



The City of Coral Gables

Building and Zoning Department
ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

August 25, 2008

Laura L. Russo
Russo & Baker
2655 Le Jeune Road, Suite 201
Coral Gables, Florida 33134

Re: St. Thomas Episcopal Church and School-Parking compliance letter,

Dear Ms. Russo:

After careful review of the information you provided to this Department, along with your letter dated July 7, 2008 requesting a parking compliance letter, you will find below a summary of our findings.

The St. Thomas Episcopal Church property was annexed into the City of Coral Gables as part of the Hammock Lakes Section on July 31, 1996. The City has no documentation that tells us what the conditions of the property were at the time of annexation. Their existing parking count, therefore, is considered legally non-conforming.

The property currently has one-hundred fifteen (115) parking spaces. The applicant proposes the addition of a new playing field, the demolition of eight (8) existing parking spaces, and the addition of sixteen (16) spaces. The net parking count with the changes proposed is one-hundred twenty-three (123) spaces.

Under the current zoning code (based on the information provided by the applicant), the St. Thomas Episcopal Church and School would have a required parking count of two-hundred eleven (211) spaces. The amount of required parking was calculated using the information below:

Section 5-1409. Amount of required parking.

B. Calculation of parking requirements.

Religious institutions.

One (1) space per five (5) fixed seats plus one (1) space per fifty (50) square feet of assembly room area without fixed seats (not including classrooms).

- Church: $420 \text{ fixed seats} / 5 = 84 \text{ spaces}$
- Little Chapel: $936 \text{ S.F.} / 50 = 19 \text{ spaces}$

- Youth Center: 1344 S.F./50=27 spaces
- Samaritan Room: 483 S.F./50=10 spaces

Schools.

One (1) space per FTE, plus one (1) space per four (4) students aged sixteen (16) years or older based on maximum capacity.

- 71 FTE=71 spaces

Total parking spaces required (under current zoning regulations): 211

In addition to being legally non-conforming, the proposed application of a playing field does not increase the size of the building on the property and therefore does not meet the minimum threshold requirement for additional parking under Section 5-1401.

The expansion of the existing vehicle use area (VUA) with new parking spaces triggers required landscaping as specified under Section 5-11 of the zoning code. The proposed landscaping includes the following:

- 9 Live Oaks
- 18 Green Buttonwoods
- 15 Foxtail Palms
- 562 Cocoplum
- 607 Variegated Flax Lily
- 294 Wild Coffee
- 324 Egyptian Star Cluster
- 291 Schefflera

In addition to the proposed landscaping the property has many existing shade trees, shrubs, and other plant material. The overall landscaping (proposed and existing) meets the minimum requirements of Section 5-11.

Please be advised that this determination does not constitute a development order. If you have any further questions in regard to this matter please do not hesitate to contact this office.

Sincerely,



Martha Salazar-Blanco
Zoning Official

cc: Maria Jimenez, Assistant City Manager
Edward M. Weller, Interim Building and Zoning Director
Eric Riel Jr., Planning Director
Ricardo Herran, Zoning Technician