

**THE CITY OF CORAL GABLES**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, AMENDING ORDINANCE NO. 2014-05 TO INCREASE THE MAXIMUM STUDENT ENROLLMENT FROM 140 TO 195 STUDENTS AT THE MARGAUX EARLY CHILDHOOD SCHOOL AT TEMPLE JUDEA LOCATED AT 5500 GRANADA BOULEVARD, CORAL GABLES, FLORIDA; ALL OTHER CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE NO. 2014-05 SHALL REMAIN IN EFFECT; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the request is for an amendment to Ordinance No. 2014-05 to increase the maximum pre-school enrollment from 140 to 195 students at Temple Judea's Margaux Early Childhood School located at 5500 Granada Boulevard, Coral Gables, Florida; and

**WHEREAS**, the request is a major amendment to the previous Conditional Use with Site Plan Review approved by Ordinance No. 2014-05; and

**WHEREAS**, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from said property, a public hearing was held before the Planning and Zoning Board on July 12, 2023, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the July 12, 2023 Planning and Zoning Board meeting, the Board recommended approval (vote: 5-0) of the Application with condition that all other conditions of approval contained in Ordinance No. 2014-05 shall remain in effect; and

**WHEREAS**, at the July 12, 2023 Planning and Zoning Board meeting the Board, as part of its recommendation of approval of the Application, found that the Application satisfied the criteria as required to recommend approval pursuant to Section 14-203 of the Zoning Code; and

**WHEREAS**, pursuant to Sections 14-203.12 of the Zoning Code, amendments to an approved site plan shall be considered major or minor, and subject to a public hearing for City Commission review and approval as a Conditional Use via Ordinance in accordance with the review criteria therein; and

**WHEREAS**, a public hearing for First Reading was held before the City Commission on August 22, 2023 at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with the amendment to

Ordinance 2014-05, and after due consideration and discussion made findings of fact and found that the Application satisfied the criteria as required to recommend approval pursuant to Section 14-203 of the Zoning Code to approve the proposed building site separation with conditions on First Reading (vote: \_\_-\_\_);

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

**SECTION 1.** The foregoing ‘WHEREAS’ clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Applicant’s request for an amendment to Ordinance 2014-05 pursuant to Zoning Code Article 14, “Process,” Section 14-204 “Conditional Uses” to grant Temple Judea’s Margaux Early Childhood School located at 5500 Granada Boulevard, Coral Gables, Florida to increase the maximum pre-school enrollment from 140 to 195 students is approved with condition that all other conditions of approval contained in Ordinance 2014-05 shall remain in effect.

**SECTION 3.** All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 4.** This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM

AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ  
CITY ATTORNEY

DRAFT