



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**June 3, 2008**

**ITEM TITLE:**

**Ordinances on First Reading and Resolution (Adoption of Resolution would occur if and at which time Second Reading occurs).** Consideration of Application No. 02-07-480-P, consisting of the following five (5) items:

1. **Ordinance on First Reading. Change of Land Use.** An Ordinance of the City Commission of Coral Gables approving a change of land use from “Commercial Use, Low-Rise Intensity” to “Residential Use (Multi-Family) Low Density” on Lots 1-4, Block 6, Singer Subdivision, “Residential Use (Multi-Family) Duplex Density” to “Residential Use (Multi-Family) Low Density” on Lot 5, Block 5 and Lot 5 and 5-A, Block 6, Singer Subdivision, and “Commercial, Low-Rise Intensity” for Parcel “A’ (no land use currently assigned), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.
2. **Ordinance on First Reading. Change of Zoning.** An Ordinance of the City Commission of Coral Gables approving a change of zoning from “CL”, Commercial Limited (“CA”, Commercial) to “MF2”, Multi Family 2 District (“A-13”, Apartment) on Lots 1-4, Block 6, Singer Subdivision, “MF1”, Multi Family 1 Duplex District (“D-10”, Duplex) to “MF2”, Multi Family 2 District (“A-13”, Apartment) on Lot 5, Block 5 and Lot 5 and 5-A, Block 6, Singer Subdivision and “CL”, Commercial Limited (“CA”, Commercial) for Parcel “A’ (no zoning currently assigned), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.
3. **Ordinance on First Reading. Planned Area Development (PAD) Review.** An Ordinance of the City Commission of Coral Gables approving a Planned Area Development (PAD) review pursuant to Zoning Code Article 9, “Planned Area Development”, Section 9-1 thru 9-10 (entire property excluding a portion of Lot 8 and a portion of the area designated as University Waterway, Block 208, Second revised Plat of Coral Gables Riviera Section Part 14), Coral Gables, Florida; and including required conditions; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.
4. **Ordinance on First Reading. Site Plan Review.** An Ordinance of the City Commission of Coral Gables approving the site plan review for entire proposed project (entire property legally described below, including PAD parcel and commercial parcel located on southwest corner of South Alhambra Drive / U.S.1 intersection), Coral Gables, Florida; and including required conditions; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.
5. **Resolution. Conditional Use Special Location Review.** Resolution granting conditional use special location review to allow Mediterranean architectural bonuses adjacent to “SFR”, Single Family Residential (“R”, Residential) and “MF1”, Multi Family 1 Duplex District (“D”, Duplex) zoned property, Coral Gables, Florida; as set forth in Application No. 02-07-480-P; subject to certain conditions, and providing an effective date.

Submitted by Amace Properties, Inc., owner, for the property located on all of Tract “K”, Addition to Riviera Waterways Section, Lots 1-4, Block 5 and Lots 1-4, Block 6, Riviera Waterways Section, Lot 5, Block 5 and Lot 5 and 5-A, Block 6, Singer Subdivision, a portion of Lot 8 and a portion of the area designated as University Waterway, Block 208, Second revised Plat of Coral

Gables Riviera Section Part 14, and Parcel "A" lying between Lot 1, Block 5, Riviera Waterways Section and Tract "K", Addition to Riviera Waterways Section (6100 Caballero Boulevard), Coral Gables, Florida.

**RECOMMENDATION OF THE CITY MANAGER/PLANNING DEPARTMENT:**

Recommendation for denial of the five (5) applications referenced above, for the project known as "Gables Waterway." The recommendation for denial is based on the findings of fact provided in this memorandum and associated supporting documents.

Draft Ordinances and a Resolution for all of the items are provided as Exhibit A.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board (PZB)/Local Planning Agency (LPA) on 05.14.08 made five (5) separate recommendations for denial, as follows:

<b>Item / Request</b>	<b>PZB / LPA Recommendation</b>	<b>Vote</b>
1. Change of Land Use	Recommended <b>denial</b> , pursuant to Staff's recommendation and findings of fact, and the testimony and evidence submitted at the public hearing	6-1
2. Change of Zoning*	Recommended <b>denial</b> , pursuant to Staff's recommendation and findings of fact, and the testimony and evidence submitted at the public hearing	5-2
3. Planned Area Development (PAD) Review	Recommended <b>denial</b> , pursuant to Staff's recommendation and findings of fact, and the testimony and evidence submitted at the public hearing	7-0
4. Site Plan Review	Recommended <b>denial</b> , pursuant to Staff's recommendation and findings of fact, and the testimony and evidence submitted at the public hearing	7-0
5. Conditional Use Special Location Review	Recommended <b>denial</b> , pursuant to Staff's recommendation and findings of fact, and the testimony and evidence submitted at the public hearing	7-0

Please see the attached Staff report (Exhibit B) and minutes (Exhibit C) for more information.

**BRIEF HISTORY:**

The Planning and Zoning Board on 05.14.08 reviewed and recommended denial of five (5) separate applications for the project known as "Gables Waterway."

Please see the attached Staff report and supplemental materials for additional information.

The following background documents are attached to supplement this request:

Exhibit B: 05.14.08 Staff report and attachments.

Exhibit C: 05.14.08 Excerpts of Planning and Zoning Board meeting minutes.

Exhibit D: 06.03.08 Planning Department PowerPoint presentation.

Exhibit E: Applicant's PowerPoint presentation.

Exhibit F: Summary of public comments submitted to the City.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
05.14.08	Planning and Zoning Board / Local Planning Agency	<ol style="list-style-type: none"> <li>1. Change of Land Use: denial (vote: 6-1)</li> <li>2. Change of Zoning: denial (vote: 5-2)</li> <li>3. PAD Review: denial (vote: 7-0)</li> <li>4. Site Plan Review: denial (vote: 7-0)</li> <li>5. Conditional Use Special Location Review: denial (vote: 7-0)</li> </ol>
12.21.06 12.20.07 01.17.08	Board of Architects	Preliminary approval Granting Mediterranean bonuses (vote: 4-2)

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
04.23.08	Property Owner Public Hearing Courtesy Notification to all properties within 1500 feet.*
04.28.08	Published ad giving Notice of Public Hearing.*
05.13.08	Memorandum to City Clerk requesting advertising of Ordinance and Resolution headings.*
05.30.08	Posted City Commission memo and exhibits on City web page.
* on file with the Planning Department and available upon request	

**APPROVED BY:**

<b>Department Director</b>	<b>City Attorney (If Applicable)</b>	<b>City Manager</b>
<b>Eric Riel, Jr.</b> <b>Planning Director</b>		

**EXHIBIT(S):**

- Exhibit A: Draft Ordinances and Resolution.
- Exhibit B: 05.14.08 Staff report and attachments.
- Exhibit C: 05.14.08 Excerpts of Planning and Zoning Board meeting minutes.
- Exhibit D: 06.03.08 Planning Department PowerPoint presentation.
- Exhibit E: Applicant's PowerPoint presentation.
- Exhibit F: Summary of public comments submitted to the City.

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