



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
 Comprehensive Plan Map Amendment - Small Scale
 Comprehensive Plan Map Amendment - Large Scale
 Comprehensive Plan Text Amendment
 Conditional Use - Administrative Review
 Conditional Use with Site Plan
 Conditional Use without Site Plan
 Coral Gables Mediterranean Architectural Design Special Locational 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
 Separation/Establishment of a Building Site
 Site Plan
 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: 1121 Andalusia Avenue, Coral Gables, FL 33134

Property/project name: St. Philip's Episcopal Church and School

Legal description: Lot(s) Lots 1 through 7, and Lots 14 through 22

Block(s) 18 Section (s) CORAL GABLES SECTION "A"

Property owner(s): St Philip's Episcopal Church, Inc.

Property owner(s) mailing address: 1121 Andalusia Avenue, Coral Gables, FL 33134

Telephone: Business 305-444-6366 Fax _____

Other _____ Email mconroy @ saintphilips.net

ediaz@saintphilips.net



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Laura L. Russo, Esq.

Applicant(s)/agent(s) mailing address: 2334 Ponce de Leon Blvd., Suite 240, Coral Gables, FL 33134

Telephone: Business 305-476-8300 Fax 30 547 6 3883

Other Cell: 305-801-9002 Email LauraR @ Laurarussolaw.com

Property information

Current land use classification(s): Religio us/ Institutional Use

Current zoning classification(s): Special Use

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

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.
- Art in Public Places plan or statement.
- Building floor plans.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- 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.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.



- Property owners list, notification radius map and two sets of labels.
- Property survey and legal description.
- 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.
- Warranty Deed.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- Other: _____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copy. One (1) thumb-drive 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.

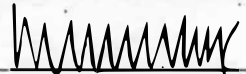
Applicant/agent/property owner affirmation and consent

- (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

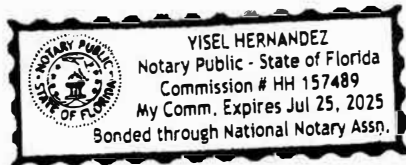
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until 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):  Reverend Dr. Mary E. Conroy, President	Property owner(s) print name: St Philip's Episcopal Church, Inc.
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 1121 Andalusia Avenue, Coral Gables, FL 33134	
Telephone: 305-444-6366	Fax:
Email: mconroy@saintphilips.net	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 11 day of September by 2023
(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 _____



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:
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NOTARIZATION

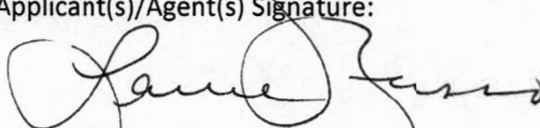
STATE OF FLORIDA/COUNTY OF

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: Laura L. Russo, Esq.
---	---

Address: 2334 Ponce de Leon Blvd., Suite 240, Coral Gables, FL 33134

Telephone: 305-476-8300	Fax: 305-476-8383	Email: LauraR@Laurarussolaw.com
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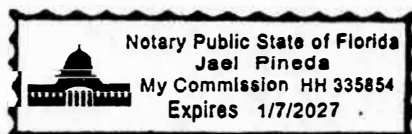
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 13th day of Sept., 2023 by Laura L. Russo

(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 _____

Statement of Use

St. Philip's Episcopal Church & School ("St. Philip's") is proposing a Major Site Plan Amendment to its 2002 Master Plan.

The amendment involves the demolition of the campus' easternmost building on Andalusia Avenue and construction of a replacement building. The existing structure houses 2 pre-k classrooms and its condition doesn't merit repair. In addition, the layout was retrofitted from a single family home to pre-school use, and is not an ideal design for Pre-K education. The City's Historic Resources Department has determined that this structure does not have any historic significance and may be demolished.

The replacement structure will total 4,198 square feet in size consisting of:

1. Two classrooms
2. Multi purpose room
3. Storage
4. Connection hallway

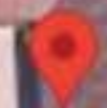
The proposal also involves a modification to one of the conditions of the original site plan. The condition was that any new building on the southeastern boundary not have windows facing the abutting neighbors to the east. The Board of Architects at its meeting reviewing the preliminary plans for the new building requested windows to maintain a residential streetscape. The windows would be fixed (non operative) with impact glass. The windows are on the storage room section of the new building that is closer to the street and visible from the sidewalk. The storage room abuts the neighbor's driveway and garage. The portion of the new building that abuts the neighbor's house is windowless.

The new building will house the same 2 pre-k classrooms: one pre-k 3 and one pre-k 4 - with 22 students each. The replacement building will provide an educational use interior design, increased security for the students and staff and will be ADA compliant.

There is no proposed increase in the total number of students – currently 180.



Coral Way Coral Way Coral Way Coral Way Coral Way Coral Way Coral Way



St Philip's Episcopal Church and School

1140

1110

1100

1044

Cordova St

Cordova St

1105

2450

1109

1041

Andalusia Ave

Andalusia Ave

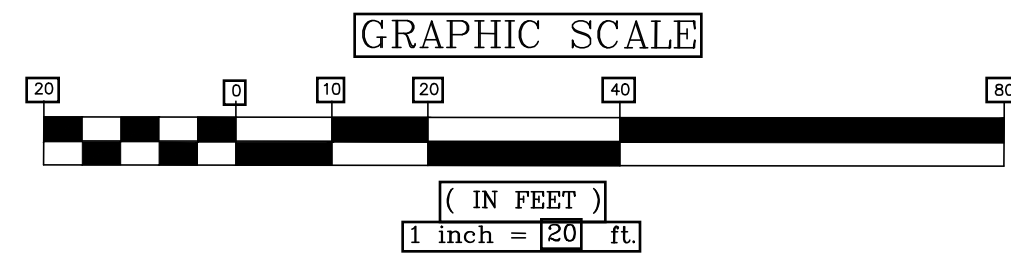
Cordova St

Layers

Google

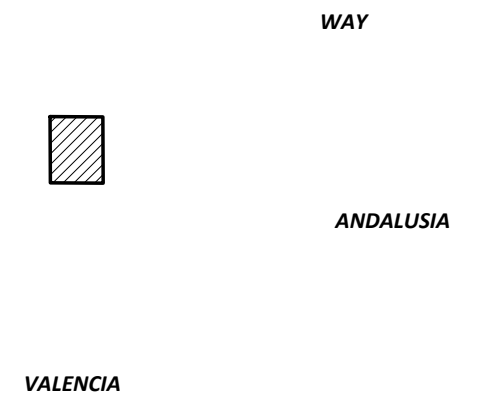


10



BOUNDARY SURVEY

LOCATION MAP
N.T.S



Z:\Plats\Dade\0005\0

LEGAL DESCRIPTION:

Lots 14 and 15, in Block 18, of CORAL GABLES SECTION "A", according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida.

OWNER:

ST PHILIP'S EPISCOPAL CHURCH INC

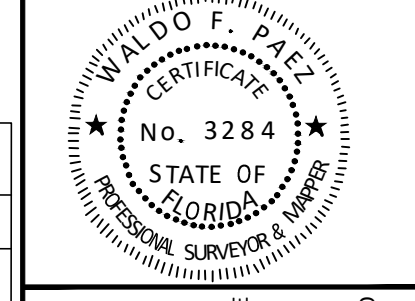
SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown are assumed and are based on the North Right-of-Way line of Andalusia Avenue, being **N87°51'09E**.

#	TREE NAME	SCIENTIFIC NAME	DIAMETER(")	HEIGHT(')	SPREAD(')
1	MANGO TREE	MANGIFERA INDICA	6"	20	20
2	OAK TREE	QUERCUS	7"	18	5
3	SOUTHERN OAK TREE	QUERCUS VIRGINIANA	3"	18	10
4	PALM	ARECACEAE	18"	20	8
5	PALM	ARECACEAE	18"	18	4
6	PALM	ARECACEAE	18"	16	15
7	LYCHEE TREE	LITCHI CHINENSIS	30"	15	10
8	OAK TREE	QUERCUS	30"	20	30
9	OAK TREE	QUERCUS	16"	20	30

LEGEND

	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
	MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	FPL MANHOLE
	BELL SOUTH MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
	P.B. PLAT BOOK
	PG. PAGE
	SQ.FT. SQUARE FEET
	± MORE OR LESS
	ELEV. ELEVATION
	INV. INVERT
	C CENTERLINE
	P PROPERTY LINE
	ENCR. ENCRACHMENT
	(M) MEASURED
	(P) PLAT
	(typ.) TYPICAL
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
	HANDICAP PARKING
	ELECTRIC BOX
	C COLUMN
	TBM TEMPORARY BENCH MARK
	STREET LIGHT POLE
	B.O.B. BASIS OF BEARING



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LICENSE NO. 3284, STATE OF FLORIDA. FOR VERIFICATION OF THE DIGITAL SIGNATURE CERTIFIED BY THE STATE OF FLORIDA, PLEASE VISIT THE WEBSITE: www.flcourts.gov. THIS DOCUMENT IS NOT CONSIDERED VALID UNLESS VERIFIED ON ANY ELECTRONIC COPIES. THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LICENSE NO. 3284, ON SEPTEMBER 5, 2023.

THIS IS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 473, FLORIDA STATUTES, SECTION 473.027, FLORIDA STATUTES.

CHECKED BY: Waldo F. Paez
M.G.

SCALE: 1" = 20'

DATE: FOR THE FIRM: WALDO F. PAEZ, No. 3284, STATE OF FLORIDA.

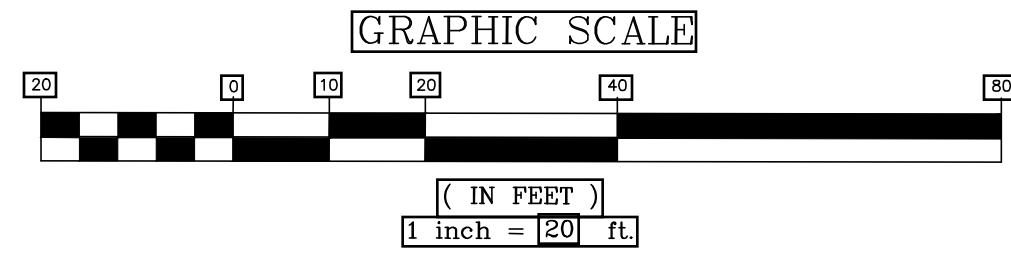
DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS - LAND PLANNERS
13330 N.W. 117th Ave., Suite 100
Miami, Florida 33198
L.S. No. 7980
PHONE: (786) 429-1024 FAX: (786) 593-1123
Delta Mapping & Surveying, Inc

ADDRESS: 1109 ANDALUSIA AVE, CORAL GABLES, FL 33134
FOLIO NO.: 09-4118-001-1780

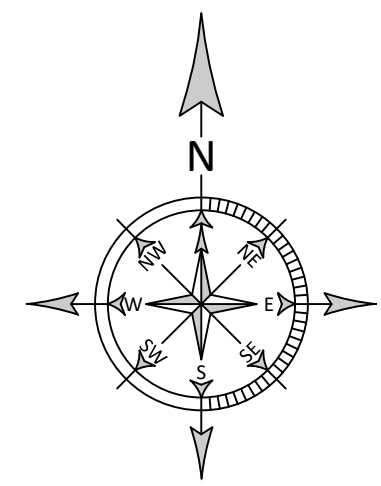
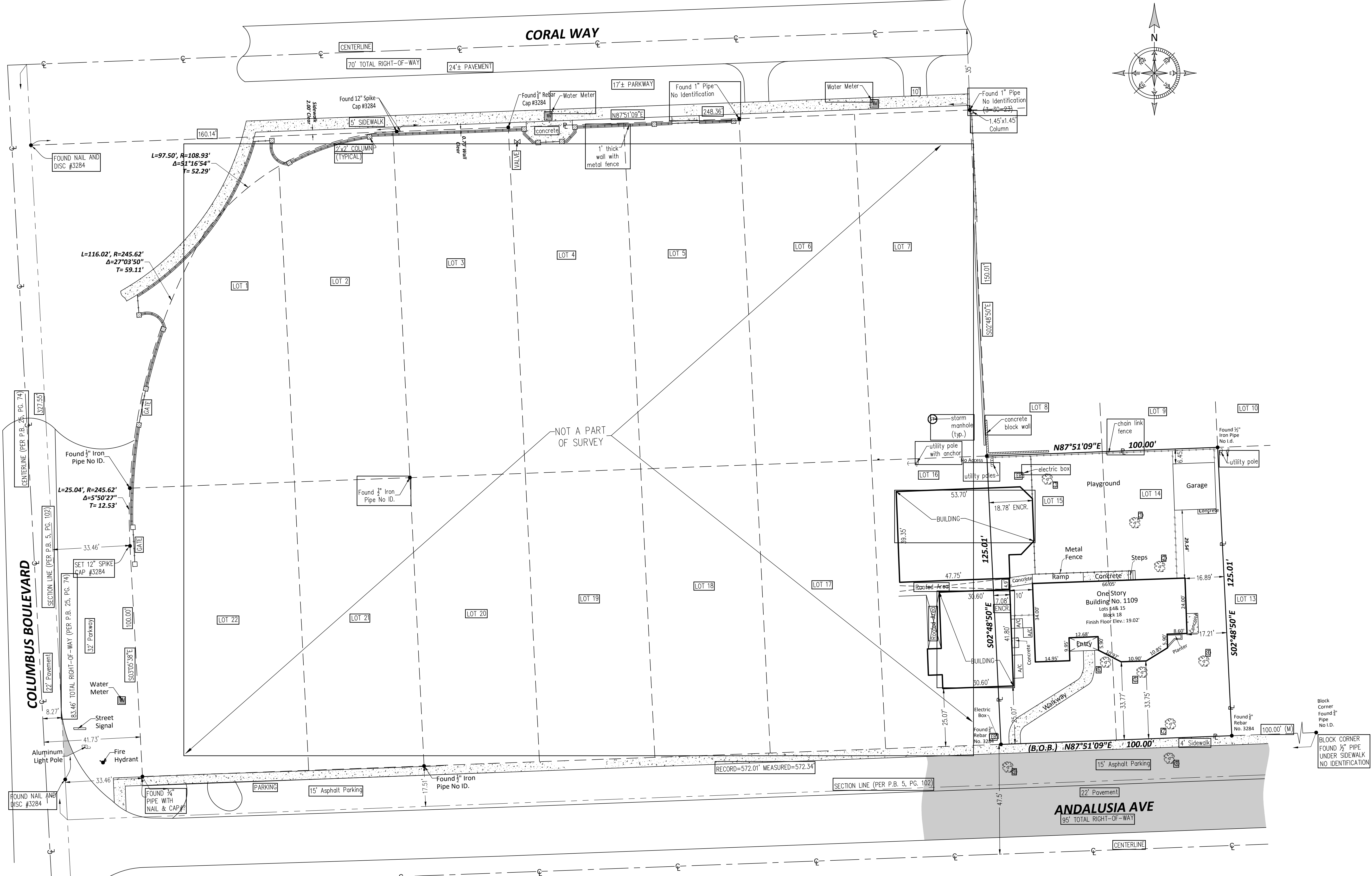
FLOOD ZONE INFORMATION:
COMMUNITY NAME & NUMBER: FLOOD ZONES: X
CITY OF CORAL GABLES: 120639
MAP/PANEL NUMBER: 12086C0457 L
FIRM PANEL: N/A
EFFECTIVE/REVISED DATE: 08-18-2023

SHEET: 1 OF 2 SHEET(S)
SURVEY DATE: 08-31-2023
JOB NO.: 23-0224

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:



BOUNDARY SURVEY



LEGEND

⊠	WATER METER
⊠	CATCH BASIN
⊠	FIRE HYDRANT
⊠	CLEAN OUT
⊠	MANHOLE
⊠	SANITARY MANHOLE
⊠	STORM MANHOLE
⊠	FPL MANHOLE
⊠	BELL SOUTH MANHOLE
⊠	INLET
⊠	WATER VALVE
⊠	GAS VALVE
⊠	UTILITY POLE
⊠	CONCRETE UTILITY POLE
⊠	TRAFFIC BOX
⊠	TREE
⊠	P.B. PLAT BOOK
⊠	PAGE
⊠	SQ.FT. SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
⊠	CENTERLINE
⊠	PROPERTY LINE
ENCR.	ENCROACHMENT
(M)	MEASURED
(P)	PLAT
(typ.)	TYPICAL
---	OVERHEAD POWER LINES
---	WATER MAIN
---	SEWER MAIN
---	TELEPHONE LINE
---	GAS LINE
---	CHAIN LINK FENCE
---	BACKFLOW PREVENTER
⊠	HANDICAP PARKING
⊠	ELECTRIC BOX
⊠	COLUMN
⊠	TBM TEMPORARY BENCH MARK
⊠	STREET LIGHT POLE
B.O.B.	BASIS OF BEARING



ELEVATION NOTE: (IF REQUESTED AND SHOWN)
 1. +1000' indicates existing elevations
 2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION:
 NAME: CG 43
 LOCATION: SW CORNER COLUMBUS BLDG AND INDIAN MOUND TRAIL RIM OF FOUNTAIN
 ELEVATION: +13.59'(NGVD29)

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, PROFESSIONAL SURVEYOR, ON SEPTEMBER 21, 2023 USING A DIGITAL SIGNATURE DEVICE CERTIFIED BY THE BOARD OF LAND SURVEYORS IN CHAPTER 51-17, FLORIDA STATUTES.

THIS DOCUMENT IS NOT CONSIDERED VALID UNLESS THE ORIGINAL SIGNED AND SEALED COPY IS VERIFIED ON ANY ELECTRONIC COPY. THE SEAL, SIGNATURE, OR THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, L53284 ON SEPTEMBER 21, 2023.

ADDRESS: 1109 ANDALUSIA AVE, CORAL GABLES, FL 33134
FOLIO NO.: 03-4116-001-1780

SCALE: 1" = 20' M.G.

DRAWN BY: Waldo F. Paez

CHECKED BY: Waldo F. Paez

DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS - FL 33134
 1350 W. Palm Jct. Rd., Suite 117
 Coral Gables, FL 33134
 P.O. Box 7986
 Coral Gables, FL 33134
 PHONE: (786) 425-1024 FAX: (786) 930-1323

FLOOD ZONE INFORMATION:
 COMMUNITY NAME & NUMBER: 120639
 CITY OF CORAL GABLES
 MAP/PANEL NUMBER: 120639C0457 L X
 FIRM PANEL: N/A
 EFFECTIVE/REVISED DATE: 03-12-2009
 BASE FLOOD ELEVATION: N/A

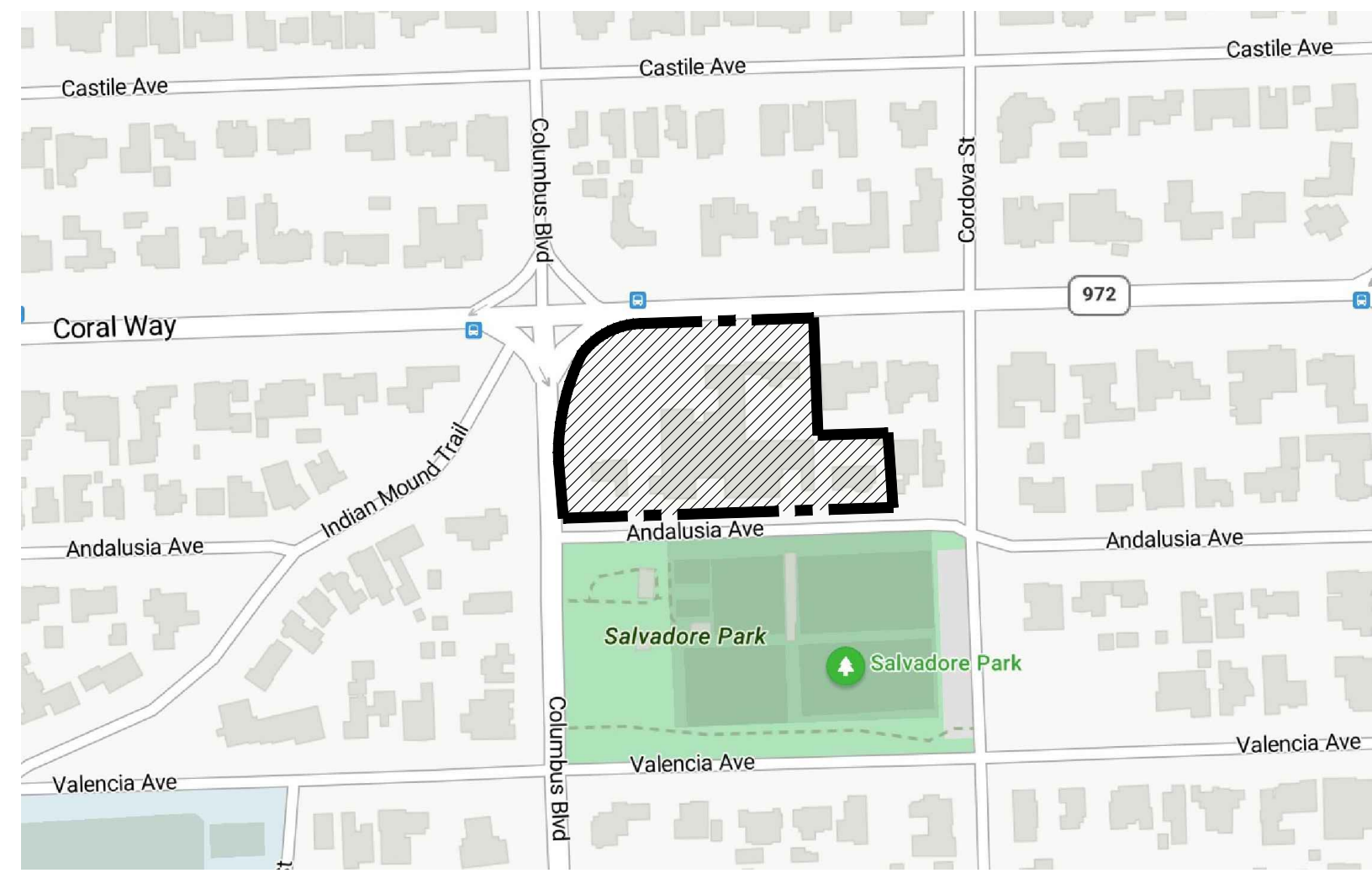
REVISIONS:

REVISIONS:

DATE: 08-31-2023
JOB NO.: 23-0224

NEW PK-3 & PK-4 BUILDING

ST. PHILIP'S EPISCOPAL SCHOOL
1109 ANDALUSIA AVE.
CORAL GABLES, FL. 33134-5509



LOCATION MAP

LEGAL DESCRIPTION:
LOTS 14 AND 15, IN BLOCK 18, OF CORAL GABLES SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

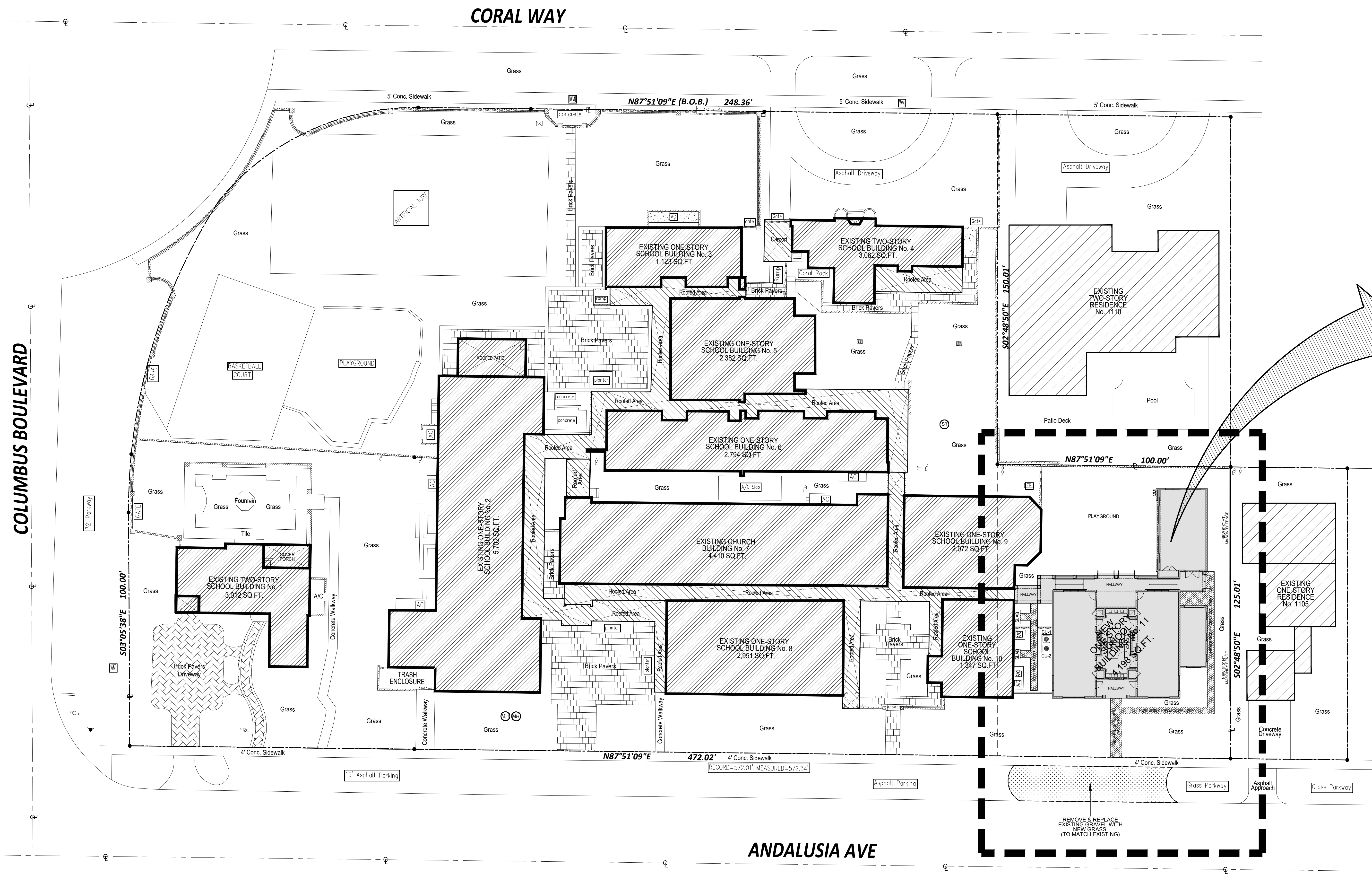
ADDRESS: 1109 ANDALUSIA AVENUE
CORAL GABLES, FL. 33134
FOLIO No.: 03-4118-001-1780

ZONING INFORMATION - ENTIRE SITE	
ZONING:	(S) - SPECIAL USE DISTRICT
LOT AREA:	109,433 SQ.FT. or 2.51 ACRES
TOTAL CONSTRUCTION AREA:	38,105 SQ.FT.
ALLOWED PROVIDED	
FLOOR AREA RATIO:	0.35 MIN. or 38,301 SQ.FT. 0.35 MIN. or 38,105 SQ.FT.
LANDSCAPE OPEN SPACE:	35% MIN. or 38,301 SQ.FT. 65% MIN. or 71,328 SQ.FT.
ZONING INFORMATION - NEW BUILDING ONLY	
MAX. HEIGHT:	45'-0" HT. MAX. 20'-6" HT.
BUILDING SETBACKS:	
FRONT SETBACK:	25'-0" 25'-0"
REAR SETBACK:	5'-0" 9'-3"
INTERIOR SIDE SETBACK:	20% MIN. OF THE LOT WIDTH (UP TO A MAX. OF 20'-0") 5'-0" 10'-0"
STREET SIDE SETBACK:	15'-0" N/A

NEW BRICK PAVERS NOTE:
ALL NEW BRICK PAVERS WILL MATCH EXISTING FOR UNIFORMITY.

SEE PARTIAL SITE PLAN FOR NEW BUILDING ON SHEET A-1A.

SCHOOL BREAKDOWN - ENTIRE SITE	
EXISTING SCHOOL BUILDING No. 1:	
GROUND FLOOR:	1,996 S.F.
SECOND FLOOR:	1,016 S.F.
TOTAL AREA:	3,012 S.F. 3,012 S.F.
EXISTING SCHOOL BUILDING No. 2:	
BUILDING AREA:	5,234 S.F.
OPEN ROOFED AREA:	468 S.F.
TOTAL AREA:	5,702 S.F. 5,702 S.F.
EXISTING SCHOOL BUILDING No. 3:	1,123 S.F.
EXISTING SCHOOL BUILDING No. 4:	
GROUND FLOOR AREA:	1,348 S.F.
OPEN ROOFED AREA:	370 S.F.
CARPORIT AREA:	202 S.F.
SECOND FLOOR AREA:	1,136 S.F.
TOTAL AREA:	3,062 S.F. 3,062 S.F.
EXISTING SCHOOL BUILDING No. 5:	2,382 S.F.
EXISTING SCHOOL BUILDING No. 6:	2,794 S.F.
EXISTING SCHOOL BUILDING No. 7:	4,410 S.F.
EXISTING CHURCH BUILDING No. 8:	2,951 S.F.
EXISTING SCHOOL BUILDING No. 9:	2,072 S.F.
EXISTING CHURCH BUILDING No. 10:	1,347 S.F.
EXISTING ROOFED AREAS BETWEEN BLDGS.:	5,052 S.F.
EXISTING CONSTRUCTION AREA:	33,907 S.F.
NEW SCHOOL BUILDING No. 11:	4,198 S.F.
TOTAL CONSTRUCTION AREA:	38,105 S.F.



SITE PLAN - ENTIRE SITE

1" = 20'

REVISIONS	BY

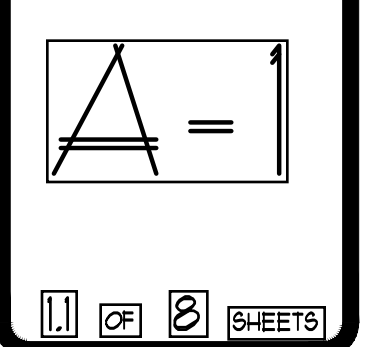
OCTAVIO A. SANTURIO A.I.A.
ARCHITECT
FL. ARE. 00016193
1616 Brick Bay Blvd SE - South Palm, FL 33411
Phone: 754-992-8888 Fax: 754-992-8115
E-MAIL: OAS@OASARCHITECTS.COM

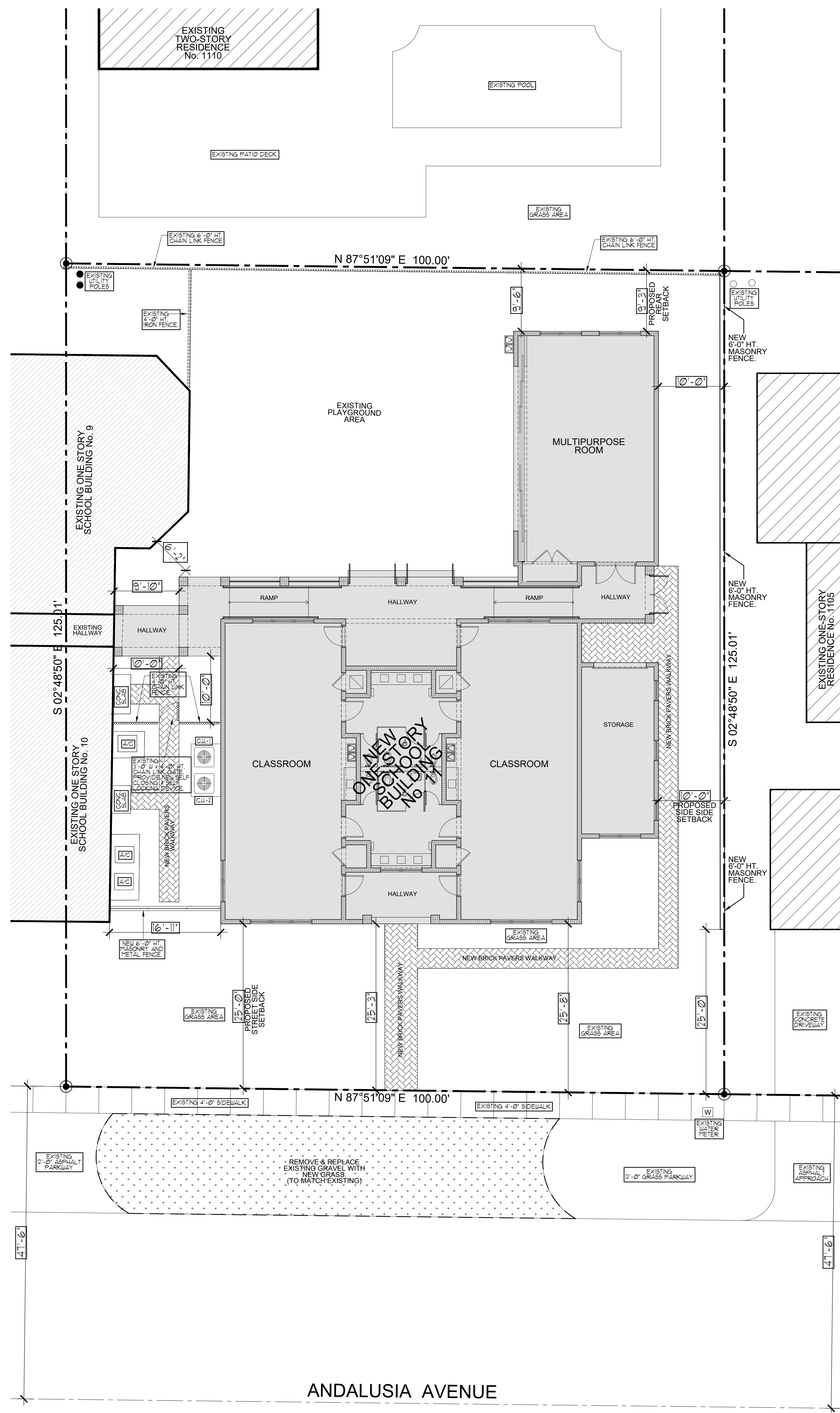
OWNER:
ST. PHILIP'S EPISCOPAL CHURCH INC.
1109 ANDALUSIA AVE.
CORAL GABLES, FL. 33134-5509

NEW PK-3 & PK-4 BUILDING
ST. PHILIP'S EPISCOPAL SCHOOL
1109 ANDALUSIA AVE.
CORAL GABLES, FL. 33134-5509

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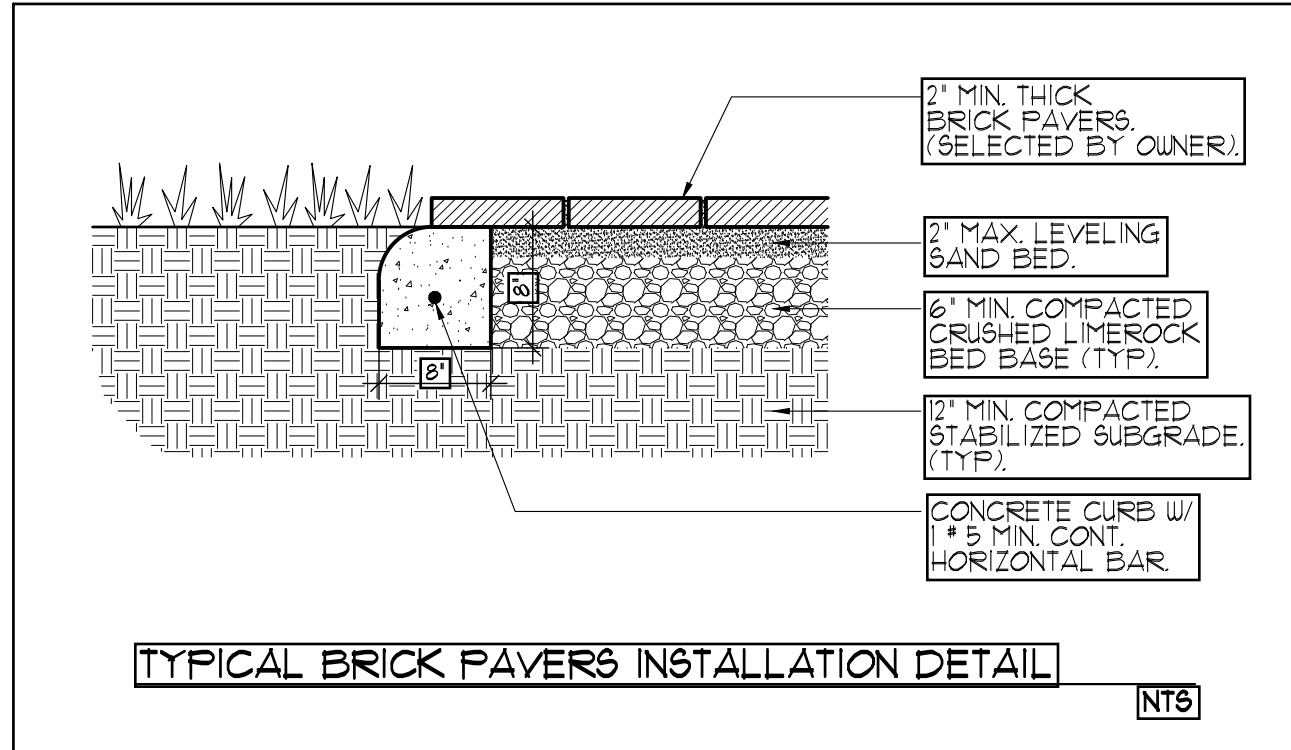
DATE: JULY 2021
JOB NO.: AS-SHOUN-2100
SHEET





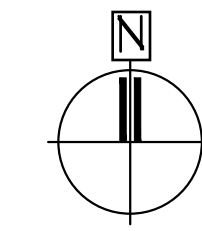
ZONING INFORMATION - ENTIRE SITE	
ZONING:	(S) - SPECIAL USE DISTRICT
LOT AREA:	109,433 SQ.FT. or 2.51 ACRES
TOTAL CONSTRUCTION AREA:	38,105 SQ.FT.
FLOOR AREA RATIO:	ALLOWED: 0.35 MIN. or 38,301 SQ.FT. PROVIDED: 0.35 MIN. or 38,105 SQ.FT.
LANDSCAPE OPEN SPACE:	35% MIN. or 38,301 SQ.FT. 65% MIN. or 71,328 SQ.FT.
ZONING INFORMATION - NEW BUILDING ONLY	
MAX. HEIGHT:	45'-0" HT. MAX. 20'-6" HT.
BUILDING SETBACKS:	
FRONT SETBACK:	25'-0" 25'-0"
REAR SETBACK:	5'-0" 9'-3"
INTERIOR SIDE SETBACK:	20% MIN. OF THE LOT WIDTH 5'-0" 10'-0" (UP TO A MAX. OF 20'-0")
STREET SIDE SETBACK:	15'-0" N/A

NEW BRICK PAVERS NOTE:
ALL NEW BRICK PAVERS WILL MATCH EXISTING FOR UNIFORMITY.



PARTIAL SITE PLAN - NEW BUILDING

1/8" = 1'-0"



REVISIONS	BY

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ARCHITECT
FL. ARE. 00071613
1666 BIRD BEARS BLVD. SE - SUITE 1100, TALLahas, FL 32322
PHONE: 772.227.0659 FAX: 772.227.0617
CELL: 352.252.2222 EMAIL: OASANTURIO@OASANTURIO.COM

OWNER:
ST. PHILIPS EPISCOPAL CHURCH INC.
1109 ANDALUSIA AVE.
CORAL GABLES, FL. 33134-5509

NEW PK-3 & PK-4 BUILDING
ST. PHILIPS EPISCOPAL SCHOOL
1109 ANDALUSIA AVE.
CORAL GABLES, FL. 33134-5509

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DATE: JULY 2021
JOB NO: 2102
SHEET

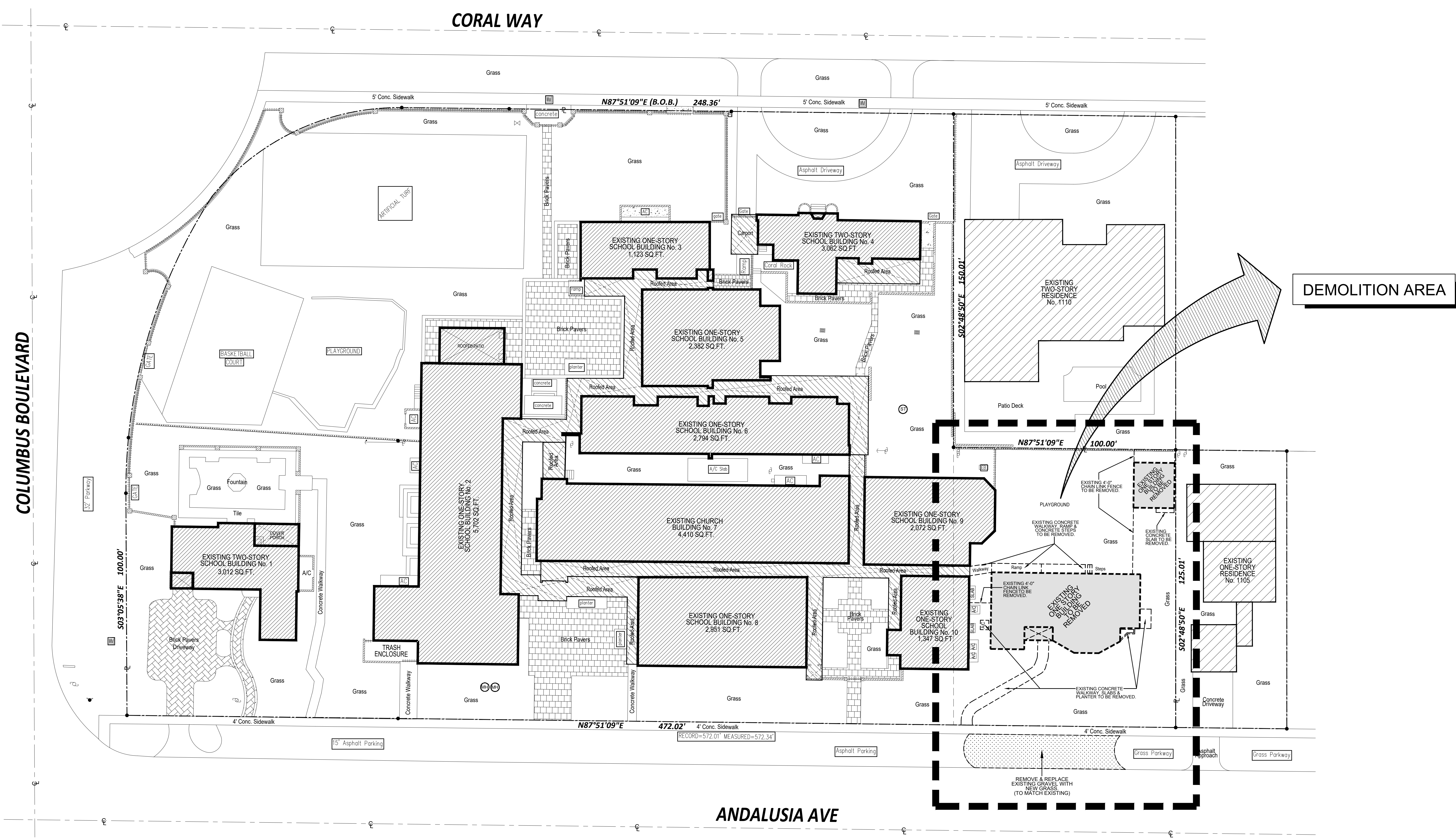
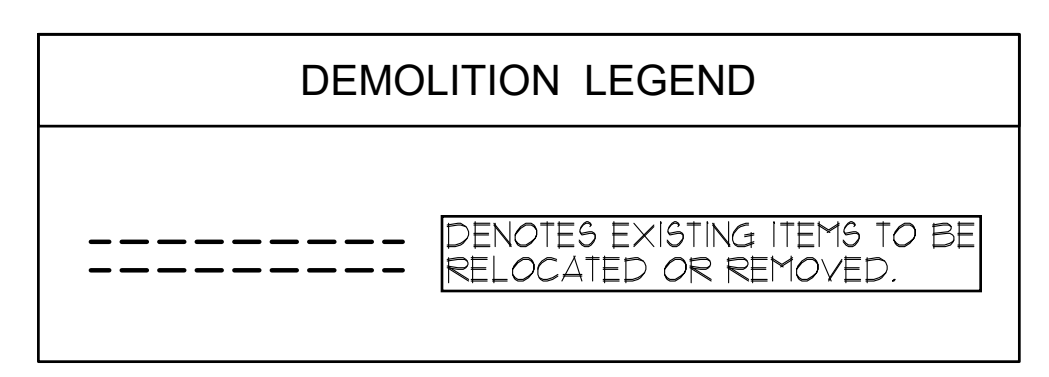
A-1A

- WORK NOTES**
1. PRIOR TO AND DURING ANY WORK CONTRACTOR SHALL VERIFY AND MAINTAIN THE BUILDING'S STRUCTURAL INTEGRITY.
 2. REMOVE ALL EXISTING FINISHES AS NOTED AND PREPARE SURFACES FOR NEW WORKS.
 3. GC TO CAP OFF ALL ABANDONED PULPING ELECTRICAL AND HVAC TO SOURCE IF POSSIBLE AS NECESSARY. COORDINATE ALL CONNECTIONS & THEIR IMPACT TO FUTURE CONSTRUCTION. REROUTE UTILITIES & ABOVE GROUND IF NECESSARY. TYPICAL THROUGHOUT.
 4. GC SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS & SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING THE WORK.
 5. PROTECT ALL AREAS FROM CONSTRUCTION DEBRIS, DUST ETC. GC TO INCORPORATE INTO HIS WORK ALL LANDLORD & CITY REQUIREMENTS FOR PERMITS, TEMPORARY BARRICADES, DUST NOISE CONTROL & DISPOSAL OF ALL DEBRIS. EXISTING ADJACENT SPACES TO BE PROPERLY PROTECTED. ANY DAMAGE BY ANY SUBCONTRACTOR SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE.
 6. GC SHALL BE RESPONSIBLE FOR PERMIT FEES AND INSPECTIONS AS MAY BE REQUIRED FOR COMPLETION OF THE JOB AS PER ALL GOVERNING AGENCIES.
 7. CONTRACTOR SHALL REPORT ANY SUBJECTS TO DISCREPANCIES, PROBLEMS OR UNCERTAINTIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING W/ WORK.
 8. ALL DEBRIS, EXCESS MATERIAL, ETC. IS TO BE REMOVED BY THE CONTRACTOR BY THE END OF EACH DAY. THE JOB IS TO BE LEFT SUFFICIENTLY CLEAN AS TO WARRANT OWNERS APPROVAL.
 9. CONTRACTOR SHALL BE FULLY ACCOUNTED W/ SCOPE OF THE WORK TO BE PERFORMED AND SHALL INSPECT SITE CONDITIONS PRIOR TO BID. SUBMITTAL. BID SHALL INCLUDE ALL LABOR AND MATERIALS REQUIRED TO COMPLETE WORK.
 10. THE GENERAL CONTRACTOR SHALL REMOVE, REROUTE OR CAP TO SOURCE ANY EXISTING PULPING, ELECTRICAL, OR MECHANICAL, WHICH WOULD INTERFERE WITH THE NEW DESIGN.

- F.E.B.C. 1307 CONSTRUCTION SAFEGUARDS**
1307. REPOURING AND ADDITIONS. REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING REPOURING, ALTERATIONS, REPAIRS OR ADDITIONS TO ANY BUILDING OR STRUCTURE.
- EXCEPTIONS:**
1. WHEN SUCH REQUIRED ELEMENTS OR DEVICES ARE BEING REPOURED, ALTERED OR REPAIRED, ADEQUATE SUBSTITUTE PROVISIONS SHALL BE MADE.
 2. WHEN THE EXISTING BUILDING IS NOT OCCUPIED.
- 1307.2. MANNER OR REMOVAL. WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS HARM OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY.

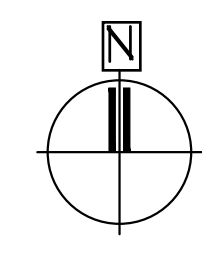
- F.E.B.C. 1303 DEMOLITION**
- 1303.1. PEDESTRIAN PROTECTION. THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL PEDESTRIAN PROTECTION IS IN PLACE AS REQUIRED BY THIS CHAPTER.
- 1303.3. MEANS OF EGRESS. A PARTY WALL, BALCONY OR HORIZONTAL EXIT SHALL NOT BE DESTROYED UNLESS AND UNTIL A SUBSTITUTE MEANS OF EGRESS HAS BEEN PROVIDED AND APPROVED.
- 1303.6. UTILITY CONNECTIONS. SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

- SAFETY NOTES**
1. EACH SUBCONTRACTOR SHALL FURNISH & MAINTAIN IN SAFE OPERATING CONDITION ALL TOOLS, LADDERS, HOISTS, SCAFFOLDS, STAIRS, RAFTERS, ETC. IN THE WORKPLACE. CONTRACTOR SHALL MAINTAIN SAFE WORKING CONDITIONS, PROVIDE BARRICADES AT ALL FLOOR OPENINGS, SCAFFOLDS & BARRICADE WORK AREAS.
 2. ALL APPARATUS & EQUIPMENT SHALL BE IN COMPLIANCE WITH ALL GOVERNING LAWS, RULES & REGULATIONS AS APPLICABLE TO THIS WORK AS ESTABLISHED BY WILLIAMS-STEIGER OSHA ACT, LOCAL & STATE AUTHORITIES.
 3. MOST APPLICABLE RULES AS REQUIRED, ADVISE OWNER IMMEDIATELY OF ANY PROBLEMS OF ANY NATURE & CONFIRM IN WRITING.



DEMOLITION SITE PLAN - ENTIRE SITE

1" = 20'



REVISIONS	BY

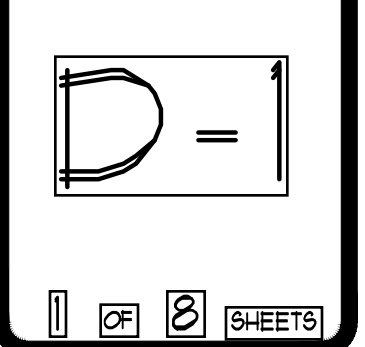
OCTAVIO A. SANTURIO A.I.A.
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 FAX: 305.442.1112
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NEW PK-3 & PK-4 BUILDING
ST. PHILIPS EPISCOPAL SCHOOL
 1109 ANDALUSIA AVE.
 CORAL GABLES, FL 33134-5509

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DATE: JULY 2021
 AS SHOWN
 JOB NO. 2120
 SHEET



NEW PK-3 & PK-4 BUILDING

ST. PHILIP'S EPISCOPAL SCHOOL
 1109 ANDALUSIA AVE.
 CORAL GABLES, FL. 33134-5509



FRONT VIEW



REAR VIEW

REVISIONS	BY

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 CORAL GABLES, FL. 33134-5509

NEW PK-3 & PK-4 BUILDING
 ST. PHILIP'S EPISCOPAL SCHOOL
 1109 ANDALUSIA AVE.
 CORAL GABLES, FL. 33134-5509

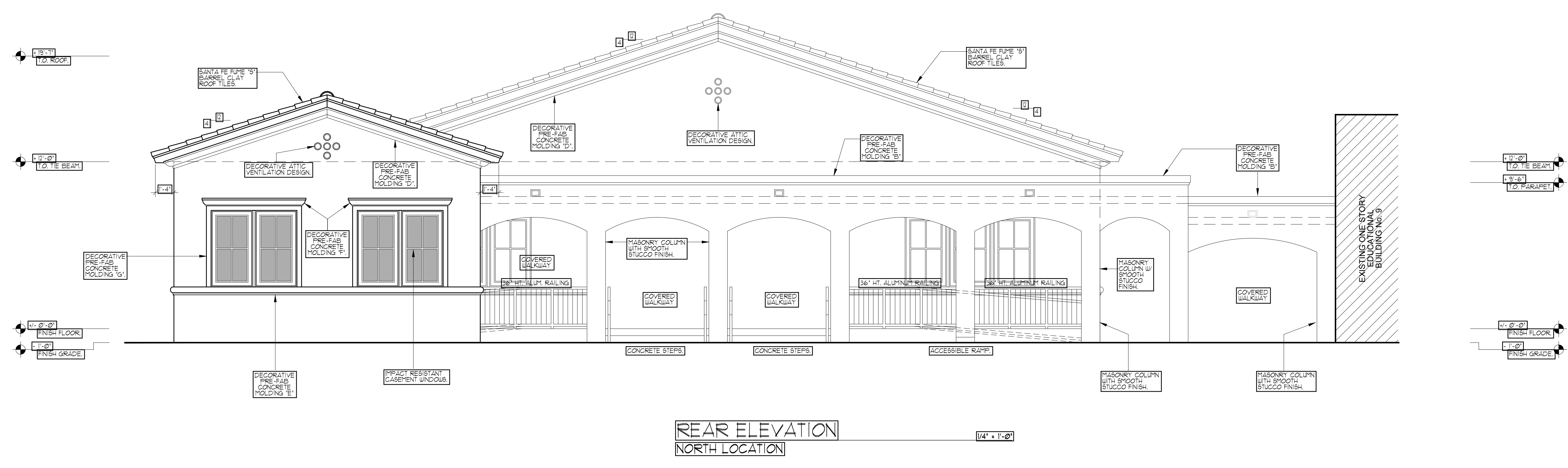
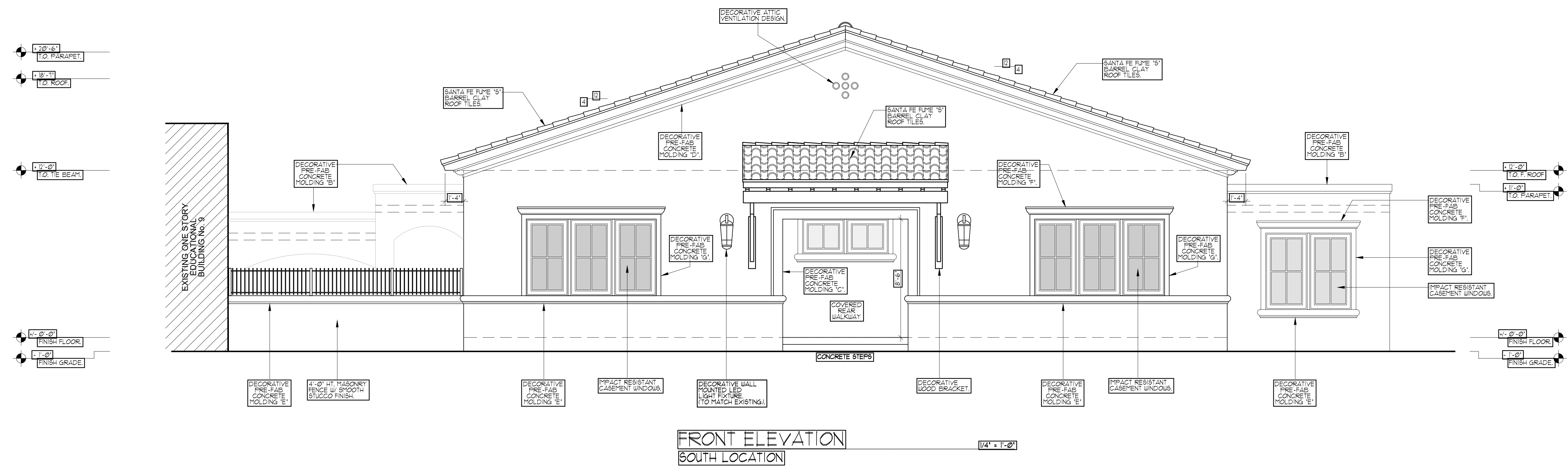
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DATE: JULY 2021
 AS SHOWN
 SHEET

A=O
 SHEETS

TYPICAL GLAZING NOTE:
 CLEAR GLAZING SHALL BE USED IN ALL WINDOW & EXTERIOR GLASS DOORS.

TYPICAL PAINT NOTE:
 THE COLOR OF THE NEW BUILDING SHALL BE PAINTED A DIFFERENT COLOR THAN EXISTING BUILDINGS.
 THE NEW COLOR SHALL BE CONSISTENT WITH THE APPROVED CITY OF CORAL GABLES RESIDENTIAL PAINT PALETTE TO MAINTAIN THE RESIDENTIAL CHARACTER AND INTEGRITY OF THE NEIGHBORHOOD IN COMPLIANCE WITH ORDINANCE No. 3576.



REVISIONS	BY

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NEW PK-3 & PK-4 BUILDING
ST. PHILIPS EPISCOPAL SCHOOL
 1109 ANDALUSIA AVE.
 CORAL GABLES, FL 33134-5009

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PROJECT: NEW PK-3 & PK-4 BUILDING
 DATE: 07/15/2021
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN
 SHEET: 1 OF 1

A-4

4 SHEETS

REVISIONS	BY

OCTAVIO A. SANTURIO AIA
ARCHITECT
 1109 ANDALUSIA AVE.
 CORAL GABLES, FL 33134-5509
 TEL: 305.442.0022
 FAX: 305.442.0023
 LICENSE NO. 12007
 PROJECT NO. 2018-0015

OWNER:
ST. PHILIPS EPISCOPAL CHURCH INC.
 1109 ANDALUSIA AVE.
 CORAL GABLES, FL 33134-5509

NEW PK-3 & PK-4 BUILDING
ST. PHILIPS EPISCOPAL SCHOOL
 1109 ANDALUSIA AVE.
 CORAL GABLES, FL 33134-5509

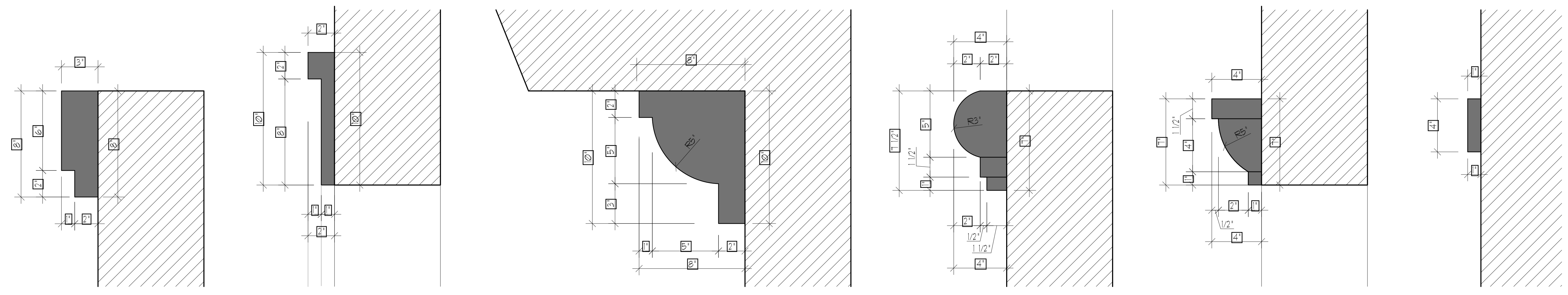
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DATE: JUL 11 2021
 DRAWN BY: AS SANTURIO
 CHECKED BY: []
 SHEET: []

A-5

1 OF 2 SHEETS

REMOVED



MOLDING 'A' 3' x 1'-0"
HIGH PARAPET

MOLDING 'B' 3' x 1'-0"
LOW PARAPET

MOLDING 'C' 3' x 1'-0"
AROUND ARCH OPENING

MOLDING 'D' 3' x 1'-0"
BELOW OVERHANG

MOLDING 'E' 3' x 1'-0"
BELOW WINDOW

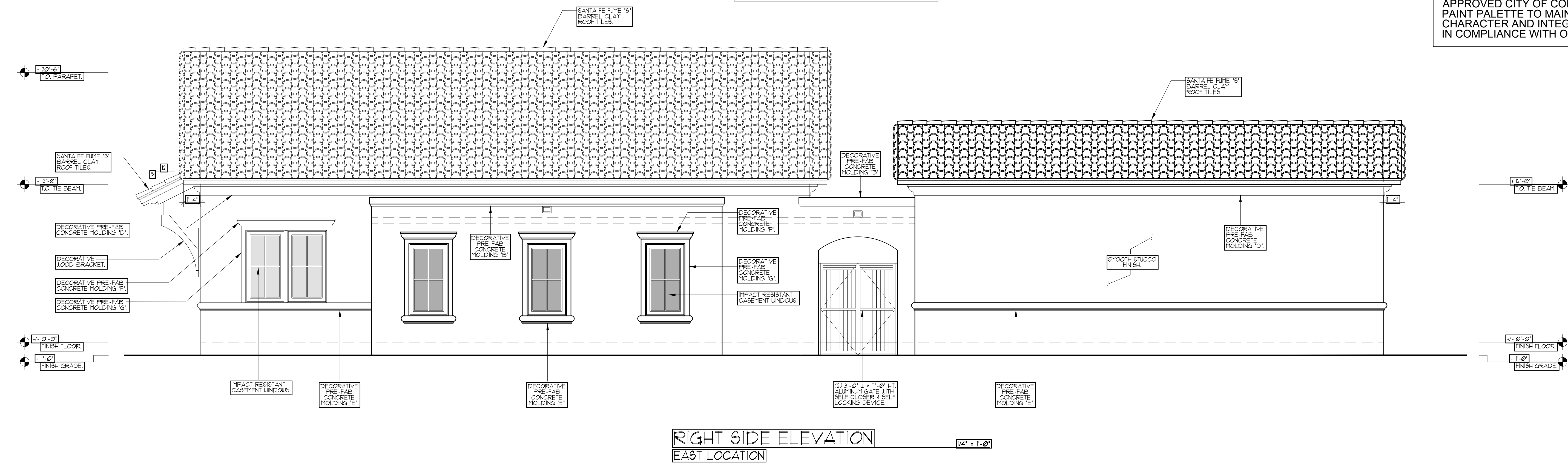
MOLDING 'F' 3' x 1'-0"
ABOVE WINDOW

MOLDING 'G' 3' x 1'-0"
AROUND WINDOW

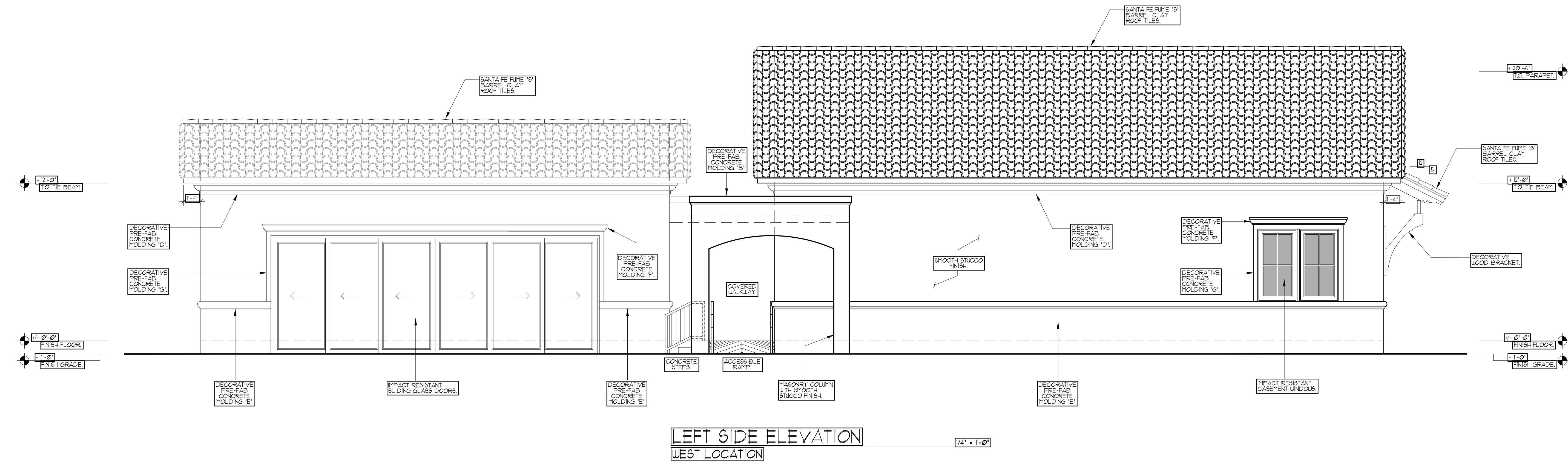
TYPICAL MOLDING NOTE:
 ALL PRECAST MOLDINGS SHALL BE POURED IN 3,000 PSI CONCRETE. (SEE ELEVATIONS & SECTIONS FOR EXACT LOCATIONS).

TYPICAL GLAZING NOTE:
 CLEAR GLAZING SHALL BE USED IN ALL WINDOW & EXTERIOR GLASS DOORS.

TYPICAL PAINT NOTE:
 THE COLOR OF THE NEW BUILDING SHALL BE PAINTED A DIFFERENT COLOR THAN EXISTING BUILDINGS.
 THE NEW COLOR SHALL BE CONSISTENT WITH THE APPROVED CITY OF CORAL GABLES RESIDENTIAL PAINT PALETTE TO MAINTAIN THE RESIDENTIAL CHARACTER AND INTEGRITY OF THE NEIGHBORHOOD IN COMPLIANCE WITH ORDINANCE No. 3576..

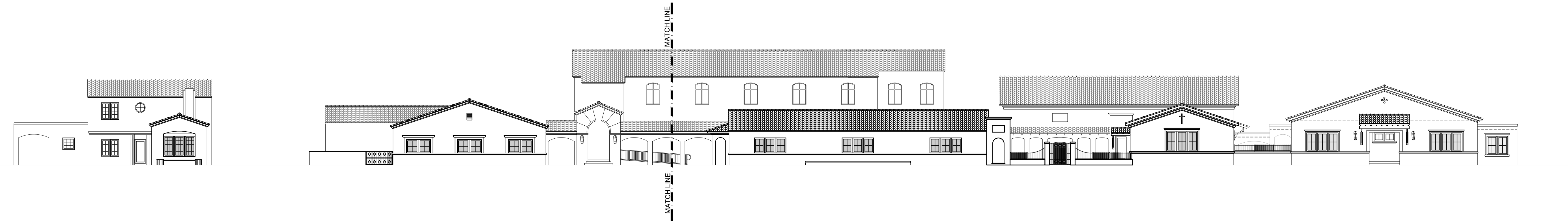


RIGHT SIDE ELEVATION
 EAST LOCATION 1/4" = 1'-0"



LEFT SIDE ELEVATION
 WEST LOCATION 1/4" = 1'-0"

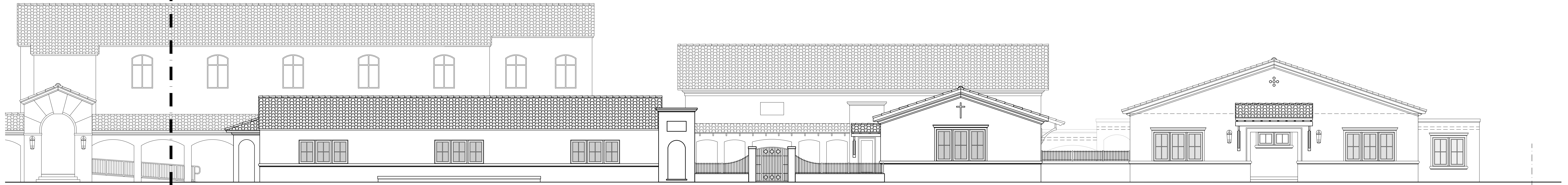
COLOMBUS BLVD.



OVERALL ANDALUSIA AVENUE FRONT ELEVATION
SOUTH LOCATION

1/8" = 1'-0"

MATCH LINE

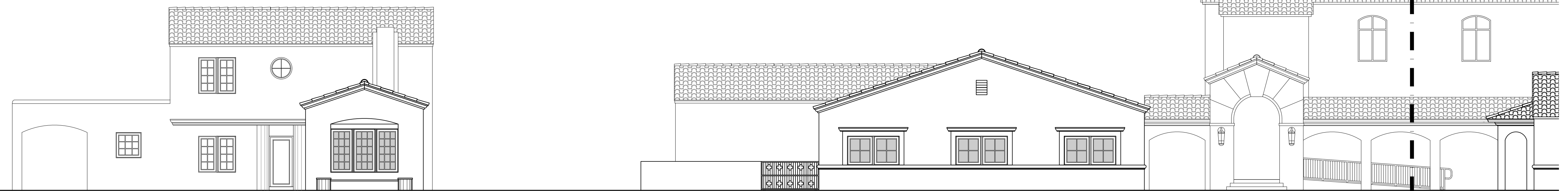


MATCH LINE

PARTIAL ANDALUSIA AVENUE FRONT ELEVATION
SECTION 'A' - SOUTH LOCATION

1/8" = 1'-0"

COLOMBUS BLVD.



MATCH LINE

MATCH LINE

PARTIAL ANDALUSIA AVENUE FRONT ELEVATION
SECTION 'B' - SOUTH LOCATION

1/8" = 1'-0"

REVISIONS	BY

DATE: 07/20/21
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

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 1266 Biscayne Blvd. SE - South Miami, Florida 33133
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OWNER:
ST. PHILIP'S EPISCOPAL CHURCH INC.
 1109 ANDALUSIA AVE.
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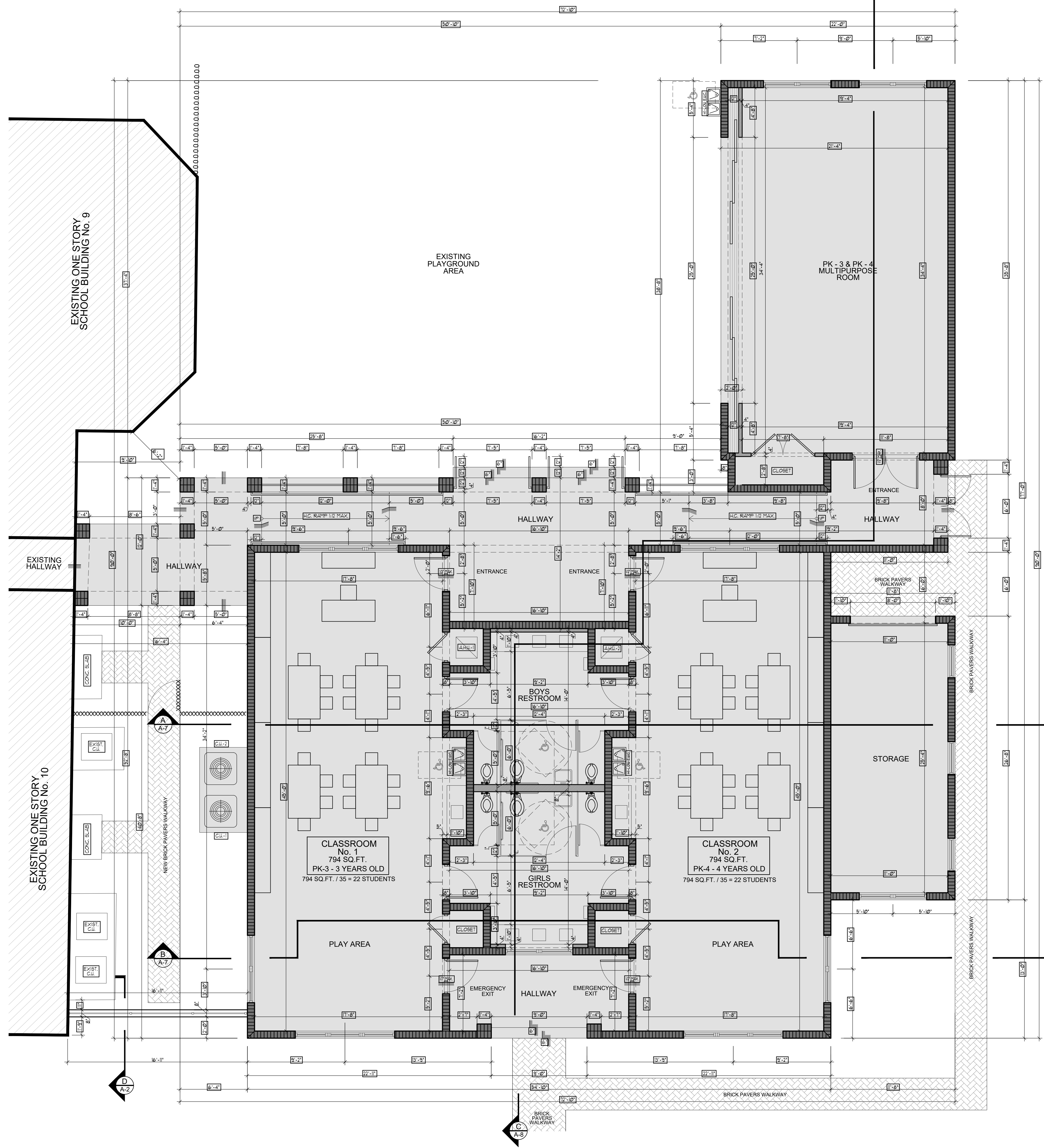
NEW PK-3 & PK-4 BUILDING
ST. PHILIP'S EPISCOPAL SCHOOL
 1109 ANDALUSIA AVE.
 CORAL GABLES, FL 33134-5909

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DATE: 07/20/21
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 AS SHOWN
 SHEET

A-6

1/8" = 1'-0" SHEETS

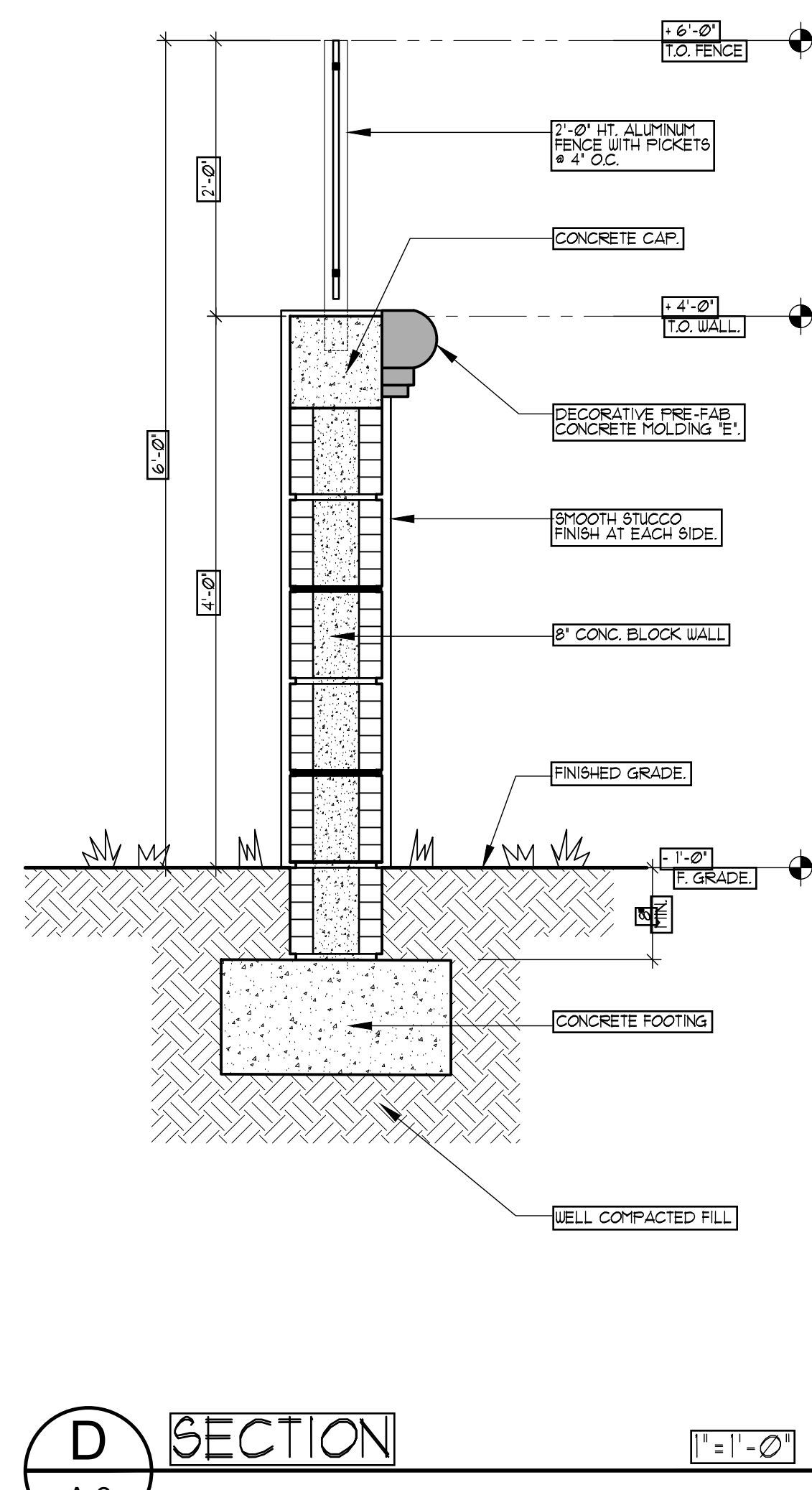


CLASSIFICATION OF WORK AS PER CHAPTER No. 6 F.B.C. (E) 2020 EDITION 7th. EDITION & FLORIDA FIRE PREVENTION CODE 7th. EDITION, CHAPTER 6.1

601.1 SCOPE:	DEMOLISH & BUILD EXISTING DAYCARE BUILDING WITH NEW.
601.2 WORK AREA:	EXISTING DAYCARE BUILDING SITE.
OCCUPANCY & USE:	EXISTING OCCUPANCY: INSTITUTIONAL "I-4"; EXISTING USE: DAYCARE.
602 LEVEL OF ALTERATION:	ALTERATION LEVEL 3 SHALL COMPLY WITH CHAPTERS No. 7, No. 8 AND No. 9.
605 CHANGE OF OCCUPANCY:	N/A
606 ADDITIONS:	N/A
607 HISTORIC BUILDINGS:	N/A
608 RELOCATED BUILDINGS:	N/A
609 RETROFITTING:	N/A

PROPOSED BUILDING BREAKDOWN

A/C AREA:	2,288 SQ. FT.
STORAGE:	312 SQ. FT.
HALLWAYS:	894 SQ. FT.
MULTIPURPOSE ROOM:	813 SQ. FT.
TOTAL BUILDING AREA:	4,307 SQ. FT.



PROPOSED FLOOR PLAN 1/4"=1'-0"

D SECTION 1"=1'-0"

REVISIONS

NO.	DESCRIPTION

OCTAVIO A. SANTURIO A.I.A.
ARCHITECT

6424 Bird Road, Suite 2E - South Miami, Florida 33153
PHONE: 781.882.2822 FAX: 781.882.2821
PROJECT: 1907 - ST. PHILIP'S EPISCOPAL CHURCH SCHOOL

OWNER:
ST. PHILIPS EPISCOPAL CHURCH INC.
1109 ANDALUSIA AVE.
CORAL GABLES, FL. 33134-5009

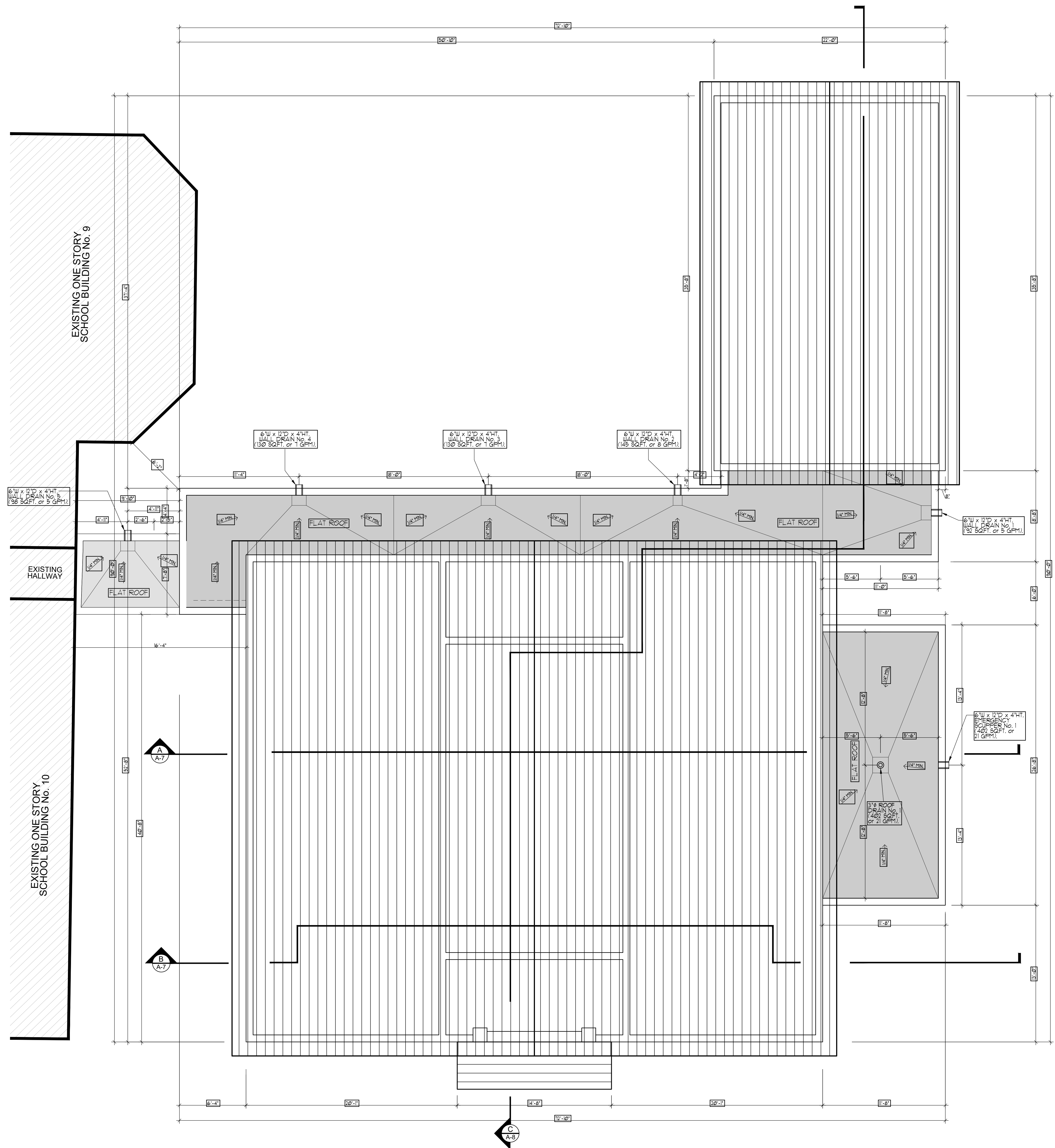
NEW PK-3 & PK-4 BUILDING
ST. PHILIPS EPISCOPAL SCHOOL
1109 ANDALUSIA AVE.
CORAL GABLES, FL. 33134-5009

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DATE:	2021
DESIGNED BY:	AS
CHECKED BY:	AS
DATE:	7/2/21
DESIGNED BY:	AS
CHECKED BY:	AS
DATE:	7/2/21
DESIGNED BY:	AS
CHECKED BY:	AS

A-2

2 3 SHEETS



PROPOSED ROOF PLAN
 1/4"=1'-0"
 N

REVISIONS	BY

OCTAVIO A. SANTURIO AIA
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 6161 Bird Road, Suite 2E - South Miami, Florida 33155
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 E-MAIL: OASANTURIO@GMAIL.COM

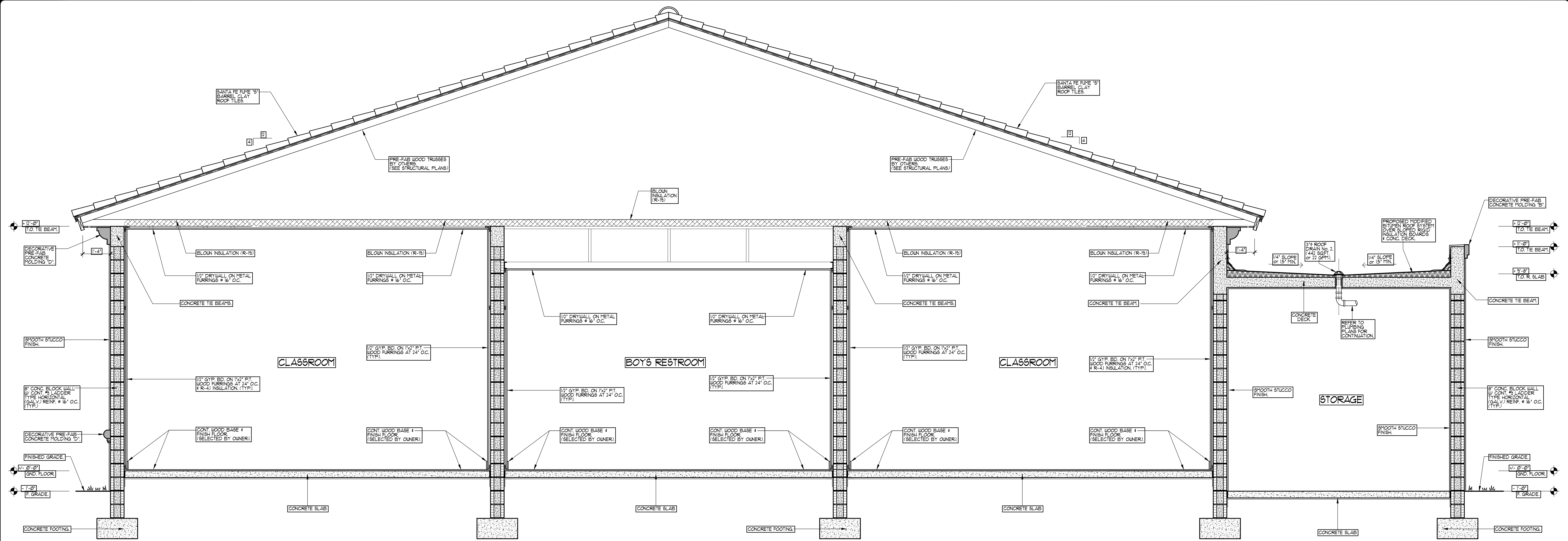
OWNER:
ST. PHILIP'S EPISCOPAL CHURCH INC.
 1109 ANDALUSIA AVE
 CORAL GABLES, FL 33134-5509

NEW PK-3 & PK-4 BUILDING
ST. PHILIP'S EPISCOPAL SCHOOL
 1109 ANDALUSIA AVE
 CORAL GABLES, FL 33134-5509

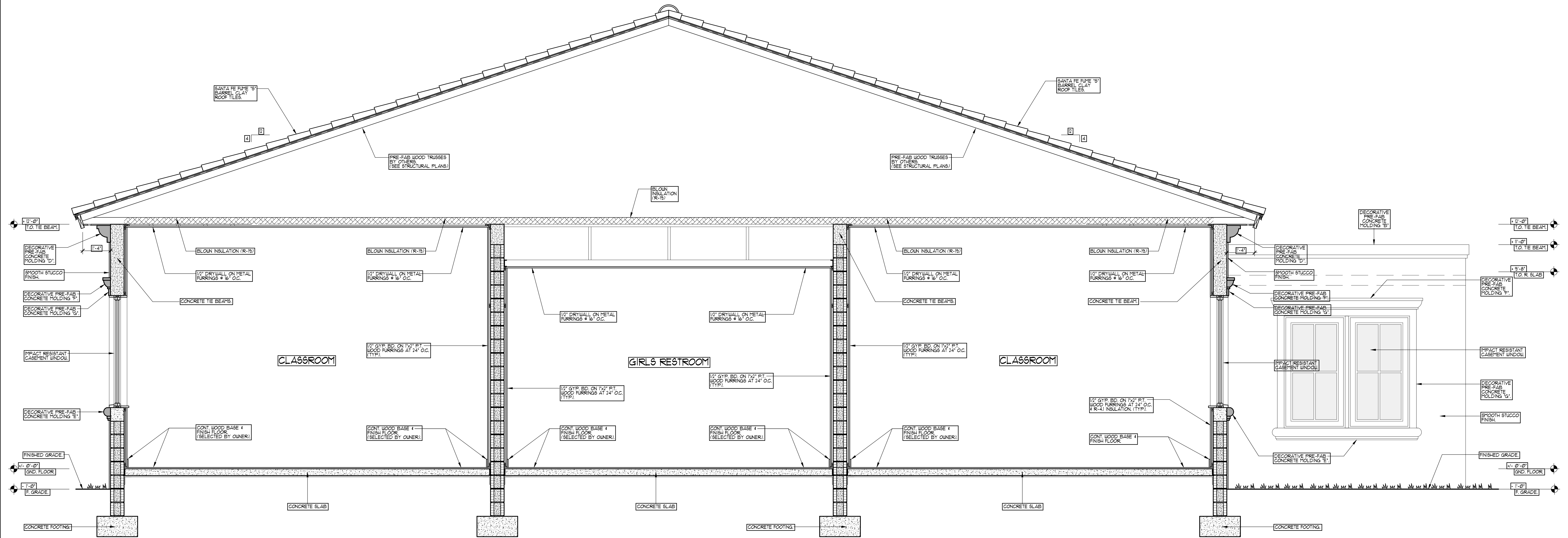
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DATE	
BY	
SCALE	
PROJECT	
DATE	
BY	
SCALE	
PROJECT	
DATE	
BY	
SCALE	
PROJECT	

A-3
 3 SHEETS



A SECTION 34'-11\"/>



B SECTION 34'-11\"/>

REVISIONS	BY

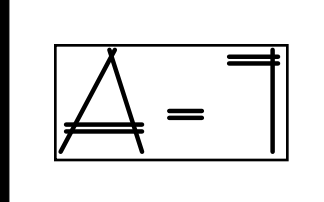
OCTAVIO A. SANTURIO A.I.A.
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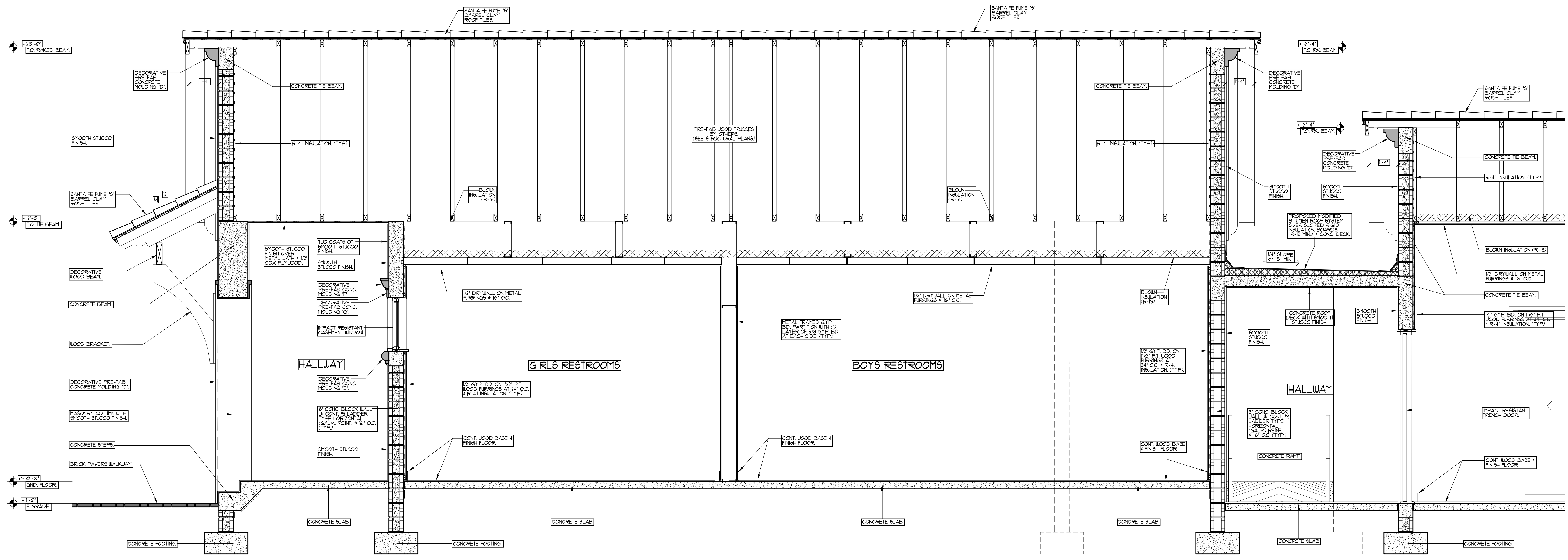
NEW PK-3 & PK-4 BUILDING
ST. PHILIPS EPISCOPAL SCHOOL
 1109 ANDALUSIA AVE.
 CORAL GABLES, FL 33134-5509

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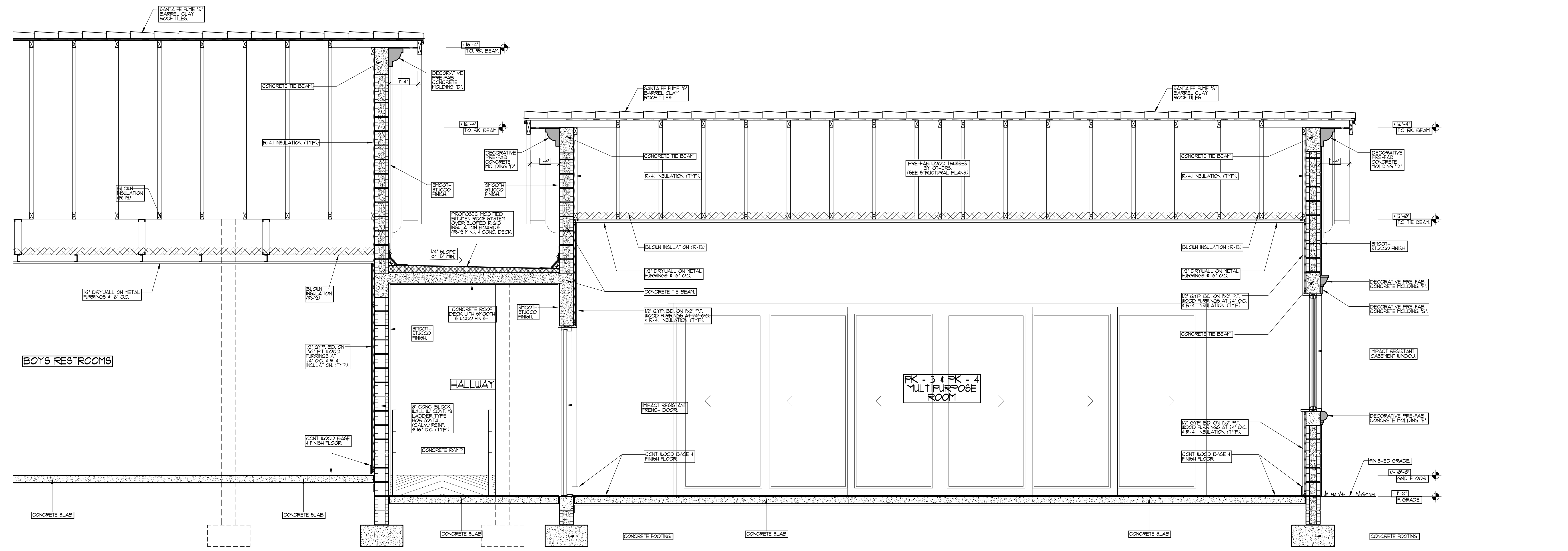
DATE: JUL 17, 2021
 DRAWN BY: AS SANTURIO
 JOB NO: 21201
 SHEET



1 OF 2 SHEETS



C SECTION 13'4" x 1'-0"



C SECTION 13'4" x 1'-0"

REVISIONS	BY

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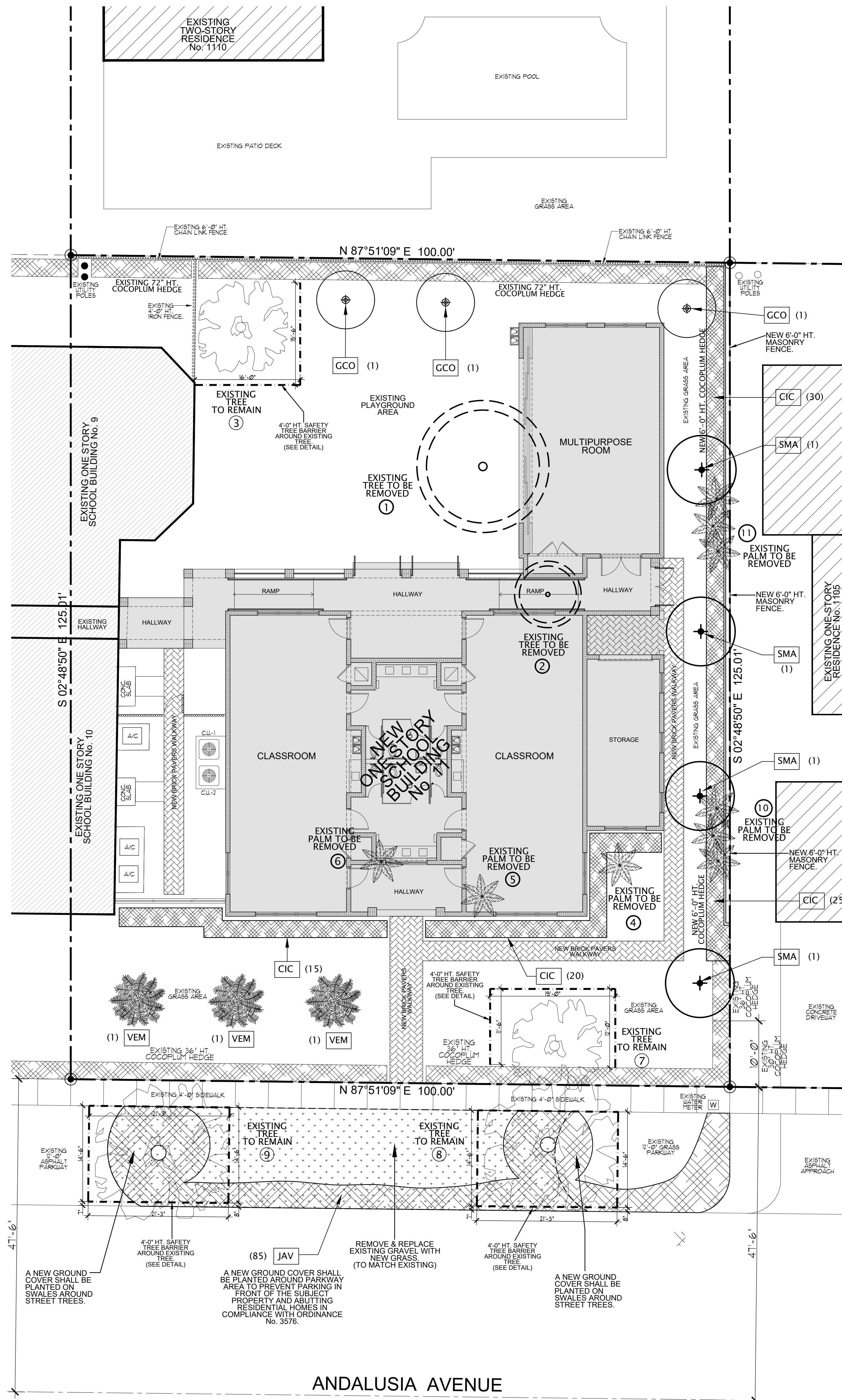
NEW PK-3 & PK-4 BUILDING
 ST. PHILIPS EPISCOPAL SCHOOL
 1109 ANDALUSIA AVE.
 CORAL GABLES, FL 33134-5509

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DATE: JUL 17 2021
 AS SHOWN
 SHEET

A-8

20 21 22 SHEETS



PARTIAL LANDSCAPE PLAN - NEW BUILDING

1/8" = 1'-0"

LANDSCAPE INFORMATION
ARTICLE 6, SECTION 6-103

LOT AREA: 12,500 SQ. FT. OR 0.28 ACRES

REQUIRED	PROVIDED
1. LANDSCAPING OPEN SPACE: 40% OF LOT AREA OR 5,000 SQ. FT. MIN.	52.5% OR 6,572 SQ. FT.
FRONT YARD OPEN SPACE: 20% OF THE REQUIRED OPEN SPACE OR 1,314 SQ. FT. MIN.	33 % OR 2,174 SQ. FT.

THE LANDSCAPED OPEN SPACE REQUIRED BY THIS SECTION SHALL CONSIST OF THE LANDSCAPE MATERIAL.

2. PLANTING REQUIREMENTS:

a. INSTALLATION:

LARGE SHADE TREES:
ONE (1) LARGE SHADE TREE FOR EACH 5,000 SQ. FT. OR FRACTION THEREOF OF TOTAL LOT AREA.

REQUIRED	PROVIDED
12,500 SQ. FT. OF LOT AREA	(6) LARGE TREES
(1) LARGE TREE PER 1st. 5,000 SQ. FT.	(2) EXISTING TREES
(1) LARGE TREE PER 2nd. 5,000 SQ. FT.	(4) NEW TREES
(1) LARGE TREE PER 2,500 SQ. FT.	(3) LARGE TREES

12,500 SQ. FT. OF LOT AREA

(2) PALMS OR MEDIUM SHADE TREES PER EACH 5,000 SQ. FT. OR FRACTION THEREOF OF TOTAL LOT AREA

REQUIRED	PROVIDED
12,500 SQ. FT. OF LOT AREA	(6) PALMS OR M. TREES
(2) PALMS OR MEDIUM TREES PER 1st. 5,000 SQ. FT.	(3) NEW MEDIUM TREES
(2) PALMS OR MEDIUM TREES PER 2nd. 5,000 SQ. FT.	(3) NEW PALMS
(2) PALMS OR MEDIUM TREES PER 2,500 SQ. FT.	(6) PALMS & M. TREES

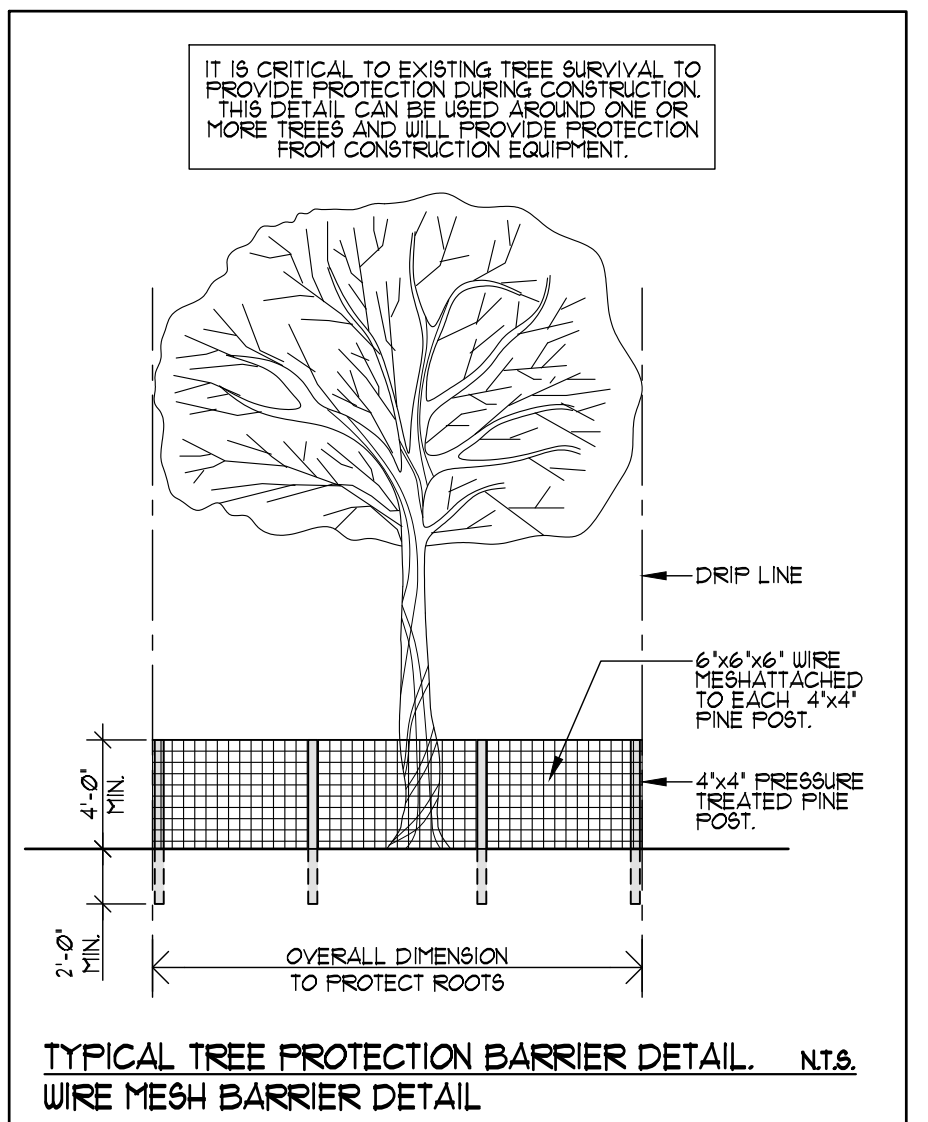
SHRUBS:
FIFTEEN (15) SHRUBS FOR EACH 5,000 SQ. FT. OR FRACTION THEREOF OF TOTAL LOT AREA.

REQUIRED	PROVIDED
12,500 SQ. FT. OF LOT AREA	(198) SHRUBS
(15) SHRUBS PER 1st. 5,000 SQ. FT.	(100) NEW SHRUBS
(15) SHRUBS PER 2nd. 5,000 SQ. FT.	(98) EXIST. SHRUBS
(15) SHRUBS PER 2,500 SQ. FT.	(45) SHRUBS

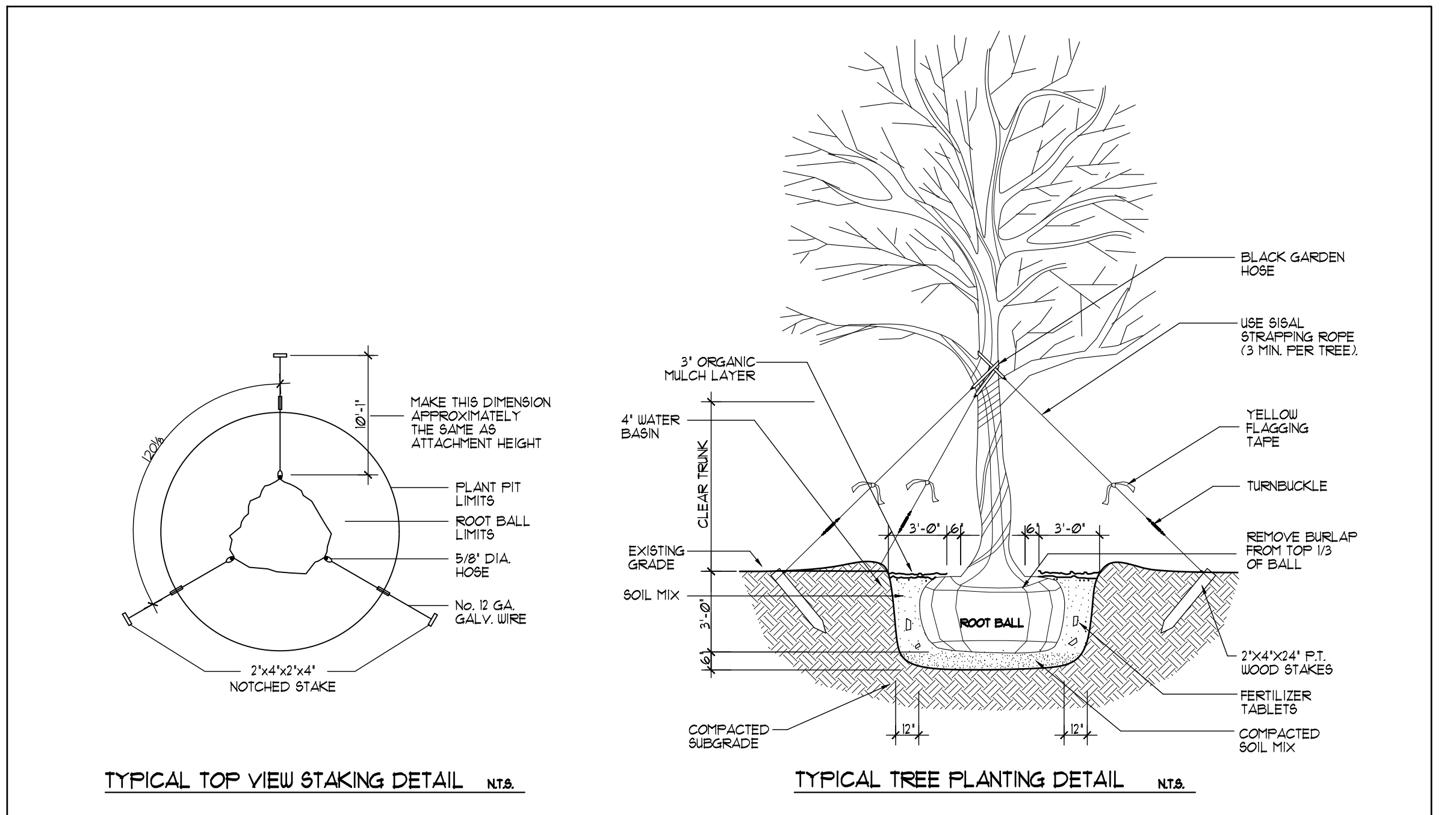
LAWN GRASS: 60% OF THE LOT AREA OR 7,500 SQ. FT. MAX.

LAWN GRASS IN R.O.W. ALL UNPAVED SURFACES ADJOINING THE PROPERTY ON THE R.O.W. SHALL BE SODED.

- LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE TO VERIFY SITE CONDITIONS AND BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO THE START OF THE WORK. LANDSCAPE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT AT ONCE OF ANY AND ALL ERRORS, DISCREPANCIES, IRREGULARITIES AND OMISSIONS PERTAINING TO THE SUCCESSFUL COMPLETION OF THE PROJECT INDICATED.
 - LANDSCAPE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL CENTER OF FLORIDA AT 1-800-45-4110 TO LOCATE ALL UTILITIES PRIOR TO ANY DIGGING.
 - ALL PLANTS ARE TO MEET THE RULES AND REGULATIONS OF GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE. MINIMUM PLANT GRADE ACCEPTED SHALL BE FLORIDA NO. 1.
 - ALL SHRUBS TO BE PLANTED A MINIMUM OF 24" FROM THE EDGE OF WALKS, BUILDING WALLS, POND EDGE, ETC.
 - ALL GROUND COVERS SHALL BE PLANTED A MINIMUM OF 12" FROM THE EDGE OF WALK, BUILDING WALL, POND, ETC.
 - LANDSCAPE CONTRACTOR IS TO REPLACE EXISTING PLANTS DAMAGED BY HIS WORK IF ANY.
 - OR WITH THE WIRE AND TURNBUCKLE METHOD, TO PREVENT LATERAL MOVEMENT FOR 6 MONTHS. NO NAILS, METAL STRAPS OR LINES ARE TO BE USED DIRECTLY AGAINST TRUNKS OR PALM TRUNKS.
 - LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES AND PLANTS FOR A PERIOD OF 180 DAYS, AND PALM FOR A PERIOD OF 210 DAYS, MINIMUM.
 - LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY HIM HIS EMPLOYEES, SUBCONTRACTORS OR HIS EQUIPMENT TO THE PROPERTY OR TO ANY THIRD PARTY.
 - NO SUBSTITUTION OR CHANGES ON THIS PLANS ARE TO BE PERFORMED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
 - ALL PALM EXCEPT FOR COCONUTS PALM, RHAPIS, AGAVE, ORANGE AND OTHER MULTITRUNK PALMS, SHALL HAVE STRAIGHT TRUNKS FREE OF SCARS, DECAY OR ANY EQUIPMENT DAMAGE.
 - ALL WORK BY THE LANDSCAPE CONTRACTOR SHALL BE DONE IN A PROFESSIONAL AND SOUND MANNER IN ACCORDANCE TO ESTABLISHED STANDARD LANDSCAPE INSTALLATION PRACTICES AND WORKMANSHIP.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE PRIOR TO BIDDING FOR VERIFYING ALL PLANT QUANTITIES NECESSARY TO COMPLETE THE JOB. QUANTITIES SHOWN ON THESE PLANS VARY DUE TO PLAN SCALE AND JOB CONDITIONS. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY PLANT QUANTITIES NECESSARY FOR THE COMPLETION OF THE PROJECT.
 - LANDSCAPE CONTRACTOR SHALL BE LICENSED AND INSURED AS REQUIRED BY STATE COUNTY OR MUNICIPALITY.
 - ALL LANDSCAPE MATERIAL AND WORK SHALL CONFORM TO CITY OF CORAL GABLES LANDSCAPING MANUAL AND OR ANY OTHER APPLICABLE MUNICIPAL ORDINANCE EFFECTIVE AT THE MUNICIPALITY WHERE THIS PROJECT IS LOCATED.
 - STREET TREES SHALL BE PLACED WITHIN SIX FEET OF THE EDGE OF THE DEDICATED RIGHT OF WAY. THEY SHALL HAVE A CLEAR TRUNK OF FOUR FEET AT A MINIMUM OVERALL HEIGHT OF FOURTEEN FEET AND A DIAMETER AT BREAST HEIGHT (DBH) OF 3" AT THE POINT OF PLANTING. AVERAGE SPACING BETWEEN TREES TO BE THIRTY FIVE FEET. UNLESS OTHERWISE NOTED, IN AREAS WHERE PLANTING AREAS IS LESS THAN FIVE FEET, LANDSCAPE CONTRACTOR SHALL OBTAIN PERMIT FROM COUNTY OR MUNICIPALITY TO CUT INTO THE SIDEWALK, NO THAT A FIVE (5) FEET PLANTING AREAS IS PROVIDED FOR EACH STREET TREE. THE AREA CUT INTO THE SIDEWALK SHALL BE REPAIRED WITH PAVEMENT OR BACKFILL ON SAND. LEVELED WITH THE EXISTING SIDEWALK SURFACE SHOULD THE MUNICIPALITY NOT ALLOW THE CUT. WHEN THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY TO MAKE TREE VARIETY SUBSTITUTION.



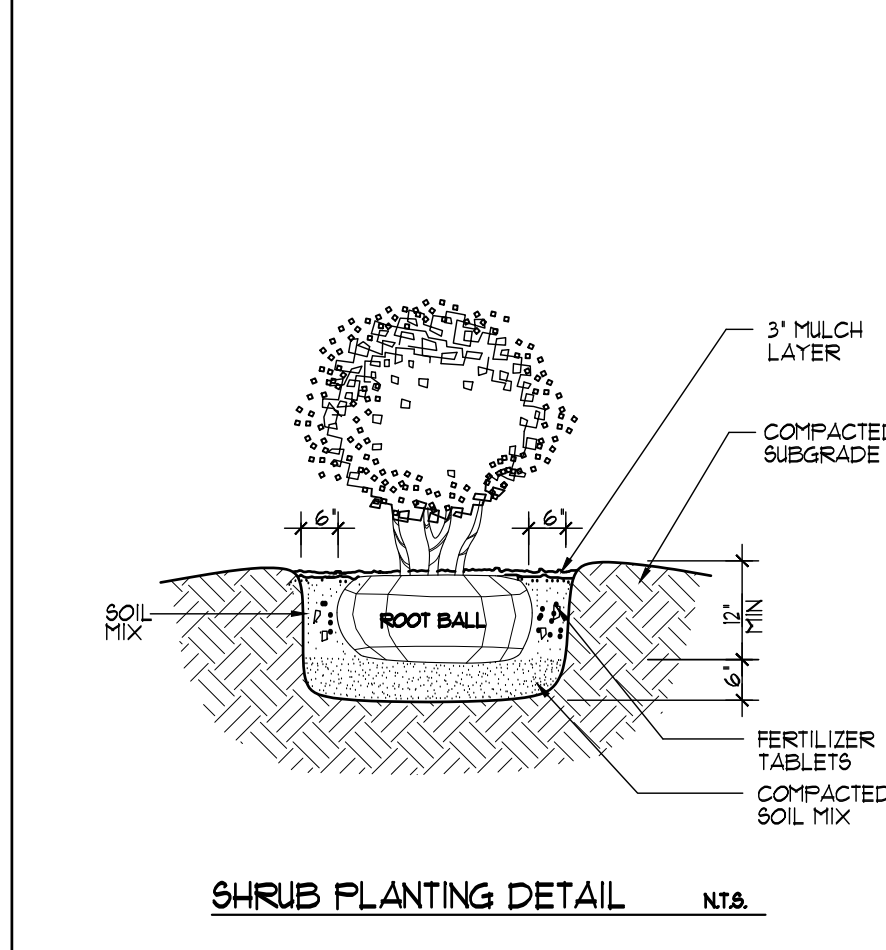
TYPICAL TREE PROTECTION BARRIER DETAIL. N.T.S.



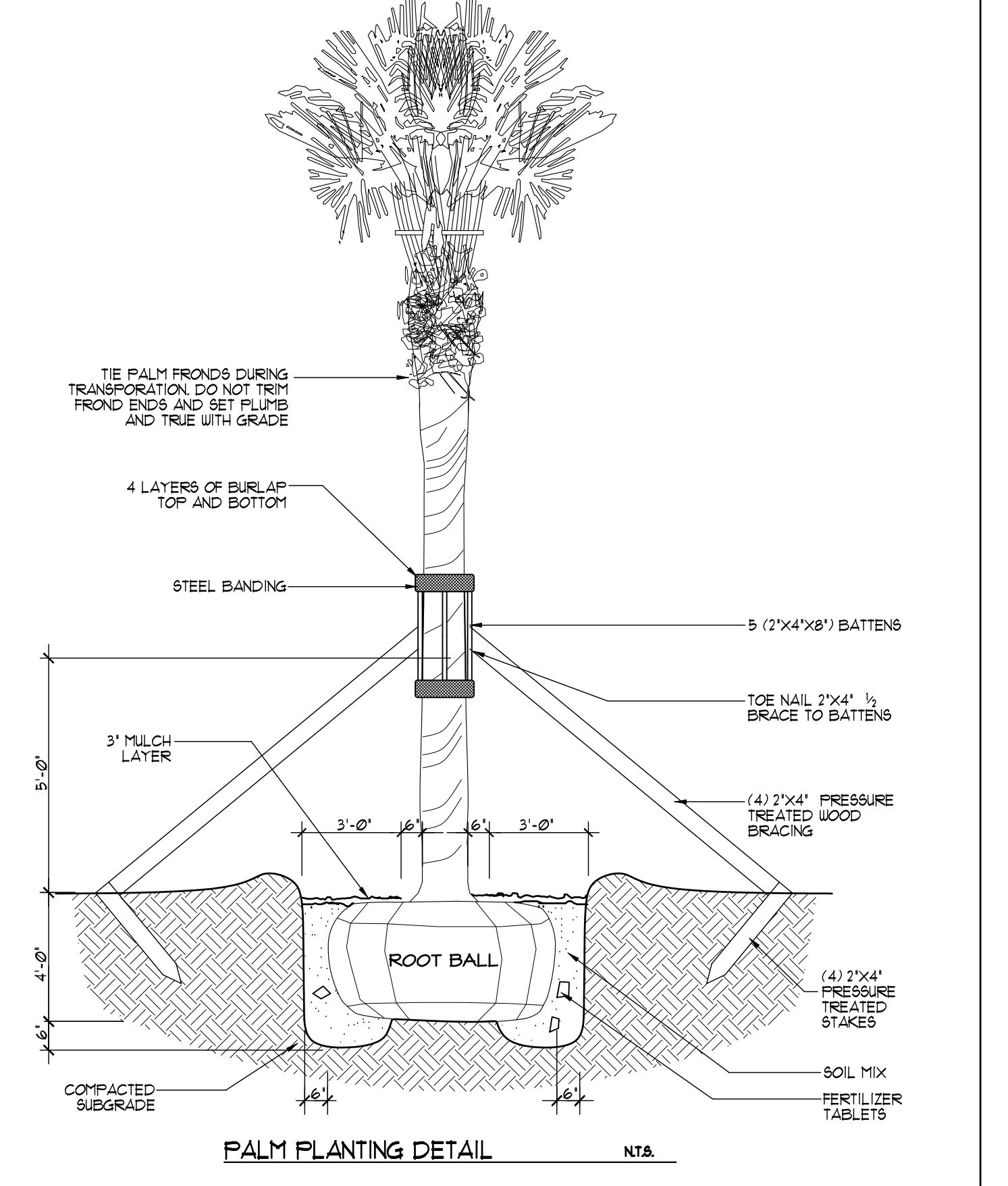
TYPICAL TOP VIEW STAKING DETAIL. N.T.S.

NOTE:
TOPSOIL SHALL BE OF THE MINIMUM QUALITY, EXCLUDING PALM TREES. ALL TREES SHALL BE PLANTED WITH (2) INCHES OF TOPSOIL AROUND THE ROOT BALL. A MINIMUM OF (3) INCHES OF SHREDDED APPROVED ORGANIC MULCH OR GEOTEXTILE SHALL BE INSTALLED AROUND EACH TREE PLANTING INCLUDING PALMS. FOR A MINIMUM OF (36) INCHES BEYOND THE TRUNK IN ALL DIRECTIONS AND THROUGHOUT ALL HEDGES AND SHRUB PLANTING. A (6) INCH CLEAR AREA WILL BE MADE AROUND EACH TRUNK TO PREVENT ROOT ROT AND OTHER DAMAGING EFFECTS.

- ALL LANDSCAPE MATERIAL MUST BE FLORIDA GRADE NO. 1
- MULCH NOTES:
1. NO CYPRESS MULCH IS ALLOWED.
2. ALL MULCH IS TO BE KEPT A MINIMUM OF 6" FROM THE BASE OF ALL PLANT MATERIAL.



SHRUB PLANTING DETAIL. N.T.S.



PALM PLANTING DETAIL. N.T.S.

EXISTING TREE INVENTORY

Tree #	Common Name	Botanical Name	D.B.H./ Diameter	Height	Canopy Value (Spread)	Disposition/ Disposition
1	MANGO TREE	MANGIFERA INDICA	16"	20'	20'	REMOVE
2	LIVE OAK	QUERCUS VIRGINIANA	17"	18'	5'	REMOVE
3	LIVE OAK	QUERCUS VIRGINIANA	13"	18'	10'	REMAIN
4	QUEEN PALM	ARECASTRUM ROMANZOFFIANUM	18"	20'	8'	REMOVE
5	QUEEN PALM	ARECASTRUM ROMANZOFFIANUM	18"	18'	4'	REMOVE
6	QUEEN PALM	ARECASTRUM ROMANZOFFIANUM	18"	16'	15'	REMOVE
7	LYCHEE TREE	LITCHI CHINENSIS	30"	15'	10'	REMAIN
8	LIVE OAK	QUERCUS VIRGINIANA	30"	20'	30'	REMAIN
9	LIVE OAK	QUERCUS VIRGINIANA	16"	20'	30'	REMAIN
10	MACARTHUR PALM	PTYCHOSPERMA MACARTHURI	1.5' x 3	17'	4'	REMOVE
11	MACARTHUR PALM	PTYCHOSPERMA MACARTHURI	1.6' x 3	16'	4.5'	REMOVE

SYMBOL USED ON PLAN	LOCATION	PLANT NAME	NATIVE SPECIES	HEIGHT AT PLANTING	HEIGHT AT MATURITY	HEIGHT OF CLEAR TRUNK	CANOPY DIAMETER ESTIMATED AT TIME OF PLANTING	CALIPER AT PLANTING	MAXIMUM AVERAGE SPACING	QUANTITY
SMA	4	BIETENIA HARGOBANI MAHOGANY	X	16'-0" - 18'-0"	MIN 20'-0"	6'-0"	8'-0"	3"		4
GCO	3	COROLIA SEBESTENA GEIGER TREE	X	12'-0" - 14'-0"	MAX. 20'-0"	4'-0"	6'-0"	2 1/2"		3
VEM	3	ROYAL PALM	X	14'-0" - 16'-0"	MIN 20'-0"		6'-0"	4"		3
CIC	90	CHRYSOBALANUS (COCO)	X	2'-0" (3 GAL.)	MUST GROW 4 BE MAINTAINED 3'-6" HT.				2'-0" O.C.	90
JAV	85	JASMINE YOUNG	X	2'-0" (3 GAL.)	MUST GROW 4 BE MAINTAINED 2'-6" HT.				2'-0" O.C.	85
	X	STENOCLADUM FLORATAN ST. AUGUSTINE SCOP	X						PANELS	

NOTE: THE HEDGES WILL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 30" WITHIN OF VISIBILITY TRIANGLES. (TYPICAL)

THE TRIANGLE OF VISIBILITY AREA SHALL KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF 2 FEET AND 6 (2'-6") FEET AND EIGHT (8) FEET ABOVE PAVEMENT OR ESTABLISHED GRADE. POTENTIAL OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO STRUCTURES, GRASS, GROUND COVERS, SHRUBS, VINES, HEDGES, TREES, PALMS, ROCKS, WALLS AND FENCES.

FIELD VERIFICATION:
THIS PLAN IS SUPPLIED FOR GENERAL INFORMATION AND FOR THE CONTRACTOR'S USE. CONTRACTOR SHALL VERIFY ALL FIGURED DIMENSIONS AND ALL EXISTING CONDITIONS AT THE JOB SITE AND NOTIFY ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

REVISIONS

NO.	DATE	DESCRIPTION

OCTAVIO A. SANTURIO A.I.A.
ARCHITECT
FL. LIC. 00076193
6162 Blvd. Road Suite 3E - South Miami, Florida 33155
Phone: (305) 665-8824 / 665-8826 Fax: (305) 661-7415
E-MAIL: oas@oasarchitect.com

OWNER:
ST. PHILIPS EPISCOPAL CHURCH INC.
1109 ANDALUSIA AVE.
CORAL GABLES, FL. 33134-5509

NEW PK-3 & PK-4 BUILDING
ST. PHILIPS EPISCOPAL SCHOOL
1109 ANDALUSIA AVE.
CORAL GABLES, FL. 33134-5509

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DRAWN BY: R.F.
CHECKED BY: C.A.S.
DATE: JULY 2021
SCALE: AS SHOWN
JOB NO: 210
SHEET

Art of Public Places

The project cost is \$840,000.00 below the threshold of \$1,000,000.00 therefore the Arts in Public Places fee does not apply.

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3575

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF "CITY OF CORAL GABLES COMPREHENSIVE PLAN," BY CHANGING LAND USE ON LOTS 6 AND 7, BLOCK, 18, SECTION "A," LOCATED AT 1140 CORAL WAY, FROM "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "RELIGIOUS/INSTITUTIONAL USE"; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within five hundred (500) feet, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) on November 8, 2000, at which hearing all interested persons were afforded the opportunity to be heard and an application to amend the Future Land Use Map of the "City of Coral Gables Comprehensive Plan" for the purpose of changing Lots 6 and 7, Block 18, Section "A," located at 1140 Coral Way, from "Residential Use (Single-Family) Low Density" to "Religious/Institutional Use," was recommended for approval; and

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on May 8, 2001 at which hearing all interested persons were afforded an opportunity to be heard and the proposed amendment was approved on first reading, and

WHEREAS, this is considered a small scale amendment and therefore does not require review and comment by the Department of Community Affairs;

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

SECTION 1. That the Future Land Use Map of the "City of Coral Gables Comprehensive Plan," attached thereto and by reference made a part thereof, is hereby amended to show henceforth a change in the Future Land by changing the "Land Use Category" on Lots 6 and 7, Block 18, Section "A," located at 1140 Coral Way, from "Residential Use (Single-Family) Low Density" to "Religious/Institutional Use," to permit an existing single-family residence to be converted to church/office use.

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

SECTION 3. That this ordinance shall become effective thirty days from its adoption on second reading.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF MAY, A.D., 2002.

DONALD D. SLESNICK II
MAYOR

JASON A. PLEMMONS
ACTING CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:
ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3576

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE", BY PROVIDING FOR A CHANGE OF ZONING FOR THE FOLLOWING LISTED ZONING CLASSIFICATIONS FOR THE FOLLOWING PROPERTIES: "XSR-14", SPECIAL USE (LOTS 1-5); "XSR-8", SPECIAL USE (LOTS 16-20); "SR-14", SPECIAL USE (LOTS 6 AND 7); "SR-8", SPECIAL USE (LOTS 14 AND 15); AND, "R-8", RESIDENTIAL, SINGLE FAMILY (LOTS 21 AND 22) TO "S" SPECIAL USE ZONING AND APPROVING A SITE PLAN FOR ST. PHILIP'S CHURCH/SCHOOL, TO ALLOW FOR THE USE OF THE PROPERTY AS A CHURCH, DAY SCHOOL AND RECTORY USE PURSUANT TO ZONING CODE SECTION 3-11(A) REQUIRING SITE PLAN REVIEW FOR PROPERTIES ZONED "S," SPECIAL USE, LEGALLY DESCRIBED AS LOTS 1-7 AND 14-22, BLOCK 18, SECTION "A" (1140 AND 1142 CORAL WAY AND 1109 AND 1143 ANDALUSIA AVENUE) CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA; SUBJECT TO CERTAIN CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, St. Philip's Church/School has submitted an application requesting site plan review for the future expansion and construction for a total of approximately 33,457 square feet on the 2.5 acre site for classrooms, laboratories, media center, and other improvements; and,

WHEREAS, since 1989, St. Philip's Church/School has purchased and/or assembled three (3) additional adjoining residential properties (1140 Coral Way and 1109 & 1143 Andalusia Avenue) for church/school use; and,

WHEREAS, the City has previously approved a change of land use and zoning of each property to allow for future development for church/school use; and,

WHEREAS, separate development conditions have been previously placed on each property at the time of change of land use and zoning was considered and approved by the City; and,

WHEREAS, the entire assembled property under ownership of St. Philip's Church/School, is intended to function as a single campus; and,

WHEREAS, there exists a need for a single, comprehensive site plan to identify the current property boundaries and identify all previous approvals which considered current and future proposals to modify approved church/school facilities; and,

WHEREAS, this ordinance takes into consideration all previous conditions of approval granted by the City pursuant to Ordinance Number(s) 980, 1931, 2835, 2851 and 3165 which City staff has modified and updated creating new conditions; and,

WHEREAS, the intent of this ordinance is to modify and clarify all previous conditions for the purpose of providing all development order conditions from the past and as a part of this approval into one ordinance for ease of implementation and enforcement; and,

WHEREAS, the Planning Department conducted numerous neighborhood meetings to solicit review and comments for all interested parties of which all meeting, notices and actions on are file within the Planning Department; and,

WHEREAS, the Planning Department conducted a neighborhood meeting on November 7, 2001 to secure additional input and comments on the site plan; and,

WHEREAS, after notice of numerous public hearings, the subject property was discussed, duly published and courtesy notification to all property owners of record was distributed. Public hearings were held before the Planning and Zoning Board and/or the City Commission on: November 8, 2000, October 9, 2001, November 20, 2001, December 12, 2001 and March 13, 2002, and at which hearings, all interested persons were afforded the opportunity to be heard, and the Board on March 13, 2002, recommended that the plans be approved, with conditions; and,

WHEREAS, the public hearings was held before the City Commission on May 8, 2001 and October 9, 2001 and November 20, 2001 at which hearings all interested persons were afforded the opportunity to be heard, and the City Commission recommended various directives as provided in the record of the proceedings; and,

WHEREAS, the City Commission at its regular meeting of April 9, 2002 recommended approval of the Change in Zoning and Site Plan on first reading;

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

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code" and in particular Section 3-11(a), which requires that all proposed plans for redevelopment of property zoned "S" Special Use, receive Commission approval, the Site Plan which represents the final site plan for the St. Philip's Church/School, located at 1140 and 1142 Coral Way and 1109 and 1143 Andalusia Avenue, on property legally described as Lots 1-7 and 14-22, Block 18, Section A, Coral Gables, Dade County, Florida, in furtherance of the Comprehensive Land Use Plan Goals; Objectives and Policies shall be and it is hereby approved subject to the following conditions

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a. Site Plan prepared by Jorge Hernandez, Architect, dated February 1, 2002 and received by the Planning Department on February 11, 2002.
 - b. Site Plan data summary of allowable build out dated February 11, 2002 received by the Planning Department on February 12, 2002.
 - c. Elevation Drawings and Floor Plans prepared by Jorge Hernandez, Architect, dated February 1, 2002, and received by the Planning Department on February 11, 2002.
 - d. Traffic and Parking Study prepared by David Plummer and Associates, Inc., dated October 20, 2000 and received by the Planning Department on October 23, 2000.
 - e. 1140 Coral Way elevations dated May 16, 2000 and received by the Planning Department on October 31, 2000.
 - f. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated October 31, 2000.
2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant subject to City Attorney review and approval.
3. The applicant, its successors or assigns shall adhere to the following conditions:
 - a. General.
 1. Any new construction of buildings, additions to existing buildings, shall require Planning and Zoning Board and City Commission review and final approval in ordinance form.
 2. Any future new construction of buildings identified on the site plan referenced herein shall be no more than one story in height or 27 feet to top of the roof-line whichever is less. Structures damaged by acts of God, disaster, etc. shall not be subject to these height provisions. These structures shall be permitted to be constructed/reconstructed to their pre-existing height where damage is sustained due to such acts.
 3. The school shall be limited to a maximum capacity of 180 students and the curriculum shall be limited to preschool through the sixth grade. The School shall provide the Planning Department verification of the total student enrollment within 90 days of approval and in January of each calendar year thereafter.
 4. Improvements and/or conditions contained herein unless otherwise specified shall be completed within 30 calendar days of receipt of a final certificate of

occupancy on the lot for which the applicable structure and/or improvements is completed.

5. Failure to abide by the conditions with specific time limitations from the date of the approval contained herein shall result in revocation of the approval.
 6. If not already completed, the property owner shall apply for a unity of title within 90 days of approval of the application.
 7. Prior to the issuance of any permits for construction of structures as provided herein, the property owner shall submit to the Planning Department a landscape plan prepared by a landscape architect, providing for the improvements on property boundaries of 1140 Coral Way and 1109 Andalusia Avenue , relative to the type of plant materials and type of wall desired. The Planning Director and Public Service Director shall review and approve the improvements. All costs for installation, permitting and applicable City reviews shall be the responsibility of St. Philip's Church/School.
- b. Landscaping.
1. The hedge currently installed along the entire front property line of Andalusia Avenue shall be maintained as a continuous hedge at a minimum height of 36 inches.
- c. Vegetation Preservation.
1. Within 90 days of approval, the applicant shall submit a tree survey to the Public Service Department, prepared by a landscape architect, horticulturist or certified nursery person detailing all existing vegetation contained onsite. This shall include all trees, and shrubs more than two (2) to three (3) feet (3 gallon container) in height, visible by public right-of-ways at the time of the survey. Information provided shall include common plant name, botanical name, caliber size, approximate canopy size/spread and determination as to the viability of the vegetation. This survey shall be reviewed and approved by the Public Service Director for accuracy and final determination as to viability of all vegetation. The final approved plan shall be provided to the Planning Department upon approval.
 2. All existing and installed landscaping as identified and approved by the City shall be shall be maintained in perpetuity as provided on the approved tree survey and final landscape plan.
 3. Removal of all vegetation as provided on the approved tree survey and landscape plan shall require the submission and review of a vegetation removal permit from the Public Service Department. Expired and/or removed plant materials as referenced on the tree survey and landscape plan shall be replaced on a 1 to 1 ratio. The caliber size removed shall be replaced with the identical caliber size. The replaced caliber size may include an increase number of trees of smaller caliber size (i.e., if a 20 inch tree expires, a total of four (4), five (5) inch trees may replace the expired tree or other combination of trees and caliber size). The selection of replaced materials, caliber size and number of trees for expired materials, location and other applicable standards shall be subject to Public Service Department determination and approval.

- d. **Architecture.**
1. Any and all modifications to any exterior portions of buildings/structures on any portions of the property shall be required to undergo Board of Architectural review.
 2. At which time any exterior modifications including but not limited to painting, additions, etc., the buildings and structures located on lots 6 and 7 (1140 Coral Way), Lots 14 and 15 (1109 Andalusia Avenue) and Lots 21 and 22 (1143 Andalusia Avenue), once completed, such buildings shall each be painted a different color. The color shall be consistent with the approved City of Coral Gables residential paint palette to maintain the residential character and integrity of the neighborhood.
 3. Additions to the exterior portions of any structures limited to canopies and overhangs up to 500 square feet may be approved administratively by the Planning Department. The Planning Director may require the property owner to undergo public hearing review if it is determined by the Director that the proposed improvements could potentially impact the surrounding existing residential units.
- e. **Parking**
1. No vehicle parking, storage or standing shall be permitted along the south side of the Coral Way rights-of-way from the corner of Columbus Boulevard to the eastern portion of Lot 7. The City shall install appropriate signage identifying the above restriction.
 2. All church and school employees shall park within Salvadore Park's east parking lot (adjacent to Cordova Avenue) on all school days from 7:00 a.m. to 4:00 p.m. Within 90 days of approval, the school shall implement a parking sticker system identifying school employees and require such stickers to be placed on all school employees vehicles. The type of stickers and placement on vehicles shall be reviewed and approved by the Parking Director. Enforcement of the provisions will be completed by the City via the normal ticketing procedures or other applicable enforcement mechanisms.
- f. **Lighting.** The placement of lighting on any portion of the property shall be directed internally and shielded as appropriate, to insure adjacent residential uses are not impacted.
- g. **Traffic/Parking Management.**
1. The church/school shall secure review and approval from the City Manager's Office for parking at events not listed below, (i.e., funerals, weddings, etc.) at which 50 or more vehicles are expected, (excluding normal school operations and worship services). The applicant shall be required to submit a request a minimum of 48 hours in advance of an event. The City Manager may require review of the request by the Special Events Committee if it is determined such review is required.

2. The church/school shall secure a Special Events Permit from the Special Events Committee for the below listed annual events and such other annual events that may be added. These events include the following:

<u>Event</u>	<u>Time</u>
Christmas Eve	Holiday afternoon/evening
Easter	Sunday morning
Episcopal School Sunday	Sunday morning
Halloween Extravaganza	Saturday morning
Welcome Back Supper	Friday evening
Philipfest	Saturday evening
Bach Society concerts	Evenings
Christmas musical	Weekday evening
6 th Grade Graduation	Weekday evening
Grandparents' Day	Weekday morning
Thanksgiving musical	Weekday morning
Blessing of the Animals	Weekday morning
Awards Day	Weekday morning
Kindergarten Graduation	Weekday morning
Field Day	Weekday morning

The committee may require various conditions of approval to mitigate any potential impacts and shall determine the total number of Police Personnel needed for each event. Special Events Permit requests, shall be filed a minimum of 14 calendar days in advance of each event.

3. The church/school may request a waiver of the “No parking” requirements, thereby allowing parking in designated “No parking” areas as a part of the above requests. However, waiver of the “No parking” requirements for Coral Way, shall not be permitted.
4. All costs, including but not limited to application fees, hiring of police personnel, necessary signage, clean-up fees (as applicable), etc., shall be the responsibility of the applicant.

h. Signage.

1. No signage other than the existing signage currently located on the property shall be permitted on any portion of the property other than the two existing signs currently located on the property. Signage indicating property address location and other signage not visible from adjoining properties and public rights of ways are exempted from these provisions.
2. Within 90 days of approval, all buildings shall include a street address signage as follows: 1109 and 1143 Andalusia Avenue and 1140 and 1142 Coral Way.

i. Specific conditions.

1. 1140 Coral Way.
 - a) The character and exterior appearance of the existing structure and any future improvements shall be designed to maintain a residential character on all sides. Any and all modifications to the residence shall be required

- to undergo Board of Architects review and approval.
- b) No more than three vehicles may be parked or stored on the property lot at any time.
 - c) Within 90 days of approval, the applicant shall modify the site plan, landscape plan and other applicable plans to include the following additional improvements along the east side yard property line:
 1. Increase in wall height of two (2) feet above the existing wall height;
 2. Installation of shade trees as noted on the plans shall be a minimum of 16 to 18 feet in height at time of planting; and,
 3. Installation of a landscape hedge as noted on the plans shall be a minimum height of 4 feet at time of planting, spaced 4 – 6 feet on center the entire length of the property line.
 - d) No new play equipment or other similar play structures or structures, may be erected on the rear portion of the lot.
2. 1109 Andalusia Avenue.
- a) The exterior open space and rear yard area shall only be permitted to be utilized from 8:00 a.m. to 6:00 p.m. Monday through Friday.
 - b) Within 90 days of approval, the applicant shall remove all asphalt located within the side yard of the structure and within the rights-of way (existing apron). This area shall be graded and sodded after removal of paving.
 - c) 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. Applicable building and fire code requirements as required pursuant to the building and fire code shall be exempt from this condition.
 - d) Within 30 days of issuance of a final certificate of occupancy for any building additions or similar improvements on this property, the rear yard building shall be removed entirely and the area shall be graded and grassed.
 - e) The applicant may locate play equipment and other similar play structures on the western portion of the rear yard adjacent to the preschool facility within the area identified on the site and landscape plan. No play equipment or play structures shall exceed six (6) feet in height.
 - f) Within 90 days of approval, the applicant shall modify the site plan, landscape plan and other applicable plans to include the following additional improvements:
 - 1) North (rear) yard property line:
 - Increase in wall height of two (2) feet, above the existing wall height;
 - Installation of three (3) shade trees minimum planting height of 16 – 18 feet, spaced appropriately; and,
 - Installation of a landscape hedge (or replacement of the

existing hedge) as noted on the plans at a minimum height of 4 to 6 feet at time of planting spaced 4 – 6 feet on center the entire length of the property line.

- 2) East (side) yard property line:
- Installation of a 6 foot wall;
 - Installation of four (4) shade trees with a minimum planting height of 16 -18 feet, spaced appropriately; and,
 - Installation of a landscape hedge with a minimum height of 4 feet at time of planting, spaced 4 – 6 feet on center the entire length of the property line.

3. Vehicle Storage.

- a) The storage of trucks and school buses shall be prohibited on the property. All other provisions regarding the storage of vehicles, as provided for in the City Code and Zoning Code for residential properties, shall be applicable to the subject property.

SECTION 2. This ordinance rescinds all previous conditions of approval granted pursuant to Ordinance No(s). 980, 1931, 2835, 2851 and 3165 and this ordinance provides all conditions of approval which govern the use and future development of the property described herein; and

SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith, shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF MAY, A.D., 2002.

(Motion: Cabrera/Second: Kerdyk)
(Yeas: Cabrera, Kerdyk, Withers, Slesnick)
(Clerk's Item No. 10)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

JASON PLEMMONS
ACTING CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO 3165

AN ORDINANCE AMENDING FUTURE LAND USE MAP OF "CITY OF CORAL GABLES COMPREHENSIVE PLAN", BY CHANGING LAND USE ON LOTS 21 AND 22, BLOCK 18, SECTION "A", LOCATED AT 1143 ANDALUSIA AVENUE, FROM "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "RELIGIOUS/INSTITUTIONAL USE", AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

WHEREAS, Application No 658-P was submitted for the purpose of amending the Future Land Use Map of the "City of Coral Gables Comprehensive Plan", in order to change the subject property from "Residential Use (Single-Family) Low Density" to "Religious/Institutional Use" to permit an existing single-family residence, currently a church rectory, to be utilized for office and administrative use, and;

WHEREAS, after notice of hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on September 13, 1995, at which hearing all interested persons were afforded the opportunity to be heard and it was recommended that the applicant's request be approved, and

WHEREAS, pursuant to the provisions of Chapter 163 3187 of the Florida Statutes, the City Commission held a public hearing on October 10, 1995 at which hearing all interested persons were afforded an opportunity to be heard, and the proposed amendment was approved on first reading, and

WHEREAS, this request is considered a small-scale amendment as defined by Florida Statute, requiring **submittal** to the Department of Community Affairs,

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

SECTION 1. That from and after the effective date of this ordinance, the "City of Coral Gables Comprehensive Plan", and in particular that portion known as the Future Land Use Map of Coral Gables, attached thereto and by reference made a part thereof, shall be and it is hereby amended to show henceforth a change in the Future Land Use by changing the "Land Use Category" on Lots 21 and 22, Block 18, Section "A", located at 1143 Andalusia Avenue in Coral Gables, Florida, to a "Religious/Institutional Land Use Category", with this change of land use being a prerequisite for a zoning change to allow the use of the existing residence/rectory for church offices.

SECTION 2 That the change of land use herein approved shall be subject to the following conditions.

- (a) That the exterior of the property residence shall remain unaltered, except for the addition of a handicapped ramp as proposed on the site plan submitted by St Philip's Church with their application, and that its residential appearance shall be maintained to conform with the character of the neighborhood


(b) That interior renovations shall include and satisfy all necessary ADA requirements

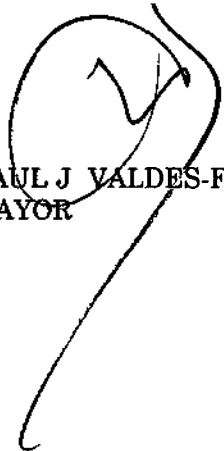
(c) That the property shall only be used for church office and administrative use

SECTION 3 That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

SECTION 4 That this ordinance shall become effective thirty days after its adoption herein

PASSED AND ADOPTED THIS FOURTEENTH DAY OF NOVEMBER, A.D., 1995.

ATTEST

VIRGINIA L PAUL
CITYCLERK


RAUL J VALDES-FAULI
MAYOR

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2851

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE" BY PROVIDING FOR A CHANGE OF ZONING ON LOTS 14 AND 15, BLOCK 18, SECTION "A", (1109 ANDALUSIA AVENUE) CORAL GABLES, DADE COUNTY, FLORIDA FROM "R-8" SINGLE FAMILY RESIDENTIAL USE TO "SR-8" SPECIAL USE TO PERMIT RELIGIOUS SCHOOL USE; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, the City Commission at its February 16, 1989, meeting adopted Ordinance No. 2827 amending the Future Land Use Map of the Comprehensive Plan by changing the Land Use from the "Residential" category to the "Religious/Institutional" category on Lots 14 and 15, Block 18, Section "A", Coral Gables, Dade County, Florida; and

WHEREAS, Application No. 466-P was submitted requesting a change of zoning on Lots 14 and 15, Block 18, Section "A" from "R-8" Single Family Residential Use to "SR-8" Special Use. The letter symbol "S" to permit religious school use; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on April 18, 1989, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting of April 18, 1989, recommended to the City Commission that the applicant's request approved subject to certain conditions.

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

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and in particular, that certain Use and Area Map Plate No. 2, attached thereto and by reference made a part thereof, shall be and the same is hereby amended to show henceforth a change of zoning on Lots 14 and 15, Block 18, Section "A", from "R-8" Single Family Residential Use to "SR-8" Special Use. The letter symbol "S" to permit religious school use..

SECTION 2. That such use and change of zoning shall be and the same is hereby subject to the following conditions and restrictions:

- a. That a detailed landscaping plan be submitted.
- b. That the existing trees in the rear yard remain.
- c. That additional landscaping be placed along the front wall.
- d. That no signage be allowed on the property.
- e. That the school be limited to a maximum capacity of 180 students and the curriculum be limited to pre-school through the sixth grade.
- f. That the use of the building by children be restricted to the hours of 8:00 a.m. to 4:00 p.m.
- g. That normal church and educational use of the property be restricted to the hours of 8:00 a.m. to 5:00 p.m. and evening use be permitted no more than once per month.
- h. That the driveway area on the east side of the property not be used for parking.
- i. That a walkway be constructed from the building's front entrance so that it meets the sidewalk approximately opposite the gate to the courtyard.
- j. That a hedge be installed along the north side of the sidewalk from the property line to the new walkway.
- k. That a hedge be installed along the east property line from the sidewalk back toward the north to where there is existing shrubbery and that the hedge be a minimum of three (3) feet in height.
- l. That the mango tree in the rear yard be retained.

- m. That the existing two east doors on the building be replaced with windows as per the approved site plan.

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS THIRTEENTH DAY OF JUNE 13, 1989

APPROVED:
George M. Corrigan
GEORGE M. CORRIGAN
MAYOR

ATTEST:

VIRGINIA L. PAUL
CITY CLERK



I



CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2835

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF "THE CITY OF CORAL GABLES COMPREHENSIVE PLAN", BY CHANGING THE FUTURE LAND USE MAP ON LOTS 14 AND 15, BLOCK 18, SECTION "A", CORAL GABLES, DADE COUNTY, FLORIDA, (1109 ANDALUSIA AVENUE) FROM "RESIDENTIAL USE" TO "RELIGIOUS INSTITUTION USE"; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 440-P was submitted for a specific amendment to the Future Land Use Map of the "City of Coral Gables Comprehensive Plan" in order to provide that 14 and 15, Block 18, Section "A" shall be changed from "Residential Land Use Category" to "Religious Institution Land Use Category" to permit parochial school use; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on November 9, 1988, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the Local Planning Agency (Planning and Zoning Board) at a special meeting of November 9, 1988, recommended to the City Commission that the applicant's request be approved with conditions; and

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on December 16, 1988, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, pursuant to the provisions of Chapter 163.3184(3), Florida Statutes, a copy of proposed amendment application was transmitted to the Florida Department of Community Affairs for review and comment; and

WHEREAS, pursuant to the provisions of Chapter 163.3184(7) the City Commission has received and reviewed written comments received from the Florida Department of Community Affairs.

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

SECTION 1. That from and after the effective date of this ordinance, the "City of Coral Gables Comprehensive Plan", and in particular that portion of the Future Land Use Element, known as the Future Land Use Map of Coral Gables between Flagler Street and Sunset Drive, attached thereto and by reference made a part thereof, shall be and it is hereby amended to show henceforth a change in the Future Land Use by changing the "Residential Land Use Category" on Lots 14 and 15, Block 18, Section "A", to "Religious Institution Land Use Category", to permit parochial school use, consistent with the regulations for implementing the City of Coral Gables Comprehensive Plan.

SECTION 2. That all ordinances or parts of ordinances in conflict or inconsistent herewith be and the same hereby are repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF APRIL, A. D., 1989

APPROVED:

 GEORGE M. CORRIGAN
 MAYOR

ATTEST:

VIRGINIA L. PAUL
 CITY CLERK

ORDINANCE NO. 1931

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 5, INCLUSIVE, AND LOTS 16 TO 20, INCLUSIVE, BLOCK 18, "SECTION 'A'", CORAL GABLES, FLORIDA; REPEALING ALL ORDINANCES INCONSISTENT HERewith AND DECLARING THIS TO BE AN EMERGENCY MEASURE.

WHEREAS, an application was made for a change of zoning on subject property to-wit:

- (A) On lots, 1, 2, 3, 4 and 5, from SR-14 Single Family Residential Use (2500 minimum square foot floor area) to XSR-14 Single Family Residential Use (2500 minimum square foot floor area);
- (B) On Lots 16, 17, 18, 19 and 20, from SR-8 Single Family Residential Use (1818 minimum square foot floor area) to XSR-8 Single Family Residential Use (1818 minimum square foot floor area).

The letter symbol "S" permits the use of the property for Church purposes. The letter symbol "X" to permit an additional use for the operation of a day school under Church auspices owned and operated by the Church and not for profit.

located on Lots 1 to 5, inclusive, and 16 to 20, inclusive, Block 18, "Section 'A'", 1142 Coral Way, Coral Gables, Florida.

WHEREAS, after Notice of Public Hearing duly published and notification of all property owners of record within three hundred feet (300'), a public hearing was held before the Planning Board of The City of Coral Gables, Florida on August 16, 1971, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning Board at its regular meeting of August 16, 1971 recommended that the application be approved;

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

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and, in particular, that certain Building Content and Area District Map, Plate No. 2, attached to and by reference made a part thereof, be and the same hereby is amended to show henceforth a change of zoning on subject property as follows:

- (A) On Lots 1, 2, 3, 4 and 5, from SR-14 Single Family Residential Use (2500 minimum square foot floor area) to XSR-14 Single Family Residential Use (2500 minimum square foot floor area);
- (B) On Lots 16, 17, 18, 19 and 20, from SR-8 Single Family Residential Use (1818 minimum square foot floor area) to XSR-8 Single Family Residential Use (1818 minimum square foot floor area).

The letter symbol "S" permits the use of the property for Church purposes. The letter symbol "X" to permit an additional use for the operation of a day school under Church auspices owned and operated by the Church and not for profit; located on Lots 1 to 5, inclusive, and 16 to 20, inclusive, Block 18, "Section 'A'", 1142 Coral Way, Coral Gables, Florida.

SECTION 2. That such use and change of zoning shall be subject to the following terms and conditions, to-wit:

- (a) That subject property shall be inspected by the Building and Zoning Department for compliance with the same regulations as are required for any other Certificate of Occupancy, such as electrical, plumbing, etceters.
- (b) That the school facilities shall be limited to the facilities existing on the subject property,

SECTION 3. That all ordinances or parts of ordinances in conflict or inconsistent herewith be and the same hereby are repealed insofar as there is conflict or inconsistency.

SECTION 4. That this ordinance hereby is declared to be an emergency measure upon the grounds of urgent public need for the preservation of peace, health, safety and property of the people of Coral Gables, Florida.

PASSED AND ADOPTED THIS THIRTY - FIRST DAY OF AUGUST, A. D. 1971.

APPROVED:

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

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

ATTEST:

Loretta V. Sheehy
Loretta V. Sheehy, CITY CLERK

ORDINANCE NO. 980

AN ORDINANCE DEALING WITH LOTS 1 TO 5, **INCLUSIVE**, AND LOTS 16 TO 20, **INCLUSIVE**, ALL IN BLOCK 18, SECTION "A", CORAL GABLES, AND PERMITTING USE FOR CHURCH PURPOSES, PROVIDING CERTAIN REQUIREMENTS ARE MET; REPEALING ALL **ORDINANCES** OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, an **application** was made on behalf of St. Phillip's Episcopal Church, Coral Gables, Florida, for use of Lots 1 to 5, inclusive, and Lots 19 and 20, Block 18, all in Block 18, **Section "A"**, for church purposes in connection with an existing church on Lots 16 to 18, inclusive, Block 18, Section "A"; and

WHEREAS, after due notice • public **hearing** was held thereon before the Zoning Board of Appeals of the City of Coral Gables on April 23, 1956, at which hearing all persons interested were accorded the opportunity to be heard, as provided for by the ordinances of this city;

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

SECTION 1. That subject to the conditions and limitations hereinafter set forth Lots 1 to 5, **inclusive**, and Lots 19 and 20, Block 18, **Section "A"**, may be used for church purposes.

SECTION 2. That a **minimum** side setback of ten feet (10') from the east line of Lot 5, Block 18, shall be maintained for any future structure to be erected **thereon**.

SECTION 3. That no open windows shall be installed in the east wall in either of the rest rooms of the **structure** on Lot 5, as shown on the proposed plans, or on any future **plan**.

SECTION 4. That one open window shall be permitted to be installed on the east wall in each of the class rooms in the proposed building or on any future buildings to be located an Lot 5.

SECTION 5. That all zoning ordinances and other ordinances of the City of Coral Gables, except as herein modified, shall be strictly followed.


SECTION 6. That all ordinances or parts of ordinances in conflict herewith, or inconsistent herewith, are hereby repealed to the extent of such conflict or **inconsistency**.

PASSED AND ADOPTED THIS SEVENTEENTH DAY OF JULY, A.D. 1956.

APPROVED:


MAYOR
Fred B. Hartnett

ATTEST:


CITY CLERK
L. W. Robinson, Jr.



AFTER RECORDING RETURN TO:
 Laura L. Russo, Esq.
 Russo & Baker, P.A.
 2655 LeJeune Road
 Suite 201
 Coral Gables, FL 33134

CFN 2003R0887770
 OR Bk 21866 Pgs 3672 - 3682; (11pgs)
 RECORDED 12/02/2003 14:58:42
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

INSTRUMENT COVER SHEET

<p>Please print or type information . Document Title(s) (or transactions contained therein):</p> <p>1. Declaration of Restrictive Covenants</p>
<p>Grantor/Trustor/Mortgagor(s) (Last name first, then first name and initials)</p> <p>1. St. Philip's Church and School 2. 3. 4. 5. <input type="checkbox"/> Additional names on page ___ of document.</p>
<p>Grantee/Beneficiary/Mortgagee(s)</p> <p>1. The City of Coral Gables 2. 3. 4.</p>
<p>Lots 1 through 7, and Lots 14 through 22, Block 18, of CORAL GABLES SECTION "A", Plat Book 5, Page 102 Public Records of Miami-Dade County, Florida.</p>
<p>Assessor's Property Tax Parcel/Account Number(s)</p> <p>1. 03-4118-001-1720, 03-4118-001-1730, 03-4118-001-1780, 03-4118-001-1790, 03-4118-001-1800</p>
<p>This document prepared by: Laura Russo, Esq. Russo & Baker, P.A. 2655 LeJeune Rd. Suite 201 Coral Gables, FL 33134</p>

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL BY THESE PRESENTS, that St. Philip's Church and School, hereinafter referred to as "**Owner**", hereby makes, declares, and imposes on the land herein described, the covenants running with the title to the land, which shall be binding on the **Owner**, its heirs, successors, assigns, personal representatives, mortgagees, and lessees, and against all persons claiming by through or under it;

WHEREAS, Owner holds the fee simple title to the land in the City of Coral Gables, Florida, described in Exhibit "A" attached hereto and made a part hereof, (hereinafter called the "**Property**"), which statement as to title is supported by the attorney's opinion which is attached to this Declaration as Exhibit "B"; and

WHEREAS, Owner has submitted an Application to Change the Land Use, Change in Zoning and Site Plan Approval; and,

WHEREAS, Owner agrees that it shall comply with the provisions and conditions of Ordinance #s 3575 and 3576 as approved and ratified by the City Commission on May 14, 2002;

NOW THEREFORE, IN ORDER TO ASSURE the City of Coral Gables that the representations made by the **Owner** in connection with the approvals by the City and issuance of a certificate of use and occupancy will be abided by, the **Owner** freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the Property and agrees as follows:

1. The above recitations are true and correct and are incorporated herein in their entirety.

2. The Property will be developed in substantial conformity with the site plan prepared by the architectural firm of Jorge Hernandez, AIA, dated February 1, 2002, consisting of ----- pages, numbered --- through ---, on file in the office of the Planning Director of the City of Coral Gables (hereinafter referred to as the "**Site Plan**").

In connection with the above described **Site Plan**, **Owner** agrees that the following conditions and/or restrictions shall apply:

- A. Any proposed future construction of buildings and/or proposed future additions to existing buildings shall require Planning and Zoning Board and City Commission review and final approval in ordinance form, except additions to the exterior portions of any structures limited to canopies and overhangs up to 500 square feet in size may be approved administratively by the Planning Department. Should the Planning Director determine that the

proposed improvements could impact the surrounding residential units, the Director may require public hearing review of these improvements.

- B. Construction of new buildings identified on the Site Plan referenced herein shall be no more than one story in height or 27 feet to top of the roof-line, whichever is less.
- C. The school shall be limited to a maximum capacity of 180 students, preschool through sixth grade. The school shall provide the Planning Department verification of the total student enrollment in January of each calendar year.
- D. Improvements and/or conditions contained herein, unless otherwise specified, shall be completed within 30 calendar days of receipt of a final certificate of occupancy on the lot for which the applicable improvement is completed.
- E. Prior to the issuance of any permits for construction of structures as provided for in the **Site Plan**, the **Owner** shall submit to the Planning Department a landscape plan, prepared by a landscape architect. Said plan will provide for improvements (plant material and type of wall) on the boundaries of 1140 Coral Way and 1109 Andalusia Avenue. Said plan shall address increase in wall height (not to exceed 2 feet above the existing), new shade trees shall be a minimum of 16-18 feet in height at time of planting, and new hedge shall be 4 feet at time of planting and spaced 4-6 feet on center for entire length of property line. The Planning Director and Public Service Director shall review and approve the improvements. Costs for applicable City review, permitting and installation shall be at Owner's expense.
- F. The existing hedge along the front property line on the Andalusia Avenue elevation shall be maintained as a continuous hedge at a minimum height of 36 inches.
- G. Within 90 days of the effective date of Ordinances 3575 and 3576, **Owner** shall submit a tree survey to the Public Service Department. The tree survey shall be prepared by a landscape architect, horticulturist, or certified nursery person and shall detail all existing trees and shrubs more than 2-3 feet in height (3 gallon container size) and visible from public rights of ways at the time of the survey. This survey shall be reviewed and approved by the Public Service Director.

- H. Landscaping as identified on the above approved survey and approved landscaping plan shall be maintained in perpetuity.
- I. Removal of vegetation shown on the approved tree survey and/or the approved landscaping plan shall require a vegetation removal permit from the Public Service Department. Approved plant material that expires or is replaced shall be replaced on a 1 to 1 ratio. The caliber size removed shall be replaced with the identical caliber size, however, the replaced caliber size may include an increased number of trees of smaller caliber size. The Public Service Department shall approve the replacement of approved plant material.
- J. Any future modifications to exteriors of buildings/structures shall require Board of Architects review.
- K. At such time that exterior modifications to the buildings and structures located on 1140 Coral Way (Lots 6 and 7), or 1109 Andalusia Avenue (Lots 14 and 15), or 1143 Andalusia Avenue (Lots 21 and 22), are completed, each building shall be painted a different color and said color shall be consistent with the City's approved residential paint palette.
- L. No vehicle parking, storage or standing shall be permitted along the south side of the Coral Way rights of way from the corner of Columbus Boulevard to the eastern portion of Lot 7.
- M. All church and school employees shall park within Salvadore Park's east parking lot (adjacent to Cordova Avenue) on all school days from 7:00 a.m. to 4:00 p.m. A parking sticker system to identify **Owner's** employees' vehicles shall be reviewed and approved by the City's Parking Director.
- N. The placement of lighting on any portion of the property shall be directed internally and shielded as appropriate, to insure that adjacent residential uses are not impacted.
- O. **Owner** shall secure a Special Events Permit from the Special Events Committee for the annual events listed in Ordinance 3576 and such other annual events that may be added to the calendar.
- P. **Owner** shall secure review and approval from the City Manager's Office for parking at special events not listed as annual events in Ordinance 3576, (e.g. funerals and weddings) but specifically excluding normal school operations and worship services, at which 50 or more vehicles are expected. This request shall be

submitted a minimum of 48 hours in advance of an event. The City Manger may require review of the request by the Special Events Committee.

- Q. No signage other than the existing signage shall be permitted on any portion of the property. This provision does not apply to signage indicating property address location and other signage not visible from adjoining properties and public rights of way.
- R. No more than 3 vehicles may be parked or stored on the property known as 1140 Coral Way.
- S. No new play equipment or other similar play structure(s) may be erected on the rear portion of 1140 Coral Way.
- T. The exterior open space and rear yard area of 1109 Andalusia Avenue may only be utilized from 8:00 a.m. to 6:00 p.m., Monday through Friday.
- U. 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 of 1109 Andalusia Avenue, except as required by building and fire code regulations.
- V. No play equipment or play structures within the western portion of the rear yard of 1109 Andalusia Avenue shall exceed 6 feet in height.
- W. Within 30 days after issuance of a final certificate of occupancy for any building additions on 1109 Andalusia Avenue, **Owner** shall remove rear yard building and grade and grass area.
- X. The storage of trucks and school buses shall be prohibited on the property. Provisions regarding the storage of vehicles as provided for in the City Code and Zoning Code for residential properties shall be applicable to the subject property.

2. If the Property is developed in phases, each phase will be developed in substantial accordance with the **Site Plan**, and in accordance with appropriate City Department approvals or conditions.

3. As further part of this Declaration, it is hereby understood and agreed that any official inspector of the City of Coral Gables, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the premises to

determine whether or not the requirements of the Building and Zoning regulations and the conditions herein agreed to are being complied with.

4. This Declaration on the part of **Owner** shall constitute a covenant running with the land and may be recorded, at **Owner's** expense in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned **Owner** and its heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

5. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the City of Coral Gables.

6. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the City of Coral Gables. Should this Declaration of Restrictions be so modified, amended or released, the City shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

7. Enforcement shall be by action at law or in equity against any parties or person violating, or attempting to violate, any covenants, either to restrain violations or to recover damages. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of their attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

8. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the City is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as there is compliance with this Declaration.

9. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

10. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the City, and inspections made and approval of occupancy given by the City, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

11. . . . Invalidation of any of these covenants by judgment or Court shall not affect any of the other provisions, which shall remain in full force and effect.

12. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at Owner's expense.

ACKNOWLEDGEMENT

2007. ³ Signed, sealed, executed, and acknowledged on this 13th of MARCH.

Witnesses:

Jane Pepia
 Print Name: JANE PEPIA
Laura Miller
 Print Name: LAURA MILLER

By: St. Philip's Episcopal Church, Inc.

By: Eric Kahl
 Print Name: ERIC KAHL
 Address: _____

SAINT PHILIP'S EPISCOPAL CHURCH AND SCHOOL
 1142 CORAL WAY
 CORAL GABLES, FL 33134-4752

STATE OF FLORIDA)
)
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13th day of March 2007³ by ERIC KAHL on behalf of St. Philip's Episcopal Church, Inc., who is personally known to me or who produced _____ as identification.



Rosa M. Perez
 Notary Public State of Florida
 Print Name: Rosa M. Perez
 Commission No.: DD 039569
 Commission Expires: July 21, 2005

Approved as to Form and Legal Sufficiency by
 City of Coral Gables, a Municipal Corporation

By: Elizabeth Hernandez, Esq.

LEGAL DESCRIPTION

Lots 1 through 7, and Lots 14 through 22, Block 18, of CORAL GABLES SECTION "A", according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "A"

OPINION OF TITLE

To: The City of Coral Gables

With the understanding that this opinion of title is furnished as requested by the City of Coral Gables, Florida, in compliance with its Declaration of Restrictive Covenant requirements it is hereby certified that I have examined title based on a Title Search Report issued by Attorneys' Title Insurance Fund, Inc. effective as of **January 22, 2003** at 11:00 P.M. inclusive, and a certified computer title information update as of **October 19, 2003** at 11:00 P.M. inclusive of the following described real property:

Lots 1 through 7, and Lots 14 through 22, Block 18, of CORAL GABLES SECTION "A", according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida.

Basing my opinion on said Title Search Report covering said period I am of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

St. Philip's Protestant Episcopal Church, a Florida not-for Profit corporation
Also known as St. Philip's Episcopal Church, Inc., a Florida not-for-profit corporation

Subject to the following encumbrances, liens and other exceptions:

GENERAL EXCEPTIONS:

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid. Subject to taxes for the year 2003 and subsequent years and taxes or special assessments that are not shown as existing liens by the Public Records.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon an accurate survey.
4. Any recorded labor, mechanics or materialmen liens.

5. Zoning and other restrictions imposed by governmental authority.
6. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
7. Easements or claims of easements not shown by the public records.

SPECIAL EXCEPTIONS:

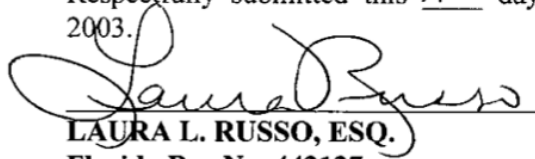
8. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Coral Gables Section "A", as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida.
9. Utility Easements recorded in Deed Book 839, Page 106, Deed Book 939, Page 435 and Deed Book 939, Page 443, of the Public Records of Miami-Dade County, Florida.
10. City of Coral Gables Resolution No. 25790 authorizing release of Deed Restriction that reserved the South twenty-five feet of Lots 16, 17 and 18, of Block 18, Section "A", of the subject property for street purposes, as filed October 2, 1986 in Official Records Book 13039 at Page 594, of the Public Records of Miami-Dade County, Florida.
11. Declaration of Restrictive Covenant and Unity of Title recorded in Official Records Book 13118, Page 1884 (as to Lots 6 and 7), Declaration of Restrictive Covenant (encroachment of masonry wall and wrought iron grille) recorded in Official Records Book 13151, Page 1437 (as to Lots 16, 17 and 18) and Declaration of Restrictive Covenant and Unity of Title recorded in Official Records Book 14447, Page 2230, all of the Public Records of Miami-Dade County, Florida (as to Lots 14 and 15).
12. Mortgage in favor of Northern Trust Bank of Florida, recorded in Official Records Book 14164, Page 668, as modified by Modification of Mortgage recorded in Official Records Book 15983, Page 1052, as modified by Mortgage Modification Agreement recorded in Official Records Book 16102, Page 1041, as modified by Mortgage Modification Agreement recorded in Official Records Book 18305, Page 4794, as modified by Mortgage Modification Agreement recorded in Official Records Book 20877, Page 3874 of the Public Records of Miami-Dade County, Florida (as to Lots 14 and 15).
13. Mortgage in favor of Northern Trust Bank of Florida recorded in Official Records

**OR BK 21866 PG 3682
LAST PAGE**

Book 19039, Page 4213 of the Public Records of Miami-Dade County, Florida (as to Lots 6 and 7).


I, LAURA L. RUSSO, the undersigned, further certify that I am an attorney-at-law duly admitted to practice law in the State of Florida, and am a member in good standing of the Florida Bar.

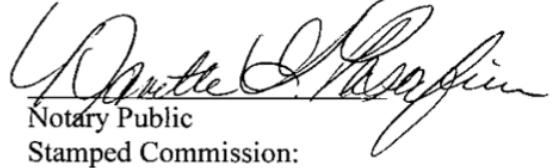
Respectfully submitted this 11th day of Nov., 2003.

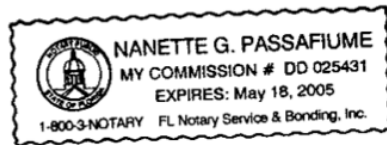


LAURA L. RUSSO, ESQ.
Florida Bar No. 442127
Russo & Baker, P.A.
2655 LeJeune Road
Suite 201
Coral Gables, Florida 33134

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

 THE FOREGOING INSTRUMENT was acknowledged before me this 11th day of Nov., 2003 by **Laura L. Russo**, who is personally known to me or produced as identification.


Notary Public
Stamped Commission:





Historical Resources of
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

October 25, 2022

The Reverend Mary E. Conroy
St. Phillip's Episcopal Church
1121 Andalusia Avenue
Coral Gables, Florida 33134

Re: 1109 Andalusia Avenue legally described as Lots 14 & 15, Block 18, Coral Gables Section A, according to the plat thereof as recorded in Plat Book 5, Page 102 of the public records of Miami-Dade County, Florida.

Dear Reverend Conroy:

Section 8-107(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 eighteen (18) 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:

1109 Andalusia Avenue legally described as Lots 14 & 15, Block 18, Coral Gables Section A, according to the plat thereof as recorded in Plat Book 5, Page 102 of the public records of Miami-Dade County, Florida, does not meet

the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

Please note that, pursuant to Section 14-107.5(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-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 further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Warren Adams
Historic Preservation Officer

cc: Alex Menendez, Chair, Historic Preservation Board
Miriam Soler Ramos, City Attorney
Cristina M. Suárez, Deputy City Attorney
Gustavo Ceballos, Assistant City Attorney
Suramy Cabrera, Development Services Director
Jennifer Garcia, City Planner
Analyn Hernandez, P/T, Plans Coordinator Assistant
Historical Significance Request Property File



CITY OF CORAL GABLES CONCURRENCY APPLICATION

AN APPLICATION FEE OF \$190.31 WILL BE CHARGED WITH THE COMPLETION OF THIS APPLICATION

PROPOSED PROJECT INFORMATION:

APPLICANT: Laura L. Russo, Esq.

DEVELOPMENT NAME: St. Philips Church & School

SITE ADDRESS: 1121 Andalusia Ave., Coral Gables, FL 33134

FOLIO: 03-4118-001-1720; 03-4118-001-1730; 03-4118-001-1780; 03-4118-001-1790
and 03-4118-001-1800

CONCURRENCY REVIEW REQUESTED:

(PLEASE CHECK ONE BELOW)

INFORMATIONAL

IMPACT ANALYSIS

ASSOCIATED DEVELOPMENT ORDER:

DEVELOPMENT ORDER/PROCESSING NUMBER: N/A

PROPOSED LAND USES:

RESIDENTIAL

SINGLE FAMILY NUMBER OF UNITS: N/A

TOWNHOUSES NUMBER OF UNITS: N/A

MULTI-FAMILY NUMBER OF UNITS: N/A

PROPOSED LAND USES:

COMMERCIAL

SERVICE STATION NUMBER OF PUMPS: _____

SUPERMARKET 1,000 S.F. GFA: _____

DISCOUNT STORE 1,000 S.F. GFA: _____

DISCOUNT STORE W/SUPERMARKET 1,000 S.F. GFA: _____

GENERAL RETAIL OR DEPT. STORE 1,000 S.F. GFA: _____

AUTO SUPPLY 1,000 S.F. GFA: _____

NEW CAR DEALER 1,000 S.F. GFA: _____

CONVENIENCE STORE 1,000 S.F. GFA: _____

SHOPPING CENTER

½ TO 1 MILLION SQ. FT. 1,000 S.F. GFA: _____

100 TO 500 THOUSAND SQ. FT. 1,000 S.F. GFA: _____

LESS THAN 100,000 SQ. FT. 1,000 S.F. GFA: _____

CENTRAL AREA HIGH DENSITY 1,000 S.F. GFA: _____

GENERAL MFG. WAREHOUSE 1,000 S.F. GFA: _____

PLUS NUMBER OF BAYS: _____

RESEARCH/DEVELOPMENT 1,000 S.F. GFA: _____

INDUSTRIAL PARK 1,000 S.F. GFA: _____

GENERAL LIGHT INDUSTRY 1,000 S.F. GFA: _____

ALL INDUSTRY AVERAGE OFFICES 1,000 S.F. GFA: _____

GENERAL OFFICE 1,000 S.F. GFA: _____

MEDICAL OFFICE 1,000 S.F. GFA: _____

PROFESSIONAL OFFICE 1,000 S.F. GFA: _____

CIVIC CENTER 1,000 S.F. GFA: _____

RESEARCH CENTER 1,000 S.F. GFA: _____

RESTAURANTS

QUALITY 1,000 S.F. GFA: _____

OTHER SIT-DOWN 1,000 S.F. GFA: _____

FAST FOOD 1,000 S.F. GFA: _____

NUMBER OF SEATS: _____

BANKS 1,000 S.F. GFA: _____

HOSPITALS

GENERAL NUMBERS OF BEDS: _____

CHILDREN NUMBER OF BEDS: _____

CONVALESCENT NUMBER OF BEDS: _____

UNIVERSITY NUMBER OF BEDS: _____

VETERANS NUMBER OF BEDS: _____

NURSING HOME NUMBER OF BEDS: _____

CLINICS NUMBER OF BEDS: _____

EDUCATIONAL

ALL NUMBER OF STUDENTS: 180 _____

4-YEAR UNIVERSITY NUMBER OF STUDENTS: _____

JR. COLLEGE NUMBER OF STUDENTS: _____

EDUCATIONAL (CONTINUES)

SECONDARY SCHOOL NUMBER OF STUDENTS: _____

ELEMENTARY SCHOOL NUMBER OF STUDENTS: 180 (pre-school - 5th grade)

COMBINED ELEM./SEC. NUMBER OF STUDENTS: _____

LIBRARY NUMBER OF STAFF: N/A

MOTEL/HOTEL

HOTEL NUMBERS OF ROOMS: _____

MOTEL NUMBER OF ROOMS: _____

RESORT HOTEL NUMBER OF ROOMS: _____

CONTACT SHEET

Reverend Dr. Mary Elizabeth Conroy
St. Philip's Episcopal Church and School
1121 Andalusia Avenue
Coral Gables, FL 33134
Tel: 305-444-6366
Email: mconroy@saintphilips.net

Eduardo Diaz, Chief Operating Officer
St. Philip's Episcopal Church and School
1121 Andalusia Avenue
Coral Gables, FL 33134
Tel: 305-444-6366
Email: ediaz@saintphilips.net

Norma Perez, Head of School
St. Philip's Episcopal Church and School
1121 Andalusia Avenue
Coral Gables, FL 33134
Tel: 305-444-6366
Email: nperez@saintphilips.net

ARCHITECT:

Octavio A. Santurio, AIA
Octavio A. Santurio, P.A.
6262 S.W. 40 Street, Suite 3E
South Miami, FL 33155
Tel: 305-665-8844
Tel: 305-206-8676
Email: oas@santurioarchitects.com

LEGAL:

Laura L. Russo, Esq.
Laura L. Russo, Esq., LLC
2334 Ponce de Leon Blvd., Suite 240
Coral Gables, FL 33134
Tel: 305-476-8300
Email: Laurar@Laurarussolaw.com



**LOBBYIST REGISTRATION CERTIFICATE
CITY OF CORAL GABLES
CITY CLERK'S OFFICE**

405 Biltmore Way - Coral Gables, FL 33134
305-460-5210 cityclerk@coralgables.com

LOBBYIST NAME:	<u>Laura L. Russo</u>
LOBBYIST ADDRESS:	<u>2334 Ponce De Leon Boulevard, Suite 240, Coral Gables, FL 33134</u>
PRINCIPAL NAME:	<u>St. Philips Church and School</u>
PRINCIPAL ADDRESS:	<u>1121 Andalusia Avenue, Coral Gables, FL 33134</u>
PRINCIPAL ISSUE:	<u>Site Plan Approval</u>
REGISTERED DATE:	<u>3/2/2023</u>
EXPIRATION DATE:	<u>12/31/2023</u>

State of Florida, City of Coral Gables
I HEREBY CERTIFY, that the foregoing is an official copy
of a lobbyist record electronically filed in this office.

This 2nd day of March AD 2023

Billy Y Urquia, City Clerk

OATH

I do solemnly swear that all facts contained on this Annual Lobbyist Registration form and principal are true and correct; and that I have read and am familiar with the Ordinance 2017-44 of the Code of

OFF REC 19039 PG 4211

This Instrument Prepared By:
GASTON R. ALVARES, P.A.
Attorney at Law
City National Bank Building
2701 LeJeune Road, Suite 407
Coral Gables, Florida 33134

00R142707 2000 MAR 27 10:56

Property Appraisers Parcel Identification No.: 03-4118-001-1730
Grantee(s) S.B. # (s):

DOCSTPDEE 3,072.00 SURTX 0.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

THIS WARRANTY DEED Made the 21 day of **MARCH**, A.D. 2000 by **BENNY GUEVARA AND EILEEN D. GUEVARA, HIS WIFE**, hereinafter called the grantor, to **ST. PHILIP'S EPISCOPAL CHURCH, INC.**, a Florida not-for-profit corporation, whose post office address is: 1142 Coral Way Coral Gables, Florida 33136, hereinafter called the grantees:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situated in **MIAMI-DADE County, Florida**, to-wit:

LOTS 6 AND 7, BLOCK 18, OF CORAL GABLES SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Subject to: Conditions, restrictions, limitations and easements of records, if any, applicable zoning regulations, as they may not be reimposed, and taxes for the year 2000 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Alberto Del Pino
Signature
ALBERTO DEL PINO
Print signature
Marjorie Charles
Signature
MARJORIE CHARLES
Print signature

Benny Guevara L.S.
Signature
BENNY GUEVARA
Address: CALLE 1RA, TERRAZA DEL ARROYO #100, CUESTA HERMOSA II, DOMINICAN REPUBLIC
Eileen D. Guevara L.S.
Signature
EILEEN D. GUEVARA
Address: CALLE 1RA, TERRAZA DEL ARROYO #100 CUESTA HERMOSA, II, DOMINICAN REPUBLIC

STATE OF _____)
COUNTY OF _____) : **

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared **BENNY GUEVARA AND EILEEN D. GUEVARA, HIS WIFE**, who are personally known to me or who produced _____ as identification and who did not take an oath.

WITNESS my hand and official seal in the county and State last aforesaid this _____ day of **MARCH**, A.D., 2000.

Notary Rubber Stamp Seal:

NOTARY PUBLIC
Printed Notary Signature

OPTIONAL FORM 175
(FORMERLY FS-88)
MARCH 1975
DEPT OF STATE

OFF REC: 19039 PG 4212

Certificate of Acknowledgment of Execution of an Instrument

~~Dominican Republic~~
National District
City of Santo Domingo de Guzman
Embassy of the United States
of America

SS:

I, Carlton Philadelphia, Vice Consul

of the United States of America at Santo Domingo, D.R.

duly commissioned and qualified, do hereby certify that on this 21

day of March, 2000
(DATE)

, before me personally appeared Benny Guevara and Eileen D. Guevara

to me personally known, and known to me to be the individual—described in, whose name they subscribed to, and who executed the annexed instrument, and being informed by me of the contents of said instrument—they—duly acknowledged to me that they—executed the same freely and voluntarily for the uses and purposes therein mentioned.



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

In witness whereof I have hereunto set my hand and official seal the day and year last above written.

Carlton Philadelphia

Vice Consul of the United States of America.
Carlton A. Philadelphia
Vice Consul

United States of America

NOTE: Whenever practicable all signatures to a document should be included in one certificate.

760.00

WARRANTY DEED
STATUTORY
F. S. 689.02

RAMCO FORM 8 (PHOTO)

OFF REC 11132 PG 1046

81R161671

This Indenture,

Made this 15th day of June A. D. 1981, Between JOHN ROTHSTEIN, a single man, of the County of Dade in the State of Florida party of the first part, and ST. PHILIP'S PROTESTANT EPISCOPAL CHURCH, a non profit Florida corporation, of the County of Dade in the State of Florida whose post office address is 1142 CORAL WAY, CORAL GABLES, FLA, 33134 party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of TEN Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, and being in the County of Dade State of Florida, to-wit:

Lots 21 and 22 in Block 18 of CORAL GABLES SECTION "A", according to the plat thereof as recorded in Plat Book 5 at page 102 of the public records of Dade County, Florida.

SUBJECT TO: Taxes for the year 1981 and subsequent years; conditions, restrictions, limitations and easements of records; and zoning.

ALSO SUBJECT TO: First Mortgage in favor of Maurice S. Farrar and Ollie N. Farrar, his wife, securing the principal sum of \$60,000, which party of the second part assumes and agrees to pay.

ALSO SUBJECT TO: Purchase money second mortgage in favor of party of the first part securing the principal sum of \$30,000.

And the said party of the first part do es hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said party of the first part ha S hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Allan Mark Wayne _____ *John Rothstein* _____ U.S.
JOHN ROTHSTEIN

Richard P. Brinker _____ U.S.

STATE OF FLORIDA,
COUNTY OF DADE

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
RICHARD P. BRINKER,
CLERK CIRCUIT COURT

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOHN ROTHSTEIN, a single man,

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of June A. D. 19 81.

Notary Public, State of Florida at Large
My Commission Expires 11/1/1982
Bonded by Allstate Surety Company

Allan Mark Wayne
NOTARY PUBLIC, STATE OF FLORIDA

This Instrument prepared by:
Address

ALLAN MARK WAYNE
ATTORNEY AT LAW
2550 DOUGLAS ROAD, SUITE 100
CORAL GABLES, FLA. 33134

400

STATE OF FLORIDA
DOCUMENTARY
DEPT. OF REVENUE
STAMP TAX
760.00
JUN 18 1981

92950

1989 JUN 29 PM 4: 10

89R231687

OFF. REC. 14164^{PM} 664

Return to: Name FLOYD PEARSON RICHMAN GREER
Address WEYL ZACK & BRUMBAUGH
ATTN: CHARLES JOHNSON, ESQ.
175 N.W. First Floor, Twenty-six Floor
Miami, Florida 33128

Property Appraiser's Parcel Identification No. 03-4118-001-1780

This instrument was prepared by:
Name CHARLES W. BATTISTI
Address BATTISTI & BATTISTI, P.A.
2901 Le Jeune Road
CORAL GABLES, FLORIDA 33134

RECORDED IN OFFICIAL RECORDS OF DADE COUNTY, FLORIDA. RECORD VERIFIED. RICHARD P. BRINKER, CLERK CIRCUIT COURT

Grantee S.S. No. [Redacted]
Name
Grantee S.S. No. [Redacted]
Name

[Space above this line for recording data]

WARRANTY DEED (STATUTORY FORM — SECTION 689.02, F.S.)

This Indenture, made this 29th day of June 19 89 Between MARGARET D. BABBITT, a single woman, surviving spouse of WATSON T. BABBITT

of the County of Dade, State of Florida, grantor*, and ST. PHILIP'S EPISCOPAL CHURCH, INC., a Florida Non-Profit Corporation whose post office address is 1142 Coral Way, Coral Gables, Florida 33134 of the County of Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Dade County, Florida, to-wit:

Lots 14 and 15, in Block 18, of CORAL GABLES SECTION "A", according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Dade County, Florida.

SUBJECT TO: Conditions, restrictions, limitations, reservations and easements of record, if any, but any such interests that may have been terminated are hereby not reimposed and subject to applicable zoning ordinances, taxes and assessments for the year 1989 and subsequent years.

Documentary Stamps Collected \$ 929⁵⁰
\$ _____ SURTAX Doc. Stamps Collected
Class "C" Intangible Tax Collected \$ _____
Richard P. Brinker, Clerk, Dade County, Fla.
By J. Sloo 6/29/89 DC

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Cheryl D. Graziani
MARGARET D. BABBITT, a single woman (Seal)
(Seal)
(Seal)
(Seal)

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared MARGARET D. BABBITT, a single woman, surviving spouse of WATSON T. BABBITT.

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of June, 19 89.

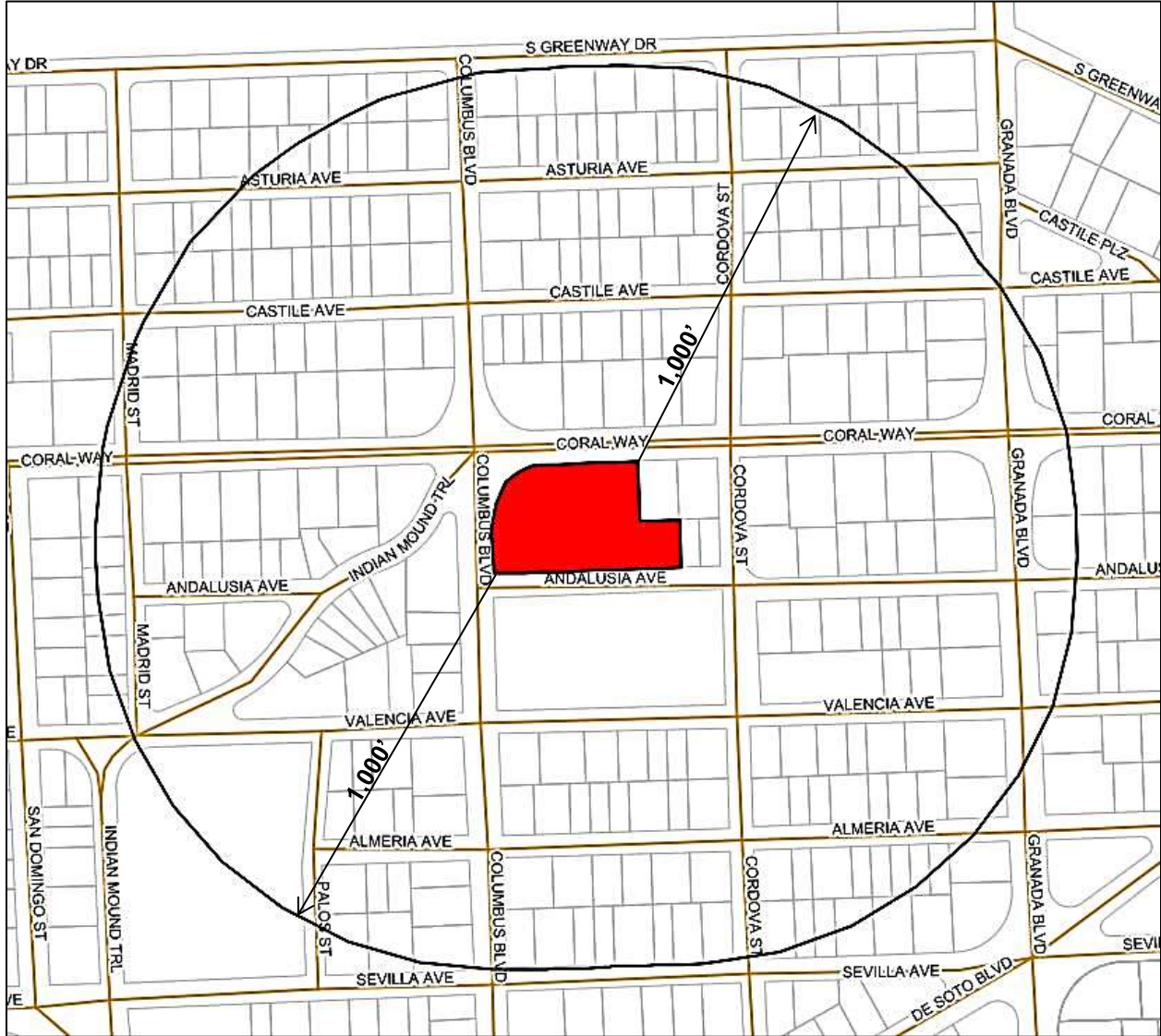
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES: JULY 9, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public



1,000' RADIUS MAP (N.T.S.)



SUBJECT: 1121 Andalusia Avenue, Coral Gables, FL 33134
FOLIO NUMBER: 03-4118-001-1790

SUBJECT: 1109 Andalusia Avenue, Coral Gables, FL 33134
FOLIO NUMBER: 03-4118-001-1780

SUBJECT: 1143 Andalusia Avenue, Coral Gables, FL 33134
FOLIO NUMBER: 03-4118-001-1800

SUBJECT: 1140 Coral Way, Coral Gables, FL 33134
FOLIO NUMBER: 03-4118-001-1730

FOLIO NUMBER: 03-4118-001-1720

LEGEND:

CITY OF CORAL GABLES BOUNDARY

MDCPS



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

September 11, 2023

City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Property owners within 1,000 feet of:

SUBJECT: 1121 Andalusia Avenue, Coral Gables, FL 33134

FOLIO NUMBER: 03-4118-001-1790

SUBJECT: 1109 Andalusia Avenue, Coral Gables, FL 33134

FOLIO NUMBER: 03-4118-001-1780

SUBJECT: 1143 Andalusia Avenue, Coral Gables, FL 33134

FOLIO NUMBER: 03-4118-001-1800

SUBJECT: 1140 Coral Way, Coral Gables, FL 33134

FOLIO NUMBER: 03-4118-001-1730

FOLIO NUMBER: 03-4118-001-1720

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 1,000 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Per Section 15-102: Should the radius extend beyond the City limits, notice shall be mailed outside of the City limits only to addresses that are known by reference to the latest ad valorem tax record that are within a five hundred (500) foot radius of the property that is the subject of the application.

The MDCPS Office of the Superintendent, the Principal of the MDCPS physically located within the notice area, the District 6 School Board Member, the School Board Chair and Vice Chair have been added to the list and mailing labels as per City of Coral Gables Res. 2020-245, if applicable.

Per Ordinance 2023-02, Section 15-102: All required mail notice will be sent to the property address and the mailing address per the Miami-Dade County Property Appraisers website. If the address is the same for both, then only one notice must be sent.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **317, including 2 international* ****

**No MDCPS physically located within the notice area.*

***No properties outside of the City of Coral Gables boundaries were found within a 500' radius.*

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.



City of Coral Gables
Development Services Department

Affidavit Attesting to Public Notice of Zoning Application

Property Owner or Authorized Representative:

Laura L. Russo, Authorized Representative

Property Address and Folio Number(s):

1121 Andalusia Ave., Coral Gables, FL / Folio #s: 03-4118-001-1720; 03-4118-001-1730; 03-4118-001-1780; 03-4118-001-1790 and 03-4118-001-1800

I, as property owner or Authorized Representative of the above described property attest that on October 26, 2023 I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter.

I further attest that I have complied with the requirements of Resolution No. 2020-245 and Resolution No. 2020-265 (requiring additional notice to Miami-Dade County Public Schools "MDCPS") as indicated below:

 This application required notice to be sent to MDCPS and I have complied with the additional notice requirements in Resolutions No. 2020-245 and 2020-265 .

This application did not require notice to be sent to MDCPS.

I HEREBY CERTIFY that all information contained in this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true. Further, I acknowledge that I am subject to the City's False Claims Ordinance (Ch. 39, City of Coral Gables Code).

Affiant's Printed Name: Laura L. Russo

Affiant's Signature: *Laura Russo* Date: 10/26/2023

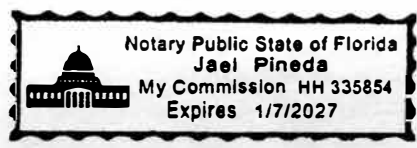
Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 26th day of October, 2023, personally appeared Laura L. Russo, being personally known to me () or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: *Jael Pineda*

Print Name: Jael Pineda

Notary Public Stamp:



My Commission Expires: 01/07/2027



City of Coral Gables Public Hearing Notice

Applicant:	St. Philip's Episcopal Church, Inc.
Application:	Amendment to 2002 Site Plan (Ordinance No. 3576)
Property:	1109 Andalusia Avenue
Public Hearing - Date/Time/ Location:	PLANNING & ZONING BOARD Wednesday, November 8, 2023, 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning and Zoning Board will conduct a Public Hearing on **Wednesday, November 8, 2023** 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, 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.

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 building 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 proposal aims to amend the condition 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. The application request requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at two (2) public hearings (Ordinance format).

Additional information may be found at www.coralgables.com. Please forward to other interested parties.

The meeting will also be via Zoom at www.zoom.us/j/83788709513. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also provide any comments by sending an email to planning@coralgables.com prior to the meeting.

Sincerely,

City of Coral Gables, Florida



October 5, 2023

Dear Neighbor,

My name is Reverend Dr. Mary E. Conroy of St. Philip's Episcopal Church & School.

We are proposing an amendment to the Site Plat the City approved in 2002. The amendment is to demolish the eastern most building on Andalusia Avenue that houses our 2 pre-k classrooms and replace with a new structure. The new building is designed in a residential style that is harmonious with the rest of the St. Philip's campus.

We invite you to a meeting on October 16, 2023 at 6:00 pm at 1121 Andalusia Avenue, Coral Gables, FL 33134 to see the plans.

Please RSVP to Ed Diaz at 305-444-6366 or email ediaz@stphilips.org.

Truly yours,

A handwritten signature in black ink, appearing to read "Mary E. Conroy", written in a cursive style.

Reverend Dr. Mary E. Conroy



City of Coral Gables
Development Services Department

Affidavit Attesting to Public Notice of Zoning Application

Property Owner or Authorized Representative:

Laura Russo as Authorized Representative

Property Address and Folio Number(s): 1121 Andalusia Ave., Coral Gables, FL 33134

03-4118-001-1720; 03-4118-001-1730; 03-4118-001-1780; 03-4118-001-1790 and 03-4118-001-1800

I, as property owner or Authorized Representative of the above described property attest that on (date) 10/05/2023, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter.

I further attest that I have complied with the requirements of Resolution No. 2020-245 and Resolution No. 2020-265 (requiring additional notice to Miami-Dade County Public Schools "MDCPS") as indicated below:

 This application required notice to be sent to MDCPS and I have complied with the additional notice requirements in Resolutions No. 2020-245 and 2020-265 .

This application did not require notice to be sent to MDCPS.

I HEREBY CERTIFY that all information contained in this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true. Further, I acknowledge that I am subject to the City's False Claims Ordinance (Ch. 39, City of Coral Gables Code).

Affiant's Printed Name: Laura Russo

Affiant's Signature: *Laura Russo* Date: 10-17-2023

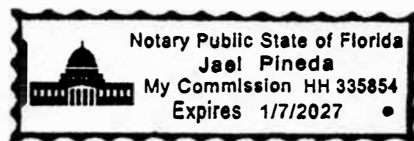
Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 17 day of October, 20 23, personally appeared Laura Russo, being personally known to me () or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: *Jael Pineda*

Print Name: Jael Pineda

Notary Public Stamp:



My Commission Expires: 01/07/2027



October 5, 2023

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My name is Reverend Dr. Mary E. Conroy of St. Philip's Episcopal Church & School.

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Truly yours,

A handwritten signature in black ink, appearing to read "Mary E. Conroy".

Reverend Dr. Mary E. Conroy

Neighborhood meeting Summary

The meeting was held in St. Philip's Media Room. While numerous neighbors had RSVP'd that they would be attending - only 4 neighbors showed up on October 16, 2023. They live immediately east of the building being proposed for demolition and replacement. The other neighbor lives across the corner from the school and directly east of the parking lot the school uses for its employees and staff.

Rev. Conroy introduced herself, Ed Diaz - Head of Operations and Norma Perez - Head of School and gave a brief history of the Church and School that have been in the current location for over 70 years. Mr. Diaz showed a power point presentation that identified the old building and provided elevations and renderings of the proposed replacement building. There were a few questions regarding the number of classrooms and the demolition of the existing garage. The sticky points were the gravel on the swale where despite the no parking signs - parking occurs on a regular basis. The architect, Octavio Santurio explained to the neighbors that at the conclusion of the construction the swale would be heavily landscaped to prevent parking and reminded them that the gravel drop off was done during covid. The school representatives told the neighbors to please call them whenever a car is parked in the swale and the school representatives will address if it is a parent. They encourage the neighbors to keep the lines of communication open between them.

The main issue in the neighborhood is the parking. The church and school are across the street from San Salvador park and ever since one of the tennis courts was converted to pickles ball the use has increased. Also - the dog park brings extra visitors to the area many of whom arrive via car. Ms. Russo volunteered to speak with Deena Bell Llewellyn to see what protections can be implanted in the neighbors swale across from the parking lot.