

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3341

AN ORDINANCE APPROVING CAMPUS MASTER SITE PLAN FOR GULLIVER ACADEMY, "S" SPECIAL USE PROPERTY LOCATED AT 12595 RED ROAD ON TRACT 7, AVOCADO LAND COMPANY SUBDIVISION; SUBJECT TO CERTAIN CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 697-P was submitted, requesting approval of the Campus Master Site Plan for Gulliver Academy, which represents the final build-out scenario for the proposed expansion so the school will not require review and approval of each individual phase; and

WHEREAS, after notice of hearing duly published and notification of all property owners of record within five hundred (500) feet, a public hearing was held before the Planning and Zoning Board on January 14, 1998 at which hearing all interested persons were afforded the opportunity to be heard, and the Board recommended that the plans be approved; and

WHEREAS, the City Commission after due consideration at its regular meeting of February 17, 1998 approved the plans on first reading;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code", and in particular Section 3-11(a) which requires that all proposed plans for redevelopment of property zoned "S" Special Use receive Commission approval, the Campus Master Site Plan which represents the final build-out scenario for the proposed four-phase expansion of Gulliver Academy, Inc., located at 12595 Red Road, on property legally described as Tract 7, Avocado Land Company Subdivision, Coral Gables, Dade County, Florida shall be and it is hereby approved with the following conditions:

1. That traffic mitigation measures recommended and presented in the traffic study are implemented.
2. That a comprehensive parking study shall be prepared by the School and approved by the Planning Department.
3. That a restrictive covenant shall be submitted to the City limiting the enrollment at Gulliver Academy to a maximum of 1,162 students.

SECTION 2. That the plans herein approved for the redevelopment of the Gulliver Academy shall be according to those plans drawn by Brown and Brown Architectural firm, dated October 27, 1997.

SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-THIRD DAY OF SEPTEMBER, A.D., 1998.

(Barker/Kerdyk(5)
(Clerk's Item No.16)
(First Reading February 17, 1998)

RAUL J. VALDES-FAULI
MAYOR

ATTEST:

VIRGINIA L. PAUL
CITY CLERK