



**City of Coral Gables
CITY COMMISSION MEETING
February 25, 2014**

E-4

ITEM TITLE:

Ordinance on First Reading. Conditional Use with Site Plan Review. 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.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 02.12.14 meeting recommended approval of the conditional use with site plan review (vote: 7-0) with conditions.

BRIEF HISTORY:

Temple Judea is proposing an addition to their existing building. The Zoning Code 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 provisions of the Zoning Code, which requires recommendation from the Planning and Zoning Board and consideration by the City Commission.

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, 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. No variances are required or being requested. On 11.14.13, the Historic Preservation Board reviewed and approved the proposed addition to the existing building.

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. Conditions of approval have been recommended that would limit the maximum of pre-school students, and traffic management requirements for student drop-off and pick-up and special events for school activities.

The Planning and Zoning Board at their 02.12.14 meeting recommended approval of the proposed site plan (vote: 7-0) with conditions. The draft Ordinance is provided as Exhibit A. Staff's report and recommendation is provided as Exhibit B, and the Planning and Zoning Board meeting minutes are provided as Exhibit C.

The Applicant is in agreement with the recommended conditions of approval.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

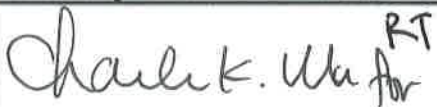

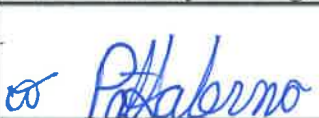
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
10.03.13	Board of Architects	Received preliminary approval.
11.14.13	Historic Preservation Board	Approval of proposed addition and modifications.
02.12.14	Planning and Zoning Board	Recommended approval of the conditional use with site plan review (vote: 7-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.30.14	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property.
01.30.14	Posted property.
01.30.14	Legal advertisement.
02.07.14	Post agenda at City Hall.
02.07.14	Posted agenda, staff report, legal notice and all attachments on City web page.

APPROVED BY:

Department Director	City Attorney	City Manager
 RT for		 or P. Haberno

EXHIBIT(S):

- A. Draft Ordinance – conditional use with site plan review.
- B. 02.12.14 Staff report and recommendation with attachments.
- C. 02.12.14 Excerpts of Planning and Zoning Board Meeting Minutes.