



**City of Coral Gables  
Planning and Zoning Staff Recommendation**

<b>Applicant:</b>	<b>Temple Judea</b>
<b>Application:</b>	<b>Conditional Use with Site Plan Review for Special Use (S) zoned property</b>
<b>Property:</b>	<b>Temple Judea (5500 Granada Boulevard)</b>
<b>Public Hearing - Dates/Times/ Location:</b>	<b>Planning and Zoning Board, February 12, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**Applications.**

This request is for consideration of a conditional use with site plan review as required for new construction and additions to existing religious institutions on property zoned Special Use (S). Temple Judea is proposing an addition to their existing building. The Ordinance under consideration is as follows:

*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, codification, and an effective date.*

Applications for conditional use with site plan review require review and recommendation by the Planning and Zoning Board/Local Planning Agency (LPA) at one (1) advertised public hearing, and consideration by the City Commission at two (2) advertised public hearings (Ordinance format).

**Summary of Applications.**

"Temple Judea" (hereinafter referred to as the "Applicant"), has submitted an application for conditional use with site plan review (hereinafter referred to as the "Application") for a proposed addition to their existing facilities for City of Coral Gables review and public hearing consideration. The application package submitted by the Applicant is provided as Attachment A.

The existing Temple Judea building has approximately 30,978 square feet and is designated as an historic landmark. The proposed addition would add approximately 9,000 square feet, which would consist of constructing a two-story addition to the building which is the subject of this site plan review. No alterations are proposed to the temple portion of the building located on the east end of the property. The existing landscaping will be enhanced. Window replacement and interior reconfiguration and renovations to existing classrooms in order to meet current code requirements, and new perimeter wall are also proposed, which would otherwise not require Planning and Zoning Board review. The existing landscaping will be enhanced. No variances are required or being requested.

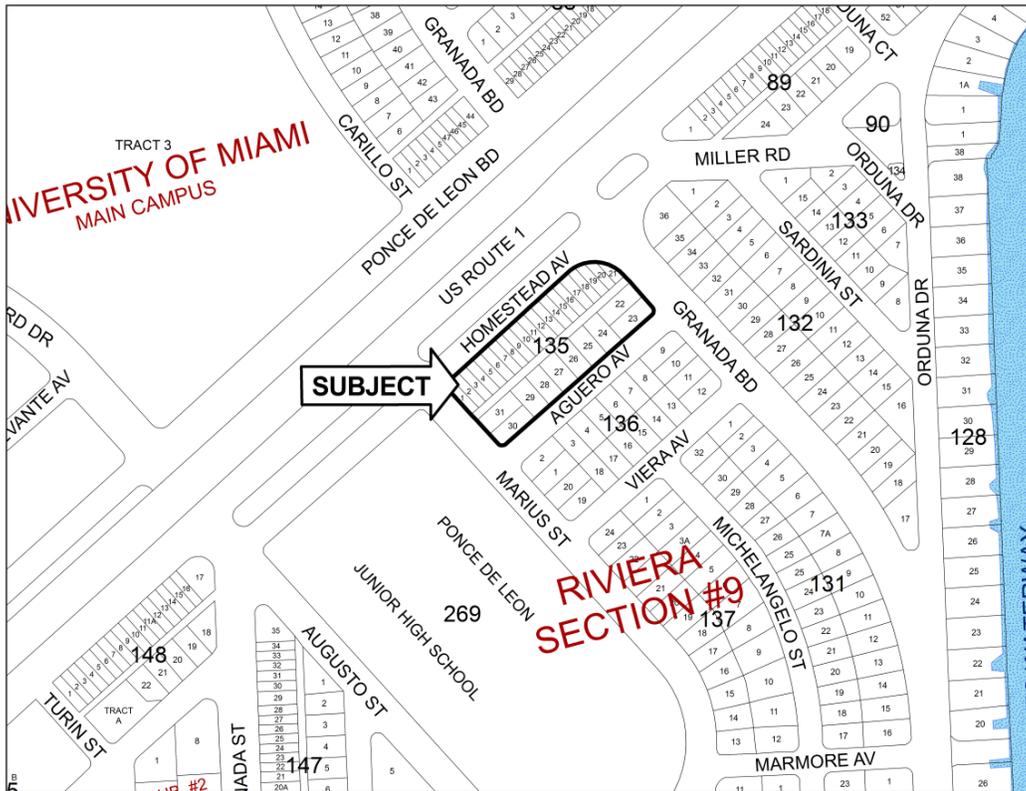
The Temple was constructed in 1965, and school classrooms were included as part of the original campus plan. The reason for the new addition is to increase the number of classrooms for shared use with youth and adult groups. There are currently 140 pre-school students that attend school Monday through Friday, between 8:00 am and 3:30 pm. There are other evening activities for youth and adult groups that utilize the classroom spaces at night for Temple related purposes, but do not take place during the day or conflict with the primary pre-school use.

There are currently no restrictions on the number of pre-school students that can attend the school. The school has stated that there will be no increase in the existing number of students as a result of the increased number of classrooms. A recommended condition of approval has been included that the future enrollment be limited to a maximum of 140 students, and that no other school classes or additional students shall be permitted during those days and time. If this condition is required, any increase in student enrollment or classes other than pre-school would be subject to review by the Planning and Zoning Board and City Commission at public hearings.

Zoning Code Section 4-204, "Special Use (S) District" identifies religious institutions 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".

Temple Judea is on the east side of U.S. 1 and fronts onto Miami-Homestead Avenue, which runs parallel to U.S. 1. Temple Judea is located between Ponce de Leon Middle School and Coral Gables Baptist Church, and bounded by Granada Boulevard (north), Marius Street (south) and Aguero Avenue (east). The property is legally described as Lots 1-31, Block 135, Riviera Section Part 9 (5500 Granada Boulevard), Coral Gables, Florida, as shown on the following location and aerial maps:

### Block, Lot and Section Location Map



### Aerial



**Site Data and Project Timeline.**

**City Review Timeline**

The Application has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	08.30.13	Comments provided to Applicant
Board of Architects	10.03.13	Preliminary approval
Historic Preservation Board	11.14.13	Approval
Planning and Zoning Board/LPA	02.12.14	TBD
City Commission, 1 <sup>st</sup> reading	03.11.14	TBD
City Commission, 2 <sup>nd</sup> reading	TBD	TBD

**Site Data and Surrounding Uses**

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

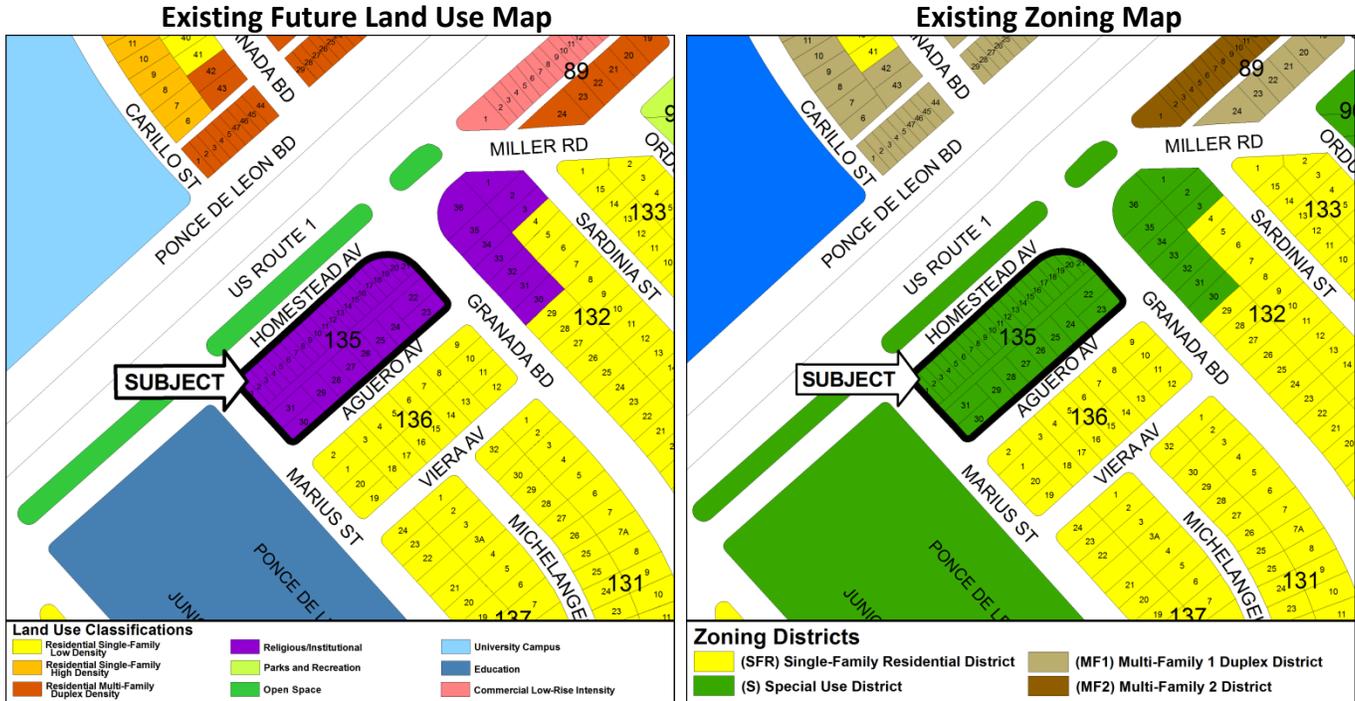
**Existing Property Designations**

Comprehensive Plan (CP) Map designation	“Religious/Institutional”
Zoning Map designation	Special Use (S) District
Mixed Use Overlay District (MXOD)	No
Mediterranean Architectural District	Yes
Coral Gables Redevelopment Infill District	Yes

**Surrounding Land Uses**

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Parkway	“Open Space”	Special Use (S) District
South	One story single-family residences	“Residential Single-Family Low Density”	Single-Family Residential (SFR) District
East	Coral Gables Baptist Church	“Religious/Institutional”	Special Use (S) District
West	Ponce de Leon Middle School	“Education”	Special Use (S) District

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



### City Legislative History

The following is a chronology of previous City approvals/legislation affecting the subject property:

1. Resolution No. 12220 (adopted 06.28.66) – Paving of portion of Miami Homestead Avenue in front of Temple Judea is approved with the cost to be reimbursed by Temple Judea.
2. Resolution No. 12749 (adopted 03.02.67) – Extended the time for paving reimbursement for Temple Judea.
3. Ordinance No. 2003-50 (adopted 12.16.03) – Site plan approval for the construction of an addition to Temple Judea consisting of an administrative office and meditation garden.
4. Resolution No. HPR187-LHD2013-09 (adopted 09.19.13) – Temple Judea designated as a Local Historic Landmark by the Historic Preservation Board.

### Historic Preservation Board Review

Temple Judea was designated as a Local Historic Landmark in September, 2013. Proposed additions to Local Historic Landmarks on property zoned Special Use (S) require review and approval by the Historic Preservation Board prior to recommendation by the Planning and Zoning Board and consideration by the City Commission. 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. The November 19, 2013 Letter of Approval and the November 14, 2013 Staff Report prepared by the Historical Resources Department are provided as Attachment B.

**Proposed Conditional Use Site Plan Review.**

The Applicant has submitted an application package that includes the following (see Attachment A):

- 1) Application;
- 2) Cover letter;
- 3) Owner’s representatives;
- 4) Aerial/pictures;
- 5) Building and tree survey;
- 6) Building, vegetation, lighting plans;
- 7) Historical significance letter;
- 8) Traffic and circulation analysis;
- 9) Lobbyist forms; and,
- 10) Ordinances.

**Proposal – Conditional Use with Site Plan**

The Zoning Code requires conditional use site plan review for proposed new construction or an addition to an existing religious institution within Special Use (S) zoned districts, and compliance with the public hearing review requirements established in Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”.

The findings of the 10.29.13 Zoning review prepared for the Historical Resources Department for the Temple Judea project are summarized in the below tables. The Zoning Division review is provided as Attachment C. That analysis indicates that the proposed project meets all applicable Zoning Code requirements, as follows:

*Site Plan Information:*

Type	Permitted/Required	Proposed
Total site area	114,282 sq. ft. (2.6 acres)	114,282 sq. ft. (2.6 acres)
Floor area ratio (FAR)	0.35 FAR	0.35 FAR
FAR x total site area =	39,999 sq. ft.	---
Total square footage of building	---	39,957 sq. ft.
Building height	45'-0"	23'-1"
Required parking	21 spaces	21 spaces
Open landscaping (35%)	39,999 sq. ft.	48,190 sq. ft.

*Setbacks:*

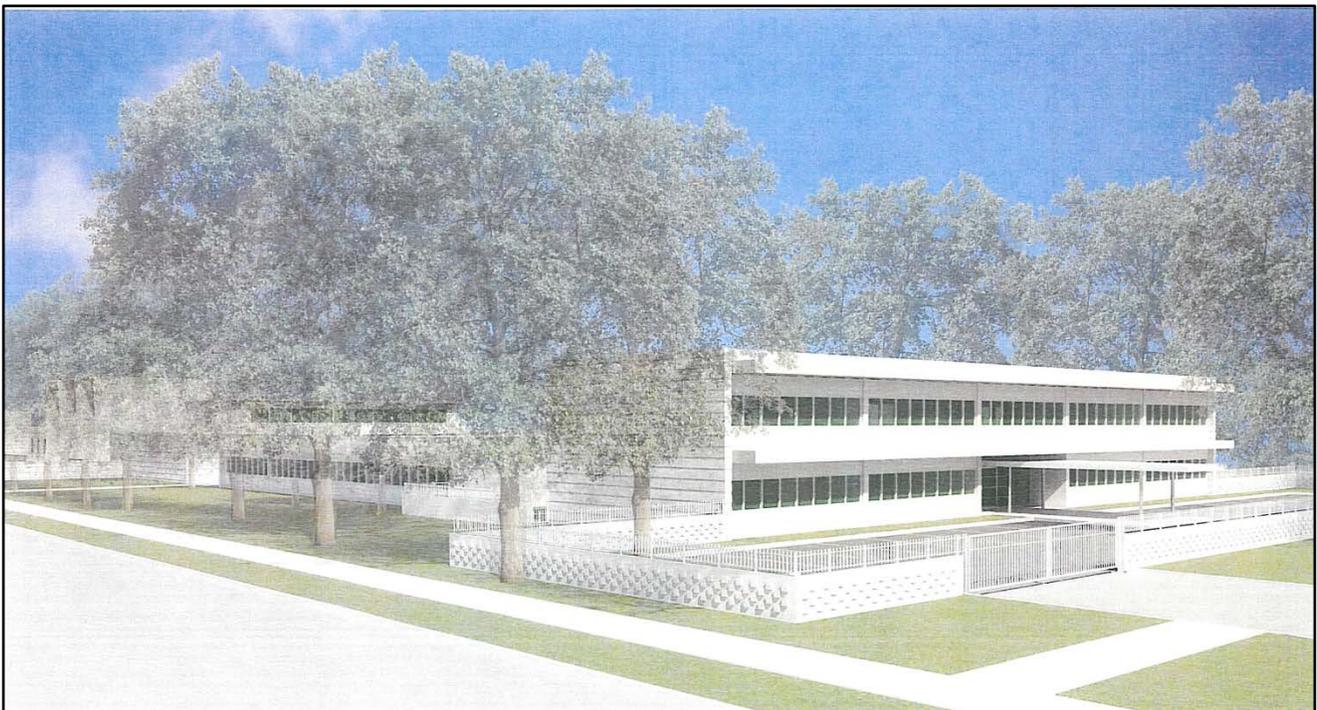
Type	Required	Proposed
Granada Boulevard (east)	85 ft.	85 ft.
Miami Homestead Avenue (north)	25 ft.	43 ft.
Aguero Avenue (south)	25 ft.	63 ft.
Marius Street (west)	25 ft.	46 ft.

*Pre-school Enrollment*

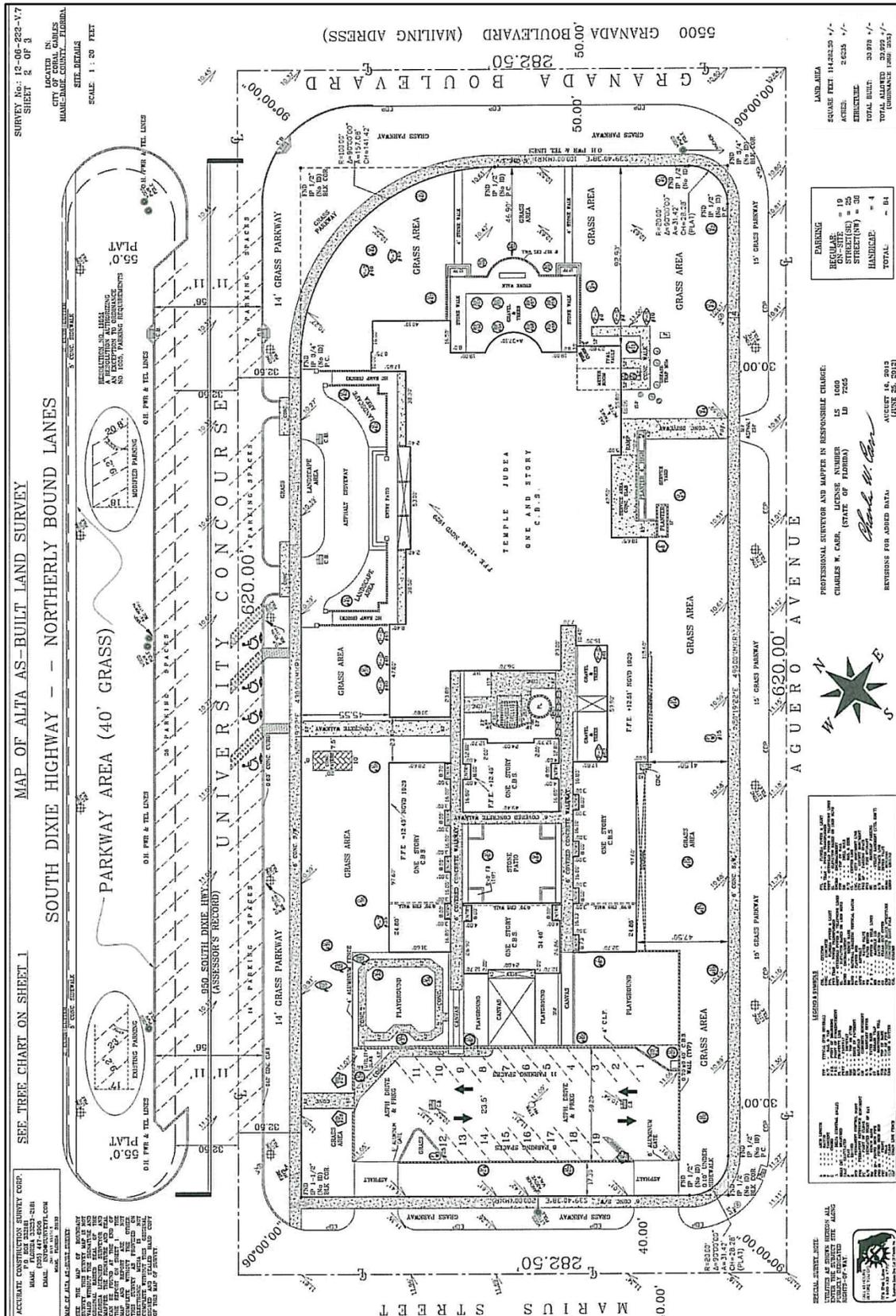
There are currently 140 pre-school students that attend school Monday through Friday, between 8:00 am and 3:30 pm. The school has stated that there will be no increase in the existing number of students as a result of the increased number of classrooms. A recommended condition of approval has been included that the future enrollment be limited to a maximum of 140 students, and that no other school classes or additional students shall be permitted during those days and time. If this condition is required, any increase in student enrollment or classes other than pre-school would be subject to review by the Planning and Zoning Board and City Commission at public hearings.

A survey of the existing property and the Applicant's proposed site plan, landscape plan and building elevations are provided below and on the following pages.

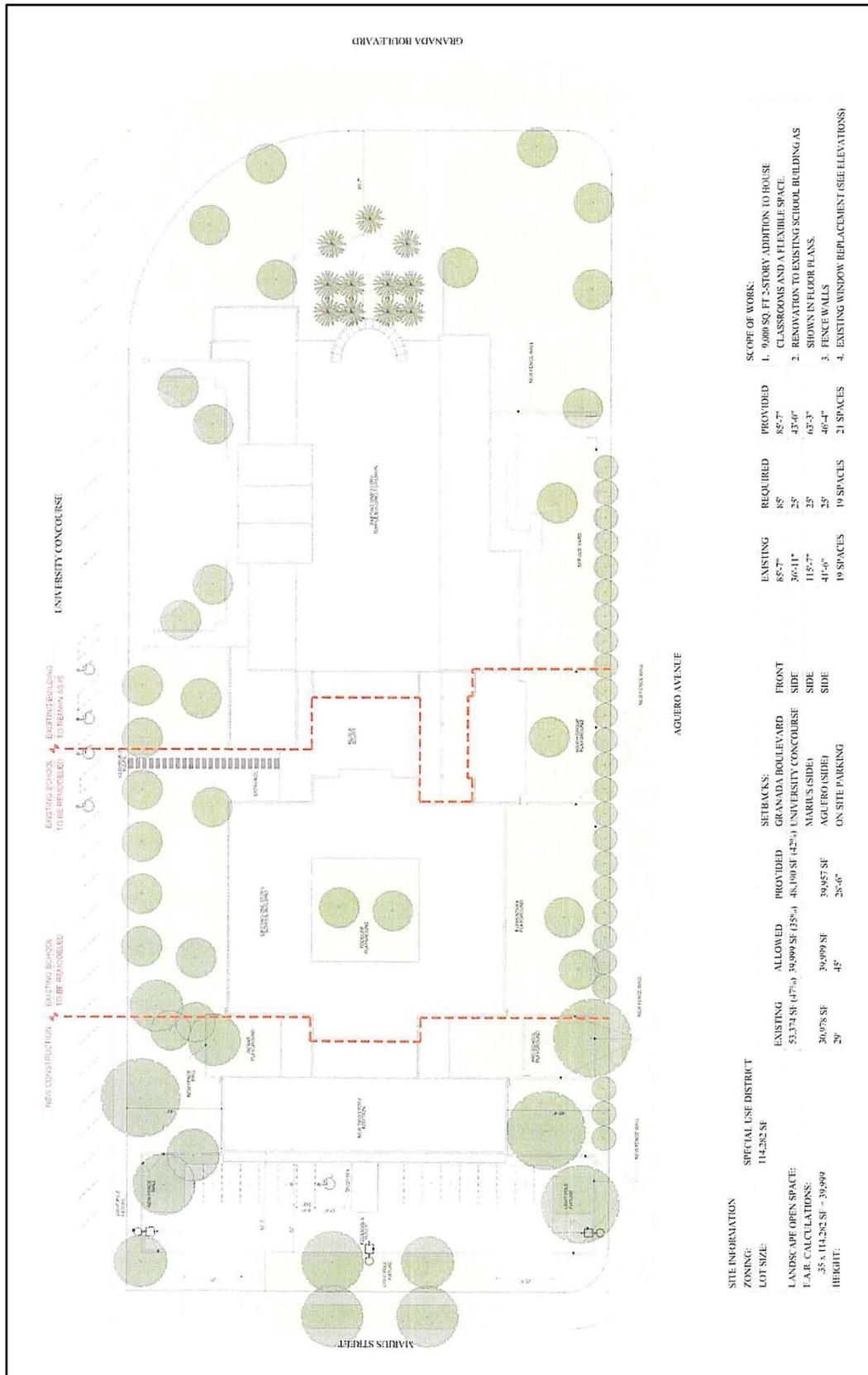
**Perspective Drawing**



Survey



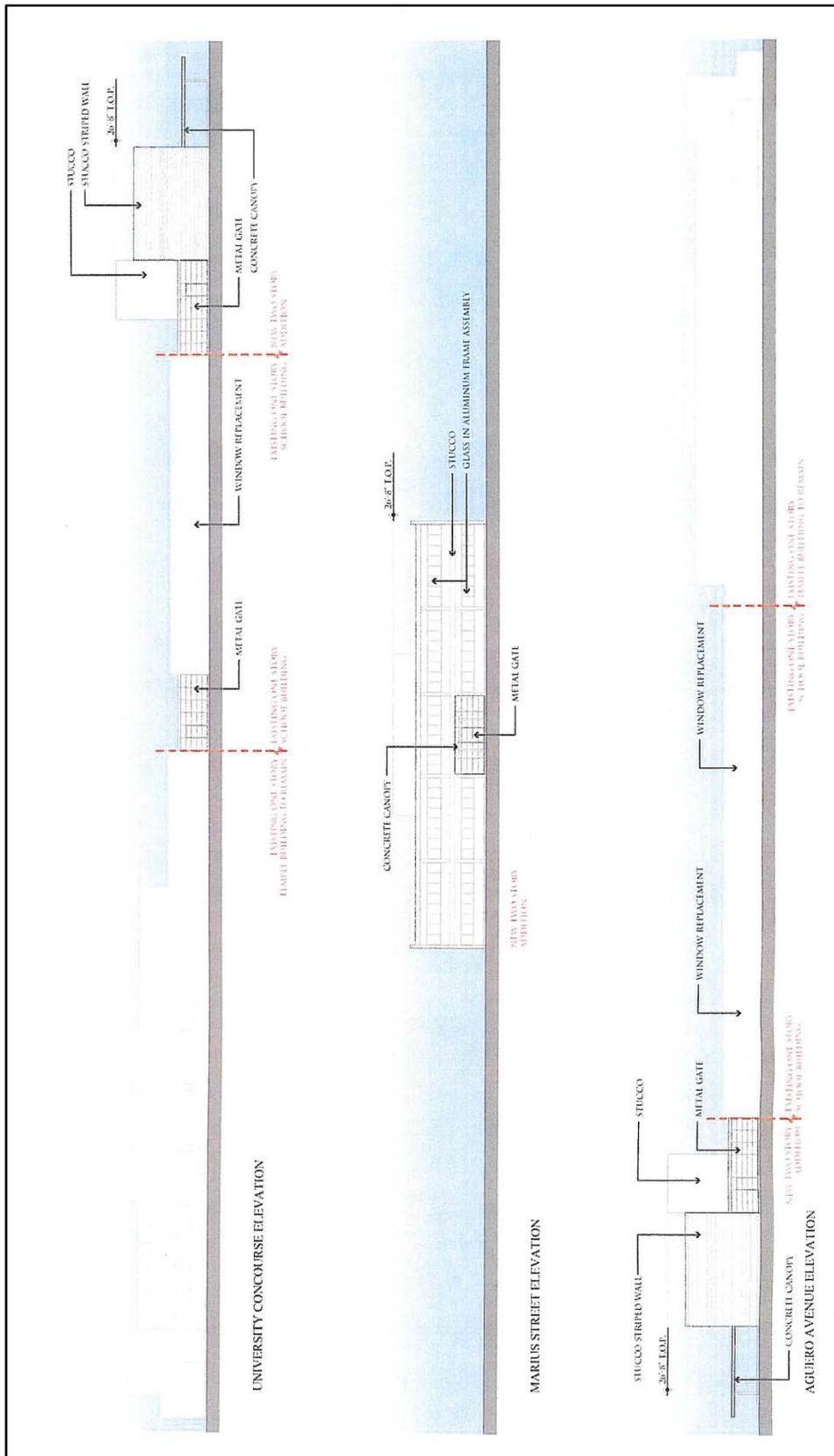
Site Plan



SITE INFORMATION		SPECIAL USE DISTRICT		SETBACKS:		SCOPE OF WORKS:		
ZONING:	114-282 SF	EXISTING	53,374 SF (47%)	ALLOWED	39,999 SF (35%)	PROVIDED	85'-7"	1. 9,000 SQ. FT. 5-STORY ADDITION TO HOUSE CLASSROOMS AND A FLEXIBLE SPACE.
LOT SIZE:		NEW CONSTRUCTION	26,978 SF		45'	EXISTING	85'-7"	2. RENOVATION TO EXISTING SCHOOL BUILDING AS SHOWN IN FLOOR PLANS.
LANDSCAPE OPEN SPACE:			29'		45'	REQUIRED	45'-0"	3. FENCE WALLS
F.A.R. CALCULATIONS:	35 x 114,282 SF = 39,999				25'	EXISTING	65'-3"	4. EXISTING WINDOW REPLACEMENT (SEE ELEVATIONS)
HEIGHT:					25'	REQUIRED	46'-4"	
					19 SPACES	EXISTING	19 SPACES	
					ON SITE PARKING	REQUIRED	21 SPACES	



### Building Elevations



## Findings of Fact.

This section of the report presents City Staff's evaluation of the Applications and Findings of Facts. The City's responsibility is to review the Applications for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

### Findings of Fact- Conditional Use Site Plan Review

The Applicant's proposed addition to Temple Judea is considered a "Conditional Use" as it is located within a Special Use (S) zoned district and, therefore, requires review and evaluation pursuant to various sections of the City's Official Zoning Code. To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, Division 4, Section 3-401., "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."*

**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 a proposed addition to an existing religious institution. Staff review finds that the proposed plans incorporate measures to mitigate potentially negative impacts that could have adverse effects on the environment, particularly residential areas, and could change the desired character of an area.

Zoning Code Section 4-204, "Special Use (S) District" identifies religious institutions as a conditional use within a Special Use (S) zoned districts, and that proposed new construction or an addition to an existing religious institution shall include a site plan. This request does include a site plan. City staff responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Section 3-408, "Standards for review" and provide Findings of Fact that the proposed site plan.

Staff has compared the Applicant's plans to the site plan review criteria set out in Zoning Code Section 3-408, and found that the site plan complies with the following standards and the criteria:

- 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.”*

*Staff comments:* As concluded in this Staff report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant.

- 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”.*

*Staff comments:* The renovation and expansion of existing school facilities is compatible with the property’s current use as a religious institution and private pre-school. The Temple was constructed in 1965, and school classrooms were included as part of the original campus plan. Temple Judea is located adjacent to the Coral Gables Baptist Church and Ponce de Leon Middle School which are similar uses. The property is also adjacent to single-family residences and therefore, staff recommends conditions of approval to mitigate traffic and parking impacts to ensure the proposed use does not conflict with the surrounding residential neighborhood.

- C. *“The proposed conditional use does not conflict with the needs and character of the neighborhood and the City”.*

*Staff comments:* Coral Gables is primarily a residential community with schools, places of worship and other cultural and institutional uses interspersed within residential neighborhoods. The Application does not alter the existing conditional uses which are currently located on the property and is compatible with the surrounding neighborhood. A pre-school student drop-off/pick-up plan, special event plan and student enrollment capacity are included as conditions of approval to provide further assurance that future conflicts do not arise.

- D. *“The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.”*

*Staff comments:* The application is for an expansion of existing classroom facilities and Temple Judea has agreed not to increase the student capacity of the school. The Temple Judea Traffic Statement submitted with the Application includes a pre-school student pick-up/drop-off plan and a special events plan. The Traffic Statement recommends provisions in order to mitigate any potential negative impacts. Those recommendations have been included as conditions of approval with this Staff report.

- 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”.*

*Staff comments:* The proposed conditional uses are similar in nature to the adjacent Coral Gables Baptist Church and Ponce de Leon Middle School and do not change the property’s existing uses. The proposed addition would add approximately 9,000 square feet, which would consist of a

two-story addition for additional classroom space. There are currently 140 pre-school students that attend school Monday through Friday, between 8:00 am and 3:30 pm. The school has stated that there will be no increase in the existing number of pre-school students as a result of the increased number of classrooms. A recommended condition of approval has been included that the future enrollment be limited to a maximum of 140 students, and that no other school classes or additional students shall be permitted during those days and time.

- F. *"The parcel proposed for development is adequate in size and shape to accommodate all development features."*

*Staff comments:* Temple Judea has been designated as a local historic landmark, and the proposed addition and renovations are in character with the existing historic building and have been reviewed and approved by the Historic Preservation Board. An additional 9,000 square feet of classroom space is being proposed with no increase in student enrollment. Therefore, the proposed addition and renovations create a more adequate development site. No variances are required or being requested.

- G. *"The nature of the proposed development is not detrimental to the health, safety and general welfare of the community."*

*Staff comments:* The Application does not alter the existing conditional uses which are currently located on the property and compatible with the surrounding neighborhood. There are currently 140 pre-school students that attend school Monday through Friday, between 8:00 am and 3:30 pm. The school has stated that there will be no increase in the existing number of pre-school students as a result of the increased number of classrooms. A recommended condition of approval has been included that the future pre-school enrollment be limited to a maximum of 140 students. A pre-school student drop-off/pick-up plan, special event plan and student enrollment capacity are also included as conditions of approval to provide further assurance that future conflicts do not arise.

- H. *"The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation."*

*Staff comments:* The existing parking lot and surrounding perimeter wall is proposed to be improved as a part of this project. The Temple Judea Traffic Statement submitted with the Application includes a pre-school student pick-up/drop-off plan and a special events plan. The Traffic Statement recommends provisions in order to mitigate any potential negative impacts. Those recommendations have been included as conditions of approval with this Staff report.

- I. *"The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner."*

*Staff comments:* A Concurrency Impact Statement (CIS) evaluating the available infrastructure capacity for each development proposal is required to be submitted. A CIS was prepared for

Temple Judea, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

### *Student Drop-off/Pick-up and Special Events Plans*

The Temple Judea Traffic Statement submitted with the Application prepared by David Plummer and Associates and dated 12.12.13 includes a pre-school student pick-up/drop-off plan and a special events plan which has been reviewed by the Public Works Department. The Traffic Statement recommended the following requirements, which have been included as recommended conditions of approval with this Staff report.

1. Pre-school student pick-up/drop-off plan (already currently being implemented by the school):
  - 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 dismissal to avoid queuing on Marius Street.
2. Special events plan for school related events (events requiring parking for 120 or more vehicles):
  - 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 Agüero Avenue, and a traffic coordinator shall be stationed on Agüero Avenue, between Granada Boulevard and Marius Street to enforce the no parking requirement.

The school-related events parking plan submitted with the Temple Judea Traffic Statement states that there are 120 parking spaces on Miami Homestead Avenue between Sardina Street and Augusto Street that would be available for school-related events. Any school events that anticipate parking above 120 vehicles would require parking coordinators to direct and prevent parking in the residential swale areas. A copy of the Temple Judea Traffic Statement is provided with the Application (see Attachment A), and is also available for review in the Planning Division's project file.

### *Board of Architects Review*

The proposed addition and modifications to Temple Judea were reviewed by the Board of Architects and received preliminary approval on 10.03.13.

*City Staff Comments*

This proposal has been reviewed by the Planning and Zoning Division, Public Service Division, Parking Division, and Public Works Department. All City comments that were provided have been addressed by the Applicant or included as recommended conditions of approval.

*Concurrency Management*

This project has been reviewed for compliance with the City’s Concurrency Management program. The Concurrency Impact Statement (CIS) was prepared and issued by the Planning and Zoning Division and indicates that there is adequate infrastructure available to support the project.

**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-1.1.</b> Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	<b>Policy FLU-1.3.3.</b> Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
4.	<b>Objective FLU-1.4.</b> Provide for protection of natural and historic resources from development and/or redevelopment together with	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
	continued maintenance.	
5.	<b>Policy FLU-1.4.3.</b> Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.	Complies
6.	<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
7.	<b>Objective FLU-1.12.</b> The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
8.	<b>Objective FLU-1.14.</b> The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
9.	<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
10.	<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
11.	<b>Objective FLU-3.1.</b> The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending	Complies
12.	<b>Policy FLU-3.1.1.</b> The Planning Department shall, when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	Complies
13.	<b>Policy FLU-3.2.2.</b> The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.	Complies
14.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
	and dynamic in its urban character.	
15.	<b>Objective DES-1.1.</b> Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
16.	<b>Policy DES-1.1.5.</b> Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
17.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
18.	<b>Policy DES-1.2.2.</b> Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
19.	<b>Objective DES-1.3.</b> Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
20.	<b>Policy MOB-1.1.8.</b> Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
21.	<b>Policy MOB-2.7.1.</b> The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
22.	<b>Policy MOB-2.8.1.</b> The City shall continue implementation and further strengthen the City’s existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> <li>•Promote expansion of the City’s existing tree canopy.</li> <li>•Provide screening of potentially objectionable uses.</li> <li>•Serve as visual and sound buffers.</li> <li>•Provide a comfortable environment for pedestrian walking (walkability) and other activities.</li> </ul>	Complies

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
	<ul style="list-style-type: none"> <li>•Improve the visual attractiveness of the urban and residential areas (neighborhoods).</li> </ul>	
23.	<b>Policy MOB-2.8.2.</b> The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as build-out continues pursuant to the established Comprehensive Plan and Map.	Complies
24.	<b>Goal HIS-1.</b> Preserve and promote the recognition of structures, sites, manmade or natural landscape elements, works of art or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City.	Complies
25.	<b>Goal HIS-3.</b> Continue the preservation and protection of the historical and cultural resources within the City of Coral Gables.	Complies

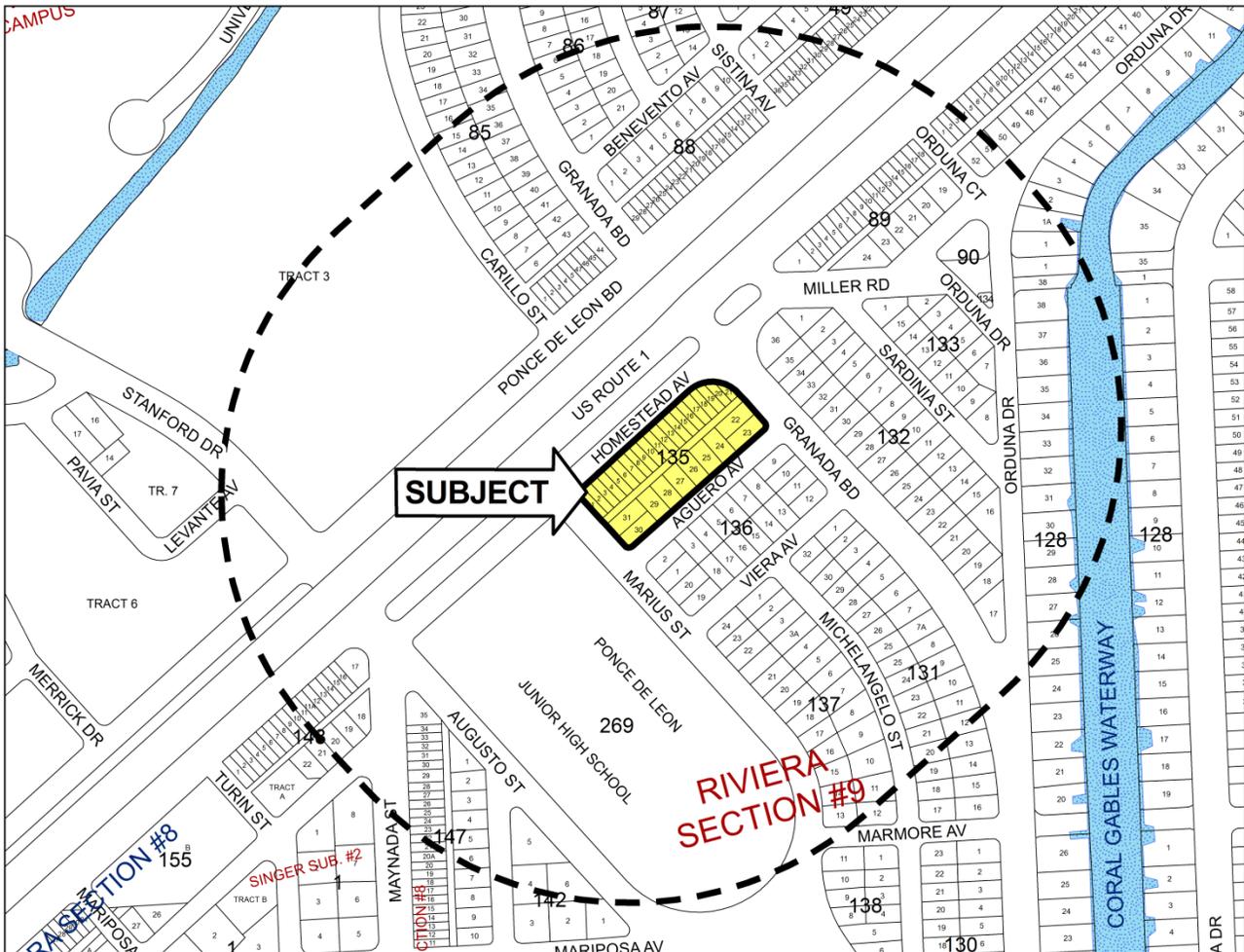
*Staff Comments:* Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff and site plan provisions incorporated by the applicant.

<b>Public Notification and Comments.</b>
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The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on 01.28.14.

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 the following: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 200 notices were mailed. Copies of public comments received shall be provided to the Board at the public hearing. A copy of the legal advertisement and courtesy notice are provided as Attachments D and E. A map of the notice radius is as follows:

**Courtesy Notification Radius Map**



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

**Public Notice**

Type	Date
Public information meeting	01.28.14
Courtesy notification - 1,000 feet	01.30.14
Posting of property	01.30.14
Legal advertisement	01.30.14
Posted agenda on City web page/City Hall	01.30.14
Posted Staff report on City web page	02.07.14

## Staff Recommendation and Conditions of Approval.

The Planning and Zoning Division, based upon the complete Findings of Fact contained within this Report recommends **approval** of the following subject to all of the conditions of approval as specified herein:

*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, codification, and an effective date.*

### Summary of the Basis for Approval

Consistency with the Comprehensive Plan Goals, Objective and Polices. Staff's support of the Change of Land Use application is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented herein.

### Conditions of Approval

In furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the conditional use with site plan as required for new construction and additions to existing religious institutional buildings on property zoned Special Use (S) is 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 12.12.13.
  - 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.

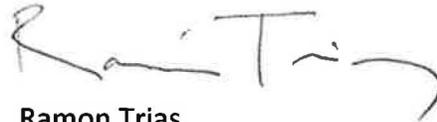
3. Pre-school enrollment at Temple Judea shall be limited to a maximum of 140 students, and pre-school classes shall only be held on Monday through Friday, between 8:00 am and 3:30 pm. No other school classes or additional students shall be permitted during those days and time.
  4. Temple Judea shall 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 12.12.13, 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 dismissal 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 12.12.13 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.
- a. 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.

<b>A t t a c h m e n t s .</b>
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- A. Applicant's submittal package.
- B. Special Certificate of Appropriateness Letter of Approval and 11.14.13 Staff report prepared by the Historic Resources Department.
- C. 10.29.13 Zoning review.
- D. 01.30.14 Legal notice.
- E. 01.30.14 Courtesy notice mailed to all property owners.

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 Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Trias", with a long horizontal flourish extending to the right.

Ramon Trias  
Director of Planning and Zoning  
City of Coral Gables, Florida