of approval.

Staff Recommended Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the Ordinance with eh removal of the natatorium is subject to all of the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
   a. 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.
   b. Site plans, building elevations and building program prepared by Gill-McGraw Architects, LLP, dated 08.2009, revised on 03.08.10.
   c. Traffic Study prepared by David Plummer and Associates, dated May 2010.
   d. "Gulliver Academy On-Campus Traffic Report" provided with submitted application, dated 09.22.06.
   e. "Gulliver Academy Special Events Traffic Management Plan" prepared by David Plummer and Associates, dated 05.18.10.
   ~~f. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO).~~
   f.~~g~~. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package date stamped 07.08.10.
   g.~~h~~.All representations proffered by the applicant's representatives provided during public hearing review.
2. Implementation of all conditions of approval. ~~Unless specific otherwise herein, all the~~ All conditions of approval indicated by shaded text provided herein shall be in effect within 180 days of City Commission approval (as applicable). The perimeter landscaping as identified in condition 8 shall be submitted to the City within 90 days of City Commission approval and shall be installed within 30 days of issuance of applicable permits. ~~or~~ All other improvements shall be completed prior to issuance of the Certificate of Occupancy ~~any building permit~~ for any building referenced on the application. ~~or whichever occurs first.~~
3. General.
   a. Restrictive Covenant. Within 30 days of approval of the adoption of the site plan, the property owner, its successors or assigns shall submit a Restrictive Covenant for City Attorney review and approval outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft Restrictive Covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
   b. Revisions to approved PAD site plan. Administrative approval of minor amendments to the approved PAD site plan as permitted in Zoning Code Section 3-508(A) shall only apply to changes less than twenty percent (20%) for floor area, lot coverage and the location of individual buildings. All other changes, including maximum height, minimum setbacks, total campus square footage, required on-site parking and maximum student enrollment shall be considered major amendments an subject to review and consideration at public hearings in accordance with Section 3-508(B) of the Code.
4. School use and operations.
   a. General.
      1) Future Board of Architects review. Plans for each individual building and/or additions shall be submitted to the Board of Architects for architectural and design review prior to issuance of any building permit.

2) Shared use. Shared use of all on-campus facilities shall only be permitted with students and scholastic activities from other Gulliver ~~Academy~~ affiliated campuses. ~~schools.~~ The use of any school facilities by outside vendors or for commercial purposes such as renting, leasing, or allowing third parties unaffiliated with the operations of the school is prohibited.
3) School public information liaison/point of contact. A specific point of contact person of Gulliver Academy shall be selected to serve as the single point of contact for the neighborhood, surrounding properties and public inquiries. The purpose of the contact is to provide a vehicle for exchange of information between all parties. The Gulliver Academy point of contact ~~persons~~ name(s), email(s), mailing address(es) phone, and hours of availability shall be provided to all City of Coral Gables property owners, ~~within 1,000' of the property and~~ City of Coral Gables neighborhood association(s) and Village of Pinecrest ~~adjoining~~ neighborhood association(s) point of contact(s) within 1,000' of the property. This notice shall be provided prior to the date the City issues the final certificate of completion for the improvements provided for herein and thereafter on an annual basis prior to the start of each school year. Verification of the notification shall be provided to the Planning Department within the time frame required herein and on an annual basis.
4) Construction programming. No construction access or vehicles shall be permitted at any time along any portion of Campamento Avenue or Bernal Street rights-of-way. There shall be no construction staging or storage of construction materials within 100' of Campamento Avenue or 475' feet of Bernal Street rights-of-way. All construction shall observe City Code allowable hours of construction per City Code Sec. 105-26 (M – F, 7:30 a.m. to 6:00 p.m.) with no construction permitted on Saturdays. Per City procedures, a plan for specific construction and materials staging procedures shall be reviewed and approved by the Building and Zoning Director.

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

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

d. Special events and athletic events.

1) Event permit(s) required. All school events where 216 or more vehicles are anticipated shall secure a special events permit from the City's Special Events Committee. A tentative schedule of school events shall be submitted to the City 30 days prior to each school year to determine which events necessitate future application and review by the Special Events Committee.
2) Event parking. All parking for events shall be entirely accommodated on campus and shall not be permitted off-site. The "F" lot (south parking lot along Campamento Avenue) shall not be utilized by patrons attending events. This parking area shall only be utilized for parking by school administrators, employees, athletic support staffed. The area shall not be utilized as a staging or storage area for any events. The intent use of this parking are shall remain as vehicle parking.
3) Event traffic management plan. Gulliver Academy shall be required to implement the recommended traffic management requirements for each event type identified in the "Gulliver Academy Special Events Traffic Management Plan", prepared by David Plummer and Associates, and dated 05.18.10.
4) Event signage. Temporary directional signage may only be posted the day of the special event, and must be taken down within twenty-four (24) hours after the end of the event. d.

5. Traffic and traffic circulation.
   a. Existing traffic circulation and school operations. As proffered by Gulliver Academy, the on-campus traffic flow that have been proposed and implemented by Gulliver Academy per the "Gulliver Academy On-Campus Traffic Report" dated 09.22.06 shall remain in effect on all days that the school in session. In summary, this report provides for the following:
      1) Staggered drop-off and pick-up times.
      2) Additional internal traffic lanes, including convertible lanes and drive-thru lanes.
      3) Additional lane painting to improve flow and clarity.
      4) Use of "F" (South) Parking Lot (accessed from Campamento Avenue), including installation and use of automatic gate and arrival and dismissal procedures for families residing in the Gables by the Sea community.
      5) Prohibit all buses and vans from using "F" (South) Parking Lot for student drop-off and pick-up.
      6) Utilize off-duty police officers to monitor vehicles arriving and leaving campus during arrival and dismissal times, and to assist with traffic on Old Cutler Road.
      7) Use of pick-up cards and vehicle permits to improve safety and efficiency at dismissal time.
   b. Student drop-off and pick-up. The existing student drop-off and pick-up operations shall incorporate the following changes as recommended in the "Gulliver Academy Traffic Study" prepared by David Plummer and Associates, dated May 2010:
      1) Supervisors assisting with drop-off and pickup shall wear a safety vest.
      2) ~~During the pick-up period, Grades 3 and 4 shall use the G-Circle to make better use of the existing queuing area~~.
      2)~~3)~~Off-campus parking and walk-ups along Old Cutler Road shall be prohibited. Traffic modifications. As recommended in the "Gulliver Academy Traffic Study" prepared by David Plummer and Associates, dated May 2010, Gulliver Academy shall initiate and work with Miami-Dade County to study and implement signal timing adjustments required at the intersection of Old Cutler Road / SW 120 Street to alleviate eastbound left turn morning delay.
   c. Supplemental traffic management. The applicant shall provide one (1) additional police officer to provide for traffic management during the morning hours at the intersection of Old Cutler and S.W. 128th Avenue intersection.

6. Parking.
   a. Faculty and staff. Only school faculty and staff shall be permitted to park in the "F" (South) Parking Lot. Parking shall be prohibited to all visitors, parents and attendees of special events or athletic events.
   b. Visitors. All visitors, parents and attendees of special events or athletic events shall be required to park in the parking lot located on the north side of the campus.
   c. Vehicle access. Vehicular curb cuts, access or other means of vehicular access onto the athletic fields from Campamento Avenue and Bernal Street shall be prohibited.
   d. Campamento Avenue and Bernal Street rights-of way. No vehicle parking, storage or standing (temporary or permanent) shall be permitted along any portion of the Campamento Avenue or Bernal Street rights-of-way. Where not currently posted, the appropriate City "No parking" signage shall be installed as required and determined by the Parking Director. Gulliver Academy shall be responsible for all costs associated with the installation of all signage.
7. On and off-site improvements. Gulliver Academy shall be responsible for the installation and all costs and permitting from all applicable agencies (i.e., City, Miami-Dade County) associated with the installation of the improvements.
   a. Old Cutler Road right-of-way-northern triangle. Complete the following improvements within the existing large triangle of Old Cutler Road:
      1) Remove the landscaping and irrigation currently installed within this area.
      2) Install non-mountable curbing around the entire perimeter of the triangle. The intent is to prohibit parking in this area.
      3) Sod the entire area.
      4) Install no parking signs within the area. Location and number of signs shall be subject the Parking Director approval.
   b. Old Cutler Road ROW. Install no parking signs approximately 300 feet north of the Gulliver Academy entrance along the east side of Old Cutler Road north of the school. Location and number of signs shall be subject the Parking Director approval.
   c. Red Road ROW. Install no parking signs along the both sides of Red Road ROW in front of the school. Location and number of signs shall be subject the Parking Director approval.
   d. Parking. The forty-two (42) additional on-site parking spaces located at the east end of the north parking lot shall be constructed of structural turf block or similar "green" material, and shall only be used as needed for overflow parking.
8. Landscaping. Prior to the issuance of a Certificate of Occupancy for any new building or addition provided as a part of this approval, the following conditions shall be adhered to and/or implemented:
   a. Landscape materials. Install the following landscaping:
      1) Campamento Avenue perimeter property line - inside existing fence line. Install a continuous hedge to supplement the existing Surinam cherry "*Eugenia uniflora*" hedge from the 100 foot setback line of Red Road to edge of Lot F/outdoor storage area. The existing hedge and new hedge shall be maintained and permitted to mature to a minimum of twelve (12) feet.
      2) Campamento Avenue north right-of-way area (between existing paving surface and Gulliver property line).
         - Addition of seven (7), sixteen (16) foot shade trees to supplement the existing overstory tree buffer.
         - Addition of a continuous hedge from the 100 foot setback line of Read Road to the Bernal Street west right-of-way line.
      3) Bernal Street west right-of-way area (between existing paving surface and Gulliver property line).

- Addition of three (3), sixteen (16) foot shade trees to supplement the existing overstory tree buffer.
- Addition of a continuous hedge from Campamento Avenue to the north property line of Gulliver parcel.

4) Red Road west right-of-way landscaping (between the existing paving surface and existing single family residence). Install six (6), sixteen (16) foot shade trees and continuous hedge from the southern driveway entrance of the single family residence north to the first exit of Read Road to Old Cutler Road.

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

b. Maintenance. The applicant shall be responsible for the maintenance and upkeep of all landscaping (except trees) on the rights-of-way in perpetuity. This shall include removal of trash and debris.

9. Campamento Avenue and Lot "F" (South) Parking area.
   a. Gate height and screening. Install a ten (10) foot high, 100% opaque gate to replace the existing gate. The gate shall include articulation subject to the City Architects review and approval.
   b. Use of gate. The access gate from Campamento Avenue into "F" (South) Parking area shall remain closed at all times, except the gate may be opened to allow entrance and exit of service and deliver vehicles, faculty, staff, authorized students in accordance with the operational schedule provided by Gulliver School with the submitted application and on file with the Planning Department.
   c. Gate access. The gate may only be opened on demand to allow entrance and exit of service and deliver vehicles, faculty and staff by the use of mechanism and cards (radio transmitters), or under the operation and supervision of a Gulliver Academy employee. The gate must be closed after the vehicle has passed through the gate.
   d. Student drop-off and pick-up. Only students of families residing in Gables-By-The-Sea shall access the campus through the Campamento Avenue gate. Drop-off shall occur Monday through Friday between 7:30 ~~7:45~~ a.m. and 8:30 a.m., and pick-up shall occur Monday, Tuesday, Thursday and Friday between 3:30 p.m. and 3:45 p.m. and Wednesday between 2:40 p.m. and 2:55 p.m. The gate may remain open during all drop-off and pick-up times, but shall be manned and supervised by a Gulliver Academy employee.
   e. Staging of delivery and service vehicles. No queuing or waiting of delivery or service vehicles shall occur at any time on or along the Campamento Avenue and Bernal Avenue right-of-ways. All staging of delivery and service vehicles shall be within the "F" (South) Parking Lot. The school shall implement appropriate measures with delivery venders to adhere to these provisions.
   f. Deliveries shall be permitted pursuant to previously established 04.28.1995 Gables-by-the-Sea Road Closing Agreement.
   g. All trash facilities (i.e. dumpsters) shall be contained within perimeter opaque fencing and gate a minimum around the entire dumpster. The fencing and gate shall be a minimum of one foot above the height of the dumpster facility. The dumpster facility gate shall be closed at all times except during pickup.
   h. Storage of material, kitchen support material, etc are permitted within the storage area however shall be maintained in a neat and orderly manner.
   i. No storage or material or other items shall be permitted within the parking lot. The use of the lost shall be for the purposes of storing vehicles.
10. Drainage. Gulliver Academy shall prepare and implement a storm water management/drainage plan for the entire property pursuant to SFWMD requirements to

ensure all storm water is retained on-site, and there is no drainage off-site. The plan shall be subject to Public Works Department review and final approval subject to all applicable city, local, state, etc. requirements.

11. Other requirements.
    a. Lighting.
        1) Lighting of the athletic fields, open areas, parking areas shall be prohibited.
        2) Off-site lighting saturation and/or dispersion shall be prohibited from any portion of the facility property onto neighboring properties. Lighting standards for parking lots and within the core of the campus shall require review and approval by the Board of Architects. Required low level safety and/or emergency lighting shall be exempt from these provisions.
    b. Amplified speakers. No fixed outside amplified speaker/announcer equipment shall be permitted within 100 feet of Campamento Avenue or 275 feet of Bernal Street. Amplified speaker/announcer systems shall not be used outside of a building anywhere on campus after sunset.

Background

Gulliver Academy is located on Red Road, on 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 applicant has submitted an application package that includes a Statement of Use, building program/site data, site plans, landscape plans, phasing plan, building elevations, massing study and other miscellaneous support documents (see Attachment A).

The application is to amend the previously approved Gulliver Academy Master Plan and adopt the proposed school campus plan in accordance with the Zoning Code's PAD site plan review provisions (Article 3, Division 5, "PAD)". The current Master Campus Plan was approved by Ordinance No. 3341 which was adopted on 09.23.98 (see Attachment B). The proposed campus plan includes new classrooms, additions to existing classrooms and support facilities, construction of a new pavilion building, gymnasium/auditorium, natatorium (indoor pool) to replace the existing open-air pool, and a baseball field house and stands. The proposed amendments provide for no increase in the existing maximum 1,162 student enrollment. The classroom additions include new computer stations and support facilities that are not now available to the students. The school currently does not have an existing gym or an auditorium, which are proposed to be combined into one structure. The new gymnasium/auditorium will house existing activities that currently take place outdoors or on other campuses and would avoid the cancellation of outdoor activities, including PE classes and school-wide assemblies, that often occur due to inclement weather.

The table provided below provides a comparison of the previously approved 1998 master plan versus the current 2010 proposal:

Comparison of 1998 Approved Plan to 2010 Proposal									
Facility	1998 Approved Plan			2010 Proposed Plan			Comparison of 1998 - 2010 Proposal		
	1998 Constructed (existing)	1998 Master Plan (change)	1998 Approval	2010 Constructed (existing)	2010 Master Plan (change)	2010 Proposal (total)	1998 Approval	2010 Change	2010 Proposal Total
Classroom	58,884	+16,980	75,864	61,109	+20,135	81,244	75,864	+5,380	81,244
Library	4,260	+1,950	6,210	6,210	---	6,210	6,210	---	6,210
Offices	3,900	+1,200	5,100	4,500	---	4,500	5,100	-600	4,500
P.E. Facilities/ Maintenance	4,434	+7,300	11,734	4,434 SF	---	4,434	11,734	-7,300	4,434
Cafeteria	5,950	---	5,950	5,950 SF	---	5,950	5,950	---	5,950
Pavilion Building	---	---	---	---	+7,800	7,800	---	+7,800	7,800
Gymnasium/ Auditorium	---	---	---	---	+38,140	38,140	---	+38,140	38,140
Baseball Field House	---	---	---	---	+5,400	5,400	---	+5,400	5,400
Natatorium	---	---	---	---	+28,200	28,200	---	+28,200	28,200
Total	77,388	+27,430	104,818	82,203	+99,675	181,878	104,818	+77,060	181,878

Numerical values indicate gross square footage

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.

School Enrollment and Teachers/Employees

The 1998 approval limited school enrollment to 1,162 students (Pre-kindergarten through eighth grade) as a condition of approval, which is included as a recommended condition with this report. Enrollment at the school over the last ten years has been below the maximum allowed capacity, as follows:

Grade	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
PK	30	31	31	33	36	39	32	29
JK	59	61	62	53	53	54	54	54
SK	78	79	70	83	78	73	75	79
1	77	74	71	74	68	72	73	78
2	76	79	75	73	78	72	70	76
3	73	80	78	76	78	82	76	80
4	73	81	82	79	82	82	83	87
5	113	102	111	113	96	105	104	90
6	136	148	151	143	139	124	143	141
7	185	163	137	158	162	145	141	128
8	151	174	168	162	156	168	152	154
Total	**1051**	**1072**	**1036**	**1047**	**1026**	**1016**	**1003**	**996**

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

1. Full and part-time employees
    a. Administrative: 16 full-time, 0 part-time
    b. Academic support staff:
    (Clerical, IT, extended care) 27 full-time, 15 part-time
    c. Operations
    (Security, maintenance,
    food service, transportation) 29 full-time, 0 part-time
    d. Faculty:
        i. Primary School: 21 full-time, 1 part-time
        ii. Lower School: 32 full-time, 0 part-time
        iii. Middle School: 68 full-time, 1 part-time
        iv. Learning Center: 8 full-time, 0 part-time
2. Total full-time employees: 201
    Total part-time employees: 17
3. Total Academy Employees: 218

The Zoning Code requires 242 parking spaces upon build-out of the proposed Master Campus Plan. The proposed plan has 293 parking spaces, which is 51 spaces above the amount required by Code. Currently 281 on-site parking spaces exist, therefore the proposal provides result in 12 additional parking spaces. These additional parking spaces would be located in the north parking lot. The south parking lot would be reconfigured, but the number of parking spaces would remain essentially unchanged (loss of one space). The following table compares the existing on-site parking with that required by the Zoning Code and provided by the proposed plan:

Campus Parking Lot	Existing Parking Spaces	Required by Zoning Code	Proposed by Master Plan	Provided Above Code	Net Gain/Loss
North Parking Lot	203 spaces	---	216 spaces	---	+13 spaces
South Parking Lot (F)	78 spaces	---	77 spaces	---	-1 space
Total	**281 spaces**	**242 spaces**	**293 spaces**	**+51 spaces**	**+12 spaces**

Facts – Proposed Project

This section provides tabled information regarding required City reviews, subject property data and the project's proposed building program for the application submitted for review.

Development information:

Application	***Request***
Change of land use designation(s)	No
Comprehensive Plan text amendment	No
Change of zoning designation(s)	No
Zoning Code text amendment	No
Site plan review	Yes (PAD site plan)
Planned Area Development (PAD)	Yes
Subdivision Review or Tentative Plat	No
Conditional uses	No
Abandonment and vacation of non fee interests (streets and alleys)	No

City reviews and approvals:

City Reviews/Timeline	***Date Scheduled/ Reviewed/Approved****
Development Review Committee	09.23.05, 10.14.05 and 12.19.08
Board of Architects (master site plan review)	09.10.09 and 05.06.10
Board of Adjustment	N/A
Historic Preservation Board	N/A
Landscape Advisory Board	N/A
Local Planning Agency	N/A
Planning and Zoning Board	06.09.10
Street and Alley Vacation Committee	N/A
City Commission, 1st reading	08.24.2010
City Commission, 2nd reading	TBD

*All scheduled dates and times are subject to change without notice.

Existing property designations:

Applicable Designations	
CP Map designations	"Educational Use"
Zoning Map designations	Special Use District (S)
Within Central Business District	No
Mixed Use District ("C", Commercial only)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Area)	No

Surrounding uses:

Location	***Existing Land Uses***	***CP Designations***	***Zoning Designations***
North	Montgomery Foundation tropical plant research	"Religious/Institutional "	Special Use District (S)
South	Single-family	"Residential Use (Single-Family)	Single Family Residential

Location	Existing Land Uses	CP Designations	Zoning Designations
	residences and City park	Low Density " and "Parks and Recreational Use"	(SFR) and Special Use District (S)
East	Single-family residences	"Residential Use (Single-Family) Low Density "	Single Family Residential (SFR)
West	Single-family residences and Village of Pinecrest	"Residential Use (Single-Family) Low Density "	Single Family Residential (SFR)

Site plan analysis:

Type	Date Completed
Concurrency Impact Statement (CIS)	08.31.09
Preliminary Zoning Analysis	08.26.09
Traffic study review (Marlin Engineering, Inc.)	05.26.10

The Building and Zoning Department's 08.26.09 Preliminary Zoning Analysis (PZA) findings are summarized in the below tables. The PZA is provided as Attachment C. That analysis indicates that the proposed project meets all applicable Zoning Code requirements except for building setbacks. The applicant is requesting a reduction on the north property from 100 feet to 40 feet to accommodate the gymnasium and a reduction from 80 feet to 60 feet on the South side to accommodate the natatorium The applicant is requesting and the PAD development standards allow for setback relief for the purpose of allowing opportunities for more creative and imaginative development than generally possible under strict application of the Zoning Code regulations. The PZA findings are as follows:

Site plan information:

Type	Permitted/Required	Proposed
Total site area	819,914 sq. ft. (18.8 acres)	819,914 sq. ft. (18.8 acres)
Floor area ratio (FAR)	0.35 FAR	0.22 FAR
FAR x total site area =	286,969 sq. ft.	---
Total square footage of buildings - existing - demolished - new construction	---	181,878 sq. ft. 82,203 sq. ft. 25,035 sq. ft. 124,710 sq. ft.
Building heights: - gymnasium/auditorium - natatorium - baseball field house - new classrooms	45'-0"	44'-0" 35'-8" 38'-0" varies 13'-6" to 37'-2"
Landscaping (PAD)	20%	64.7%
Additional landscaping (above minimum Code requirement)	---	44.7%
Required on-site parking	242 spaces	293 spaces
Additional parking (above minimum Code requirement)	---	51 spaces

Setbacks:

Type	*Required (Site Specific)*	*Proposed**
- Front (Red Road)	100 ft.	100 ft.
- Side interior (north property line)	100 ft.	40 ft.*
- Side street (Campamento Avenue)	80 ft.	60 ft.*
- Rear (Bernal Street)	varies 275 ft. to 475 ft.	complies

** Setback relief allowed for PAD project.*

Planning Staff's Findings of Fact

This section evaluates the application for consistency with the Zoning Code and Comprehensive Plan (CP). This evaluation provides findings of fact and recommendations for compliance with the above.

Planned Area Development Requirements

Zoning Code Section 3-506 requires that conclusions and findings of fact be provided for any proposed, to include 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 comments: The Conclusions and Findings of Fact presented in this Staff report for the issues identified in Section 3-506 indicate this proposal is consistent with the stated purpose and intent of the PAD regulation. This proposed PAD is consistent with the CP goals, objectives and policies as presented herein and the Zoning Code's purpose and intent for a PAD project. The Planning Department does not support the proposed natatorium facility or any reduction or encroachment into the required setback along the south side of the school property. With the exception of building setback on the north side of the property required to allow the construction of the new gymnasium/auditorium building, the proposal is consistent with what could be built "as-of-right" according to the property's existing land use and zoning designations, and as

exhibited in the attached Preliminary Zoning Analysis (see Attachment B) the proposal is also consistent with the standards and requirements of the Code's PAD provisions. The proposal incorporates on-site parking above the amount required by Code, and the applicant has proffered public ROW improvements and landscaping on streets adjoining the property. The recommended conditions of approval set forth specific operational and use safeguards to allow for the operation of the school in concert with surrounding properties.

Compliance with Comprehensive Plan (CP) Goals, Objectives and Policies

The Planning Department has reviewed the CP and finds the following CP Goals, Objectives and Policies are applicable and the following table provides determination/findings of fact to consistency and inconsistency thereof.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	***CP Goal, Objective and Policy***	***Basis for consistency***
1.	*POLICY FLU-1.3.2: All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.*	Recommended conditions of approval requires the following: 1) the existing continuous perimeter hedge along Campamento Avenue and Bernal Street shall be enhanced with additional landscaping and maintained at 100% opacity and kept clean of trash and debris to assure that the hedge continues to function as a visual buffer to activities occurring on the school campus; 2) compliance with the recommended conditions of approval setting forth specific operational and use safeguards to allow for the operation of the school will be required that currently do not exist; 3) implementation of the operational requirements for school events as recommended as conditions of approval in Staff's report; and, 4) the continued operation of the traffic circulation improvements by the school to improve the current traffic conditions.
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.*	In addition to the enhancement and maintenance of the existing perimeter landscape buffer, compliance with recommended conditions of approval regarding permitted users of the athletic facilities, hours of operation, prohibition of night time lighting, vehicle access and regulated on- and off-site parking will be required that currently do not exist.
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.*	Compliance with recommended conditions of approval regarding permitted users of the athletic facility, hours of operation, prohibition of night time lighting, vehicle access and regulated on- and off-site parking, and the implementation of the operational requirements for school events and continued operation of the traffic circulation improvements.

Ref. No.	CP Goal, Objective and Policy	Basis for consistency
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.*	Compliance with recommended conditions of approval regarding permitted users of the athletic facilities, hours of operation, prohibition of night time lighting, vehicle access and regulated on- and off-site parking, and the implementation of the operational requirements for school events will be required that currently do not exist; and the continued operation of the traffic circulation improvements by the school to improve current traffic conditions.
5.	*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.*	The proposed project would improve the existing facilities for use by students and others in accordance with the recommended conditions and requirements provided herein.
6.	*OBJECTIVE MOB-2.7: The City's Comprehensive Plan, this element and all applicable plans and programs shall protect and minimize any potential traffic impacts to the community and residential neighborhoods.*	The applicant has proffered streetscape and landscape improvements along Red Road in front of the school and along the east side of Old Cutler Road north of the school that would correct and existing deteriorated condition, and the regulated use of the gate accessing "F" (South) Parking Lot accessed from Campamento Avenue.
7.	*POLICY MOB-2.8.1: The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following:* • *Promote expansion of the City's existing tree canopy.* • *Provide screening of potentially objectionable uses.* • *Serve as visual and sound buffers.* • *Provide a comfortable environment for pedestrian walking (walkability) and other activities.* • *Improve the visual attractiveness of the urban and residential areas (neighborhoods).*	The applicant has proffered public ROW landscaping on streets adjoining the property, additional landscaping materials for the perimeter hedge buffer, and has proffered streetscape and landscape improvements along Red Road in front of the school that would correct an existing deteriorated condition and enhance the appearance of the "front door" to the school.
8.	*POLICY MOB-3.2: Protect single-family neighborhoods from commercial traffic intrusion.*	The applicant has proffered public ROW landscaping on streets adjoining the property and has streetscape and landscape improvements along Red Road in front of the school and along the east side of Old Cutler Road north of the school that would correct an existing deteriorated condition. The applicant has also proffered continued implementation of the traffic circulation improvements and the regulated use of the gate that accesses "F" (South) Parking Lot from Campamento Avenue.
9.	*POLICY HOU-1.2.6: New development shall be compatible with adjacent established residential areas.*	Compliance with the recommended conditions of approval setting forth specific operational and use safeguards for the operation of the school will be required that currently do not exist.

Inconsistent CP Goals, Objectives and Policies are as follows:

Ref. No.	CP Goal, Policy and Objective	Basis for inconsistency	Recommendation for consistency
1.	*POLICY FLU-1.3.2: All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.*	A buffer is required between uses so that the intensity of uses is effectively reduced on less intense uses, such as residential neighborhoods. The continued use of the existing perimeter hedge is not guaranteed to serve that purpose.	Adhere to the established 80'-0" foot setback established in 1966. Adhering the setbacks would provide sufficient buffering to the adjacent residential neighborhood; and the provision of additional landscaping and continued maintenance of the existing perimeter hedge along Campamento Avenue and Bernal Street to be maintained at 100% opacity and kept clean of trash and debris to assure that the hedge continues to function as a visual buffer to activities occurring on the school campus.
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.*	Lack of existing conditions setting forth specific operational and use safeguards to allow for the operation of the school in concert with surrounding residential properties.	Implementation of operational requirements for school events as recommended as conditions of approval in Staff's report, and implementation of the recommended traffic circulation improvements and regulated use of the gate that accesses "F" (South) Parking Lot from Campamento Avenue.
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.*	A comprehensive operational program is necessary to assure adjacent residential properties are adequately buffered and will not be impacted by the proposal.	Maintenance of existing perimeter landscaping and buffering, and the required conditions regarding permitted users of the athletic facilities, hours of operation, prohibition of night time lighting, vehicle access and regulated parking.
4.	*OBJECTIVE MOB-2.7: The City's Comprehensive Plan, this element and all applicable plans and programs shall protect and minimize any potential traffic impacts to the community and residential neighborhoods.*	Assurance is required that the operational improvements implemented for the school's existing traffic circulation and pick-up/drop-off system shall be continued and maintained, and improved as required.	As proffered by the applicant: 1) circulation improvements along Red Road in front of the school would correct an existing deteriorated condition; 2) the installation of "no parking" signage along the east side of Old Cutler Road north of the school; and, 3) the

Ref. No.	CP Goal, Policy and Objective	Basis for inconsistency	Recommendation for consistency
			implementation of the traffic circulation improvements and the regulated use of the gate that accesses "F" (South) Parking Lot from Campamento Avenue.
5.	*POLICY MOB-3.2: Protect single-family neighborhoods from commercial traffic intrusion.*	Traffic circulation improvements are necessary along Red Road in front of the school to correct an existing deteriorating condition and along the east side of Old Cutler Road north of the school to prohibit parking along the swale.	The applicant has proffered traffic circulation improvement to improve the traffic circulation on Red Road in front of the school and install "no parking" signage along the east side of Old Cutler Road north of the school, which have been included as a recommended condition of approval.

Traffic and Traffic Circulation

The applicant's "Gulliver Academy Traffic Study" prepared by David Plummer and Associates, dated May 2010, provides an analysis of the current traffic conditions and field observations and recommendations regarding the traffic circulation for the student drop-off and pick-up operations (see Attachment D). The traffic analysis and assessment provided in the Traffic Study found that the existing traffic on Old Cutler Road does not exceed the City's Level of Service (LOS) standards. The study stated that the school's driveway volumes (number of cars entering and exiting the campus) have been stable for the last 13 years, and any increase in traffic congestion on the roadway system near the school is not related to Gulliver Academy, but due to other developments and normal traffic growth. The Traffic Study concluded that the construction of the gymnasium/auditorium has benefits to the transportation system, as events that are currently occurring at other Gulliver campuses can now be held on campus. Therefore, students will no longer need to leave the campus to attend their activity, thus reducing vehicular traffic on the roadway system. The traffic study recommended that signal timing adjustments are required at the intersection of Old Cutler Road / SW 120 Street to alleviate eastbound left turn morning delay, which is not associated with Gulliver Academy traffic. That recommendation is included as a condition of approval with this report.

The applicant's Traffic Study was reviewed provided by the City's traffic consultant, and the following comments confirming the findings of the Traffic Study were provided in the conclusion of that review (see Attachment E):

1. The proposed amendment to the Gulliver Academy's Master Plan will not degrade the current traffic conditions on Old Cutler Road.
2. No additional traffic will be generated as a result of this Master Plan amendment.
3. The amount of vehicular delay currently experienced by motorists on Old Cutler Road immediately adjacent to Gulliver Academy will not increase as a result of this project.

Student Drop-Off and Pick-Up

Recommendations to improve the on-campus traffic flow and student drop-off and pick-up operations were provided in the "Gulliver Academy On-Campus Traffic Report" dated 09.22.06

(see Attachment F), and have been implemented by Gulliver Academy. In summary, the recommendations made by that report included the following:

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

The Police Department has also reviewed the traffic circulation improvements recently implemented by the school to improve the drop-off and pick-up of students and stated that the current operational standards in place are adequate. However, the improvements made need to be continued and monitored on a regular basis, and that has been included as a recommended conditions of approval. Comments provided by the Police Department are provided in the attached memorandum dated 09.03.09 (see Attachment G), and include the following:

1. Improvements, including sod, landscaping and curbing are required along the east shoulder of Red Road in front of the school to discourage parents parking and/or dropping off and picking up students.
2. Improve existing triangle area in front of school that currently has a gravel surface with sod, landscaping and curbing to restrict parking.
3. Consider adopting school policy that parents are not allowed to park along east shoulder of Red Road or the triangle area, and post "no parking" signs so that citations can be issued.

The applicant's Traffic Study also evaluated the existing student drop-off and pick-up operations. The Study states that the improvement to the access, circulation, and the drop-off and pick-up operations since the implementation of the 2006 recommendations have been substantial. The following are additional recommendations to drop-off and pick-up operations made in the study, which have been included as recommended conditions of approval with this report:

1. Supervisors assisting with drop-off and pick-up should wear a safety vest.
2. During the pick-up period, consider having Grades 3 and 4 use the G-Circle to make better use of the existing queuing area. G-Circle is currently unused during the pick-up period until Grades 5-8 are dismissed.
3. Off-campus parking and walk-ups along Old Cutler Road should not be allowed.
4. Install raised curbing along the "triangle area" to physically discourage parking in that location. Install "no parking" signs so that violators can be ticketed. Install landscaping in this area.
5. Install raised curbing on east side of Old Cutler Road north of the exit driveway. Install "no parking" signs so that violators can be ticketed. Install landscaping in this area.

Special Events Parking

The applicant submitted a "Gulliver Academy Special Events Traffic Management Plan" prepared by David Plummer and Associates, dated 05.18.10 that addresses vehicular traffic movements and parking during events at the school (see Attachment H). This plan categorizes event types by attendance, and requires a specified number of security officers to manage and

direct traffic for each type of event. Compliance by Gulliver Academy with the requirements of the special events management plan is included as a recommended condition of approval. The plan proposes that any overflow parking that occurs above the 216 on-site parking spaces available in the north campus parking lot be provided on the athletic fields. To regulate the use of the athletic fields for temporary parking, the following conditions of approval are also recommended and included with this report:

1. All parking for special events and athletic events shall be require to be provided on campus, and shall not be permitted off-site.
2. Utilization of the athletic fields for temporary overflow parking shall only occur for special events that exceed 216 vehicles, and shall require written request be submitted to the City and review and approval by the City Manager or his designee.
3. There shall be no parking temporary or otherwise permitted on the athletic fields, except as allowed herein for special events and athletic events that exceeds 216 vehicles.
4. No special event or athletic event parking shall be permitted in the "F" (South) Parking Lot.

The Special Events Traffic Management Plan was reviewed provided by the City's traffic consultant, and the following comments regarding the applicant's on-site traffic circulation findings were provided in the conclusion of that review (see Attachment I):

1. The proposed on-site parking supply is able to accommodate the expected maximum parking demand for special events at Gulliver Academy.
2. The proposed traffic control plan to employ properly trained security staff and police officers is adequate to ensure a steady circulation pattern.

Campamento Avenue Driveway

The permitted use of the Campamento Avenue driveway and use of "F" (South) Parking Lot is established in the provisions of the Gables-by-the-Sea Special Taxing District and Road Closing agreements (see Attachment J). At that time, Gulliver Academy agreed to a fence around the perimeter of the property with a separate maintenance gate on the east side of the campus and an access gate on the south side for delivery services and faculty entrance. As itemized in the 06.20.95 addendum letter from the Chief of the Metro (Miami) Dade Special Taxing District Division (see Attachment K), the allowed use of the south access gate was clarified, as follows:

1. *That the purpose of the closure of Red Road at Campamento Avenue and the fence enclosure on the south (Campamento Avenue) and east (Bernal Street) sides of Gulliver's property is to prohibit <u>all</u> vehicular and pedestrian traffic into the district through Gulliver's property and to prohibit <u>all</u> vehicular and pedestrian traffic into Gulliver's property from the district except as agreed to and specified in paragraph No. 2.*
2. *That the south entrance is to be used only for deliveries, maintenance of the school's swale areas, and for ingress/egress of authorized faculty and staff. That Gulliver Academy will take all means necessary to ensure that only authorized personnel use this designated entrance.*
3. *That the gate on the east side (Bernal Street) is to be used for maintenance purposes only and at all other times is to be chained and locked.*
4. *Unless agreed upon in advance with Dade County, after consultation with the Boards of any existing homeowners' associations in the district, there will be no additional ingress/egress locations to the south and east sides of Gulliver's property.*

The 06.20.95 addendum letter also confirmed the installation of the mechanism and cards for the operation of the sliding gate, and 85 gate cards that are issued to the users of the "F" (South) Parking Lot. Eligible students that reside in Gables-by-the-Sea may access the school via the Campamento Avenue gate, and are identified by a vehicle decal issued by the school. There are currently 17 families that qualify to use thru the Campamento Avenue gate.

The following table provides the current service and delivery schedule for the Campamento Avenue driveway:

User	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.	Sun.
Waste (garbage)	10:00 to 11:30 a.m.	10:00 to 11:30 a.m.	10:00 to 11:30 a.m.	10:00 to 11:30 a.m.	10:00 to 11:30 a.m.	No access	No access
Waste (20 yard)	Between 8 a.m. and 5 p.m. (on call)	Between 8 a.m. and 5 p.m. (on call)	Between 8 a.m. and 5 p.m. (on call)	Between 8 a.m. and 5 p.m. (on call)	Between 8 a.m. and 5 p.m. (on call)	No access	No access
Dade Paper Delivery	8:30 a.m.	8:30 a.m.	8:30 a.m.	8:30 a.m.	8:30a.m.	No access	No access
Bakery and Produce	6:00 a.m.	6:00 a.m.	6:00 a.m.	6:00 a.m.	6:00 a.m.	No access	No access
Cookies	---	---	10:00	---	---	No access	No access
SYSCO Food Service	8:30 to 10:00 a.m.	---	8:30 to 10:00 a.m.	---	8:30 to 10:00 a.m.	No access	No access
Fed Ex Ground*	1:00 to 3:30 p.m.	1:00 to 3:30 p.m.	1:00 to 3:30 p.m.	1:00 to 3:30 p.m.	1:00 to 3:30 p.m.	No access	No access
UPS Ground*	1:00 to 3:30 p.m.	1:00 to 3:30 p.m.	1:00 to 3:30 p.m.	1:00 to 3:30 p.m.	1:00 to 3:30 p.m.	No access	No access
Fed Ex Air*	9:00 to 11:00 a.m.	9:00 to 11:00 a.m.	9:00 to 11:00 a.m.	9:00 to 11:00 a.m.	9:00 to 11:00 a.m.	No access	No access
Office Depot*	10:00 to 3:30 p.m.	10:00 to 3:30 p.m.	10:00 to 3:30 p.m.	10:00 to 3:30 p.m.	10:00 to 3:30 p.m.	No access	No access

*Bookstore deliveries

To reduce the impact of the operation of the Campamento Avenue gate on the surrounding residential neighborhood, the following has been proffered by Gulliver Academy are recommended as conditions of approval with this report:

1. Gate height and screening. The gate shall be ten (10) feet in height and have 100 % opacity.
2. All trash dumpsters shall be contained within the dumpster enclosure and out of public view at all times, and shall be maintained in a neat and orderly manner. The dumpster enclosure and proposed screening of the enclosure shall require review and approval by the Board of Architects.
3. Use of gate. The access gate from Campamento Avenue into "F" (South) Parking Lot shall remain closed at all times, except the gate may be opened to allow entrance and exit of service and deliver vehicles, faculty and staff in accordance with the operational schedules provided by Gulliver School with the submitted application and on file with the Planning Department, and for authorized students as provided for herein.
4. Gate access. The gate may only be opened on demand to allow entrance and exit of service and deliver vehicles, faculty and staff by the use of mechanism and cards (radio transmitters), or under the operation and supervision of a Gulliver Academy employee.
5. Student drop-off and pick-up. Only students of families residing in Gables-By-The-Sea shall access the campus through the Campamento Avenue gate. Drop-off shall occur Monday

through Friday between 7:45 a.m. and 8:30 a.m., and pick-up shall occur Monday, Tuesday, Thursday and Friday between 3:30 p.m. and 3:45 p.m. and Wednesday between 2:40 p.m. and 2:55 p.m. The gate may remain open during all drop-off and pick-up times, but shall be manned and supervised by a Gulliver Academy employee.

6. Staging of delivery and service vehicles. No queuing or waiting of delivery or service vehicles shall occur on or along the Campamento Avenue right-of-way. All staging of delivery and service vehicles shall be within the "F" (South) Parking Lot.

Perimeter Landscaping and Public ROW Improvements

A landscape and public ROW improvement plan has been submitted by Gulliver School. The plan proposes additional streetscape improvements to improve traffic circulation, and additional landscape screening to enhance the existing landscape screening around the perimeter of the school property. To ensure those objectives are met, recommended conditions of approval have been included with this report to provide additional perimeter landscaping.

City Department Reviews

This proposal was reviewed by City Staff at three (3) Development Review Committee (DRC) meetings held on 09.23.05, 10.14.05 and 12.19.08. In addition, Planning Staff has met individually with City Departments, including the Public Works, Public Service and Police Departments for review and comments regarding the proposed amendments and revisions to the previously approved Master Campus Plan. All comments provided have subsequently been addressed by the applicant and the recommended conditions of approval provided with this Staff report.

Board of Architects Review

The Master Campus Plan has been reviewed by the Board of Architects on 09.10.09 and approved on 05.06.10. At the time of site plan approval, the Board cited concerns regarding night lighting standards used in the parking lots and on campus, screening of the service area and dumpster enclosure and the need for review and approval the individual buildings as they are constructed. Recommended conditions of approval have been included that that require Board of Architects review and approval for each of these concerns. In the 05.06.10 summary of the Board of Architects comments, it is indicated that the Board felt that the site location for the natatorium should be studied further as it relates to school activities and its impact on adjacent residential properties (see Attachment L).

Concurrency Management

This project has been reviewed for compliance with the Building and Zoning Department's Concurrency Management Program. The Concurrency Impact Statement (CIS) issued by the Building and Zoning Department for the applicant's project indicates that there is adequate infrastructure available to support the project. A copy of the CIS is on file with the Planning Department and available upon request.

Summary of Findings of Fact

The Findings of Fact that support the approval of the application include the following:

1. The proposed PAD project is "consistent" with the CP Goals, Policies and Objectives, as identified and presented in this report.
2. Recommendations are provided and included as conditions of approval for those CP Goals, Objectives and Policies identified herein as "inconsistent".
3. This project satisfies the objectives and requirements for a proposed PAD project as specified in the Zoning Code.
4. The recommended conditions of approval set forth specific operational and use safeguards to allow for the operation of the school in concert with surrounding residential properties.
5. Operational requirements are specified for events held at the school which currently are not addressed.
6. The applicant has proffered public ROW landscaping and traffic circulation improvements along Red Road in front of the school and Old Cutler Road north of the school that would improve an existing deteriorated condition and control off-site parking.
7. The applicant has proffered landscaping along the south and east perimeter of the property and public ROW to provide a visual buffer for adjacent residential properties.
8. Fifty-one (51) additional parking spaces have been provided above the amount required by Code.
9. Individual buildings will have to be submitted to the Board of Architects for architectural and design review and approval prior to receiving a building permit.
10. Any increase in height or changes to the PAD site plan would be required to be re-submitted and reviewed by the Planning and Zoning Board and considered by the City Commission at public hearings.

Public Notification/Comments

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

Type	Explanation
Neighborhood meeting completed	05.19.10
Courtesy notification of all property owners within 1,500 feet of the property	05.20.10, 06.22.10 and 08.25.2010
Newspaper ad published	05.27.10 and 07.01.10
Posted property	05.24.10, 06.18.10 and 08.25.2010
Posted agenda on City web page/City Hall	06.22.10, 07.01.2010 and 08.25.2010
Posted Staff report on City web page	07.09.10 and 09.10.2010

Courtesy notification was mailed to all property owners within 1,500 feet of the subject property instead of the minimum 1,000 foot distance required by Code to provide additional public notice of this application. Planning staff sent out an additional courtesy notice for the 09.15.2010 meeting. The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment M.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

A. Applicant's submittal package.
B. Ordinance No. 3341.
C. 08.26.09 Preliminary Zoning Analysis prepared by Building and Zoning Department.
D. Applicant's "Gulliver Academy Traffic Study" prepared by David Plummer and Associates dated May 2010.
E. 05.26.10 review and comments regarding the applicant's Traffic Study prepared by Marlin Engineering, Inc.
F. "Gulliver Academy On-Campus Traffic Report" provided with submitted application, dated 09.22.06.
G. 09.03.09 Police Department memorandum.
H. "Gulliver Academy Special Events Traffic Management Plan" prepared by David Plummer and Associates dated 05.18.10.
I. 05.26.10 review and comments regarding the applicant's Special Events Traffic Management Plan prepared by Marlin Engineering, Inc.
J. Gables-by-the-Sea 05.02.95 Special Taxing District Agreement and 04.28.95 Road Closing Agreement.
K. 06.20.95 addendum letter from the Chief of the Metro (Miami) Dade Special Taxing District Division.
L. 05.06.10 Board of Architects preliminary review comments.
M. Updated (09.10.2010) Public comments.