



St. Theresa

2701 Indian Mound Trail

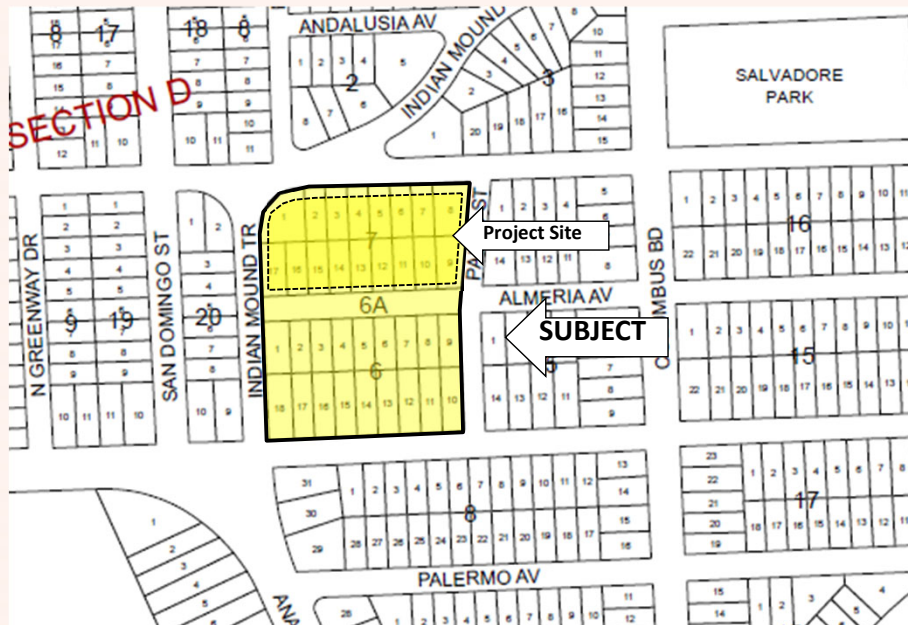
AMENDMENT TO
ORDINANCE No. 2997

CITY COMMISSION
FEBRUARY 11, 2025



1

LOCATION



2

2701 INDIAN MOUND TRAIL

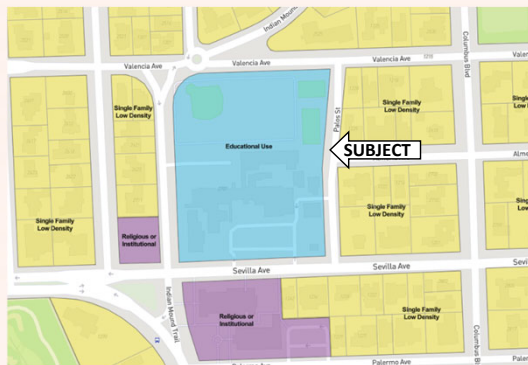


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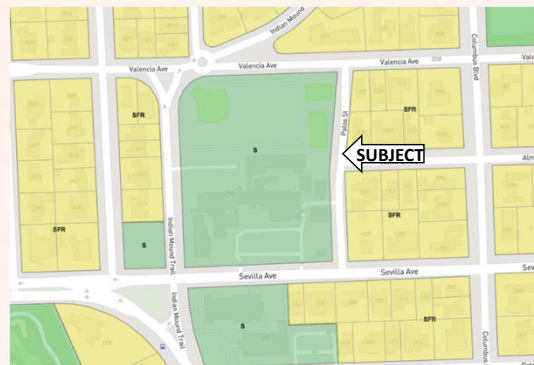
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LAND USE AND ZONING MAPS

Future Land Use: Educational Use



Zoning: Special Use District (S)



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**REQUEST 1:
A NEW MULTIPURPOSE BUILDING**

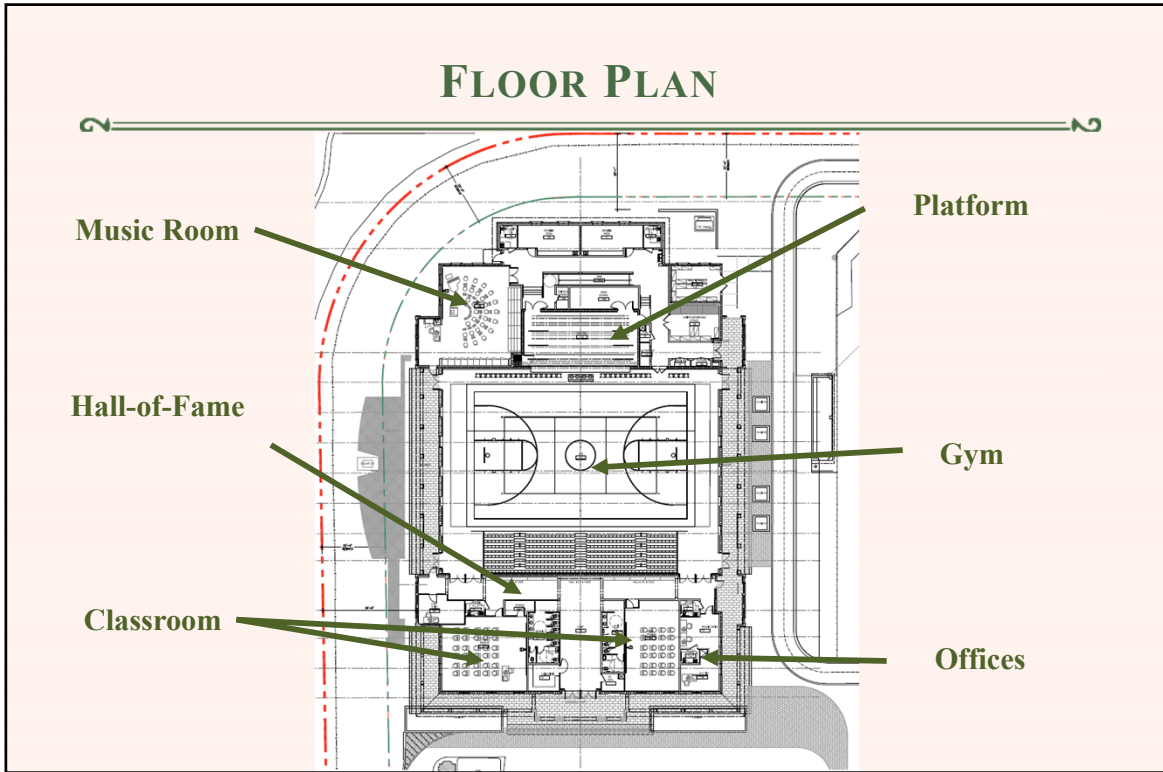
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SITE PLAN



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**REQUEST 2:
UPDATE THE MAXIMUM SCHOOL ENROLLMENT
FROM 881 TO 945 STUDENTS**

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ORDINANCE NO. 2997

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AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS "ZONING CODE", BY AMENDING USE AND AREA MAP PLATE NO. 2, APPROVING SITE PLAN FOR ADDITION TO ST. THERESA SCHOOL, PERMITTING PAROCHIAL SCHOOL USE ON LOT 14, EAST 25 FEET OF LOT 15, AND WEST 25 FEET OF LOT 13, BLOCK 7, SECTION "D", (2701 INDIAN MOUND TRAIL), CORAL GABLES, DADE COUNTY, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

SECTION 2. That plans drawn by the Abbott Group, and preliminary approved by the Historic Preservation Board on March 26, 1992, the Board of Architects on February 13, 1992 (Process No. 2822), and the City's Preliminary Review Committee on February 28, 1992 for the construction of classrooms, on property known as St. Theresa School, Coral Gables, Dade County, Florida, shall be and they are hereby approved, with the following conditions:

1. That the school's student enrollment shall not exceed its existing capacity of 881 students.
2. That the final traffic plan shall be approved by the City's Public Works Department.
3. That an off-street parking plan shall be prepared by the applicant and be subject to approval by the City's Building and Zoning Department.
4. That a required landscape plan prepared by the applicant shall be subject to approval by the City's Public Service Department.
5. That a designated outdoor playground area, or "tot lot", with appropriate buffering/screening be provided adjacent to the proposed addition for use by pre-kindergarten students.
6. That designated areas be provided for school bus parking and loading on site, and in a manner that does not intrude on adjacent single-family residences.
7. That the proposed modifications be reviewed by Dade County and FDOT, if required by those agencies.
8. That the plans comply with zoning regulations and that any required variances be obtained.

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1990-2024 ENROLLMENT

School Year	Enrollment	Grades	School Year	Enrollment	Grades
1990-1991	836	K-8	2007	932	PK4-8
1991-1992	775	K-8	2008	941	PK4-8
1992	885	PK4-8	2009	917	PK4-8
1993	953	PK4-8	2010	882	PK4-8
1994	911	PK4-8	2011	883	PK3-8
1995	942	PK4-8	2012	924	PK3-8
1996	939	PK4-8	2013	954	PK3-8
1997	939	PK4-8	2014	977	PK3-8
1998	826	PK4-8	2015	962	PK3-8
1999	955	PK4-8	2016	924	PK3-8
2000	977	PK4-8	2017	944	PK3-8
2001	1000	PK4-8	2018	932	PK3-8
2002	989	PK4-8	2019	902	PK3-8
2003	973	PK4-8	2020	869	PK3-8
2004	971	PK4-8	2021	892	PK3-8
2005	970	PK4-8	2022	907	PK3-8
2006	970	PK4-8	2023	920	PK3-8
			2024	911	PK3-8

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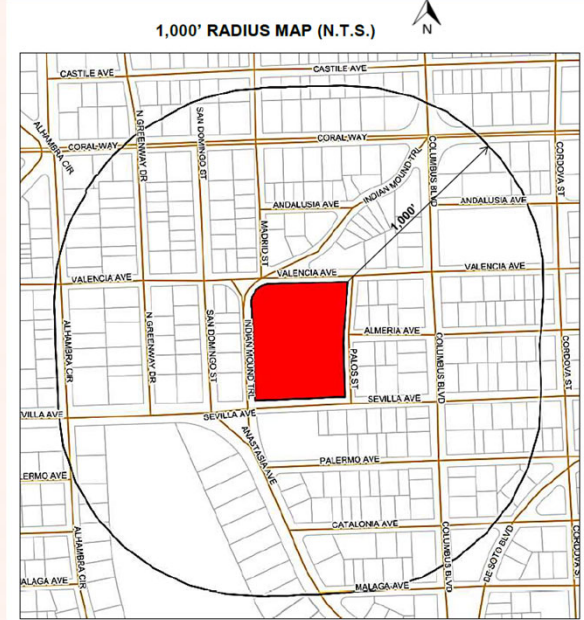
REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 12.15.23
2	BOARD OF ARCHITECTS: 07.27.24; 08.17.24; 08.22.24; 10.31.24; 11.21.24
3	HISTORIC PRESERVATION BOARD: 12.19.24
4	NEIGHBORHOOD MEETING: 12.19.24
5	PLANNING AND ZONING BOARD: 01.15.25
6	CITY COMMISSION 1ST READING: 02.11.25
7	CITY COMMISSION 2ND READING: TBD

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LETTERS TO PROPERTY OWNERS (1,000 FT)



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PUBLIC NOTIFICATION

4 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, HPB, PZB, CC
8 TIMES	PROPERTY POSTING DRC, BOA, HPB, PZB
4 TIMES	WEBSITE POSTING DRC, HPB, PZB, CC
2 TIMES	NEWSPAPER ADVERTISEMENT HPB, PZB

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COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

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CONDITIONS OF APPROVAL

1. ALL OTHER PROVISIONS AND CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE NO. 2997 SHALL REMAIN IN EFFECT.

2. ADDITIONAL CONDITIONS

1. ANNUAL LETTER OF STUDENT ENROLLMENT
2. SIDEWALK IMPROVEMENTS/WIDEN ON VALENCIA
3. GREEN BUILDING CERTIFICATION
4. OFF-DUTY POLICE OFFICER FOR SPECIAL EVENTS
5. UNDERGROUND UTILITIES
6. WALL AND LANDSCAPING TO LIMIT THE NOISE
7. NO SUNDAY USE, EXCEPT SPECIAL EVENTS
8. OUTDOOR LIGHTING PROHIBITED
9. EXCLUSIVE USE ONLY BY THE SCHOOL

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