



St. Philips

1109 Andalusia Avenue

MAJOR AMENDMENT TO
APPROVED 2002 SITE PLAN
(ORDINANCE NO. 3576)

CITY COMMISSION
JANUARY 9, 2024



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LOCATION



2

1109 ANDALUSIA AVE



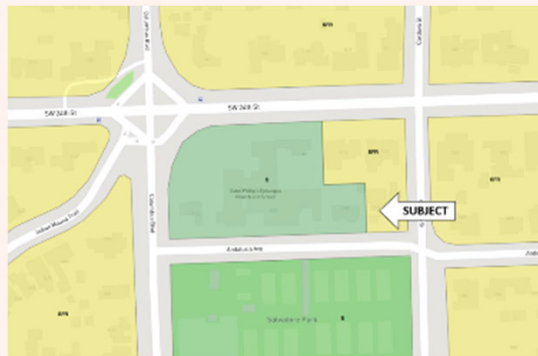
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LAND USE AND ZONING MAPS

Future Land Use: Religious or Institutional Use



Zoning: Special Use District (S)



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ORDINANCE NO. 3576

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.

3. The applicant, its successors or assigns shall adhere to the following conditions:

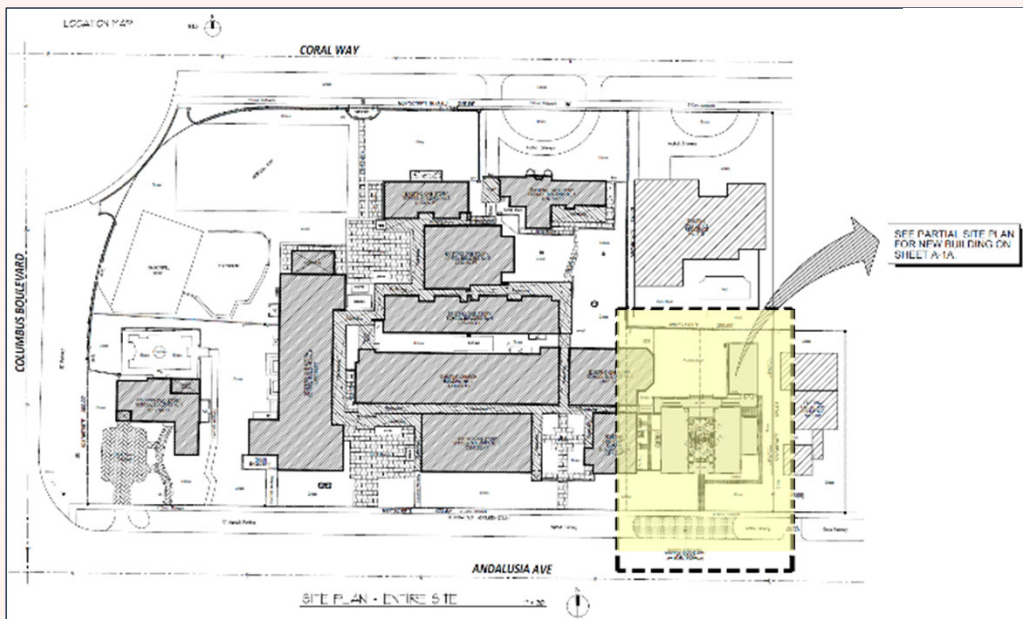
a. General.

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.

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.

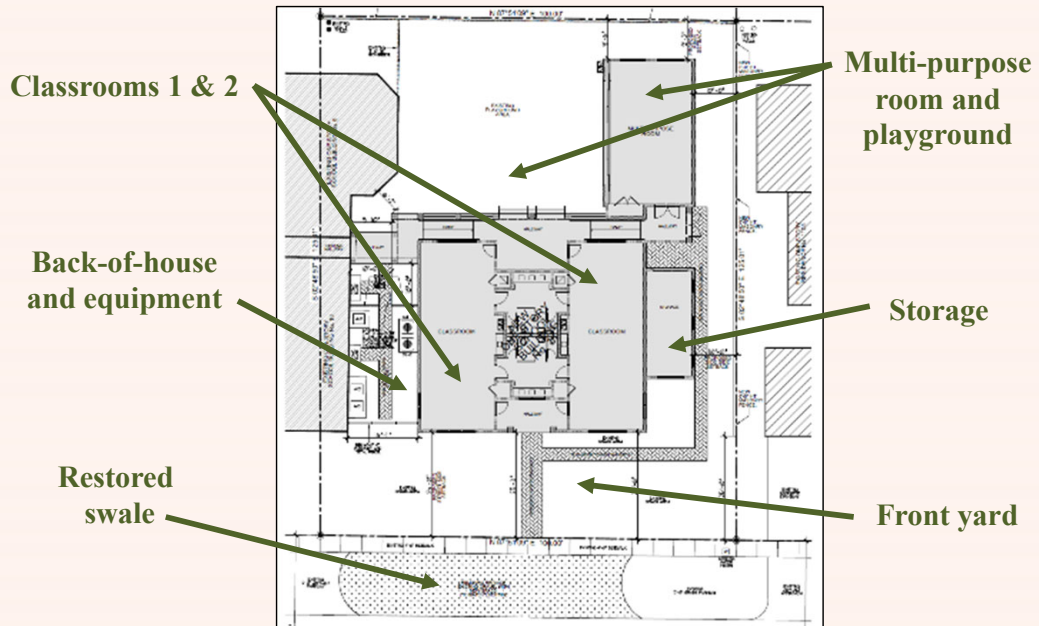
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SITE PLAN WITH PROPOSED AMENDMENT



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PROPOSED SITE PLAN AMENDMENT



7

PROPOSED SITE PLAN AMENDMENT



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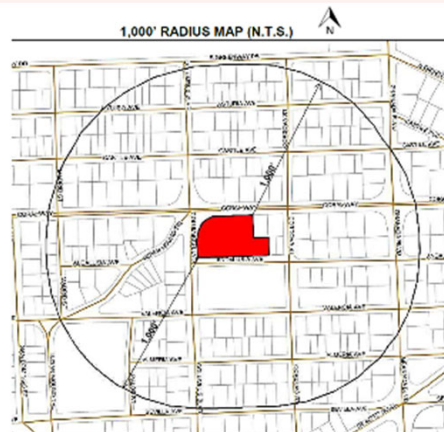
REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 04.28.23
2	BOARD OF ARCHITECTS: 07.20.23; 08.31.23
3	NEIGHBORHOOD MEETING: 10.16.23
4	PLANNING AND ZONING BOARD: 11.08.23
5	CITY COMMISSION 1ST READING: 01.09.23
6	CITY COMMISSION 2ND READING: TBD

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LETTERS TO PROPERTY OWNERS (1,000 FT)



SUBJECT: 1121 Anacalisia Avenue, Coral Gables, FL 33134
FOLIO NUMBER: 05-4118-001-1700

SUBJECT: 1109 Anacalisia Avenue, Coral Gables, FL 33134
FOLIO NUMBER: 05-4110-001-1700

SUBJECT: 1143 Anacalisia Avenue, Coral Gables, FL 33134
FOLIO NUMBER: 05-4110-001-1800

SUBJECT: 1140 Coral Way, Coral Gables, FL 33134
FOLIO NUMBER: 03 4110 001 1700

FOLIO NUMBER: 05-4118-001-1700

LEGEND
 CITY OF CORAL GABLES BOUNDARY - - - - - MDCPS ★

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PUBLIC NOTIFICATION	
3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, CC
2 TIMES	PROPERTY POSTING DRC, PZB
3 TIMES	WEBSITE POSTING DRC, PZB, CC
1 TIME	NEWSPAPER ADVERTISEMENT PZB

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COMPREHENSIVE PLAN CONSISTENCY
<p>STAFF’S DETERMINATION IS THAT THIS APPLICATION IS <u>CONSISTENT</u> WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.</p> <p>THE APPLICATION <u>COMPLIES</u> WITH THE FINDINGS OF FACT.</p> <p>THE STANDARDS FOR APPROVAL ARE <u>SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.</u></p>

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CONDITIONS OF APPROVAL



1. NON-OPERABLE (FIXED) WINDOWS ON EASTERN ELEVATION
2. SWALE IMPROVEMENTS AT FRONT PROPERTY AND BOTH SIDES OF CORDOVA STREET, FROM CORAL WAY TO ANDALUSIA AVENUE:
 - SOD AND LANDSCAPING
 - “NO PARKING” SIGNS
 - COORDINATION WITH PUBLIC WORKS AND PARKING DEPARTMENTS FOR PROTECTIONS FROM PARKING ON SWALE
3. ALL OTHER CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE No. 3576 SHALL REMAIN IN EFFECT

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