



## City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables

Application: **Comprehensive Plan Map Amendment and Zoning Code Map Amendment – R. Hardy Matheson Addition**

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: **April 12, 2018; 6:00 – 9:00 p.m.**

Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

### 1. APPLICATION REQUEST

Request for a Comprehensive Plan Map Amendment and Zoning Code Map Amendment for the property located on Tract 1, Avocado Land Company Subdivision as follows:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to 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 Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.*

### 2. APPLICATION SUMMARY

The City of Coral Gables is requesting a Comprehensive Plan Map Amendment and Zoning Code Map Amendment on behalf of the Miami-Dade County Department of Regulatory and Economic Resources (DERM-RER) for the vacant property located at the end of Marin Street, east of Old Cutler Road for public hearing review and consideration. At the request of the Miami-Dade County Regulatory and Economic Resources (RER) Department, City Staff has coordinated with County staff to request changes in the land use and zoning maps as a City-initiated application.

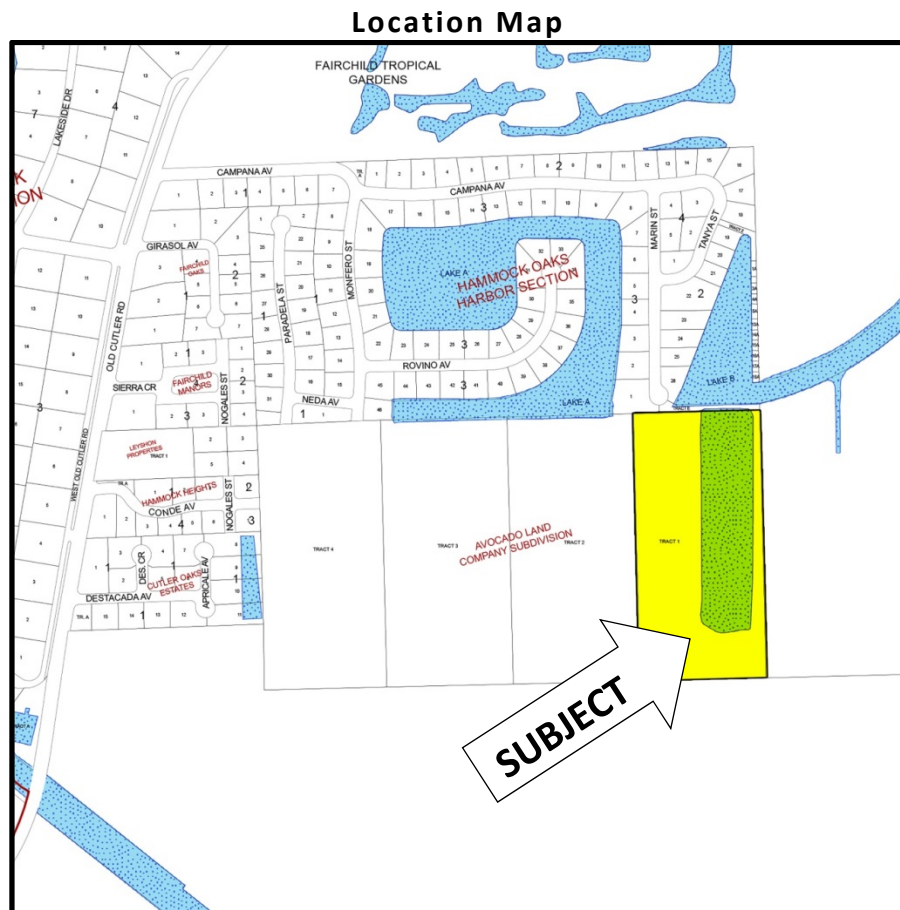
The request is to change the property's Future Land Use Map designation from "Single-Family Low Density" to "Conservation Areas" and to change the property's Zoning Map designation from Single-Family Residential (SFR) to Preservation (P).

The property was acquired by the Miami-Dade County Environmentally Endangered Lands (EEL) Program,

which also manages portions of Matheson Hammock, immediately adjacent to the subject property. R. Hardy Matheson Preserve is a State-owned property through the Conservation and Recreation Lands (CARL) Program to conserve environmentally-sensitive resources, consistent with the CARL Program. Miami-Dade County currently leases this property from the State, and is primarily managed by the EEL Program. The R. Hardy Matheson Addition was purchased by Miami-Dade County through the EEL Program (see Attachment A). Once land is acquired or accepted for EEL management, these properties are subject to the EEL Ordinance for preservation and consistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP). The CDMP depicts the R. Hardy Matheson Addition as 'Parks, Preserves, Conservations Areas.' In response to this map and comments from DERM-RER, the City is requesting to change the Future Land Use Map and Zoning Map to be consistent with the County's CDMP.

At the November 2017 Planning & Zoning Board meeting and the January 23, 2018, City Commission meeting, the adjacent Tract 3 parcel was approved for a change in land use and zoning designation. If the subject property is approved, both applications will be transmitted together to the Department of Economic Opportunity and various review agencies as required by state statues.

The subject property occupies approximately 20 acres of vacant land and is currently not accessible by road, which is the reason the site does not have a street address. The property is bounded by a vacant single-family parcel, and large stretches of vacant land to the east, south, and west. The property is legally described as Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida, as shown in the following location map:



### Property Designations and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

#### Existing Property Designations

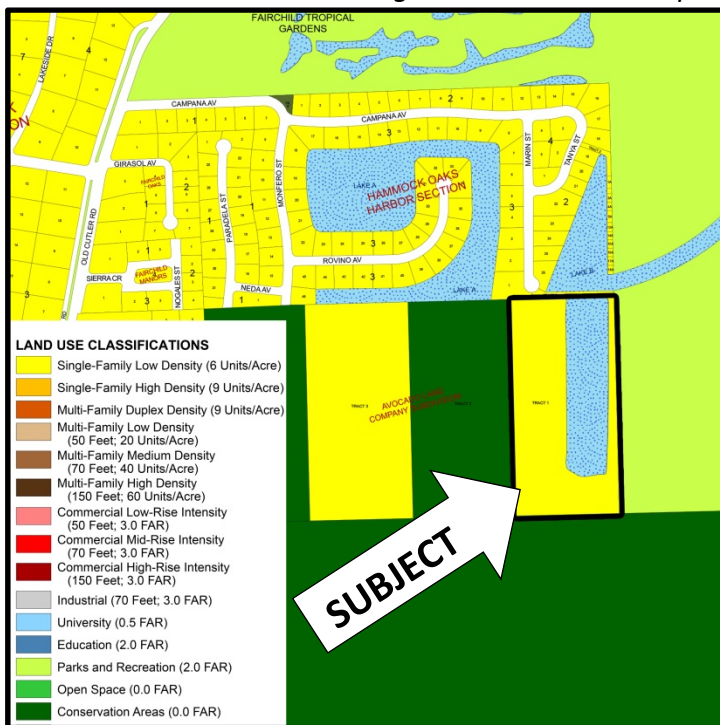
Comprehensive Plan Future Land Use Map designation	“Single-Family Low Density”
Zoning Map designation	Single-Family Residential (SFR) District

#### Surrounding Land Uses

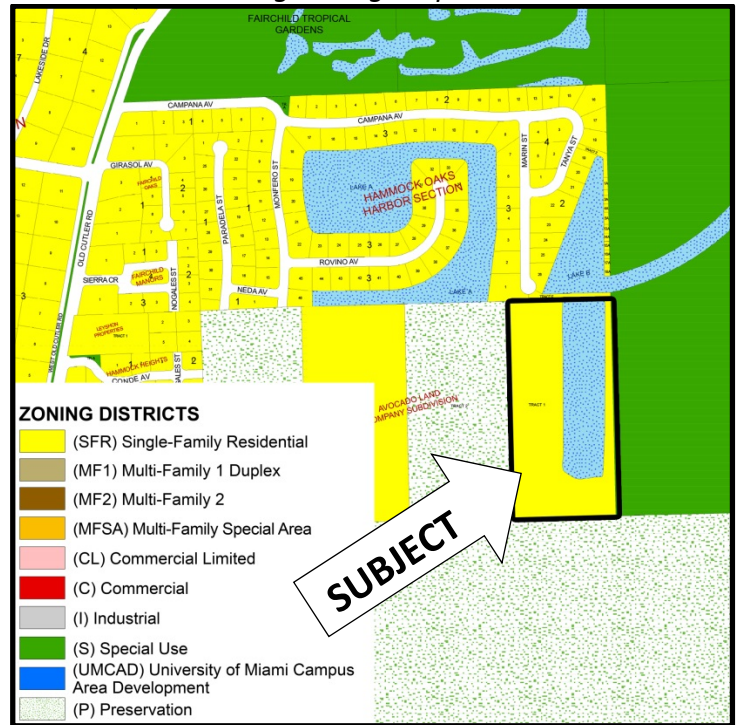
Location	Existing Land Uses	CP Designations	Zoning Designations
North	Waterway and 1-story single-family residences	“Single-Family Low Density”	Single-Family Residential (SFR)
South	Vacant land	“Conservation Areas”	Preservation (P)
East	Vacant land	“Parks and Recreation”	Special Use (S)
West	Vacant land	“Conservation Areas”	Preservation (P)

The surrounding properties have the same conservation/preservation land use and zoning designations as the subject property, illustrated as follows:

Existing Future Land Use Map



and Existing Zoning Map



### 3. REVIEW TIMELINE / PUBLIC NOTICE

#### City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE

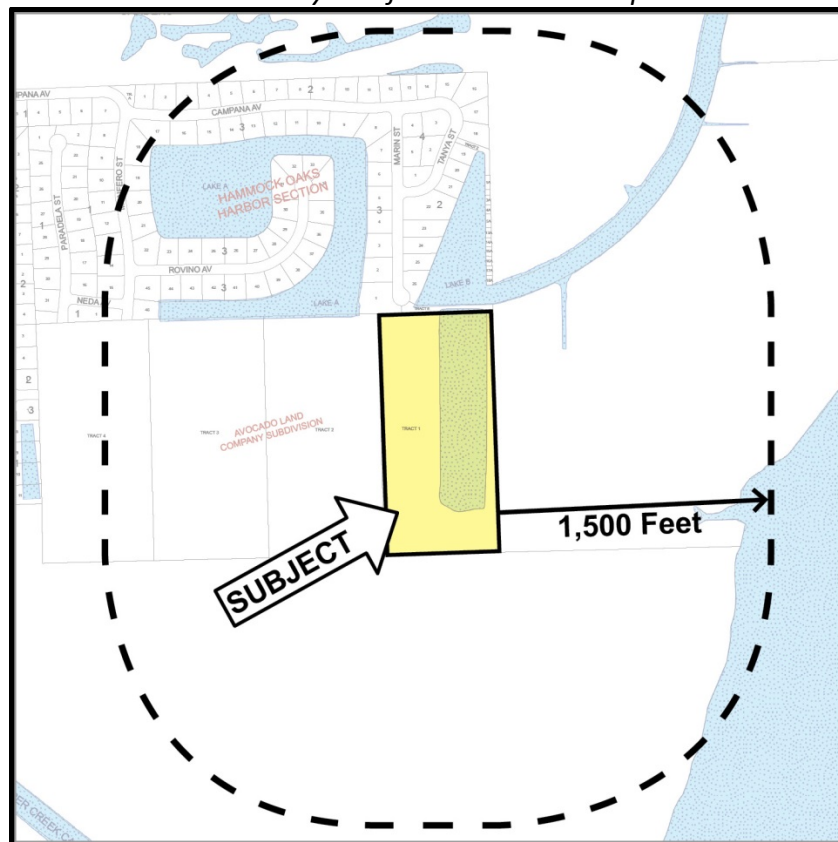
REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	04.12.18
City Commission – 1 <sup>st</sup> Reading	TBD
City Commission – 2 <sup>nd</sup> Reading	TBD

**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 74 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	03.30.18
Courtesy notification	03.30.18

PUBLIC NOTICE	DATE
Posted agenda on City web page/City Hall	03.30.18
Posted Staff report on City web page	04.06.18

**4. FINDINGS OF FACT**

**Future Land Use Map Amendment**

Zoning Code Section 3-1506 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 from Single-Family Low Density to Conservation Areas preserves the natural areas and meets multiple objectives and policies of the Comprehensive Land Use Plan.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	Yes.
3. Its effect on the level of service of public infrastructure.	No effect.
4. Its effect on environmental resources.	Environmental resources will be preserved.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	No effect.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	No significant impacts will occur as a result of the proposed change.

*Staff comments:*

The proposed Conservation Areas Land Use is appropriate for this location and is adjacent to other properties with Conservation Areas Land Use. The standards identified in Section 3-1506 for the proposed CP map amendment are **satisfied**.

**Zoning Code Map Amendment**

Zoning Code Section 3-1404 provides review standards for Zoning Map amendments:

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.	The proposed Comprehensive Plan amendment to change the land use to Conservation Areas will preserve the existing wetlands on the site.
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.	No development is proposed.
d. 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	Property is proposed to be preserved as it is an environmentally sensitive area and will therefore not cause a decline in the level of service.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	Proposed conservation of the environmentally sensitive area meets multiple objectives and policies of the Comprehensive Plan.
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.	Preserving the property to be a natural area prohibits further unsustainable development in the part of the city that does not offer many mobility options.
ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.	No development is proposed.
iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.	No change in the share of trips.
b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.	No development is proposed.
c. Create affordable housing opportunities for people	No development is proposed.

who live or work in the City of Coral Gables.	
d. Implement specific objectives and policies of the Comprehensive Plan.	Proposed amendment provides for protection of natural resources from development and meets multiple objectives and policies of the Comprehensive Land Use Plan.
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.	No change to the existing conditions of the property are being proposed; and adjacent properties will retain access to preserved natural areas.

*Staff comments:*

The proposed Preservation (P) is appropriate for this property. The standards identified in Section 3-1404 for the proposed Zoning Map amendment are **satisfied**.

**5. PUBLIC NOTIFICATION**

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement	03.30.18
Courtesy notice mailed to all property owners within 1,500 feet	03.30.18
Posted agenda on City web page/City Hall	03.30.18
Posted Staff report on City web page	04.06.18

**6. 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 requesting an amendment to 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 Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.

Staff recommends **Approval**.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of

1. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.

Staff recommends Approval.

### Summary of the Basis for Approval

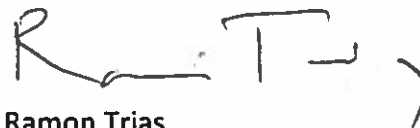
As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes.

### 7. ATTACHMENTS

- A. DERM-RER Recommendations and Miami-Dade Comprehensive Development Master Plan (CDMP)
- B. 03.30.18 Legal advertisement published.
- C. 03.30.18 Courtesy notice mailed to all property owners within 1,500 feet.
- D. 04.12.18 PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://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,



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





Department of Regulatory and Economic Resources  
Planning Division, Metropolitan Planning Section  
111 NW 1 Street • Suite 1250  
Miami, Florida 33128-1902  
305-375-2835 Fax: 305-375-2560  
www.miamidade.gov/planning

December 28, 2017

Ramon Trias, AIA, AICP, LEED AP  
Planning and Zoning Director  
City Hall 405 Biltmore Way  
Coral Gables, Florida 33134

Re: Transmittal of Evaluation and Appraisal Review (EAR) based Amendments; DEO No. 17-2ESR

Dear Mr. Trias:

The Miami-Dade County Department of Regulatory and Economic Resources (Department) has reviewed the proposed Evaluation and Appraisal Review (EAR)-based amendment adding a Coastal Management Element to the City of Coral Gables' Comprehensive Plan. Our review is conducted to identify points of consistency or inconsistency with the goals, objectives, policies and relevant provisions of the Miami-Dade County Comprehensive Development Master Plan (CDMP), and whether the proposed amendments impact County public facilities and services.

The proposed Coastal Management (CM) Element is intended to plan for development where appropriate, and to restrict development where such impacts would further damage or destroy coastal resources. The proposed CM Element consists of four goals to include: natural resources preservation; the promotion of best practices to minimize "peril of flood;" promotion of best practices for post disaster redevelopment and hazard mitigation; and to improve public awareness of the City's coastal resources and minimize user conflicts.

Based on the information provided and the County CDMP's goals, objectives and policies, the proposed amendment is generally consistent with the CDMP. The Miami-Dade Office of Emergency Management (OEM), Water and Sewer Department (WASD), and the Division of Environmental Resources Management (DERM) offer the following courtesy comments (please see the attached memoranda for DERM's and OEM's complete comments):

#### Office of Emergency Management

- Page 15, Section 3.4, Hurricane Evacuation; Figure 11: The figure appears to depict the old Evacuation Zones, of which there were 3, and the text states that Miami-Dade County "recommends evacuation of parcels east of Old Cutler for Category 2 or greater." As of 2013 we have identified five storm surge planning zones. The potential evacuation order for Category 2 and higher go much further west than Old Cutler.
- Page 17, Section 3.5, Storm Surge Zones, and Figure 13: The document states "As indicated in the Miami-Dade County Storm Surge Zones, east of Old Cutler Road is at risk for storm surges." This statement is not completely accurate. Addresses well west of Old Cutler are also at risk for storm surges. There is also no reference of where Figure 13, entitled Storm Surge Zones, was obtained.

Ramon Trias, AIA, AICP, Director  
City of Coral Gables  
December 28, 2017  
Page 2 of 2

- Attachment A, Page 1, Policy CMT-1.1.3: As an additional point of consideration, the policy should include a provision that all marinas must develop an emergency plan that addresses requirements that boat owners ensure their boats are moved to alternate locations or safely secured for hurricanes to minimize debris and damages.

Division of Environmental Resources Management

- The City should redesignate the R. Hardy Addition as "Preserve and Open Space" in order to be consistent with Section 24-50 of the Code (of Miami-Dade County) and the County CDMP.
- The City should consider the designation of Matheson Hammock Park, Chapman Field Park, the Cocoplum Mangrove Preserve, R. Hardy Matheson Preserve and other areas as Mangrove Protection Areas in the proposed Coastal Management Element.
- The City should include language in the Coastal Element relating to the protection and maintenance of native plant communities within the coastal areas of the City.
- The City should modify the boundary defining the "coastal areas" in order to be consistent with the Coastal Zone as defined in Chapter 380.205(2) F.S.
- The proposed Coastal Management Element should include the complementary policies found in the Natural Resources Element of the City's Comprehensive Plan to include: Objectives NAT-1.4.; NAT-2.1; NAT-2.2.; NAT-2.3 and their associated Policies.
- The City must provide for the management of manatee habitats within the Coral Gables Waterway and canals within its municipal boundaries to comply with Federal, State and County regulations aimed at safeguarding the manatee and its environment.

Water and Sewer Department

- The City should add a policy to the Intergovernmental Coordination Element to state that the City will provide WASD with an annual update of planned projects within the public right-of-way.

Thank you for the opportunity to comment on the City's proposed Coastal Management Element. If you or any member of your staff have any questions, please contact me or Kimberly Brown, AICP, Section Supervisor, at 305-375-2835.

Sincerely,



Jerry Bell, AICP  
Assistant Director for Planning

JB:KB:smd

c: Ray Eubanks, Florida DEO  
Cathie Perkins, OEM  
Maria Valdes, MDWASD  
Christine Velazquez, DERM

Attachments

# Memorandum



**Date:** December 13, 2017

**To:** Jerry Bell, Assistant Director  
Planning and Zoning Division, RER

**From:** Jose Gonzalez, P.E., Division Chief  
Environmental Resources Management Division, RER

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is fluid and cursive, written over the printed name in the "From:" field.

**Subject:** City of Coral Gables 2017 Proposed Amendments to the Comprehensive Plan to Include a Coastal Management Element

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The Division of Environmental Resources Management (DERM) staff has reviewed the proposed City of Coral Gables amendment to the text of the Comprehensive Master Plan to Include a Coastal Management Element to protect coastal areas of the City, and provide the following comments:

## Public Water Supply

The City of Coral Gables is located within the Miami-Dade Water and Sewer Department (MDWASD) franchised water service area. Any proposed land use is required to connect to public water pursuant to Chapter 24 of the Code of Miami-Dade County (the Code).

The source of potable water for this area is the Alexander Orr Water Treatment Plant which is owned and operated by MDWASD. Furthermore, at this time the plant has sufficient capacity to provide the current water demand. The plant is presently producing water that meets Federal, State, and County drinking water standards.

## Sanitary Sewer System

The City of Coral Gables is located within the City of Coral Gables Water and Sewer Department franchised sewer service area. Any development with available sewer lines abutting or within feasible distance will be required to connect to public sewer pursuant to Chapter 24 of the Code. The general area is served by a series of gravity mains and force mains. Septic tanks and drainfields are used in some portions of the town as means for the disposal of domestic liquid waste.

Sewer flow collected by public sewer lines is collected by private and public pump stations which direct the flow to the South District Wastewater Treatment Plant. The public pump stations and the South Wastewater Treatment Plant are owned and operated by MDWASD.

In light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity to handle the additional flows from future development, final development orders for the area will be subject to adequate capacity in the system at the point in time when proposed projects will be contributing sewage to the system. Final determination of capacity will be issued in conjunction with either the Department's review of Certificate of Use and/or Plan Review.

## Water Management

The Table of Contents Item 4.0 GOALS, OBJECTIVES AND POLICIES in attachment A shall consider the Miami-Dade County CDMP Coastal Management Element has objectives that could be relevant to the proposed Coral Gables Coastal Management Element, as well as objectives Objective CM-9, CM-10, and CM-11.

### Environmentally Endangered Lands

The City of Coral Gables contains lands acquired and managed by the Miami-Dade County Environmentally Endangered Lands (EEL) Program. Matheson Hammock Park is owned by Miami-Dade County and portions are managed by the EEL Program (see attached map). R. Hardy Matheson Preserve is a State-owned property (through the Conservation and Recreational Lands (CARL) Program. The purpose of the acquisition was conservation of environmentally-sensitive resources, consistent with the CARL Program. Miami-Dade County currently leases this property from the State of Florida, and it is primarily managed by the EEL Program (see attached map). The R. Hardy Matheson Addition parcel with folio 03-5107-001-0010 (see attached map) was purchased by Miami-Dade County through the EEL Program.

Local voters created the Environmentally Endangered Lands (EEL) Program in 1990 to acquire, restore and manage natural areas in an effort to conserve some of the county's endemic and diminishing native habitats, primarily globally-imperiled pine rockland, tropical hardwood hammock, xeric scrub, tree islands, freshwater marsh and glades, and saltwater wetlands and mangroves. These natural areas contain the forests and wetland plant communities that sustain rare plants, animals and their habitat. These lands support a diversity of species, outstanding geologic and natural features, and function as a sustaining and resilience component of our ecosystem and community. Once acquired or accepted for management, these properties are subject to the EEL Ordinance for preservation and management consistent with Section 24-50 of the Code. Use of these Preserves must also be consistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP).

The Coral Gables "Existing Land Use Map" does not depict the R. Hardy Addition EEL-owned parcel (folio 03-5107-001-0010) as "Preserve and Open Space" and the Coral Gables "Future Land Use Map" indicates the same parcel is "Single Family Low Density," which is inconsistent with Section 24-50 of the Code and the County's CDMP. DERM recommends the designation of this parcel be properly reflected to concur with the County-wide CDMP, as preservation or protected conservation land. The EEL Program is a willing seller program and may acquire more public conservation land in acquisition areas of the City. When acquisitions occur within the City of Coral Gables, the EEL Program will advise the City so records are can be property reflected.

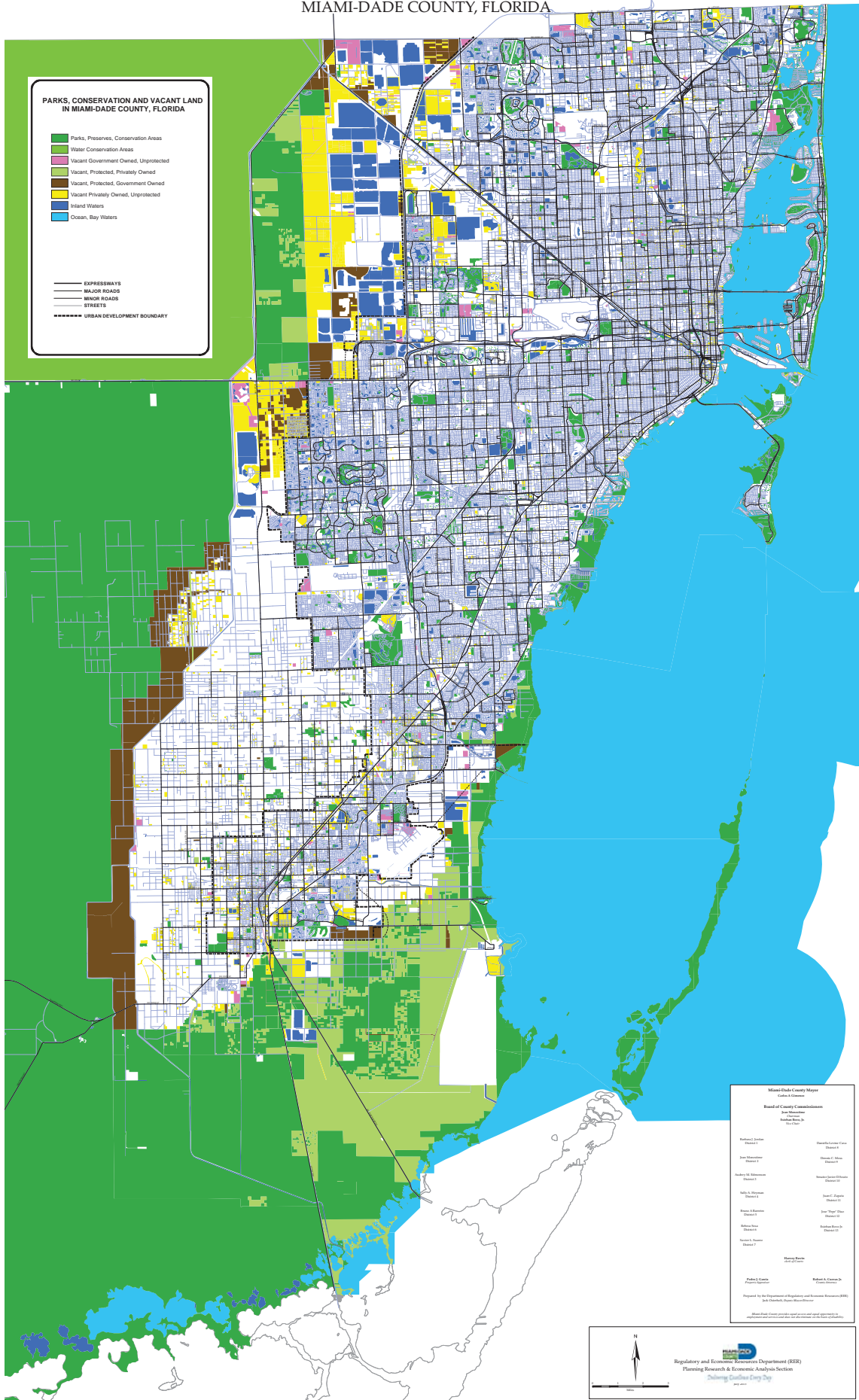


### R. Hardy Matheson Preserve



# PARKS CONSERVATION AND VACANT LAND

MIAMI-DADE COUNTY, FLORIDA



**PARKS, CONSERVATION AND VACANT LAND IN MIAMI-DADE COUNTY, FLORIDA**

- Parks, Preserves, Conservation Areas
- Water Conservation Areas
- Vacant Government Owned, Unprotected
- Vacant, Protected, Privately Owned
- Vacant, Protected, Government Owned
- Vacant Privately Owned, Unprotected
- Inland Waters
- Ocean, Bay Waters

- EXPRESSWAYS
- MAJOR ROADS
- MINOR ROADS
- STREETS
- URBAN DEVELOPMENT BOUNDARY

Miami-Dade County Mayor  
Carlos A. Cossett

Board of County Commissioners  
Joni Siskind  
Anthony Rivers, Sr.  
Rafael Rivera

Richard E. Cohen District 1	David J. Lewis District 2
John W. McLaughlin District 3	Sharon C. Stone District 4
Antonio M. Rodriguez District 5	Thomas J. White District 6
Michelle A. Williams District 7	David J. White District 8
Robert J. Williams District 9	Robert J. Williams District 10
Robert J. Williams District 11	Robert J. Williams District 12

County Board  
Robert J. Williams  
District 13

Robert J. Williams  
District 14

Prepared by the Department of Regulatory and Economic Resources (DER)  
REGULATORY AND ECONOMIC RESOURCES DEPARTMENT (DER)  
PLANNING RESEARCH & ECONOMIC ANALYSIS SECTION  
Planning Research & Economic Analysis Section  
July 2011

  
  
 Regulatory and Economic Resources Department (DER)  
 Planning Research & Economic Analysis Section  
 Planning Research & Economic Analysis Section  
 July 2011



**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JOHANA OLIVA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING  
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /  
PLANNING AND ZONING BOARD - APR 12, 2018

in the XXXX Court,  
was published in said newspaper in the issues of  
03/30/2018

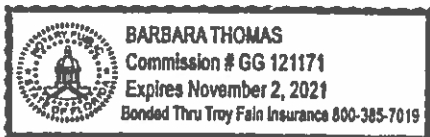
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Johana Oliva*

Sworn to and subscribed before me this  
30 day of MARCH, A.D 2018

*Barbara Thomas*

(SEAL)  
JOHANA OLIVA personally known to me



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING**

City Public Hearing Local Planning Agency / Planning and Zoning Board  
Dates/Times Thursday, April 12, 2018, 6:00 – 9:00 p.m.  
Location City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for medical use on property zoned Commercial Limited District legally described as the Lots 8 & 9, 1 thru 5, 42 thru 50 & West 1/2 of Lot 41, Block 22, Coral Gables Flagler Street Section (3737 W 8th Street & 36 Oviedo Avenue), Coral Gables, Florida, including required conditions, providing for a repealer provision, providing for a severability clause, and providing for an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Almeria Square" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.2754 acre (12,000 sq. ft) property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 29 and 30, Block 13, Coral Gables Biltmore Section (625 Almeria Avenue), according to the plat thereof as recorded in Plat Book 20, page 28, of the public records of Miami Dade County, Florida providing for an effective date.

The following items are related:

3. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to 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 Comprehensive Plan amendment procedures (ss. 163.3184, Florida Statutes), from "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.460.5211.



Ramon Trias  
Director of Planning and Zoning  
Planning & Zoning Division  
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com)), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

18-93/0000307911M

3/30



	<p style="text-align: center;"><b>City of Coral Gables Courtesy Public Hearing Notice</b></p> <p style="text-align: center;"><b>March 30, 2018</b></p>	
<b>Applicant:</b>	<b>City of Coral Gables and Miami-Dade County DERM-EEL</b>	
<b>Application:</b>	<b>Comprehensive Plan Map and Zoning Map Amendment</b>	
<b>Property:</b>	<b>Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning and Zoning Board April 12, 2018, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on April 12, 2018 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

These applications have been submitted to amend the Future Land Use Map and Zoning Map from **single-family residential** to **preservation**. The currently vacant 20-acre piece of land is located at the end of Marin Street and owned by the Miami-Dade County Department of Regulatory and Economic Resources (DERM-RER). The request is to be consistent with the County's Comprehensive Development Master Plan (CDMP) and conserve environmentally-sensitive resources. The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission.


The applications include:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to 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 Comprehensive Plan amendment procedures (ss. 163.3184, Florida Statutes), from "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.*

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com), Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*




*R. Hardy  
Matheson  
Preserve Addition*

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CHANGE OF LAND USE &  
CHANGE OF ZONING

PLANNING AND ZONING BOARD  
APRIL 12, 2018



1

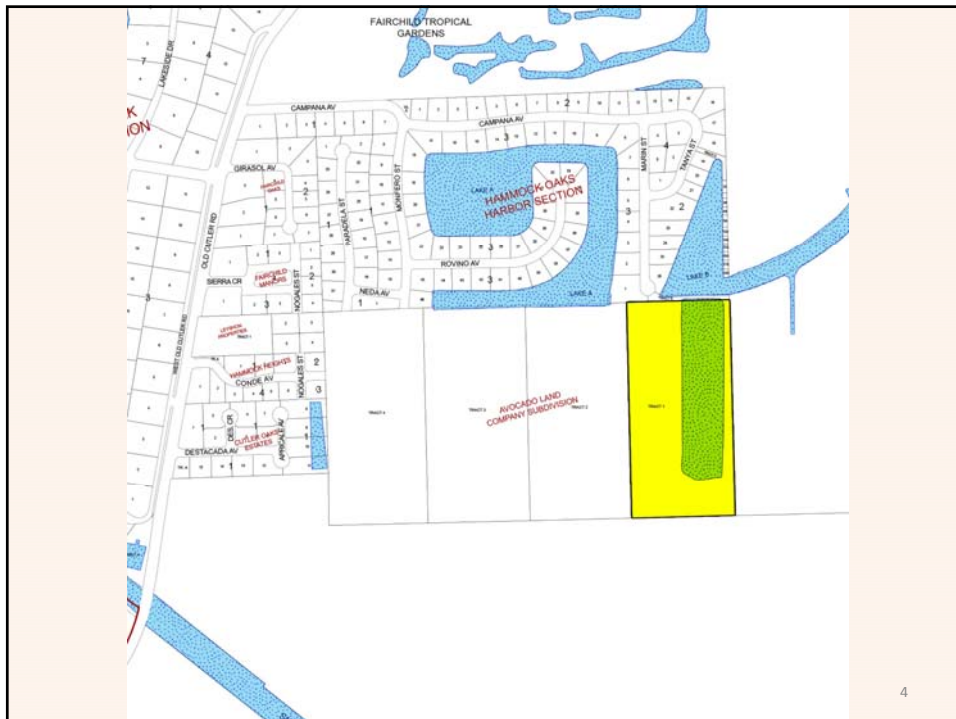
**DADE COUNTY  
1914**



LOCATION MAP  
DADE CO. FLORIDA.  
SCALE AS SHOWN TO BEARING  
SOUTHLY ARROW.  
UNLESS OTHERWISE NOTED SUBJECT MATTER  
HEREON HAS BEEN RECORDED IN BOOK OF  
PLANNING AND ZONING  
RECORDS OF DADE COUNTY

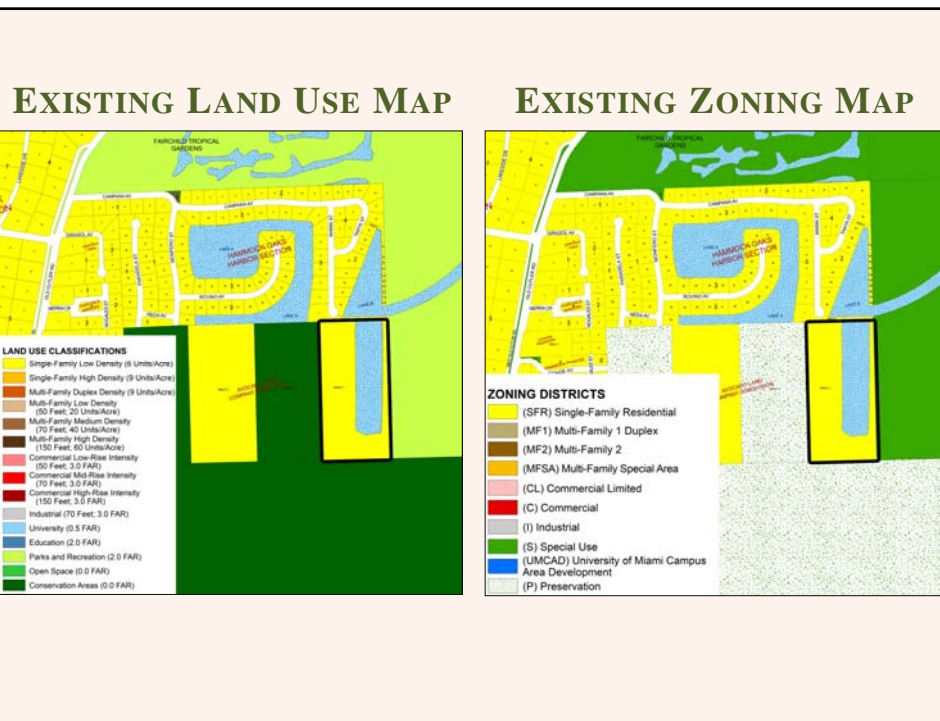
2

# DADE COUNTY 1914

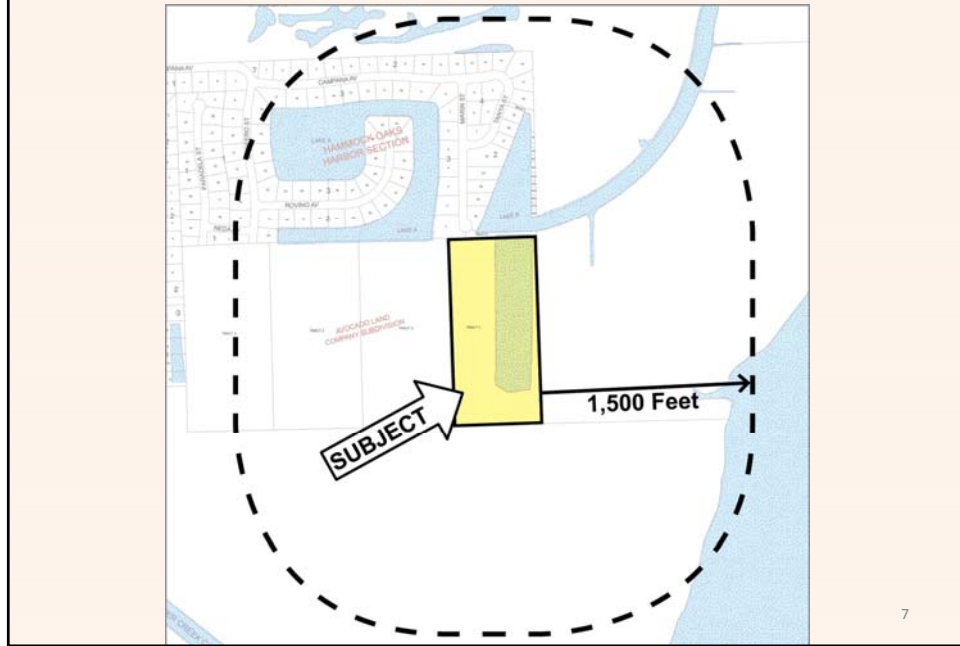


# REQUESTS: CHANGE OF LAND USE AND CHANGE OF ZONING

5



## LETTERS TO PROPERTY OWNERS (1,500 FT)



### PUBLIC NOTIFICATION

<b>03.30.18</b>	<b>LEGAL ADVERTISEMENT</b>
<b>03.30.18</b>	<b>COURTESY NOTIFICATION</b>
<b>03.30.18</b>	<b>POSTED AGENDA ON CITY WEB PAGE AND AT CITY HALL</b>
<b>04.06.18</b>	<b>POSTED STAFF REPORT ON CITY WEB PAGE</b>



**REQUEST: CHANGE OF LAND USE AND  
CHANGE OF ZONING**

**STAFF RECOMMENDATION:**

STAFF RECOMMENDS APPROVAL.

THE STANDARDS IDENTIFIED IN SECTIONS  
3-1404 AND 3-1506 FOR THE PROPOSED  
CHANGE OF LAND USE AND CHANGE OF  
ZONING ARE SATISFIED.

9

**COMPREHENSIVE PLAN CONSISTENCY**

STAFF'S DETERMINATION IS THAT  
THE PROPOSED CHANGES ARE  
CONSISTENT WITH THE  
COMPREHENSIVE PLAN GOALS,  
OBJECTIVES AND POLICIES.