



City of Coral Gables Planning and Zoning Staff Report

Property:	Lots 25-39 Block 27, all of Block 28, and all of Block 36, Crafts Section
Applicant:	City of Coral Gables
Application:	1. <u>Comprehensive Plan Map Amendment</u> 2. <u>Zoning Code Map Amendment</u> 3. <u>Zoning Code Text Amendment</u>
Public Hearing:	Planning and Zoning Board / Local Planning Agency
Date & Time:	July 29, 2020; 4:00 – 9:00 p.m.
Location:	Virtual Meeting on the Zoom platform Meeting ID: 98638740327 Password: 706755. Phone: (305) 461-6769

1. APPLICATION REQUEST

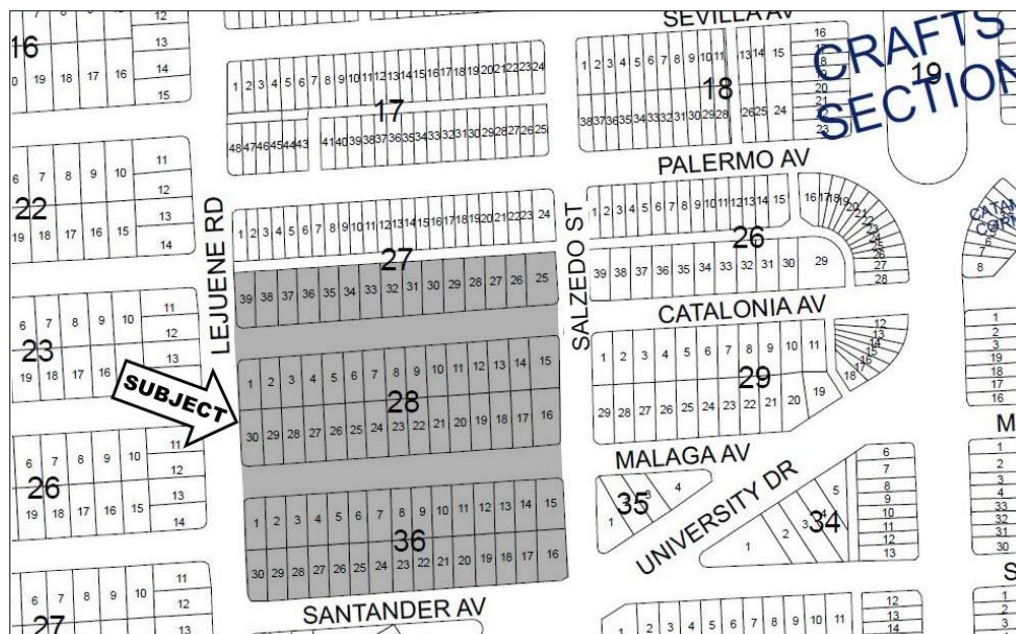
The City of Coral Gables has initiated a request for a Comprehensive Plan Map Amendment, Zoning Code Map, and Zoning Code Text Amendment for certain properties located on Lots 25-39 Block 27, all of Block 28, and all of Block 36, Coral Gables, Crafts Section as follows:

- 1. 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, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for certain properties located in Lots 25-39, Block 27, all of Block 28, and all of Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Commercial Low-Rise Intensity; providing for a repealer provision, severability clause, and providing for an effective date.*
- 2. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes for certain properties located in Lots 25-39, Block 27, all of Block 28, and all of Block 36, Crafts Section, Coral Gables, Florida from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Mixed Use 1 (MX1) District; and making the appropriate zoning map amendments to effectuate these changes, pursuant to Zoning Code Article 14, "Process", Section 14-212 "Zoning Code Text and Map Amendments"; providing for a repealer provision, severability clause, and providing for an effective date.*
- 3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations", Section A-36, "Crafts Section," by deleting provisions for height restriction for certain properties legally described as lots 16 and 17, lots 24 through 30, inclusive, and the west one-half (½) of lot 23, all in Block 36, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*

2. APPLICATION SUMMARY

The City is proposing to change the Future Land Use Map from either Single-Family High Density or Multi-Family Duplex Density to Commercial Low-Rise Intensity; change the Zoning District Boundary from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Mixed Use 1 (MX1) District on certain properties Lots 25-39, Block 27, all of Block 28, and all of Block 36, Crafts Section of Coral Gables. This also includes a Text Amendment to the Zoning Code, amending Site Specific Regulations on lots 16 and 17, lots 24 through 30, inclusive, and the west one-half (½) of lot 23, all in Block 36, by deleting height restrictions.

The subject area is generally bounded by an east-west alley north of the south half of Block 27, Salzedo Street on the east, Santander Avenue on the south and LeJeune Road on the west, as shown in the following location map:



BACKGROUND

Coral Gables is a master-planned community that dates from the 1920's. Through the past century, the original plan has been implemented and developed to adapt to new conditions and retain its foundational qualities. As a result of on-going discussions about the future of the community, several areas of the city have been studied by staff and residents for zoning and comprehensive plan enhancements. One of the areas where residents have requested a review of current regulation is the district of blocks 27, 28 and 36 of the Crafts Section.

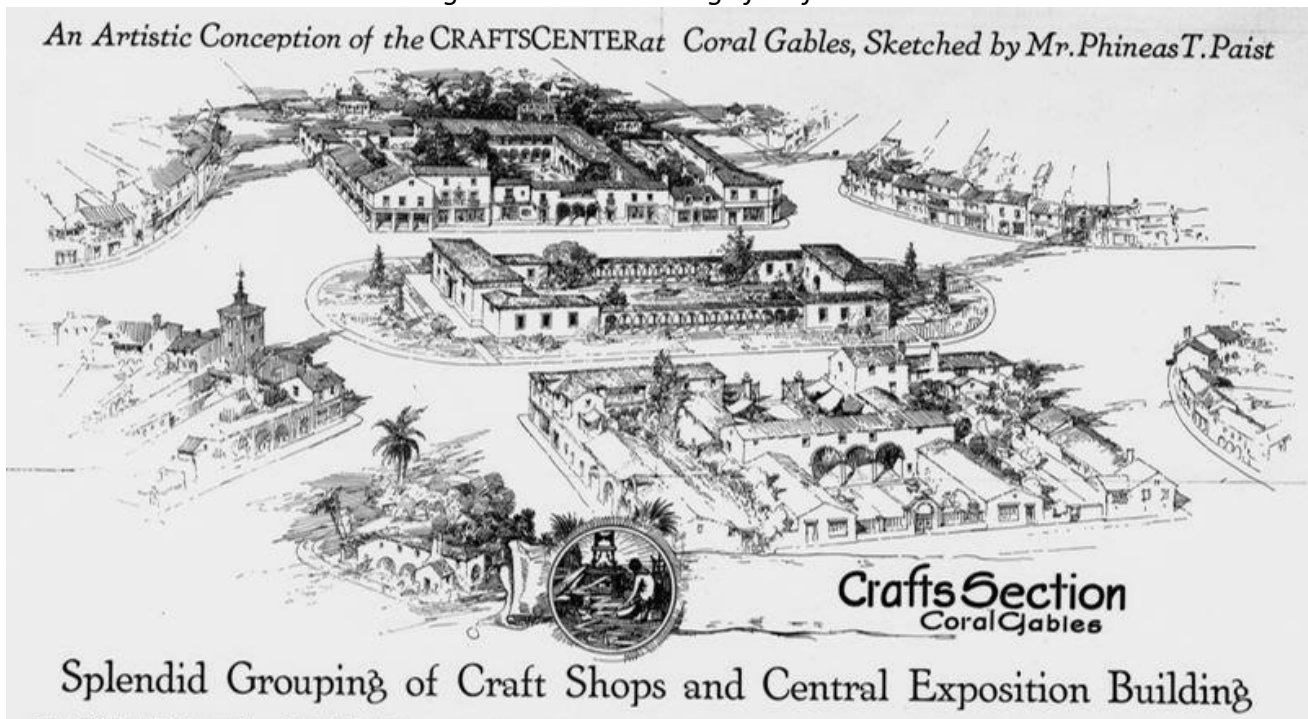
The Crafts Section was originally intended to be a center of design innovation. It was platted to include a variety of buildings and activities that would be consistent with an active urban district at the edge of downtown. The original streets and blocks have remained. However, existing development did not fulfill the original vision. The proposed change to the least intense designation for mixed-use development is consistent with Merrick's original vision and supports the orderly transition from the Central Business District (CBD) to residential neighborhood.

Background on Blocks 27, 28 and 36 of the Crafts Section

Blocks 27, 28 and 36 of the Craft Section were platted in the 1920' by George Merrick. The Craft Section was intended to be a mixed-use district. Currently, the blocks are developed with mid-century single-family houses, with a few significant historic residential structures from the 1920's in the vicinity.

The original plan for the Crafts Section included a commercial center for retail and manufacturing surrounded by multiple types of residential areas. The commercial center was to be built in Ponce Circle park and its vicinity. The residential areas were anticipated to develop incrementally south of the Coral Gables business center, bound by LeJeune Road and Douglas Road.

George Merrick's rendering of Crafts Section



The Crafts Section was not fully implemented as originally intended. In the 1920's only a few two-story commercial buildings were constructed on Ponce de Leon Boulevard and one large residential building, the San Sebastian apartments, and a few two-story apartment buildings were built. During the 1950's and 60's the area was developed with single family houses. Thus, blocks 27, 28 and 36, bound in the South by the San Sebastian apartments and two blocks south of the Central Business District (CBD) were developed with single family houses.

In recent times the residents of the three blocks have considered options for future development. Discussions have highlighted the following characteristics of the area:

- a. Some areas of the Crafts Section have developed as a mixed-use center, exceeding the original expectations of George Merrick. The Plaza project, currently under construction, is one block away from blocks 27, 28 and 36.
- b. Additional mixed-use projects are at various stages of consideration.

- c. The density of the historic San Sebastian apartments far exceeds typical development in the vicinity, and this is reflected in the Comprehensive Plan designation.
- d. The real estate market in Coral Gables has demonstrated an interest in multiple residential building types, including town houses and small apartment buildings.
- e. The Coral Gables Comprehensive Plan supports well-planned urban development, and encourages mixed-use and varied residential densities.
- f. Street design on blocks 27, 28 and 36 has been discussed to enhance landscaping and pedestrian comfort.

In addition, since 2018 city staff and consultants have prepared updates for the Coral Gables Zoning Code. A significant aspect of the proposed amendments would be the introduction of several mixed-use zoning designations, to better implement the policies of the Comprehensive plan. Blocks 27, 28 and 36 have been studied for a map amendment that would implement one of the new mixed-use designations.

Proposed new regulations

The current proposal would designate Lots 25-39, Block 27, all of Block 28, and all of Block 36, as Mixed-Use 1 (MX-1) District. MX-1 would require a minimum parcel of 2,500 square feet, would allow a density of 125 units per acre (the proposed standard for mixed-use), a Floor Area Ratio (FAR) of 3 or 3.5 with Mediterranean bonus, and a height of 3 stories and 45 feet, which could increase two additional stories with Mediterranean bonus. These design standards are comparable to the San Sebastian apartments, allow rowhouses, and allow commercial uses in the ground floor. MX-1 would be the least intense mixed-use designation and would implement a compatible transition between the Central Business District to the North and residential neighborhoods towards the South and West.

The three (3) requests would implement the proposed Mixed-Use district.

Property Existing and Proposed Land Use and Zoning Designations

The following tables provide the subject property’s existing and proposed designations:

BLOCK 27			
Legal Description	Property Address	Existing Zoning/ Proposed Zoning	Existing Land Use/ Proposed Land Use
LOTS 38 & 39 BLK 27	VACANT	MF1 MULTI-FAMILY DUPLEX/ MX1 MIXED-USE	MULTI-FAMILY DUPLEX DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 36 & 37 BLK 27	345 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 34 & 35 BLK 27	339 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 33 BLK 27	333 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 31 & 32 BLK 27	325 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 29 & 30 BLK 27	321 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 28 BLK 27	VACANT	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 27 BLK 27	VACANT	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 26 BLK 27	VACANT	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY

LOT 25 BLK 27	VACANT	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
BLOCK 28			
Legal Description	Property Address	Existing Zoning/ Proposed Zoning	Existing Land Use/ Proposed Land Use
LOTS 1 & 2 BLK 28	352 CATALONIA AVE	MF1 MULTI-FAMILY DUPLEX (LOT 1), SFR SINGLE-FAMILY (LOT 2)/ MX1 MIXED-USE	MULTI-FAMILY DUPLEX DENSITY (LOT 1), SINGLE- FAMILY HIGH DENSITY (LOT 2) / COMMERCIAL LOW-RISE INTENSITY
LOTS 3 & 4 BLK 28	346 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 5 & 6 BLK 28	340 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 7 & 8 BLK 28	330 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 9 & 10 BLK 28	322 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 11 & 12 BLK 28	314 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 13 & W1/2 LOT 14 BLK 28	310 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 15 & E1/2 LOT 14 BLK 28	300 CATALONIA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 16 & 17 BLK 28	301 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 18 & E1/2 OF LOT 19 BLK 28	309 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 20 & W1/2 OF LOT 19 BLK 28	317 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 21 & E1/2 LOT 22 BLK 28	323 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 23 & W1/2 LOT 22 BLK 28	325 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 24 & 25 BLK 28	333 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 26 & 27 BLK 28	341 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 28 BLK 28	345 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 29 & 30 BLK 28	355 MALAGA AVE	SFR SINGLE-FAMILY (LOT 29), MF1 MULTI-FAMILY DUPLEX (LOT 30)/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY (LOT 29), MULTI-FAMILY DUPLEX DENSITY (LOT 30)/ COMMERCIAL LOW-RISE INTENSITY
BLOCK 36			
Legal Description	Property Address	Existing Zoning/ Proposed Zoning	Existing Land Use/ Proposed Land Use
LOTS 1 & 2 BLK 36	356 MALAGA AVE	MF1 MULTI-FAMILY DUPLEX (LOT 1), SFR SINGLE-FAMILY (LOT 2)/ MX1 MIXED-USE	MULTIFAMILY DUPLEX DENSITY (LOT 1), SINGLE- FAMILY HIGH DENSITY (LOT 2) / COMMERCIAL LOW-RISE INTENSITY
LOT 3 & W25FT LOT 4 BLK 36	346 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
E15FT LOT 4 & LOT 5 & W15 FT LOT 6 BLK 36	340 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 7 & E25FT LOT 6 BLK 36	334 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 8 & 9 BLK 36	326 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 10 & 11 BLK 36	318 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 12 & 13 BLK 36	310 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 14 & 15 BLK 36	300 MALAGA AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	SINGLE-FAMILY HIGH DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 16 & 17 BLK 36	301 SANTANDER AVE	MF1 MULTI-FAMILY DUPLEX/ MX1 MIXED-USE	MULTI-FAMILY DUPLEX DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 18 & 19 BLK 36	311 SANTANDER AVE	MF1 MULTI-FAMILY DUPLEX/ MX1 MIXED-USE	MULTI-FAMILY DUPLEX DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOTS 20 & 21 BLK 36	315 SANTANDER AVE	MF1 MULTI-FAMILY DUPLEX/ MX1 MIXED-USE	MULTI-FAMILY DUPLEX DENSITY/ COMMERCIAL LOW-RISE INTENSITY

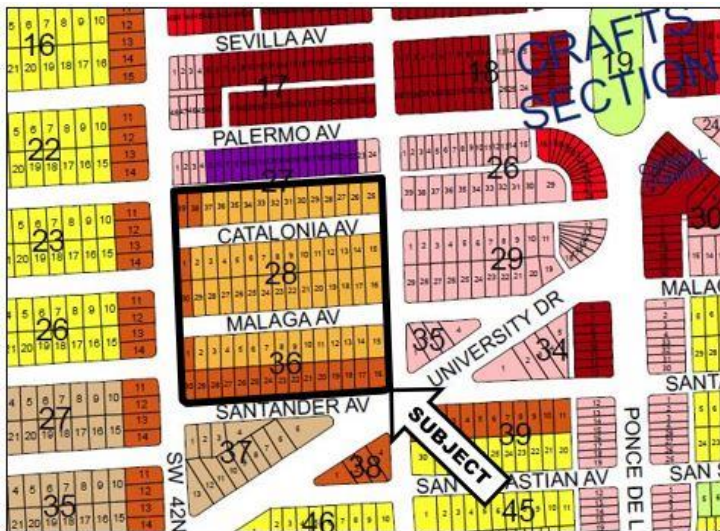
		MX1 MIXED-USE	COMMERCIAL LOW-RISE INTENSITY
LOT 22 & E1/2 LOT 23 BLK 36	327 SANTANDER AVE	SFR SINGLE-FAMILY/ MX1 MIXED-USE	MULTI-FAMILY DUPLEX DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 24 & W1/2 LOT 23 BLK 36	331 SANTANDER AVE	MF1 MULTI-FAMILY DUPLEX/ MX1 MIXED-USE	MULTI-FAMILY DUPLEX DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 25 & E1/2 LOT 26 BLK 36	337 SANTANDER AVE	MF1 MULTI-FAMILY DUPLEX/ MX1 MIXED-USE	MULTI-FAMILY DUPLEX DENSITY/ COMMERCIAL LOW-RISE INTENSITY
W1/2 OF LOT 26 & ALL LOT 27 BLK 36	341 SANTANDER AVE	MF1 MULTI-FAMILY DUPLEX/ MX1 MIXED-USE	MULTI-FAMILY DUPLEX DENSITY/ COMMERCIAL LOW-RISE INTENSITY
LOT 28 & E20FT LOT 29 BLK 36	349 SANTANDER AVE	MF1 MULTI-FAMILY DUPLEX/ MX1 MIXED-USE	MULTI-FAMILY DUPLEX DENSITY/ COMMERCIAL LOW-RISE INTENSITY
W20FT LOT 29 & ALL LOT 30 BLK 36	357 SANTANDER AVE	MF1 MULTI-FAMILY DUPLEX/ MX1 MIXED-USE	MULTI-FAMILY DUPLEX DENSITY/ COMMERCIAL LOW-RISE INTENSITY

Surrounding Land Uses

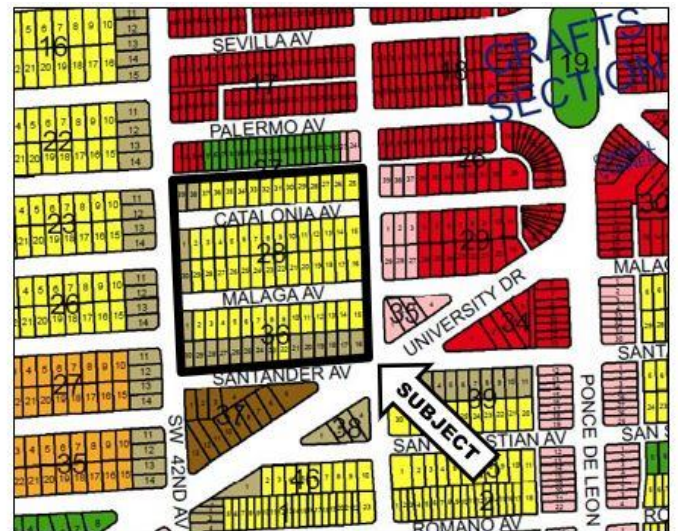
Location	Existing Land Uses	CP Designations	Zoning Designation
North	Bank, Place of Worship	Commercial, Low-Rise Intensity; Religious/Institutional	Commercial; Special Use; Commercial Limited
South	Multi-Family	Low Density (Multi-Family)	Multi-Family 2 (MF2)
East	Office/Commercial	Commercial, Low-Rise Intensity	Commercial Limited
West	Multi-Family	Duplex Density (Multi-Family)	Multi-Family 1 (MF1)

The surrounding properties existing land use and zoning designations is illustrated as follows:

Existing Future Land Use Map



Existing Zoning Map



Future Land Use Map



Zoning Map



3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

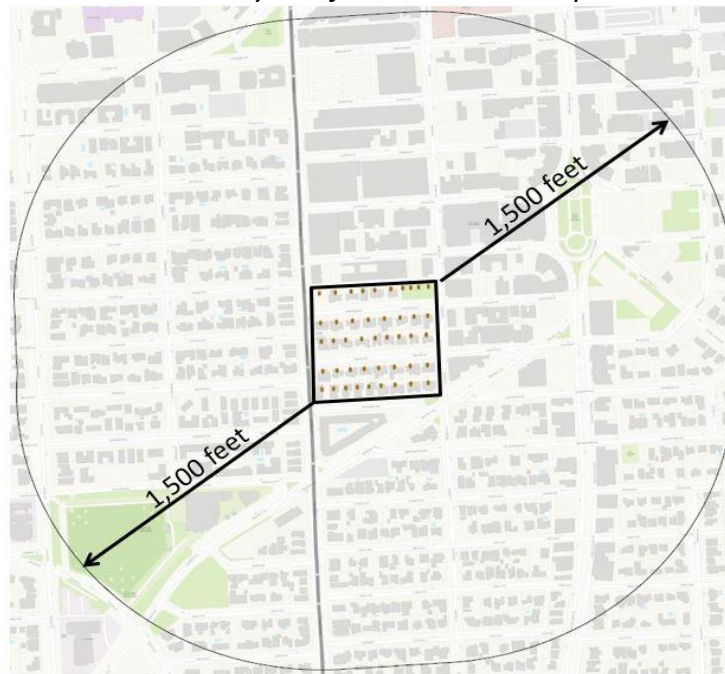
The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	07.29.2020
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

Public Notification and Comments

The City of Coral Gables completed the required mailing notification to all property owners within 1,500 feet of the subject property as required for applications requesting a change of land use or change of zoning. The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the subject property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 946 notices were mailed. A copy of the legal advertisement and courtesy notice are attached. A map of the notice radius is provided below.

Courtesy Notification Radius Map



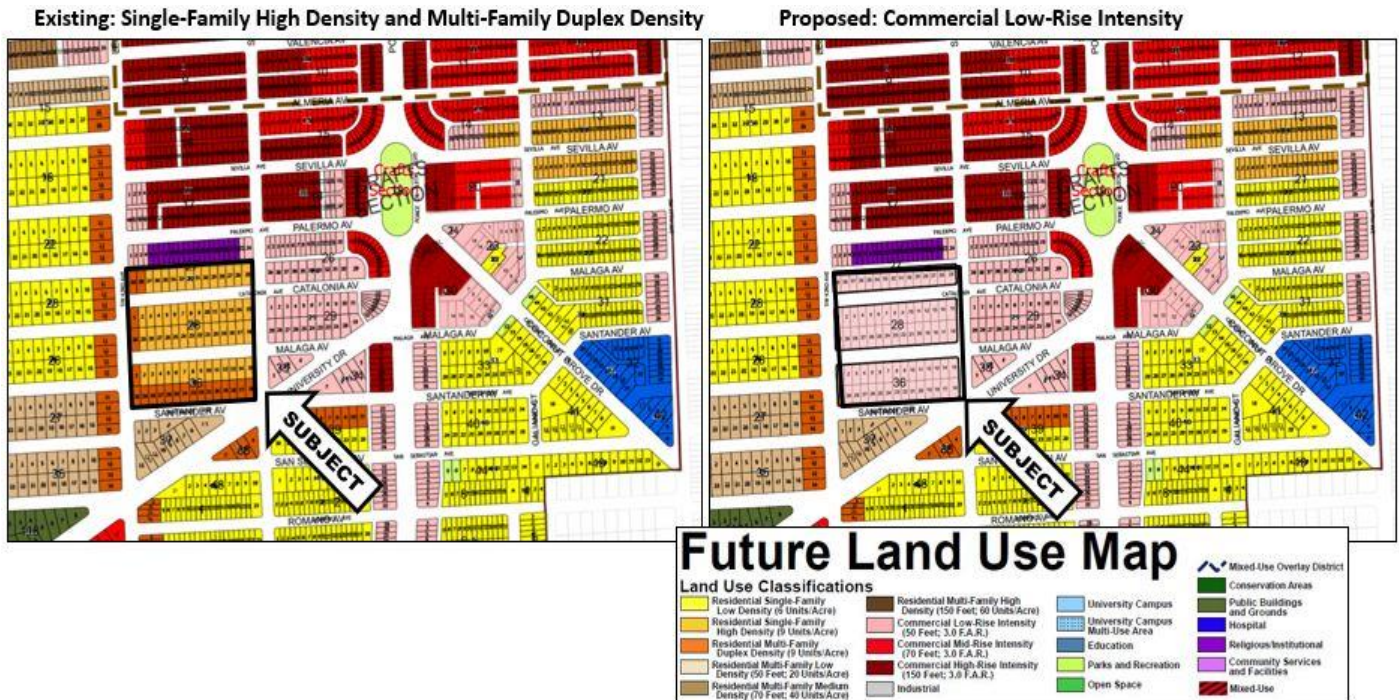
The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	07.17.2020
Courtesy notification	07.15.2020
Posted agenda and Staff report on City web page/City Hall	07.24.2020

4. FINDINGS OF FACT

Request #1: Future Land Use Map Amendment

The request is to change the Future Land Use Map from either Single-Family High Density or Multi-Family Duplex Density to Commercial Low-Rise Intensity for Lots 25-39, Block 27, all of Block 28, and all of Block 36, Crafts Section.



The Zoning Code Section 14-213.6 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The proposed Comprehensive Plan amendment to change the land use to Commercial, Low-Rise Intensity meets multiple objectives of Comprehensive Plan which is to promote efficiency of land use, decrease vehicular traffic and encourage greater housing options within close proximity to employment centers.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The proposed land use change to Commercial, Low-Rise Intensity allows for low intensity pedestrian and neighborhood uses which is appropriate for this area.
3. Its effect on the level of service of public infrastructure.	The proposed map amendment will support enhanced multi-modal activity in this area which is a goal of the Comprehensive Plan. There is an opportunity to reduce the traffic on the area by encouraging residents to work where they live, and walk, bike, or use mass transit.
4. Its effect on environmental resources.	The proposed amendment promotes urban infill redevelopment on this already developed but underutilized area. No environmental resources will be impacted.
5. Its effect on the availability of	The proposed amendments will provide additional multi-family housing

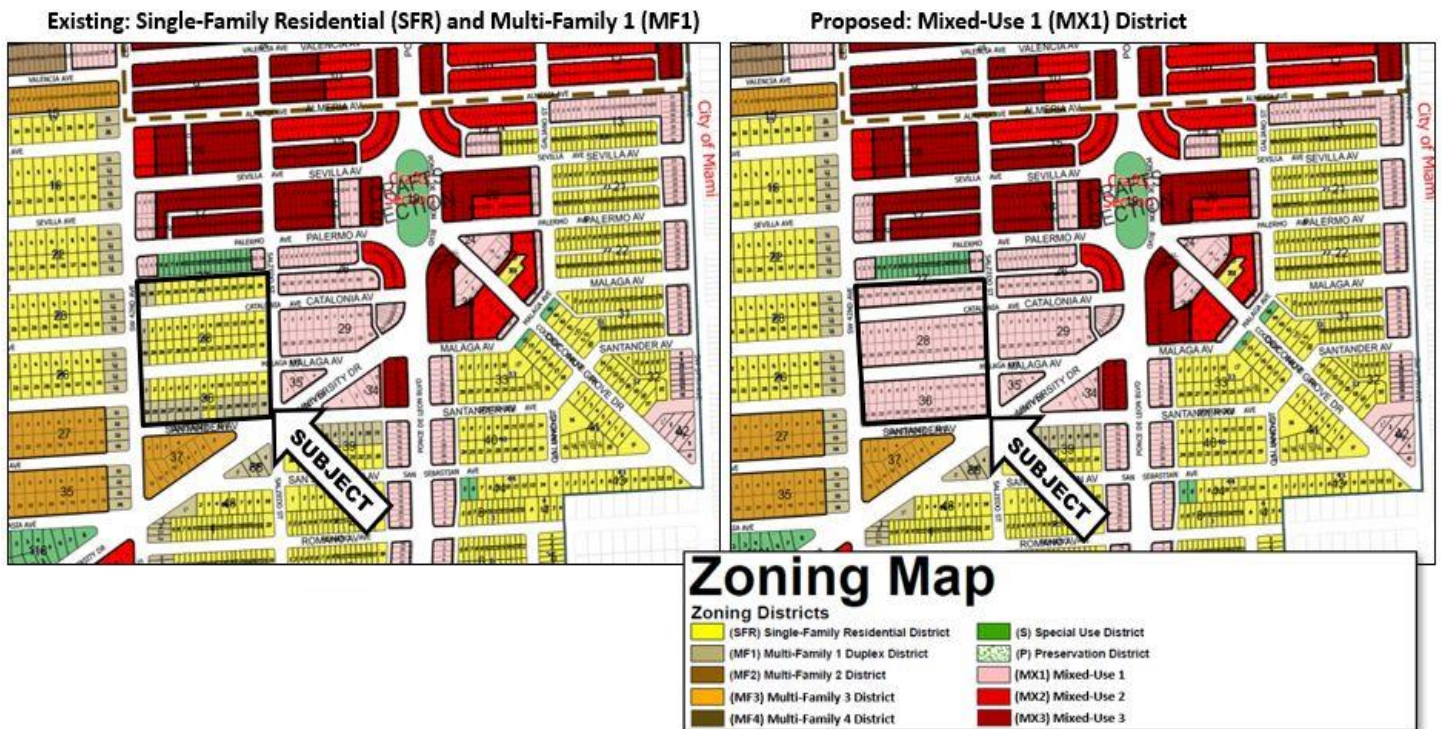
housing that is affordable to people who live or work in the City of Coral Gables.	opportunities in the City with access to frequent transit service and pedestrian access to dining, shopping, and employment opportunities. The project contributes to the provision of additional housing options for people who live, work, and study in the City.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	No significant impact will occur as a result of the proposed change.

Staff comments:

The proposed land use map amendment to Commercial Low-Rise Intensity is appropriate for this location. The blocks on the east of the proposed district are currently designated “Commercial Low Rise.” The proposed designation would support mixed-uses and encourage the orderly development of the area, consistent with the policies of the Comprehensive Plan. The standards identified in Section 14-13.6 for the proposed Comprehensive Plan land use map amendment are **satisfied**.

Request #2: Zoning Code Map Amendment

The request is to change the Zoning District Boundary from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Mixed Use 1 (MX-1) District on certain properties Lots 25-39, Block 27, all of Block 28, and all of Block 36, Crafts Section.



Zoning Code Section 14-212.4 provides review standards for district boundary changes:

Standard	Staff Evaluation
1. It is consistent with the Comprehensive Plan in that it:	
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	A Comprehensive Plan amendment to change the land use to Commercial Low-Rise Intensity is also being proposed as a companion item.
b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.	If the proposed Comprehensive Plan Amendment is approved, changing the Land Use to Commercial, Low Rise Intensity, densities and intensities will be consistent with the proposed zoning designation of Mixed-Use Low Intensity (MX-1) District.
c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan	The proposed rezoning will support enhanced multi-modal activity in this area which is a goal of the Comprehensive Plan. There is an opportunity to reduce the traffic on the area by encouraging residents to work where they live, and walk, bike, or use mass transit.
c. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed rezoning would fulfill the original vision of the Crafts Section which was originally intended to be a center of design innovation with a variety of buildings and activities that would be consistent with an active urban district at the edge of downtown.
2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:	
a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:	
i. Balancing land uses in a manner that reduces vehicle miles traveled.	The proposed rezoning to Mixed-Use Low Intensity (MX-1) District will encourage the blending of residential and commercial uses which will allow people the opportunity to live and work within close distance, thereby reducing vehicle miles traveled.
ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.	Mixed-Use creates an opportunity to reduce the traffic on the area by encouraging residents to work where they live, and walk, bike, or use mass transit.
iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.	Mixed-Use support multi-modal activity in the area.
b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.	The intent of the proposed rezoning is to promote development or redevelopment in this area by incentivizing high-quality development.

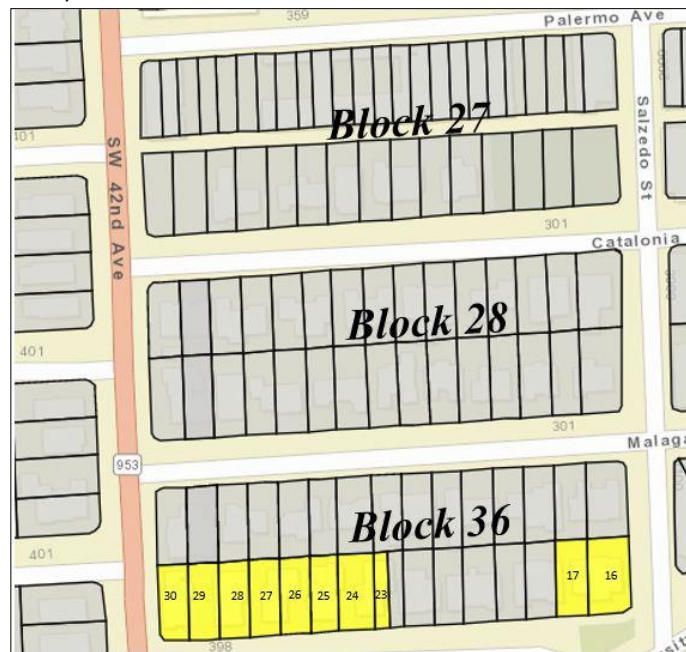
<p>c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.</p>	<p>The proposed rezoning from Single-Family Residential (SFR) to Mixed-Use Low Intensity (MX-1) District will provide additional multi-family housing opportunities in the City which support the provision of additional housing options for people who live, work, and study in the City.</p>
<p>d. Implement specific objectives and policies of the Comprehensive Plan.</p>	<p>The proposed rezoning meets multiple objectives of Comprehensive Plan which to promote efficiency of land use, decrease vehicular traffic and encourage greater housing options within close proximity to employment centers.</p>
<p>3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.</p>	<p>The subject area is generally bounded by an east-west alley north of the south half of Block 27 where a place of worship is located; to the east is Salzedo Street where a mix of office/commercial is located; to the south is Santander Avenue and to the west is Le Jeune Road multi-family residential is located. The proposed rezoning will be compatible to its surrounding properties and would implement the proposed Mixed-Use District.</p>

Staff comments:

The proposed rezoning from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Mixed Use 1 (MX1) District is appropriate for this area of the Crafts Section. The standards identified in Section 14-212.4 for the proposed Zoning map amendment are **satisfied**.

Request #3: Zoning Code Text Amendment

The third request is a Text Amendment to the Site Specific Zoning Regulations for certain lots facing Santander Avenue, Lots 16 and 17, lots 24 through 30, inclusive, and the west one-half (½) of lot 23, all in Block 36 (shown below), deleting height restrictions of “bungalow type duplexes one (1) story in height”, this amendment is necessary in order to align with the proposed MX-1 zoning district which would allow a height of 3 stories and 45 feet, which could increase two additional stories with Mediterranean bonus.



The proposed changes are shown below in ~~strikethrough~~ / underline format.

Section A-36 Crafts Section.

B. Height of buildings.

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:

- a. ~~Lots 16 and 17, Lots 24 through 30, inclusive, and the west one half (1/2) of Lot 23, all in Block 36.~~

Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed amendment is to promote development or redevelopment in this area by incentivizing high-quality development that encourage the blending of residential and commercial uses which will allow people the opportunity to work where they live.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	A Comprehensive Plan amendment to change the land use to Commercial, Low-Rise Intensity is also being proposed as a companion item.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	If the proposed Comprehensive Plan Amendment of changing the Land Use to Commercial Low Rise Intensity is approved, densities and intensities will be consistent with the proposed zoning designation of Mixed-Use Low Intensity (MX-1) District.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed rezoning to Mixed-Use Low Intensity (MX-1) District will encourage the blending of residential and commercial uses which will allow people the opportunity to work where they live, or live and work within close distance, which enhances multi-modal activity in this area which is a goal of the Comprehensive Plan.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment is to fulfill the original vision of the Crafts Section which was originally intended to be a center of design innovation with a variety of buildings and activities that would be consistent with an active urban district at the edge of downtown.

Staff comments:

The proposed text amendment to the Site Specifics Zoning Regulations, deleting height restrictions of “bungalow type duplexes one (1) story in height” for certain lots in Block 36, facing Santander Avenue is appropriate for this area of the Crafts Section. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are satisfied.

5. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

1. *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, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for certain properties located in Lots 25-39, Block 27, all of Block 28, and all of Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Commercial Low-Rise Intensity; providing for a repealer provision, severability clause, and providing for an effective date.*

Staff recommends **Approval**.

2. *An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes for certain properties located in Lots 25-39, Block 27, all of Block 28, and all of Block 36, Crafts Section, Coral Gables, Florida from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Mixed Use 1 (MX1) District; and making the appropriate zoning map amendments to effectuate these changes, pursuant to Zoning Code Article 14, “Process”, Section 14-212 “Zoning Code Text and Map Amendments”; providing for a repealer provision, severability clause, and providing for an effective date.*

Staff recommends **Approval**.

3. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, “Site Specific Zoning Regulations”, Section A-36, “Crafts Section,” by deleting provisions for height restriction for certain properties legally described as lots 16 and 17, lots 24 through 30, inclusive, and the west one-half (½) of lot 23, all in Block 36, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*

Staff recommends **Approval**.

Summary of the Basis for Approval

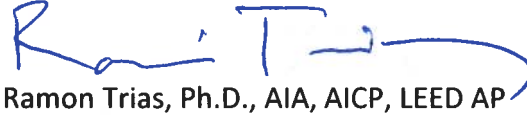
As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes.

6. ATTACHMENTS

- A. Legal advertisement published.
- B. Courtesy notice mailed to all property owners within 1,500 feet.
- C. PowerPoint Presentation

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information 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,



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Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida