



## City of Coral Gables Planning and Zoning Staff Recommendation

<b>Applicant:</b>	<b>Temple Judea</b>
<b>Application:</b>	<b>Conditional Use with Site Plan Review for Special Use (S) zoned property</b>
<b>Property:</b>	<b>Temple Judea (5500 Granada Boulevard)</b>
<b>Public Hearing - Dates/Times/ Location:</b>	<b>Planning and Zoning Board, February 12, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

### Application.

This request is for consideration of a conditional use with site plan review as required for new construction and additions to existing religious institutions on property zoned Special Use (S). Temple Judea is proposing an addition to their existing building. The Ordinance under consideration is as follows:

*An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for an addition to an existing religious institution within a Special Use (S) zoned district, for the property commonly referred to as "Temple Judea" and legally described as Lots 1-31, Block 135, Riviera Section Part 9 (5500 Granada Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer, codification, and an effective date.*

Applications for conditional use with site plan review require review and recommendation by the Planning and Zoning Board/Local Planning Agency (LPA) at one (1) advertised public hearing, and consideration by the City Commission at two (2) advertised public hearings (Ordinance format).

### Summary of Applications.

"Temple Judea" (hereinafter referred to as the "Applicant"), has submitted an application for conditional use with site plan review (hereinafter referred to as the "Application") for a proposed addition to their existing facilities for City of Coral Gables review and public hearing consideration. The application package submitted by the Applicant is provided as Attachment A.

The existing Temple Judea building has approximately 30,978 square feet and is designated as an historic landmark. The proposed addition would add approximately 9,000 square feet, which would consist of constructing a two-story addition to the building which is the subject of this site plan review. No alterations are proposed to the temple portion of the building located on the east end of the property. The existing landscaping will be enhanced. Window replacement and interior reconfiguration and renovations to existing classrooms in order to meet current code requirements, and new perimeter wall are also proposed, which would otherwise not require Planning and Zoning Board review. No variances are required or being requested.

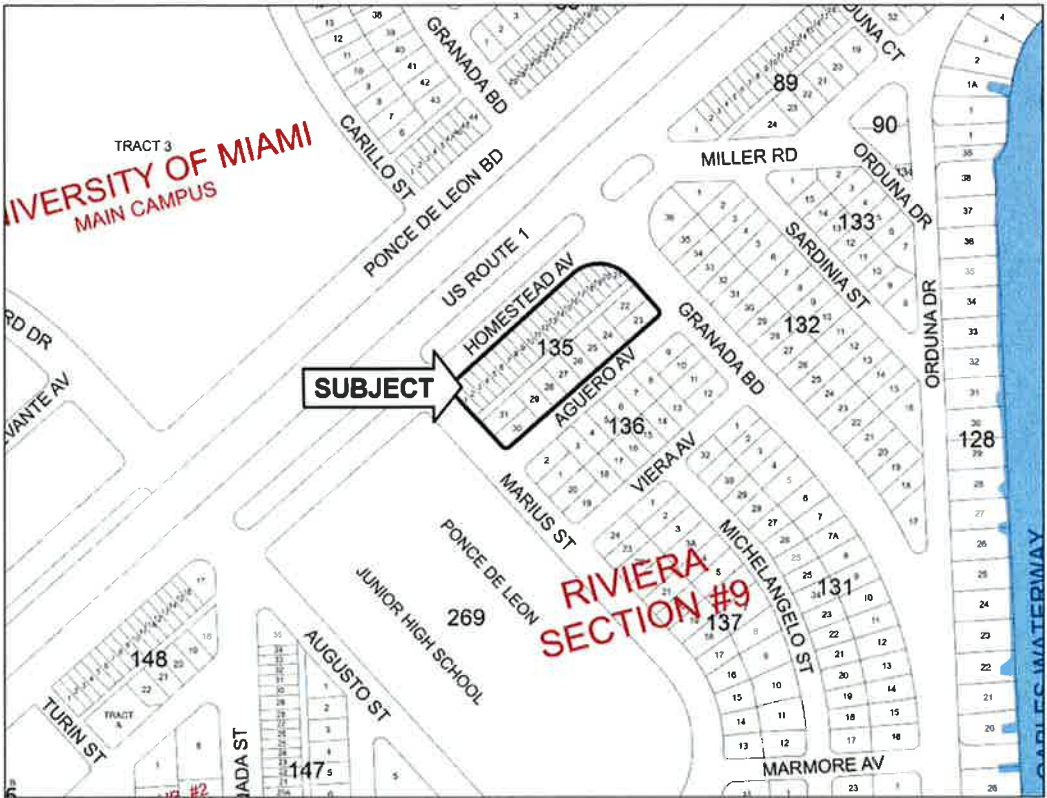
The Temple was constructed in 1965, and school classrooms were included as part of the original campus plan. The reason for the new addition is to increase the number of classrooms for shared use with youth and adult groups. There are currently 140 pre-school students that attend school Monday through Friday, between 8:00 am and 3:30 pm. There are other evening activities for youth and adult groups that utilize the classroom spaces at night for Temple related purposes, but do not take place during the day or conflict with the primary pre-school use.

There are currently no restrictions on the number of pre-school students that can attend the school. The school has stated that there will be no increase in the existing number of students as a result of the increased number of classrooms. A recommended condition of approval has been included that the future enrollment be limited to a maximum of 140 students, and that no other school classes or additional students shall be permitted during those days and time. If this condition is required, any increase in student enrollment or classes other than pre-school would be subject to review by the Planning and Zoning Board and City Commission at public hearings.

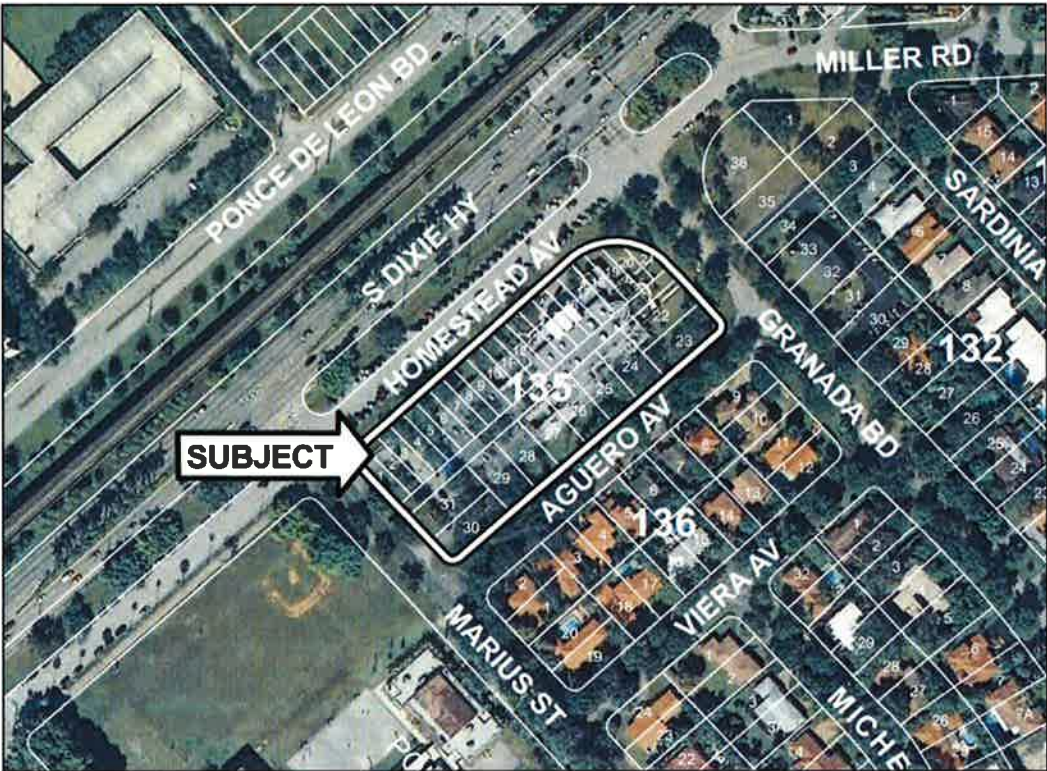
Zoning Code Section 4-204, "Special Use (S) District" identifies religious institutions as a conditional use within Special Use (S) zoned districts, and that proposed new construction or an addition to an existing religious institution shall comply with the public hearing review requirements established in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses".

Temple Judea is on the east side of U.S. 1 and fronts onto Miami-Homestead Avenue, which runs parallel to U.S. 1. Temple Judea is located between Ponce de Leon Middle School and Coral Gables Baptist Church, and bounded by Granada Boulevard (north), Marius Street (south) and Aguerro Avenue (east). The property is legally described as Lots 1-31, Block 135, Riviera Section Part 9 (5500 Granada Boulevard), Coral Gables, Florida, as shown on the following location and aerial maps:

Block, Lot and Section Location Map



Aerial



## Site Data and Project Timeline.

### City Review Timeline

The Application has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	08.30.13	Comments provided to Applicant
Board of Architects	10.03.13	Preliminary approval
Historic Preservation Board	11.14.13	Approval
Planning and Zoning Board/LPA	02.12.14	TBD
City Commission, 1 <sup>st</sup> reading	02.25.14	TBD
City Commission, 2 <sup>nd</sup> reading	TBD	TBD

### Site Data and Surrounding Uses

The following tables provide the subject property's designations and surrounding land uses:

#### Existing Property Designations

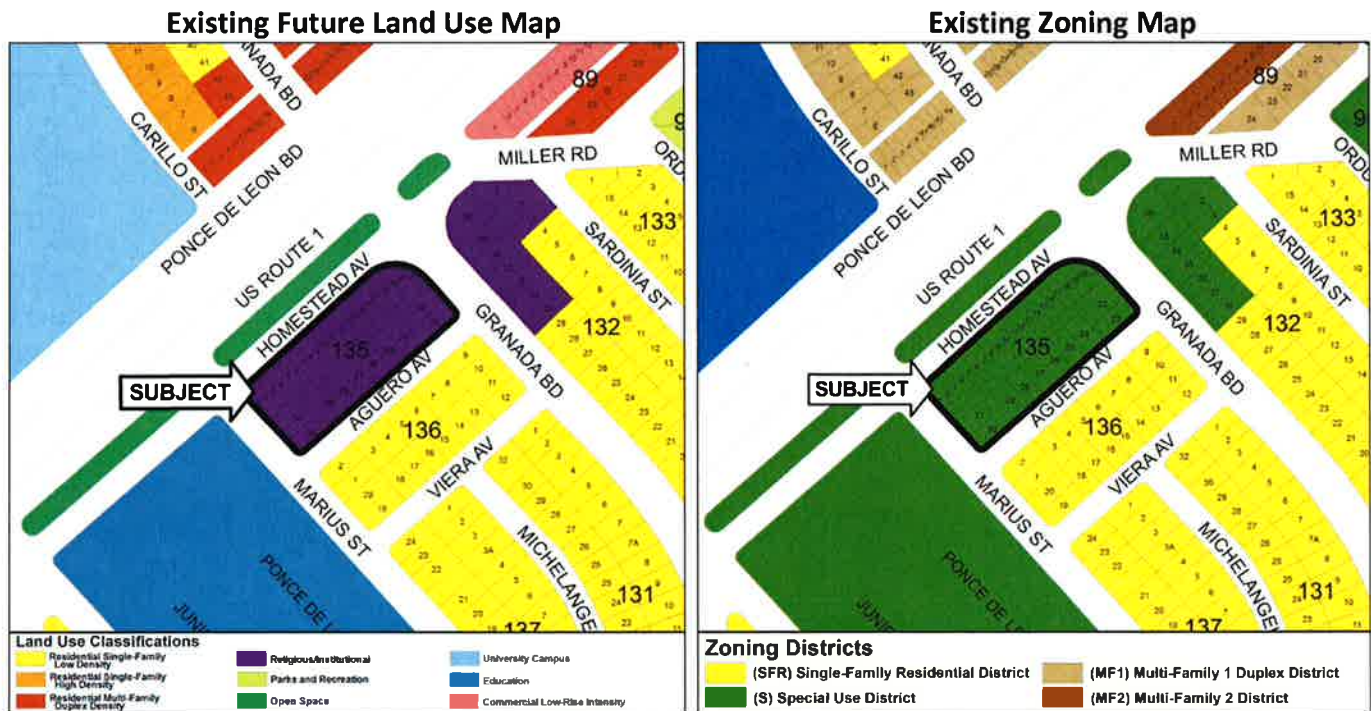
Comprehensive Plan (CP) Map designation	"Religious/Institutional"
Zoning Map designation	Special Use (S) District
Mixed Use Overlay District (MXOD)	No
Mediterranean Architectural District	Yes
Coral Gables Redevelopment Infill District	Yes

#### Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Parkway	"Open Space"	Special Use (S) District
South	One story single-family residences	"Residential Single-Family Low Density"	Single-Family Residential (SFR) District
East	Coral Gables Baptist Church	"Religious/Institutional"	Special Use (S) District
West	Ponce de Leon Middle School	"Education"	Special Use (S) District

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:





## City Legislative History

The following is a chronology of previous City approvals/legislation affecting the subject property:

1. Resolution No. 12220 (adopted 06.28.66) – Paving of portion of Miami Homestead Avenue in front of Temple Judea is approved with the cost to be reimbursed by Temple Judea.
2. Resolution No. 12749 (adopted 03.02.67) – Extended the time for paving reimbursement for Temple Judea.
3. Ordinance No. 2003-50 (adopted 12.16.03) – Site plan approval for the construction of an addition to Temple Judea consisting of an administrative office and meditation garden.
4. Resolution No. HPR187-LHD2013-09 (adopted 09.19.13) – Temple Judea designated as a Local Historic Landmark by the Historic Preservation Board.

## Historic Preservation Board Review

Temple Judea was designated as a Local Historic Landmark in September, 2013. Proposed additions to Local Historic Landmarks on property zoned Special Use (S) require review and approval by the Historic Preservation Board prior to recommendation by the Planning and Zoning Board and consideration by the City Commission. On November 14, 2013, the Historic Preservation Board reviewed and approved an application for a Special Certificate of Appropriateness for the proposed addition and modifications to the existing building. The November 19, 2013 Letter of Approval and the November 14, 2013 Staff Report prepared by the Historical Resources Department are provided as Attachment B.

## Proposed Conditional Use Site Plan Review.

The Applicant has submitted an application package that includes the following (see Attachment A):

- 1) Application;
- 2) Cover letter;
- 3) Owner's representatives;
- 4) Aerial/pictures;
- 5) Building and tree survey;
- 6) Building, vegetation, lighting plans;
- 7) Historical significance letter;
- 8) Traffic and circulation analysis;
- 9) Lobbyist forms; and,
- 10) Ordinances.

### Proposal – Conditional Use with Site Plan

The Zoning Code requires conditional use site plan review for proposed new construction or an addition to an existing religious institution within Special Use (S) zoned districts, and compliance with the public hearing review requirements established in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses".

The findings of the 10.29.13 Zoning review prepared for the Historical Resources Department for the Temple Judea project are summarized in the below tables. The Zoning Division review is provided as Attachment C. That analysis indicates that the proposed project meets all applicable Zoning Code requirements, as follows:

#### *Site Plan Information:*

Type	Permitted/Required	Proposed
Total site area	114,282 sq. ft. (2.6 acres)	114,282 sq. ft. (2.6 acres)
Floor area ratio (FAR)	0.35 FAR	0.35 FAR
FAR x total site area =	39,999 sq. ft.	---
Total square footage of building	---	39,957 sq. ft.
Building height	45'-0"	23'-1"
Required parking	21 spaces	21 spaces
Open landscaping (35%)	39,999 sq. ft.	48,190 sq. ft.

#### *Setbacks:*

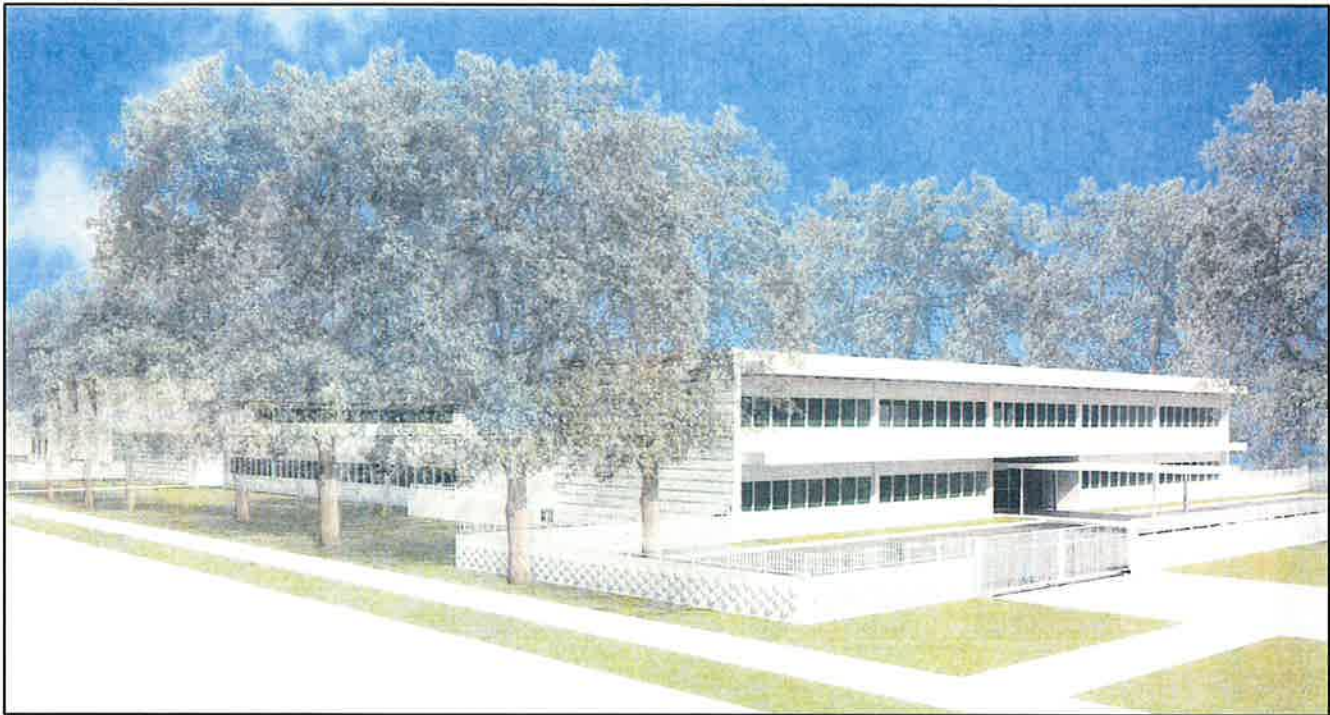
Type	Required	Proposed
Granada Boulevard (east)	85 ft.	85 ft.
Miami Homestead Avenue (north)	25 ft.	43 ft.
Aguero Avenue (south)	25 ft.	63 ft.
Marius Street (west)	25 ft.	46 ft.

### *Pre-school Enrollment*

There are currently 140 pre-school students that attend school Monday through Friday, between 8:00 am and 3:30 pm. The school has stated that there will be no increase in the existing number of students as a result of the increased number of classrooms. A recommended condition of approval has been included that the future enrollment be limited to a maximum of 140 students, and that no other school classes or additional students shall be permitted during those days and time. If this condition is required, any increase in student enrollment or classes other than pre-school would be subject to review by the Planning and Zoning Board and City Commission at public hearings.

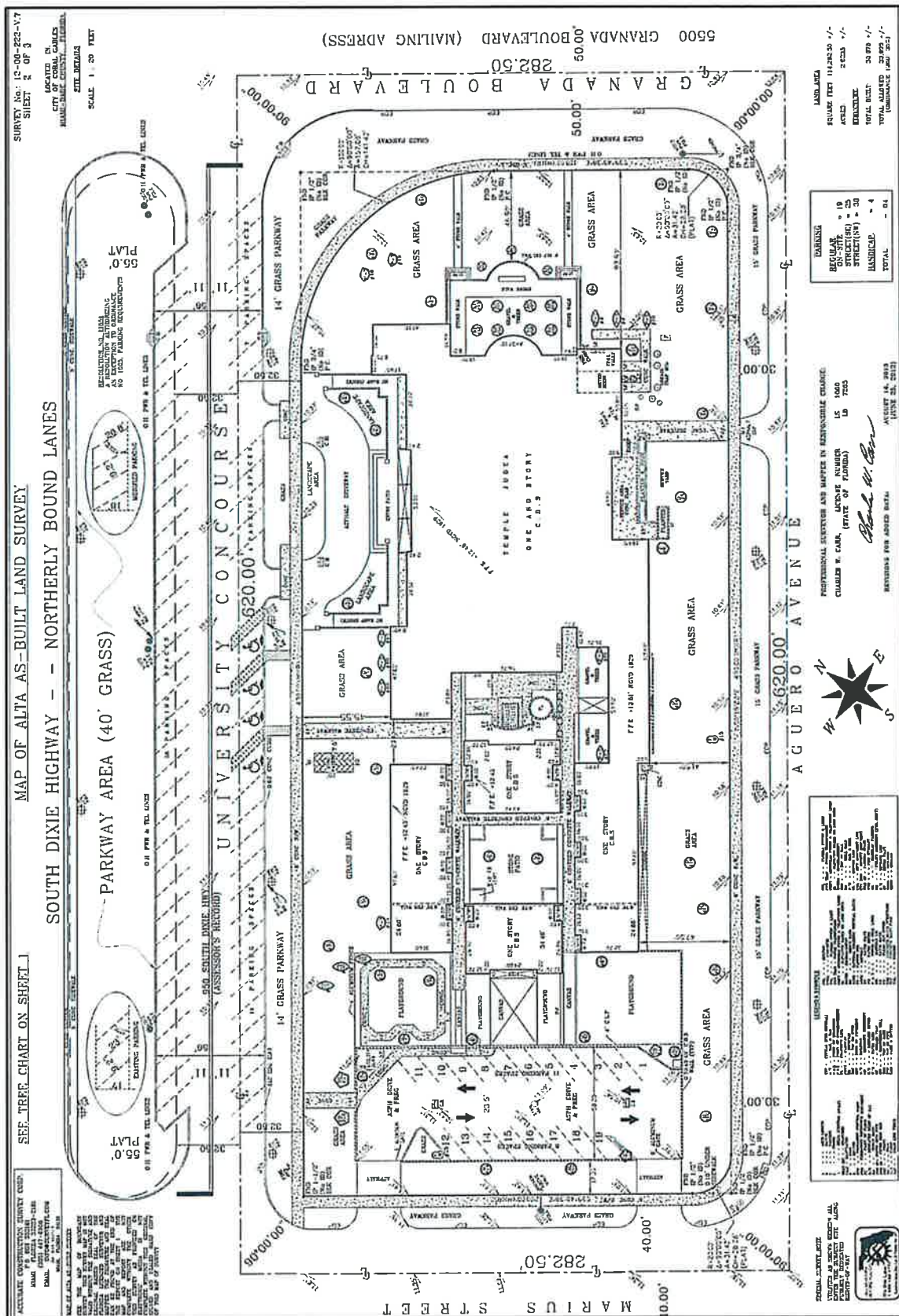
A survey of the existing property and the Applicant's proposed site plan, landscape plan and building elevations are provided below and on the following pages.

### **Perspective Drawing**



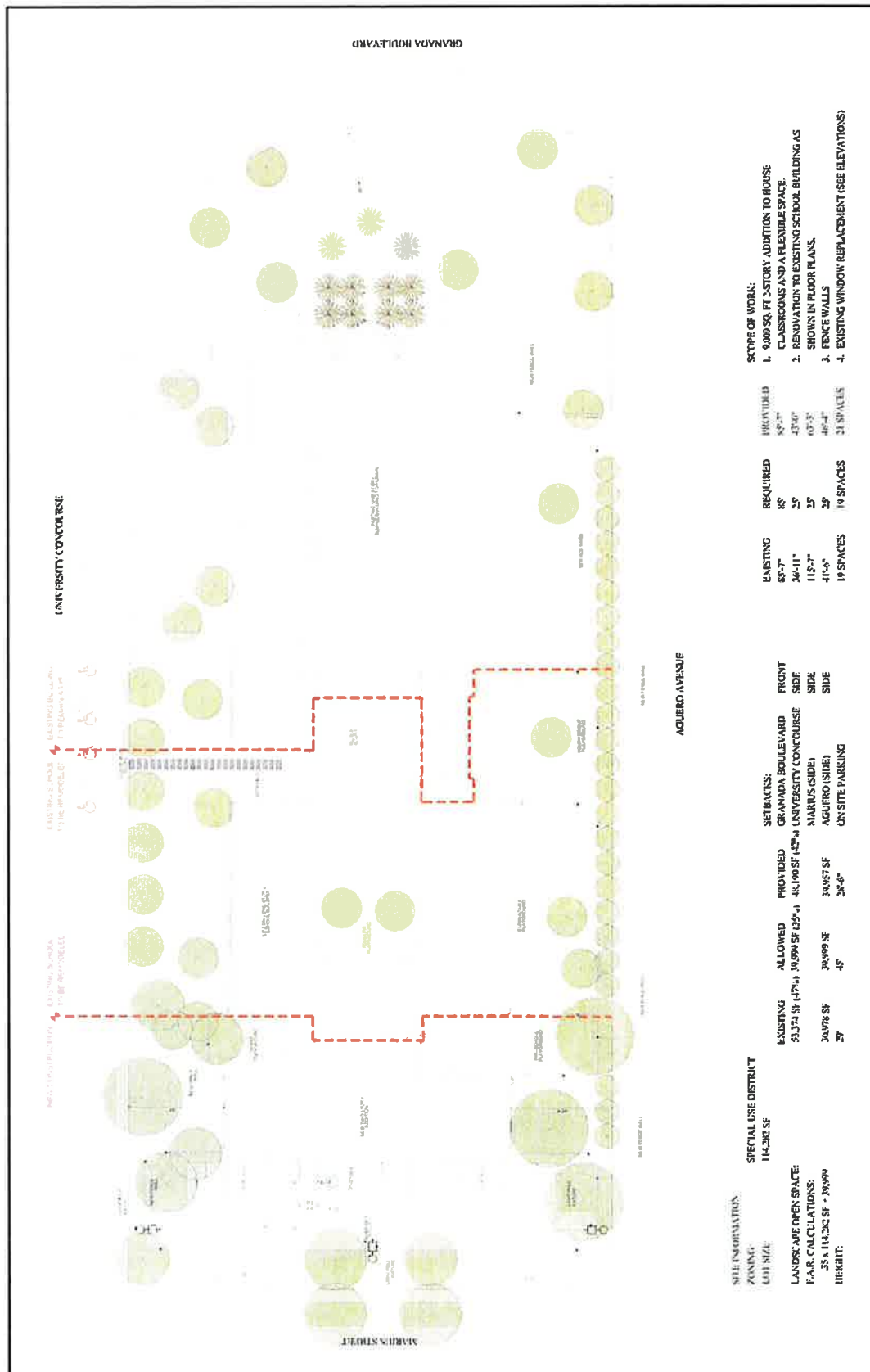


## Survey

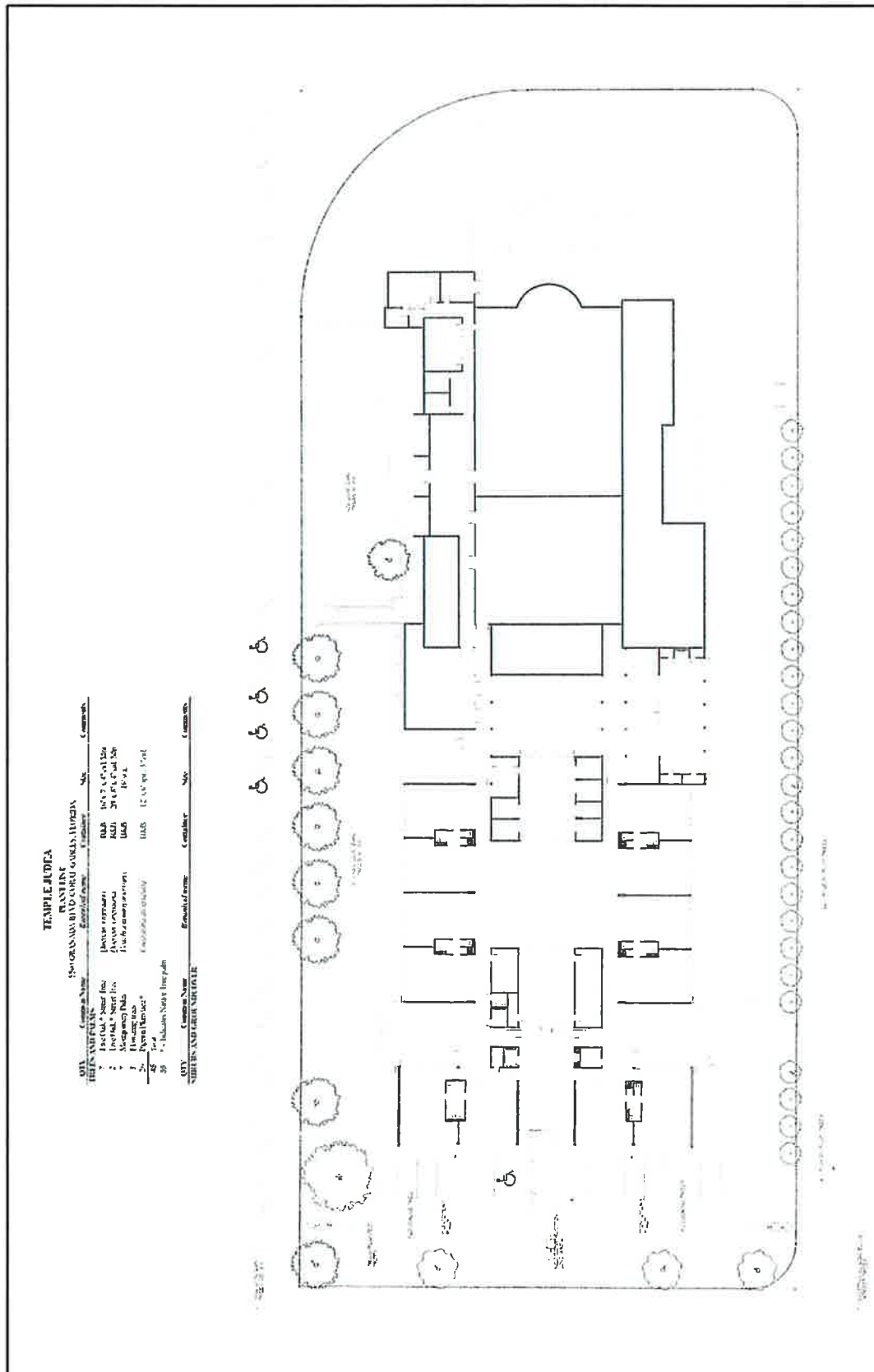




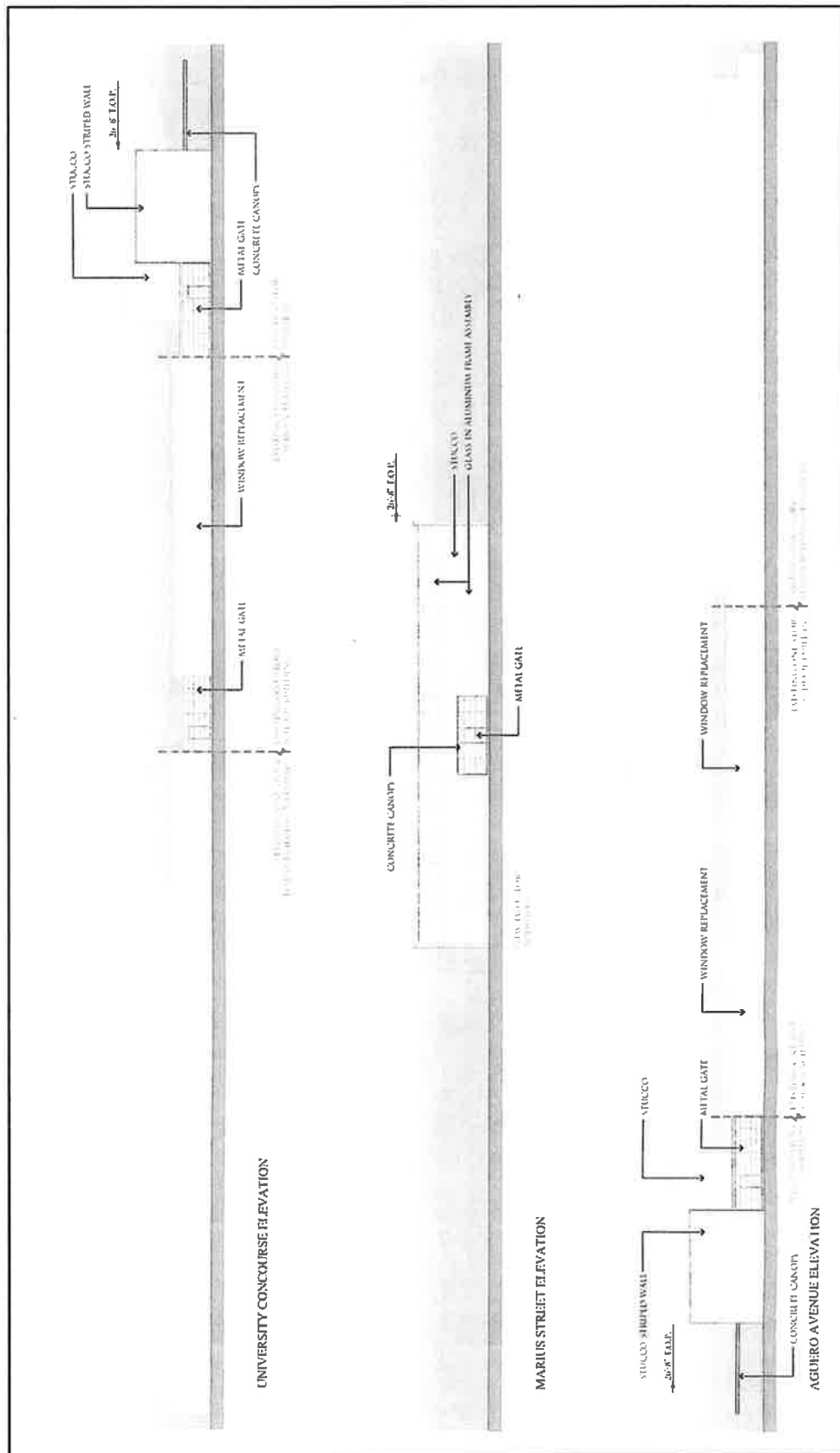
## Site Plan



# Landscape Plan



### Building Elevations



## Findings of Fact.

This section of the report presents City Staff's evaluation of the Applications and Findings of Facts. The City's responsibility is to review the Applications for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

### Findings of Fact- Conditional Use Site Plan Review

The Applicant's proposed addition to Temple Judea is considered a "Conditional Use" as it is located within a Special Use (S) zoned district and, therefore, requires review and evaluation pursuant to various sections of the City's Official Zoning Code. To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, Division 4, Section 3-401, "Purpose and Applicability" provides for the following:

*"The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved."*

**Staff's Findings:** Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use site plan review for a proposed addition to an existing religious institution. Staff review finds that the proposed plans incorporate measures to mitigate potentially negative impacts that could have adverse effects on the environment, particularly residential areas, and could change the desired character of an area.

Zoning Code Section 4-204, "Special Use (S) District" identifies religious institutions as a conditional use within a Special Use (S) zoned districts, and that proposed new construction or an addition to an existing religious institution shall include a site plan. This request does include a site plan. City staff responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Section 3-408, "Standards for review" and provide Findings of Fact that the proposed site plan.

Staff has compared the Applicant's plans to the site plan review criteria set out in Zoning Code Section 3-408, and found that the site plan complies with the following standards and the criteria:



- A. *"The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan."*

*Staff comments:* As concluded in this Staff report, this Application is "consistent" with the CP's Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant.

- B. *"The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area".*

*Staff comments:* The renovation and expansion of existing school facilities is compatible with the property's current use as a religious institution and private pre-school. The Temple was constructed in 1965, and school classrooms were included as part of the original campus plan. Temple Judea is located adjacent to the Coral Gables Baptist Church and Ponce de Leon Middle School which are similar uses. The property is also adjacent to single-family residences and therefore, staff recommends conditions of approval to mitigate traffic and parking impacts to ensure the proposed use does not conflict with the surrounding residential neighborhood.

- C. *"The proposed conditional use does not conflict with the needs and character of the neighborhood and the City".*

*Staff comments:* Coral Gables is primarily a residential community with schools, places of worship and other cultural and institutional uses interspersed within residential neighborhoods. The Application does not alter the existing conditional uses which are currently located on the property and is compatible with the surrounding neighborhood. A pre-school student drop-off/pick-up plan, special event plan and student enrollment capacity are included as conditions of approval to provide further assurance that future conflicts do not arise.

- D. *"The proposed conditional use will not adversely or unreasonably affect the use of other property in the area."*

*Staff comments:* The application is for an expansion of existing classroom facilities and Temple Judea has agreed not to increase the student capacity of the school. The Temple Judea Traffic Statement submitted with the Application includes a pre-school student pick-up/drop-off plan and a special events plan. The Traffic Statement recommends provisions in order to mitigate any potential negative impacts. Those recommendations have been included as conditions of approval with this Staff report.

- E. *"The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures".*

*Staff comments:* The proposed conditional uses are similar in nature to the adjacent Coral Gables Baptist Church and Ponce de Leon Middle School and do not change the property's existing uses. The proposed addition would add approximately 9,000 square feet, which would consist of a

two-story addition for additional classroom space. There are currently 140 pre-school students that attend school Monday through Friday, between 8:00 am and 3:30 pm. The school has stated that there will be no increase in the existing number of pre-school students as a result of the increased number of classrooms. A recommended condition of approval has been included that the future enrollment be limited to a maximum of 140 students, and that no other school classes or additional students shall be permitted during those days and time.

- F. *"The parcel proposed for development is adequate in size and shape to accommodate all development features."*

*Staff comments:* Temple Judea has been designated as a local historic landmark, and the proposed addition and renovations are in character with the existing historic building and have been reviewed and approved by the Historic Preservation Board. An additional 9,000 square feet of classroom space is being proposed with no increase in student enrollment. Therefore, the proposed addition and renovations create a more adequate development site. No variances are required or being requested.

- G. *"The nature of the proposed development is not detrimental to the health, safety and general welfare of the community."*

*Staff comments:* The Application does not alter the existing conditional uses which are currently located on the property and compatible with the surrounding neighborhood. There are currently 140 pre-school students that attend school Monday through Friday, between 8:00 am and 3:30 pm. The school has stated that there will be no increase in the existing number of pre-school students as a result of the increased number of classrooms. A recommended condition of approval has been included that the future pre-school enrollment be limited to a maximum of 140 students. A pre-school student drop-off/pick-up plan, special event plan and student enrollment capacity are also included as conditions of approval to provide further assurance that future conflicts do not arise.

- H. *"The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation."*

*Staff comments:* The existing parking lot and surrounding perimeter wall is proposed to be improved as a part of this project. The Temple Judea Traffic Statement submitted with the Application includes a pre-school student pick-up/drop-off plan and a special events plan. The Traffic Statement recommends provisions in order to mitigate any potential negative impacts. Those recommendations have been included as conditions of approval with this Staff report.

- I. *"The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner"*.

*Staff comments:* A Concurrency Impact Statement (CIS) evaluating the available infrastructure capacity for each development proposal is required to be submitted. A CIS was prepared for

Temple Judea, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

### *Student Drop-off/Pick-up and Special Events Plans*

The Temple Judea Traffic Statement submitted with the Application prepared by David Plummer and Associates and dated 01.16.14 includes a pre-school student pick-up/drop-off plan and a special events plan which has been reviewed by the Public Works Department. The Traffic Statement recommended the following requirements, which have been included as recommended conditions of approval with this Staff report.

1. Pre-school student pick-up/drop-off plan (already currently being implemented by the school):
  - a. Limit pre-school student drop-off/pick-up to the on-site parking lot located on the west side of the property and accessed from Marius Street, and along the portion of Miami Homestead Avenue between Granada Boulevard and Marius Street.
  - b. A police officer and a traffic director shall be stationed at each of the pre-school student drop-off/pick-up areas to facilitate the drop-off/pick-up of students on all days and times pre-school students are scheduled to be dropped-off/picked-up.
  - c. Gates to the parking lot drop-off/pick-up area shall be opened a minimum of 15 minutes prior to dismissal to avoid queuing on Marius Street.
2. Special events plan for school related events (events requiring parking for 120 or more vehicles):
  - a. Temple Judea shall provide a minimum of one (1) police officer and two (2) school "traffic coordinators" to facilitate and direct parking and pedestrian circulation.
  - b. Parking shall be prohibited along the south side of Aguero Avenue, and a traffic coordinator shall be stationed on Aguero Avenue, between Granada Boulevard and Marius Street to enforce the no parking requirement.

The school-related events parking plan submitted with the Temple Judea Traffic Statement states that there are 120 parking spaces on Miami Homestead Avenue between Sardina Street and Augusto Street that would be available for school-related events. Any school events that anticipate parking above 120 vehicles would require parking coordinators to direct and prevent parking in the residential swale areas. A copy of the Temple Judea Traffic Statement is provided with the Application (see Attachment A), and is also available for review in the Planning Division's project file.

### *Board of Architects Review*

The proposed addition and modifications to Temple Judea were reviewed by the Board of Architects and received preliminary approval on 10.03.13.

### *City Staff Comments*

This proposal has been reviewed by the Planning and Zoning Division, Public Service Division, Parking Division, and Public Works Department. All City comments that were provided have been addressed by the Applicant or included as recommended conditions of approval.

### *Concurrency Management*

This project has been reviewed for compliance with the City's Concurrency Management program. The Concurrency Impact Statement (CIS) was prepared and issued by the Planning and Zoning Division and indicates that there is adequate infrastructure available to support the project.

### **Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies**

The Planning and Zoning Division has reviewed the CP and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals & Objectives and Policies are as follows:

<b>Ref. No.</b>	<b>CP Goal, Objective and Policy</b>	<b>Basis for Consistency</b>
1.	<b>Goal FLU-1.</b> Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	<b>Objective FLU-1.1.</b> Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	<b>Policy FLU-1.3.3.</b> Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
4.	<b>Objective FLU-1.4.</b> Provide for protection of natural and historic resources from development and/or redevelopment together with	Complies



Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
	continued maintenance.	
5.	<b>Policy FLU-1.4.3.</b> Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.	Complies
6.	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
7.	<b>Objective FLU-1.12.</b> The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
8.	<b>Objective FLU-1.14.</b> The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
9.	<b>Policy FLU-1.14.1.</b> The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
10.	<b>Goal FLU-3.</b> The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
11.	<b>Objective FLU-3.1.</b> The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending	Complies
12.	<b>Policy FLU-3.1.1.</b> The Planning Department shall, when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	Complies
13.	<b>Policy FLU-3.2.2.</b> The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.	Complies
14.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
	and dynamic in its urban character.	
15.	<b>Objective DES-1.1.</b> Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
16.	<b>Policy DES-1.1.5.</b> Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
17.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
18.	<b>Policy DES-1.2.2.</b> Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
19.	<b>Objective DES-1.3.</b> Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
20.	<b>Policy MOB-1.1.8.</b> Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
21.	<b>Policy MOB-2.7.1.</b> The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
22.	<b>Policy MOB-2.8.1.</b> The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> <li>•Promote expansion of the City's existing tree canopy.</li> <li>•Provide screening of potentially objectionable uses.</li> <li>•Serve as visual and sound buffers.</li> <li>•Provide a comfortable environment for pedestrian walking (walkability) and other activities.</li> </ul>	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
	•Improve the visual attractiveness of the urban and residential areas (neighborhoods).	
23.	<b>Policy MOB-2.8.2.</b> The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as build-out continues pursuant to the established Comprehensive Plan and Map.	Complies
24.	<b>Goal HIS-1.</b> Preserve and promote the recognition of structures, sites, manmade or natural landscape elements, works of art or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City.	Complies
25.	<b>Goal HIS-3.</b> Continue the preservation and protection of the historical and cultural resources within the City of Coral Gables.	Complies

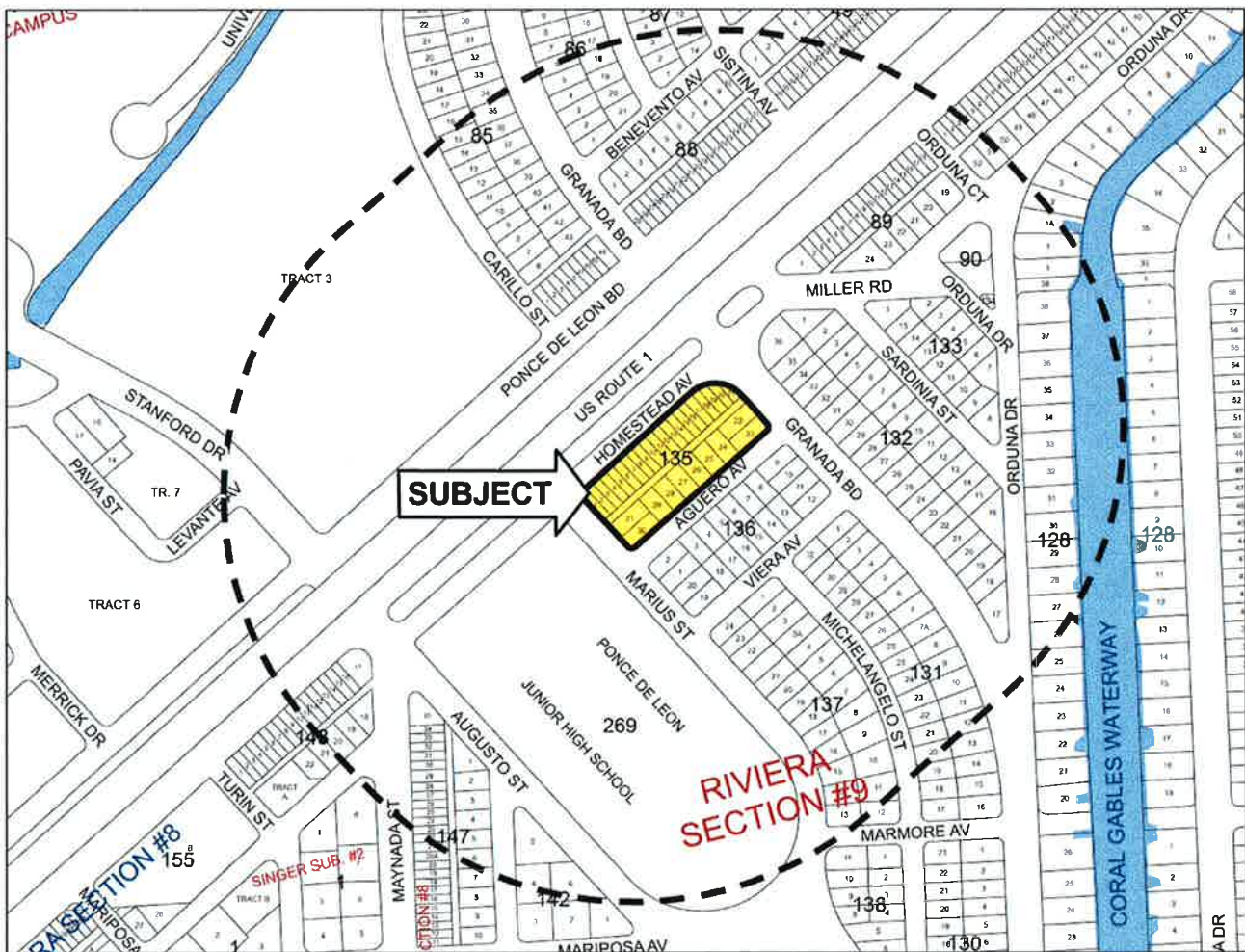
*Staff Comments:* Staff's determination that this Application is "consistent" with the CP's goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff and site plan provisions incorporated by the applicant.

#### Public Notification and Comments.

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on 01.28.14.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the boundary of the property. The notice indicates the following: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 200 notices were mailed. Copies of public comments received shall be provided to the Board at the public hearing. A copy of the legal advertisement and courtesy notice are provided as Attachments D and E. A map of the notice radius is as follows:

### Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the application:

Public Notice	
Type	Date
Public information meeting	01.28.14
Courtesy notification - 1,000 feet	01.30.14
Posting of property	01.30.14
Legal advertisement	01.30.14
Posted agenda on City web page/City Hall	01.30.14
Posted Staff report on City web page	02.07.14



### **Staff Recommendation and Conditions of Approval.**

The Planning and Zoning Division, based upon the complete Findings of Fact contained within this Report recommends **approval** of the following subject to all of the conditions of approval as specified herein:

*An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for an addition to an existing religious institution within a Special Use (S) zoned district, for the property commonly referred to as "Temple Judea" and legally described as Lots 1-31, Block 135, Riviera Section Part 9 (5500 Granada Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer, codification, and an effective date.*

### **Summary of the Basis for Approval**

Consistency with the Comprehensive Plan Goals, Objective and Policies. Staff's support of the Change of Land Use application is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented herein.

### **Conditions of Approval**

In furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the conditional use with site plan as required for new construction and additions to existing religious institutional buildings on property zoned Special Use (S) is subject to the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
  - a. Site plans, building plans and elevations prepared by Rodriguez and Quiroga, Architects, dated 10.29.13.
  - b. Landscape plans prepared by Rodriguez and Quiroga, Architects, dated 10.18.13.
  - c. Temple Judea Traffic Statement prepared by David Plummer and Associates and dated 01.16.14.
  - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 02.12.14.
  - e. All representations proffered by the applicant's representatives as a part of the review of the application at public hearings.
2. Restrictive covenant. Within 30 days of approval of the site plan, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the

draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.

3. Pre-school enrollment at Temple Judea shall be limited to a maximum of 140 students, and pre-school classes shall only be held on Monday through Friday, between 8:00 am and 3:30 pm. No other school classes or additional students shall be permitted during those days and time.
4. Temple Judea shall implement all drop-off/pick-up requirements for pre-school students specified in the Temple Judea Traffic Statement prepared by David Plummer and Associates and dated 01.16.14, including the following:
  - a. Limit pre-school student drop-off/pick-up to the on-site parking lot located on the west side of the property and accessed from Marius Street, and along the portion of Miami Homestead Avenue between Granada Boulevard and Marius Street.
  - b. A police officer and a traffic director shall be stationed at each of the pre-school student drop-off/pick-up areas to facilitate the drop-off/pick-up of students on all days and times pre-school students are scheduled to be dropped-off/picked-up.
  - c. Gates to the parking lot drop-off/pick-up area shall be opened a minimum of 15 minutes prior to dismissal to avoid queuing on Marius Street.
5. Temple Judea shall implement all special events parking requirements as specified in the Temple Judea Traffic Statement prepared by David Plummer and Associates and dated 01.16.14 for scheduled school related special events requiring parking of one-hundred twenty (120) or more vehicles, including the following:
  - a. Temple Judea shall provide a minimum of one (1) police officer and two (2) school "traffic coordinators" to facilitate and direct parking and pedestrian circulation.
  - b. Parking shall be prohibited along the south side of Aguero Avenue, and a traffic coordinator shall be stationed on Aguero Avenue, between Granada Boulevard and Marius Street to enforce the no parking requirement.
6. Temple Judea shall comply with the tree protection and root preservation plan submitted by the Applicant with the application submittal package dated 02.12.14, as reviewed and approved by the Public Service Division and Planning and Zoning Division.

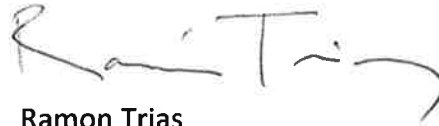
#### **Attachments.**

- A. Applicant's submittal package.
- B. Special Certificate of Appropriateness Letter of Approval and 11.14.13 Staff report prepared by the Historic Resources Department.
- C. 10.29.13 Zoning review.
- D. 01.30.14 Legal notice.
- E. 01.30.14 Courtesy notice mailed to all property owners.

February 12, 2014

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all application materials. The complete application also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Trias", with a stylized flourish at the end.

Ramon Trias  
Director of Planning and Zoning  
City of Coral Gables, Florida

<b>1</b>	APPLICATION
<b>2</b>	COVER LETTER
<b>3</b>	OWNER'S REPRESENTATIVES
<b>4</b>	AERIAL / PICTURES
<b>5</b>	BUILDING AND TREE SURVEY
<b>6</b>	BUILDING, VEGETATION, LIGHTING PLANS
<b>7</b>	HISTORICAL SIGNIFICANCE LETTER
<b>8</b>	TRAFFIC AND CIRCULATION ANALYSIS
<b>9</b>	LOBBYIST FORMS
<b>10</b>	ORDINANCES



## City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

### Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☐ Conditional Use with Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☒ Site Plan
- ☐ Separation/Establishment of a Building Site
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: \_\_\_\_\_

### General information

Street address of the subject property: 5500 Granada Blvd

Property/project name: Temple Judea

Legal description: Lot(s) 1-31

Block(s) 135 Section (s) Coral Gables Riviera Section 9

Property owner(s): Temple Judea

Property owner(s) mailing address: 5500 Granada Blvd.

Telephone: Business 305-667-5657

Fax \_\_\_\_\_

Other \_\_\_\_\_

Email mbotkin @ judeagables.org



## City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Guilford & Associates, P.A.

Applicant(s)/agent(s) mailing address: 400 University Drive Coral Gables, FL 33134

Telephone: Business 305-446-8411

Fax 305-445-0563

Other \_\_\_\_\_

Email zguilford @ guilfordassoc.com

### Property information

Current land use classification(s): Religious / Institutional

Current zoning classification(s): Special Use

Proposed land use classification(s) (if applicable): \_\_\_\_\_

Proposed zoning classification(s) (if applicable): \_\_\_\_\_

### Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- ☒ Aerial.
- ☐ Affidavit providing for property owner's authorization to process application.
- ☐ Annexation supporting materials.
- ☒ Application fees.
- ☒ Application representation and contact information.
- ☐ Appraisal.
- ☒ Architectural/building elevations.
- ☒ Building floor plans.
- ☐ Comprehensive Plan text amendment justification.
- ☐ Comprehensive Plan analysis.
- ☐ Concurrency impact statement.
- ☐ Encroachments plan.
- ☐ Environmental assessment.
- ☐ Historic contextual study and/or historical significance determination.
- ☒ Landscape plan.
- ☐ Lighting plan.
- ☐ Massing model and/or 3D computer model.
- ☐ Miami-Dade County Conflict of Interest and Code of Ethics Lobbyist form.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☒ Parking study.
- ☒ Photographs of property, adjacent uses and/or streetscape.
- ☐ Plat.
- ☒ Property survey and legal description.





## City of Coral Gables Planning Division Application

- ☒ Property owners list, notification radius map and two sets of labels.
- ☐ Public Realm Improvements Plan for mixed use projects.
- ☐ Public school preliminary concurrency analysis (residential land use/zoning applications only).
- ☐ Sign master plan.
- ☐ Site plan and supporting information.
- ☐ Statement of use and/or cover letter.
- ☐ Streetscape master plan.
- ☐ Traffic accumulation assessment.
- ☒ Traffic impact statement.
- ☐ Traffic impact study.
- ☐ Traffic stacking analysis.
- ☐ Utilities consent.
- ☐ Utilities location plan.
- ☐ Vegetation survey.
- ☐ Video of the subject property.
- ☒ Zoning Analysis ( Preliminary).
- ☐ Zoning Code text amendment justification.
- ☐ Warranty Deed.
- ☐ Other: \_\_\_\_\_

### Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the preapplication conference.
2. Digital media copies. Twelve (12) compact discs (CD ROMs) of the entire application including all items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

### Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

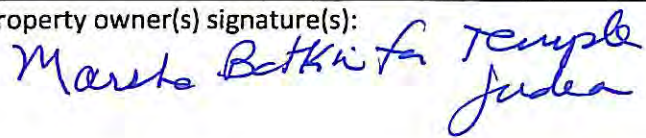

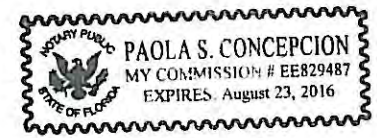
1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.





# City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s):	Property owner(s) print name:
	MARSHA BOTKIN
Property owner(s) signature(s):	Property owner(s) print name:
Address:	
Telephone:	Fax:
Email:	
<b>NOTARIZATION</b> STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this <u>16</u> day of <u>Dec.</u> by <u>2013</u> (Signature of Notary Public - State of Florida)	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>	
(Print, Type or Stamp Commissioned Name of Notary Public) <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



# City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:

Fax:

Email:

## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced \_\_\_\_\_

Applicant(s)/Agent(s) Signature:

Applicant(s)/Agent(s) Print Name:

*F.W. Zeke Guilford*

F.W. ZEKE GUILFORD

Address:

400 UNIVERSITY DRIVE CORAL GABLES, FL 33134

Telephone: 305-446 8411

Fax: 305 445 0563

Email: ZGUILFORD@GUILFORDASSOC.COM

## NOTARIZATION

STATE OF FLORIDA/COUNTY OF *Miami-Dade*

The foregoing instrument was acknowledged before me this *12<sup>th</sup>* day of *December* *2013* by *F.W. Zeke Guilford*  
(Signature of Notary Public - State of Florida)

*Lidia Gonzalez*



LIDIA GONZALEZ  
MY COMMISSION # DD 973090  
EXPIRES: May 1, 2014  
Bonded Thru Budget Notary Services

(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced \_\_\_\_\_

July 2013



*Guilford & Associates, P.A.*  
*Attorneys at Law*

F.W. ZEKE GUILFORD

E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

400 UNIVERSITY DRIVE  
SUITE 201  
CORAL GABLES, FLORIDA 33134

TEL (305) 446-8411

FAX (305) 445-0563

January 16, 2014

Mr. Ramon Trias  
Planning and Zoning Director  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33134

Re: **5500 Granada Blvd. / Addition to Temple Judea**

Dear Mr. Trias:

This firm represents Temple Judea, the owner of the property located at 5500 Granada Blvd., relative to an addition to the existing building. The temple is required to obtain Site Plan Approval from the City for the above described property due to its "S" zoning designation.

As a means of background, the temple was designed by the renowned architect, Morris Lapidus. The structure is one of only four buildings located in Coral Gables designed by Mr. Lapidus. In September 2013, the City designated the property as historic. Currently, the proposed addition has received approval from the Historic Preservation Board. The temple was constructed in 1967 and it now desires to construct an addition to the building in order to meet the needs of the congregation. To quote Joseph Krefetz when the congregation was planning to construct Temple Judea "[w]e have built not for ourselves, but for our children and our children's children" and that is what is currently being done with the proposed addition.

The existing building consists of approximately thirty one thousand (31,000) square feet. The temple intends to remodel the existing classrooms in order to meet current code requirements and would like to place an addition of eight thousand nine hundred seventy nine (8,979) square feet to the south end of the building. The design of the addition will complement the existing Morris Lapidus designed building.

The reason for the new addition is to increase the number of classrooms. Currently, the existing classrooms are shared by not only the preschool children but also by youth and adult groups. It is the intent to have independent rooms for the each segment of the congregation and not to increase the preschool population. The preschool's current, licensed enrollment is one

Mr. Ramon Trias  
Historical Resources Department  
City of Coral Gables  
January 16, 2014  
Page 2

hundred forty (140) students. The preschool operates between the hours of 8am to 3:30pm with an after school program until 6pm.

If you have any questions regarding this application or need any additional information, please do not hesitate to contact me.

Very sincerely,  
Guilford & Associates, P.A.



F.W. Zeke Guilford, Esq.

# Temple Judea

## Owner's Representatives

### **Owner:**

Temple Judea  
5500 Granada Blvd  
Coral Gables, FL 33146  
Telephone No: 305-667-5657

Attention: Jim Siegel  
[jsiegel@trigramgc.com](mailto:jsiegel@trigramgc.com)

### **Architect:**

Rodriguez and Quiroga  
2100 Ponce de Leon Blvd.  
Suite 200  
Coral Gables, FL 33134  
Telephone No: 305-448-7417  
Fax No: 305-448-2712

Attention: Raul Rodriguez  
[rlrodriguez@rodriguezquiroga.com](mailto:rlrodriguez@rodriguezquiroga.com)

### **Traffic Engineer:**

David Plummer and Associates  
1750 Ponce de Leon Blvd.  
Coral Gables, FL 33134  
Telephone No: 305-447-0900  
Fax No: 305-444-4986

Attention: Tim Plummer  
[Tim.plummer@dplummer.com](mailto:Tim.plummer@dplummer.com)

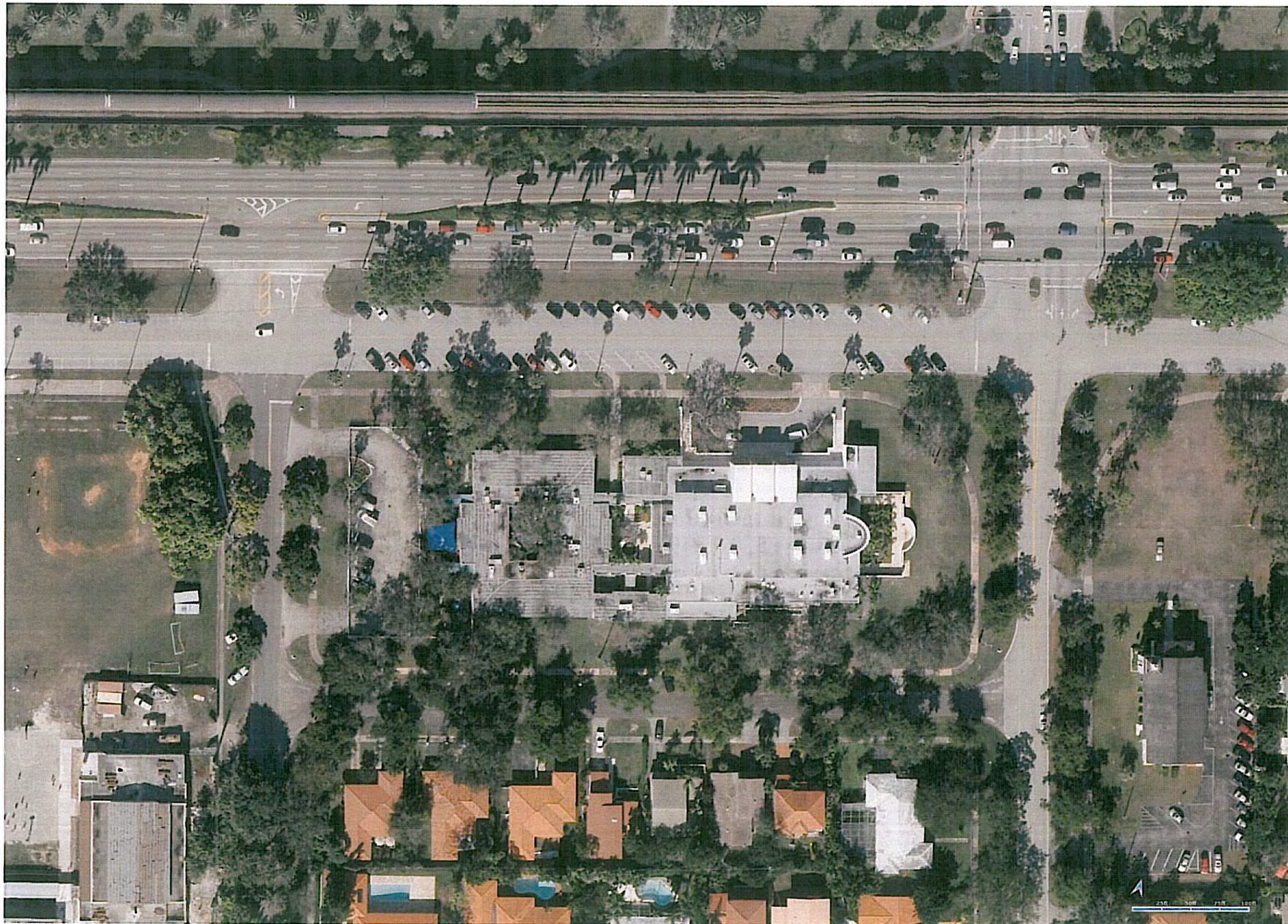


**Attorney:**

Guilford & Associates, P.A.  
400 University Drive  
Suite 201  
Coral Gables, FL 33134  
Telephone No: 305-446-8411  
Fax No: 305-445-0563

Attention: Zeke Guilford, Esq.  
[zguilford@guilfordassoc.com](mailto:zguilford@guilfordassoc.com)





SITE

TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED

*Raul L. Rodriguez, AIA*  
AR0006237  
DECEMBER 6, 2013

SHEET No.  
A1.02

OCTOBER 18, 2013





UNIVERSITY CONCOURSE



UNIVERSITY CONCOURSE



UNIVERSITY CONCOURSE



UNIVERSITY CONCOURSE

SITE PHOTOS

*Raul L. Rodriguez*  
 RAUL L. RODRIGUEZ, AIA  
 AROOD 6237  
 DECEMBER 6, 2013

TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
 RODRIGUEZ AND QUIROGA  
 ARCHITECTS CHARTERED

SHEET No.  
 A1.03

OCTOBER 16, 2013





UNIVERSITY CONCOURSE



UNIVERSITY CONCOURSE



MARIUS STREET



MARIUS STREET

SITE PHOTOS

*RAUL L. RODRIGUEZ, AIA*  
*AR000 0237*  
*DECEMBER 6, 2013*

TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
 RODRIGUEZ AND QUIROGA  
 ARCHITECTS CHARTERED

SHEET No.  
 A1.04

OCTOBER 18, 2013





AGUERO AVENUE



AGUERO AVENUE



AGUERO AVENUE



GRANADA BOULEVARD

SITE PHOTOS

*RAUL L. RODRIGUEZ, AIA*  
*AR0006237*  
*DECEMBER 6, 2013*

TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
 RODRIGUEZ AND QUIROGA  
 ARCHITECTS CHARTERED

SHEET No.  
 A1.05

OCTOBER 18, 2013







SEE TREE CHART ON SHEET 1

## MAP OF ALTA AS-BUILT LAND SURVEY

SURVEY No.: 12-06-222-V.7  
SHEET 2 OF 3

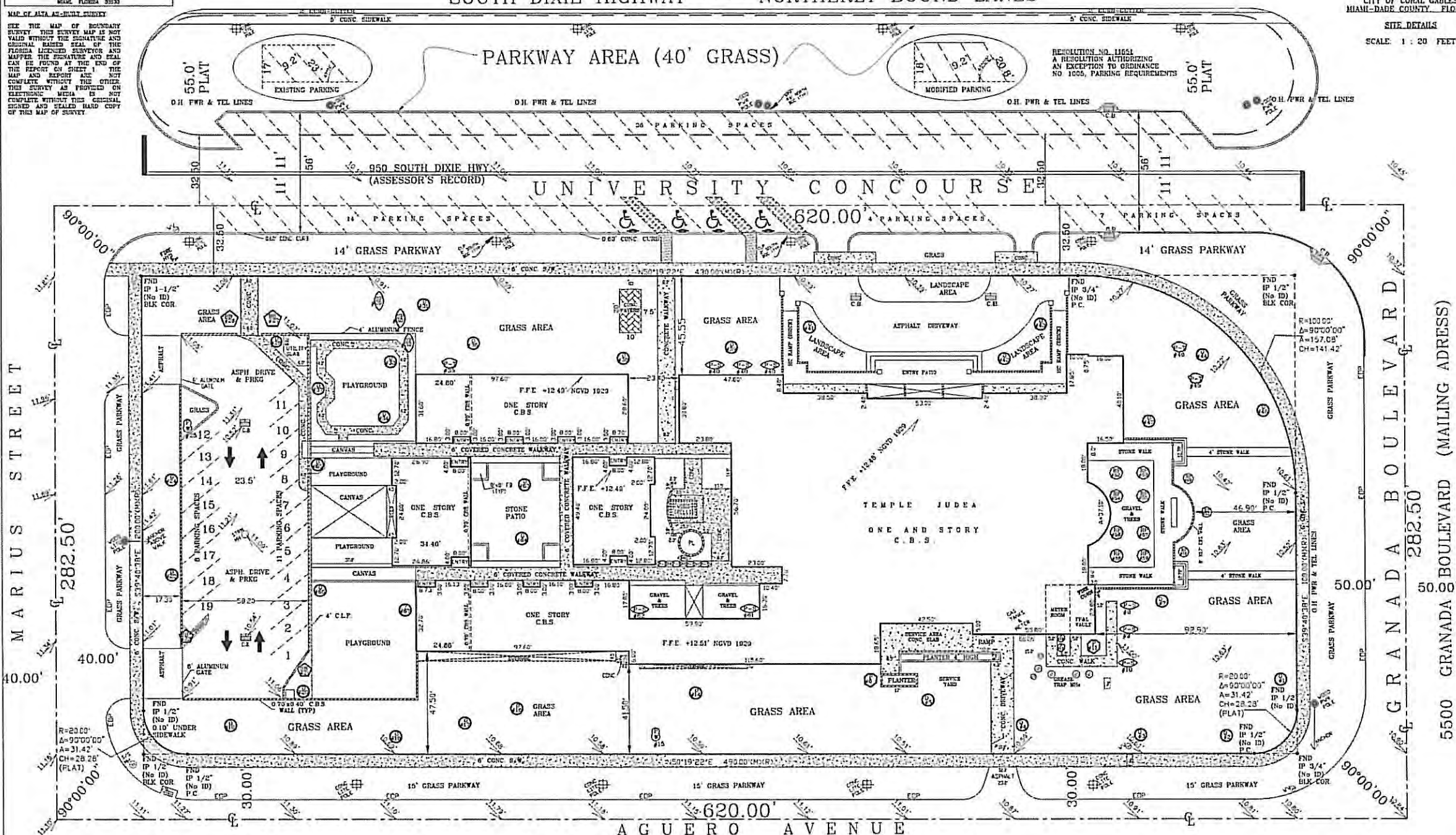
LOCATED IN:  
CITY OF CORAL GABLES  
MIAMI-DADE COUNTY, FLORIDA

## SITE DETAILS

SCALE: 1 : 20 FEET

MAP OF ALTA AZ-BUILT SURVEY

SEE THE MAP OF BOUNDARY SURVEY THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER THE SIGNATURE AND SEAL CAN BE FOUND AT THE END OF THE REPORT ON SHEET 1 THE MAP AND REPORT ARE NOT COMPLETE WITHOUT THE OTHER. THIS SURVEY AS PROVIDED ON ELECTRONIC MEDIA IS NOT COMPLETE WITHOUT THE ORIGINAL SIGNED AND SEALED HARD COPY OF THIS MAP OF SURVEY.



**SPECIAL SUEWY NOTE**

UTILITIES AS SHOWN HEREON ALL  
ENTER THE SUBJECT SITE ALONG  
PUBLICLY DEDICATED  
RIGHTS-OF-WAY.



**LEGEND & SYMBOLS**

[illegible][illegible][illegible]

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:

CHARLES W. CARR,	LICENSE NUMBER	LS	1000
(STATE OF FLORIDA)		LB	7205

Charles W. Carr

REVISIONS FOR ADDED DATA: AUGUST 18, 2013  
(JUNE 25, 2012)

## PARKING

REGULAR:	
ON-SITE	= 19
STREET(SE)	= 25
STREET(NW)	= 30
HANDICAP:	= 4
TOTAL:	= 84

## LAND AREA

SQUARE FEET: 114,282.30 +/-  
ACRES: 2.6215 +/-  
STRUCTURE  
TOTAL BUILT: 33,970 +/-  
TOTAL ALLOWED 33,970 +/-  
(ORDINANCE 1360: 33%)

## SURVEY

TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED

SHEET No.  
A1.01-B

OCTOBER 18, 2013

RAUL L. RODRIGUEZ, A.I.A.  
AR0000237  
DECEMBER 6, 2013



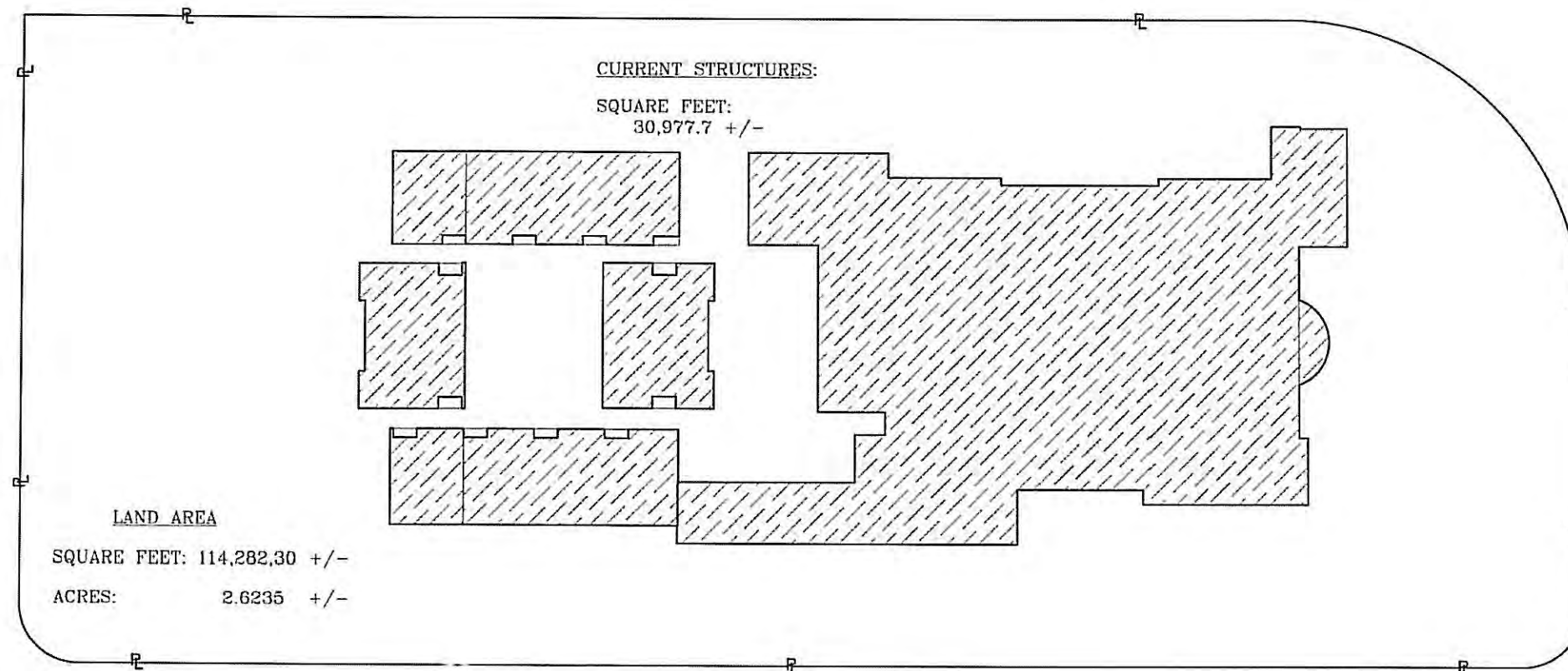
ACCURATE CONSTRUCTION SURVEY CORP.  
P.O. BOX 332101  
MIAMI, FLORIDA 33233-2101  
(305) 447-6008  
EMAIL: INFO@SURVEYFL.COM  
2nd DAY SERVICE  
MIAMI, FLORIDA 33133

MAP OF ALTA AS-BUILT SURVEY

SEE THE MAP OF BOUNDARY SURVEY. THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. THE SIGNATURE AND SEAL CAN BE FOUND AT THE END OF THE REPORT ON SHEET 1. THE MAP AND REPORT ARE NOT COMPLETE WITHOUT THE OTHER. THIS SURVEY AS PROVIDED ON ELECTRONIC MEDIA IS NOT COMPLETE WITHOUT THIS ORIGINAL, SIGNED AND SEALED HARD COPY OF THIS MAP OF SURVEY.

MAP OF ALTA AS-BUILT LAND SURVEY

SURVEY No.: 12-06-222\_V.7  
SHEET 3 OF 3



LOCATED IN  
CITY OF CORAL GABLES  
MIAMI-DADE COUNTY, FLORIDA  
LOCATION MAP: 1 : 50 FEET

SITE DETAILS  
SCALE: 1 : 20 FEET

LAND AREA

SQUARE FEET: 114,282.30 +/-

ACRES: 2.6235 +/-

STRUCTURE:

TOTAL BUILT: 30,978 +/-

TOTAL ALLOWED 39,999 +/-  
(ORDINANCE 1360: 35%)

PARKING

REGULAR:  
ON-SITE = 19  
STREET(SE) = 25  
STREET(NW) = 36

HANDICAP: = 4

TOTAL: = 84



SURVEY

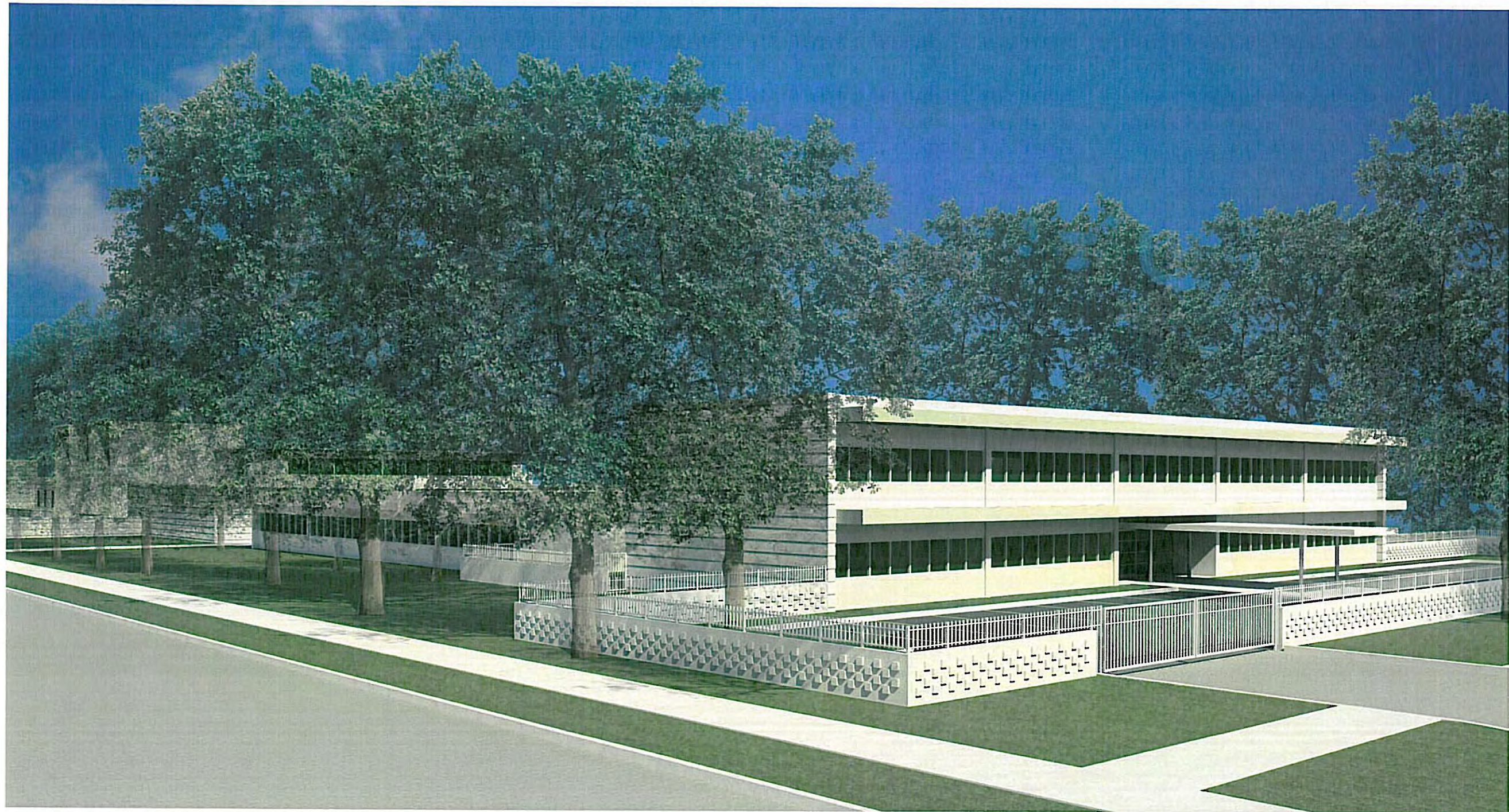
TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED

*Raul L. Rodriguez, AIA.*  
AR 000 6237  
DECEMBER 6, 2013

SHEET No.  
A1.01-C

OCTOBER 18, 2013





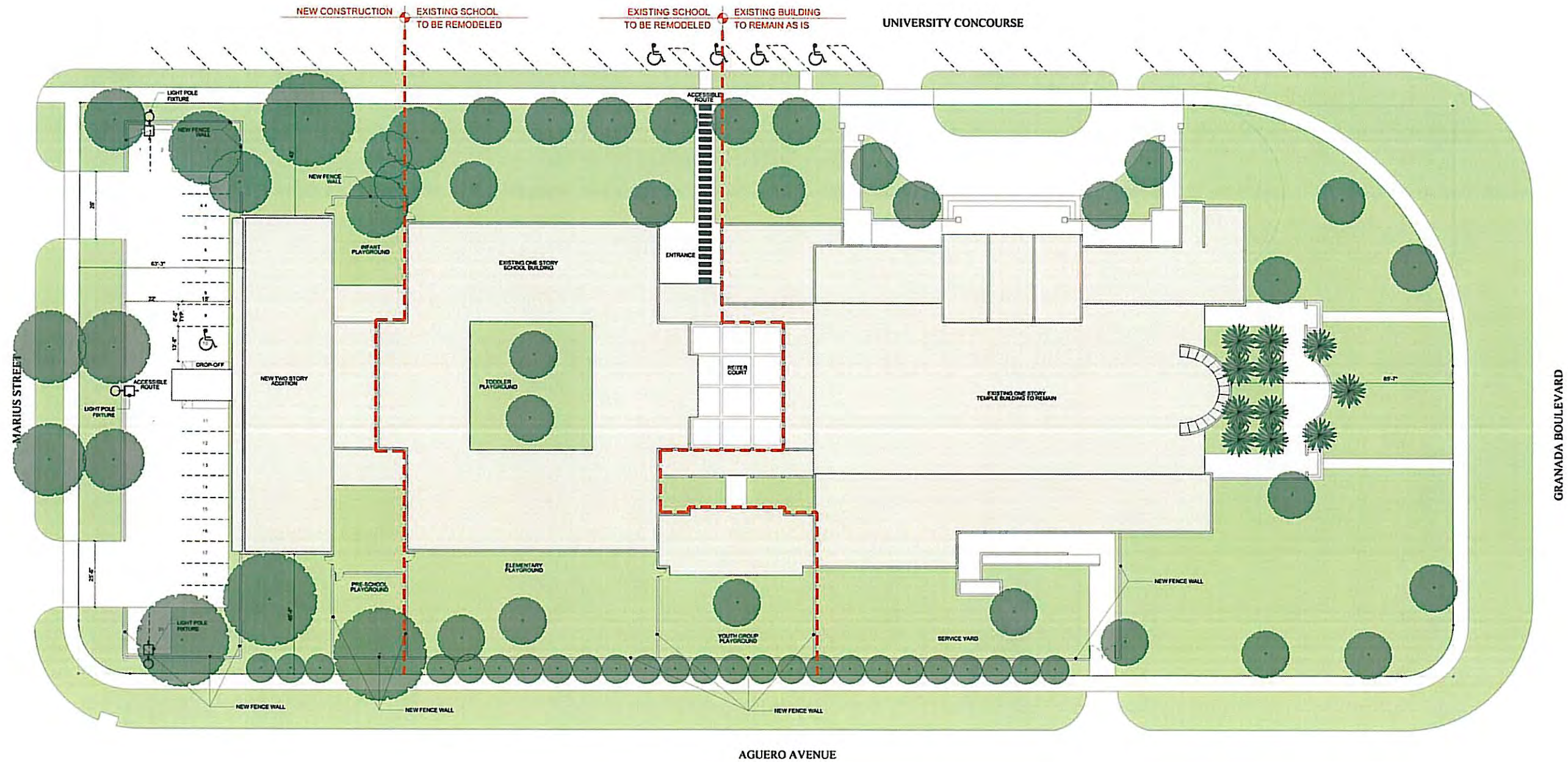
UNIVERSITY CONCOURSE

TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED

SHEET No.  
A1.06

OCTOBER 18, 2013





#### SITE INFORMATION

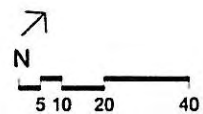
ZONING:		SPECIAL USE DISTRICT								SCOPE OF WORK:
LOT SIZE:		114,282 SF			SETBACKS:		EXISTING	REQUIRED	PROVIDED	1. 9,000 SQ. FT 2-STORY ADDITION TO HOUSE CLASSROOMS AND A FLEXIBLE SPACE. 2. RENOVATION TO EXISTING SCHOOL BUILDING AS SHOWN IN FLOOR PLANS. 3. FENCE WALLS 4. EXISTING WINDOW REPLACEMENT (SEE ELEVATIONS)
		EXISTING	ALLOWED	PROVIDED	GRANADA BOULEVARD	FRONT	85'-7"	85'	85'-7"	
LANDSCAPE OPEN SPACE:		53,374 SF (47%)	39,999 SF (35%)	48,190 SF (42%)	UNIVERSITY CONCOURSE	SIDE	36'-11"	25'	43'-0"	
F.A.R. CALCULATIONS:					MARIUS (SIDE)	SIDE	115'-7"	25'	63'-3"	
.35 x 114,282 SF = 39,999		30,978 SF	39,999 SF	39,957 SF	AGUERO (SIDE)	SIDE	41'-6"	25'	46'-4"	
HEIGHT:		29'	45'	28'-6"	ON SITE PARKING		19 SPACES	19 SPACES	21 SPACES	

#### SITE PLAN

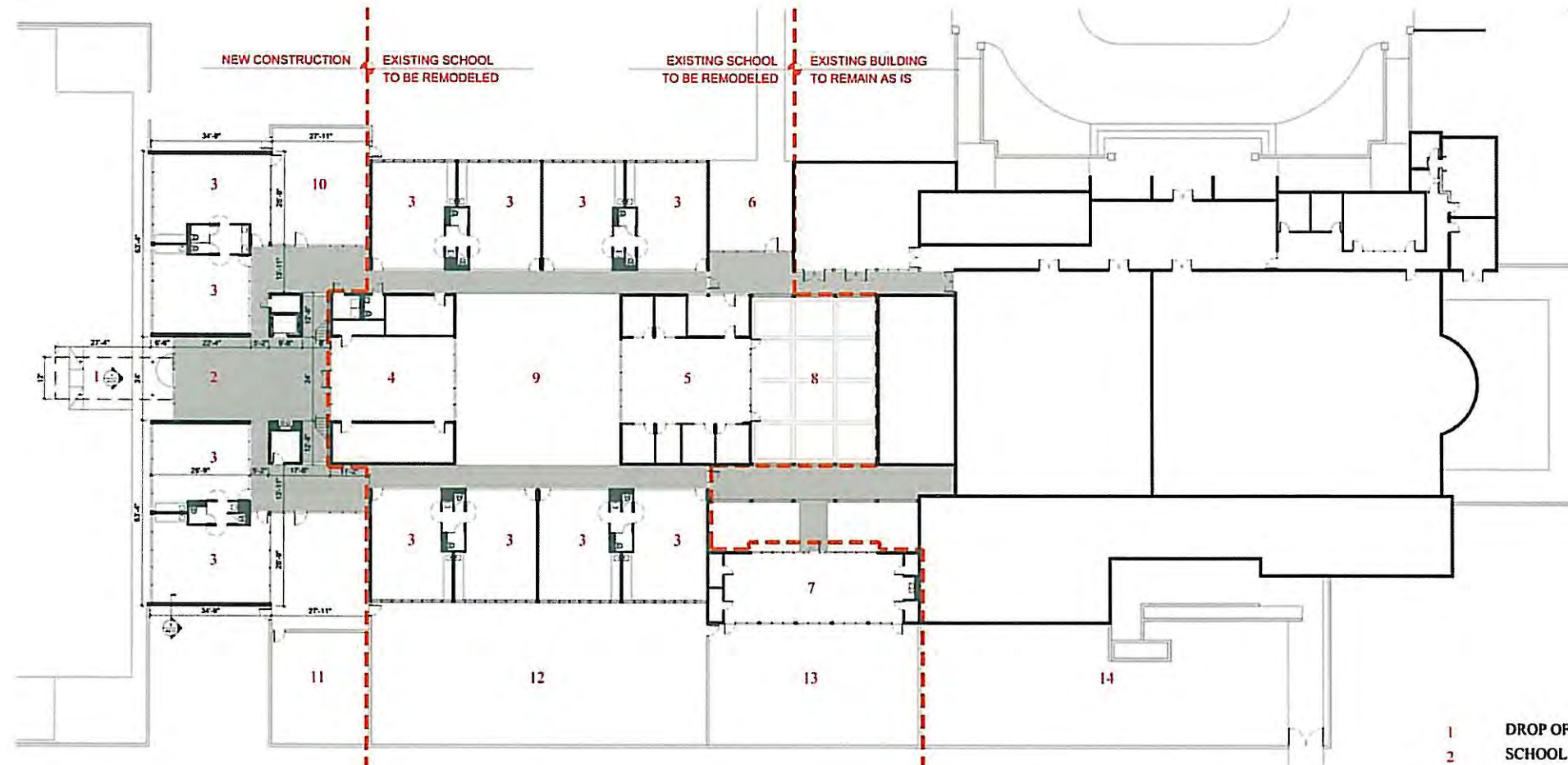
TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED

SHEET No.  
A1.07

OCTOBER 29, 2013







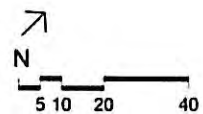
- 1 DROP OFF
- 2 SCHOOL ENTRANCE
- 3 CLASSROOMS
- 4 FLEXIBLE SPACE
- 5 ADMINISTRATION
- 6 STAFF ENTRANCE
- 7 MEDIA CENTER/YOUTH LOUNGE
- 8 COURTYARD
- 9 TODDLER PLAYGROUND
- 10 INFANT PLAYGROUND
- 11 PRE SCHOOL PLAYGROUND
- 12 ELEMENTARY PLAYGROUND
- 13 YOUTH GROUP PLAYGROUND
- 14 SERVICE YARD

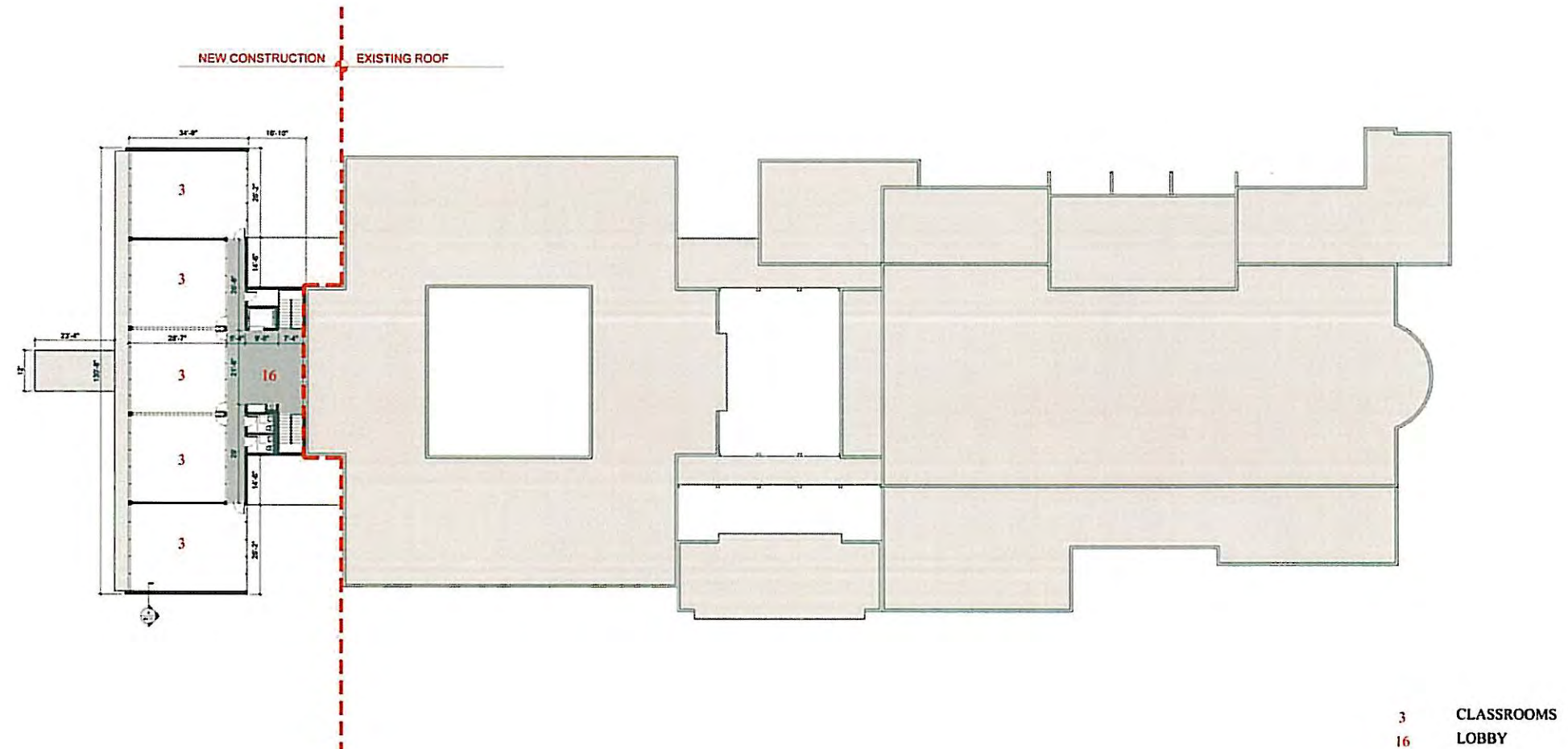
FIRST FLOOR PLAN

TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED

SHEET No.  
A1.08

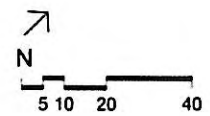
OCTOBER 29, 2013





## SECOND FLOOR PLAN

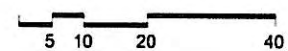
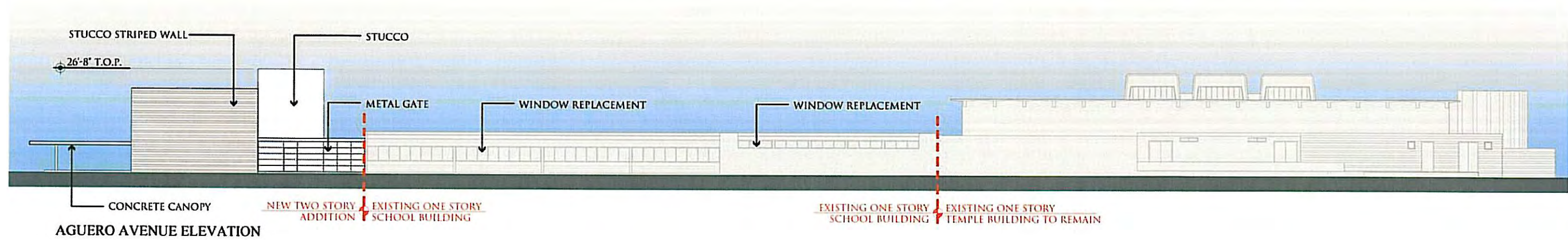
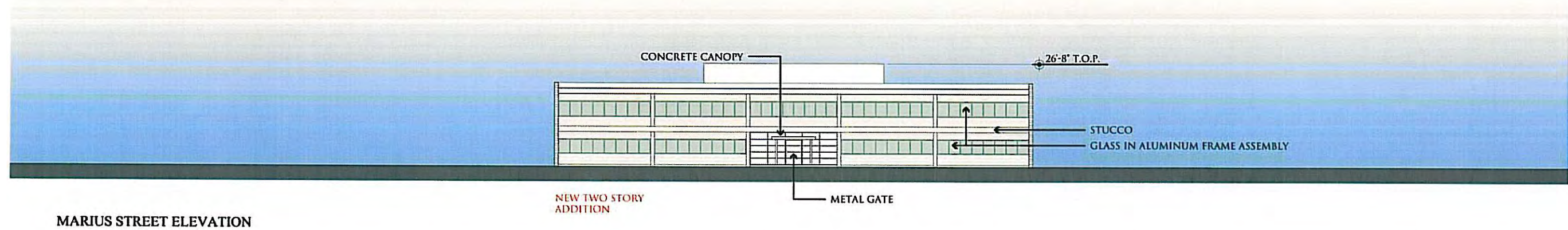
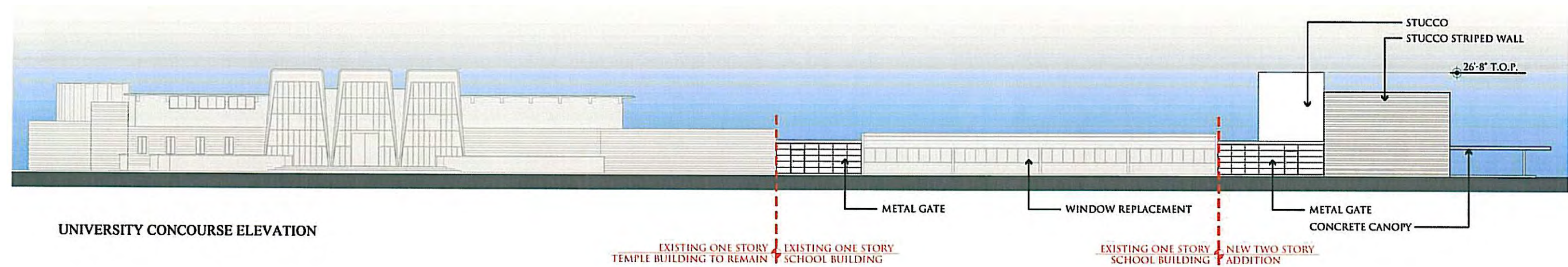
TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED



SHEET No.  
A1.09

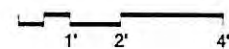
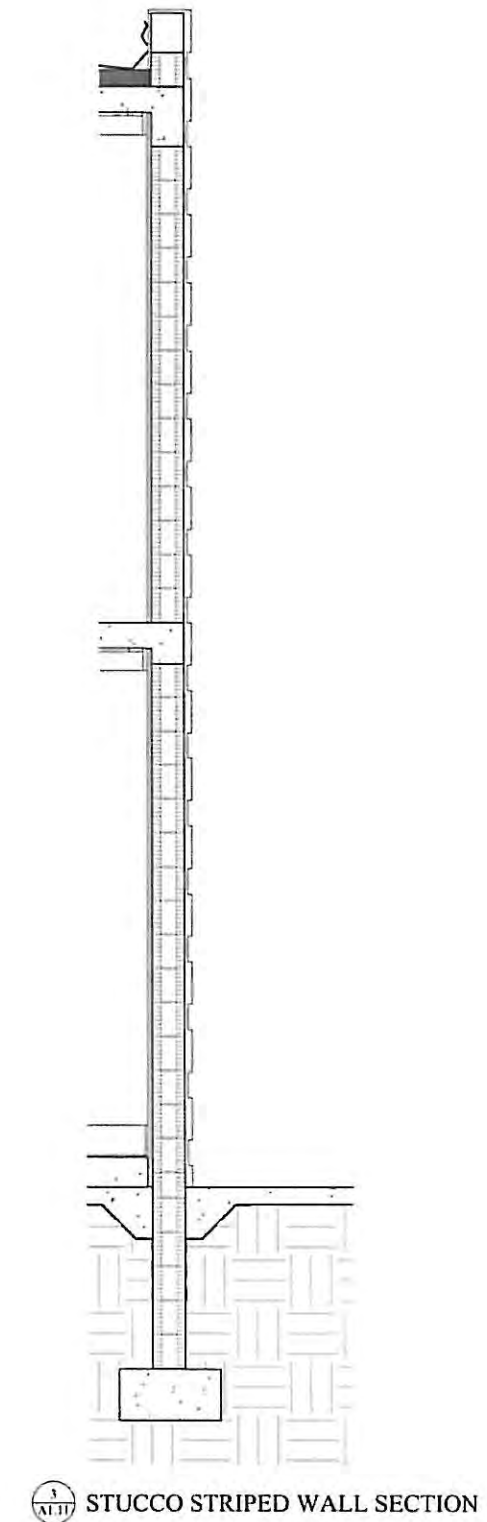
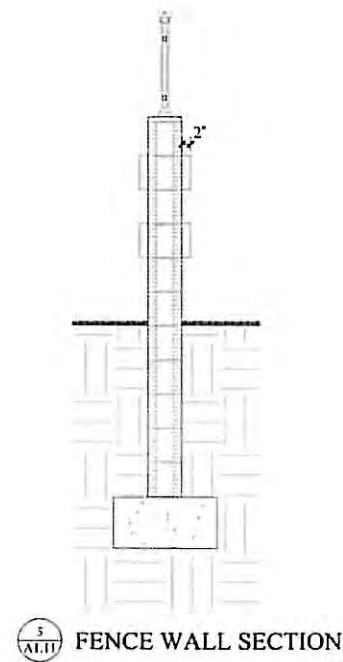
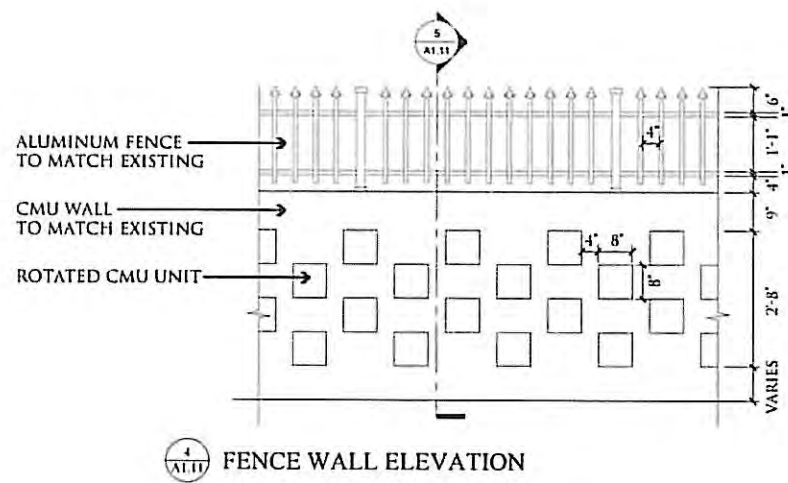
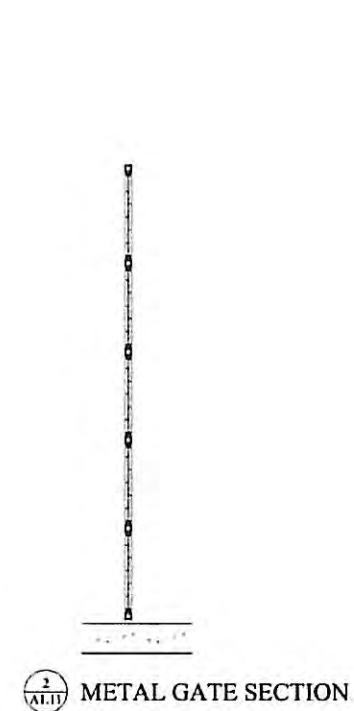
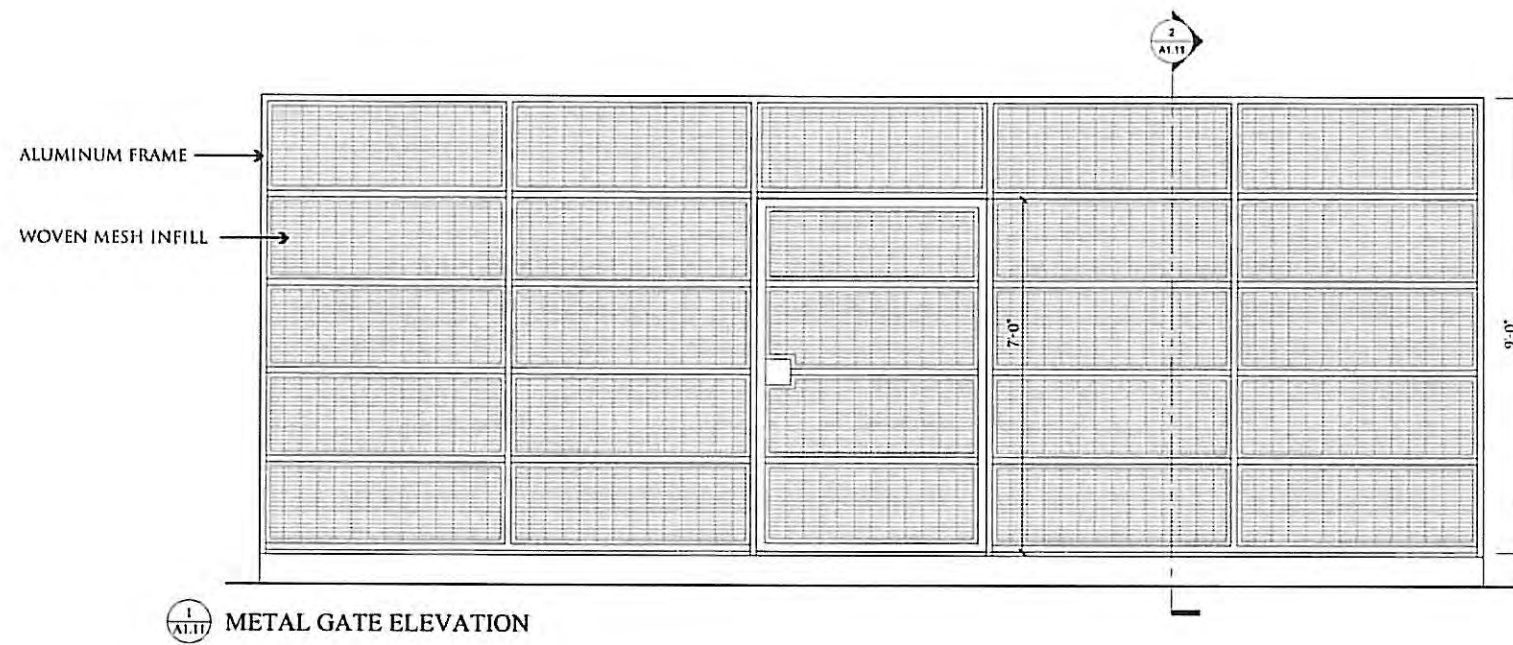
OCTOBER 29, 2013



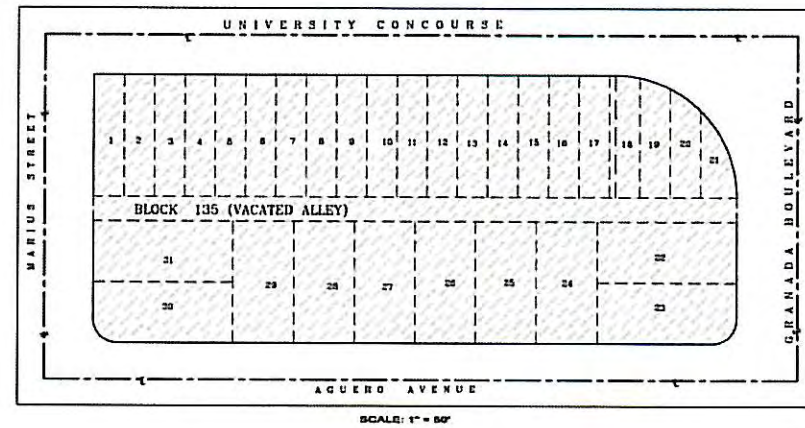


TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED

SHEET No.  
A1.10  
OCTOBER 29, 2013







REMOVE  
BOTTLEBRUSH  
TREE #4



BOTTLEBRUSH  
TREE #5



REMOVE  
WASHINGTONIAN  
PALM #6



REMOVE  
BOTTLEBRUSH  
TREE #10



REMOVE PINK  
TABEBUIA TREE #16



REMOVE OAK  
TREE #17



OAK TREE  
ROOTS #17



TRANSPLANT OAK  
TREE #18



REMOVE OAK  
TREE #19



REMOVE ORCHID  
TREE #20



REMOVE  
WASHINGTONIAN  
PALM #23

REMOVE OAK  
TREE #24

## EXISTING TREES

TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED

SHEET No.  
A1.12

OCTOBER 18, 2013

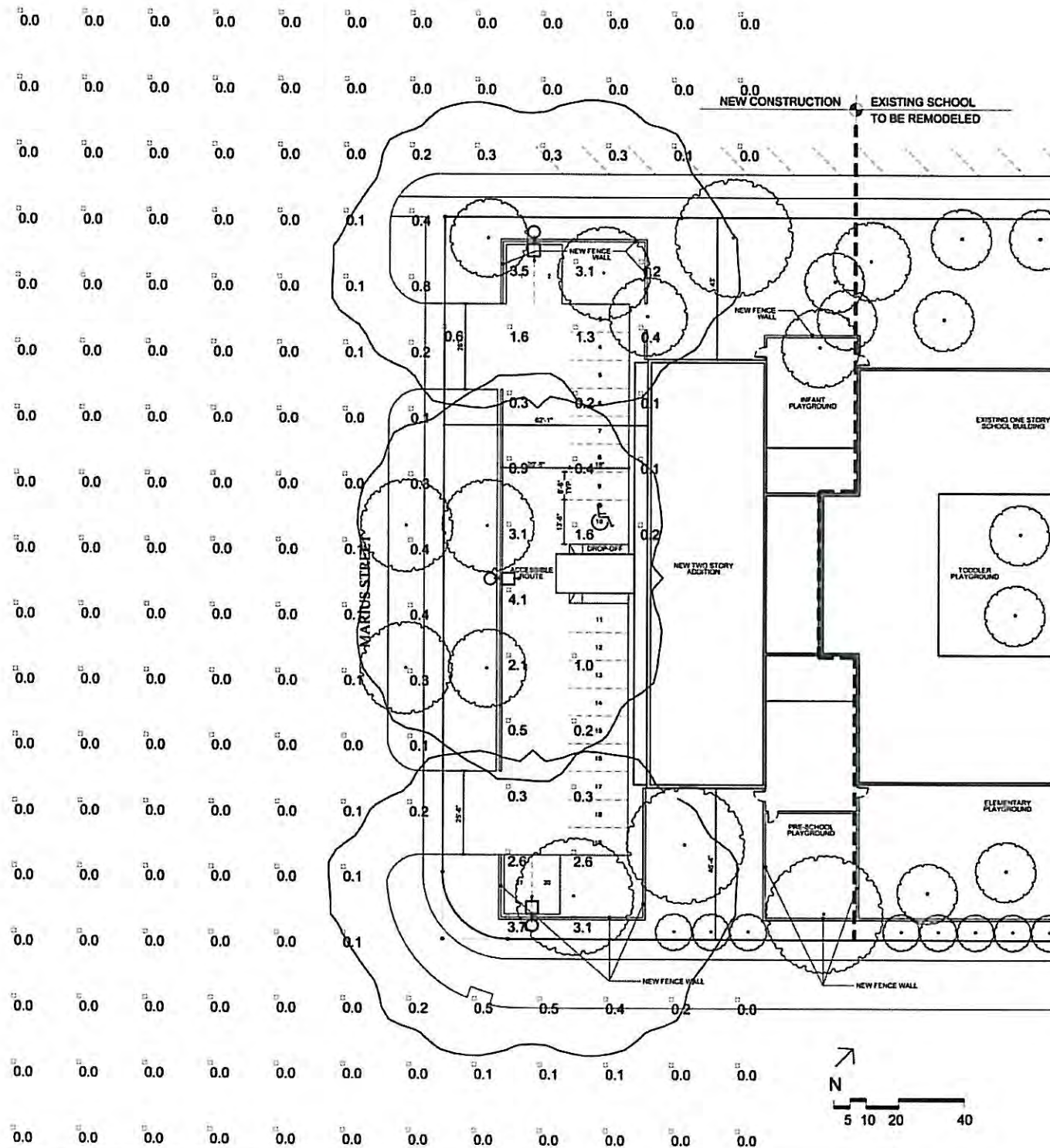



LM-1



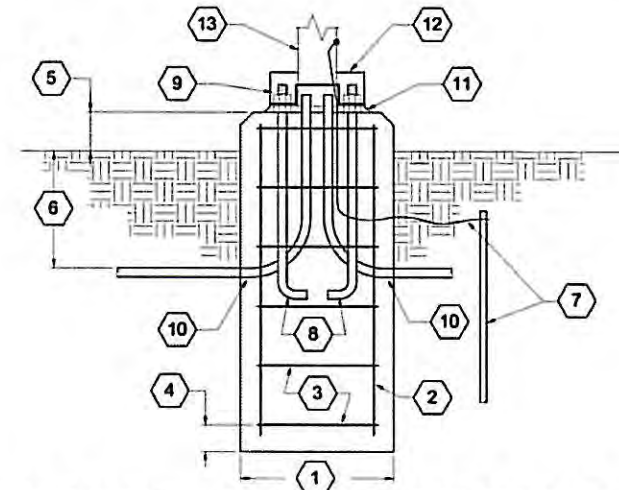
Journal Pre-proof





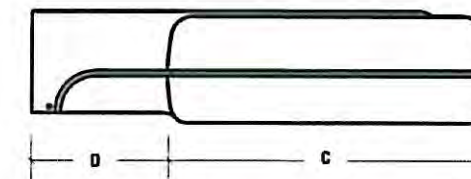
Luminaire Schedule								
Symbol	Qty	Manufacturer	Catalog Number	Lumens	LLF	Description		
	3	EMCO Lighting	AVA-1-F-175MH-120-BRP	12500	0.800	Parking		
Numeric Summary								
Label		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking		Illuminance	Fc	1.41	4.1	0.1	14.50	41.00
Adjacent Property		Illuminance	Fc	0.05	0.8	0.0	0.00	0.00

- 1 CONCRETE BASE CHAMFERED, 60" X 18" SQ. MIN. 3000 PSI AT 28 DAYS.
- 2 4-#4 REINFORCING BARS. MIN. 2" COVER TO REINFORCING BARS
- 3 #3 STEEL TIES AT 10" O.C.
- 4 MAINTAIN 3" CONCRETE COVER TYPICAL
- 5 4" MIN., 6" MAX. A.F.G.
- 6 PVC CONDUIT, MIN. 18" B.F.G. IN NON TRAFFIC AREAS MIN. 24" B.F.G. IN TRAFFIC AREAS.
- 7 1/2" x 8'-0" COPPERCLAD DRIVEN GROUND W/#4 AWG BARE CU GND
- 8 ANCHOR BOLTS, NUMBER AND LENGTHS PER POLE MANUFACTURER RECOMMENDATIONS.
- 9 ANCHOR BOLT ASSEMBLY PER POLE MFG'S. RECOMMENDATIONS.
- 10 LONG RADIUS CONDUIT ELBOWS TYPICAL.
- 11 GROUT FILL POLE BASE. APPLY EPOXY COATING OVER GROUT.
- 12 PROTECTIVE HOUSING TO BE PROVIDED W/FIXTURE POLE. PROTECTIVE HOUSING SHALL PREVENT WATER FROM SETTLING AROUND ANCHOR BOLTS.
- 13 ALUMINUM POLE SIZE PER FIXTURE REQUIREMENTS. CONTRACTOR SHALL PROVIDE WIND LOAD CALCULATIONS WITH SHOP DRAWINGS FOR POLE. POLES SHALL BE ABLE TO WITHSTAND WIND SPEEDS AS REQUIRED BY FLORIDA BUILDING CODE. FIXTURE SHALL BE MOUNTED AT 20' ABOVE FINISHED GRADE.



**AREA LIGHTING FIXTURE POLE BASE DETAIL**

SCALE: NONE



DIMENSIONS				
	A	B	C	D
HORIZONTAL	5.33" 13.70 cm	16.00" 40.60 cm	15.50" 39.30 cm	6.63" 16.80 cm





## The City of Coral Gables

*Historical Resources Department*

November 19, 2013

Marsha Botkin  
Executive Director, Temple Judea  
5500 Granada Boulevard  
Coral Gables, FL 33146

Re: Certificate of Appropriateness

Dear Ms. Botkin:

On November 14, 2013, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 5500 Granada Boulevard, a Local Historic Landmark, legally described as All of Block 135 including alley, Revised Plat of Coral Gables Riviera Section Part Nine, according to the Plat thereof, as recorded in Plat Book 28, Page 29 of the Public Records of Miami-Dade County, Florida. The application requested design approval for an addition and alterations to the property.

The Historic Preservation Board found that the overall design of the proposed addition does not destroy or detract from the integrity of the historic building, and is minimal in impact, which is entirely consistent with the Secretary of the Interior's Standards for Rehabilitation.

A Special Certificate of Appropriateness is hereby issued. Please be advised that any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Should you have any questions please do not hesitate to contact the office.

Sincerely,

A handwritten signature in black ink, appearing to read "Kara Kautz", is written over a horizontal line.

Kara Kautz  
Assistant Historic Preservation Officer

Enclosure

cc: File COA (SP) 2013-017  
Guilford & Associates, P.A., 400 University Drive, Suite 201, Coral Gables, FL 33134  
Trigram GC, 6358 Manor Lane, Miami, FL 33143  
Rodriguez and Quiroga, 2110 Ponce de Leon Boulevard, Coral Gables, FL 33134

# CITY OF CORAL GABLES HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

**SITE ADDRESS/LOCATION:** Temple Judea, 5500 Granada Boulevard

**LEGAL DESCRIPTION:** All of Block 135 including alley, Revised Plat of Coral  
Gables Riviera Section Part Nine, PB 28-29

**CASE FILE NUMBER:** COA (SP) 2013-017

**CERTIFICATE TYPE:**        STANDARD   X   SPECIAL

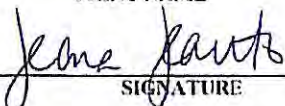
**DECISION BY:**        STAFF  
  X   HISTORIC PRESERVATION BOARD

**ACTION DATE:** November 14, 2013

**ACTION:**   X   APPROVE        DENY  
       APPROVE W/CONDITIONS

**Conditions:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXPIRATION DATE:** November 14, 2015

<u>Kara Kautz</u>	<u>Asst. Historic Preservation Officer</u>
PRINT NAME	TITLE
<u></u>	<u>November 19, 2013</u>
SIGNATURE	DATE





## The City of Coral Gables

*Historical Resources Department*

---

June 28, 2013

F. W. Zeke Guilford, Esq.  
Guilford & Associates, P.A.  
400 University Drive, Suite 201  
Coral Gables, FL 33134

Re: Temple Judea, 5500 Granada Boulevard, legally described as All of Block 135, Revised Plat of Riviera Section Part Nine, according to the Plat thereof as recorded in Plat Book 28, Page 29, of the public records of Miami-Dade County, Florida

Dear Mr. Guilford:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**Temple Judea, 5500 Granada Boulevard, legally described as All of Block 135, Revised Plat of Riviera Section Part Nine, according to the Plat thereof as recorded in Plat Book 28, Page 29, of the public records of Miami-Dade County, Florida, does meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will require review by the Historic Preservation Board if an application is made for a demolition permit.**

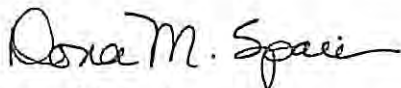
The temple was designed by Morris Lapidus and originally permitted in November of 1965. Although there have been additions and alterations, the property meets the (A) historical, cultural significance, (B) architectural significance, and (E-6) A property achieving significance within the past fifty (50) years if it is of exceptional importance as described in Section 3-1103 of the Coral Gables Zoning Code.

Therefore, as required by the Coral Gables Zoning Code, the Historical Resources Staff will prepare a designation report and present it to the Historic Preservation Board within 60 days. A copy of the staff report and agenda will be sent to you when available.

Please note, that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Temple Judea, 5500 Granada Boulevard, Coral Gables, FL 33146  
Craig Leen, City Attorney  
Bridgette Thornton Richard, Deputy City Attorney  
Jane Tompkins, Development Services Director  
Manuel Lopez, Acting Building Director  
Ramon Trias, Planning & Zoning Director  
Martha Salazar-Blanco, Zoning Official  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File





## The City of Coral Gables

*Historical Resources Department*

November 19, 2013

Marsha Botkin  
Executive Director, Temple Judea  
5500 Granada Boulevard  
Coral Gables, FL 33146

Re: Certificate of Appropriateness

Dear Ms. Botkin:

On November 14, 2013, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 5500 Granada Boulevard, a Local Historic Landmark, legally described as All of Block 135 including alley, Revised Plat of Coral Gables Riviera Section Part Nine, according to the Plat thereof, as recorded in Plat Book 28, Page 29 of the Public Records of Miami-Dade County, Florida. The application requested design approval for an addition and alterations to the property.

The Historic Preservation Board found that the overall design of the proposed addition does not destroy or detract from the integrity of the historic building, and is minimal in impact, which is entirely consistent with the Secretary of the Interior's Standards for Rehabilitation.

A Special Certificate of Appropriateness is hereby issued. Please be advised that any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Should you have any questions please do not hesitate to contact the office.

Sincerely,

A handwritten signature in black ink, appearing to read "Kara Kautz", is written over a horizontal line.

Kara Kautz  
Assistant Historic Preservation Officer

Enclosure

cc: File COA (SP) 2013-017  
Guilford & Associates, P.A., 400 University Drive, Suite 201, Coral Gables, FL 33134  
Trigram GC, 6358 Manor Lane, Miami, FL 33143  
Rodriguez and Quiroga, 2110 Ponce de Leon Boulevard, Coral Gables, FL 33134

# CITY OF CORAL GABLES HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS/LOCATION: Temple Judea, 5500 Granada Boulevard

LEGAL DESCRIPTION: All of Block 135 including alley, Revised Plat of Coral  
Gables Riviera Section Part Nine, PB 28-29

CASE FILE NUMBER: COA (SP) 2013-017

CERTIFICATE TYPE:        STANDARD   X   SPECIAL

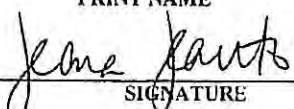
DECISION BY:        STAFF  
  X   HISTORIC PRESERVATION BOARD

ACTION DATE: November 14, 2013

ACTION:   X   APPROVE        DENY  
       APPROVE W/CONDITIONS

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXPIRATION DATE: November 14, 2015

<u>Kara Kautz</u>	<u>Asst. Historic Preservation Officer</u>
PRINT NAME	TITLE
<u></u>	<u>November 19, 2013</u>
SIGNATURE	DATE





## The City of Coral Gables

### *Historical Resources Department*

September 24, 2013

Marsha Botkin  
Executive Director, Temple Judea  
5500 Granada Boulevard  
Coral Gables, FL 33146

Re: Local Historic Designation of Temple Judea, 5500 Granada Boulevard, legally described as All of Block 135, Revised Plat of Riviera Section Part nine, according to Plat thereof, as recorded in Plat Book 28, Page 29 of the Public Records of Miami-Dade County, Florida

Dear Ms. Botkin:

This letter is to confirm the results of the Historic Preservation Board meeting of September 19, 2013. The Board met to review the proposed local historic designation of the property located at 5500 Granada Boulevard, legally described as All of Block 135, Revised Plat of Riviera Section Part nine, according to Plat thereof, as recorded in Plat Book 28, Page 29 of the Public Records of Miami-Dade County, Florida

We are pleased to inform you that the Board found that the property is significant to Coral Gables history and thus deemed it a Local Historic Landmark, listing it on the Coral Gables Register of Historic Places. As a result, any plans for modifications to the property should first be submitted to the Historical Resources Department for review. A copy of the Board's resolution will be forwarded as soon as it is available.

Thank you for your interest and commitment to historic preservation. We look forward to working with you in the future and should you have questions, feel free to contact the Historical Resources Department.

Sincerely,

A handwritten signature in blue ink, reading "Dona M. Spain".

Dona M. Spain  
Historic Preservation Officer

cc: Case File LHD 2013-009  
Walter Foeman, City Clerk  
Jane Tompkins, Development Services Director  
Ramon Trias, Planning and Zoning Director  
GIS Coordinator via Gee Ming Chow, IT Director

January 16, 2014

Mr. Ramon Trias  
Planning and Zoning Director  
City of Coral Gables  
327 Biltmore Way, Suite 201  
Coral Gables, Florida 33134  
(305) 460-5211

**Re: Temple Judea Traffic Statement - #12101**

Dear Ramon,

The purpose of this letter is to provide a traffic statement for the Temple Judea addition. The TJECS is located at 5500 Granada Boulevard in Coral Gables, FL.

Temple Judea currently has 10 classrooms, totaling 6,827 sf, which are shared by the pre-school, religious school, teen education, and adult education. After remodeling and the expansion, Temple Judea proposes 17 classrooms (12,332 sf), which will allow the pre-school, religious school, teen education, and adult education to have their own dedicated classrooms as opposed to sharing space. No increase in enrollment or staff is anticipated with the classroom expansion.

A meeting was held on May 6, 2013 with representatives from Temple Judea and you and your staff. Given the nature of the classroom expansion and no changes to parking and drop-off/pick-up operations, the city requested that Temple Judea provide a traffic statement outlining the programs and the traffic/parking operations.



The education programs at Temple Judea are as follows:

<u>PROGRAM</u>	<u># of STUDENTS</u>	<u>DAYS</u>	<u>TIME</u>
Pre-School	140	M - F	8:30am – 3pm
Pre-School After Care	10-25	M - F	3pm – 6pm
Religious (K-G6)	200	Sun	9:30am – 2pm
Religious (G4-G7)	150	Wed	4:30pm – 7:30pm
Teen	40	Mon	630pm – 9pm
Adult	30	Sun	9:30am – 11am
Adult	10	Tues	7:30pm – 9pm

**DROP-OFF/PICK-UP**

Field observations of the pre-school drop-off/pick-up operations were held on Monday, February 6, 2012 and Wednesday, February 8, 2012. Drop-off/pick-up occurs on Marius Street (the west side of the property, see Exhibit 1). Drivers are inbound from the driveway closest to Aguero Avenue (south driveway) and are outbound from the north driveway. During the all drop-off and pick-up periods, Temple Judea employs a city of Coral Gables police officer to facilitate the process.

The vast majority of the student drop-off occurs by the parent parking their vehicle on Miami-Homestead Avenue and walking the student into TJECS. Only nine vehicles used the drop-off area and this occurred between 8:15am and 8:45am. At 8:50am, the police officer closed the gates to the drop-off/pick-up area.

During the pick-up field observation, the TJECS had dismissal at 12:45pm. At 12:40pm, the police officer opened the gates to the drop-off/pick-up area. Three vehicles were observed queuing on Marius Street awaiting the opening of the gates. Once the gates were opened, no queuing occurred on Marius Street through the pick-up period. The pick-up area was used by only 12 drivers from 12:40pm until 1:10pm. The vast majority of the parents parked on Miami-Homestead Avenue and walked in to pick up their child.

Based on the above information and field observations, the drop-off/pick-up process is efficient and does not have negative impacts to the surrounding area. I recommend that the gates to the drop-off/pick-up area be opened 15 minutes prior to dismissal in order to avoid queuing on Marius Street for early arriving parents.

### **SPECIAL EVENTS PARKING PLAN**

In 2012, DPA undertook field observations during the high holy days of Rosh Hashanah (9/17/12 from 9:30am to 10:15am) and on Yom Kippur (9/26/12 from 9:40am to 10:15am). These high holy days represent peak usage of Temple Judea. It is important to note that the high holy days and other services at Temple Judea are not related to the school remodeling and expansion.

For these high holy days, Temple Judea has off-site parking agreements with Ponce de Leon Middle School and the Coral Gables Baptist Church (see attachments). This off-site parking, which is on the east and west sides of Temple Judea, helps to minimize parking impacts to the surrounding neighborhood. Temple Judea makes announcements at their services (prior to the high holy days) reminding people to use the off-site parking areas at Ponce Middle School and the Coral Gables Baptist Church during the high holy days.

A police officer and a traffic director are stationed at each of the off-site parking areas to facilitate access. The police officers also help pedestrians cross either Granada Boulevard or Marius Street from the off-site parking areas.

Approximately 25 vehicles were parked on residential swale areas during the observations. These areas were on Aguero Avenue (east half of the block), Granada Boulevard between Aguero Avenue and Viera Avenue, and Viera Avenue (eastern fifth of the block). Police tape was used on part of the western end of Aguero Avenue and the northern half of Marius Street between Aguero Avenue and Viera Avenue. A police officer patrolled to try to prevent parking in the residential swale areas.

The goal is to eliminate parking in the residential swale areas. One recommendation is for Temple Judea to have "parking coordinators" in the field (specifically on Aguero Avenue and Granada Boulevard) 30 minutes prior to the start of the service. These parking coordinators would stand near the residential swale areas and direct drivers to the off-site parking areas. This could also be done with police officers.



Mr. Ramon Trias

Re: Temple Judea Traffic Statement - #12101

Page 4 of 4

---

**SCHOOL-RELATED EVENTS PARKING PLAN**

There are also school-related events at Temple Judea. Some of these events include Parent Orientation, Parents Association meetings, Hannukah Luncheon with Parents, and a Ballet Recital. These types of events have been occurring at the school for years.

There are 120 parking spaces on Miami-Homestead Avenue between Sardina Street and Augusto Street. There are 19 on-site parking spaces in the proposed plan. Further, there is overflow parking available on the swale areas adjacent to Temple Judea.

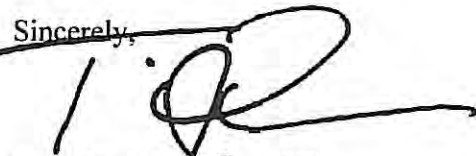
The continued goal of Temple Judea is to eliminate parking in the residential swale areas. It is recommended that for school-related events where more than 120 cars are anticipated, the following occur in order to prevent parking in the residential swale areas:

- Provide a minimum of one police officer
- Provide up to two school "parking coordinators"

These parking coordinators will stand near the residential swale areas to direct drivers to the appropriate parking areas. The police officer will also be able to assist the parking coordinators with this task.

Please call me at (305) 804-9901 if you have any questions or need any further information.

Sincerely,



Timothy J. Plummer, PE  
President

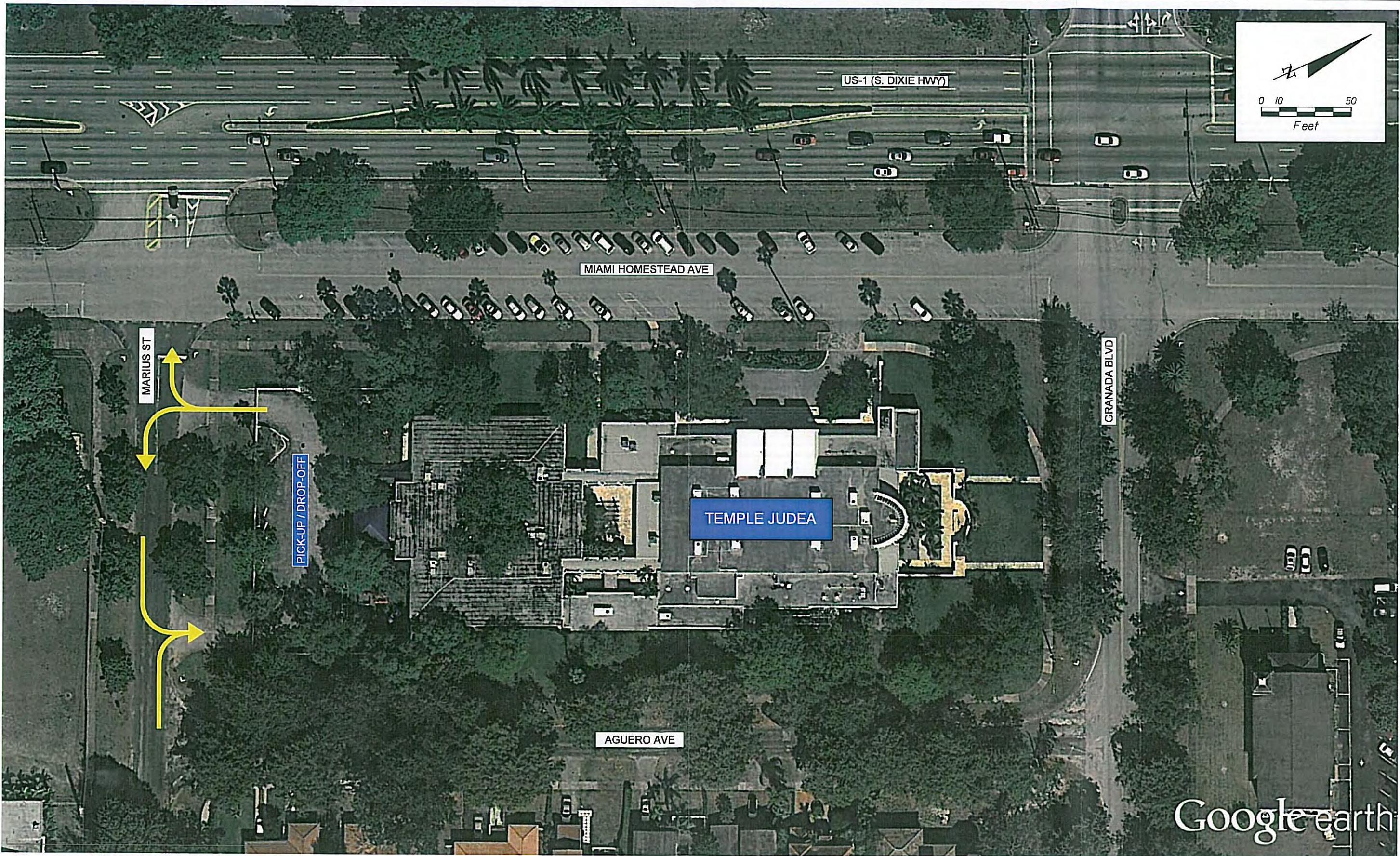
cc: Jim Siegel, Zeke Guilford, File

rtrias2-let



# ATTACHMENTS





12/16/2013  
UNTON\PI\PIONE\PI\_Porting\PI01.dgn



**DAVID PLUMMER & ASSOCIATES, INC.**  
TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL  
CORAL GABLES FORT MYERS FORT LAUDERDALE  
1750 PONCE DE LEON BLVD., CORAL GABLES, FL 33134 TELEPHONE (305) 447-0900 FAX (305) 444-4986  
CERTIFICATE OF AUTHORIZATION EB 2690

REVISIONS:	
CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LOCATE ALL UTILITIES BEFORE COMMENCING WITH PROJECT.	

PROJECT:
TEMPLE JUDEA

TITLE:
PICK-UP / DROP-OFF CIRCULATION

DATE	PROJECT NO.
12/06/13	12101
DRAWN	SHEET NO.
	1
CHECKED	
APPROVED	



COMPLETED APPLICATION  
MUST BE SUBMITTED TO THE:

Miami-Dade County Public Schools  
Facilities Operations, Maintenance,  
Finance/Budget Department  
12525 N.W. 28 Avenue, Room 358  
Miami, Florida 33167

APPLICATION FOR TEMPORARY USE OF SCHOOL BUILDING FACILITIES OF  
THE MIAMI-DADE COUNTY PUBLIC SCHOOLS - TEMPORARY USE AGREEMENT

Miami, Florida

Date of Application June 4, 2012  
(Must be at least 20 days before event date)

FOR OFFICE USE	
INDIVIDUAL	
REPETITIOUS	
GROUPS ONLY	
SCHOOL ALLIED	
GOVERNMENT	
OTHER	
INSURANCE	
BLANKET/GROUP INS	

PLEASE ANSWER ALL QUESTIONS: The User (Organization) will be subject to the provisions shown on the reverse side of this form and to the charges indicated below. An approved copy will be returned to the organization requesting the use of the building facilities.

Work Location Number 00141

Name of School Requested Public de Leon Middle School

Days of Week Wednesday

Hour Building Will Be Needed: (NO ADMITTANCE PRIOR TO THIS HOUR) 8:30 AM

Start Date 9/26/12, End Date 9/26/12

Organization Making Application Temple Judea

Anticipated Attendance 200

Specify Purpose of Meeting JAKKIE NEEDED FOR HIGH HOLY DAY SERVICE

Name of President KAMEL BBAOKS Phone No. 305/1978-5146 Name of Treasurer SENE DEMAR Phone No. 305/779-3651

Is meeting free of charge and open to the public? No

FURNISHINGS OR SPECIAL PREPARATIONS EXPECTED? NO YES

CHECK SPACE NEEDED (NO OTHER FACILITIES WILL BE PROVIDED UNLESS CHECKED ON APPLICATION)

Auditorium (NO USE OF KITCHEN) Band Room Gymnasium

Grounds Only Other

Auditorium and Box Office (NO FOOD OR DRINKS IN AUDITORIUM)

INSURANCE - The User (Organization) must furnish valid evidence of insurance according to the requirements shown on the reverse side of the blue copy of this application.

INDEMNIFICATION - The User (Organization) does hereby agree to indemnify, hold harmless and defend the School Board of Miami-Dade County, Florida against any claim, action, loss, damage, injury, liability, cost or expense of whatsoever kind or nature including, but not by way of limitation, attorney's fees and court costs arising out of injury to persons, or damage to property arising out of, or incidental to, the use or occupancy of the school facilities, including, but not by way of limitation, any injury to persons or property damage which occurs on or about the school facilities or on or about adjacent premises or ways used or occupied by the Organization or its agents, employees, customers, invitees, contractors or subcontractors, in connection with the school facilities. If the Organization is a state agency or subdivision as defined in section 768.28, Florida Statutes, nothing therein shall be construed to extend the Organization's liability beyond that provided in section 768.28, Florida Statutes.

Authorized Representative of Organization:

Print Name & Title ANASHA BOTKIN Executive Director

E-mail Address: M.BOTKIN@MIDAGABCS.ORG # 305.146.5583

In signing this application I assume full responsibility for payment of this account.

Signature Mamiko Ohta Phone No. 305.667.5657

Street Address 5500 GRAYDA Blvd CORA / GABCS 33146 City Zip

NOTE: Before this agreement becomes official it must bear the designated signatures.

Principal (Date)

6-4-12

Angela B. Iba

Superintendent (Date)

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

INVOICE: All payments must be made according to the directions on the reverse side, delivered to the address given on the invoice.

A.M.	P.M.	A.M.	P.M.	BASIC CHARGE	\$
				ADD'L	1
				OVERTIME	HRS.
A.M.	P.M.	A.M.	P.M.	BASIC CHARGE	\$
				ADD'L	1
				OVERTIME	HRS.
A.M.	P.M.	A.M.	P.M.	BASIC CHARGE	\$
				ADD'L	1
				OVERTIME	HRS.

TOTAL CHARGE \$



**CORAL GABLES BAPTIST CHURCH**

5501 Granada Blvd.  
Coral Gables, FL 33146  
305.665.4072



July 27, 2012

Daphne Parker  
Temple Judea  
5500 Granada Blvd.  
Coral Gables, FL 33146

Dear Daphne,

We received your letter of July 11<sup>th</sup> requesting the use of our property for parking during your High Holy Days. As you know, Doctors Hospital is leasing our paved parking area Monday –Friday from 6 AM until 6 PM. We will be unable to accommodate you during those hours on those days. However, if you would like to park on our property Sunday, September 16<sup>th</sup> from 7 – 10:30 PM and Tuesday, September 25<sup>th</sup> from 7 – 10:30 PM, the church has voted to allow that under the following conditions:

1. You provide Coral Gables Baptist Church with a certificate of insurance listing us as the additionally insured prior to the use of the property. This is a new requirement of the church's insurance policy.
2. You provide an individual(s) to direct parking and secure the area while you are using it (7-10:30 PM).
3. That you park only on the paved area and the grassy area north of the church, as long as the city allows it (FYI – tickets have been issued at prior events for parking on the grass). In the past, during your High Holy Days, we have had cars that have parked on the grass around the church to the west. This is not permissible.

We're sorry for the restrictions, some of which are out of our control. If these requirements meet with your approval or should you have any questions, please give me a call.

Blessings,

Beth Gaudio  
Church Administrator



**CITY OF CORAL GABLES  
LOBBYIST  
ISSUE APPLICATION**

REGISTRATION #: \_\_\_\_\_

**HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?**

**CITY OFFICIALS:**

Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

**FOR THIS PURPOSE:**

To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

**IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.**

Print Your Name

F.W. ZEKE GUILFORD

LOBBYIST

Print Your Business Name

Guilford & Associates, P.A.

Business Telephone Number

305-446-8411

Business Address

400 University Drive, Suite 201 Coral Gables, Fla.  
ADDRESS CITY, STATE ZIP CODE 33134

Corporation, Partnership, or Trust Represented:

Principal Name: Temple Judea

Principal Address: 5500 Granada Blvd.

Telephone Number: 305-667-5657

**ISSUE:** Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

Site plan approval for property located at 5500 Granada Blvd.



I F.W. Zeke Guilford hereby swear or affirm under penalty of per-  
jury that all the facts contained in this Application are true and that I am aware  
that these requirements are in compliance with the provisions of the City of Coral  
Gables Ordinance No. 2006-11, governing Lobbying.

F.W. Zeke Guilford  
Signature of Lobbyist

12-12-13  
Date

STATE OF FLORIDA     )  
                                  )  
COUNTY OF ~~DADE~~ MIAMI-DADE

BEFORE ME personally appeared F.W. Zeke Guilford to me well known and known to me to be the person  
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-  
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this \_\_\_\_\_.

X Personally Known

\_\_\_\_ Produced ID

\_\_\_\_\_  
Notary Public  
State of Florida

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_.

Entered By: \_\_\_\_\_

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



**CITY OF CORAL GABLES  
LOBBYIST ANNUAL REGISTRATION APPLICATION  
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: \_\_\_\_\_

**HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?**

**CITY OFFICIALS:** Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

**FOR THIS PURPOSE:** To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

**IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:**

Print Your Name F.W. ZEKE GUILFORD  
LOBBYIST

Print Your Business Name, if applicable Guilford & Associates, P.A.

Business Telephone Number 305-446-8411

Business Address 400 University Drive, Suite 201 Coral Gables, Fla. 33134  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: \_\_\_\_\_

State the extent of any business or professional relationship you have with any current member of the City Commission.

NONE

**PRINCIPAL REPRESENTED:**

NAME \_\_\_\_\_ COMPANY NAME, IF APPLICABLE Temple Judea  
BUSINESS ADDRESS 5500 Granada Blvd. TELEPHONE NO.: 305-667-5657



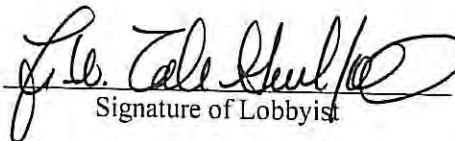
**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

**LOBBYIST ISSUE APPLICATION:** Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

**NOTICE OF WITHDRAWAL:** If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

**ANNUAL LOBBYIST REGISTRATION FEE:** This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

I F.W. Zeke Guilford hereby swear or affirm under penalty of per-  
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-  
11, governing Lobbying and that all of the facts contained in this Registration  
Application are true and that I agree to pay the \$150.00 Annual Lobbyist Regis-  
tration Fee.

  
Signature of Lobbyist

STATE OF FLORIDA     )  
                                      )  
COUNTY OF ~~DADE~~ MIAMI-DADE

BEFORE ME personally appeared F.W. Zeke Guilford to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this

12th day of December of 2013

☒ Personally Known

☐ Produced ID



  
LIDIA GONZALEZ  
MY COMMISSION # 00473090  
NOTARY PUBLIC  
EXPIRES May 1, 2014  
State of Florida  
Bonded Third Budget Notary Services

\$150.00 Fee Paid \_\_\_\_\_

Received By \_\_\_\_\_ Date: \_\_\_\_\_

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) \_\_\_\_\_

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_.

Entered By: \_\_\_\_\_

(2765-Z)

Permit the church building to be relocated from its present location on Avenue Andalusia to the intersection of Avenue Andalusia and LeJeune Road, located on Lots 12 to 24, inclusive, Block 6, "Biltmore Section", 400 Avenue Andalusia, Coral Gables, Florida.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Chapman. Resolution was adopted by the following roll call: "Yeas" - Commissioners

Chapman, Murphy, Phillips and Wilson; Mayor Dressell. "Nays" - None.

Present at the meeting at this time on behalf of certain exceptions to the "Zoning

Code" for the proposed construction of a Temple on Block 135, "Riviera Section Part Nine",

was Mr. Al Jacobson, Jr., representing the building committee of Temple Judea, who pre-

sented plans for the proposed construction. Discussion was held upon the omission of the

required 178 offstreet parking spaces and a new building substituted on the plot plan as

presented for the offstreet parking spaces originally assigned. After further discussion

on angle and parallel offstreet parking in the vicinity of the proposed construction, the

following resolution was presented and read:

#### RESOLUTION NO. 1155

A RESOLUTION AUTHORIZING AN EXCEPTION TO ORDINANCE NO. 1005, AS AMENDED, AND KNOWN AS THE "ZONING CODE".

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the following exception to the provisions of Ordinance No. 1005, as amended, and known as the "Zoning Code", having been recommended by the Planning and Zoning Board at its regular meeting of July 26, 1965, be and the same hereby is approved, to-wit:

(2767-Z)

In connection with construction of a Temple on subject property permit the following:

- (a) Construction of a flat roof without a parapet;
- (b) The use of exposed concrete;
- (c) A roof skylight;
- (d) Omit required 178 offstreet parking spaces, provided 19 offstreet parking spaces are furnished on subject property by Temple Judea, and permit onstreet parallel parking adjacent to the NW side of said Block 135, and onstreet angle parking adjacent to that certain parkway island lying between South Dixie Highway and Block 135, "Riviera Section Part Nine", as per submitted sketch Number PK-1, Comm. #2219, Morris Lapidus Associates, July 6, 1965.



Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel: "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 11552

A RESOLUTION AUTHORIZING EXCEPTIONS TO ORDINANCE NO. 1005, AS AMENDED, AND KNOWN AS THE "ZONING CODE"

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the following exceptions to the provisions of Ordinance No. 1005, as amended, and known as the "Zoning Code", having been recommended by the Planning and Zoning Board at its regular meeting of July 26, 1965, be and the same hereby are approved, to-wit:

(2769-Z) In connection with proposed construction of a

swimming pool on subject property permit the following:

- (a) The swimming pool having a rear setback of six feet six inches (6'6") instead of ten (10') feet as required by the "Zoning Code";
- (b) The proposed pool terrace having a rear setback of two feet six inches (2'6") instead of five (5') feet as required by the "Zoning Code";

located on Lots 23, 24 and the South fifteen (15) feet of Lots 22, Block 93, "Country Club Section Part Five", 4412 Santa Maria Street, Coral Gables, Florida.

(2776-Z) Grant renewal of Resolution No. 10484, passed

and adopted March 24, 1964, to permit a detached sign having a two (2') foot setback from South Dixie Highway instead of five (5') feet as required, on a year to year basis subject to renewal provided no complaints are received; located on Lots 7 to 16, inclusive, and the SW sixteen (16') feet of Lot 17, Block 91, "Riviera Section Part Three", 750 South Dixie Highway, Coral Gables, Florida.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel: "Nays" - None.

8/3/65

MINUTES OF THE REGULAR MEETING  
OF THE CITY COMMISSION  
THE CITY OF CORAL GABLES, FLORIDA  
December 16, 2003

The Commission of the City of Coral Gables convened in regular session in the City Hall Commission Chambers located at 405 Biltmore Way, Coral Gables, Florida beginning at 9:10 a.m. on Tuesday, December 16, 2003, Mayor Donald D. Slesnick in the Chair; Commissioners Maria Anderson, Rafael "Ralph" Cabrera, Wayne "Chip" Withers and Commissioner William H. Kerdyk were present. Also present were City Manager David Brown, City Attorney Elizabeth Hernandez, and City Clerk Walter J. Foeman.

The Invocation was given by Sergeant Major Al Ruiz, U.S. Army Reserve, U.S. Southern Command, and the Pledge of Allegiance was done by Raag Dar Airan.

The following minutes summary includes all presentations made, actions taken and discussion items, which information is supplemented by the following exhibits on file in the Office of the City Clerk, which are by reference made a part of the record herein: (a) Resolutions adopted (R-2003-219 through R-2003-228) (b) Ordinances adopted were Ordinance Numbers 2003-48 through 2003-53; (c) Verbatim Transcript; (d) Video; (e) Audio Recording; (f) Minute Folder with Agenda and background information, including items submitted at the meeting.

[Note for the Record: Following the invocation, Mayor Slesnick and Commissioner Kerdyk recognized Raag Dar Airan for his success at the Massachusetts Institute of Technology, as well as the many contributions his family has made to the City of Coral Gables over the years].

**Presentations and Proclamations**

- Item 1. Commissioner Anderson presented a proclamation to Orestes Navarro, Public Service Department, on his being selected as January 2004 Employee of the Month.

[Note for the Record: Mayor Slesnick acknowledged Al Ruiz, upon his achieving the highest rank that a civilian can attain in the Reserves, that of Sergeant Major in the U.S. Army Reserves, US. Southern Command. The Mayor further acknowledged that Sergeant Major Ruiz would be reporting for active duty in the near future].



**Item 2. Approval of Minutes**

A MOTION APPROVING THE COMMISSION MEETING MINUTES (REGULAR) OF NOVEMBER 18, 2003 (NO NUMBER WAS ASSIGNED). (Moved: Cabrera/Seconded: Anderson) (Ayes: Anderson, Cabrera, Kerdyk, Withers, Slesnick)

[Note for the Record: The City Clerk forwarded to the Commission a revised set of minutes, correcting scrivener's errors, prior to the start of the meeting].  
(Agenda Item B-1)

**Item 3. Consent Agenda**

THE MOTION TO ADOPT THE CONSENT AGENDA WAS MADE BY COMMISSIONER CABRERA, SECONDED BY COMMISSIONER ANDERSON AND CARRIED BY THE FOLLOWING VOTE:  
(Moved: Cabrera/Seconded: Anderson) (Yeas: Cabrera, Kerdyk, Withers, Anderson, Slesnick)  
(Agenda Item C)

**Item 4. Acceptance of Boards and/or Committees minutes not requesting action of the City Commission:**

- a. Coral Gables Advisory Board on Disability Affairs meetings of August 13 and September 3, 2003.  
(Agenda Item C-1a)
- b. Economic Development Board meeting of November 14, 2003.  
(Agenda Item C-1b)
- c. International Affairs Coordinating Council meeting of October 9, 2003.  
(Agenda Item C-2c)
- d. Parking Advisory Board meeting of October 23 and November 2003.  
(Agenda Item C-1d)
- e. Senior Citizens Advisory Board meeting of November 3, 2003.  
(Agenda Item C-1e)
- f. Traffic Advisory Board meeting of October 21, 2003.  
(Agenda Item C-1f)

Item 5. [Note for the Record: Mayor Slesnick announced that items E-2, E-3, E-7 and E-8 would not be heard before 10 A.M. when Mr. Guilford, who is representing these items is scheduled to arrive. He further added that Item H-9 would be deferred for further information regarding lease negotiations that will be provided by the City Manager. The Mayor also stated that a gentleman from Atlanta who is representing one of the entities pertaining to Agenda Item H-10, has requested early consideration of this item, if there is no objection by the Commission].

Item 6. [Note for the Record: Mayor Slesnick reported to the Commission on his recent trip to New York, along with the City Manager, Finance Director, Budget Advisory Board Chairman George Villacampa, along with Dick Dowdy, representative from the Florida Sunshine State Governmental Loan Association, for the purpose of appearing before the bond-rating agencies.]  
(Non-Agenda Item)

**Public Hearings  
RESOLUTION NO. 2003-219**

Item 7. **PENDING RECEIPT OF THE BUILDING AND ZONING DEPARTMENT.**  
A RESOLUTION OF THE CITY OF CORAL GABLES CITY COMMISSION, REVERSING THE DECISION OF THE BOARD OF ADJUSTMENT, THEREBY GRANTING THE APPEAL BY THE APPLICANT, SIMON FERRO, ESQUIRE, ON BEHALF OF DANIEL AND TONI HOLTZ OF APPLICATION NO. 8358-Z, ISSUED ON AUGUST 4, 2003, AND GRANTING A WATERWAY SETBACK VARIANCE WITH CONDITIONS FOR PROPERTY LOCATED AT 41 ARVIDA PARKWAY, CORAL GABLES, FLORIDA. (Kerdyk)  
(Moved: Cabrera/Seconded: Anderson) (Ayes: Kerdyk, Withers, Cabrera)  
(Nays: Anderson, Slesnick)  
(Agenda Item E-1)

Item 8. **RESOLUTION 2003-220**

A RESOLUTION AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE AMENDED AND RESTATED LEASE AGREEMENT DATED OCTOBER 22, 1991, AS AMENDED AND RESTATED AS OF DECEMBER 31, 1998, BETWEEN THE CITY OF CORAL GABLES AND THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, PERTAINING TO 2300 SALZEDO STREET, OTHERWISE KNOWN AS "THE GABLES GRAND".  
(Moved: Anderson/Seconded: Cabrera) (Ayes: Withers, Anderson, Cabrera, Kerdyk, Slesnick)  
(Agenda Item H-10)



Item 9.

**ORDINANCE NO. 2003-48**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES GRANTING SPECIAL LOCATION APPROVAL TO ALLOW MEDITERRANEAN ARCHITECTURAL BONUSES FOR A PROPOSED FOUR (4) STORY APARTMENT BUILDING CONTAINING (8) UNITS ACROSS THE STREET FROM A SINGLE-FAMILY RESIDENTIAL ZONED DISTRICT; PROPOSED TO BE CONSTRUCTED ON LOTS 20-22, BLOCK 148, RIVIERA SECTION, PART 8 (1121 MADRUGA AVENUE, CORAL GABLES, FLORIDA,) AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

(Moved: Cabrera/Seconded: Anderson) (Ayes: Anderson, Cabrera, Withers, Slesnick) (Absent: Kerdyk)

(Agenda Item E-2)

[Note for the Record: Commissioner Cabrera suggested to the developer to work with the Public Works Department to develop a shared approach regarding potential traffic calming in the area; further requesting of the administration to work with the client, accepting their voluntary contribution regarding said plans].

Item 10.

**ORDINANCE NO. 2003-49**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE MIXED USE SITE PLAN FOR THE PROPOSED COMMERCIAL MIXED USE PROJECT REFERRED TO AS "1607 PONCE DE LEON," LOCATED ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 1-2 AND 21-22, BLOCK 29, DOUGLAS SECTION (1607 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA) CONSISTING OF A FOURTEEN (14) STORY BUILDING CONTAINING FIRST FLOOR RETAIL, COMMERCIAL OFFICE USE, MULTI-FAMILY RESIDENTIAL UNITS AND PARKING GARAGE, AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

(Moved: Cabrera/Seconded: Withers) (Ayes: Cabrera, Kerdyk, Withers, Slesnick) (Nays: Anderson)

[Note for the Record: Commissioner Cabrera stated that he would like to see a building construction overlay, taking the entire area and outlining various activities which will take place that will impact the neighborhood; also requesting that the administration come back with a "big picture" approach as to how construction would impact that area]. (Agenda Item E-3)

**ORDINANCE NO. 2003-50**

- Item 11. AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING A SITE PLAN AS REQUIRED BY SECTION 3-11 OF THE ZONING CODE OF THE CITY OF CORAL GABLES, FLORIDA, AS AMENDED, ENTITLED "SPECIAL USES", PROPOSING THE CONSTRUCTION OF AN ADDITION CONSISTING OF AN ADMINISTRATIVE OFFICE AND MEDIATION GARDEN FOR "TEMPLE JUDEA", LOCATED ON LOTS 1-31, BLOCK 135, RIVIERA SECTION, PART 9 (5500 GRANADA BOULEVARD); PROVIDING A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.  
(Moved: Withers/Seconded: Kerdyk) (Ayes: Kerdyk, Withers, Anderson, Cabrera, Slesnick)  
(Agenda Item E-4)

**ORDINANCE NO. 2003-51**

- Item 12. AN ORDINANCE AMENDING THE "CODE OF THE CITY OF CORAL GABLES" BY AMENDING ORDINANCE NO. 0-2003-05, ENTITLED "CODE OF ETHICS" FOR THE PURPOSE OF PROVIDING CERTAIN EXEMPTIONS FOR MEMBERS OF THE BOARD OF ARCHITECTS; ADDITIONAL REQUIREMENTS OF CONDUCT BY QUASI-JUDICIAL OFFICERS; PROVIDING FOR REPEAL, PROVIDING SEVERABILITY, PROVIDING FOR CODIFICATION THEREFORE, AND AN EFFECTIVE DATE; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.  
(Moved: Kerdyk/Seconded: Anderson) (Ayes: Withers, Anderson, Cabrera, Kerdyk, Slesnick)  
(Agenda Item E-5)

**ORDINANCE NO. 2003-52**

- Item 13. AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES AMENDING CHAPTER 19 OF THE "CODE OF THE CITY OF CORAL GABLES," ENTITLED "PENSIONS," PROVIDING FOR SERVICE-CONNECTED DEATH BENEFITS AND ENTITLEMENT TO FIREFIGHTERS, AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.  
(Moved: Cabrera/Seconded: Kerdyk) (Ayes: Anderson, Cabrera, Kerdyk, Withers, Slesnick)  
(Agenda Item E-6)



Item 14.

**ORDINANCE (ON FIRST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE AMENDMENTS TO THE UNIVERSITY OF MIAMI CAMPUS AREA DEVELOPMENT (UMCAD) MASTER PLAN PURSUANT TO SECTION 9-18 OF THE ZONING CODE, AS PROPOSED IN THE UNIVERSITY'S 2003 ANNUAL REPORT AND INCLUDING THE FOLLOWING: A) NEW ATHLETIC FIELD MAINTENANCE BUILDING; B) ADDITION TO THE SCHOOL OF COMMUNICATION; C) RELOCATION OF RESIDENTIAL COLLEGE; D) NEW ACADEMIC SPACE; E) RENOVATION /ADDITION TO MARK LIGHT BASEBALL STADIUM; AND F) REVISED SETBACKS FOR ZONE D; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

(Moved: Anderson/Seconded: Cabrera) (Ayes: Cabrera, Kerdyk, Withers, Anderson, Slesnick)  
(Agenda Item E-7)

Item 15.

**ORDINANCE (ON FIRST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE AMENDMENTS TO THE UNIVERSITY OF MIAMI CAMPUS AREA DEVELOPMENT (UMCAD) MASTER PLAN PURSUANT TO SECTION 9-18 OF THE ZONING CODE, AS PROPOSED IN THE UNIVERSITY'S 2003 ANNUAL REPORT AND INCLUDING THE FOLLOWING: A) SCHOOL OF NURSING RE-CONFIGURATION OF BUILDING; AND B) SCHOOL OF ARCHITECTURE RE-CONFIGURATION OF BUILDING; PROVIDING FOR A REPEALER CLAUSE, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

(Moved: Kerdyk/Seconded: Anderson) (Ayes: Kerdyk, Withers, Anderson, Cabrera, Slesnick)  
(Agenda Item E-8)

Item 16.

**RESOLUTION NO. 2003-221**

RESOLUTION ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER APPROVING THE 2004 CITY OF CORAL GABLES LEGISLATIVE PRIORITIES.

(Moved: Kerdyk/Seconded: Anderson) (Ayes: Withers, Anderson, Cabrera, Kerdyk, Slesnick)

[Note for the Record: Commissioner Anderson requested an update on the communities for the living – a State project for the elderly. She additionally

inquired as to possible funding for landscaping the city's historic areas and creating historic trails to connect our historic sites. Lobbyist Gomez confirmed that there is currently a program known as "Trails and Greenways;" Mayor Slesnick requested that if there was no objection by the Commission, Mr. Gomez was to add this to his list of issues on which to keep the Commission informed].  
(Agenda Item H-3)

Item 17.

**EMERGENCY ORDINANCE NO. 2003-53**

AN ORDINANCE SETTING COMPENSATION OF THE CITY MANAGER AND CITY ATTORNEY; PROVIDING RETROACTIVITY; ADOPTING FUTURE ACROSS-THE-BOARD INCREASES FOR THE APPOINTED OFFICIALS; REPEALING ALL ORDINANCES INCONSISTENT HERewith; WAIVING SECOND READING AND THIRTY-DAY WAITING PERIOD, PROVIDING FOR AN EFFECTIVE DATE.

(Moved: Kerdyk/Seconded: Anderson) (Ayes: Anderson, Cabrera, Kerdyk, Withers, Slesnick)

[Note for the Record: Pursuant to Section 14 of the Charter, entitled "Ordinances; Form, Procedure, Publication;" the Commission dispensed with the requirement of reading on two separate days said ordinance by a fourth-fifths (4/5) vote of the Commission, thereupon said ordinance passed as an emergency measure (as Emergency Ordinance No. 2003-53) by the following vote]:

(Moved: Kerdyk/Seconded: Withers) (Ayes: Cabrera, Anderson, Kerdyk, Withers, Slesnick)

(Agenda Item E-9)

**Board/Committee Items**

Item 18.

[Note for the Record: Mayor Slesnick indicated that he would like to hear from other boards and committees regarding the proposed landscape plan for Ponce de Leon Boulevard; further stating the need to look at why we put a trolley stop at each block corner along Ponce de Leon Boulevard].

(Agenda Item G-1)

DISCUSSION

Item 19.

[Note for the Record: **Resolution No. 2003-222** confirmed the appointment of the following individuals as a members of the Board of Architects:

BURTON HERSH (regular member))

DAPHNE GURRI (regular member)

NATIVIDAD SOTO (associate member)

ARAMIS ALVAREZ (associate member)



(Moved: Withers/Seconded: Kerdyk) (Ayes: Cabrera, Kerdyk, Withers,  
Slesnick) (Absent: Anderson)  
(Agenda Item G-2)

**RESOLUTION NO. 2003-223**

- Item 20. A RESOLUTION OF THE CITY OF CORAL GABLES, FLORIDA AUTHORIZING THE NEGOTIATION OF A LOAN IN AN AMOUNT NOT TO EXCEED \$30,000,000 FROM THE SUNSHINE STATE GOVERNMENTAL FINANCING COMMISSION, TO FINANCE CERTAIN CAPITAL IMPROVEMENTS WITHIN THE CITY; APPROVING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT; APPROVING THE FORM OF THE PRELIMINARY OFFICIAL STATEMENT; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION WITH THE MAKING OF SUCH LOAN.

(Moved: Kerdyk/Seconded: Anderson) (Ayes: Withers, Anderson, Cabrera, Kerdyk, Slesnick)  
(Agenda Item H-1)

- Item 21. **RESOLUTION NO. 2003-224**

A RESOLUTION OF THE CITY OF CORAL GABLES, FLORIDA AUTHORIZING THE NEGOTIATION OF A LOAN IN AN AMOUNT NOT TO EXCEED \$3,000,000 FROM THE SUNSHINE STATE GOVERNMENTAL FINANCING COMMISSION; APPROVING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION WITH THE MAKING OF THE LOAN; AND PROVIDING AN EFFECTIVE DATE.

(Moved: Kerdyk/Seconded: Anderson) (Ayes: Anderson, Cabrera, Kerdyk, Withers, Slesnick)  
(Agenda Item H-2)

- Item 22. **RESOLUTION NO. 2003-225**

RESOLUTION TO ACCEPT THE RECOMMENDATION OF THE CITY MANAGER TO WAIVE THE \$600,000 LIMIT IDENTIFIED IN SEC. 2-450 (USE OF OTHER GOVERNMENTAL UNIT CONTRACTS) OF THE PROCUREMENT CODE AND AUTHORIZE THE CITY MANAGER TO NEGOTIATE A CONTRACT WITH EDEN SOFTWARE SYSTEMS FOR AN ENTERPRISE RESOURCE PLANNING (ERP) SOFTWARE SOLUTION TO REPLACE THE EXISTING LEGACY SOFTWARE SYSTEMS IN THE BUILDING AND ZONING, FINANCE, EMPLOYEE RELATIONS AND PROCUREMENT DEPARTMENTS.

(Moved: Anderson/Seconded: Withers) (Ayes: Cabrera, Withers, Anderson, Slesnick) (Absent: Kerdyk)  
(Agenda Item H-4)

Item 23.

**RESOLUTION NO. 2003-226**

RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD A CONTRACT IN THE SUM NOT TO EXCEED \$200,000.00 PER YEAR IN CONNECTION WITH THE MISCELLANEOUS ROOF PROJECTS THROUGHOUT THE CITY, WITH TWO RENEWABLE OPTION PERIODS, NOT TO EXCEED \$200,000.00 PER RENEWAL TO THE NUMBER ONE RANKED ROOF CONTRACTOR FOR CITYWIDE ROOF SERVICES; FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE RENEWABLE OPTIONS, IF MUTUALLY ACCEPTABLE.

(Moved: Withers/Seconded: Anderson) (Ayes: Kerdyk, Withers, Anderson, Cabrera, Slesnick)

(Agenda Item H-5)

Item 24.

[Note for the Record: Planning Department Director Eric Riel presented a report on the Comprehensive Land Use Plan and Zoning Code Work Program; he stated that the impetus of the re-write is to implement programs and policies recently worked on by city staff, and to include recommendations from the 2002 Charrette. Recommendations were also received by the Mediterranean Review Committee; further addressed were the North Ponce design study, along with other issues and concerns identified by city boards and the Commission. A comprehensive assessment will be made of the Comp Plan in order to reflect modern-day trends; further, goals will include strengthening of the business district and to enhance land use compatibility between the CBD and residential areas. The re-write process will be in three phases; 1) to establish an interdepartmental working group; 2) a "discovery" phase and 3) the actual re-write of the Code. Mr. Riel requested that a workshop be scheduled with the Commission following the Planning and Zoning Board meeting of January 14, 2004, to discuss the issues emanating from that meeting; e-mails will be circulated by the director to the Commissioners in order to set an exact date for this workshop].

(Agenda Item H-6)

DISCUSSION

Item 25.

[Note for the Record: Planning Director Eric Riel presented an overview of the Planning Department review process, the second part of his earlier overview of the Building and Zoning review process. Mr. Riel explained that Charrette recommendations are being addressed; the zoning map and the Comp Plan map are updated, and the review process includes input from the various departments. Frequent workshops have been held, as well as numerous tri-board and neighborhood meetings. Site plan applications are examined for layout; parking; bulk and mass; traffic; pedestrian access and density intensity. Mr. Riel recommended that



progress reports be presented in quarterly workshops, and the Mayor suggested that a definite date for such a workshop be established at a later date].

(Agenda Item H-7)

#### DISCUSSION

- Item 26. [Note for the Record: Planning Director Eric Riel presented the status of the Mediterranean Ordinance; he reported that in the tri-board meeting with the Board of Architects, the Planning and Zoning Board and Mediterranean Ordinance Review Committee, it was suggested that other types of architectural styles be permitted in Public Realm improvements; further recommended was a listing of required items for completion, or architectural features needed in order to receive bonuses.

Mr. Riel stated that staff had developed an alternative ordinance to offer a comparison to the tri-board recommendation. The tri-board suggested a .4 F.A.R. for the required architectural element and a .1 for Public Realm improvements, for a total of 1.5 F.A.R, or two to three floors; Staff's alternative recommendation is a .3 F.A.R. having required architectural elements – and one floor.

Mr. Riel reported that summary comments received from both boards and developers indicated a request for more predictability in terms of requirements – or a laundry list of suggestions from which applicants could choose].

#### ORDINANCE ON FIRST READING

AN ORDINANCE OF THE CITY OF CORAL GABLES PROVIDING FOR AN EXTENSION OF THE TIME PERIOD FOR SUSPENSION OF ARTICLE 28, ZONING CODE, ENTITLED "CORAL GABLES MEDITERRANEAN ARCHITECTURAL REGULATIONS," AND SPECIFICALLY SUSPENDING THE MEDITERRANEAN DESIGN BONUS PROGRAM UNTIL FEBRUARY 24, 2004; PROVIDING REPEALER PROVISIONS, SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

(Moved: Withers/Seconded: Anderson) (Ayes: Anderson, Cabrera, Kerdyk, Withers, Slesnick)

(Agenda Item H-8)

- Item 27.

#### RESOLUTION NO. 2003-227

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SHORT TERM LEASE AGREEMENT WITH THE 2222 PONCE CORPORATION FOR AN EXISTING SURFACE PARKING LOT AT THE NORTHEAST CORNER OF SALZEDO STREET AND GIRALDA

AVENUE FOR THE PURPOSE OF PROVIDING ADDITIONAL PUBLIC  
METERED PARKING IN THE AREA DURING THE CONSTRUCTION OF  
PARKING GARAGE NO. 2.

(Moved: Anderson/Seconded: Withers) (Ayes: Cabrera, Withers, Anderson,  
Slesnick) (Absent: Kerdyk)  
(Agenda Item H-11)

Item 28.

**RESOLUTION NO. 2003-228**

A RESOLUTION REQUESTING MIAMI-DADE COUNTY NOT TO  
SUPPORT ANY CHANGES IN ZONING FROM RESIDENTIAL TO  
COMMERCIAL, ALONG THE WEST SIDE OF LE JEUNE ROAD, NORTH  
OF THE EXISTING CITY OF CORAL GABLES CITY BOUNDARIES TO  
SOUTHWEST 8<sup>TH</sup> STREET.

(Moved: Withers/Seconded: Anderson) (Ayes: Withers, Anderson,  
Cabrera, Slesnick) (Absent: Kerdyk)  
(Non-Agenda Item)

ATTACHED HERETO PLEASE FIND A VERBATIM TRANSCRIPT OF THE  
DISCUSSION ITEMS.

There being no further business on the regular Commission Agenda, the  
Commission of the City of Coral Gables adjourned its meeting at 5:35 p.m. on  
December 16, 2003. The next regular meeting of the City Commission was  
scheduled for January 13, 2004, beginning at 9:00 a.m.

Item 29.

MOTION (NO NUMBER)

TO RECONSIDER AT A PROPERLY NOTICED REGULARLY  
SCHEDULED MEETING, THE TIME AND DATE TO BE DETERMINED,  
SUPPORT FOR THE CLASS 1 PERMIT APPLICATION MADE BY THE  
GABLES-BY-THE-SEA HOMEOWNERS ASSOCIATION, SECTION C,  
AND APPROVED PURSUANT TO RESOLUTION NO. R-2003-143;  
FURTHER DECIDING TO RECONSIDER, AT A PROPERLY NOTICED  
REGULARLY SCHEDULED MEETING, THE TIME AND DATE TO BE  
DETERMINED, APPROVAL OF THE ENCROACHMENT AT SNAPPER  
CREEK LAKES SUBDIVISION APPROVED PURSUANT TO  
RESOLUTION NO. 30332, FURTHER ESTABLISHING HEARING  
PRODEDURES FOR THE CONDUCT OF SAID SPECIAL HEARINGS,  
SAID PROCEDURES TO BE CIRCULATED TO ALL PARTIES BY THE  
COMMISSION PRIOR TO THE HEARINGS.

(Moved: Withers/Seconded: Anderson) (Ayes: Anderson, Cabrera, Withers,  
Slesnick)

(Non-Agenda Item)

ATTEST:

DONALD D. SLESNICK II  
MAYOR

WALTER J. FOEMAN  
CITY CLERK



MINUTES OF THE REGULAR MEETING  
OF THE CITY COMMISSION  
THE CITY OF CORAL GABLES, FLORIDA  
December 2, 2003

The Commission of the City of Coral Gables convened in regular session in the City Hall Commission Chambers located at 405 Biltmore Way, Coral Gables, Florida beginning at 9:10 a.m. on Tuesday, December 16, 2003, Mayor Donald D. Slesnick in the Chair; Commissioners Maria Anderson, Rafael "Ralph" Cabrera, Wayne "Chip" Withers and Commissioner William H. Kerdyk were present. Also present were City Manager David Brown, City Attorney Elizabeth Hernandez, and Walter J. Foeman.

The Invocation was given by Sergeant Major Al Ruiz, U.S. Army Reserve, U.S. Southern Command and the Pledge of Allegiance was done by Raag Dar Airan.

The following minutes summary includes all presentations made, actions taken and discussion items, which information is supplemented by the following exhibits on file in the Office of the City Clerk, which are by reference made a part of the record herein: (a) Resolutions adopted (R-2003-215 through R-2003-218) (b) Ordinances adopted were Ordinance No. 2003-43 through 2003-47; (c) Verbatim Transcript; (d) Video; (e) Audio Recording; (f) Minute Folder with Agenda and background information, including items submitted at the meeting.

[Note for the Record: Following the invocation, Mayor Slesnick and Commissioner Kerdyk recognized the conscientiousness of Raagg R., his successful collegiate career at MIT, as well as the public support displayed by his family called upon the public to join the Commission for the rededication of the Ponce de Leon Plaza at the corner of Granada and Coral Way, beginning noon on this same date; he further stated that Agenda Items E-1 and E-7 were deferred].

**Presentations and Proclamations**

- Item 1. Mayor Slesnick presented a proclamation to David Albury on behalf of the Coral Gables High School Key Club, proclaiming the week of December 1st through December 6<sup>th</sup>, 2003 as "Key Club Week" in Coral Gables.  
(Non-Agenda Item)

[Note for the Record: Mayor Slesnick announced that Agenda Item E-6 would be taken up at 2:30 p.m., or at the end of the Commission Agenda, whichever comes later. Furthermore, Mayor Slesnick commented that when Item E-6 was taken up on First Reading, the ruling was made that Felix Pardo would not be allowed to speak. However, since the proposed ordinance (amending Ordinance 2003-05 entitled "Code of Ethics") for the purpose of providing certain exemptions for members of the Board of Architects; additional requirements of conduct by quasi-judicial officers,

etc.) regarding same has not gone into effect, Mr. Pardo will be able to speak if he wishes to do so.]

- Item 2. Humberto P. Alonso, Jr., Regional Director, and Jose K. Fuentes, lead Government/Public Affairs Manager from the South Florida Water Management District presented a check to the City of Coral Gables for \$500,000 to begin efforts on dredging the City's waterways.  
(Agenda Item A-1)  
[Note for the Record: Also introduced were Irela Bague, the governor's appointee to the South Florida Water Management District, State Senator Gwen Margolis, and Fausto Gomez, legislative consultant for the City of Coral Gables. Also present was Julio Robaina, State Representative.]  
(Agenda Item A-1)

#### **Approval of Minutes:**

- Item 3. A MOTION APPROVING THE COMMISSION MEETING MINUTES (REGULAR) OF NOVEMBER 18, 2003 (NO NUMBER WAS ASSIGNED).  
(Moved: Kerdyk/ Seconded/Anderson) (Yeas: Anderson, Cabrera, Kerdyk, Withers, Slesnick)  
  
[Note for the Record: The City Clerk forwarded to the Commission a revised set of minutes, correcting scrivener's errors, prior to the start of the meeting]  
(Agenda Item B-1)

#### **Consent Agenda**

THE MOTION TO ADOPT THE CONSENT AGENDA WAS MADE BY COMMISSIONER KERDYK, SECONDED BY COMMISSIONER ANDERSON AND CARRIED BY THE FOLLOWING VOTE:  
(Moved: Kerdyk/Seconded: Anderson) (Yeas: Cabrera, Kerdyk, Withers, Anderson, Slesnick)  
(Agenda Item C)

- Item 4. Acceptance of Boards and/or Committees minutes not requesting action of the City Commission:
- a. City-Wide Anti-Crime Committee orientation meetings of September 25 and October 22, and regular meeting of October 7, 2003.  
(Agenda Item C-2b)
  - b. Communications Committee meeting of October 23, 2003.  
(Agenda Item C-2c)
  - c. Economic Development Board meeting of October 2, 2003.



(Agenda Item C-2e)

- d. Senior Citizen Advisory Board meeting of October 14, 2003.  
(Agenda Item C-2g)

- Item 5. [Note for the Record: On motion duly made by Commissioner Withers and seconded by Commissioner Anderson failed by the following roll call vote: Moved: Withers/Seconded: Anderson] (Yeas: Withers, Anderson) (Nays: Kerdyk, Cabrera, Slesnick]  
(Agenda Item C-1)

#### **RESOLUTION NO. 2003-215**

- Item 6. A RESOLUTION DEFERRING CONSIDERATION OF AGENDA ITEM C-1 (AUTHORIZE CITY MANAGER TO EXTEND THE TENNIS PROFESSIONAL AGREEMENT, FOR THE REMAINING TWO (2), TWENTY-FOUR (24) MONTH EXTENSIONS TO BE EFFECTIVE THROUGH FEBRUARY 28, 2009 AND ACCEPTING THE ADDENDUM TO THE AGREEMENT) UNTIL THE NEXT COMMISSION MEETING PRESENTLY SCHEDULED FOR DECEMBER 16, 2003..  
(Agenda Item C-1)

- Item 7. MOTION ACCEPTING THE FOLLOWING BOARD AND/OR COMMITTEE MINUTES NOT REQUESTING ACTION OF THE CITY COMMISSION:
- A). BOARD OF ADJUSTMENT MEETING OF OCTOBER 9, 2003;  
(Agenda Item C-2a)
  - B) CORAL GABLES MERRICK HOUSE GOVERNING BOARD MEETINGS OF SEPTEMBER 17 AND OCTOBER 22, 2003;  
(Agenda Item C-2d); AND
  - C) HISTORIC PRESERVATION BOARD MEETING OF OCTOBER 16, 2003  
(Agenda Item C-2f)
- [Note for the record: Mayor Slesnick urged the City Manager to take another look at the administrative review of an historically-based book mark and decide whether said review of those printed materials is within the purview of tasks that our public affairs officer should be looking at.]

#### **Personal Appearances:**

- Item 8. [Note for the Record: Coral Gables Police Chief James Harley acknowledged the wonderful job that the Police Department did in representing our City and the contributions made in being assigned to the Hyatt Regency Hotel (from 7a.m. until 7 p.m.) during the Free Trade Area of the Americas Agreement Conference in downtown Miami. He also recognized Mr. Christianson, University of Miami, and the \$7,500

contribution made by the university for a "bomb sniffing dog," along with Police Department staff, including Sergeant Rolle, Assistant Chief Charles Faidley who is in charge of operations; Assistant Chief Anna Bauxali in charge of support services; Major Sauers who runs our patrol division; Major Ginn, support services (Professional Standards Division); Major Moore, Technical Services; Major Naue, Investigative Division; Monica Marchante, a communications supervisor, and Claudia Luna, another operator. Also, Fire Chief Cook, and those representatives of the Fire Department (paramedics who staffed the EOC, and the Hyatt with a crew every day during the FTAA Conference, and provided support to the police while they were out protecting the community. Video Production Manager Joe Keefe and his crew were also recognized for documenting the events involving our police and their efforts during the FTAA, which would also help in addressing any liability issues in the future, if any incidents occurred. Finally, the Manager of the downtown Miami Hyatt forwarded a letter to the police chief recognizing the outstanding professional and courteous manner in which the Coral Gables officers carried out its mission, particularly noting the great assistance rendered by Major Naue and Sergeant Hudak.]  
(Agenda Item No, D-1)

Item 9.

**ORDINANCE NO. 2003-43**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE MIXED USE SITE PLAN AND CONDITIONAL USE FOR THE PROPOSED COMMERCIAL MIXED USE PROJECT REFERRED TO AS "55 MERRICK WAY", LOCATED ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 1-16 AND 24-36, BLOCK 31, SECTION "L" (55 MERRICK WAY), CORAL GABLES, FLORIDA, CONSISTING OF AN EIGHT (8) STORY HIGH BUILDING CONTAINING FIRST FLOOR RETAIL, COMMERCIAL OFFICE USE, MULTI-FAMILY RESIDENTIAL UNITS, PARKING GARAGE AND DRIVE-THRU BANK TELLER FACILITY, AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE; AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

(Moved: Kerdyk/Seconded: Cabrera)

(Yeas: Anderson, Cabrera, Kerdyk, Withers, Slesnick)

(Agenda Item E-2)

Item 10.

**ORDINANCE NO. 2003-44**

AN ORDINANCE VACATING A PORTION OF THE ALLEY, LYING ADJACENT TO, AND NORTHERLY OF LOTS 24 THRU 36, BLOCK 31, ALSO LYING ADJACENT TO AND SOUTHWESTERLY OF LOTS 1 THRU 6 AND 15 AND 16, OF SAID BLOCK 31 IN REVISED PLAT OF CORAL GABLES SECTION "L", ADJACENT TO THE PROPOSED



DEVELOPMENT AT 55 MERRICK WAY, CORAL GABLES, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 85 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, PROVIDING FOR SUBSTITUTE ALLEY-EASEMENT; SETTING FORTH TERMS AND CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.

(Moved: Anderson/Seconded: Kerdyk) (Yeas: Kerdyk, Withers, Anderson, Cabrera, Slesnick)

(Agenda Item E-3)

Item 11.

**ORDINANCE NO. 2003-45**

AN ORDINANCE CREATING DIVISION 1-A, OF CHAPTER 2, ARTICLE III OF THE "CODE OF THE CITY OF CORAL GABLES" TO BE ENTITLED DEVELOPMENT REVIEW COMMITTEE (DRC) SEC. 2-47; PROVIDING LEGISLATIVE INTENT; SEC. 2-48, APPLICATIONS, REQUIRING REVIEW, 2-49, ORGANIZATION AND MEMBERS; SEC. 2-50, AUTHORITY POWERS AND DUTIES; SEC. 2-51, DEVELOPMENT REVIEW COMMITTEE MANUAL; SEC. 2-52, APPLICATIONS; SEC. 2-53, MEETING AND RECORDS; SEC. 2-56 FEES; PROVIDING FOR REPEAL, PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION THEREFORE, AND PROVIDING FOR AN EFFECTIVE DATE; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

(Moved: Anderson/Second: Kerdyk) (Yeas: Cabrera, Kerdyk, Withers, Anderson, Slesnick)

**(Yeas: Kerdyk, Withers, Anderson, Cabrera, Slesnick) – Amended April 6, 2004.**

(Agenda Item E-4)

**Public Hearings**

**ORDINANCE NO. 2003-46**

Item 12.

AN ORDINANCE ON SECOND READING VACATING A TRIANGULAR PORTION OF THE RIGHT-OF-WAY THAT LIES AT THE INTERSECTION OF EAST PONCE DE LEON BOULEVARD WITH GALIANO STREET AND SANTILLANE AVENUE KNOWN AS FREEDOM PLAZA, CORAL GABLES, FLORIDA, THE SAME ALSO BEING BETWEEN BLOCKS 12, 13 AND 15 OF THE REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 AT PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SETTING FORTH TERMS AND CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.

(Moved: Cabrera/Seconded: Anderson) (Yeas: Withers, Anderson, Cabrera, Kerdyk, Slesnick)  
(Agenda Item E-5)

#### **Ordinance on First Reading**

- Item 13. AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING A SITE PLAN AS REQUIRED BY SECTION 3-11 OF THE ZONING CODE OF THE CITY OF CORAL GABLES, FLORIDA, AS AMENDED, ENTITLED "SPECIAL USES", PROPOSING THE CONSTRUCTION OF AN ADDITION CONSISTING OF AN ADMINISTRATIVE OFFICE AND MEDITATION GARDEN FOR TEMPLE JUDEA, LOCATED ON LOTS ON LOTS 1-31, BLOCK 135, RIVIERA SECTION PART 9 (5500 GRANADA BOULEVARD); PROVIDING A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.  
(Moved: Withers/Seconded: Anderson) (Yeas: Anderson, Cabrera, Kerdyk, Withers, Slesnick)  
(Agenda Item E-8)

#### **Ordinance on First Reading**

- Item 14. AN ORDINANCE ON FIRST READING OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE MIXED USED SITE PLAN FOR THE PROPOSED COMMERCIAL MIXED USE PROJECT REFERRED TO AS "1607 PONCE DE LEON". LOCATED ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 1-2 AND 21-22, BLOCK 29 DOUGLAS SECTION (1607 PONCE DE LEON BLVD.), CORAL GABLES, FLORIDA, CONSISTING OF A FOURTEEN (14) STORY BUILDING CONTAINING FIRST FLOOR RETAIL, COMMERCIAL OFFICE USE, MULTI-FAMILY RESIDENTIAL UNITS AND PARKING GARAGE, AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.  
(Moved: Withers/Seconded:Kerdyk) (Yeas: Cabrera, Kerdyk, Withers, Slesnick) (Noes: Anderson)  
(Agenda Item E-9)

[Note for the Record: Commissioner Cabrera requested of the administration between first and second reading, to consider incorporating the developer into the traffic calming devices, requesting that the developer work with the City (allowing the City to conduct the traffic study, said cost for same to be borne by the developer) on their respective project areas. Further stating, at request of Mayor Slesnick, that between first and second reading, the Fire Department take a look at the site to ensure that it meets all of our capabilities in the advent of an unexpected



fire or emergency. Mayor Slesnick requested that the administration ensure that a certain portion of our monies go toward Fire Department personnel].

#### **Ordinance on First Reading**

- Item 15. AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES AMENDING CHAPTER 19 OF THE "CODE OF THE CITY OF CORAL GABLES," ENTITLED "PENSIONS," PROVIDING FOR SERVICE-CONNECTED DEATH BENEFITS AND ENTITLEMENT TO FIREFIGHTERS, AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.
- (Moved: Withers/Seconded: Cabrera) (Yeas: Kerdyk, Withers, Anderson, Cabrera, Slesnick)  
(Agenda Item E-10)

#### **City Manager's Items**

- Item 16. [Note for the Record: Regarding the general discussion of the Request for Proposals (RFPs) of City Parking Garages 1 and 4 on 235 and 345 Andalusia Avenue, the summary as shown below is as follows:
- Economic Development Director Cathy Swanson presented a chronology which included a legislative history, beginning February 1999, wherein the Commission authorized the RFP document for certain city-owned downtown sites downtown.
  - Two-staged RFP process: The evaluation committee looked at those proposers who were most qualified to proceed and to be reviewed as to whether proposers could deliver what was promised, and who we preferred to move forward;
  - Thirteen teams responded;
  - Three-day process established wherein developers would provide extensive information on what is proposed for the site;
  - Technical assistance was provided by Building and Zoning Department regarding zoning-related deficiencies;
  - Alemo Study (extensive parking study covering over two-and-one-half years;)
  - RFP and related document process ended in June of 2000;
  - Additional administrative conditions (one additional floor of parking) set in March 2000; rates and management for public parking to conform to standards set by the City; pedestrian breezeway from Miracle Mile public parking, providing improved access to stores on Miracle Mile;)  
[Note: The Commission inquired of administration as to whether the administrative conditions were ever passed in resolution form by the Commission, further requesting administration to verify same.]
  - Chronology from Planning Department, starting June 2000 when the City Commission authorized developers to seek comprehensive plan Amendments up until September 25, 2003;

- After March 2000 City Commission passed resolution;
- Pre-application meetings;
- Applications submitted for 245 and 345 Andalusia;
- Revised applications submitted in October 2000;
- May 2001, a status report requested from applicants;
- October 2001; Commission discussed status of projects and different proposals applicants had proposed;
- December 2001 and June 2003, new applications followed, based on direction from Commission;
- Fall 2003, one application (245 Andalusia) scheduled for consideration by Planning Board;
- January through April and June through August 2002, 345 Andalusia scheduled for Planning Board consideration;
- August 2003, 345 processed new application; in September, 245 processed new application;
- Building and Zoning Department's completion of zoning analysis;
- Direction to Administration by Mayor Slesnick: To research parking numbers with Hines and Starwood Projects, to ascertain how the new projects will contribute to solution of parking deficit or add to parking deficit;
- Remarks from the two advisory boards; namely, Parking Advisory Board and Economic Development, were summarized as follows: Parking Advisory Board concluded by taking same position of five years earlier; the city's interest in the long term would be best served by retaining the parking garages—a status quo as it exists now—or develop them into parking garages for the future—not to be granted or developed for mixed use (Michael Namour);
- It was further stated that the need for mixed-use buildings no longer of importance as it was five or six years ago; commercial building in Coral Gables Central Business District has increased significantly; location of parking garages is strategic, people prefer to park near where they are shopping; centralized parking along Miracle Mile is an excellent idea (Maurice Donsky)
- Comments from Economic Development Board: Board is not endorsing any specific project or developer; current garage development does not fulfill image of Coral Gables; there is need to redevelop existing garages to improve, modernize and increase public parking supply at developer's expense, not at city's expense—and to improve downtown parkers' experience; mixed use-residential will help bring after-five business people to walk our streets and be part of downtown shopping area;
- Comments from developers from companies selected to proceed: Gil Pastoriza of Merrick Partners urged Commission to maintain floor to Ceiling height that will remain in keeping with Coral Gables—and to remain flexible in their decisions; he further requested sense of



guidance; he further pointed out that additional parking level was not part of original RFP; Mr. Bermillo, Architect for Merrick Partners, reiterated these requests, adding that nine-foot ceilings would be more appropriate for condominium projects and that their company's current project contains one level of retail, six levels of parking and three levels of apartment, and a subterranean level below to be ten feet from floor to ceiling to accommodate SUV's; he recommended an over-all height of 105 feet;

- Mr. Fonte, speaking for the BID, opined that the city cannot finalize or set up lease terms until they know what is going to be built because economics of lease will depend on what is to be built, including additional parking levels;
- Lucia Dougherty representing the Related Group emphasized the importance of a development and use agreement between city and the developer, to be entered into before proceeding with the project; she also asked that the Commission be flexible in both height limitations and additional parking requirements
- Commissioner Anderson emphasized the importance of the parking garages being on city-owned property, plus the fact that the Zoning Code is currently being re-written, recommending that liner buildings for parking or another type of parking structure be built;
- Commissioner Cabrera stressed the Commission's responsibility of acting in good faith when making a decision—and to make a decision as quickly as possible;
- Commissioner Kerdyk reminded those in attendance of the fluid nature of Real Estate and further stated his opinion that the JPI site be developed; he also reiterated the issue he continues to have with both parking and height limitation, pointing out that parking will be further diminished due to the Andalusia landscape plan, the Museum Garage Project, the pilot program planned for the Zero Block of Miracle--and the new trolleys;
- Commissioner Withers remains in favor of developing the three sites; also, that if the developers are required to add an extra floor of parking, they should be allowed to add another six or seven feet to the height requirement; he also pointed out that the city has replaced 830 of the 1,000 parking spot deficiency;
- Parking Director Carlson reported that Garages Number One and Four are oversold, that at night city is experiencing a growth in utilization of all parking locations;
- Mayor Slesnick inquired about permit parking sales in Gables Grand; Mr. Carlson informed that this parking is controlled by Gables Grand and the public parking spaces are being managed by Prudential. Ms. Swanson reminded Commission that permit parking runs 200 permits to 100 shopper parking;
- Mayor Slesnick agreed with other Commissioners on their concerns of acting in good faith, that parking is a key factor and with the Parking

Board that if the city can't afford to do something with the properties unless more public parking is acquired in so doing; Dennis Smith was asked to give further explanation regarding various height limitations as well as policy;

- Commissioner Kerdyk inquired about the possibility of putting a developer on the JPI site—and if the city would have to go out for an RFP, saying he felt both developers were qualified to proceed with this plan; Commissioner Cabrera agreed with the idea of having the developers consider this site; toward this end, Mr. Fonte asked about the possibility of grant availability;
- The City Attorney agreed that the City Manager could report back to the Commission on this, further stating that the developers should meet directly with the Manager; Commissioner Kerdyk suggested proceeding forward in this manner before making a final decision; Mayor Slesnick endorsed the idea, as did Commissioner Cabrera; he concluded the discussion by requesting that both developers sit down with the Administration, synthesize what had been said during the Commission meeting in accordance with the three groups (the city and the developers) and to then come back with a proposal.  
(Agenda Item H-1)

#### **City Commission Discussion Items**

##### **RESOLUTION NO. 2003-216**

- Item 17. A RESOLUTION PROPOSING TO INCORPORATE A COST OF LIVING ADJUSTMENT (CONSUMER PRICE INDEX INCREASE BASED ON THE FEDERAL BUREAU OF LABOR STATISTICS) BE APPLIED RETROACTIVELY TO THE SALARIES OF THE CITY MANAGER AND CITY ATTORNEY, EFFECTIVE FROM OCTOBER 1, 2002 THROUGH OCTOBER 1, 2003; FURTHER INSTRUCTING THE CITY ATTORNEY TO PREPARE DRAFT LEGISLATION IN THE FORM OF AN ORDINANCE FOR ALL FUTURE COST OF LIVING ADJUSTMENTS (PURSUANT TO THE CPI INDEX, BASED ON THE FEDERAL BUREAU OF LABOR STATISTICS) FOR ALL OF OUR THREE PUBLIC OFFICIALS, FURTHER STIPULATING THAT THE AFOREMENTIONED COST OF LIVING ADJUSTMENT FOR THE CITY CLERK SHALL BE EFFECTIVE OCTOBER 1, 2004.

[Note for the Record; Vice Mayor Withers added that the Commission should address the merit of salary adjustments based on performance. Commissioner Anderson also requested of the City Commission to consider during the next budget cycle addressing the issue of a salary for an Assistant City Attorney, comparing the current salary of the City Attorney with that of a proposed new position of Assistant City Attorney.



Commissioner Anderson further stated that merit increases would be revisited after labor negotiations with respective unions are completed.]

(Moved: Kerdyk/Seconded: Slesnick) (Yeas: Withers, Anderson, Cabrera, Kerdyk, Slesnick)  
(Agenda Item F-1)

#### **City Manager's Items (Continued)**

##### **RESOLUTION NO. 2003-217**

- Item 18. RESOLUTION ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER APPROVING THE DECISION PURSUANT TO THE REQUEST FOR POPOSAL (RFP) TO SELECT STANDARD PARKING CORPORATION, TO PROVIDE PARKING CASHIER AND CUSTODIAL SERVICES; AND FURTHER AUTHORIZING THE CITY MANAGER TO SIGN AND EXECUTE A CONTRACT FOR AN INITIAL PERIOD OF TWO (2) YEARS WITH AN OPTION TO RENEW FOR THREE (3) ADDITIONAL ONE (1)-YEAR PERIODS FOR AN AMOUNT NOT TO EXCEED \$150,834.00 PER YEAR.  
(Moved: Kerdyk/Seconded: Anderson) (Yeas: Anderson, Kerdyk, Withers, Slesnick) (Absent: Cabrera)  
(Agenda Item H-4)

#### **Boards/Committees Items**

- Item 19. [Note for the Record: Resolution No. 2003-218 appointed the following individual as a member of the Communications Committee:  
DAVID STIEFEL (nominated by Commissioner Kerdyk)  
(Moved: Cabrera/Seconded: Anderson)  
(Yeas: Cabrera, Kerdyk, Withers, Anderson, Slesnick)  
(Item G - Non-Agenda)  
[Note: Included in the aforementioned resolution is a residential waiver.  
(Code requires approval by a four-fifths vote of the Commission for the aforementioned board appointee.)]
- Item 20. [Note for the Record: The following individual nominated as a member of the Emergency Management Committee:  
JOHN SORGIE (appointed by Commissioner Kerdyk)]  
(Moved: Kerdyk/Seconded: Anderson)  
[Unanimous Consent Vote]  
(Item G – Non Agenda)

#### **Public Hearing**

##### **ORDINANCE NO. 2003-47**

Item 21. AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING A CHANGE OF ZONING FROM "XR-14", RESIDENTIAL AND "XD-10", DUPLEX TO CB", COMMERCIAL, AND SITE PLAN APPROVAL FOR THE JUNIOR CHAMBER OF COMMERCE (JCI) BUILDING LOCATED ON LOTS 1-10 BLOCK 119, COUNTRY CLUB SECTION 6, (400 UNIVERSITY DRIVE), AND INCLUDING REQUIRED CONDITIONS OF APPROVAL; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.  
(Moved: Withers/Seconded: Anderson) (Yeas: Withers, Anderson, Slesnick) (Nays: Kerdyk, Cabrera)  
(Agenda Item E-6)

[Note for the Record: The attorney, namely, Zeke Guilford, Esquire, on behalf of the applicant, agreed to cooperate with the Historic Preservation Board in filing the appropriate application for historic designation status for the JCI Building.

[Note for the Record: Agenda Items H-2 and H-3 will be deferred to the next Commission Meeting presently scheduled for December 16, 2003]

ATTACHED HERETO PLEASE FIND A VERBATIM TRANSCRIPT OF THE DISCUSSION ITEMS.

There being no further business on the regular Commission Agenda, the Commission of the City of Coral Gables adjourned its meeting at 5:33 p.m. on the December 2, 2003. The next regular meeting of the City Commission was scheduled for December 2nd, 2003, beginning at 9:00 a.m.

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

DONALD D. SLESNICK II  
MAYOR



MINUTES OF THE REGULAR MEETING  
OF THE CITY COMMISSION  
THE CITY OF CORAL GABLES, FLORIDA  
MARCH 2, 1967

The Commission of the City of Coral Gables convened in regular session in the Commission Chamber, City Hall, Coral Gables, Florida at 1:00 o'clock P. M. on Thursday, March 2, 1967, pursuant to the provisions of Resolution No. 12700, passed and adopted February 14, 1967. Mayor C. L. Dressel in the Chair; Commissioners William H. Chapman, Joseph H. Murphy, W. Keith Phillips, Jr. and George M. Wilson present. Also present were City Attorney E. L. Semple, City Manager L. W. Robinson and City Clerk Loretta V. Sheehy. Absent: None.

The meeting was opened with invocation by Reverend E. W. Holmes, Jr., Chaplain, Veterans Administration Hospital, Coral Gables, Florida.

The Pledge of Allegiance to the Flag of the United States of America was led by Mayor Dressel.

The Minutes of the Regular Commission Meeting of December 13, 1966 and of the Special Commission Meeting of December 21, 1966 were approved as read and presented.

The following resolution was presented and read:

RESOLUTION NO. 12726

A RESOLUTION POSTPONING CONSIDERATION OF AN  
APPEAL FROM THE PLANNING AND ZONING BOARD.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL  
GABLES:

(3061-Z)

That consideration of the appeal of Mr. John Zanetti, Contract Purchaser, from a decision of the Planning and Zoning Board made at its meeting of February 6, 1967, in which they denied a request for an exception to Ordinance No. 1525, as amended, and known as the "Zoning Code", to permit a public hearing before the Planning and Zoning Board for a change of zoning on subject property from D-10 Duplex Use to A-13 Apartment Use; located on Lots 2, 3 and 4, Block 4, "Coga Subdivision", Coral Gables, Florida, be and the same hereby is postponed pending further advice on the part of the applicant who is currently engaged with the current session of the Legislature.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following ordinance was presented and read:

## ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH A CHANGE OF ZONING ON LOTS 21, 22, 23 AND 24, BLOCK 36, "SECTION 'K'", CORAL GABLES, FLORIDA; REPEALING ALL ORDINANCES INCONSISTENT HERewith

upon first reading. Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Ordinance was adopted on first reading by the following roll call:

"Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:

## RESOLUTION NO. 12727

A RESOLUTION AUTHORIZING AN EXCEPTION TO ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE".

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the following exception to the provisions of Ordinance No. 1525, as amended, and known as the "Zoning Code", having been recommended by the Planning and Zoning Board at its meeting of February 6, 1967, be and the same hereby is approved, to-wit:

(3063-Z)

In connection with construction of a swimming pool and patio on subject property, permit the following:

- (a) The proposed swimming pool constructed between the building and Avenue Palermo.
- (b) The proposed swimming pool having a setback of 18.5 feet from Avenue Palermo instead of 25 feet as required by the "Zoning Code".
- (c) The proposed pool patio having a setback of 12.5 feet from Avenue Palermo instead of 25 feet as required by the "Zoning Code";

provided a Restrictive Covenant is filed with the City Clerk to the effect that no future requests will be made for construction of a screen enclosure on the proposed patio;

located on Lots 19, 20, and the South 1/2 of Lot 21, Block 17, "Country Club Section Part One", 2817 Columbus Boulevard, Coral Gables, Florida.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Wilson. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy and Wilson; Mayor Dressel. "Nays" - Commissioner Phillips.



The following resolution was presented and read:

RESOLUTION NO. 12728

A RESOLUTION AUTHORIZING EXCEPTIONS TO ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE".

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the following exceptions to the provisions of Ordinance No. 1525, as amended, and known as the "Zoning Code", having been recommended by the Planning and Zoning Board at its regular meeting of February 6, 1967, be and the same hereby are approved, to-wit:

Grant issuance of an occupational license to permit the operation of a CA Use (office for Ocean Chemical, Inc., in Suite 205 of the building located on subject property) in a CC Use District; located on Lots 21 to 24, inclusive, Block 36, "Section 'K'", 316 Avenue Aragon, Coral Gables, Florida.

(3064-Z)

Grant renewal of Resolution No. 11878 to permit the operation of "Galerie of Building Products" under CA Commercial Use, on a year-to-year basis, subject to renewal provided no complaints are received; located on the East 370', less the South 175' of Blocks 1, 2, 3 and 4, Lot "K", and Vacated Park Circle and Streets lying therein, "Douglas Section", 801 East Ponce de Leon Boulevard, Coral Gables, Florida.

Motion for its adoption was made by Commissioner Wilson, seconded by Commissioner Chapman. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

Present at the meeting was Mr. A. W. Eckhoff in the interest of an appeal and an application for a Mansard type roof on a residence to be constructed in "Coral Bay Section 'D'", which was postponed from previous meetings. After discussion the following resolution was presented and read:

RESOLUTION NO. 12729

A RESOLUTION OVERRULING A RECOMMENDATION OF THE PLANNING AND ZONING BOARD AND AUTHORIZING AN EXCEPTION TO ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE".

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the following exception to the provisions of Ordinance No. 1525, as amended, and known as the "Zoning Code", having been denied by the Planning and Zoning Board at its regular meeting of January 23, 1967, an appeal filed with the City Clerk on February 1, 1967, and consideration postponed at the meetings of February 14 and 23, 1967, to-wit:

(3058-Z)

Permit a proposed single family residence to have a flat roof as shown on submitted plans; located on Lot 10, Block 11, "Coral Bay Section 'D'", East side of cul-de-sac at the North end of San Mateo Street, Coral Gables, Florida;

be and the same hereby is granted, and the recommendation of the Planning and Zoning Board OVERRULED.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - Commissioner Chapman.

The following resolution was presented and read:

#### RESOLUTION NO. 12730

A RESOLUTION DIRECTING THE BUILDING AND ZONING DIRECTOR TO ISSUE A BUILDING PERMIT.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the Building and Zoning Director be and he hereby is authorized to issue a building permit to Mr. Arnold W. Eckhoff, Contract Purchaser, for construction of a single family residence having a flat roof as shown on submitted plans; located on Lot 10, Block 11, "Coral Bay Section 'D'", Coral Gables, Florida.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

Present at the meeting at this time was Mr. Ed. Deering, Past Commander of the American Legion Post No. 98 to request release of a reverter clause in the deed agreement for use of the American Legion Home in order to allow the Post to either improve the property or relocate the home. After discussion, the following ordinance was presented and read:

#### ORDINANCE NO.

AN ORDINANCE DIRECTING AND INSTRUCTING THE EXECUTION OF A WAIVER OF CONDITIONS, RESTRICTIONS AND LIMITATIONS TO CORAL GABLES POST NO. 98 OF THE AMERICAN LEGION AND COVERING PROPERTY PREVIOUSLY DEEDED BY THE CITY TO THE AMERICAN LEGION IN SECTION "K" OF CORAL GABLES, THE DEED HAVING BEEN RECORDED IN DEED BOOK 2271, PAGE 31, DADE COUNTY RECORDS; SETTING FORTH CONDITIONS UPON WHICH DEED IS TO BE EXECUTED

upon first reading. Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Phillips. Ordinance was adopted on first reading by the following roll call:



"Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 12731

A RESOLUTION WAIVING APPLICATION FEE FOR REQUEST FOR AN EXCEPTION TO ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE".

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the fees for application for amendment or exception to Ordinance No. 1525, as amended, and known as the "Zoning Code", required under Section 12.07 thereof, in connection with a proposal by Coral Gables Post No. 98, The American Legion, Owner, for a change of zoning on subject property, to-wit:

- (a) Lots 23, 24 and the E 6 feet of Lot 22 from CC Commercial Use to CA Commercial Use;
- (b) Lots 25, 26, 27 and 28, from CB Commercial Use to CA Commercial Use;

located on Lots 23 to 28, inclusive, and the East 6 feet of Lot 22, Block 26, "Section 'K'", the West side of Salzedo Street between Alhambra Circle and Avenue Alcazar, Coral Gables, Florida;

be and the same hereby are waived.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Chapman. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

Present at the meeting was Mr. A. A. Abrams, Builder, to present plans for proposed construction of a single family residence on a fifty foot vacant lot. After review and discussion, the following resolution was presented and read:

RESOLUTION NO. 12732

A RESOLUTION APPROVING SITE PLANS FOR A PROPOSED RESIDENCE HAVING A FIFTY FOOT FRONTAGE, AND AUTHORIZING ISSUANCE OF A BUILDING PERMIT THEREFOR.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the site plans for a single family residence on a lot having a frontage of fifty feet (50') be and the same hereby are approved, and the Building and Zoning Director be and he hereby is authorized to issue a building permit for construction of such single family residence, located on Lot 2, Block 20, "Section 'E'", Coral Gables, Florida.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

Consideration was given to the request of Mr. E. Greet, Jr. to construct a residence on a fifty foot lot, and after discussion and review of the plans the following resolution was presented and read:

RESOLUTION NO. 12733

A RESOLUTION APPROVING SITE PLANS FOR A PROPOSED RESIDENCE HAVING A FIFTY FOOT FRONTAGE, AND AUTHORIZING ISSUANCE OF A BUILDING PERMIT THEREFOR.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the site plans for a single family residence on a lot having a frontage of fifty feet (50') be and the same hereby are approved, and the Building and Zoning Director be and he hereby is authorized to issue a building permit for construction of such single family residence, located on Lot 12, Block 2, "Granada Groves Section", Coral Gables, Florida.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

Present at the meeting at this time was Mr. H. N. Plant, 250 Arvida Parkway, to request that the driveway in front of the new residence remain as presently installed in view of the fact that he was unaware it was in violation of existing ordinances. After discussion the following resolution was presented and read:

RESOLUTION NO. 12734

A RESOLUTION DEALING WITH A NEWLY CONSTRUCTED DRIVEWAY AT A CERTAIN RESIDENCE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That permission to allow to remain as constructed the presently installed driveway approach to a new residence, such driveway constructed of Chat-tahoochee rock on a compact base instead of asphalt as required by ordinances of the City, provided such driveway meets approval of the City Manager, be and the same hereby is granted; located on Lot 12, Block 'D', "Gables Estates No. Three", 250 Arvida Parkway, Coral Gables, Florida.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioner Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.



Present at the meeting at this time was Mr. Truman Drake, representing the Coral Gables Board of Realtors, to present a proposal and plan of a division of that board to hold a home improvement contest with the cooperation of the City and the Chamber of Commerce. After discussion, the following resolution was presented and read:

RESOLUTION NO. 12735

A RESOLUTION ENDORSING A PLAN SPONSORED BY  
THE CORAL GABLES BOARD OF REALTORS.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL  
GABLES:

That the plan for a home improvement contest, sponsored by the Associate Division of the Coral Gables Board of Realtors, with the aid and assistance of the Community Development Board of the City, be and the same hereby is approved.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Phillips. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The meeting was turned over to consideration of a request of the South Coral Gables Hospital, Inc., to appear before the Commission to discuss certain matters in connection with construction of the Hospital. The City Clerk reported that forty-five courtesy notices to affected property owners were mailed on February 23, 1967 advising of the hearing on this date. Present as proponents were Attorney Lucien C. Proby, Jr., Mr. William Swain, and Mr. Trach Hare. Mr. Proby stated that the six month period of time for construction of the hospital, granted by Ordinance No. 1567, passed and adopted September 13, 1966, will expire on March 13th and it is not now feasible for the Board of Directors to consummate construction finances before March 13th, and for the reason requested an extension of time for a period of three months from date. Present as opponents were Mr. and Mrs. W. H. Turner, Mrs. Helen Weiss and Mr. Seymour Laskey, all of whom voiced objections which were based on various reasons. After discussion and all persons were heard, the following ordinance was presented and read:

ORDINANCE NO. 1586

AN ORDINANCE EXTENDING THE TIME AND FIXING THE PERFORMANCE DATE OF MARCH 31, 1967 FOR ORDINANCE NO. 1567 ENTITLED: "AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE" BY DEALING WITH A CHANGE OF ZONING ON LOTS 1 TO 7, INCLUSIVE, LOTS 16 TO 24, INCLUSIVE, AND THE ABUTTING VACATED ALLEY ADJACENT THERETO, BLOCK 32, "CRAFTS SECTION", CORAL GABLES, FLORIDA; REPEALING ALL ORDINANCES INCONSISTENT HERewith"; AND DECLARING THIS TO BE AN EMERGENCY MEASURE.

Motion was made by Commissioner Wilson, seconded by Commissioner Chapman, that the requirement of reading on two separate days be dispensed with and the ordinance be placed on second reading at once. Motion for its adoption was made by Commissioner Wilson, seconded by Commissioner Chapman. Ordinance was adopted by the following roll call: "Yeas" - Commissioners Chapman; Murphy and Wilson; Mayor Dressel. "Nays" - Commissioner Phillips.

Thereupon, the ordinance was read again in full. Motion for its adoption on second and final reading was made by Commissioner Wilson, seconded by Commissioner Chapman. Ordinance was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

Thereupon, Mayor Dressel declared the ordinance passed and adopted and ordered its publication as Ordinance No. 1586.

At 3:45 P. M. Mayor Dressel relinquished the Chair to Vice Mayor Phillips and became absent from the Commission Room temporarily.

Present at the meeting at this time was Lula McLendon to request that the City participate in the Metropolitan Flower Show to be held on April 7 at the Dinner Key Auditorium. After discussion that no provision was made in the current or past budgets, the following resolution was presented and read:

#### RESOLUTION NO. 12736

##### A RESOLUTION POSTPONING CONSIDERATION OF A NON-BUDGETED ITEM.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL  
GABLES:

That the request of a resident that the City participate in the Metropolitan Dade County Flower Show to be held on April 7, 1967 at Dinner Key Auditorium be and the same hereby is postponed pending a report and recommendation from the City Manager by the Director of Public Services.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Wilson. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy and Wilson; Vice-Mayor Phillips. "Nays" - None. Mayor Dressel absent from the Commission Room at this time.

At 4:00 o'clock P. M. Mayor Dressel re-entered the Commission Room and reassumed the Chair, upon relinquishment of the gavel by Vice Mayor Phillips.

Present at the meeting at this time was Mr. P. J. Shaefer, President of Gables Lincoln-Mercury, Inc., 4001 Ponce de Leon Boulevard, to request that the City sell Parcels One and Two, described as Rock Pit #12 lying in Block 13, "Coconut Grove Section", Miami, Florida.



After discussion, the following ordinance was presented and read:

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY OWNED BY THE CITY OF CORAL GABLES IN BLOCK 13, PLAT OF COCONUT GROVE, KNOWN AS "ROCK PIT NO. 12", TO GABLES LINCOLN-MERCURY, INC.; AUTHORIZING THE EXECUTION OF CONTRACT DEALING WITH THIS TRANSACTION

upon first reading. Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Wilson. Ordinance was adopted by the following roll call: "Yeas" - Commissioners Chapman, Phillips and Wilson; Mayor Dressel. "Nays" - None. Commissioner Murphy abstained from voting.

Present at the meeting at this time was Attorney Frank McGee to request use of the Youth Center baseball field by the South Miami Khoury League, as has been previously granted and to waive fees for such use. After discussion, the following resolution was presented and read:

RESOLUTION NO. 12737

A RESOLUTION GRANTING USE OF THE BASEBALL FIELD AT THE CORAL GABLES WAR MEMORIAL YOUTH CENTER FOR A CERTAIN PERIOD OF TIME.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the request of the South Miami Khoury League Association, Inc. for use of the baseball field at the Coral Gables War Memorial Youth Center on Saturday nights for a period of approximately thirteen (13) weeks from March 4, 1967 through May, 1967 be and the same hereby is granted and approved.

Motion for its adoption was made by Commissioner Wilson, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 12738

A RESOLUTION WAIVING FEES FOR USE OF THE BASEBALL FIELD AT THE CORAL GABLES WAR MEMORIAL YOUTH CENTER.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That fees in the approximate amount of Twenty-Three Dollars (\$23.00) per night for use of the baseball fields at the Coral Gables War Memorial Youth Center by the South Miami Khoury League for the period of approximately thirteen weeks, from March 4, 1967 through May 1967, be and the same hereby are waived.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner

Wilson. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy and Wilson; Mayor Dressel. "Nays" - Commissioner Phillips.

The following resolution was presented and read:

RESOLUTION NO. 12739

A RESOLUTION FINDING AND DETERMINING THAT CERTAIN DESCRIBED PROPERTY IS IN SUCH CONDITION AS TO VIOLATE THE PROVISIONS OF ORDINANCE NO. 1451, AND DIRECTING THAT ACTION BE TAKEN TO REMEDY SUCH CONDITIONS.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That this Commission hereby does find and determine that the lots, parcels and tracts of land described below are in such condition as to be in violation of the provisions of Ordinance 1451 in that there is parked, stored or left on said described property a motor or other vehicle, in a wrecked, junked, partially dismantled or abandoned condition.

Kind of Vehicle	Address	Legal Description
Old Dodge ( '63 Fla. 1-126405)	165 1/2 So. Dixie Hwy.	Lot 27, Block 'F', "Coconut Grove Warehouse Ctr."
'60 Ford Station Wagon ( '66 Fla. 1W-187120)	7 So. Dixie Hwy.	Lot 1, Block 'F', "Coconut Grove Warehouse Ctr."
Old Ford (No Tag)	138 Oak Street	Lot 15, Block 3A, "MacFarlane Homestead Subdiv."
Old Mercury Station Wgn. ( '65 Fla. 38W-1801)	104 So. Dixie Hwy.	Lot 55, Block 'F', "Coconut Grove Warehouse Ctr."
Old Plymouth ( '66 Fla. 1-128980)	131 Short Street	Lot 66, Block 'F', "Coconut Grove Warehouse Ctr."
Old Pontiac ( '65 Fla. 1W-169733)	107 Avenue Frow	Lot 2, Block 3A, "MacFarlane Homestead Subdiv."
Old Oldsmobile ( '65 Fla. 1W-176864)	117 Avenue Frow	Lot 5, Block 3A, "MacFarlane Homestead Subdiv."
Old Chevrolet ( '65 Fla. 1W-166393)	128 Avenue Frow	Lot 18, Block 2A, "MacFarlane Homestead Subdiv."
Old Plymouth ( '66 Fla. 1-145254)	128 Avenue Frow	Lot 18, Block 2A, "MacFarlane Homestead Subdiv."
Old Buick ( '66 Fla. 1W-161080)	201 Jefferson Drive	Lot 2, Block E3, "Golden Gate Section"
'59 Chrysler ( '65 Fla. 1W-144428)	165 Ponce de Leon Blvd.	Lots 1 to 3, inclusive, Block 7, "Flagler Section"
'62 Volkswagen (No Tag)	924 El Rado Street	South 63.33' of Lots 49, and 50, "Tamiami Place Plan 2"
Old Brown Jeep ( '63 Fla. 1-8166)	911 Avenue Catalonia	Lots 12 to 15, inclusive, and E 20' of Lot 16, Block 29, "Country Club Section Part 2"

'58 Mercury  
('66 Mich. GL-6656)

1101 Avenue Madruga

Lots 18 and 19, NE 1/2 of  
Lot 20, Block 149, "Riviera  
Section Part B"

SECTION 2. That the City Manager hereby is directed to serve notice upon the owner or owners of said property to comply with the requirements of Ordinance No. 1451, within twenty (20) days after the service of such notice.

SECTION 3. That upon the failure or refusal of the owner or owners of such lots, parcels and tracts of land upon which the aforesaid motor or other vehicle is located to remedy the conditions thereof, which are in violation of Ordinance No. 1451, within twenty (20) days after the service of such notice, the City Manager hereby is authorized and directed to proceed to have said motor or other vehicle removed and taken into the possession of the City.

SECTION 4. That if the vehicle owner pays the City all of the expenses involved in the removal and storage of same within forty-five (45) days of such removal and indicates in writing that such vehicle will not be taken to a location where it will be in violation of Section 1 of Ordinance No. 1451, possession shall be relinquished to such owner.

SECTION 5. If the possession is not relinquished to the owner the City Manager shall sell any such vehicles after publication of notice thereof ten (10) days prior to the sale in a newspaper of general circulation published in the City. The ten (10) days publication of notice of sale may be within the forty-five (45) days indicated above.

SECTION 6. That all costs and expenses incurred by the City in carrying out the provisions of Ordinance No. 1451 shall be and constitute a charge and lien against (1) the owner of the vehicle, (2) the owner of the real property when it is determined that the vehicle belongs to said owner, and (3) the vehicle until paid with interest to accrue at the rate of six per cent (6%) annually.

Motion for its adoption was made by Commissioner Wilson, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:

#### RESOLUTION NO. 12740

#### A RESOLUTION APPROVING CHANGE OF CORPORATE OFFICERS FOR A RETAIL BEVERAGE STORE LICENSE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the change of corporate officers of a Retail Beverage Store License, permitting the sale of alcoholic beverages containing not more than Fourteen percent (14%) of alcohol by weight, or its equivalent 17.26% by volume, at sixty degrees Fahrenheit (60°F), for consumption of the premises only, heretofore issued to the Ledges Corporation (Michael A. Wolfert, President, Donna Wolfert, Secretary-Treasurer, Richard K. Fink, Director) and Michael A. Wolfert, Manager, d/b/a The Ledges, 3101-03 Ponce de Leon Boulevard, Coral Gables, Florida, to The Ledges Corporation (Roy Garrett, President, Richard K. Fink, Vice President and Betty Garrett, Secretary) with Roy Garrett, Manager, 3101 Ponce de Leon Boulevard, Coral Gables, on the grounds that said business is a bona fide restaurant of a seating capacity of fifty (50) persons, be and the same hereby is approved and authorized, subject to compliance with all regulatory ordinances and laws in respect thereto and subject to cancellation upon receipt of any disqualifying criminal record on the part of the corporate officers.



Motion for its adoption was made by Commissioner Wilson, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 12741

A RESOLUTION AUTHORIZING TRANSFER OF A RETAIL PACKAGE LIQUOR STORE LICENSE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the transfer of that certain Retail Package Liquor Store license, heretofore issued to Sarah Stricklin, Sole Owner, d/b/a Pride Liquors, 2334 Ponce de Leon Boulevard, Coral Gables, Florida, to Mrs. Rhea Pincus, Sole Owner d/b/a Pride Liquors, at the same address, be and the same hereby is authorized and approved, subject to compliance with all regulatory ordinances and laws in respect thereto.

Motion for its adoption was made by Commissioner Wilson, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 12742

A RESOLUTION POSTPONING CONSIDERATION OF REPORT ON NEGOTIATIONS WITH THE CORAL GABLES WAR MEMORIAL YOUTH CENTER ASSOCIATION.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That consideration of report by the City Attorney upon the reverter clause contained in the Agreements and Warranty Deed between the City of Coral Gables and the Coral Gables War Memorial Youth Center Association be and the same hereby is postponed pending further negotiations between the City Attorney and the Board of Directors of that Association.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Wilson. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

City Attorney, E. L. Semple, reported that a suit had been filed in the Circuit Court on February 23, 1967 by W. L. Philbrick, Plaintiff, versus the City of Coral Gables restraining and enjoining the City from taking any action on Ordinance No. 1579, passed and adopted November 22, 1966, providing for the issuance of \$850,00 Library Bonds of the City and providing for the sale of and agreements in that connection. Discussion was then held upon the

status of Resolution No. 12699, passed and adopted February 14, 1967 which established March 14, 1967 as the date for the public sale of such bonds, the publication of such sale having been in the *Daily Bond Buyer*, New York, in the February 28 and March 6 issues, and the Official Statement and Notice of Sale incidental to such sale having been printed and mailed. In the discussion the City Attorney was instructed to make a long distance telephone call immediately to Chapman and Cutler, Bond Attorneys, Chicago, Illinois, to obtain an opinion of the effect of the pending litigation upon the sale of the Library Bonds scheduled for March 14, and, if such opinion is not a favorable one, to instruct that a notice of cancellation of such sale be placed in the *Daily Bond Buyer* on or before March 10, 1967, if possible. The following resolution was presented and read:

RESOLUTION NO. 12743

A RESOLUTION DIRECTING THE CITY ATTORNEY TO  
DEFEND THE CITY IN THE SUIT DEALING WITH THE  
ISSUANCE OF \$850,000 LIBRARY BONDS OF THE CITY.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL  
GABLES:

That the City Attorney be and he hereby is directed to defend the City of Coral Gables in the Circuit Court of the Eleventh Judicial Circuit in and for Dade County, Florida, in Chancery 67-3024, on the matter of Complaint for Declaratory Decree filed by W. L. Philbrick, Plaintiff, restraining and enjoining the City from taking any action on Ordinance No. 1579, passed and adopted November 22, 1966, providing for the issuance of \$850,000 Library Bonds and for the sale of and agreements in that connection.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Chapman. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The meeting of the City Commission of March 2, 1967 recessed at 4:45 o'clock P. M. and reconvened at 5:00 o'clock P.M. Mayor Dressel in the Chair; Commissioners Chapman, Murphy and Wilson present. Absent until 5:05 o'clock P.M. was Commissioner Phillips. Also present were City Attorney E. L. Semple, City Manager L. W. Robinson, Jr., and City Clerk Loretta V. Sheehy.

The following resolution was presented and read:

RESOLUTION NO. 12744

A RESOLUTION AUTHORIZING AMENDMENT TO  
LEASE AGREEMENT COVERING SNACK BAR AT  
GRANADA GOLF COURSE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL  
GABLES:

That the City Manager and City Clerk, on behalf of the City of Coral Gables, be and they hereby are authorized to execute an amendment to lease agreement with Emerson Merritt, as Lessee of the "Snack Bar" at the Granada Golf Course, in a form approved by the City Attorney, to-wit: *(L. W. Robinson, Jr.)*

AMENDMENT TO LEASE AGREEMENT COVERING SNACK  
BAR AT GRANADA GOLF COURSE AS AMENDED

Heretofore, under date of April 1, 1963, the CITY OF CORAL GABLES, a municipal corporation of Florida, and EMERSON MERRITT, hereinafter referred to as CITY AND MERRITT, for brevity, entered into a Lease Agreement. Subsequently, the term of this agreement was extended, expiring at midnight on March 31, 1966. Later, as of November 23, 1965, the agreement was further amended as to Sections (a) and (b) of Section 1 of Article III and at the bottom of Page 2 and at the top of Page 3 of the original lease should read as therein set forth, in said amendment. The lease was further extended to March 31, 1967.

The Lease between the parties, as amended from time to time is about to expire on March 31, 1967 and the parties hereto desire to extend said lease.

For and in consideration of the sum of ONE DOLLAR (\$1.00), by each of the parties to the other in hand paid, the receipt of which they each acknowledge, and in further consideration of the keeping and performing by the parties of the terms and conditions of the said lease as amended, it is hereby agreed by and between the parties that the lease existing between them as amended from time to time, shall be continued to midnight of March 31, 1968, with the terms and conditions in all respects other than as herein provided for to remain the same as they were at the time of the amendment dated November 23, 1965.

The Lessee is given the privilege of an extension of this lease until midnight of March 31, 1969. Provided, however, that he must exercise this option of renewal by a written acceptance expressing his desire and intention to continue the term of the lease from midnight March 31, 1968 to midnight March 31, 1969, and this notice must be in writing and delivered to the City Manager at least thirty (30) days before midnight of March 31, 1968.

IN WITNESS WHEREOF, by authority of Resolution No. \_\_\_\_\_ adopted by the City Commission on \_\_\_\_\_, CITY has caused this Amendment of Contract to be executed by the proper officers, and MERRITT has hereunto set his hand and seal, all as of the \_\_\_\_\_ day of \_\_\_\_\_.

CITY OF CORAL GABLES  
LESSOR

ATTEST:

BY \_\_\_\_\_ (SEAL)  
L. W. Robinson, Jr.  
City Manager

\_\_\_\_\_  
Loretta V. Sheehy  
City Clerk

In the presence of:

\_\_\_\_\_  
Emerson Merritt (SEAL)  
LESSEE

Motion for its adoption was made by Commissioner Wilson, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy and Wilson; Mayor Dressel. "Nays" - None. Commissioner Phillips absent from the Commission Room at this time.

3/2/67



At 5:05 o'clock P. M. Commissioner Phillips entered the Commission Room.

The following resolution was presented and read:

RESOLUTION NO. 12745

A RESOLUTION POSTPONING CONSIDERATION OF ACQUISITION OF CERTAIN PROPERTY FOR OFFSTREET PARKING PURPOSES.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That, after discussion upon the report and recommendation of M.H. Connell and Associates, Parking Consultants, regarding acquisition of certain lots in the "Crafts Section", for offstreet parking purposes, consideration of purchase of Lots 9, 10, 11 and 12, Block 15, "Crafts Section" be and the same hereby is postponed.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The City Manager reported that the fire truck, ordered from the Seagrave Corporation has been delivered and is awaiting inspection in front of the City Hall. After inspection, a motion was duly made, seconded and carried that the motion to table waiving the penalties on late delivery made at the meeting of February 14, 1967, be taken from the table. The following resolution was then presented and read:

RESOLUTION NO. 12746

A RESOLUTION WAIVING PENALTIES UPON DELIVERY OF AN AERIAL LADDER FIRE TRUCK.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

1. That penalty for delivery of an aerial ladder fire truck from the Seagrave Corporation, authorized by Resolution No. 11941, passed and adopted on March 8, 1966, having a due date of delivery of January 20, 1967, and having been approved upon delivery this date, be and the same hereby is waived.

2. That the Finance Director be and he hereby is directed to make payment in full for such equipment.

Motion for its adoption was made by Commissioner Chapman, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The Minutes of the Retirement Board Meeting of February 13, 1967 were presented.

The Minutes of the Youth Advisory Committee Meeting of February 2, 1967 were presented and read.

The Minutes of the Citizens Traffic Safety Committee Meeting of February 9, 1967 were presented and read.

The Official statement on the \$850,000 Library Bonds was presented.

The Annual Financial report for the year ending September 30, 1966 was presented.

The following resolution was presented and read:

RESOLUTION NO. 12747

A RESOLUTION DIRECTING THE CITY ATTORNEY TO FILE AN APPEAL IN THE CASE OF CHARLES W. WOOD.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the City Attorney be and he hereby is directed to file an appeal in the Circuit Court in and for Dade County in the Case No. 66 L 3483, Charles W. Wood versus the City of Coral Gables and Robert De Korte.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Wilson. Resolution was adopted by the following roll call: "Yeas" - Commissioners Phillips and Wilson; Mayor Dressel. "Nays" - None. Commissioners Chapman and Murphy abstained from voting.

The following resolution was presented and read:

RESOLUTION NO. 12748

A RESOLUTION APPROVING THE PAGEANT OF EASTER SUNRISE SERVICES.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the request of the Coral Gables Ministerial Association to permit the space in the East side of the City Hall for Easter Sunrise Services and Pageant commencing at 6:19 o'clock A. M. on Easter Sunday, March 26, 1967, be and the same hereby is approved, and the City Manager is hereby instructed to cooperate in the arrangement of bandstand seats and police protection for such service.

Motion for its adoption was made by Commissioner Wilson, seconded by Commissioner Phillips. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 12749

A RESOLUTION EXTENDING THE TIME FOR PAYMENT OF PARKWAY PAVING ON MIAMI-HOMESTEAD HIGHWAY FOR TEMPLE JUDEA.

WHEREAS, by Resolution No. 12220, passed and adopted June 28, 1966,

a contract was awarded to E. E. Collins Contracting Company for paving the parkway on Miami-Homestead Highway, as specified in the request for bids, in the amount of Two Thousand Eight Hundred Eighty Dollars (\$2,880.00); and

WHEREAS, said Resolution No. 12220 imposed reimbursement of said amount to the City by Temple Judea; and

WHEREAS, certain test borings were required in connection with such parkway paving in the sum of One Hundred Ninety-Two Dollars and Fifty Cents (\$192.50); and

WHEREAS, Mr. Albert Jacobsen, on behalf of Temple Judea, 5500 Granada Boulevard, Coral Gables, Florida, has requested in writing that an extension of time be granted over a period of ten (10) years for the payment of such parkway work;

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

That payments due and payable on "All of Block 135, 'Riviera Section Part 9'", Coral Gables, Florida, according to Plat Book 28, Page 29 of the Public Records of Dade County, for the paving of the parkway on Miami-Homestead Highway between Marius Street and Granada Boulevard, abutting Temple Judea, in the total amount of Three Thousand Seventy-Two Dollars and Fifty Cents (\$3,072.50), be and the same hereby are extended over a period of ten (10) years and shall be due and payable in installments on the first day of November 1967 and on the first day of November thereafter following said due date for the succeeding nine year period; all such deferred payments to bear interest at the rate of six percentum (6%) per annum until they are fully paid, provided, however, that the owner or owners thereof shall file with the Finance Director their written undertaking waiving all irregularities and illegalities in connection with said improvement work.

Motion for its adoption was made by Commissioner Chapman, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:

#### RESOLUTION NO. 12750

A RESOLUTION AUTHORIZING THE PROGRAM CELEBRATING RED CROSS DAY IN CORAL GABLES.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That celebration of the Fiftieth Anniversary of the American Red Cross with a Coral Gables Red Cross Day on March 4, 1967, with music over the amplifiers for a short period of the day, and installation of card tables and chairs along Miracle Mile for enrollment into the Red Cross by volunteer workers, be and the same hereby is authorized.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:



## RESOLUTION NO. 12751

A RESOLUTION SETTING A CONFERENCE DATE WITH  
THE DIRECTOR OF LIBRARY EXTENSION, STATE OF  
FLORIDA.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL  
GABLES:

That the date of Tuesday, March 7, 1967, at 4:00 o'clock P. M. be  
and the same hereby is determined as the date set for a conference with Verna  
Nistendirk, Director, Library Extension, Florida State Library, Tallahassee,  
and the City Commissioners in the Commission Chamber, City Hall, Coral Gables,  
Florida, for the purpose of discussing financial and other matters in connection  
with proposed construction of a library for the City of Coral Gables.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner  
Wilson. Resolution was adopted by the following roll call: "Yeas" - Commissioners Phillips  
and Wilson, Mayor Dressel. "Nays" - Commissioners Chapman and Murphy.

The City Clerk submitted a compiled, up-to-date list of Boards and Committees of the  
City of Coral Gables.

The City Clerk was instructed to send a list of Board and Committees of Mrs. P. Gabriel,  
President of the Coral Gables Woman's Club in connection with a recent indication of interest  
in the "Employ the Handicapped Committee".

The City Manager reported briefly on his experience to Cartagena, Colombia, South  
America, in which he gave a series of lectures on Commission-City Manager form of government.

The regular meeting of the City Commission meeting of March 2, 1967 adjourned at 5:45  
o'clock P. M.

APPROVED:

C. L. Dressel  
C. L. Dressel, MAYOR

W. Keith Phillips, Jr.  
W. Keith Phillips, Jr. VICE MAYOR

ATTEST:

Loretta V. Sheehy  
Loretta V. Sheehy, CITY CLERK

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. O-2003-50**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING A SITE PLAN AS REQUIRED BY SECTION 3-11 OF THE ZONING CODE OF THE CITY OF CORAL GABLES, FLORIDA, AS AMENDED, ENTITLED "SPECIAL USES", PROPOSING THE CONSTRUCTION OF AN ADDITION CONSISTING OF AN ADMINISTRATIVE OFFICE AND MEDITATION GARDEN FOR THE "TEMPLE JUDEA", LOCATED ON LOTS 1-31, BLOCK 135, RIVIERA SECTION PART 9 (5500 GRANADA BOULEVARD); PROVIDING A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Application No. 09-03-124-P, submitted by Tony Recio, Esq., representing Temple Judea, owner, requesting site plan approval to construct an 850 square foot addition of office space and an outdoor meditation area; and

**WHEREAS**, the additional office space would serve as the Rabbi's office, and would have a total size of 850 square feet; and

**WHEREAS**, after notice of public hearing duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on November 12, 2003 at which hearing all interested persons were afforded an opportunity to be heard, the Board recommended unanimous approval; and

**WHEREAS**, the City Commission after due consideration at its regular meeting of December 2, 2003 and December 16, 2003 approved the above site plan with no conditions;

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

**SECTION 1.** The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

**SECTION 2.** The proposed site plan for "Temple Judea" submitted in accordance with the requirements of Section 3-11, "Special Uses" of the Zoning Code shall be and is hereby approved.

**SECTION 3.** All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

**SECTION 4.** All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 5.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 6.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Zoning Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

**SECTION 7.** This ordinance shall become effective thirty (30) days following the date of its adoption hereof.

PASSED AND ADOPTED THIS SIXTEENTH DAY OF DECEMBER, A.D., 2003.

(Moved: Withers/Seconded: Kerdyk)  
(Yeas: Kerdyk, Withers, Anderson, Cabrera, Slesnick)  
(5/0 Vote)  
(Agenda Item E-4)

APPROVED

DONALD D. SLESNICK II  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ  
CITY ATTORNEY





The City of Coral Gables

*Historical Resources Department*

November 19, 2013

Marsha Botkin  
Executive Director, Temple Judea  
5500 Granada Boulevard  
Coral Gables, FL 33146

Re: Certificate of Appropriateness

Dear Ms. Botkin:

On November 14, 2013, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 5500 Granada Boulevard, a Local Historic Landmark, legally described as All of Block 135 including alley, Revised Plat of Coral Gables Riviera Section Part Nine, according to the Plat thereof, as recorded in Plat Book 28, Page 29 of the Public Records of Miami-Dade County, Florida. The application requested design approval for an addition and alterations to the property.

The Historic Preservation Board found that the overall design of the proposed addition does not destroy or detract from the integrity of the historic building, and is minimal in impact, which is entirely consistent with the Secretary of the Interior's Standards for Rehabilitation.

A Special Certificate of Appropriateness is hereby issued. Please be advised that any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Should you have any questions please do not hesitate to contact the office.

Sincerely,

A handwritten signature in blue ink, reading "Kara Kautz".

Kara Kautz  
Assistant Historic Preservation Officer

Enclosure

cc: File COA (SP) 2013-017  
Guilford & Associates, P.A., 400 University Drive, Suite 201, Coral Gables, FL 33134  
Trigram GC, 6358 Manor Lane, Miami, FL 33143  
Rodriguez and Quiroga, 2110 Ponce de Leon Boulevard, Coral Gables, FL 33134

# CITY OF CORAL GABLES HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

**SITE ADDRESS/LOCATION:** Temple Judea, 5500 Granada Boulevard

**LEGAL DESCRIPTION:** All of Block 135 including alley, Revised Plat of Coral  
Gables Riviera Section Part Nine, PB 28-29

**CASE FILE NUMBER:** COA (SP) 2013-017

**CERTIFICATE TYPE:**        STANDARD   X   SPECIAL

**DECISION BY:**        STAFF

  X   HISTORIC PRESERVATION BOARD

**ACTION DATE:** November 14, 2013

**ACTION:**   X   APPROVE        DENY

       APPROVE W/CONDITIONS

**Conditions:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXPIRATION DATE:** November 14, 2015

Kara Kautz

PRINT NAME

Asst. Historic Preservation Officer

TITLE



SIGNATURE

November 19, 2013

DATE



*Historical Resources Department*

**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
TEMPLE JUDEA/5500 GRANADA BOULEVARD  
A LOCAL HISTORIC LANDMARK**

Proposal: The applicant is requesting design approval for the construction of a two-story addition, window replacement, partial site wall, and interior renovations.

Architect: Rodriguez and Quiroga

Owner: Temple Judea

Folio Number: 03-4129-026-0901

Legal Description: Block 135, Coral Gables Riviera Section, including alley shown therein, according to the Plat thereof, recorded in Plat Book 28, Page 29, of the Public Records of Miami-Dade County, Florida.

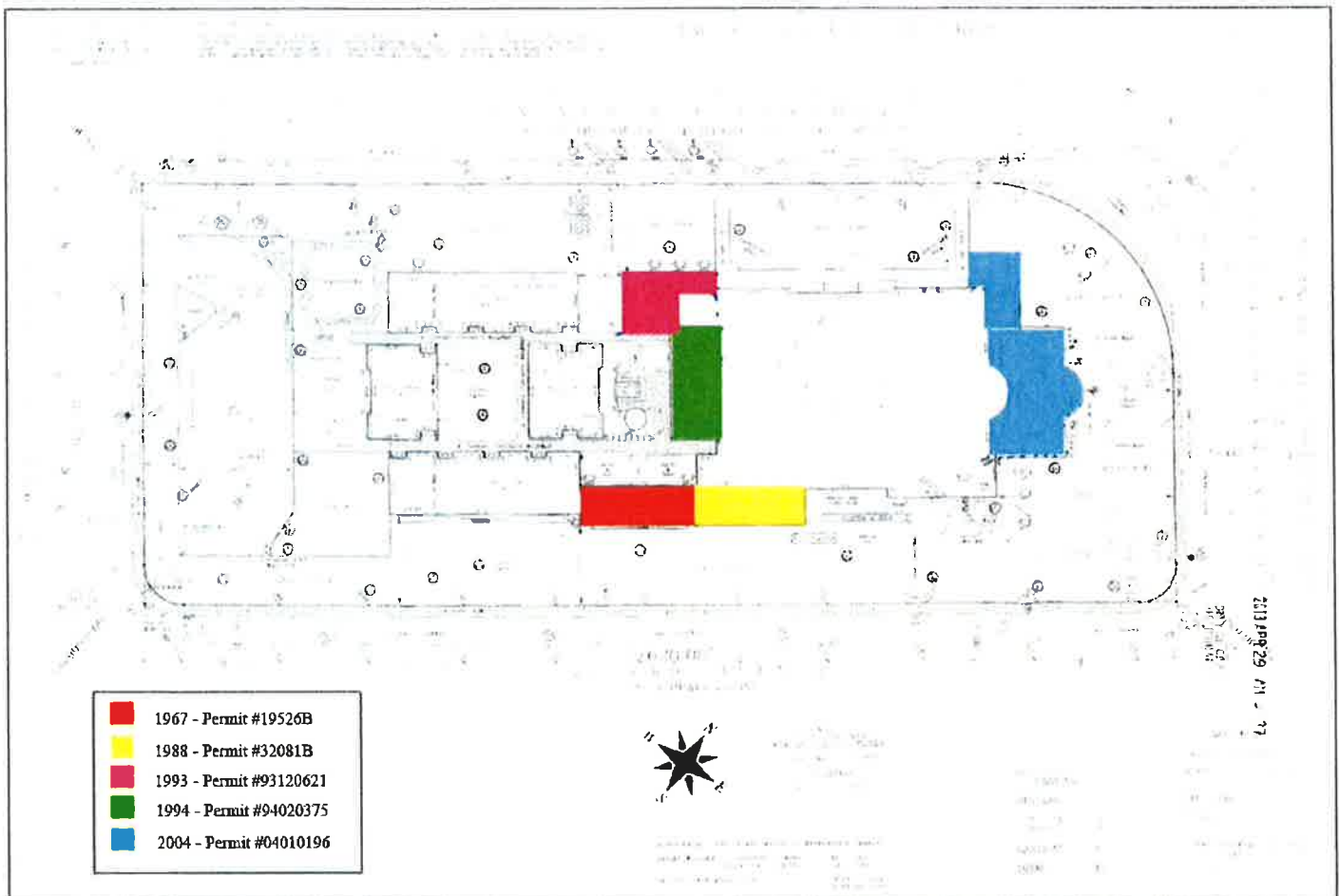
Site Characteristics: The property is located at the southwest corner of the intersection of Granada Boulevard and University Concourse. The primary elevation faces onto University Concourse.

**BACKGROUND/EXISTING CONDITIONS**

In September of 2013, Temple Judea was designated a Local Historic Landmark by the City of Coral Gables. Temple Judea has historically been the only Reform Jewish congregation in the City. It was the first Jewish congregation to construct a temple within Coral Gables (the original building at 320 Palermo Avenue), and the campus constructed in 1965 at 5500 Granada Boulevard currently serves as the City's only temple. Temple Judea embodies the distinguishing characteristics of the Miami Modern (MiMo) style, and was designed by prominent architect Morris Lapidus. It meets the standard of "exceptional importance" for properties achieving significance within the past fifty years, as a rare excellent example of the MiMo style and the work of Morris Lapidus within Coral Gables. The property has maintained its historic integrity and continues to contribute to the historic architectural fabric of the City.

Since its construction, Temple Judea has undergone a series of minor additions, schematically shown in Figure 1.





**Figure 1: Schematic Depiction of Additions to Temple Judea on Current Site Plan**

The first addition was permitted in 1967 (permit#19526B), designed by Morris Lapidus and Associates, and constructed by Miller and Solomon. It was a small, one-story, library addition at the south (Aguero Avenue) side of the building between the existing temple and school buildings. The next addition occurred in 1988 (permit #32081B) and was designed by Joe Greenberg. It was a small, one-story, store room addition at the south of the building, east of the library addition. From 1993 to 1994 two other additions occurred. The first (permit #93120621) was designed by Joe Greenberg. It was a small, one-story, music room/meeting room addition to the north, just west of the main entrance to the temple. The next addition was designed by Gerald F. DeMarco (permit #94020375). It was also a small, one-story addition which served as a social hall and pre-function room. Each of these additions incorporated design elements present in Morris Lapidus' original design, and was complementary to the original design of Temple Judea.

In 2004, multiple other small additions were constructed, and interior renovation and restoration work was undertaken. A walled courtyard meditation garden was added at the east end of the building, one-story rabbi's offices were added at the east end of the north elevation, and windows were added along the building's main (north) elevation. Access ramps were also added at the main (north) entrance to the temple. These alterations and additions were designed by Jorge Hernandez (permit #04010196), and are compatible with Temple Judea's original design.

Temple Judea was designated as a Local Historic Landmark following these alterations and additions, and the Historic Preservation Board determined that they do not detract from the historic significance of the property, or significantly diminish its historic integrity.

### **PROPOSAL**

The applicant is requesting design approval for the construction of a two-story addition at the west end of the building, window replacement, partial site wall construction, and interior renovations. The intention of the addition is to increase the number of classrooms. Currently, classrooms are shared by preschool classes, youth groups, and adult groups. The addition will create independent classrooms for each segment of the congregation, and is not intended to increase the preschool's enrollment. The existing classrooms will be remodeled to meet current code requirements.

### **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

### **STAFF OBSERVATIONS**

The property currently consists of the MiMo building which has undergone multiple small additions, as previously described. The existing building has multiple different roof heights. Other than the construction of a fence/wall on the south side, no work is proposed to the eastern portion of the building which currently serves as the temple. The proposed work within the existing school portion of the building, consists primarily of interior reconfiguration and window replacement. The replacement of the northern gates/breezeway connecting the temple and school buildings is also proposed. The existing building is approximately 30,978 square feet, and the proposed addition totals approximately 9,000 square feet.

No alterations will occur to the north (main) elevation of the temple portion of the building (the east end of the north elevation). Alterations to the north (main) elevation of the school portion of the building include window replacement, and the construction of a new gate between the school and temple buildings. The proposed window replacement will retain the existing, historic configuration, and will not alter the building's appearance. The new gate will result in the removal of the northern portion of the historic arched breezeway (Figures 2 and 3). Previous additions and the installation of gates at this location have retained the arched openings, one of

the character defining features of Morris Lapidus' original design (Figure 4). The loss of the north elevation of this breezeway would result in a significant loss of the buildings' historic fabric.



**Figure 2: Archways and Gates at Breezeway Connection between Temple and School Buildings, North Elevation**





**Figure 3: Interior View within North Breezeway between Temple and School Buildings, Facing West**



**Figure 4: South Elevation of North Breezeway Connecting Temple and School (Showing 1993 Addition to the North of the Breezeway which Retained the Arched Openings)**

The proposed addition will be located at the west end of the north (main) elevation. The proposed connection of the addition to the school building is a metal gate on the north elevation. The proposed stair tower will be visible behind the gate, and a two-story wall detailed with stucco banding forms the north elevation of the proposed addition.

The west elevation will consist of the new two-story addition. It will function as the main entrance to the school building. The existing western elevation of the building is not one of its prominent elevations. It is primarily obscured from view from the street by the wall and playground equipment. Roughly two-thirds of the existing western elevation will still remain intact, as the addition is connected to the historic building solely through central stair towers, with gates and walls at the north and south ends enclosing the breezeways. Eyebrows running the length of the first and second floors, and a central concrete covered entry canopy are the prominent features of the proposed elevation. While no reflected ceiling plan was included within this application, at the Board of Architects presentation the architect confirmed that the underside of the eyebrow will be smooth, differentiating it from the exposed beam ceiling detail within the roof overhangs in the original building (Figures 5 and 6).



**Figure 5: Typical Exposed Beam Ceiling Detail within Walkways Surrounding School Courtyard**



**Figure 6: Typical Windows, West Portion, South Elevation, Showing Exposed Structure on the Roof Overhang**

No alterations will occur to the south (rear) elevation of the temple portion of the building (the east end of the south elevation). Alterations to the south (rear) elevation of the school portion of the building consist of window replacement. The proposed window replacement will retain the existing, historic window configuration, and will not alter the building's historic physical appearance. The proposed addition will be located at the west end of the south (rear) elevation. The proposed connection of the addition to the school building is a metal gate on the south elevation. The proposed stair tower will be visible behind the gate, and a two-story wall detailed with stucco banding forms the south elevation of the proposed addition. A new site wall is proposed along the majority of the southern portion of the property. However, no elevations or detail views of the wall were provided with the application.

No alterations will occur to the east elevation of the building.

#### **VARIANCES**

No variances have been requested with this application. However, a preliminary zoning review noted that the parking lot aisle width needs to be adjusted to a minimum of 22 feet. Current plans show the aisle at 20.416 feet. The applicant must show compliance with this zoning requirement.

#### **BOARD OF ARCHITECTS**

The proposal was reviewed and approved by the Board of Architects on October 3, 2013.



### **STAFF CONCLUSION**

The application presented requests design approval for the construction of a two-story addition, window replacement, a partial site wall, and interior renovations. The windows proposed for replacement match the existing/historic configuration, and will not alter the historic physical appearance of the building. No elevations or details showing the wall were included within this application, and staff requests that the wall be reviewed under a separate Standard Certificate of Appropriateness, which can be approved administratively. The interior of the building is not designated, and the interior renovations will not diminish the historic integrity of the building.

The existing archways on the north elevation at the breezeway, connecting the temple and school buildings, are characteristic of Morris Lapidus' design. They are low, Modern arches with portions clad in mosaic tile. When previous alterations (the installation of gates and an addition) have occurred in this area, the arched openings have been retained preserving Lapidus' original design feature. These arched openings should be retained as part of the proposed improvements. The retention of the arched openings with their inset gates will also serve to further differentiate the new from the old, rather than the proposed alternative of installing a new gate at the location which matches those proposed in the western addition.

The two-story addition is at the west side of the building, and does not significantly alter its main (north) elevation. It is removed from the historic building, and connected by small stair towers, minimizing its impact on the historic building. Its design at the end of the building, with minimal connections, allows that it could theoretically be removed in the future without impairing the form and integrity of the historic structure.

The proposed addition takes its architectural cues from the existing building, but its two-story massing, physical separation, and the design of the new elements differentiate the new from the old. While the stucco banding on the north and south elevations of the addition mimics that on the historic building, its two-story scale differentiates this from the historic portion of the building. The only other area where the stucco banding is continued over one-story in height is in the 2004 addition at the northeast corner. It does not occur on the historic portion of the building. The eyebrows on the western elevation will also further differentiate the new and old as they will have a smooth underside, as opposed to the exposed t-beam structure visible on much of the historic portion of the building's roof overhangs.

Overall, the proposed two-story addition to the building does not detract from the overall historic integrity of the property. However, the applicant needs to resolve the issue of inadequate parking aisle width.

**Therefore, Historical Resources Department Staff recommends the following:**

A motion to **APPROVE** the design proposal for the two-story addition, window replacement, and interior renovations to Temple Judea at 5500 Granada Boulevard, a local historic landmark, legally described as Block 135, Coral Gables Riviera Section, including alley shown therein, according to the Plat thereof, recorded in Plat Book 28, Page 29, of the Public Records of Miami-Dade County, Florida, conditional on the retention of the existing archways on the north

elevation at the breezeway connecting the temple and school buildings, and the provision of the zoning code required minimum 22 foot parking aisle width, and **APPROVE** the issuance of a Special Certificate of Appropriateness.

Following its review by the Historic Preservation Board, the proposal will undergo conditional use site plan review for a proposed project on Special Use (S) zoned property by the Planning and Zoning Board and then the City Commission.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer

Report written by Emily Sheckels Ahouse

10/29/2013

HISTORICAL PRESERVATION DEPARTMENT  
HISTORICAL PRESERVATION CASE FILE #COA (SP) 2013-017  
ZONING DEPARTMENT OBSERVATIONS

**PROPERTY ADDRESS:** 5500 GRANADA BLVD.

**FOLIO #:** 03-4129-026-0901

**LEGAL DESCRIPTION:** RIVIERA SECTION PART 9, BLOCK 135, LOTS ALL.

**EXISTING STRUCTURE:** ONE STORY SCHOOL AND CHURCH/SPECIAL DISTRICT.

**PROPOSED SCOPE OF WORK:** TWO STORY SCHOOL ADDITION.

**SITE SPECIFICS:** YES, NOT APPLICABLE.

**SETBACKS:**

-GRANADA BLVD. MIN. REQUIRED IS 85 FEET/PROVIDED IS 85.583 FEET.

-UNIVERSITY CONC. (MARGINAL ACCESS) MIN. REQUIRED IS 25 FEET/PROVIDED IS 43 FEET.

-AGUERO AVENUE MIN. REQUIRED IS 25 FEET/PROVIDED IS 63.25 FEET.

-MARIUS STREET MIN. REQUIRED IS 25 FEET/PROVIDED IS 46.333 FEET.

**TOTAL LOT AREA:** 114,282.30 SQ. FT./2.623 ACRES (PER PLAN SUBMITTAL).

**BUILDING HEIGHT:** MAX. ALLOWED 45 FEET/PROVIDED IS 23.083 FEET FOR PROPOSED ADDITION (PER PLAN SUBMITTAL).

**MAX. FLOOR AREA RATIO (.35):** 39,999 SQ. FT. /PROVIDED IS 39,957 SQ. FT. (PER PLAN SUBMITTAL).

**MIN. OPEN LANDSCAPE REQUIRED (35%):**

-MIN. REQUIRED IS 39,999 SQ. FT. /PROVIDED IS 48,190 SQ. FT. (PER PLAN SUBMITTAL).

**REQUIRED PARKING (SCHOOL USE):**

MIN. PARKING SPACES REQUIRED IS 21 /PROVIDED IS 21.

(STUDENT PARKING NOTE REQUIRED DUE TO STUDENTS AGE RANGE OF 1.5 YEARS TO 5 YEARS)



**NOTE:**

-REVIEW ORDINANCE 1360 AND ORDINANCE 3015.

**OBSERVATIONS:**

1. PAGE A1.07, PARKING LOT AISLE WIDTH SHALL BE A MINIMUM OF 22 FEET; PROPOSED AISLE IS AT 20.416 FEET, ADJUSTMENT REQUIRED.
2. PAGE A1.07, ON THE, SITE INFORMATION SECTION, PROVIDE THAT THE SCHOOL USE REQUIRED PARKING IS 21 PARKING SPACES DUE TO 21 FULL TIME EMPLOYEES AND THAT THE PROVIDED PARKING SPACES ARE 21 SPACES. ALSO, INCLUDE THAT NO ADDITIONAL PARKING IS REQUIRED FOR STUDENTS BECAUSE THEIR AGE RANGE IS BETWEEN 1.5 YEARS TO 5 YEARS.
3. PAGE A1.07, PRIOR OBSERVATION NOT FULLY ADDRESS, ON THE BUILDING FACING GRANADA BLVD. PROVIDE THE NUMBER OF STORIES.

CITY OF CORAL GABLES  
PLANNING DEPARTMENT  
2014 FEB -4 AM 9:10

## MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

### STATE OF FLORIDA COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared  
M. ZALDIVAR, who on oath says that he or she is the  
LEGAL CLERK, Legal Notices of the Miami Daily Business  
Review f/k/a Miami Review, a daily (except Saturday, Sunday  
and Legal Holidays) newspaper, published at Miami in Miami-Dade  
County, Florida; that the attached copy of advertisement,  
being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING 2/12/14  
APPLICANT - TEMPLE JUDEA

in the XXXX Court,  
was published in said newspaper in the issues of

01/30/2014

SEE ATTACHED

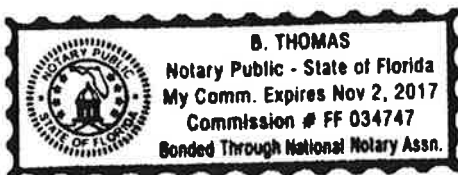
Affiant further says that the said Miami Daily Business  
Review is a newspaper published at Miami in said Miami-Dade  
County, Florida and that the said newspaper has  
heretofore been continuously published in said Miami-Dade County,  
Florida, each day (except Saturday, Sunday and Legal Holidays)  
and has been entered as second class mail matter at the post  
office in Miami in said Miami-Dade County, Florida, for a  
period of one year next preceding the first publication of the  
attached copy of advertisement; and affiant further says that he or  
she has neither paid nor promised any person, firm or corporation  
any discount, rebate, commission or refund for the purpose  
of securing this advertisement for publication in the said  
newspaper.

Sworn to and subscribed before me this

30 day of JANUARY, A.D. 2014

(SEAL)

M. ZALDIVAR personally known to me



CITY OF CORAL GABLES  
PLANNING DEPARTMENT

2014 FEB -4 AM 9:09



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING**

<b>Applicant:</b>	Temple Judea
<b>Application:</b>	Conditional Use with Site Plan Review
<b>Property:</b>	5500 Granada Boulevard, Coral Gables, Florida
<b>Public Hearing - Date/Time/ Location:</b>	Local Planning Agency/Planning and Zoning Board, February 12, 2014, 6:00 - 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

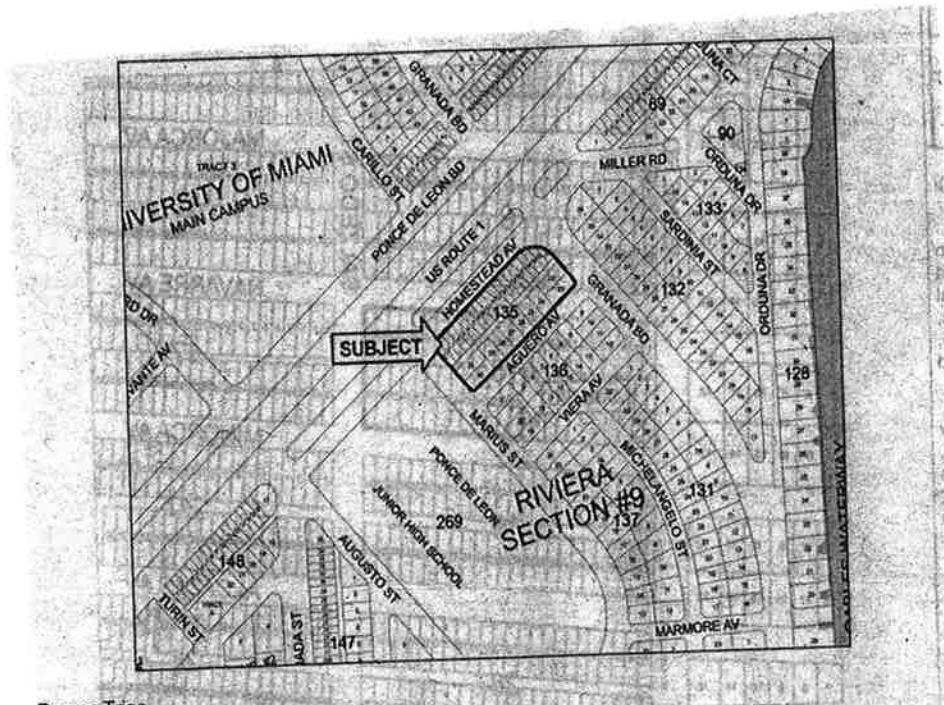
**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on February 12, 2014 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

*"An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for an addition to an existing religious institution within a Special Use (S) zoned district, for the property commonly referred to as "Temple Judea" and legally described as Lots 1-31, Block 135, Riviera Section Part 9 (5500 Granada Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer, codification, and an effective date."*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at [planning@coralgables.com](mailto:planning@coralgables.com), FAX: 305.460.5327 or 305.460.5211.





CITY OF CORAL GABLES  
PLANNING DEPARTMENT  
2014 FEB -4 AM 9:10



Ramon Trias  
Director of Planning and Zoning  
Planning and Zoning Division  
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

1/30 14-3-387/2225239M

	<p><b>City of Coral Gables Courtesy Public Hearing Notice</b></p> <p><b>January 30, 2014</b></p>	
<b>Applicant:</b>	<b>Temple Judea</b>	
<b>Application:</b>	<b>Conditional Use with Site Plan Review</b>	
<b>Property:</b>	<b>5500 Granada Boulevard, Coral Gables, Florida</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Local Planning Agency/Planning and Zoning Board, February 12, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>	

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Sincerely,

*City of Coral Gables, Florida*