



City of Coral Gables
CITY COMMISSION MEETING
May 10, 2022

ITEM TITLE:

Ordinance on Second Reading. Comprehensive Plan Text Amendment.

An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the Mixed-Use Overlay District Map of the City of Coral Gables Comprehensive Plan, 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 update the Mixed-Use Overlay District Map (FLU-2) to be consistent with the Future Land Use Map; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 12.09.21 meeting recommended approval of the proposed Comprehensive Plan map amendment, (vote: 7 yes – 0 no).

BRIEF HISTORY:

As required, the proposed Comprehensive Plan text amendment was transmitted to the Florida State Department of Economic Opportunity (DEO) after First Reading and the Planning & Zoning Board's recommendation. The DEO had no comment and authorized the City to act on the proposed text amendment. The DEO response letter is provided as Exhibit C. The full map title and original 2009 adoption date was added to the map, as suggested by the DEO Staff.

The City is in the process of updating the city's website to be more accessible, therefore the goal is to have the Comprehensive Plan and corresponding map series hosted on a code publishing platform, such as Gridics.

There are currently 2 maps in the Future Land Use element: the FLU-1 Future Land Use Map (which contains the designated land uses and the overlay districts), and the FLU-2 Mixed-Use Overlay District Map (which contains only the mixed-use overlay districts). The current Mixed-Use Overlay District map (FLU-2) has become outdated with recent adopted Comprehensive Plan changes to only the Future Land Use Map. The current map FLU-2 only illustrates the former north and south industrial districts, which has been replaced/rebranded with the Design & Innovation District in the FLU-1 Future Land Use Map. Therefore, the map will need to be updated to reflect the 2017 adopted North Ponce Mixed-Use Overlay District (Ordinance No. 2017-17) and the Design & Innovation Overlay District (Ordinance No. 2020-30).

The proposed updates to the Mixed-Use Overlay District map are to reflect the recently-adopted overlay districts of the Future Land Use map.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
10.29.21	Planning and Zoning Board legal advertisement. (November PZB)
11.04.21	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. (November PZB)
12.03.21	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. (December PZB)
01.04.22	City Commission meeting agenda posted on City webpage.
04.29.22	City Commission legal advertisement for Second Reading.
05.03.22	City Commission meeting agenda posted on City webpage.

APPROVED BY:

**Asst. Director of Development Services
for Planning and Zoning**



EXHIBIT(S):

- A. Draft Ordinance.
- B. Department of Economic Opportunity (DEO) Response Letter.