



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Zoning Code Update: Minor Comprehensive Plan Corrections**
Public Hearing: Planning and Zoning Board / Local Planning Agency
Date & Time: **August 12, 2020; 4:00 – 7:00 p.m.**
Location: Virtual Meeting on the ZOOM platform
Online: Meeting ID: 917 8022 4102
Phone: (305) 460-5211

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text and Future Land Use Map of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, Division 15 [proposed reorganization ordinance: Article 14, "Process," Section 14-213], "Comprehensive Plan Text and Map Amendments;" to clarify density and height in certain land use classifications in the Future Land Use Element, and to change the name of the "Mixed Use Overlay District" in the Future Land Use Map to the "Design / Industrial District;" and adjust the boundary of such district, providing for a repealer provision, providing for a severability clause, and providing for an effective date.

2. BACKGROUND INFORMATION

At the request of the City Commission, the Zoning Code is currently being updated to be reorganized and streamlined. A few minor inconsistencies were discovered in the review and analysis between the existing Zoning Code and the city's Comprehensive Plan.

In addition, the Comprehensive Plan should be amended to incorporate and implement the Design / Industrial District. This area around the Shops at Merrick Park is quickly developing into a retail center with high-quality retail and commercial uses. Many residents and business stakeholders are branding the area as the 'Design District,' as well as proposing a new section in the Zoning Code Update to provide incentives for high-quality ground-floor commercial and showrooms to encourage pedestrian-oriented storefronts, commercial activity, and beautiful streets and public spaces.

As a result, various minor corrections to the Comprehensive Plan are necessary to ensure consistency with the proposed updated Zoning Code, including the following:

- a. Clarify the allowed height in the Commercial Low-Rise and Mid-Rise Intensity land use classifications to be a total height of 120 feet within the Design / Industrial District, as provided with the current Zoning Code provisions in the North and South Industrial Districts;

- b. Revise allowed densities for residential uses in the Commercial Low-Rise, Mid-Rise, and High-Rise Intensity, Industrial, and Mixed-Use land use classifications to be consistent with the current Zoning Code provisions in the Mixed-Use Overlay District; and
- c. Update Future Land Use Map to illustrate the boundary of the new Design / Industrial District.

3. PROPOSED COMPREHENSIVE PLAN AMENDMENTS

The proposed Comprehensive Plan text and map amendments are provided as Attachment A.

4. FINDINGS OF FACT

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.	Yes. The proposed text amendments further advance objectives and policies of the Future Land Use element with the promotion of mixed use in the city's urban areas.
2. Whether it is internally consistent with the Comprehensive Land Use Plan.	Yes. The proposed text amendments are internally consistent with the Comprehensive Land Use Plan to create areas in the community that are attractive to live, work, and play.
3. Its effect on the level of service of public infrastructure.	The proposed text amendments encourage the opportunities for residents to live closer to their places of business in mixed-use areas.
4. Its effect on environmental resources.	The proposed text amendments will have a positive effect on the environment by allowing more compact development that will preserve environmentally sensitive areas of the city.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed text amendments will encourage development closer to denser areas of the city that have more attainable housing options and various ways to commute without the burden of car ownership.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	These Comprehensive Plan Text Amendments clarify certain land uses and modify the Future Land Use Map to be adopted with the updated Zoning Code.

The standards identified in Section 3-1506 for the proposed Comprehensive Plan Text Amendment **are satisfied.**

5. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment **is consistent** with the Comprehensive Plan.

6. PUBLIC NOTIFICATION

The Zoning Code requires that a mailed notification be provided to all property owners within 1,500 feet of the proposed Design / Industrial District. The notification was sent on July 30, 2020. 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 1,357 notices were mailed. A copy of the legal advertisement and mailed notice are provided as Attachment B. A map of the notice radius is provided below.

Notification Radius Map



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

Type	Date
Mailed Notice	07.30.20
Legal advertisement for PZB meeting	07.31.20
Posted agenda on City Hall	07.31.20
Posted Staff report on City web page	08.07.20

7. STAFF RECOMMENDATION

The Planning and Zoning Division recommends approval.

8. ATTACHMENTS

- A. Proposed Comprehensive Plan text and map amendments.
- B. Mailed Notice and Legal advertisement.

Please visit the City’s webpage at www.coralgables.com to view all materials, notices, applicable public comments, minutes, etc. The complete 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,



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for Planning and Zoning
City of Coral Gables, Florida