

## ORDINANCE NO. 1909

AN ORDINANCE DEALING WITH A CHANGE OF ZONING ON LOTS 1 TO 10, INCLUSIVE, BLOCK 21, "DOUGLAS SECTION", PERMITTING ON A YEAR TO YEAR BASIS A SPECIAL USE FOR CHURCH PURPOSES; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, an application was made by St. James Ev. Luthern Church, Owner for a change of zoning on subject property as follows:

- (a) On Lots 2, 3, 4, 5, 6 and 7 from existing SA-13 Apartment Use (2427 minimum sq. ft. floor area) to SXA-13 Apartment Use (2427 minimum sq. ft. floor area).
- (b) On Lots 1, 8, 9 and 10 from existing SA-17 Apartment Use (3409 minimum sq. ft. floor area) to XSA-17 Apartment Use (3409 minimum sq. ft. floor area).

The letter symbol "S" permits use of subject property for church purposes including Christian Day School Kindergarten. The letter symbol "X" to permit the extended use for a Christian Day School Elementary Grades 1 through 3; located on all of Block 21, "Douglas Section", 110 Avenue Phoenetia, Coral Gables, Florida; and

WHEREAS, after Notice of Public Hearing duly published and notification of all property owners of record within three hundred feet (300'), a public hearing was held before the Planning Board of The City of Coral Gables, Florida on March 15, 1971, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning Board at its regular meeting of March 15, 1971 recommended that the request for change of zoning be approved;

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

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and, in particular, that certain Building Content and Area District Map, Plate No. 5, attached to and by reference made a part thereof, be and the same hereby is amended to show henceforth a change of zoning on subject property as follows:

- (a) On Lots 2, 3, 4, 5, 6 and 7 from existing SA-13 Apartment Use (2427 minimum sq. ft. floor area) to SXA-13 Apartment Use (2427 minimum sq. ft. Floor area).
- (b) On Lots 1, 8, 9 and 10 from existing SA-17 Apartment Use (3409 mimimum sq. ft. floor area) to XSA-17 Apartment Use (3409 minimum sq. ft. floor area).

The letter symbol "S" permits use of subject property for church purposes including Christian Day School Kindergarten. The letter symbol "X" to permit the extended use for a Christian Day School Elementary Grades 1 through 3; located on all of Block 21, "Douglas Section", 110 Avenue Phoenetia, Coral Gables, Florida.

SECTION 2. That the extended use of subject property for a Christian Day School Elementary Grades 1, 2 and 3, shall be on a year to year basis.

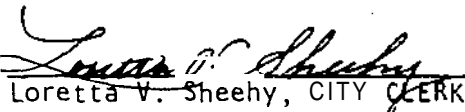
SECTION 3. That all ordinances or parts of ordinances in conflict or inconsistent herewith hereby are repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY SEVENTH DAY OF APRIL, A. D. 1971.

APPROVED:

  
W. Keith Phillips, Jr. flAYQIT

ATTEST:

  
Loretta V. Sheehy, CITY CLERK

## CITY OF CORAL GABLES, FLORIDA

## ORDINANCE NO. 2962

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS "ZONING **CODE**", AND IN PARTICULAR USE AND AREA MAP PLATE NO. 5, TO EXPAND EXISTING CHURCH SCHOOL USE ON LOTS 1 - 10, BLOCK 21, DOUGLAS SECTION, CORAL **GABLES**, DADE COUNTY, FLORIDA (110 PHOENETIA AVENUE) BY PERMITTING GRADES 4, 5 AND 6, IN ADDITION TO GRADES K THROUGH 3 CURRENTLY PERMITTED AS AN "X" USE; SETTING FORTH **CONDITIONS**; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 545-P was submitted requesting that Use and Area Map Plate **No. 5** be amended to expand the existing church school use by permitting grades **4, 5 and 6**, in addition to grades K through 3 currently permitted as an "X" use on Lots 1 through 10, inclusive, Block 21, Douglas Section; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on September **4**, 1991, at which hearing all interested persons were afforded the opportunity to be heard and the Planning and Zoning Board recommended to the City Commission that the **applicant's** request be approved subject to certain conditions;

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

SECTION 1. That Ordinance No. **1525**, as amended, and known as the "**Zoning Code**", and in particular, that certain Use and Area Map Plate No. 5, by expanding the existing church school use by permitting grades **4, 5 and 6**, in addition to grades K through 3 currently permitted as an "X" Use on Lots 1 through 10, inclusive, Block 21, Douglas Section (**110 Phoenetia Avenue**).

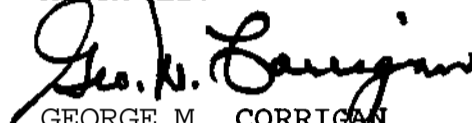
SECTION 2. That said church school is hereby subject to the following conditions and **restrictions**:

1. That the maximum number of students permitted to attend the school (**pre-school** through sixth grade) shall be limited to seventy-five (**75**).
2. That the school shall meet all applicable H.R.S. **requirements**.
3. That the necessary site improvements shall be adhered to as per submitted drawings.

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

PASSED AND ADOPTED THIS THIRTEENTH DAY OF NOVEMBER,  
A. D., 1991.

APPROVED:

  
GEORGE M. CORRIGAN  
MAYOR

ATTEST:

VIRGINIA L. PAUL  
CITY CLERK  
H/K(5)