



**City of Coral Gables
CITY COMMISSION MEETING
February 27, 2024**

ITEM TITLE:

Ordinance on Second Reading. Planned Area Development.

An Ordinance of the City Commission of Coral Gables, Florida, amending St. Philip’s School site plan approved under Ordinance No. 3576 to replace an existing building with a new pre-K building located at 1109 Andalusia Avenue, Coral Gables, Florida; all other conditions of approval contained in Ordinance No. 3576 shall remain in effect; and providing an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval, with condition that all other conditions of approval contained in Ordinance No. 3576 shall remain in effect.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the November 8th, 2023 meeting, the Planning and Zoning Board recommended approval with conditions (vote: 7-0).

BRIEF HISTORY:

An Application has been submitted by Ms. Laura Russo, Esq. on behalf of St. Philip’s Episcopal Church, Inc. (the “Applicant”), to the City of Coral Gables for an amendment to the 2002 Site Plan that was approved under Ordinance No. 3576.

The Applicant seeks to demolish an existing building on the easternmost corner on Andalusia Avenue and replace it with a new pre-K building. The proposed 1-story structure will include two classrooms, a multi-purpose room, storage, and a connection hallway, comprised of 4,198 square feet. Additionally, the Applicant requests to amend the condition in the 2002 Ordinance that “no new doors, windows, or other similar openings shall be permitted on the east side of any structures located on the eastern side yard property line.” This amendment would allow non-operable windows to address the Board of Architects’ aesthetic concerns.

At First Reading, the issue of vehicles parking on neighboring residential swales was discussed. The Commission unanimously voted (vote: 5-0) approval on First Reading and requested that the Applicant meet with City Staff (Parking, Greenspace Management, Parks and Recreation) and concerned neighbors to find a common resolution before Second Reading.

Planning & Zoning Board

At the November 8th, 2023 meeting, the Planning and Zoning Board discussed the school’s drop-off and pick-up operations, enrollment, and parking. During public comment, residents

who live nearby on Coral Way also voiced their concerns about vehicles parked on Cordova. The Board recommended approval with additional conditions that the Applicant be responsible to coordinate with Public Works to install and maintain landscaping and “No Parking Signs,” for swales on both sides of Cordova St, from Coral Way to Andalusia Ave. The landscaping must limit the availability of parking.

The application package submitted is provided as Exhibit A. The draft Ordinance for the amendments to the site plan is provided as Exhibit B.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATION(S):

Date	Form of Notification
10.26.23	Mailed Notification for Planning & Zoning Board Meeting.
10.26.23	Property Posting.
10.27.23	Legal advertisement for Planning & Zoning Board.
11.03.23	Planning and Zoning Board meeting agenda and staff report on City web page/City Hall.
01.02.24	City Commission first reading agenda posted on City webpage.
01.03.24	Mailed Notification for First Reading.
02.12.24	Legal advertisement for City Commission.
02.20.24	City Commission second reading agenda posted on City webpage.

EXHIBIT(S):

- A. Applicant Submittal Package.
- B. Draft Ordinance.

FINANCIAL INFORMATION:

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

Fiscal Impact: The approval to amend St. Philip’s School site plan to replace an existing building with a new pre-K building will not have a direct fiscal impact on the City.