



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**August 22, 2023**

**ITEM TITLE:**

**Ordinance on First Reading.**

An Ordinance of the City Commission of Coral Gables, Florida, amending Ordinance No. 2014-05 to increase the maximum student enrollment from 140 to 195 students at the Margaux Early Childhood School at Temple Judea located at 5500 Granada Boulevard, Coral Gables, Florida; all other conditions of approval contained in Ordinance No. 2014-05 shall remain in effect; and providing an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with condition that all other conditions of approval contained in Ordinance No. 2014-05 shall remain in effect.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their July 12, 2023 meeting recommended approval with condition (vote: 5-0) for the major amendment to Ordinance 2014-05.

**BRIEF HISTORY:**

An Application has been submitted by Mr. Zeke Guilford, Esq. from Guilford & Associates, P.A. on behalf of Temple Judea (the "Applicant") to the City of Coral Gables to amend Ordinance 2014-05. The Applicant seeks to increase the maximum student enrollment from 140 students to 195 students at Temple Judea located at 5500 Granada Boulevard, Riviera Section Part 9, Coral Gables, Florida.

**Planning & Zoning Board**

At the July 12, 2023 meeting, the Planning and Zoning Board discussed the traffic study, drop off and pick up queue, and parking logistics. In addition, the Applicant clarified there will be an amended restated covenant.

The Applicant's submittal package is provided as Exhibit A. The Draft Ordinance is provided as Exhibit B.

**PUBLIC NOTIFICATIONS:**

<b>Date</b>	<b>Form of Notification</b>
05.23.23	Applicant neighborhood meeting
05.29.23	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
07.03.23	Property posted for Planning and Zoning Board meeting.
06.30.23	Planning and Zoning Board legal advertisement.

07.07.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
08.09.23	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for Commission.
08.11.23	Legal advertisement.
08.15.23	City Commission meeting agenda posted on City webpage.

**FINANCIAL INFORMATION:**

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

**Fiscal Impact:**

The approval of the student increase will not have a direct fiscal impact on the City.

**EXHIBITS:**

- A. Applicant's Submittal Package.
- B. Draft Ordinance.
- C. 07 12 2023 PZB Staff Report.
- D. Excerpts of 07 12 2023 PZB Meeting Minutes.
- E. PowerPoint Presentation.