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**City of Coral Gables
CITY COMMISSION MEETING
November 9, 2010**

ITEM TITLE:

Ordinance on Second Reading. Change of Land Use. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for a 0.6 acre parcel legally described as Lots 1-10, Block 7, Crafts Section (246-296 Andalusia Avenue), Coral Gables, Florida; and providing for severability, repealer, codification and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

The Planning Department recommends approval of the amendment to the Future Land Use Map of the Coral Gables Comprehensive Plan as referenced herein.

Ordinance provided as Exhibit A.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board acting as the Local Planning Agency at their 10.13.10 meeting recommended unanimous approval (vote: 5-0) of the application.

BRIEF HISTORY:

The City Commission at their 10.26.10 meeting recommended approval (vote: 4-1) of the proposed change of land use on First Reading. At that meeting, the Commission expressed concern about not having a conceptual site plan for review with the application. To address that concern, the applicant has proffered that future development of the property to construct a building in excess of the allowable Mid-rise intensity (70 feet) + Mediterranean Bonuses (+27 feet) or maximum of 97 feet (not including architectural elements) shall be subject to conditional use (public hearings) with review by the Planning and Zoning Board and City Commission. That condition of approval has been included in Section 2 of the Ordinance provided as Exhibit A. A copy of the applicant's letter proffering this condition of approval is provided as Exhibit B.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
10.26.10	Ordinance	Approval on First Reading - change of land use (vote: 4-1).

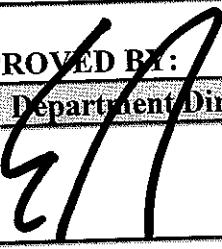
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
10.13.10	Local Planning Agency/Planning and Zoning Board	Approval - change of land use (vote: 5-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
09.24.10	Courtesy notification mailed to property owners within 1,000 feet of the subject property.
09.29.10	Posted property.
10.01.10	Published Planning and Zoning Board Meeting Agenda in newspaper.
09.30.10	Posted agenda on City web page/City Hall.
10.08.10	Posted Staff report on City web page.
10.13.10	Memo to City Clerk requesting advertisement of public hearing notification and Ordinance heading on First Reading.
10.22.10	City Commission memo and all attachments posted on City web page.
10.27.10	Memo to City Clerk requesting advertisement of public hearing notification and Ordinance heading on Second Reading.
10.27.10	Memo to City Clerk requesting advertisement of public hearing notification and Ordinance heading with map on Second Reading.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
		

EXHIBIT(S):

- A. Ordinance - Change of Land Use.
- B. 10.28.10 letter from applicant proffering condition of approval requiring site plan review.
- C. Land Use Map.

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