



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**February 25, 2025**

**ITEM TITLE:**

**Ordinance on Second Reading. Amendment to Ordinance.**

An Ordinance of the City Commission of Coral Gables, Florida, amending Ordinance No. 2997 to add a new multipurpose building, and increase the Maximum Student Enrollment from 881 to 945 students for St Theresa Catholic School located at 2701 Indian Mound Trail, Coral Gables, Florida; all other provisions and conditions of approval contained in Ordinance No. 2997 shall remain in effect; and providing an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their January 15, 2025 meeting recommended approval with conditions (vote: 7-0) of the request for amending Ordinance No. 2997.

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
12.19.24	Historic Preservation Board	Approval of Special Certificate of Appropriateness (Vote 8-0).

**BRIEF HISTORY:**

The draft Ordinance was revised to address the comments by the Commission at First Reading, and are summarized below:

- The Applicant will coordinate with Staff on the location and design of the proposed wall on Palos to not negatively impact the existing vegetation
- Clarification that only *organized* activities on the field are prohibited on Sunday; other free play during the use of the campus would be permitted
- Clarification that the use of the fields is limited to the school and any associated participants, and the use for commercial purpose to any unaffiliated and unassociated third parties is prohibited

No other changes have been made since First Reading.

An application has been submitted by St Theresa Catholic School (the “Applicant”) to request two amendments to Ordinance No. 2997:

- (i) A multipurpose building. The proposed one-story building will serve as an indoor athletic and performing arts facility, featuring an enclosed gymnasium of 19,123 square feet. The

- facility will include an indoor basketball court, stage area, special-purpose classrooms, theater recital and practice spaces, and office areas.
- (ii) Revise the maximum school enrollment from 881 to 945 students. No additional classrooms are requested.

St. Theresa School is a private Catholic school located at 2701 Indian Mound Trail, which is located south Valencia Avenue and north of Sevilla Avenue between Indian Mound Trail and Palos Street. The property is zoned as a Special Use District and has an Educational Use future land use designation. The school is surrounded by single-family residences to the east, west, and north, while to the south, it is adjacent to the Church of the Little Flower, for which it serves as the parish school with pre-kindergarten through eighth grade. Together, the church and the school form part of the Church of the Little Flower Historic District in Coral Gables.

The first item of the application proposes a new one-story multipurpose building to serve as an indoor athletic facility on the current athletic fields, which will be reduced in size to accommodate the project. The new building will have a total of 19,123 square feet. It will include a lobby entrance featuring a hall of fame, a gymnasium, a concession area, a music room with dressing rooms and storage spaces, a performance stage, athletic and administrative offices with additional storage spaces, and two special-purpose classrooms. The addition of the covered athletic facility fulfills a requirement outlined in the school's most recent accreditation. Currently, performing arts activities are held in an accessory building that is not directly connected to the school, creating logistical challenges. This new facility will centralize these activities on the main campus. A secure entrance has also been identified as a key component of the new building, and a covered walkway is planned to connect the new facility to the existing structures.

The second item in the application seeks to revise the school's maximum enrollment capacity from 881 to 945 students. The administration has stated they were unaware of the enrollment cap established by Ordinance Nos. 2900 and 2997. As a result, enrollment has exceeded the maximum for most of the past 33 years, with an average of 953 students. The school was recently made aware of the ordinance and is now requesting to amend the enrollment capacity to better align with the actual enrollment numbers recorded over the last three decades. A detailed record of student enrollment since 1990 has been provided by the applicant and is included in the Applicant's submittal package.

### **Planning & Zoning Board**

At the January 15, 2025 Planning and Zoning Board meeting, the Board discussed how the school could address the neighbor's concern on the noise that may be caused by the proposed athletics facilities. The Board recommended approval of the application (vote: 7-0) with the following additional conditions:

- A wall provided at the maximum height permitted by the Zoning Code, with landscaping to mitigate noise along Palos Street;
- Prohibit Sunday activities on the field, except for permitted special events that require additional police presence;
- Prohibit outdoor lighting of the sporting grounds; and
- Exclusive use of the athletic facility to be limited to St. Theresa; renting, leasing, or allowing third parties unaffiliated with the school is prohibited.

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>
12.08.23	Posted Development Review Committee agenda on city webpage
12.05.23	Sign posting of property for Development Review Committee
07.21.23	Sign posting of property for Board of Architects meeting
07.21.23	Posted Board of Architects agenda on City webpage
08.11.23	Sign posting of property for Board of Architects meeting
08.11.23	Posted Board of Architects agenda on City webpage
08.16.24	Sign posting of property for Board of Architects meeting
08.16.24	Posted Board of Architects agenda on City webpage
10.25.24	Sign posting of property for Board of Architects meeting
10.25.24	Posted Board of Architects agenda on City webpage
11.15.24	Sign posting of property for Board of Architects meeting
11.15.24	Posted Board of Architects agenda on City webpage
12.08.24	Sign posting of property for Historic Preservation Board meeting
12.04.24	Mailed Notification for Historic Preservation Board meeting
12.05.24	Legal advertisement for Historic Preservation Board meeting
12.13.24	Posted Historic Preservation Board agenda on city webpage
12.19.24	Applicant’s Neighborhood Meeting
01.03.25	Sign posting of property for PZB meeting
01.02.25	Mailed Notification for PZB meeting
01.03.25	Legal advertisement for PZB meeting
01.10.25	Posted PZB Agenda and Staff Report on City web page
01.28.25	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for First Reading.
02.04.25	City Commission meeting agenda posted on City webpage.
02.14.25	Legal advertisement for City Commission meeting
02.18.25	City Commission meeting agenda posted on City webpage.

**FINANCIAL INFORMATION:**

<b>No.</b>	<b>Amount</b>	<b>Account No.</b>	<b>Source of Funds</b>
1.	\$0		
2.	\$0		
Total:	\$0		

**Fiscal Impact:**

The approval to amend Ordinance No. 2997 for a new multipurpose building and revise the enrollment number at St. Theresa will not have a direct fiscal impact on the City.

**EXHIBITS:**

- A. Draft Ordinance.