



## City of Coral Gables Planning and Zoning Staff Report

Property:	<b>Temple Judea – Margaux Early Childhood School (5500 Granada Blvd)</b>
Applicant:	Zeke Guilford, Guilford & Associates, P.A. on behalf of Temple Judea
Application:	Amendment to Ordinance 2014-05
Public Hearing:	Planning and Zoning Board
Date & Time:	July 12, 2023; 6:00 – 9:00 p.m.
Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134

### 1. APPLICATION REQUEST

The application request is for an amendment to Ordinance 2014-05 to increase the maximum pre-school enrollment from 140 to 195 students at Temple Judea’s Margaux Early Childhood School, located at 5500 Granada Boulevard, Coral Gables. This request is a major amendment to the Conditional Use with Site Plan Review, which was previously approved by Ordinance No. 2014-05.

*An Ordinance of the City Commission of Coral Gables, Florida, amending Ordinance No. 2014-05 to increase the maximum student enrollment from 140 to 195 students at the Margaux Early Childhood School at Temple Judea located at 5500 Granada Boulevard, Coral Gables, Florida; all other conditions of approval contained in Ordinance No. 2014-05 shall remain in effect; and providing an effective date.*

A major amendment is subject to 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).

### 2. APPLICATION SUMMARY

An Application has been submitted by Mr. Zeke Guilford, Esq. on behalf of Temple Judea who is requesting to increase the Margaux Early Childhood School’s maximum pre-school enrollment from 140 to 195 students. This Application is considered a major amendment to Ordinance No. 2014-05.

The Margaux Early Childhood School is the pre-school at Temple Judea and currently operates with a maximum allowed enrollment of 140 students, which is the maximum number approved under Ordinance 2014-05 (See Attachment B). At that time, this number was not calculated from the square footage of the school. Today the school is proposing to rearrange the interior space to accommodate additional classroom space. There will be no exterior expansion of the existing building. With the extra classroom space, the State of Florida permits greater student enrollment. Therefore, Temple Judea seeks to amend Ordinance No. 2014-05 to increase the maximum student enrollment to 195 students for the Margaux Early Childhood School.

Enrollment:

<b>Maximum enrollment allowed by the City of Coral Gables</b>	140
<b>Existing enrollment (2022-2023 academic year)</b>	124
<b>Request</b>	195 (55 student increase)

Enrollment at the school over the last five years has been below the maximum allowed capacity as shown in the table below:

<b>Grade</b>	<b>2018-2019</b>	<b>2019-2020</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2022-2023</b>	<b>2023-2024</b>	<b>2024-2025 (projected)</b>
Playgroup	39	16	12	21	37	24	32
2's	48	61	34	43	31	46	48
3's	30	41	31	40	28	29	42
PreK	15	28	20	32	28	25	30
<b>TOTAL</b>	<b>132</b>	<b>146</b>	<b>97</b>	<b>136</b>	<b>124</b>	<b>124</b>	<b>152</b>

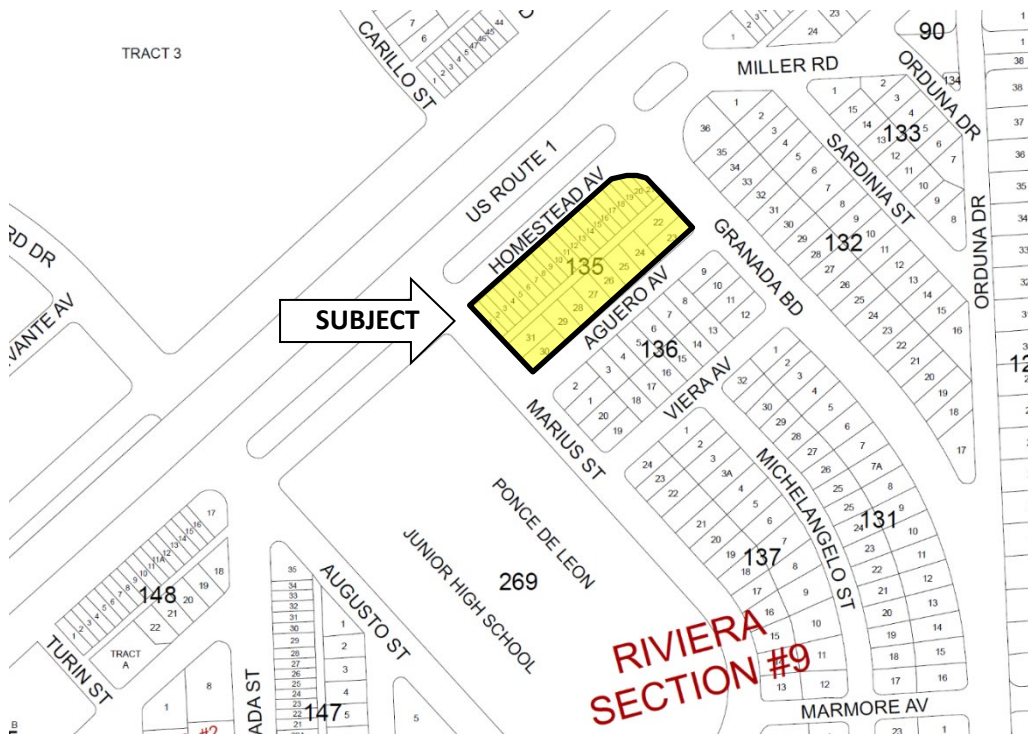
The following summarizes the current number of teachers and employees working at the school:

	<b>Full time</b>	<b>Part time</b>	<b>Total</b>
Administrative Staff Preschool	2	1	3
Teachers	26		26
Operations	3		3
<b>TOTAL</b>	<b>31</b>	<b>1</b>	<b>32</b>

The subject property is approximately 115,180 square feet (2.64 acres) in total, located south of US-1 and between Marius Street and Granada Boulevard at 500 Granada Boulevard within Riviera Section 9, and is surrounded by civic uses and single-family residences. The property is zoned as Special Use (S) and has a Religious or Institutional future land use designation.

Location map and aerial shown below:

**Lot, Subdivision, and Plat Map**



**Aerial Map**



**Property Designations and Surrounding Uses**

The following tables provide the subject property’s designations and surrounding land uses:

**Existing Property Designations**

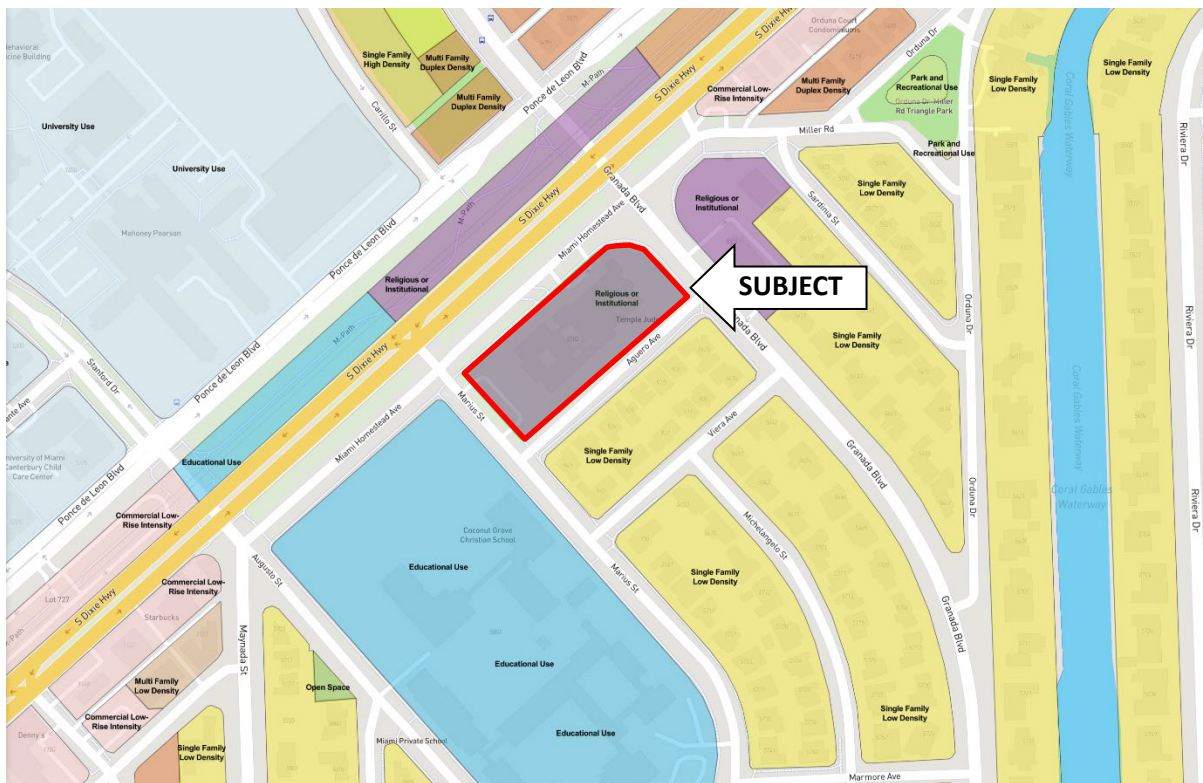
Comprehensive Plan Future Land Use Map designation	Religious or Institutional Use
Zoning Map designation	Special Use District (S)

**Surrounding Land Uses**

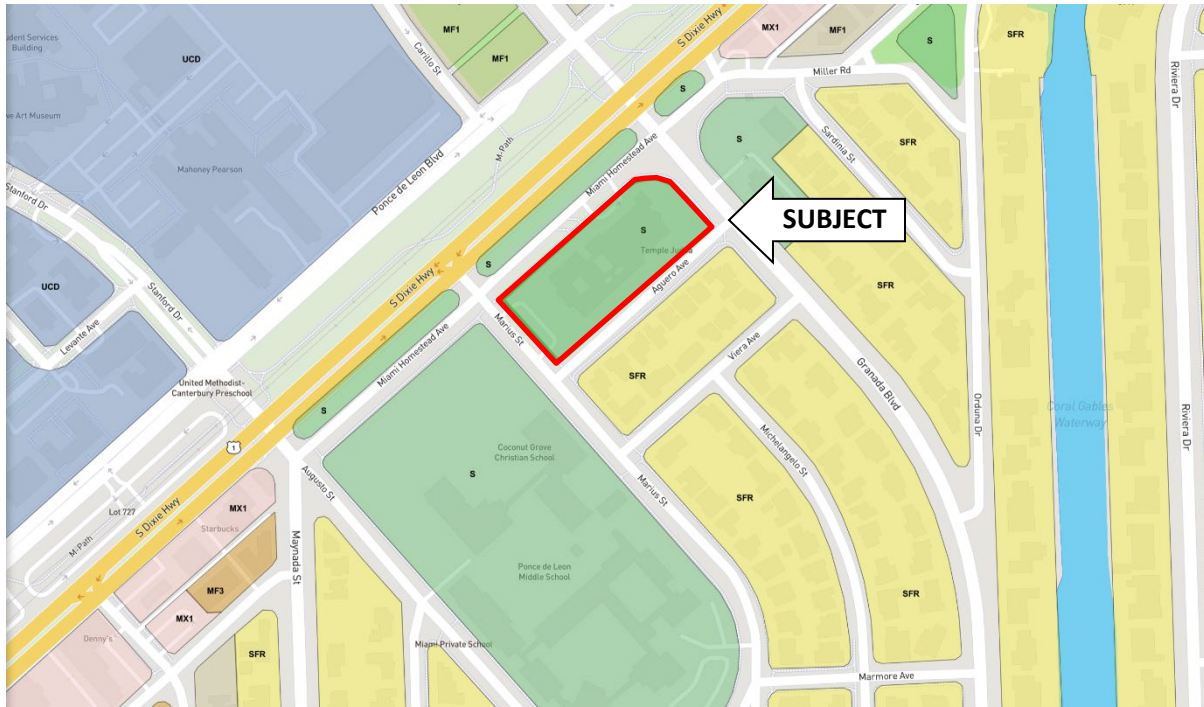
Location	Existing Land Uses	CP Designations	Zoning Designations
Northeast	Religious Institution	Religious or Institutional	Special Use District (S)
Southeast	Single-family residential	Single-Family Low Density	Single Family Residential (SFR)
Southwest	Middle school	Educational Use	Special Use (S)

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:

**Existing Future Land Use Map**



**Existing Zoning Map**



**City Review Timeline**

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	04.28.23
Board of Architects	N/A
Planning and Zoning Board	07.12.23
City Commission	TBD

**Chronology of Previous City Approvals**

The following is a chronology of previous City legislation leading to the current application:

1. **Ordinance No. 1360, adopted on October 22<sup>nd</sup>, 1963:** Amendment to Ordinance No. 1005 to change zoning from R-7 and R-9 Single Family Residential Use to Special Use to construct and operate Temple Judea for religious purposes.
2. **Ordinance No. 3015, adopted on December 8<sup>th</sup>, 1992:** Approval of a site plan for the construction of a choir practice/chapel and social hall addition for Temple Judea.
3. **Ordinance No. O-2003-50, adopted on December 16<sup>th</sup>, 2003:** Approval of a site plan for the construction of an administrative office and meditation garden addition for Temple Judea.
4. **Resolution No. 2008-193, adopted on November 18<sup>th</sup>, 2008:** Acceptance of recommendations provided by the Cultural Development Board for Fiscal Year 2008-2009 Cultural Grants in the total amount of \$166,250.
5. **September 2013:** Designation as a Local Historic Landmark

- 6. **November 14, 2013:** Historic Preservation Board reviewed and approved an application for a Special Certificate of Appropriateness for the proposed addition and modification to the existing building.
- 7. **Ordinance No. 2014-05, adopted on March 11<sup>th</sup>, 2014:** Approval of a conditional use with site plan review for a proposed addition for classroom space to the existing pre-school, the Margaux Early Childhood School, on Temple Judea’s property.

**3. PROPOSED AMENDMENT**

Section 2 of Ordinance No. 2014-05 is hereby amended to read as follows:

**SECTION 2.** The Applicant’s request for conditional use with site plan review pursuant to Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, and Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-204, “Special Use (S) District”, for an addition to an existing religious institution within a Special use (S) zoned district, for the property commonly referred to as “Temple Judea” and legally described as Lots 1-31, Block 135, Riviera Section part 9 (5500 Granada Boulevard), Coral Gables, Florida, is approved subject to the following conditions of approval:

\*\*\*

- 1. Pre-school enrollment at Temple Judea shall be limited to a maximum of ~~140~~ 195 students, and pre-school classes shall only be held on Monday through Friday, between 8:00 am and 3:30 pm. No other school classes or additional students shall be permitted during those days and time.

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**4. FINDINGS OF FACT**

**Major Amendment to Ordinance 2014-05: Conditional Use with Site Plan Review**

This section of the report presents City Staff’s evaluation of the Application and Findings of Fact for an Amendment to a Conditional Use. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives, and Policies, compliance with the Zoning Code, and compliance with other applicable portions of the City Code.

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Section 14-203, “Purpose and Applicability” provides for the following:

*“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”*

A Conditional Use review must comply with Zoning Code Section 14-203.8, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
A. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	The proposed amendment to Ordinance 2014-05 is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan. The proposed interior remodel and expansion will provide the pre-school a dedicated space and improved educational facility, environment, and experience for its students. An approval to increase the maximum enrollment will offer more students the opportunities and benefits of education.
B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	The proposed amendment to Ordinance 2014-05 to allow an increase in maximum enrollment to 195 students is appropriate for Temple Judea and its plan to remodel and reorganize the interior space. The property is being used for educational purposes and has existing classroom space. Additionally, the request is appropriate with the surrounding uses facing US-1 that are primarily special uses with other educational facilities.
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	The needs and character of the area will not be compromised by increasing Temple Judea's maximum student enrollment. The remodel of the interior classroom space will allow for a greater student population within the Temple Judea building footprint. The amendment benefits both the school and families living in the immediate vicinity and Coral Gables. Temple Judea can benefit by receiving more students and tuition to further improve the academic and religious programs on campus.
D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	The Applicant's proposal will not adversely or unreasonably affect the use of other buildings surrounding Temple Judea's campus, as the campus is situated between two other institutional facilities.
E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures	As aforementioned, the proposed amendment to Ordinance 2014-05 to increase the maximum enrollment to 195 students at Temple Judea is compatible with the nature, condition, and development of adjacent uses, buildings, and structures facing US-1, which are special uses and other institutional facilities. Immediately west of Temple Judea are the Coconut Grove Christian School, Ponce de Leon Middle School, and Miami Private School  An increase in maximum student enrollment will not adversely affect the area of other institutional facilities. By increasing the enrollment and expanding the interior classroom space, this may attract more families to the neighborhood, boost the local economy, and offer better access to academic and religious resources.

STANDARD	STAFF EVALUATION
F. The parcel proposed for development is adequate in size and shape to accommodate all development features.	The project site comprises all of Block 135 within Riviera Section Part 9, and is approximately 115,180 square feet (2.64 acres) in size. The site accommodates all the existing academic and religious programs at Temple Judea. Furthermore, no addition to the existing structure is proposed.
G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	The proposed request to amend Ordinance 2014-05 is not detrimental to the health, safety, and general welfare of the community. An increase in maximum student enrollment can provide an array of opportunities for the neighborhood such as economic development and educational access.
H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	The Applicant submitted a “Trip Generation Analysis” prepared by David Plummer and Associates, dated August 16, 2022, provides an analysis of the current traffic conditions and field observations regarding the traffic circulation for the student drop-off and pick-up operations (See Attachment A).  <b>Drop-off/Pick-up Operations</b> Vehicular circulation and access to Temple Judea is provided by the two driveways on Marius Street, as required by Ordinance 2014-05 Section 2(4). The Applicant is not proposing to make any changes to the drop-off/pick-up and parking operations. Pedestrians can access the school through its main entrance.  <b>Parking Operations</b> The application is subject to parking minimums of 1 space per full-time employee, plus 1 per 4 students 16 years old or older per Section 10-100 (B) of the Zoning Code. Temple Judea currently has 120 parking spaces on Miami-Homestead Avenue between Sardina Street and Augusto Street and 19 on-site parking spaces.
I. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	A trip generation letter was prepared by David Plummer & Associates. According to the letter, the proposed increase to 195 students will generate less than 50 two-way vehicle trips, and therefore, would not require a Traffic Impact Study.



*Staff's Findings:* Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed amendment to Ordinance 2014-05 to increase the maximum enrollment from 140 to 195 students at Temple Judea. Staff review finds that the proposed plans and Staff's recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

**Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies**

The Planning and Zoning Division has reviewed the CP and finds the following CP Goals, Objectives and Policies are applicable. Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
1.	<b>Goal FLU-1.</b> Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	<b>OBJECTIVE FLU-1.9:</b> Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.	Complies
3.	<b>POLICY FLU-1.11.1:</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
4.	<b>Policy FLU-1.14.1.</b> The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
5.	<b>Objective FLU-1.17.</b> The City acknowledges the need to locate schools proximate to urban residential areas and, where possible, collocate public facilities, such as parks, libraries and community centers with schools.	Complies
6.	<b>Goal FLU-3.</b> The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
7.	<b>Objective FLU-3.1.</b> The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies

*Staff Comments:* Staff's determination that this Application is "consistent" with the CP's goals, objectives and policies that are identified is based upon compliance with conditions of approval contained in Ordinance No. 2014-05 which shall remain in effect.

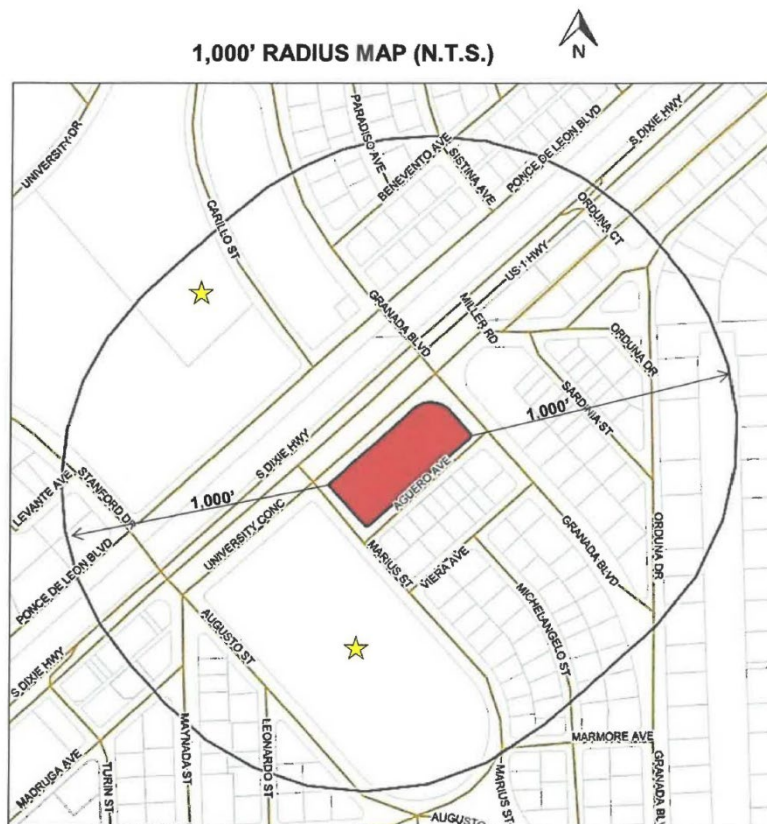
The proposed request to amend Ordinance 2014-05 fulfills Goal FLU-1., Objective FLU-1.9., Policy FLU-1.14.1., and Objective FLU-1.17. of the Comprehensive Plan. Temple Judea's application to increase the maximum student enrollment from 140 to 195 students protects, strengthens, and enhances the area and benefits the surrounding residents, as well as the school. An increase in student population provides more families with young children in the vicinity and Coral Gables access to educational and religious opportunities and resources offered at the Temple Judea Margaux Early Childhood Learning Center.

The Marguax Early Childhood School at Temple Judea was approved for its existing pre-school space under Ordinance 2014-05 and was found to be consistent with the stated purpose and intent of the Conditional Use Site Plan Review. The current request to increase the maximum student enrollment from 140 to 195 students is a modification to the conditions of approval and meets Policy FLU-1.11.1. Based on Planning Staff's findings, the proposed enrollment maximum will not cause major impact to the adjacent properties. There will be no expansion or addition to existing buildings nor any exterior modifications under this Application. Therefore, the proposal is compatible with the neighborhood and does not alter the previously approved site plan. This will improve the existing pre-school educational facility by making the space more comfortable for its students and faculty.

#### 4. PUBLIC NOTIFICATION

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary on May 15<sup>th</sup>, 2023. The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the boundary of the property. The notice indicates: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 233 notices were mailed.

**Courtesy Notification Radius Map**



**SUBJECT:** 5500 Granada Boulevard, Coral Gables, FL 33146  
**FOLIO NUMBER:** 03-4129-026-0901

**LEGEND, IF APPLICABLE:**  
CITY OF CORAL GABLES BOUNDARY - - - - - MDCPS ★

The following has been completed to solicit input and provide notice of the application:

**Public Notice**

Type	Date
Applicant’s Neighborhood Meeting	05.15.23
Sign posting of property	06.28.23
Mailed Notification for PZB Meeting - 1,000 feet	06.28.23
Legal advertisement	06.30.23
Posted Staff Report on City web page	07.07.23

**5. STAFF RECOMMENDATION**

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Staff Report recommends **approval of the application with condition that all other conditions of approval contained in Ordinance No. 2014-05 shall remain in effect** of the application.

**6. ATTACHMENTS**

- A. Applicant’s submittal package.
- B. Courtesy notice mailed and legal advertisement published.
- C. PowerPoint Presentation.

Please visit the City’s webpage at [www.coralgables.com](http://www.coralgables.com) to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A  
Planning Official  
City of Coral Gables, Florida

# Table of Contents

- Planning and Zoning Application
- Letter of Intent
- Aerial
- Photographs
- Property Survey and Legal description
- Ordinances and Resolutions
- Traffic Study
- Owner's Representatives
- Lobbyist Registration
- Neighborhood Meeting



# 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: Amendment to Ordinance 2014-05 to allow for 195

## General information

Street address of the subject property: 5500 Granada Blvd.

Property/project name: Temple Judéa

Legal description: Lot(s) \_\_\_\_\_

Block(s) 135 Section(s) Coral Gables Riviera Section 9

Property owner(s): Temple Judéa, A-Not-For Profit Corporation

Property owner(s) mailing address: 5500 Granada Blvd.

Telephone: Business 305-666-5657 Fax \_\_\_\_\_  
Other \_\_\_\_\_ Email s.israel@judeagables.org



# City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Guilford & Associates, P.A.

Applicant(s)/agent(s) mailing address 400 University Dr. Suite 201 Coral Gables, FL 33134

Telephone: Business 305-446-8411 Fax 305-445-0563

Other \_\_\_\_\_ Email zguilford @ guilfordassoc.com

## Property information

Current land use classification(s): Religious

Current zoning classification(s): Special

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): 	Property owner(s) print name: Sharon Israel, for Temple Judea
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address:  
5500 Granada Blvd. Coral Gables, FL 33146

Telephone: 305-666-5657      Fax:      Email: s.israel@judeagables.org

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF  
The foregoing instrument was acknowledged before me this 12 day of May by Sarah Robleto  
(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

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.
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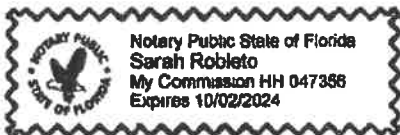
Property owner(s) signature(s): 	Property owner(s) print name: Sharon Israel, for Temple Judea
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address:  
5500 Granada Blvd. Coral Gables, FL 33146

Telephone: 305-666-5657      Fax:      Email: s.israel@judeagables.org

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF  
The foregoing instrument was acknowledged before me this 12 day of May by Sarah Robieto  
(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: Zeke Guilford, Esq. Guilford & Associates, P.A.
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Address:  
400 University Dr. Suite 201, Coral Gables, Fl 33134

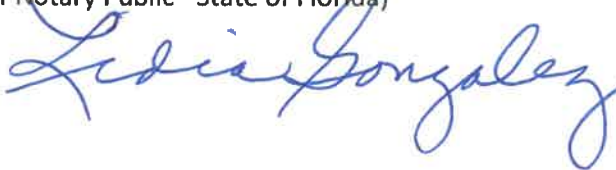
Telephone: 305-446-8411	Fax: 305-445-0563	Email: zguilford@guilfordassoc.com
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### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May by Mr. Zeke Guilford

(Signature of Notary Public - State of Florida)





**LIDIA GONZALEZ**  
Commission # HH 212530  
Expires May 1, 2026

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

# Letter of Intent

*Guilford & Associates, P.A.*  
*Attorneys at Law*

F. W. ZEKE GUILFORD  
E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

400 UNIVERSITY DRIVE  
SUITE 201  
CORAL GABLES, FLORIDA 33134  
TEL (305) 446-8411  
FAX (305) 445-0563

May 9, 2023

Planning and Zoning Board  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33134

Dear Board Members:

This firm represents Temple Judea relative to a request to amend Ordinance 2014-05 to increase the number of students from one hundred forty (140) to one hundred ninety-five (195).

As a means of background, the zoning on the property was changed from R-7 and R-9 to Special Use to allow for the property to be used for religious purposes. Temple Judea was subsequently constructed and opened in 1955. In 1992, the facilities were improved and expanded with the addition of choir practice and social hall additions. The facilities were again expanded in 2003, with an administrative office and meditation garden. Finally, in 2014, the Marguax Learning Center at the Temple was approved to add classrooms to the existing pre-school.

At the time of the approval of the additional classrooms, the school was limited to 140 students by the State of Florida. Coral Gables Ordinance 2014-05 limits the school to 140 students based upon the number allowed by the state. Due to the addition of the classroom space, the State of Florida has increased the number of allowable students. As such, we are requesting that the Ordinance 2014-05 be amended to allow for up to 195 students.

We retained the services of David Plummer and Associates to prepare the traffic analysis regarding our request to the city. Based upon Mr. Plummer's review, the temple could add up to 208 students without triggering a traffic study. We believe that it could be several years and would take considerable re-planning of the current facilities to reach that number and Executive Committee and the Board of Directors felt that a smaller number of students should be used in the application. Based upon 195 total students, Mr. Plummer's report indicates that there will be 37 additional am peak hour trips and 34 additional pm peak trips. Afternoon peak hours are usually considered to be between 4 and 6 pm. A majority of the students leave the school no

Planning and Zoning Board

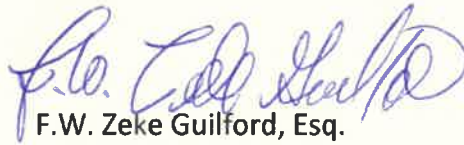
May 9, 2023

Page 2

later than 3:30 pm. The extended care (to 5:30pm) only comprises 6% to 10% of the student population.

Based upon the foregoing, we are requesting Marguax Learning Center be allowed to its student enrollment to 195 students. If you have any questions, please feel free to contact me.

Sincerely,  
Guilford & Associates, P.A.



F.W. Zeke Guilford, Esq.

**Aerial**



SITE

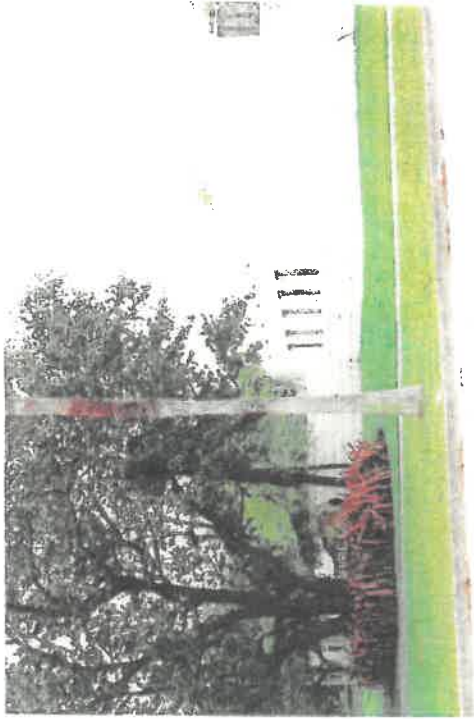
TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED

Sheet No.  
A.1.02





# Photographs



UNIVERSITY CONCOURSE



UNIVERSITY CONCOURSE



UNIVERSITY CONCOURSE



UNIVERSITY CONCOURSE

SITE PHOTOS

TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED

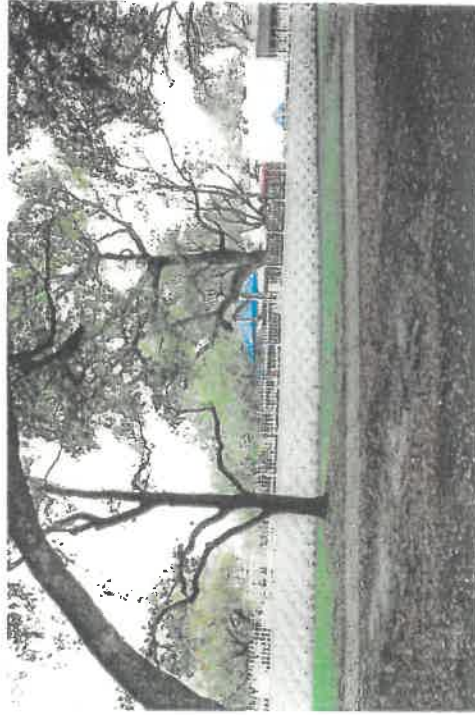
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A1.03



UNIVERSITY CONCOURSE



UNIVERSITY CONCOURSE



MARIUS STREET



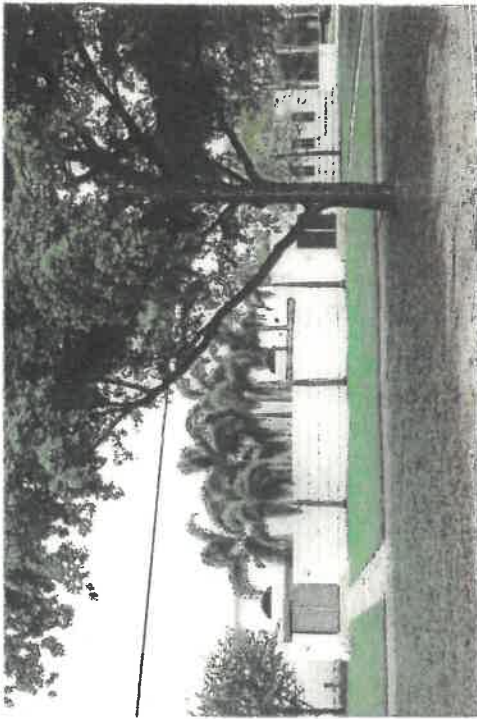
MARIUS STREET

SITE PHOTOS

TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED



AGUERO AVENUE



GRANADA BOULEVARD



AGUERO AVENUE



AGUERO AVENUE

SITE PHOTOS

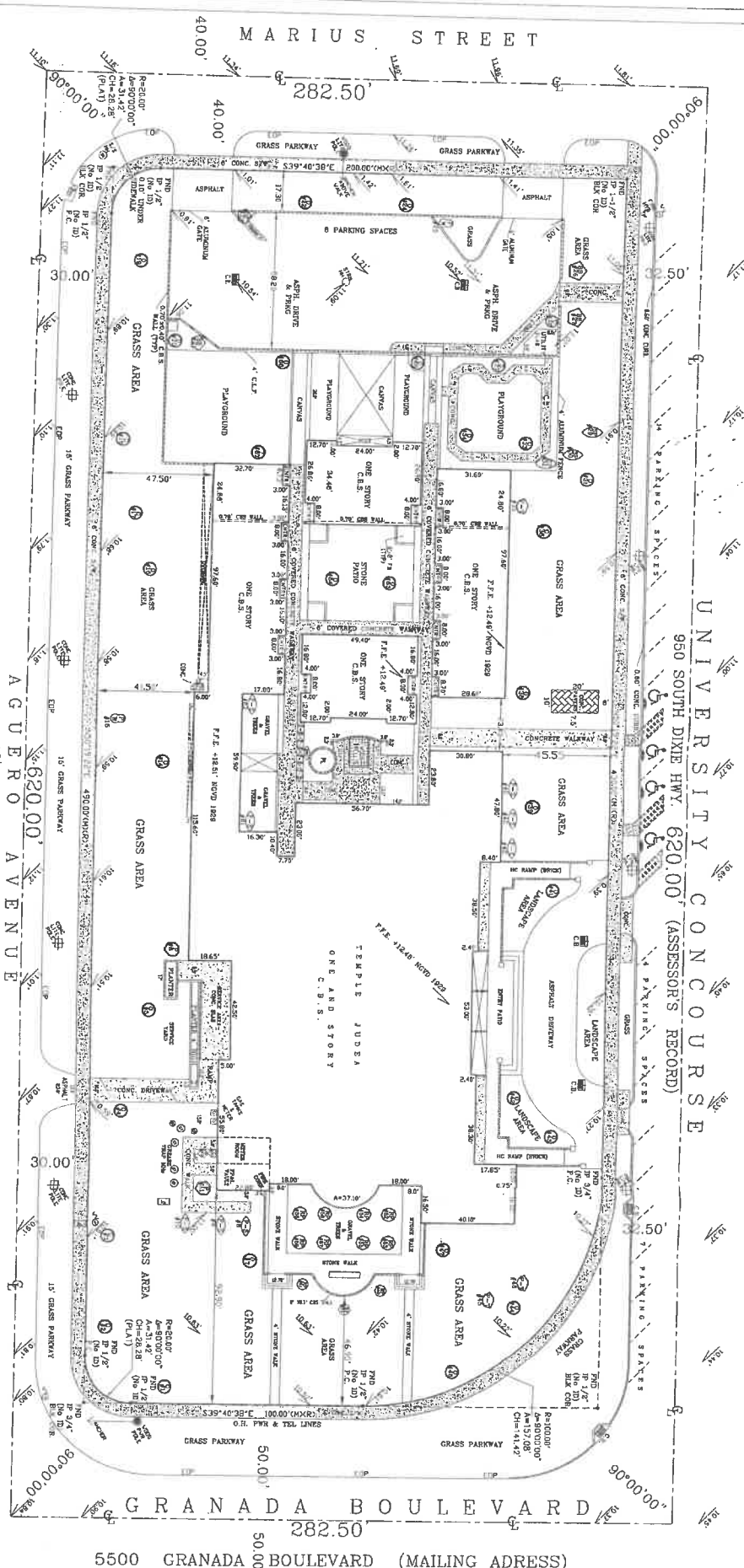
TEMPLE JUDEA EARLY CHILDHOOD SCHOOL  
RODRIGUEZ AND QUIROGA  
ARCHITECTS CHARTERED

Sheet No.  
A1.05

Property Survey  
And  
Legal Description

SEE THE MAP OF BOUNDARY SURVEY. THIS SURVEY MAP IS NOT VALID WITHOUT THE REGULATORY AND ORIGINAL BASED STATE OF ALABAMA PLANNING AND ZONING DEPARTMENT'S REVIEW AND APPROVAL. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA PROVIDED. THIS SURVEY IS NOT COMPLETE WITHOUT THIS ORIGINAL SURVEY MAP AND SURVEY RECORD COPY OF THIS MAP OF SURVEY.

MAP OF ALTA AS-BUILT LAND SURVEY



SEE TREE CHART ON SHEET 1

SPECIAL SURVEY NOTE:  
 UTILITIES AS SHOWN REFLECT  
 ALL INFORMATION PROVIDED BY  
 RECORDS OF MAY.

**LEGEND SYMBOLS**

1	ASPHALT DRIVE	10	CONCRETE DRIVE
2	ASPHALT DRIVE	11	CONCRETE DRIVE
3	ASPHALT DRIVE	12	CONCRETE DRIVE
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89	ASPHALT DRIVE	98	CONCRETE DRIVE
90	ASPHALT DRIVE	99	CONCRETE DRIVE
91	ASPHALT DRIVE	100	CONCRETE DRIVE



PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:  
 CHARLES W. CARL, LICENSE NUMBER 12 1080  
 JULY 21, 2012  
 EXPIRES FOR ADDED DATA: (JUNE 23, 2012)

CITY OF CORAL GABLES  
 MIAMI-DADE COUNTY, FLORIDA  
 LOCATION MAP: 1:50 FEET  
 SCALE: 1:50 FEET

**PARKING**

REGULAR:	8
ON-SITE:	25
HANDICAP:	4
TOTAL:	37

**LAND AREA**

SQUARE FEET:	114,282.30 +/-
ACRES:	2.6235 +/-
TOTAL BUILT:	30,578 +/-
TOTAL ALLOWED (ORDINANCES 136C, 53C):	38,999 +/-

**Ordinances  
And  
Resolutions**

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2014-05**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING CONDITIONAL USE WITH SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", DIVISION 4, "CONDITIONAL USES", AND ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4-204, "SPECIAL USE (S) DISTRICT", FOR AN ADDITION TO AN EXISTING RELIGIOUS INSTITUTION WITHIN A SPECIAL USE (S) ZONED DISTRICT, FOR THE PROPERTY COMMONLY REFERRED TO AS "TEMPLE JUDEA" AND LEGALLY DESCRIBED AS LOTS 1-31, BLOCK 135, RIVIERA SECTION PART 9 (5500 GRANADA BOULEVARD), CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.

**WHEREAS**, an Application was submitted for consideration of a conditional use with site plan review for a proposed addition to the existing building on the property commonly referred to as "Temple Judea" and legally described as Lots 1-31, Block 135, Riviera Section Part 9 (5500 Granada Boulevard), Coral Gables, Florida; and

**WHEREAS**, pursuant to Zoning Code Section 4-204, "Special Use (S) District" religious institutions are identified as a conditional use within Special Use (S) zoned districts, and that proposed new construction or an addition to an existing religious institution shall comply with the public hearing review requirements established in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses"; and

**WHEREAS**, Temple Judea was designated as a Local Historic Landmark in September, 2013, and on November 14, 2013 the Historic Preservation Board reviewed and approved an application for a Special Certificate of Appropriateness for the proposed addition and modifications to the existing building; and

**WHEREAS**, on October 3, 2013 the Board of Architects reviewed and preliminarily approved the proposed addition and modifications to Temple Judea; and

**WHEREAS**, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on February 12, 2014, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the February 12, 2014 Planning and Zoning Board meeting, the Board



recommended approval (vote: 7-0) with conditions on the conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for an addition to an existing religious institution within a Special Use (S) zoned district; and

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on February 25, 2014 at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented the conditional use with site plan review, and after due consideration and discussion, approved (vote: 5-0) the proposed addition to an existing religious institution within a Special Use (S) zoned district with conditions on First Reading;

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

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

**SECTION 2.** The Applicant's request for conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for an addition to an existing religious institution within a Special Use (S) zoned district, for the property commonly referred to as "Temple Judea" and legally described as Lots 1-31, Block 135, Riviera Section Part 9 (5500 Granada Boulevard), Coral Gables, Florida, is approved subject to the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
  - a. Site plans, building plans and elevations prepared by Rodriguez and Quiroga, Architects, dated 10.29.13.
  - b. Landscape plans prepared by Rodriguez and Quiroga, Architects, dated 10.18.13.
  - c. Temple Judea Traffic Statement prepared by David Plummer and Associates and dated 01.16.14.
  - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 02.12.14.
  - e. All representations proffered by the applicant's representatives as a part of the review of the application at public hearings.
2. Restrictive covenant. Within 30 days of approval of the site plan, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.

3. Pre-school enrollment at Temple Judea shall be limited to a maximum of 140 students, and pre-school classes shall only be held on Monday through Friday, between 8:00 am and 3:30 pm. No other school classes or additional students shall be permitted during those days and time.
4. Temple Judea shall implement all drop-off/pick-up requirements for pre-school students specified in the Temple Judea Traffic Statement prepared by David Plummer and Associates and dated 01.16.14, including the following:
  - a. Limit pre-school student drop-off/pick-up to the on-site parking lot located on the west side of the property and accessed from Marius Street, and along the portion of Miami Homestead Avenue between Granada Boulevard and Marius Street.
  - b. A police officer and a traffic director shall be stationed at each of the pre-school student drop-off/pick-up areas to facilitate the drop-off/pick-up of students on all days and times pre-school students are scheduled to be dropped-off/picked-up.
  - c. Gates to the parking lot drop-off/pick-up area shall be opened a minimum of 15 minutes prior to the beginning and dismissal of school to avoid queuing on Marius Street.
5. Temple Judea shall implement all special events parking requirements as specified in the Temple Judea Traffic Statement prepared by David Plummer and Associates and dated 01.16.14 for scheduled school related special events requiring parking of one-hundred twenty (120) or more vehicles, including the following:
  - a. Temple Judea shall provide a minimum of one (1) police officer and two (2) school “traffic coordinators” to facilitate and direct parking and pedestrian circulation.
  - b. Parking shall be prohibited along the south side of Aguero Avenue, and a traffic coordinator shall be stationed on Aguero Avenue, between Granada Boulevard and Marius Street to enforce the no parking requirement.
6. Temple Judea shall comply with the tree protection and root preservation plan submitted by the Applicant with the application submittal package dated 02.12.14, as reviewed and approved by the Public Service Division and Planning and Zoning Division.

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

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

**SECTION 6.** This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS ELEVENTH DAY OF MARCH, A.D. 2014.  
(Moved: Keon / Seconded: Quesada)  
(Yeas: Quesada, Keon, Kerdyk, Lago, Cason)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-2)

APPROVED:



JIM CASON  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN  
CITY ATTORNEY

ORDINANCE NO. 1360

AN ORDINANCE AMENDING ORDINANCE NO. 1005, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH A CHANGE OF ZONING ON "ALL OF BLOCK 135, 'RIVIERA SECTION PART 9'", CORAL GABLES, FLORIDA; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith.

WHEREAS, an application has been made for a change of zoning from R-7 and R-9 Single Family Residential Use (1,727 and 2,000 minimum square foot floor area, respectively), to a "Special Use" to permit the construction and operation of a church (Temple Judea), located on "All of Block 135, 'Riviera Section Part 9'" (that block bounded on the NW by South Dixie Highway, NW by Granada Boulevard, SE by Avenue Agüero and SW by Marius Street), Coral Gables, Florida; and

WHEREAS, after Notice of Public Hearing duly published and the notification of all property owners of record within 300 feet, a public hearing was held before the Zoning Board of The City of Coral Gables on September 23, 1963, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Zoning Board at its regular meeting of September 23, 1963 recommended that the change of zoning be approved;

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

SECTION 1. That Ordinance No. 1005, as amended, and known as the "Zoning Code", and in particular, that certain Building Content and Area District Map, Plate No. 12, attached to and by reference made a part thereof, be and the same hereby is amended to show a change of zoning on "All of Block 135, 'Riviera Section Part 9'" from R-7 and R-9 Single Family Residential Use to a "Special Use" to permit the construction and operation of a church under the following terms and provisions, to-wit:

- (1) That the following setbacks are provided and maintained:
  - (a) Granada Boulevard - Eighty-Five (85') feet;
  - (b) Marginal access street adjacent to South Dixie Highway - Twenty-Five (25') feet;
  - (c) Avenue Agüero - Twenty-Five (25') feet;
  - (d) Marius Street - Twenty-Five (25') feet;
- (2) That the ground coverage shall not exceed Thirty-Five (35%) per cent;
- (3) That there shall be constructed a four (4') foot decorative wall at the Twenty-Five (25') foot setback on Avenue Agüero so as to screen the parking area from view;
- (4) That there shall be no ingress or egress driveways on Avenue Agüero;
- (5) That landscaping and final plans shall be subject to approval of the Zoning Board.

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

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF OCTOBER, A.D. 1963.

APPROVED:

*Joseph H. Murphy*  
Joseph H. Murphy, MAYOR

*W. Keith Phillips, Jr.*  
W. Keith Phillips, Jr., VICE-MAYOR

ATTEST:

*Lorena V. Sheehy*  
Lorena V. Sheehy, CITY-CLERK

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. O-2003-50**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING A SITE PLAN AS REQUIRED BY SECTION 3-11 OF THE ZONING CODE OF THE CITY OF CORAL GABLES, FLORIDA, AS AMENDED, ENTITLED "SPECIAL USES", PROPOSING THE CONSTRUCTION OF AN ADDITION CONSISTING OF AN ADMINISTRATIVE OFFICE AND MEDITATION GARDEN FOR THE "TEMPLE JUDEA", LOCATED ON LOTS 1-31, BLOCK 135, RIVIERA SECTION PART 9 (5500 GRANADA BOULEVARD); PROVIDING A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Application No. 09-03-124-P, submitted by Tony Recio, Esq., representing Temple Judea, owner, requesting site plan approval to construct an 850 square foot addition of office space and an outdoor meditation area; and

**WHEREAS**, the additional office space would serve as the Rabbi's office, and would have a total size of 850 square feet; and

**WHEREAS**, after notice of public hearing duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on November 12, 2003 at which hearing all interested persons were afforded an opportunity to be heard, the Board recommended unanimous approval; and

**WHEREAS**, the City Commission after due consideration at its regular meeting of December 2, 2003 and December 16, 2003 approved the above site plan with no conditions;

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

**SECTION 1.** The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

**SECTION 2.** The proposed site plan for "Temple Judea" submitted in accordance with the requirements of Section 3-11, "Special Uses" of the Zoning Code shall be and is hereby approved.

**SECTION 3.** All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

**SECTION 4.** All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 5.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 6.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Zoning Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

**SECTION 7.** This ordinance shall become effective thirty (30) days following the date of its adoption hereof.

PASSED AND ADOPTED THIS SIXTEENTH DAY OF DECEMBER, A.D., 2003.

(Moved: Withers/Seconded: Kerdyk)  
(Yeas: Kerdyk, Withers, Anderson, Cabrera, Slesnick)  
(5/0 Vote)  
(Agenda Item E-4)

APPROVED  


DONALD D. SLESNICK II  
MAYOR

ATTEST:  
  
WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
ELIZABETH HERNANDEZ  
CITY ATTORNEY

## CITY OF CORAL GABLES, FLORIDA

## ORDINANCE NO. 3015

AN ORDINANCE APPROVING SITE PLAN, AS REQUIRED BY SEC. 3-11 OF "ZONING CODE", FOR "S" SPECIAL USE ZONED PROPERTY FOR CONSTRUCTION OF CHOIR PRACTICE/CHAPEL AND SOCIAL HALL ADDITION TO TEMPLE JUDEA, BLOCK 135, RIVIERA SECTION PART 9, (950 SOUTH DIXIE HIGHWAY); AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 572-P was submitted requesting approval of a site plan to construct a choir practice/chapel and social hall addition to Temple Judea located on property legally described herein; and

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on October 14, 1992, at which hearing all interested persons were afforded an opportunity to be heard, and the site plan was recommended for approval; and

WHEREAS, the City Commission after due consideration at its regular meeting of November 10, 1992, approved the recommended site plan on first reading;

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

SECTION 1. That the site plan drawn by Joe Greenberg, and preliminarily approved by the Board of Architects on July 23, 1992, for the construction of a choir practice/chapel room and Social Hall addition, on property known as Temple Judea, legally described as all of Block 135, Riviera Section Part 9, Coral Gables, Dade County, Florida (950 South Dixie Highway), shall be and it is hereby approved as required by Sec. 3-11 of the "Zoning Code".


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 EIGHTH DAY OF DECEMBER, A. D., 1992.

APPROVED:

  
GEORGE M. CORRIGAN  
MAYOR

ATTEST:

  
VIRGINIA L. PAUL  
CITY CLERK  
W/K (5)

ABJ548

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2008-193**

A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE CULTURAL DEVELOPMENT BOARD FOR FY 2008-2009 CULTURAL GRANTS IN THE TOTAL AMOUNT OF \$166,250.00 (CONSISTENT WITH THE 2008/2009 ANNUAL BUDGET) AS IT PERTAINS TO THOSE APPLICANTS MORE SPECIFICALLY LISTED IN ATTACHMENT A: FY 2008/09 CULTURAL GRANTS ALLOCATION RECOMMENDATIONS.


**BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**


**SECTION 1.** That the recommendations of the Cultural Development Board for cultural grant awards in the grant categories of Cultural Development, Festivals and Special Events, and Community, in the total amount of \$166,250.00, to applicant organizations more specifically listed in Attachment A, be and the same are hereby accepted.

**SECTION 2.** That this resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS EIGHTEENTH DAY OF NOVEMBER, A.D., 2008.

(Moved: Withers / Seconded: Anderson)  
(Yeas: Withers, Anderson, Cabrera, Kerdyk, Slesnick)  
(Unanimous: 5-0 Vote)  
(Agenda Item: G-1)

APPROVED:  
  
DONALD D. SLESNICK II  
MAYOR

ATTEST.  
  
WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

  
ELIZABETH M. HERNANDEZ  
CITY ATTORNE



**FY 2008/09 Cultural Grants  
Allocation Recommendations**

		Cultural						
		<b>Cultural</b>						<b>\$54,000.00</b>
		<b>Festival</b>						<b>\$92,000.00</b>
		<b>Community</b>						<b>\$20,250.00</b>
		<b>Funds Available</b>						<b>\$166,250.00</b>
		<b>ALLOCATED</b>						<b>\$166,250.00</b>
		<b>Balance</b>						<b>\$0.00</b>
	Organization	Prior Year Funding	New App.	Score	Requested Amount	Recommended Amount		
<b>CULTURAL</b>								
CD3	Fairchild Tropical Botanic Garden	\$13,860.00		98	\$15,000	\$15,000.00		
CD1	Actors' Playhouse Productions	\$12,870.00		97	\$15,000	\$14,000.00		
CD4	GableStage	\$12,870.00		94	\$15,000	\$12,000.00		
CD6	New Theatre	\$9,900.00		91	\$15,000	\$9,000.00		
CD5	Lowe Art Museum	\$4,950.00		87	\$15,000	\$4,000.00		
CD2	Area Performance Gallery, Inc.		X	0	disqualified	\$0.00		
<b>FESTIVALS &amp; SPECIAL EVENTS</b>								
F6	Coral Gables Congregational Church	\$9,900.00		97	\$10,000	\$10,000.00		
F19	Sunday Afternoons of Music	\$9,652.50		97	\$10,000	\$10,000.00		
F4	Chopin Foundation of the United States	\$9,405.00		96	\$10,000	\$9,000.00		
F11	Miami Children's Chorus	\$8,415.00		94	\$10,000	\$8,000.00		

	Organization	Prior Year Funding	New App.	Score	Requested Amount	Recommended Amount
F10	Miami Bach Society		X	93	\$10,000	\$8,000.00
F20	Tigertail Productions	\$2,475.00		91	\$2,500	\$2,500.00
F7	Friends of Chamber Music of Miami	\$8,415.00		89	\$10,000	\$6,500.00
F12	Miami Momentum Dance (Comm. 07/08)	\$2,970.00		87	\$10,000	\$6,000.00
F21	U. of Miami Frost School of Music	\$0.00		87	\$10,000	\$6,000.00
F5	City Theatre	\$5,940.00		86	\$10,000	\$4,500.00
F15	Murray Dranoff Foundation	\$5,940.00		86	\$10,000	\$4,500.00
F2	Beaux Arts Festival of Art		X	85	\$10,000	\$4,000.00
F23	Walenstein Musical Organization		X	85	\$3,000	\$3,000.00
F8	Grtr. Miami Youth Symphony of Dade Cty	\$3,960.00		84	\$5,000	\$3,000.00
F3	Center for Advancement of Jewish Ed.	\$5,940.00		79	\$10,000	\$2,000.00
F24	Women's Int'l. Film & Arts Festival	\$0.00		78	\$10,000	\$2,000.00
F13	Miami Short Film Festival		X	77	\$10,000	\$2,000.00
F22	U. of Miami/School of Communication		X	75	\$10,000	\$1,000.00
F1	American Lung/C.G. Wine & Food Festival		X	68	Not noted on App	\$0.00
F14	Miami Stage Co./Miami Children's Theatre		X	0	disqualified	\$0.00
F16	Piag Museum		X	0	disqualified	\$0.00
F17	Seraphic Fire	\$9,652.50		0	disqualified	\$0.00
F18	St. Philip's Episcopal Church		X	0	disqualified	\$0.00
COMMUNITY						
C5	Merrick Festival	\$4,578.75		94	\$5,000	\$4,500.00
C4	Friends of the Miami-Dade Public Library	\$4,578.75		93	\$5,000	\$4,000.00
C2	Coral Gables Museum Corp.		X	90	\$5,000	\$3,750.00
C7	St. Patrick's Day Committee	\$1,485.00		86	\$5,000	\$2,500.00

	Organization	Prior Year Funding	New App.	Score	Requested Amount	Recommended Amount
C3	Dance Now! Ensemble	\$1,485.00		85	\$5,000	\$2,500.00
C9	Temple Judea		X	81	\$5,000	\$2,000.00
C1	Civic Choral (Fest/Sp. Evts 07/08)	\$990.00		76	\$5,000	\$1,000.00
F9	Give to Colombia (moved to Comm)	\$0.00		61	\$10,000	\$0.00

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2015-149**

**A RESOLUTION APPROVING A WAIVER OF THE ART IN PUBLIC PLACES FEE FOR TEMPLE JUDEA PURSUANT TO ARTICLE 3, SECTION 3-2103 SUBSECTION B3 OF THE CORAL GABLES ZONING CODE.**

**WHEREAS**, Temple Judea located at 5500 Granada Boulevard, a Local Historic Landmark, requests the waiver of the Art in Public Places fee; and

**WHEREAS**, Article 3, Section 3-2103 Subsection B3 of the Coral Gables Zoning Code allows for the waiver of the Art in Public Places Fee; and

**WHEREAS**, The Historic Preservation Board on June 18, 2015 unanimously voted (6-0) to recommend approval for the City Commission of the Art in Public Places Fee waiver pursuant to Article 3, Section 3-2103 Subsection B3 of the Coral Gables Zoning Code for Temple Judea; and

**WHEREAS**, the City Commission finds that Temple Judea located at 5500 Granada Boulevard, a Local Historic Landmark, meets the requirements of Section 3-2103 Subsection B3 of the Coral Gables Zoning Code and qualifies for the fee waiver;

**BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution upon the adoption hereof.

**SECTION 2.** The City Commission does hereby grant the wavier of the Art in Public Places fee.

**SECTION 3.** That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS SEVENTH DAY OF JULY, A.D., 2015.  
(Moved: Quesada / Seconded: Slesnick)  
(Yeas: Keon, Lago, Quesada, Slesnick, Cason)  
(Unanimous: 5-0 Vote)  
(Agenda Item: H-3)

APPROVED:

  
JIM CASON  
MAYOR

ATTEST

  
WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
CRAIG E. LEEN  
CITY ATTORNEY

# Traffic Study

# DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134  
305•447•0900 | DPA@DPLUMMER.COM

August 16, 2022

Mrs. Melissa Mojarena De Zayas, P.E.  
Senior Transportation Engineer  
City of Coral Gables  
Public Works Department  
2800 SW 72 Ave  
Miami, Florida 33155  
305.460.5128  
[mdezayas@coralgables.com](mailto:mdezayas@coralgables.com)

## **RE: Margaux Early Childhood School at Temple Judea Trip Generation - #22158**

Dear Melissa,

David Plummer & Associates has been retained by Temple Judea to perform a trip generation analysis for the proposed Temple Judea student increase. Contact information for the client is as follows:

Ms. Sharon Israel Moskovitz  
Executive Director  
Temple Judea  
5500 Granada Blvd  
Coral Gables FL 33146

The Margaux Early Childhood School at Temple Judea is a preschool / day care located at 5500 Granada Boulevard in Coral Gables, Florida. The school is proposing to increase student enrollment from 140 students to 195 students, however, it is not proposing to expand the existing building. Pedestrian access to the site is provided via the main entrance to the school located on Miami Homestead Avenue. Vehicular access to the site is provided via two driveways (one inbound / one outbound) located on Marius Street.

Trip generation calculations for the increase in students were performed using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual*, 11<sup>th</sup> Edition. ITE Land Use Code (LUC) 565 (Day Care Center) was utilized for the proposed and existing trip generation. No



Since 1978

deduction was applied for other modes of transportation. A trip generation summary is provided in Table 1. Detailed trip generation calculations are provided in Attachment A.

Table 1: Trip Generation Summary		
Development Plan	A.M. Peak Hour	P.M. Peak Hour
Existing	100	98
Proposed	137	132
$\Delta$ Trips	37	34

As shown in Table 1, the results of the trip generation analysis indicate that the proposed change in student enrollment represents an increase of 37 AM peak hour trips and 34 PM peak hour trips when compared to the existing number of students. Since the project will generate less than 50 net new (two-way) vehicle trips during the AM and PM peak hours, we are requesting that the project be exempt from conducting a Traffic Impact Study.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,



Juan Espinosa, PE

W:\22\22158\Trip Gen\Temple Judea Trip Gen Letter -cg.docx



# **Attachment A**

## Temple Judea Proposed

Proposed ITE Land Use Designation <sup>1</sup>	Number of Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Day Care Center <i>Land Use Code: 565</i>	195 Students	73	64	137	62	70	132
<b>Total Gross Trips</b>		<b>73</b>	<b>64</b>	<b>137</b>	<b>62</b>	<b>70</b>	<b>132</b>
<b>Net Proposed Trips</b>		<b>73</b>	<b>64</b>	<b>137</b>	<b>62</b>	<b>70</b>	<b>132</b>

<sup>1</sup> Based on ITE Trip Generation Manual, 11<sup>th</sup> Edition.

<sup>2</sup> Based on US census data for census tract 75.03 and local characteristics.

## Existing

Existing ITE Land Use Designation <sup>1</sup>	Number of Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Day Care Center <i>Land Use Code: 565</i>	140 Students	53	47	100	46	52	98
<b>Total Gross Trips</b>		<b>53</b>	<b>47</b>	<b>100</b>	<b>46</b>	<b>52</b>	<b>98</b>
<b>Net Existing Trips</b>		<b>53</b>	<b>47</b>	<b>100</b>	<b>46</b>	<b>52</b>	<b>98</b>

<sup>1</sup> Based on ITE Trip Generation Manual, 11<sup>th</sup> Edition.

<sup>2</sup> Based on US census data for census tract 75.03 and local characteristics.

## Trip Difference

	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
	In	Out	Total	In	Out	Total
<b>Proposed</b>	<b>73</b>	<b>64</b>	<b>137</b>	<b>62</b>	<b>70</b>	<b>132</b>
<b>Existing</b>	<b>53</b>	<b>47</b>	<b>100</b>	<b>46</b>	<b>52</b>	<b>98</b>
<b>Difference</b>	<b>20</b>	<b>17</b>	<b>37</b>	<b>16</b>	<b>18</b>	<b>34</b>

**Scenario - 2**  
 Scenario Name: Proposed  
 Dev. phase: 1  
 User Group:  
 No. of Years to Project: 0  
 Traffic:

**VEHICLE TRIPS BEFORE REDUCTION**

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
565(1) - Day Care Center	General Urban/Suburban	Students	195	Weekday, Peak Hour of Adjacent	Best Fit (LIN)	73	64	137
Data Source: Trip Generation Manual, 11th Ed					$T = 0.66(X) + 8.42$	53%	47%	
565(2) - Day Care Center	General Urban/Suburban	Students	195	Weekday, Peak Hour of Adjacent	Best Fit (LOG)	62	70	132
Data Source: Trip Generation Manual, 11th Ed					$\ln(T) = 0.87\ln(X) + 0.29$	47%	53%	

**Scenario - 1**  
 Scenario Name: Existing  
 Dev. phase: 1  
 User Group:  
 No. of Years to Project: 0  
 Traffic:

**VEHICLE TRIPS BEFORE REDUCTION**

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
565(1) - Day Care Center	General Urban/Suburban	Students	140	Weekday, Peak Hour of Adjacent	Best Fit (LIN)	53	47	100
Data Source: Trip Generation Manual, 11th Ed					$T = 0.66(X) + 8.42$	53%	47%	
565(2) - Day Care Center	General Urban/Suburban	Students	140	Weekday, Peak Hour of Adjacent	Best Fit (LOG)	46	52	98
Data Source: Trip Generation Manual, 11th Ed					$\ln(T) = 0.87\ln(X) + 0.29$	47%	53%	



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/29/2022

Property Information	
Folio:	03-4129-026-0901
Property Address:	5500 GRANADA BLVD Coral Gables, FL 33146-2609
Owner	TEMPLE JUDEA
Mailing Address	5500 GRANADA BLVD CORAL GABLES, FL 33146-2609
PA Primary Zone	8600 SPECIAL USE
Primary Land Use	7144 RELIGIOUS - EXEMPT : RELIGIOUS
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	46,074 Sq.Ft
Lot Size	115,180 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$2,418,780	\$2,418,780	\$2,418,780
Building Value	\$3,544,739	\$3,561,723	\$3,416,040
XF Value	\$184,425	\$185,674	\$186,823
Market Value	\$6,147,944	\$6,166,177	\$6,021,743
Assessed Value	\$6,147,944	\$6,166,177	\$6,021,743

Benefits Information				
Benefit	Type	2021	2020	2019
Religious	Exemption	\$6,147,944	\$6,166,177	\$6,021,743

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
C GABLES RIVIERA SEC 9 PB 28-29 ALL BLK 135 INCL ALLEY SHOWN THEREIN LOT SIZE 115180 SQUARE FEET	

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$6,147,944	\$6,166,177	\$6,021,743
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$6,147,944	\$6,166,177	\$6,021,743
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$6,147,944	\$6,166,177	\$6,021,743
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$6,147,944	\$6,166,177	\$6,021,743
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

January 16, 2014

Mr. Ramon Trias  
Planning and Zoning Director  
City of Coral Gables  
327 Biltmore Way, Suite 201  
Coral Gables, Florida 33134  
(305) 460-5211

**Re: Temple Judea Traffic Statement - #12101**

Dear Ramon,

The purpose of this letter is to provide a traffic statement for the Temple Judea addition. The TJ ECS is located at 5500 Granada Boulevard in Coral Gables, FL.

Temple Judea currently has 10 classrooms, totaling 6,827 sf, which are shared by the pre-school, religious school, teen education, and adult education. After remodeling and the expansion, Temple Judea proposes 17 classrooms (12,332 sf), which will allow the pre-school, religious school, teen education, and adult education to have their own dedicated classrooms as opposed to sharing space. No increase in enrollment or staff is anticipated with the classroom expansion.

A meeting was held on May 6, 2013 with representatives from Temple Judea and you and your staff. Given the nature of the classroom expansion and no changes to parking and drop-off/pick-up operations, the city requested that Temple Judea provide a traffic statement outlining the programs and the traffic/parking operations.

The education programs at Temple Judea are as follows:

<b><u>PROGRAM</u></b>	<b><u># of STUDENTS</u></b>	<b><u>DAYS</u></b>	<b><u>TIME</u></b>
Pre-School	140	M - F	8:30am – 3pm
Pre-School After Care	10-25	M - F	3pm – 6pm
Religious (K-G6)	200	Sun	9:30am – 2pm
Religious (G4-G7)	150	Wed	4:30pm – 7:30pm
Teen	40	Mon	630pm – 9pm
Adult	30	Sun	9:30am – 11am
Adult	10	Tues	7:30pm – 9pm

**DROP-OFF/PICK-UP**

Field observations of the pre-school drop-off/pick-up operations were held on Monday, February 6, 2012 and Wednesday, February 8, 2012. Drop-off/pick-up occurs on Marius Street (the west side of the property, see Exhibit 1). Drivers are inbound from the driveway closest to Aguero Avenue (south driveway) and are outbound from the north driveway. During the all drop-off and pick-up periods, Temple Judea employs a city of Coral Gables police officer to facilitate the process.

The vast majority of the student drop-off occurs by the parent parking their vehicle on Miami-Homestead Avenue and walking the student into TJ ECS. Only nine vehicles used the drop-off area and this occurred between 8:15am and 8:45am. At 8:50am, the police officer closed the gates to the drop-off/pick-up area.

During the pick-up field observation, the TJ ECS had dismissal at 12:45pm. At 12:40pm, the police officer opened the gates to the drop-off/pick-up area. Three vehicles were observed queuing on Marius Street awaiting the opening of the gates. Once the gates were opened, no queuing occurred on Marius Street through the pick-up period. The pick-up area was used by only 12 drivers from 12:40pm until 1:10pm. The vast majority of the parents parked on Miami-Homestead Avenue and walked in to pick up their child.

Mr. Ramon Trias

Re: **Temple Judea Traffic Statement - #12101**

Page 3 of 4

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Based on the above information and field observations, the drop-off/pick-up process is efficient and does not have negative impacts to the surrounding area. I recommend that the gates to the drop-off/pick-up area be opened 15 minutes prior to dismissal in order to avoid queuing on Marius Street for early arriving parents.

### **SPECIAL EVENTS PARKING PLAN**

In 2012, DPA undertook field observations during the high holy days of Rosh Hashanah (9/17/12 from 9:30am to 10:15am) and on Yom Kippur (9/26/12 from 9:40am to 10:15am). These high holy days represent peak usage of Temple Judea. It is important to note that the high holy days and other services at Temple Judea are not related to the school remodeling and expansion.

For these high holy days, Temple Judea has off-site parking agreements with Ponce de Leon Middle School and the Coral Gables Baptist Church (see attachments). This off-site parking, which is on the east and west sides of Temple Judea, helps to minimize parking impacts to the surrounding neighborhood. Temple Judea makes announcements at their services (prior to the high holy days) reminding people to use the off-site parking areas at Ponce Middle School and the Coral Gables Baptist Church during the high holy days.

A police officer and a traffic director are stationed at each of the off-site parking areas to facilitate access. The police officers also help pedestrians cross either Granada Boulevard or Marius Street from the off-site parking areas.

Approximately 25 vehicles were parked on residential swale areas during the observations. These areas were on Aguero Avenue (east half of the block), Granada Boulevard between Aguero Avenue and Viera Avenue, and Viera Avenue (eastern fifth of the block). Police tape was used on part of the western end of Aguero Avenue and the northern half of Marius Street between Aguero Avenue and Viera Avenue. A police officer patrolled to try to prevent parking in the residential swale areas.

The goal is to eliminate parking in the residential swale areas. One recommendation is for Temple Judea to have "parking coordinators" in the field (specifically on Aguero Avenue and Granada Boulevard) 30 minutes prior to the start of the service. These parking coordinators would stand near the residential swale areas and direct drivers to the off-site parking areas. This could also be done with police officers.



Mr. Ramon Trias

Re: Temple Judea Traffic Statement - #12101

Page 4 of 4

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**SCHOOL-RELATED EVENTS PARKING PLAN**

There are also school-related events at Temple Judea. Some of these events include Parent Orientation, Parents Association meetings, Hannukah Luncheon with Parents, and a Ballet Recital. These types of events have been occurring at the school for years.

There are 120 parking spaces on Miami-Homestead Avenue between Sardina Street and Augusto Street. There are 19 on-site parking spaces in the proposed plan. Further, there is overflow parking available on the swale areas adjacent to Temple Judea.

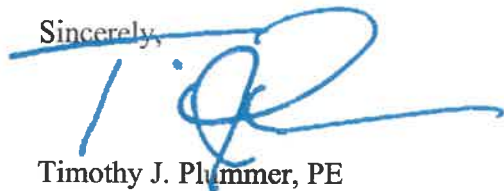
The continued goal of Temple Judea is to eliminate parking in the residential swale areas. It is recommended that for school-related events where more than 120 cars are anticipated, the following occur in order to prevent parking in the residential swale areas:

- Provide a minimum of one police officer
- Provide up to two school “parking coordinators”

These parking coordinators will stand near the residential swale areas to direct drivers to the appropriate parking areas. The police officer will also be able to assist the parking coordinators with this task.

Please call me at (305) 804-9901 if you have any questions or need any further information.

Sincerely,



Timothy J. Plummer, PE  
President

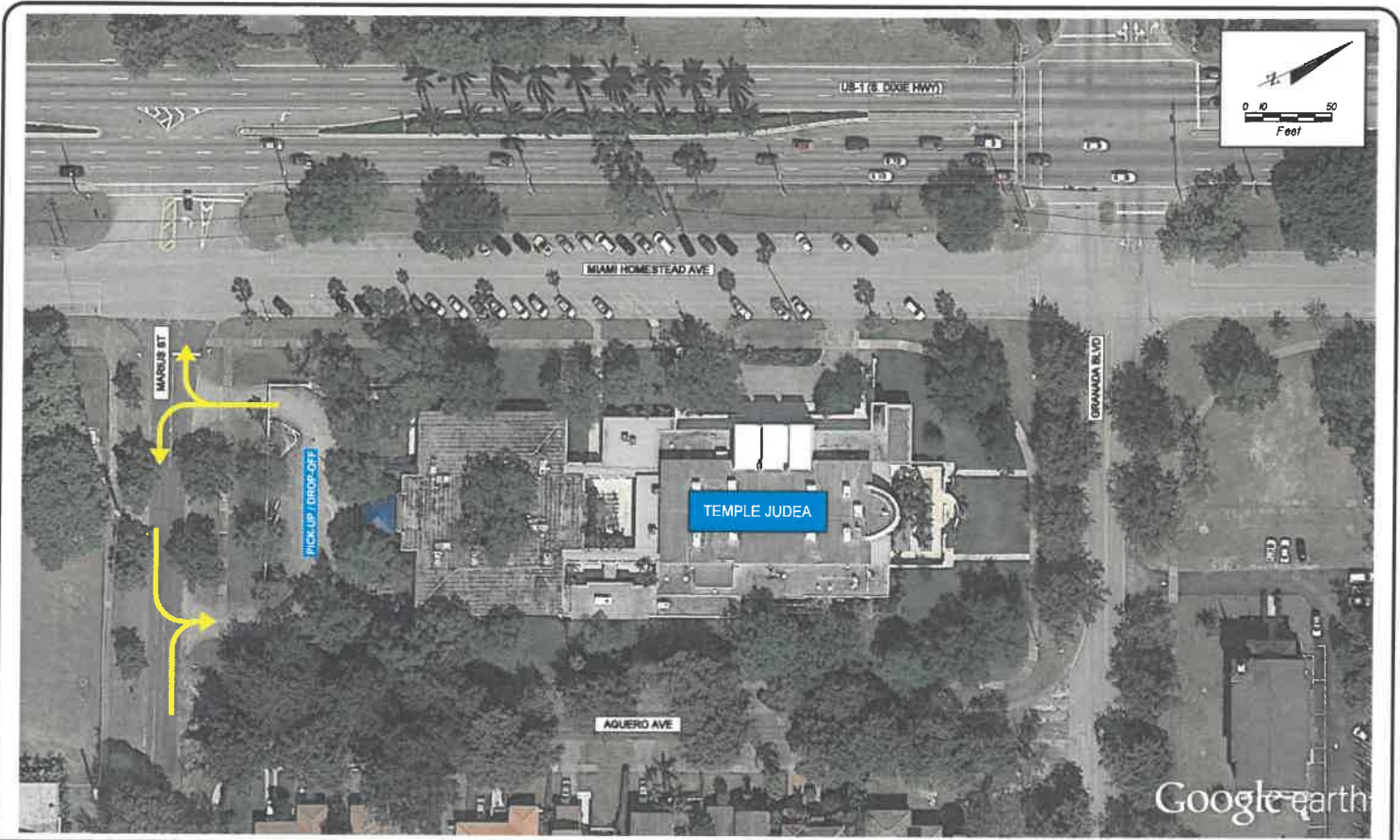
cc: Jim Siegel, Zeke Guilford, File

rtrias2-let





# ATTACHMENTS



**dpa** **DAVID PLUMMER & ASSOCIATES, INC.**  
 TRANSPORTATION \* CIVIL \* STRUCTURAL \* ENVIRONMENTAL  
 CORAL GABLES \* FORT MYERS \* FORT LAUDERDALE  
 1760 HWY 112, SUITE 200, MIAMI, FL 33146 TELEPHONE 305-441-0000 FAX 305-441-0004  
 CERTIFICATE OF AUTHORIZATION EEP 20290

REVISIONS:  
 PROJECT: **TEMPLE JUDEA**  
 TITLE: **PICK-UP / DROP-OFF CIRCULATION**  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LOCATE ALL UTILITIES BEFORE COMMENCING  
 8/1/10

PROJECT: **TEMPLE JUDEA**

TITLE: **PICK-UP / DROP-OFF CIRCULATION**  
 DATE: 8/1/10  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 SCALE: 1" = 50'  
 SHEET NO: **1**

COMPLETED APPLICATION  
MUST BE SUBMITTED TO THE  
MIAMI-DADE COUNTY PUBLIC SCHOOLS  
Facilities Operations, Maintenance  
Finance/Budget Department  
12526 N.W. 28 Avenue, Room 355  
Miami, Florida 33167

APPLICATION FOR TEMPORARY USE OF SCHOOL BUILDING FACILITIES OF  
THE MIAMI-DADE COUNTY PUBLIC SCHOOLS - TEMPORARY USE AGREEMENT  
Miami, Florida

Date of Application June 1 2013  
(Must be at least 20 days before event date)

INDIVIDUAL	FOR OFFICE USE
REPETITIOUS	
GROUPS ONLY	
SCHOOL ALLIED	
GOVERNMENT	
OTHER	
INSURANCE	
BLANKET/GROUP INS.	

PLEASE ANSWER ALL QUESTIONS: The User (Organization) will be subject to the provisions shown on the reverse side of this form and to the charges indicated below. An approved copy will be returned to the organization requesting the use of the building facilities.

Work Location Number 00991 Name of School Requested Source de la Vie Middle School Start Date 9/26/12 End Date 9/26/12  
Days of Week Wednesday Hours Building Will Be Needed: (NO ADMITTANCE PRIOR TO THIS HOUR) 8:30 AM Hour Building Will Be Vacated 3:00 PM  
Organization Making Application Temple Judea Anticipated Attendance 200

Specify Purpose of Meeting Jazz and Gospel Music  
Name of President Larry Brooks Phone No. 305/978-5146 Name of Treasurer Steve Adams Phone No. 305/799-3651  
Is meeting free of charge and open to the public? No Will an admission/collection be taken? No

FURNISHINGS OR SPECIAL PREPARATIONS EXPECTED? NO YES \_\_\_\_\_ EXPLAIN: \_\_\_\_\_  
CHECK SPACE NEEDED (No other facilities will be provided unless checked on application)  
Cafeteria (NO USE OF KITCHEN) \_\_\_\_\_ Band Room \_\_\_\_\_ Gymnasium \_\_\_\_\_  
Auditorium and Box Office \_\_\_\_\_ (NO FOOD OR DRINKS IN AUDITORIUM)

INSURANCE - The User (Organization) must furnish valid evidence of insurance according to the requirements shown on the reverse side of the blue copy of this application.  
Other \_\_\_\_\_

INDEMNIFICATION - The User (Organization) does hereby agree to indemnify, hold harmless and defend the School Board of Miami-Dade County, Florida against any claim, action, loss, damage, injury, liability, cost or expense of whatsoever kind or nature including, but not by way of limitation, attorney's fees and court costs arising out of injury to persons, or damage to property arising out of, or incidental to, the use or occupancy of the school facilities, including, but not by way of limitation, any injury to persons or property damage which occurs on or about the school facilities or on or about adjacent premises or ways used or occupied by the Organization, or its agents, employees, customers, invitees, contractors or subcontractors, in connection with the school facilities. If the Organization is a state agency or subdivision as defined in section 766.26, Florida Statutes, nothing therein shall be construed to extend the Organization's liability beyond that provided in section 766.26, Florida Statutes.

Authorized Representative of Organization:  
Print Name & Title Theresa Borkin Executive Director  
Email Address: M.BORKIN@MDCPS.DOS # 305-161-5583

In signing this application I assume full responsibility for payment of this account.  
Signature M. Paulo Bethel Phone No. 305-667-5657  
5500 GRANADA Blvd CORN/ GARBS 33146  
Street Address City Zip

NOTE: Before this agreement becomes official it must bear the designated signatures.  
Principal (Date) 6-4-12 Superintendent (Date) June 1 2013

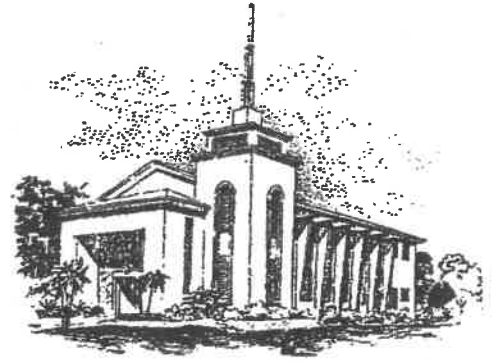
DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

INVOICE: All payments must be made according to the directions on the reverse side, delivered to the address given on the invoice.

A.M.	A.M.	BASIC CHARGE	\$
P.M.	P.M.	ADD'L.	
A.M.	A.M.	OVERTIME	HRS.
P.M.	P.M.	BASIC CHARGE	\$
A.M.	A.M.	ADD'L.	
P.M.	P.M.	OVERTIME	HRS.
A.M.	A.M.	BASIC CHARGE	\$
P.M.	P.M.	ADD'L.	
A.M.	A.M.	OVERTIME	HRS.
P.M.	P.M.	TOTAL CHARGE	\$

**CORAL GABLES BAPTIST CHURCH**

**5501 Granada Blvd.  
Coral Gables, FL 33146  
305.665.4072**



July 27, 2012

Daphne Parker  
Temple Judea  
5500 Granada Blvd.  
Coral Gables, FL 33146

Dear Daphne,

We received your letter of July 11<sup>th</sup> requesting the use of our property for parking during your High Holy Days. As you know, Doctors Hospital is leasing our paved parking area Monday –Friday from 6 AM until 6 PM. We will be unable to accommodate you during those hours on those days. However, if you would like to park on our property Sunday, September 16<sup>th</sup> from 7 – 10:30 PM and Tuesday, September 25<sup>th</sup> from 7 – 10:30 PM, the church has voted to allow that under the following conditions:

1. You provide Coral Gables Baptist Church with a certificate of insurance listing us as the additionally insured prior to the use of the property. This is a new requirement of the church's insurance policy.
2. You provide an individual(s) to direct parking and secure the area while you are using it (7-10:30 PM).
3. That you park only on the paved area and the grassy area north of the church, as long as the city allows it (FYI – tickets have been issued at prior events for parking on the grass). In the past, during your High Holy Days, we have had cars that have parked on the grass around the church to the west. This is not permissible.

We're sorry for the restrictions, some of which are out of our control. If these requirements meet with your approval or should you have any questions, please give me a call.

Blessings,

A handwritten signature in cursive script that reads "Beth Gaudio".

Beth Gaudio  
Church Administrator

# Owner's Representatives

# Owner's Representative

## Owner:

Temple Judea  
5500 Granada Blvd  
Coral Gables, FL 33146  
Telephone: 305-666-5657  
Email [s.israel@judeagables.org](mailto:s.israel@judeagables.org)  
Attention: Sharon Israel

## Traffic Consultant:

David Plummer and Associates  
1750 Ponce de Leon Blvd  
Coral Gables, FL 33134  
Telephone: 3-5-447-0900  
Email [tim.plummer@dplummer.com](mailto:tim.plummer@dplummer.com)  
Attention: Tim Plummer

## Legal Consultant:

Guilford & Associates, P.A.  
400 University Drive  
Coral Gables, FL 33134  
Telephone: 305-446-8411  
Email [zguilford@guilfordassoc.com](mailto:zguilford@guilfordassoc.com)  
Attention: Zeke Guilford

# Lobbyist Registration

## Zeke Guilford

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**From:** Liguori, Desiree <dliguori@coralgables.com>  
**Sent:** Thursday, January 19, 2023 9:31 AM  
**To:** Sharon Israel; Zeke Guilford  
**Subject:** RE: Temple Judea

Good morning,

I received the notification for 2023.

I have approved it, you are fully registered for 2022 and for 2023.

Let me know if I could be of further assistance.

Thank you,

***Desiree Liguori***

*City Clerk's Office  
405 Biltmore Way, 1<sup>st</sup> Floor  
Coral Gables, FL 33134  
Phone: 305-569-1848*



**From:** Sharon Israel <s.israel@judeagables.org>  
**Sent:** Wednesday, January 18, 2023 7:10 PM  
**To:** Liguori, Desiree <dliguori@coralgables.com>; Zeke Guilford <ZGuilford@guilfordassoc.com>  
**Subject:** RE: Temple Judea

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Desiree,

It seems like nothing is coming through.

Thanks  
Sharon



# Neighborhood Meeting

## **NEIGHBORHOOD MEETING**

**Please join your neighbors to discuss:**

**Temple Judea  
Application before the City of Coral Gables to increase  
the number of students from 140 to 195.**

**Monday, May 15, 2023  
6:00 pm to 7:00 pm**

**The meeting will be held at:**

**Temple Judea  
5500 Granada Boulevard  
Coral Gables, Fla 33146**

**Should you have any questions, or wish to RSVP, please contact Zeke Guilford at  
(305) 446-8411**

## **Neighborhood Meeting Notes**

A neighborhood meeting was held on Monday, May 15, 2023, at 6:00 pm to discuss the increase in the enrollment for Temple Judea pre-school. The meeting was held at Temple Judea. The attorney and members of the Temple were present to discuss the issue with the neighbors. By 6:30 pm, no neighbors had arrived to discuss the issue and therefore, the meeting was adjourned.

# Mailing Labels



City of Coral Gables
Development Services Department

Affidavit Attesting to Public Notice of Zoning Application

Property Owner or Authorized Representative: Diana Rio

Property Address and Folio Number(s):

SUBJECT: 5500 Granada Boulevard, Coral Gables, FL 33146

FOLIO NUMBER: 03-4129-026-0901

I, as property owner or Authorized Representative of the above described property attest that on (date) N/A, 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:

X 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: Diana Rio

Affiant's Signature: [Signature] Date: 2/2/2023

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 2nd day of February, 20 23, personally appeared Diana Rio, being personally known to me (checked) 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: [Signature]

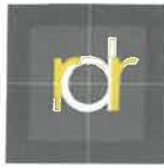
Print Name: Mabel Rio

Notary Public Stamp:



Mabel Rio
Comm. # GG939791
Expires: Dec. 15, 2023
Bonded Thru Aaron Notary

My Commission Expires: 12-15-2023.



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

February 1, 2023

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

**Re: Property owners within 1,000 feet of:**

**SUBJECT:** 5500 Granada Boulevard, Coral Gables, FL 33146

**FOLIO NUMBER:** 03-4129-026-0901

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 Country 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: **233, including 0 international\* \*\***

*\*Includes 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.*

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

Name	Address	City	State	Zip	Country
4995 PONCE DE LEON LLC	9655 S DIXIE HIGHWAY STE 108	MIAMI	FL	33156-2813	USA
5733 MAYNADA STREET LLC	2601 NW 104 CT	DORAL	FL	33172	USA
866 S DIXIE LLC	866 S DIXIE HWY	CORAL GABLES	FL	33146	USA
ANA MARIA LECHUGA	5845 COLLINS AVE APT 203	MIAMI BEACH	FL	33140	USA
BLUETEK INC B C H PROPERTY LLC	890 SOUTH DIXIE HWY #4	CORAL GABLES	FL	33146	USA
CITY OF CORAL GABLES	405 BILTMORE WAY	CORAL GABLES	FL	33134-5717	USA
CORO ORTHODONTICS PA	896 S DIXIE HWY	CORAL GABLES	FL	33146-2604	USA
DAVID GROSSINGER KARL SCOTT GROSSINGER SUSAN GROSSINGER	900 ADUANA AVE	CORAL GABLES	FL	33146	USA
DIOCESSE OF SE FLA INC	525 NE 15 ST	MIAMI	FL	33132	USA
DORA A SERRALLES LE REM DORA A SERRALLES PICCIANO	645 SAN ANTONIO AVE	CORAL GABLES	FL	33146	USA
ELVIA & JEANNETTE MEZA TR	13975 SW 100 AVE	MIAMI	FL	33176	USA
EUGENIO MENDOZA GUEVARA TRS EUGENIO AND MARIA MENDOZA LVG TRUST	1171 TIARA CT	CORAL GABLES	FL	33134	USA
EVELYN J BUDDER TR	832 BENEVENTO AVE	CORAL GABLES	FL	33146	USA
GABLES POINTE LLC	175 SW 7 ST STE 2112	MIAMI	FL	33130	USA
GEM PYRAMID LLC C/O CARLOS A ROMERO JR	3195 PONCE DE LEON BLVD STE 400	CORAL GABLES	FL	33134	USA
HABITATS BUILDING GROUP LLC	2065 SOUTH OCEAN DR TH1	HALLANDALE BEACH	FL	33009	USA
HILLEL ADVISORY COUNCIL INC	1100 STANFORD DR	CORAL GABLES	FL	33146	USA
IBRB V LLC	11636 N KENDALL DR	MIAMI	FL	33176	USA
JING WEI HUANG TRS HUANG LAI TRUST LILING LAI TRS	2 BON PRICE LANE	OLIVETTE	MO	63132	USA
JORGE C CORO	896 S DIXIE HWY	CORAL GABLES	FL	33146-2604	USA
JUANLIB J ADRIAN VILLEGAS	2020 PONCE DE LEON BLVD 1108	CORAL GABLES	FL	33134	USA
LAMBODAR ENTERPRISES LLC	2050 SW 22 ST 516	MIAMI	FL	33145	USA
LOUIS R KEILSON TRS	1240 ANASTASIA AVE	CORAL GABLES	FL	33134	USA
MARIPOSA RESOURCES CORP	300 S POINTE DR 3906	MIAMI BEACH	FL	33139	USA
MIAMI-DADE COUNTY MIAMI-DADE TRANSIT	701 NW 1 CT STE 1700	MIAMI	FL	33136	USA
MICHAEL LOGUE & PHILIP LOGUE	5921 TURIN ST	CORAL GABLES	FL	33146	USA
MIRAI INTERIORS LLC	4266 CHASE AVE	MIAMI BEACH	FL	33140	USA
MYOC DESIGN LLC	9055 BANYAN DR	CORAL GABLES	FL	33156	USA
ORDUNA COURTS LLC	19790 W DIXIE HWY STE 1001	MIAMI	FL	33180	USA
ORDUNA PROPERTY LLC	961 HARBOR DR	KEY BISCAYNE	FL	33149	USA
ORDUNA REAL PROPERTY LLC	3020 NW 79 AVE	DORAL	FL	33122	USA
PETER J MENENDEZ TRS ADDY GOMEZ LIVING TRUST ALEXANDER MENENDEZ TRS	1430 S DIXIE HWY STE 311	CORAL GABLES	FL	33146	USA
PHILIP J & MICHAEL P LOGUE	5921 TURIN ST	CORAL GABLES	FL	33146	USA
QUEENS PARK HOLDINGS I LLC	4225 BAY POINT RD	MIAMI	FL	33137	USA
REINA C MAYA & FANNY B SHEIMAN	11 ISLAND AVE APT 1207	MIAMI BEACH	FL	33139	USA
ROPI CORP	5633 GRANADA BLVD	CORAL GABLES	FL	33146	USA
SASHA INVESTMENTS LLC	11709 ROE AVE D166	LEAWOOD	KS	66211	USA
SCHOOL BOARD OF MIAMI-DADE COUNTY	1450 NE 2 AVE	MIAMI	FL	33132	USA
SILVIA M BASADRE	3054 N BAY ROAD	MIAMI BEACH	FL	33140	USA
SUZANNE G BRAWNER TRS SUZANNE G BRAWNER REVOCABLE TR MASON HARRIS TRS	9100 SCHOOL HOUSE RD	CORAL GABLES	FL	33156	USA
TRI VEST PROPERTIES INC	2353 SW 4TH ST	MIAMI	FL	33135-3133	USA
TYLER JORDAN RAND CHELSEA ELIZABETH RAND	3760 BIRD ROAD 400	MIAMI	FL	33146	USA
UNIVERSITY OF MIAMI INS & R E OFFICE	PO BOX 248106	CORAL GABLES	FL	33124	USA
UNIVERSITY OF MIAMI	PO BOX 248106 RE OFF	CORAL GABLES	FL	33124	USA

VIVIAN M DE VAL (BEN OF) VIVIAN M DE VAL TRUST	3361 SW 3RD ST	MIAMI	FL	33135	USA
ZHENG WANG MENGSHENG ZHA	5310 ALHAMBRA CIR	CORAL GABLES	FL	33146	USA
ABELARDO RODRIGUES TRS NORMA MARTELLI RODRIGUES TRS ABELARDO RODRIGUES	5734 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
ALEJANDRO A AGUIRRECHU JTRS ALEJANDRO A CLARK JTRS MARIANA A GARCIA VELEZ JTRS	5627 GRANADA BLVD	CORAL GABLES	FL	33146	USA
ALEJANDRO PEREZ SIAM JTRS YLEANA PEREZ SIAM JTRS	5410 ORDUNA DR	CORAL GABLES	FL	33146	USA
ALEX JESUS MANZANO LAILA BENDOUZID	5661 MARIUS ST	CORAL GABLES	FL	33146	USA
AMELIA C RODRIGUEZ TRS AMELIA C RODRIGUEZ REVOC TR	921 S1STINA AVE	CORAL GABLES	FL	33146	USA
ANDREW N ASSAPIMONWAIT MEGHAN S ASSAPIMONWAIT	5701 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
ANGEL AGUIAR AIMEE M AGUIAR	5375 ORDUNA DR	CORAL GABLES	FL	33146-2640	USA
ANGEL F SAN ROMAN TRS ANGEL F SAN ROMAN TRUST	5540 SARDINIA ST	CORAL GABLES	FL	33146	USA
ARMANDO JAVIER YVONNE SOFIA JAVIER	5670 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
ASHISH H SHAH PAYAL A SHAH	5516 SARDINIA ST	CORAL GABLES	FL	33146	USA
CARLOS A PAESANO & W ALEXANDRA B	5510 ORDUNA DR	CORAL GABLES	FL	33146-2644	USA
CARLOS I FERNANDEZ & W MARIA F	5700 MICHELANGELO ST	CORAL GABLES	FL	33146-2633	USA
CARLOS SUAREZ MARCIA VAN VLIET SUAREZ	5725 MARIUS ST	CORAL GABLES	FL	33146	USA
CARMEN A DE BAYLE	5500 ORDUNA DR	CORAL GABLES	FL	33146-2644	USA
CARMEN AGUIRE	930 AGUERO AVE	CORAL GABLES	FL	33146	USA
CAROL KARCH	5520 SARDINIA ST	CORAL GABLES	FL	33146-2648	USA
CESAR PRIEGUES ALEXA LAMELA	5525 SARDINIA ST	CORAL GABLES	FL	33146	USA
CHARLES SALAS & W MONICA	917 VIERA AVE	CORAL GABLES	FL	33146-2649	USA
CHARLES SANDS & W LINDA G	5601 ORDUNA DR	CORAL GABLES	FL	33146-2645	USA
CHRISTINE DANESE SANCHEZ	5626 GRANADA BLVD	CORAL GABLES	FL	33146	USA
CLAUDINE CHOQUETTE	5621 GRANADA BLVD	CORAL GABLES	FL	33146	USA
CONCEPCION PORTELA TRS CONCEPCION PORTELA REV TR	1121 MADRUGA AVE 201	CORAL GABLES	FL	33146	USA
CONCHITA CRUZ	5420 ORDUNA DR	CORAL GABLES	FL	33146	USA
CORAL GABLES BAPTIST CH INC	5501 GRANADA BLVD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	916 AGUERO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	4995 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	5733 MAYNADA ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	5329 GRANADA BLVD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	886 S DIXIE HWY 3	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	886 S DIXIE HWY 4	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	5720 AGUSTO ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	5440 GRANADA BLVD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	896 S DIXIE HWY 2	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	896 S DIXIE HWY 1	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	5017 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	5001 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	1101 MADRUGA AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	920 PARADISO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	836 BENEVENTO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	770 S DIXIE HWY	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	1114 S DIXIE HWY	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	5663 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT	5225 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	USA

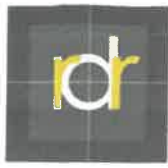


CURRENT OCCUPANT	5517 SARDINIA ST	CORAL GABLES	FL	33146
CURRENT OCCUPANT	5051 PONCE DE LEON BLVD	CORAL GABLES	FL	33146
CURRENT OCCUPANT	940 BENEVENTO AVE	CORAL GABLES	FL	33146
CURRENT OCCUPANT	886 S DIXIE HWY 5	CORAL GABLES	FL	33146
CURRENT OCCUPANT	886 S DIXIE HWY 6	CORAL GABLES	FL	33146
CURRENT OCCUPANT	1121 MADRUGA AVE 203	CORAL GABLES	FL	33146
CURRENT OCCUPANT	926 BENEVENTO AVE	CORAL GABLES	FL	33146
CURRENT OCCUPANT	5313 GRANADA BLVD	CORAL GABLES	FL	33146
CURRENT OCCUPANT	1132 S DIXIE HWY	CORAL GABLES	FL	33146
CURRENT OCCUPANT	5600 PONCE DE LEON BLVD	CORAL GABLES	FL	33146
CURRENT OCCUPANT	5411 GRANADA BLVD	CORAL GABLES	FL	33146
CURRENT OCCUPANT	5701 MARIUS ST	CORAL GABLES	FL	33146
CURRENT OCCUPANT	4971 PONCE DE LEON BLVD	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 101	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 102	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 103	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 104	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 105	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 106	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 107	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 108	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 201	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 202	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 203	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 204	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 205	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 206	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 207	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 208	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 301	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 302	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 303	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 304	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 305	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 306	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 307	CORAL GABLES	FL	33146
CURRENT OCCUPANT	800 S DIXIE HWY 308	CORAL GABLES	FL	33146
CURRENT OCCUPANT	5400 ORDUNA DR	CORAL GABLES	FL	33146
CURRENT OCCUPANT	5366 ORDUNA DR	CORAL GABLES	FL	33146
CURRENT OCCUPANT	5729 MARIUS ST	CORAL GABLES	FL	33146
CURRENT OCCUPANT	5721 MARIUS ST	CORAL GABLES	FL	33146
CURRENT OCCUPANT	4985 PONCE DE LEON BLVD	CORAL GABLES	FL	33146
CURRENT OCCUPANT	950 VIERA AVE	CORAL GABLES	FL	33146
CURRENT OCCUPANT	970 BENEVENTO AVE	CORAL GABLES	FL	33146
CURRENT OCCUPANT	5321 GRANADA BLVD	CORAL GABLES	FL	33146

CURRENT OCCUPANT	5300 CARILLO ST	CORAL GABLES	FL	33146	
CURRENT OCCUPANT	5801 LEONARDO ST	CORAL GABLES	FL	33146	
CURRENT OCCUPANT	920 AGUERO AVE	CORAL GABLES	FL	33146	
CURRENT OCCUPANT	850 BENEVENTO AVE	CORAL GABLES	FL	33146	
CURRENT OCCUPANT	5031 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	
CURRENT OCCUPANT	5512 SARDINIA ST	CORAL GABLES	FL	33146	
CURRENT OCCUPANT	1350 MILLER RD	CORAL GABLES	FL	33146	
CURRENT OCCUPANT	900 BENEVENTO AVE	CORAL GABLES	FL	33146	
CURRENT OCCUPANT	5071 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	
CURRENT OCCUPANT	886 S DIXIE HWY 7	CORAL GABLES	FL	33146	
CURRENT OCCUPANT	886 S DIXIE HWY 8	CORAL GABLES	FL	33146	
DAN P HELLER TRS ESTELLA TRUST	5705 GRANADA BLVD	CORAL GABLES	FL	33146	USA
DANIEL G COLMENARES NILDA M LABRADOR MATOS	5537 SARDINIA ST	CORAL GABLES	FL	33146	USA
DAVID A GINDY	5503 SARDINIA ST	CORAL GABLES	FL	33146-2647	USA
DAVID ADATO WENDY CONFORME	5713 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
DAVID GARCIA PEDROSA SHRENA PATEL	5810 LEONARDO ST	CORAL GABLES	FL	33146	USA
DAVID PEREZ NATHALIE DOUCET	926 AGUERO AVE	CORAL GABLES	FL	33146	USA
DIEGO ABAROA PAULETTE C ABAROA	5511 SARDINIA ST	CORAL GABLES	FL	33146	USA
DOUGLAS JOHNSON GREENE	5728 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
DOUGLAS M KRAMER	5712 GRANADA BLVD	CORAL GABLES	FL	33146	USA
EILEEN S HOLMES	5630 GRANADA BLVD	CORAL GABLES	FL	33146	USA
ERNEST GALGUERA & W MARITZA	5700 GRANADA BLVD	CORAL GABLES	FL	33146	USA
FRANCISCO D CASAL INES BASALO	5800 LEONARDO ST	CORAL GABLES	FL	33146	USA
FRANCISCO JOSE DE CASO BASALO RENNY SIE	5804 LEONARDO ST	CORAL GABLES	FL	33146	USA
FRANCISCO RECIO FABIOLA LACAYO RECIO	5621 ORDUNA DR	CORAL GABLES	FL	33146	USA
FRED MAYER MARIA JOSEFA MAYER	5505 SARDINA STREET	CORAL GABLES	FL	33146	USA
GAIL POLLACK FELS TRS GAIL POLLACK FELS TRUST	5704 GRANADA BLVD	CORAL GABLES	FL	33146	USA
GARY J GUZZI VANESSA M GUZZI	5651 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
GERARDO ALVAREZ & W SUSANA D	5508 SARDINIA ST	CORAL GABLES	FL	33146-2659	USA
GUILLERMO SWAIN & W DIANA R	906 AGUERO AVE	CORAL GABLES	FL	33146-2648	USA
GUILLERMO YOUNGER & W CAROLINA	5635 ORDUNA DR	CORAL GABLES	FL	33146-2605	USA
JANET TRALINS	1121 MADRUGA AVE 303	CORAL GABLES	FL	33146-2645	USA
JASON TODD JACKSON SHIRELLE EVETTE JACKSON	1121 MADRUGA AVE # 301	CORAL GABLES	FL	33146	USA
JASWINDER SINGH BOLINA ROBYN FAITH WALSH KULWANT SINGH BOLINA	1121 MADRUGA AVE 202	CORAL GABLES	FL	33146	USA
JAVIER J SALAZAR & W MARIA R	930 PARADISO AVE	CORAL GABLES	FL	33146-2057	USA
JESUS R RODRIGUEZ & W CARMEN	5661 GRANADA BLVD	CORAL GABLES	FL	33146-2610	USA
JEWISH NATION UNDERGRADUATE AT UNIVERSITY OF MIAMI	5800 MAYNADA ST	CORAL GABLES	FL	33146	USA
JOAQUIN BUJAN	933 PARADISO AVE	CORAL GABLES	FL	33146	USA
JOAQUIN MORENO PAMPIN GILDA E PABON GUDINO	5703 MAYNADA ST	CORAL GABLES	FL	33146	USA
JOHN B DIMOND JR ADRIANA MARQUEZ DIMOND	925 PARADISO AVE	CORAL GABLES	FL	33146	USA
JOHN H GOMEZ & W SYLVIA P	5710 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
JORGE CARLOS CORO & W MARISA	5655 GRANADA BLVD	CORAL GABLES	FL	33146-2633	USA
JOSE A SOLORZANO GABRIELA A SOLORZANO	5614 ORDUNA DR	CORAL GABLES	FL	33146-2610	USA
JOSE LUIS HORNA TATIANA BONANNI	5720 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
JOSE MUNOZ YEKATERINA MUNOZ	5521 SARDINIA ST	CORAL GABLES	FL	33146	USA

JUAN GUILLERMO VERDI	5650 MICHELANGELO ST	CORAL GABLES	FL	33146-2631	USA
JULIAN MAX CORASH SARA ARAZOZA CORASH	5504 SARDINIA ST	CORAL GABLES	FL	33146	USA
JULISSA RODRIGUEZ	5740 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
KAREL LENS KATHERINE M LENS	5612 SARDINIA ST	CORAL GABLES	FL	33146	USA
KRISHAN ALEXANDER GONZALEZ CHONG	5660 GRANADA BLVD	CORAL GABLES	FL	33146	USA
LILLIANE MASFERRER LEYVA	5801 MAYNADA STREET	CORAL GABLES	FL	33146	USA
LUCIANO MAGNANINI &W BARBARA	911 VIERA AVE	CORAL GABLES	FL	33146-2649	USA
LUIS G POSADA	5363 ORDUNA DR	CORAL GABLES	FL	33146-2640	USA
MANUELA BARROSO MARIA BARROSO	5520 ORDUNA DR	CORAL GABLES	FL	33146	USA
MANUELA GARCIA LINARES &W ELENA	5818 LEONARDO ST	CORAL GABLES	FL	33146-2623	USA
MANUEL G MARINAS JR & ISABEL M	5671 MICHELANGELO ST	CORAL GABLES	FL	33146-2659	USA
MANUEL HEVIA BEATRIZ C HEVIA	5615 ORDUNA DR	CORAL GABLES	FL	33146	USA
MARIA MARGARITA HERNANDEZ TERESITA R HERNANDEZ	910 AGUERO AVE	CORAL GABLES	FL	33146	USA
MARIAN R SIEGEL TRS	1121 MADRUGA AVE #302	CORAL GABLES	FL	33146-2931	USA
MARK GEMIGNANI &W MARY	1121 MADRUGA AVE #402	CORAL GABLES	FL	33146-2931	USA
MARTIN AROSTEGUI &W ROBERTA G	5525 ORDUNA DR	CORAL GABLES	FL	33146-2643	USA
MATTHEW B WEAVER	940 AGUERO AVE	CORAL GABLES	FL	33146	USA
MATTHEW JOHN TUCKER ASHLEY BASKIN TUCKER	5820 AGUSTO ST	CORAL GABLES	FL	33146	USA
MAURICIO FRANCO LUISA F VERGARA	5735 MARIUS ST	CORAL GABLES	FL	33146	USA
MAX LESNICK	5530 SARDINIA ST	CORAL GABLES	FL	33146-2648	USA
MIGUEL YANIZ &W SILVIA M	5727 MICHELANGELO ST	CORAL GABLES	FL	33146-2632	USA
MILA MOKADEM UMBERTO MARTINHO	5805 LEONARDO ST	CORAL GABLES	FL	33146	USA
MIRIAM DIAZ LANDA TRS MIRIAM DIAZ LANDA REV LIV TR	5099 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	USA
NELSON FONSECA KRISTINE FONSECA	5501 ORDUNA DR	CORAL GABLES	FL	33146	USA
NEW ALBANY HOLDINGS INC	905 VIERA AVE	CORAL GABLES	FL	33146-2649	USA
OLGA FORNS	5711 MAYNADA ST	CORAL GABLES	FL	33136	USA
ORLANDO ALVAREZ &W SUSANA A	5645 GRANADA BLVD	CORAL GABLES	FL	33146-2610	USA
OVIEDO T MENENDEZ &W GLADYS F	5721 MAYNADA ST	CORAL GABLES	FL	33146-2651	USA
PARIS PONCE HOLDINGS LLC	4951 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	USA
RAFAEL A PORTELA ANDREA E PORTELA	5715 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
RICARDO ALFREDO JIMENEZ CAROL ROSALBA MANOSALVA	5741 MARIUS ST	CORAL GABLES	FL	33146	USA
RICARDO LOPEZ &W CRISTINA L	5642 GRANADA BLVD	CORAL GABLES	FL	33146-2672	USA
ROBERT WILLIAM MEYERIGH ROBERTA MEYERIGH	5633 GRANADA BLVD	CORAL GABLES	FL	33146	USA
ROBERTO PAPPATERRA ANDREA BAENA	5711 MARIUS ST	CORAL GABLES	FL	33134	USA
RYAN PRENDES & VIVIAN RODRIGUEZ	5711 MICHELANGELO ST	CORAL GABLES	FL	33146-2632	USA
SANDRA M FERRERA &H DANIEL A MEDINA	945 VIERA AVE	CORAL GABLES	FL	33146-2649	USA
SEKOFF INVESTMENTS	1110 S DIXIE HWY	CORAL GABLES	FL	33146	USA
SOMAY FARIAS	5656 GRANADA BLVD	CORAL GABLES	FL	33146	USA
SONIA F RODRIGUEZ	927 VIERA AVE	CORAL GABLES	FL	33146	USA
STEPHANUS O MEYER KRISTAL C MEYER	5518 SARDINIA ST	CORAL GABLES	FL	33146	USA
STEPHEN G LANE &W MAY C	5815 LEONARDO ST	CORAL GABLES	FL	33146-2622	USA
STEPHEN STANSELL	5654 GRANADA BLVD	CORAL GABLES	FL	33146-2672	USA
TEMPLE JUDEA	5500 GRANADA BLVD	CORAL GABLES	FL	33146	USA
THOMAS A CULMO MELANIE E DAMIAN	5515 ORDUNA DR	CORAL GABLES	FL	33146	USA
TOM HUSTON	1121 MADRUGA AVE #401	CORAL GABLES	FL	33146-2931	USA

VICTOR C BALESTRA & W RUTH	917 PARADISO AVE	CORAL GABLES	FL	33146-2054	USA
WAYNE BALKAN & W KERRY BURNSTEIN	5725 MICHELANGELO ST	CORAL GABLES	FL	33146-2632	USA
WILLIAM C BEARDSLEE JR TRS WILLIAM C BEARDSLEE JR TR	5724 MICHELANGELO ST	CORAL GABLES	FL	33146	USA
DISTRICT 6 SCHOOL BOARD MEMBER MIAMI-DADE COUNTY PUBLIC SCHOOLS	1450 NE 2 AVE STE 700	MIAMI	FL	33132	USA
HENRY S WEST LABORATORY SCHOOL MICHELLE M SANCHEZ-PEREZ, PRINCIPAL	5300 CARILLO ST	CORAL GABLES	FL	33146	USA
OFFICE OF THE SUPERINTENDENT MIAMI-DADE COUNTY PUBLIC SCHOOLS	1450 NE 2 AVE STE 912	MIAMI	FL	33132	USA
PONCE DE LEON MIDDLE SCHOOL ANTHONY J BALBOA, PRINCIPAL	5801 AUGUSTO ST	CORAL GABLES	FL	33146	USA
SCHOOL BOARD CHAIR MIAMI-DADE COUNTY PUBLIC SCHOOLS	1450 NE 2 AVE STE 700	MIAMI	FL	33132	USA
SCHOOL BOARD VICE CHAIR MIAMI-DADE COUNTY PUBLIC SCHOOLS	1450 NE 2 AVE STE 700	MIAMI	FL	33132	USA



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rdmiami.com | diana@rdmiami.com | 305.498.1614


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



**SUBJECT:** 5500 Granada Boulevard, Coral Gables, FL 33146  
**FOLIO NUMBER:** 03-4129-026-0901

**LEGEND, IF APPLICABLE:**

CITY OF CORAL GABLES BOUNDARY ----- MDCPS

	<b>City of Coral Gables Public Hearing Notice</b>	
<b>Applicant:</b>	<b>Guilford &amp; Associates, P.A.</b>	
<b>Application:</b>	<b>Amendment to Ordinance 2014-05</b>	
<b>Property:</b>	<b>5500 Granada Boulevard</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>PLANNING &amp; ZONING BOARD</b> <b>Wednesday, July 12th, 2023, 6:00 p.m.</b> City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: <a href="http://www.CoralGables.GranicusIdeas.com/meetings">www.CoralGables.GranicusIdeas.com/meetings</a>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, the Planning and Zoning Board will conduct a Public Hearing on **Wednesday, July 12th, 2023** on the following applications 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 Ordinance No. 2014-05 to increase the maximum student enrollment from 140 to 195 students at the Margaux Early Childhood School at Temple Judea located at 5500 Granada Boulevard, Coral Gables, Florida; all other conditions of approval contained in Ordinance No. 2014-05 shall remain in effect; and providing an effective date.*

An Application has been submitted by Mr. Zeke Guilford, Esq. from Guilford & Associates, P.A. on behalf of Temple Judea (the "Applicant") to the City of Coral Gables to amend Ordinance 2014-05. The Applicant seeks to increase the maximum student enrollment from 140 students to 195 students at Temple Judea located at 5500 Granada Boulevard, Riviera Section Part 9, Coral Gables, Florida.

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](http://www.coralgables.com). Please forward to other interested parties.

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

Sincerely,

**City of Coral Gables, Florida**

**MIAMI-DADE**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL  
PLANNING AGENCY / PLANNING AND ZONING BOARD - JUL.  
12, 2023

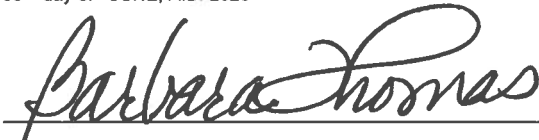
in the XXXX Court,  
was published in a newspaper by print in the issues of Miami  
Daily Business Review f/k/a Miami Review on

06/30/2023

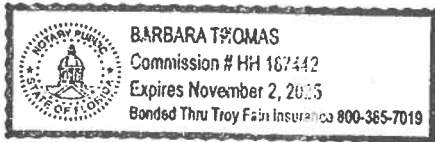
Affiant further says that the newspaper complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.



Sworn to and subscribed before me this  
30 day of JUNE, A.D. 2023



(SEAL)  
ROSANA SALGADO personally known to me



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING  
HYBRID MEETING ON ZOOM PLATFORM**

**City Public Hearing**      **Local Planning Agency / Planning and Zoning Board**  
**Dates/Times**                      **Wednesday, July 12, 2023, 6:00 p.m.**

**Location**                      **City Commission Chamber, City Hall  
405 Biltmore Way, Coral Gables, FL 33134**

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by amending the following provisions: (1) Article 1, "General Provisions," creating a new zoning district Mixed-Use 2.5 (MX2.5); (2) Article 2, "Zoning Districts," creating a new zoning district Mixed-Use 2.5 (MX2.5) and associated provisions; (3) Article 3, "Uses," creating a new zoning district and assigning certain uses; and (4) Article 5 "Architecture," creating a new zoning district; providing for repealer provision, severability clause, codification, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed-Use" for all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)

July 12, 2023

3. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from Mixed-Use 2 (MX2) District to Mixed-Use 2.5 (MX2.5) District for all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street); providing for a repealer provision, severability clause, and providing for an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed mixed-use project referred to as "33 Alhambra" on the property legally described as all of Block 15, "Coral Gables Section L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
5. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "33 Alhambra" on the property legally described as all of Block 15, "Coral Gables Section L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida granting Conditional Use for a Building Site Determination approval pursuant to Zoning Code Article 14, "Process", Section 14-202.6, "Building Site Determination" and Section 14-203, "Conditional Uses" to separate two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 21 and 22, Block 3, Coral Estates, Coral Gables, Florida; one (1) building site consisting of Lot 21 (east parcel), and the other (1) building site consisting of Lot 22 (west parcel); including required conditions; providing for a repealer provision, severability clause, and an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida, amending Ordinance No. 2014-05 to increase the maximum student enrollment from 140 to 195 students at the Margaux Early Childhood School at Temple Judea located at 5500 Granada Boulevard, Coral Gables, Florida; all other conditions of approval contained in Ordinance No. 2014-05 shall remain in effect; and providing an effective date.
8. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to Article 2 "Zoning Districts," Section 2-405 "Residential Infill Regulations Overlay District (RIR)" of the City of Coral Gables Official Zoning Code to provide a maximum building length of three hundred feet for all properties seeking approval pursuant to the Residential Infill Regulations; providing for severability, repealer, codification, and an effective date.

9. An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text of the City of Coral Gables Comprehensive Plan Future Land Use Element, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide for additional building height up to one hundred and fifty feet with parks incentives if developed pursuant to the Design & Innovation District regulations and clarifying the Design & Innovation District as a Transfer of Development Rights receiving area; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
10. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," to create an incentive program within the Design & Innovation District and allow a maximum building height of one hundred and fifty feet when providing a park open to the public, providing for repealer provision, severability clause, codification, and providing for an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, July 12, 2023, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,  
City of Coral Gables, Florida  
6/30

23-91/000067113M

2/2





*Temple Judea  
Margaux Early Childhood School*

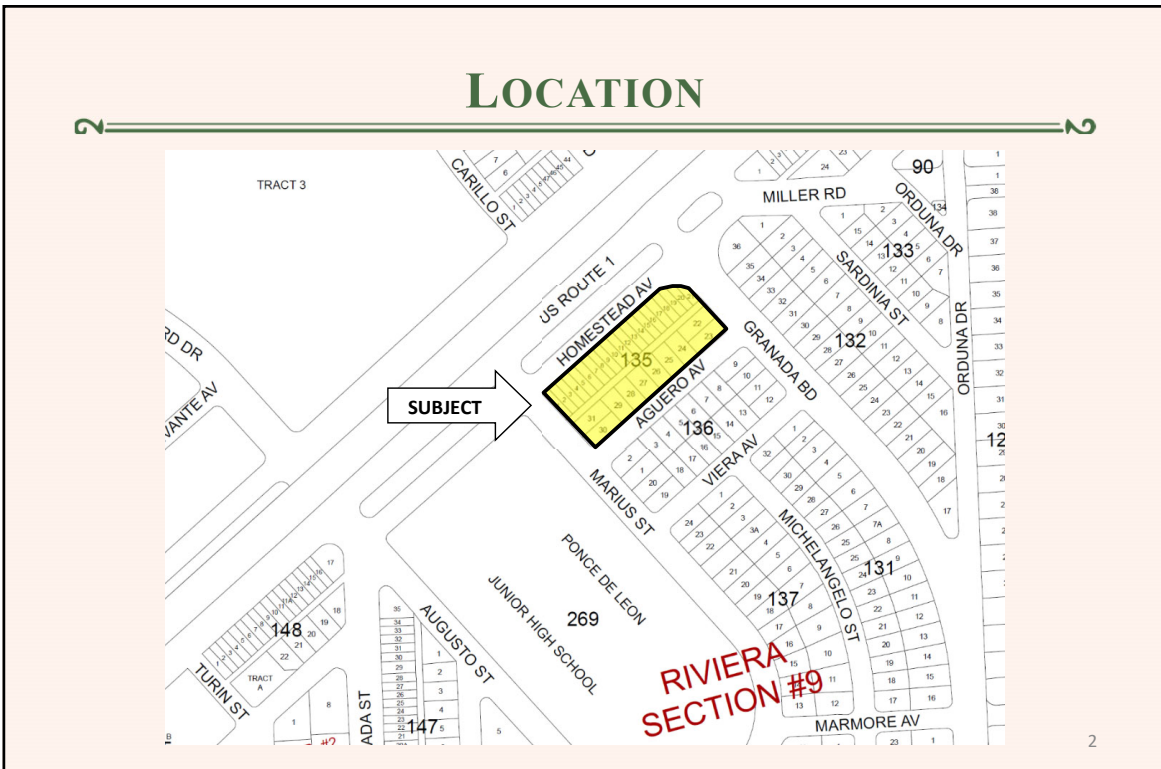
5500 Granada Boulevard

AMENDMENT TO ORDINANCE 2014-05

PLANNING AND ZONING BOARD  
JULY 12, 2023



1



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# 5500 GRANADA BOULEVARD



3

3

# LAND USE AND ZONING MAPS

*Future Land Use: Religious or Institutional Use*



*Zoning: Special Use District (S)*



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## ORDINANCE 2014-05

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### CITY OF CORAL GABLES, FLORIDA

#### ORDINANCE NO. 2014-05

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING CONDITIONAL USE WITH SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", DIVISION 4, "CONDITIONAL USES", AND ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4-204, "SPECIAL USE (S) DISTRICT", FOR AN ADDITION TO AN EXISTING RELIGIOUS INSTITUTION WITHIN A SPECIAL USE (S) ZONED DISTRICT, FOR THE PROPERTY COMMONLY REFERRED TO AS "TEMPLE JUDEA" AND LEGALLY DESCRIBED AS LOTS 1-31, BLOCK 135, RIVIERA SECTION PART 9 (5500 GRANADA BOULEVARD), CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.

3. Pre-school enrollment at Temple Judea shall be limited to a maximum of 140 students, and pre-school classes shall only be held on Monday through Friday, between 8:00 am and 3:30 pm. No other school classes or additional students shall be permitted during those days and time.

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## AMENDMENT TO ORDINANCE 2014-05

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<b>Maximum enrollment allowed by the City of Coral Gables per Ord. 2014-05</b>	140
<b>Existing Enrollment 2022 – 2023 academic year</b>	124
<b>Request</b>	195 (55 student increase)

8

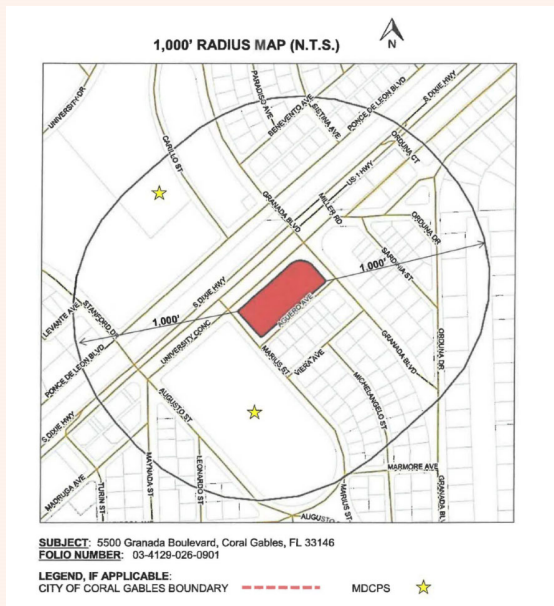
## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 04.28.23</b>
<b>2</b>	<b>NEIGHBORHOOD MEETING: 05.15.23</b>
<b>3</b>	<b>PLANNING AND ZONING BOARD: 07.12.23</b>
<b>4</b>	<b>CITY COMMISSION 1<sup>ST</sup> READING: TBD</b>
<b>5</b>	<b>CITY COMMISSION 2<sup>ND</sup> READING: TBD</b>

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## LETTERS TO PROPERTY OWNERS (1,000 FT)



13

13

<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>2 TIMES</b>	<b>PROPERTY POSTING</b> DRC, PZB
<b>2 TIMES</b>	<b>WEBSITE POSTING</b> DRC, PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

14

14

<b>STAFF RECOMMENDATION</b>
<p>STAFF’S DETERMINATION IS THAT THIS APPLICATION IS <u>CONSISTENT</u> WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES AND <u>SATISFIES</u> ALL STANDARDS.</p> <p>STAFF RECOMMENDS <u>APPROVAL WITH CONDITION THAT ALL OTHER CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE No. 2014-05 SHALL REMAIN IN EFFECT.</u></p>

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*Temple Judea*  
*Margaux Early Childhood School*

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5500 Granada Boulevard

AMENDMENT TO ORDINANCE 2014-05

PLANNING AND ZONING BOARD  
JULY 12, 2023

