

**City of Coral Gables City Commission Meeting**  
**Agenda Items F-6 and F-7 are related**  
**August 27, 2019**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli**

**Vice Mayor Vince Lago**

**Commissioner Pat Keon**

**Commissioner Michael Mena**

**Commissioner Jorge Fors**

**City Staff**

**City Manager, Peter Iglesias**

**City Attorney, Miriam Ramos**

**City Clerk, Billy Urquia**

**Planning and Zoning Director, Ramon Trias**

**Historic Preservation Officer, Dona Spain**

**Public Speaker(s)**

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Agenda Items F-6 and F-7 are related [0:00:00 p.m.]

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 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Religious/Institutional" to "Commercial Low-Rise Intensity" for Lots 5-6, Block 1A, Macfarlane Homestead; (117 and 119 Grand Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review) (07 10 19 PZB recommend approval, Vote: 6-0) (Change land use from Religious/Institutional to Commercial Low-Rise Intensity)

An Ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from "Special Use" to "Commercial Limited" for Lots 5-6, Block 1A, Macfarlane Homestead; (117 and 119 Grand Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (07 10 19 PZB recommended approval, Vote: 6-0) (Change zoning from Special Use to Commercial Limited)

Mayor Valdes-Fauli: F-6 and...

Unidentified Speaker: Thank you.

Mayor Valdes-Fauli: F-7, they are related.

City Attorney Ramos: F-6 and F-7. F-6 is 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 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures from "Religious/Institutional" to "Commercial Low-Rise Intensity" for Lots 5-6, Block 1A, Macfarlane Homestead; providing for a repealer provision, severability clause, and providing for an effective date. I will also read F-7, and we should consolidate the public hearing. F-7 is an ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from "Special Use" to "Commercial Limited" for Lots 5-6, Block 1A, Macfarlane Homestead; providing for a repealer provision, severability clause, and providing for an effective date. Mr. Clerk, anyone wishing to speak should be sworn in on this item.

Planning and Zoning Director Trias: May I have the PowerPoint, please? Mayor...

(COMMENTS MADE OFF THE RECORD)

Planning and Zoning Director Trias: This is a...

City Attorney Ramos: Mr. Trias, just a minute. Go ahead.

City Clerk Urquia: Anyone who expects to testify today, please stand.

Mayor Valdes-Fauli: Go ahead.

Planning and Zoning Director Trias: Okay. This is a City initiative request to change the land use and change the zoning on a parcel that is right on Grand Avenue. As you know Grand Avenue is at the edge of Coral Gables and is a commercial area, generally speaking. And there's a project being discussed through the process right now that includes the redevelopment of three parcels. And the parcel in the middle is historic. It is a residential building in the back, which is a two-story building and a building that used to be a commercial building and then later on it became a church through the years. So, that is the middle of that parcel, the center parcel, and that's the way the existing conditions look today. So, the request is both a change of land use and change of zoning. And the reason is is that at some point, the commercial corridor, that little area which is shown in purple, was changed to religious and institutional. And what that did is that it allowed for a religious use at the time. But as you can see, the building type is really a commercial building type, and historically, that's a commercial corridor. It changes to commercial low-intensity, which is consistent with the neighboring properties. The zoning -- current zoning is special use, which again, it's appropriate for a church, and the proposed change is to commercial; again, consistent with the neighboring properties. There were public notifications as required. There was a legal ad, a courtesy notice, the posting on the agenda, and then posting on the website. And today, we're having the City Commission meeting. The staff has reviewed the standards of review, as required and recommends approval as the conditions of review are satisfied. In addition, the request is consistent with the comprehensive plan.

Mayor Valdes-Fauli: Comments? Do I hear a motion?

Commissioner Keon: What is the difference between commercial low-rise and commercial limited?

Planning and Zoning Director Trias: It's the land use is commercial limit -- low-rise, and then the zoning is commercial...

Commissioner Keon: And the zoning is...

Planning and Zoning Director Trias: Limited.

Commissioner Keon: So, the zoning and the map is...

Planning and Zoning Director Trias: Yeah. They're...

Commissioner Keon: Okay.

Planning and Zoning Director Trias: Consistent. They're the same, but...

Commissioner Keon: Okay.

Planning and Zoning Director Trias: They're different maps.

Commissioner Keon: Okay.

Vice Mayor Lago: Mayor, if I may. May I call Dona Spain up because -- since this is a historic building and I -- there were some interesting facts that she shared with me in regards to seeing a

two-story wood frame building. And I think that should be something that we should put on the record, and also, the importance of the work that's going to be performed to really bring this back to its past glory.

Historic Preservation Officer Spain: Absolutely. There are two buildings on the historic site. The one-story wood frame building in the front used to be a grocery store. And the project that's going before the Historic Preservation Board this month returns it back to that use. The building in the rear is the only two-story wood frame building left in the historic district, and that's the only national historic district we have in the City. So, it's a really important piece of property.

Vice Mayor Lago: Thank you, Dona.

Commissioner Keon: Is it their intention to restore that?

Historic Preservation Officer Spain: Yes.

Vice Mayor Lago: Yep.

Historic Preservation Officer Spain: Absolutely.

Vice Mayor Lago: It's going to be a very costly restoration on that project.

Historic Preservation Officer Spain: It is. It is, but it'll be beautiful, and then two commercial buildings, one on either side. And it'll be adjacent to the shotgun homes, and so they're respecting the setbacks, and it's quite nice. I'm looking forward to it. That won't come to you. That's just going to Historic.

Commissioner Keon: Right.

Mayor Valdes-Fauli: Alright. Do I hear a motion?

Vice Mayor Lago: So move.

Mayor Valdes-Fauli: Second?

Commissioner Keon: I'll second.

Mayor Valdes-Fauli: Will you call the roll, please?

City Clerk Urquia: Mr. Mayor, we're calling the roll on Agenda Item F-6.

Commissioner Fors: Yes.

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: F-7.

Vice Mayor Lago: So moved.

Mayor Valdes-Fauli: Second?

Commissioner Keon: Second.

Mayor Valdes-Fauli: Come one, somebody.

Commissioner Keon: I did.

Mayor Valdes-Fauli: (INAUDIBLE)

City Clerk Urquia: Commissioner Keon?

Vice Mayor Lago: Commissioner Keon.

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Commissioner Fors: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: F-8.

City Attorney Ramos: For the record, no one was present that wished to speak on the two items.