

City of Coral Gables City Commission Meeting
Agenda Items E-3 and E-4 are related
October 11, 2016
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason

Commissioner Pat Keon

Commissioner Vince Lago

Vice Mayor Frank Quesada

Commissioner Jeannett Slesnick

City Staff

City Manager, Cathy Swanson-Rivenbark

City Attorney, Craig E. Leen

City Clerk, Walter J. Foeman

Deputy City Clerk, Billy Urquia

Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Agenda Items E-3 and E-4 [11:42:09 a.m.]

E-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 Small scale amendment procedures (ss. 163.3187, Florida Statutes), from "Public Buildings and Grounds" to "Commercial High-Rise Intensity" for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables, Florida; and providing for repealer provision, severability clause, and providing for an effective date. (Current Public Safety Building) (09-14-16PZB recommended approval; Vote 5-1).

E-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 Special Use District (S) to Commercial District (C) for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street),

Coral Gables, Florida, providing for repealer provision, severability clause, and providing for an effective date. (Current Public Safety Building) (09-14-16 PNZ recommended approval; Vote 5-1)

Mayor Cason: Let's move onto E-3 and E-4, which are related.

City Attorney Leen: Mr. Mayor Items E-3 and E-4 are related and they will be consolidated for purposes of the public hearing. Item E-3 is 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 Small scale amendment procedures (ss. 163.3187, Florida Statutes), from "Public Buildings and Grounds" to "Commercial High-Rise Intensity" for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables, Florida; and providing for repealer provision, severability clause, and providing for an effective date. This relates to the current Public Safety Building. The Planning and Zoning Board recommended approval of this item by a vote of 5-1 on 09-14-16. In addition, Item E-4 is 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 Special Use District (S) to Commercial District (C) for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables, Florida, providing for repealer provision, severability clause, and providing for an effective date. Again, this relates to the current Public Safety Building. Again, Planning and Zoning Board recommended approval by a vote of 5-1 on 09-14-16. These two items are being consolidated as I mentioned for purposes of public hearing on First Reading. I recommend that E-3 be taken first for the vote and then E-4 voted on second, because E-3 is the Comprehensive Plan change, which needs to be adopted before Item E-4. Lastly, this is First Reading though, so this will come back on Second Reading.

Mayor Cason: Ramon.

Planning and Zoning Director Trias: Yes. Can I have the PowerPoint please? This is a building you know well, it's the Public Safety Building, and its located between Sevilla and Palermo along Salzedo. The request is to change the land use and change the zoning. The reason is that currently this building, is an office building with parking, is zoned as, the land use is public building, so we are proposing to change it to high-rise commercial, which if fairly consistent with the area around it, if you look at the buildings, the blocks that surround it. And the existing zoning, as you can see is green, which is the public, the special use zoning, and the request is to change it to commercial. From my point of view, this is basically to make the building more

consistent with, to make the land use and the zoning more consistent with the existing building, and then perhaps in the future it may develop. Letters were sent to property owners 1,500 feet, which is the requirement; and the public notification including the posting of the property, legal advertising, and the mailing, and multiple website postings. Staff recommends approval as the standards of review have been satisfied, and the determination is that it is consistent with the Comprehensive Plan and the Planning and Zoning Board, as the City Attorney explained the voting approval with conditions, 5 to 1.

Mayor Cason: This is basically preparing for the possibility that someday we are going to move the Public Safety Building somewhere else, do a land swap, or sell or whatever, and make it more attractive, otherwise you couldn't build anything there other than put a government building.

Planning and Zoning Director Trias: Yes.

Mayor Cason: But also it keeps government building in case we don't do that, so this...

City Manager Swanson-Rivenbark: A government building can be in a commercial area, a commercial building cannot be in a government area. It doesn't preclude our operation of 2801 as a government facility in the proposed zoning.

Mayor Cason: So should we ever decide to move forward on moving that building, this makes it much more attractive for somebody to do a land swap or whatever else.

City Manager Swanson-Rivenbark: And we are not discussing a land swap at this point, but we will be bringing back either together or prior to Second Reading our recommendations regarding a new Public Safety Building.

Mayor Cason: OK. Discussion? Motion?

Commissioner Slesnick: What Planning and Zoning Board member voted against this?

Planning and Zoning Director Trias: Mr. Rodriguez I believe.

Commissioner Slesnick: Thank you.

Mayor Cason: We had no speaker cards, is that correct?

City Clerk Foeman: No Mr. Mayor.

Mayor Cason: So close the public hearing.

Commissioner Lago: Let me ask Mr. Trias, since we are talking about the Planning and Zoning Board. To the north and to the south of that project it's the same proposed language, correct?

Planning and Zoning Director Trias: To the north; to the south is a little bit different.

Commissioner Lago: What is it?

Planning and Zoning Director Trias: It's mid-rise to the south.

Commissioner Lago: And to the west?

Planning and Zoning Director Trias: High-rise.

Commissioner Lago: OK.

City Manager Swanson-Rivenbark: And to the east?

Planning and Zoning Director Trias: And to the east is mid-rise and high-rise immediately next to it.

Commissioner Lago: So the property directly abutting it is high-rise, correct?

Planning and Zoning Director Trias: Yes.

City Manager Swanson-Rivenbark: Palermo is the southern and that has always been a line that has been drawn in terms of the consolidation of high-rise, I believe, is that correct?

Planning and Zoning Director Trias: Yes, that is correct; and I misspoke, its low-rise to the south, south of Palermo, that's the line like the City Manager explained.

Commissioner Keon: That's the CBD (Central Business District), isn't that identified as the CBD?

Planning and Zoning Director Trias: No, actually Almeria is the CBD.

Commissioner Keon: Which is?

Planning and Zoning Director Trias: Almeria which is two blocks north.

Commissioner Keon: OK.

Mayor Cason: Do we have a motion on this?

Commissioner Lago: So moved.

Vice Mayor Quesada: Second.

Mayor Cason: Commissioner Lago makes the motion, Vice Mayor seconds, E-3.

City Attorney Leen: Agenda Item E-3.

Mayor Cason: City Clerk.

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Mayor Cason: Yes

(Vote: 5-0)

Mayor Cason: And E-4, a motion?

Commissioner Keon: I'll move it.

Mayor Cason: Commissioner Keon makes the motion, seconded by Commissioner Lago – City Clerk.

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Commissioner Lago: Yes

Commissioner Cason: Yes

(Vote: 5-0)

[End: 11:48:17 a.m.]

City Commission Meeting

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Agenda Items E-3 and E-4 are related – Ordinance requesting amendment to
Future Land Use Map of CG Comprehensive Plan, Public Safety Building

