

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2024-09**

AN ORDINANCE OF THE CITY COMMISSION AMENDING ST. PHILIP'S SCHOOL SITE PLAN APPROVED UNDER ORDINANCE NO. 3576 TO REPLACE AN EXISTING BUILDING WITH A NEW PRE-K BUILDING LOCATED AT 1109 ANDALUSIA AVENUE, CORAL GABLES, FLORIDA; ALL OTHER CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE NO. 3576 SHALL REMAIN IN EFFECT; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the request is for a major amendment to the 2002 site plan approved under Ordinance No. 3576 of St. Philips Episcopal Church and School located at 1109 Andalusia Avenue, Coral Gables, Florida; and

**WHEREAS**, after notice of a public hearing being duly published and public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from said property, a public hearing was held before the Planning and Zoning Board on November 8, 2023, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the November 8, 2023 Planning and Zoning Board meeting, the Board recommended approval (vote: 7-0) of the Application with condition that all other conditions of approval contained in Ordinance No. 3576 shall remain in effect and additionally for the Applicant to install and maintain "No Parking" signs and landscaping that limits the availability of parking on the swales on both sides of Cordova St, from Coral Way to Andalusia Ave; and

**WHEREAS**, at the November 8, 2023 Planning and Zoning Board meeting, the Board, as part of its recommendation of approval of the Application, found that the Application satisfied the criteria as required to recommend approval pursuant to Section 14-203 of the Zoning Code; and

**WHEREAS**, pursuant to Sections 14-203.12 of the Zoning Code, amendments to an approved site plan shall be considered major or minor, and subject to a public hearing for City Commission review and approval as a Conditional Use via Ordinance in accordance with the review criteria therein; and

**WHEREAS**, after notice was duly published and public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from said property, a public hearing for First Reading was held before the City Commission on January 9, 2024 at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with the site plan amendment to Ordinance No. 3576, and after due consideration and discussion made findings of fact and found that the Application satisfied the criteria as required to approve the proposed site plan amendment on First Reading; and

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on February 27, 2024, at which hearing all interested parties were afforded the opportunity to be heard;

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

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Applicant’s request for an amendment to the 2002 site plan under Ordinance No. 3576 pursuant to Zoning Code Article 14, “Process,” Section 14-204 “Conditional Uses” to grant St. Philip’s Episcopal Church and School at 1109 Granada Boulevard, Coral Gables, Florida is approved subject to all of the following conditions:

1. Windows on the eastern elevation shall be non-operable (fixed) as proposed in the application submittal package.
2. Swale Improvements. The Applicant shall maintain the swale at the front of the property line and on both sides of Cordova Street, from Coral Way to Andalusia Avenue, including:
  - a. Installation of sod or landscaping;
  - b. Maintenance and installation of “No Parking” signs; and
  - c. Coordination with Public Works and Parking Departments to implement protections from users parking on swales.
3. All other conditions of approval contained in Ordinance No. 3576 shall remain in effect of the application.

**SECTION 3.** All Ordinances or parts of Ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 4.** This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SEVENTH DAY OF FEBRUARY,  
A.D., 2024.

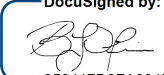
(Moved: Menendez / Seconded: Anderson)  
(Yeas: Castro, Fernandez, Menendez, Anderson, Lago)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-2)

APPROVED:


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VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

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BILLY Y. URQUIA  
CITY CLERK

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CRISTINA M. SUÁREZ  
CITY ATTORNEY