



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Comprehensive Plan Map Amendment and Zoning Code Map Amendment – 117 and 119 Grand Avenue**  
Public Hearing: Planning and Zoning Board / Local Planning Agency  
**Date & Time: July 10, 2019; 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 Lot 5 and 6, Block 1-A, Macfarlane Homestead, as follows:

- 1. An Ordinance of the City Commission of Coral Gables, Florida amending 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 "Religious/Institutional" to "Commercial Low-Rise Intensity" for Lots 5-6, Block 1A, Macfarlane Homestead; (117 and 119 Grand Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review).*
- 2. An Ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from "Special Use" to "Commercial Limited" for Lots 5-6, Block 1A, Macfarlane Homestead; (117 and 119 Grand Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*

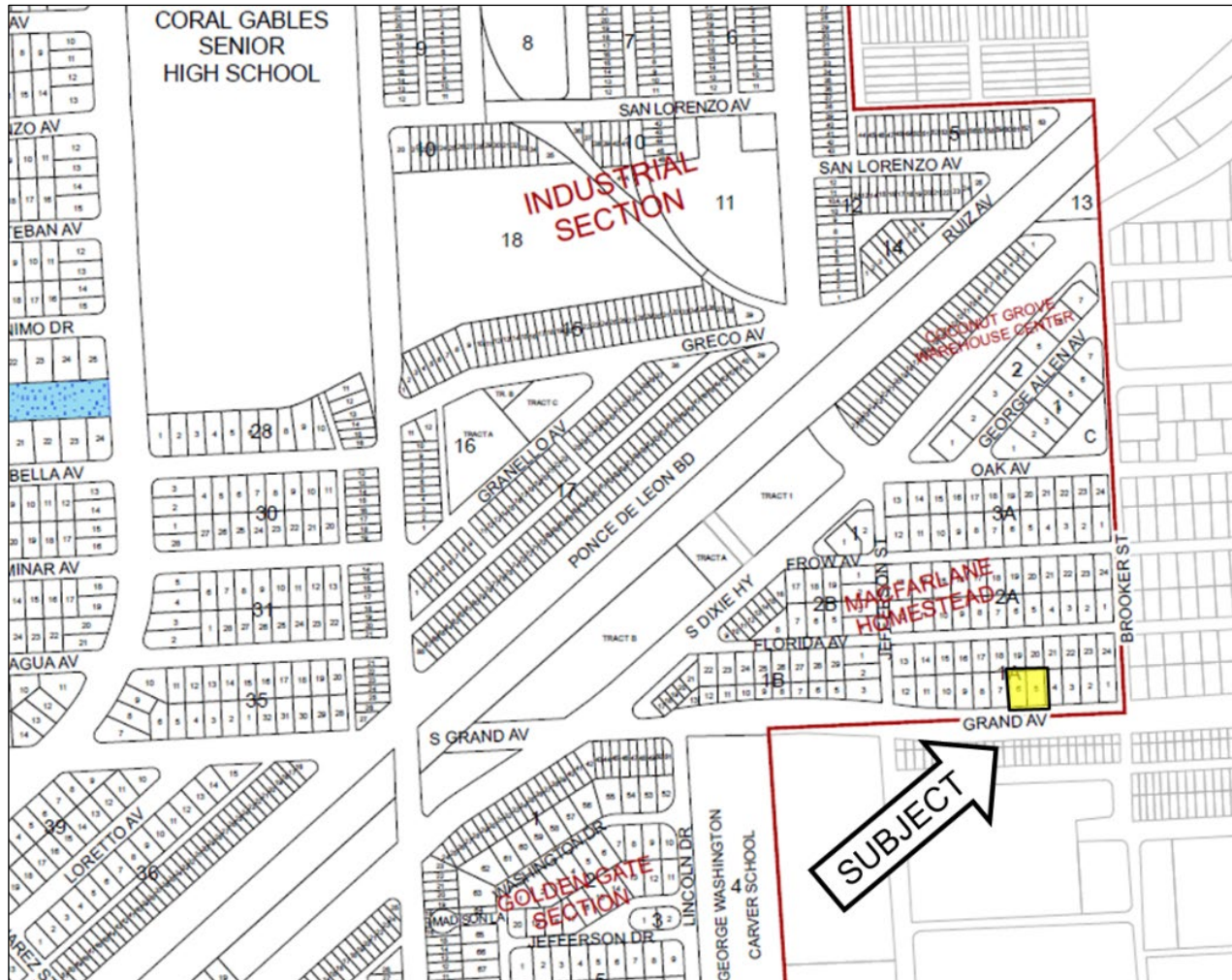
## 2. APPLICATION SUMMARY

The City of Coral Gables is requesting a Comprehensive Plan Map Amendment and Zoning Code Map Amendment for two properties located at 117 and 119 Grand Avenue, for public hearing review and consideration. The request is to change the property's Future Land Use designation from "Religious/Institutional" to "Commercial Low-Rise Intensity" and to change the property's Zoning designation from "Special Use" (S) to "Commercial Limited" (CL).

The current land use was changed by Ordinance 3383 in May, 1999, from "Commercial Low-Rise Intensity" to "Religious/Institutional" and the zoning was changed from "Commercial Limited" to "Special Use" to allow a church to locate in an historically designated building. The City is now proposing to change the future land use and zoning back to commercial to be consistent with the remainder of the block and parcels fronting Grand Avenue.

The properties are legally described as Lot 5 and 6, Block 1-A Macfarlane Homestead, Plat Book 5, page 81 of Miami-Dade County, Florida, as shown in the following location map:

**Location Map**



The parcels are located in the MacFarlane Homestead Subdivision Historic District. The property at 117-119 Grand Ave (Lot 5) also contains two historically designated buildings. The building closest to the street is a one-story building that was originally a grocery store and then converted to a church in the early 2000’s. The two-story building at the rear of the lot is a legal non-conforming multi-family building. The property to the west (Lot 6) is currently a surface parking lot.

A proposed development is currently being reviewed by the City which includes the two subject parcels. The proposed project, consisting of lots 4 thru 6, will renovate the two existing legal non-conforming structures on lot 5 and construct two new commercial buildings on lots 4 and 6 with ground-level parking and office above. The proposed project will be reviewed by the Historic Preservation Board for appropriateness within the historic district and alteration to the historic buildings at a later date.

The reversion in land use and zoning from religious-related to commercial, was required as part of the DRC review. The proposed map amendments to the Comprehensive Plan Map and Zoning Map require public hearings before the Planning and Zoning Board and the City Commission.

### Property Designations and Surrounding Uses

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

#### Existing and Proposed Property Designations

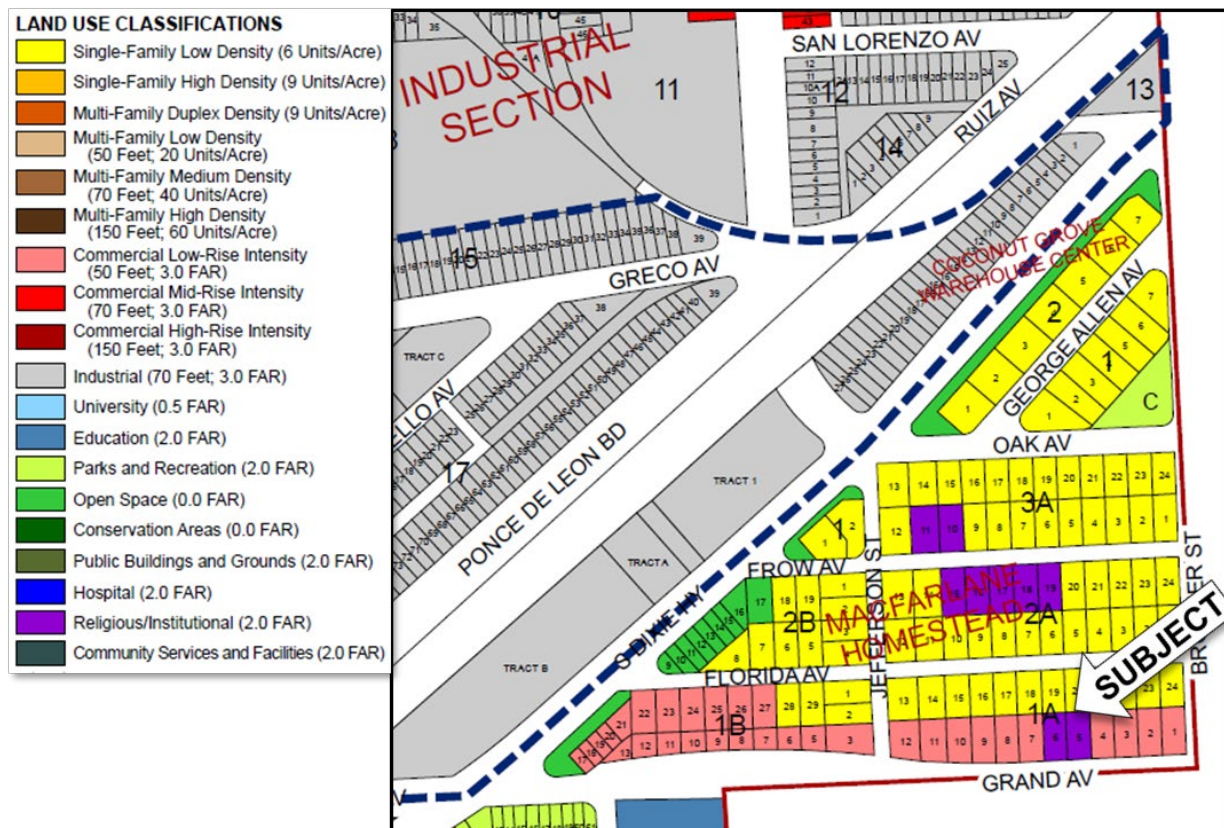
Property	Existing Land Use	Existing Zoning	Proposed Land Use	Proposed Zoning
Lot 5	Religious/Institutional	Special Use	Commercial-Low Rise	Commercial Limited
Lot 6	Religious/Institutional	Special Use	Commercial-Low Rise	Commercial Limited

#### Surrounding Land Uses

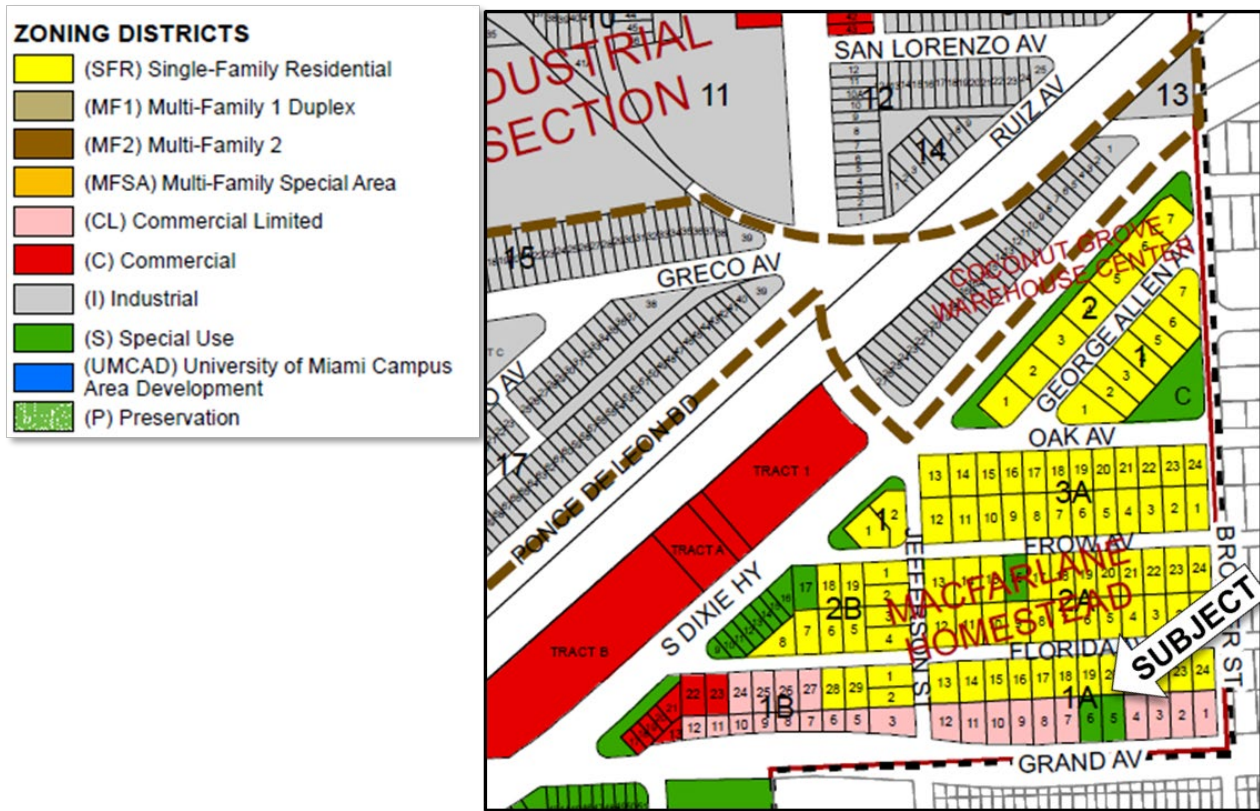
Location	Existing Land Uses	CP Designations	Zoning Designations
North	Single-Family homes	“Single-Family Low Density”	Single-Family Residential (SFR)
South	Duplexes	<i>(City of Miami designations)</i>	
East	Vacant/Single-Family home	“Commercial Low-Rise Intensity”	Commercial Limited (CL)
West	Commercial	“Commercial Low-Rise Intensity”	Commercial Limited (CL)

The adjacent properties, facing Grand Avenue, have the same “Commercial Low-Rise Intensity” land use and “Commercial Limited” zoning designations as the proposed designations for the subject properties, illustrated as follows:

Existing Future Land Use Map



Existing Zoning Map



3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

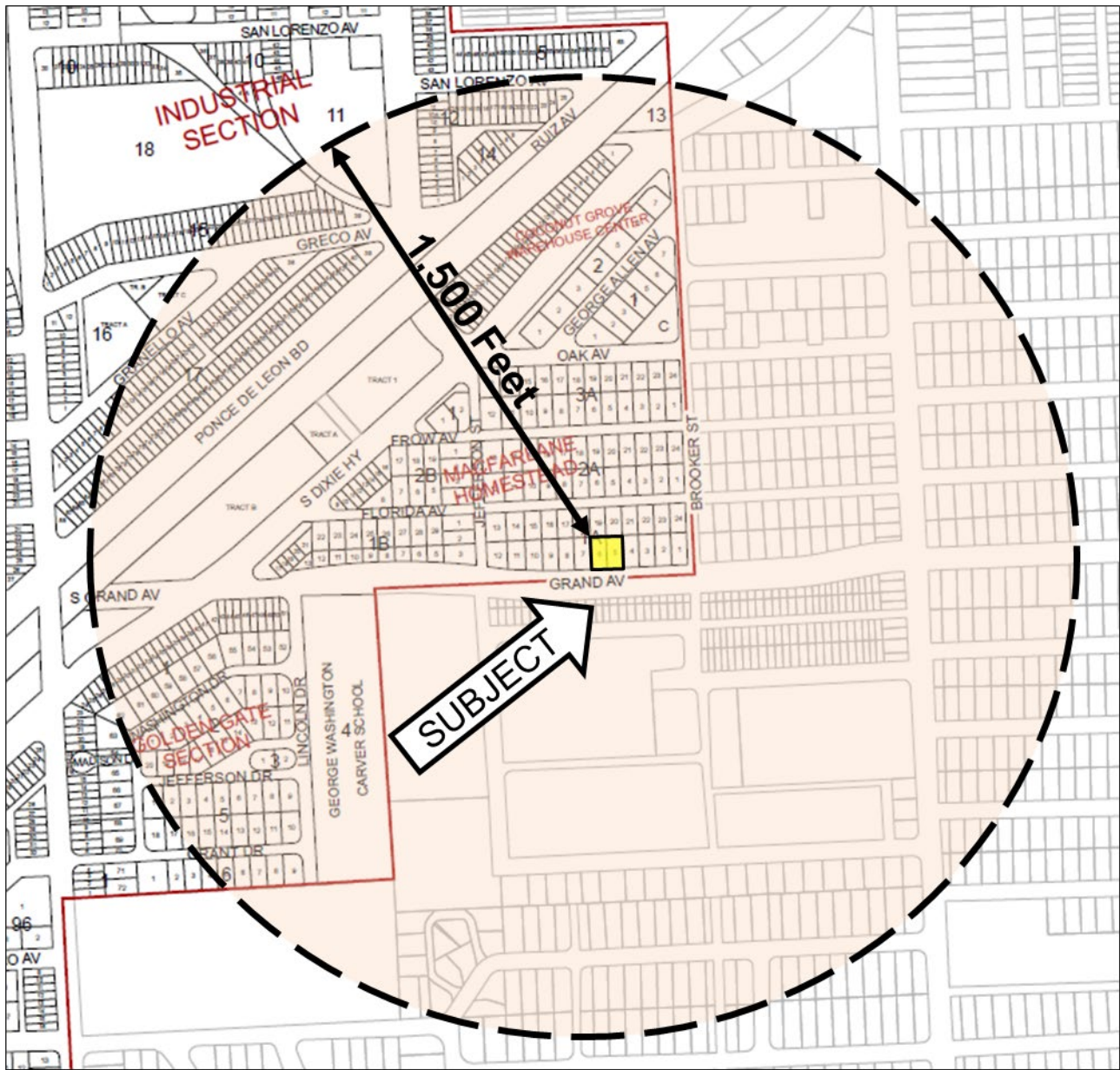
The proposed amendments have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	07.10.19
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 properties as required for applications requesting a change of land use or zoning. 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 211 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:

PUBLIC NOTICE	DATE
Legal advertisement	06.28.19
Courtesy notice mailed to all property owners within 1,500 feet	06.28.19
Posted agenda on City web page/City Hall	06.28.19
Sign posting of properties	06.28.19
Posted Staff report on City web page	07.03.19

**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.	Yes. The proposed amendment to change the land use to Commercial Low-Rise Intensity advances multiples objectives and policies, specifically FLU-1.2 to control blighting influences with redevelopment in areas experiencing deterioration.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	Yes. The proposed change of land use is consistent with the adjacent properties, the remainder of the block, and all parcels facing Grand Avenue.
3. Its effect on the level of service of public infrastructure.	No effect. The subject properties are already located within a developed area.
4. Its effect on environmental resources.	No effect. The subject properties are located on a major thoroughfare.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The existing historic house in the rear of lot 5 currently has legal non-conforming housing. The proposed change to Commercial Low-Rise may permit limited housing options in an affordable neighborhood.
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. The proposed amendment reverts the land use to the former commercial use.

*Staff comments:*

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

**Zoning Code Map Amendment**

Zoning Code Section 3-1405 provides review standards for City-initiated Zoning Map amendments:

Standard	Staff Evaluation
A. Promotes the public health, safety, and welfare.	The proposed map amendment will revert the zoning to be consistent with the remainder of the block and encourage new investment in neighborhood.
B. Does not permit uses the Comprehensive Plan prohibits in the area	The proposed commercial zoning is accompanied with a change to the Comprehensive Plan map to allow limited commercial uses on Grand Avenue that currently is fronted with offices and other

affected by the district boundary change or text amendment.	commercial uses.
C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	The proposed commercial zoning is accompanied with a change of the future land use to Commercial Low-Rise Intensity which allows 3.0 Floor Area Ratio (FAR).
D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.	The proposed map amendment is reverting the zoning to the previous commercial designation within an existing developed area with sufficient level of service.
E. Does not directly conflict with an objective or policy of the Comprehensive Plan.	The proposed commercial zoning will encourage new investment and redevelopment in the area, which are objectives in the Comprehensive Plan.

*Staff comments:*

The proposed Commercial Limited (CL) is appropriate for this property. The standards identified in Section 3-1405 for the proposed Zoning Map amendment are **satisfied**.

**5. 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 amending 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 “Religious/Institutional” to “Commercial Low-Rise Intensity” for Lots 5-6, Block 1A, Macfarlane Homestead; (117 and 119 Grand Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review).

Staff recommends **Approval**.

2. An Ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, “Development Review,” Division 14, “Zoning Code Text and Map Amendments,” from “Special Use” to “Commercial Limited” for Lots 5-6, Block 1A, Macfarlane Homestead; (117 and 119 Grand Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for 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.

### 6. ATTACHMENTS

- A. 06.28.19 Legal advertisement published.
- B. 06.28.19 Courtesy notice mailed to all property owners within 1,500 feet.
- C. PowerPoint Presentation.
- D. Ordinance No. 3383 from May 27, 1999.

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



**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 GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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 - JUL. 10, 2019

in the XXXX Court,  
was published in said newspaper in the issues of

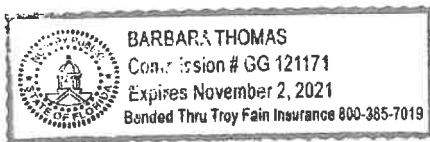
06/28/2019

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.

*Guillermo Garcia*  
Sword to and subscribed before me this  
28 day of JUNE, A.D. 2019  
*Barbara Thomas*

(SEAL)

GUILLERMO GARCIA personally known to me



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

<b>City Public Hearing</b>	<b>Local Planning Agency / Planning and Zoning Board</b>
<b>Dates/Times</b>	<b>Wednesday, July 10, 2019, 6:00 - 9:00 p.m.</b>
<b>Location</b>	<b>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, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida, amending Section 2 of Ordinance No. 2011-06, to increase the maximum student enrollment from 1,162 to 1,260 students for Gulliver Academy located at 12595 Red Road, Coral Gables, Florida; all other conditions of approval contained in Ordinance No. 2011-06 shall remain in effect; and providing an effective date. (LEGAL DESCRIPTION ON FILE) *(Increase existing Gulliver Academy student enrollment)*
2. An Ordinance of the City Commission of Coral Gables, Florida amending 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 "Religious/Institutional" to "Commercial Low-Rise Intensity" for Lots 5-6, Block 1A, Macfarlane Homestead; (117 and 119 Grand Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review) *(Change land use from Religious/Institutional to Commercial Low-Rise Intensity)*
3. An Ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from "Special Use" to "Commercial Limited" for Lots 5-6, Block 1A, Macfarlane Homestead; (117 and 119 Grand Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. *(Change zoning from Special Use to Commercial Limited)*

# City of Coral Gables Notice of Public Hearing

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.


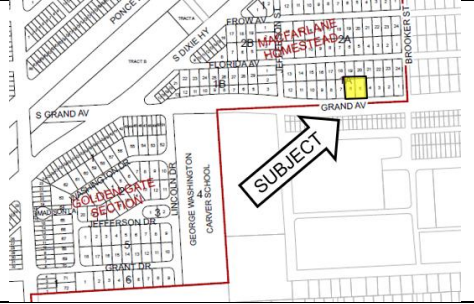
Ramon Trias  
Director of Planning and Zoning  
Planning & Zoning Division  
City of Coral Gables, Florida

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.

19-76/0000409194M

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	<p><b>City of Coral Gables Courtesy Public Hearing Notice</b></p> <p><b>June 28, 2019</b></p>	
<b>Applicant:</b>	<b>City of Coral Gables</b>	
<b>Application:</b>	<b>Comprehensive Plan Map Amendment and Zoning Map Amendment</b>	
<b>Property:</b>	<b>117 and 119 Grand Avenue</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning &amp; Zoning Board</b> <b>July 10, 2019, 6:00 p.m. - 9:00 p.m.</b> <b>City Commission Chambers, City Hall,</b> <b>405 Biltmore Way, Coral Gables, Florida, 33134</b>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning & Zoning Board will conduct a Public Hearing on July 10, 2019 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

This request changes the Future Land Use and Zoning designations at 117 and 119 Grand Avenue, Coral Gables Florida. The current land use was changed to Religious/Institutional and zoning to Special Use in 1999 to allow a church to locate in a historic building. The proposed map amendments will change the land use to Commercial Low-Rise Intensity and the zoning to Commercial Limited to be consistent with the remainder of the block.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

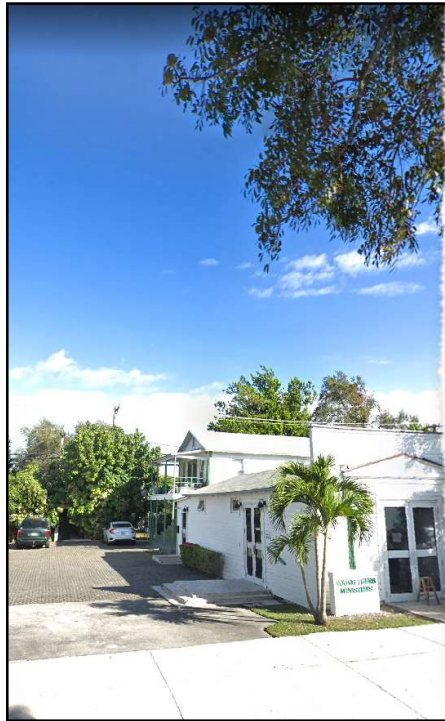
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*An Ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from "Special Use" to "Commercial Limited" for Lots 5-6, Block 1A, Macfarlane Homestead; (117 and 119 Grand Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com/pzb](http://www.coralgables.com/pzb) 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,

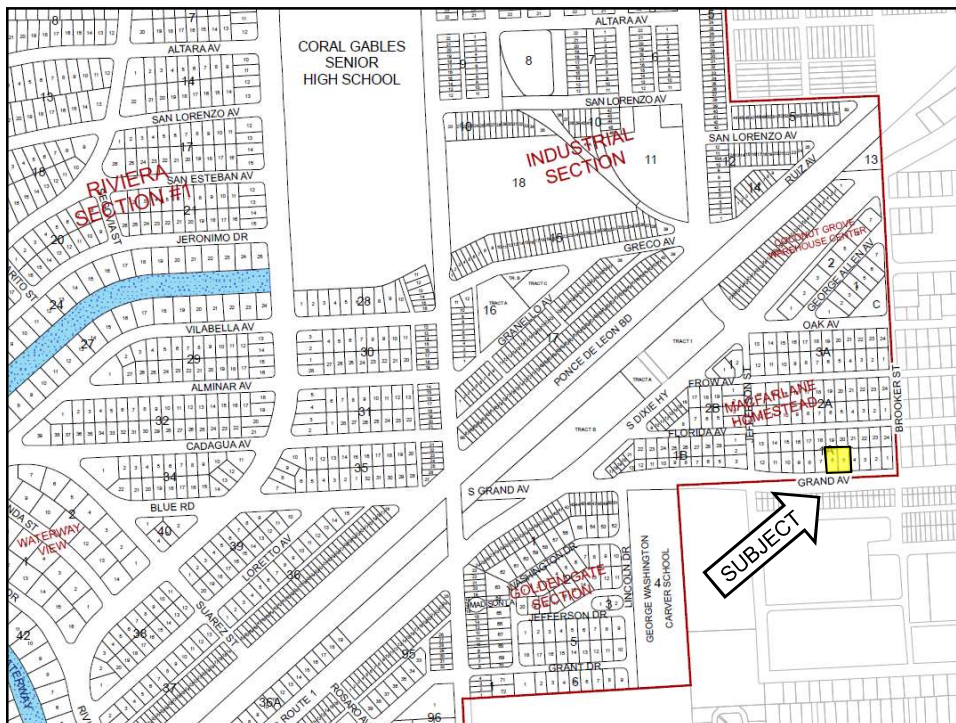
*City of Coral Gables, Florida*



# 117-119 GRAND AVENUE

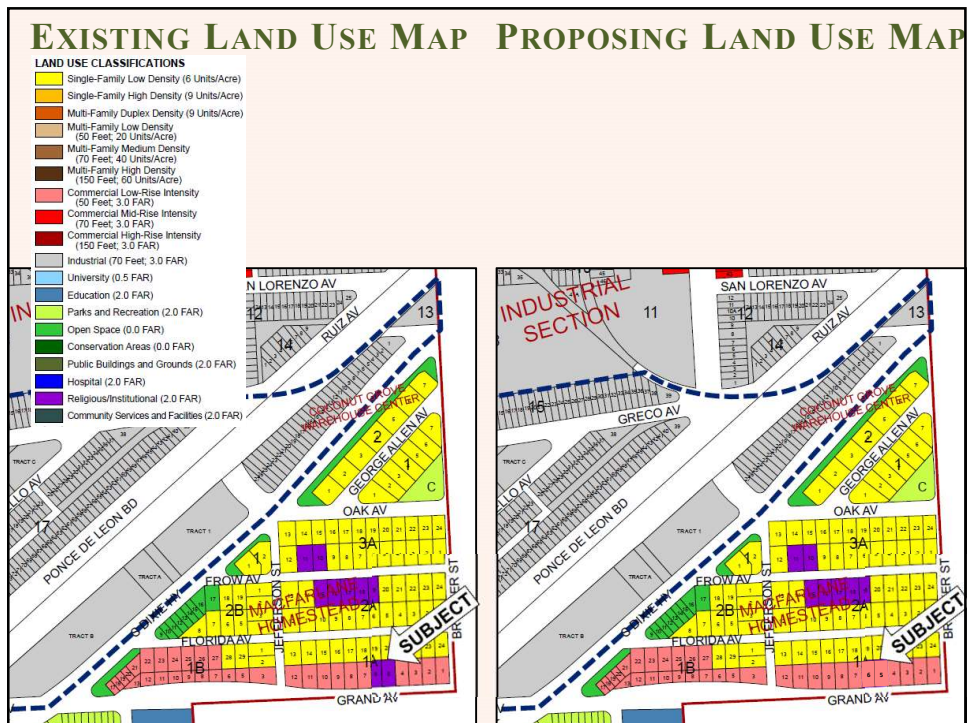
## CHANGE OF LAND USE & CHANGE OF ZONING

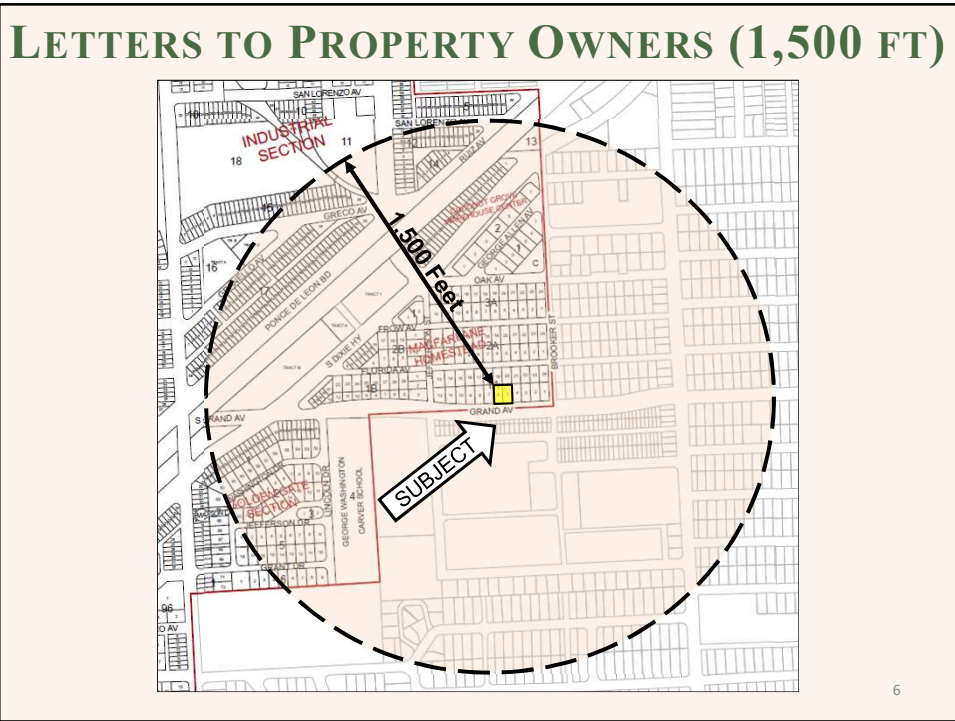
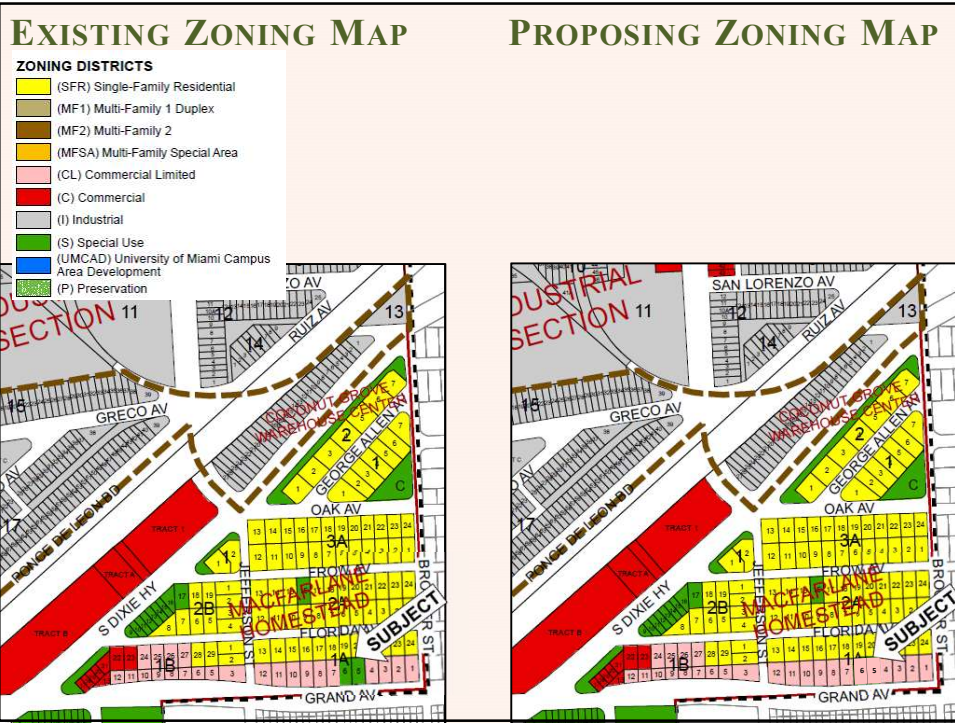
PLANNING AND ZONING BOARD  
JULY 10, 2019



# REQUESTS: CHANGE OF LAND USE AND CHANGE OF ZONING

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<b>PUBLIC NOTIFICATION</b>	
<b>06.28.19</b>	<b>LEGAL ADVERTISEMENT</b>
<b>06.28.19</b>	<b>COURTESY NOTIFICATION</b>
<b>06.28.19</b>	<b>POSTED AGENDA ON CITY WEB PAGE AND AT CITY HALL</b>
<b>07.03.19</b>	<b>POSTED STAFF REPORT ON CITY WEB PAGE</b>
7	

**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**.

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## COMPREHENSIVE PLAN CONSISTENCY

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

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## *117-119 GRAND AVENUE*

CHANGE OF LAND USE &  
CHANGE OF ZONING

PLANNING AND ZONING BOARD  
JULY 10, 2019



10



## CITY OF CORAL CABLES, FLORIDA

## ORDINANCE NO 3383

AN ORDINANCE AMENDING FUTURE LAND USE MAP OF "CITY OF CORAL CABLES COMPREHENSIVE PLAN," BY CHANGING LOTS 5 AND 6, BLOCK MACFARLANE HOMESTEAD SECTION, LOCATED AT 117-119 GRAND AVENUE, FROM "COMMERCIAL USE, LOW-RISE INTENSITY" TO "RELIGIOUS/INSTITUTIONAL" USE, AND REPEALING ALL ORDINANCES INCONSISTENT HERewith

WHEREAS, Application No 708-P was submitted to amend the Future Land use Map of the "City of Coral Gables Comprehensive Plan" in order to change Lots 5 and 6, Block 1A, MacFarlane Homestead Section, located at 117-119 Grand Avenue, from "Commercial Use, Low-Rise Intensity" to "Religious/institutional use," to allow the church to locate in an historically designated building, and

WHEREAS, after notice of hearing duly published and notification of all property owners of record within five hundred (500) feet, a public hearing was held before the Local Planning Agency (Planning and zoning Board) on September 9, 1998, at which hearing all interested persons were afforded the opportunity to be heard, and it was recommended that the Application be approved, and

WHEREAS, the City Commission held a public hearing on April 27, 1999, at which hearing all interested persons were afforded an opportunity to be heard, and the ordinance was approved on first reading, and

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES

**SECTION 1** That from and after the effective date of this ordinance, the "City of Coral Gables Comprehensive Plan," and in particular that portion of the Future Land use Element, known as the Future Land use Map of coral Gables is hereby amended by changing the "Land Use Category" on Lots 5 and 6, Block 1A, MacFarlane Homestead section, located at 117-119 Grand Avenue, coral Gables, Florida to "Religious/institutional use," and further that this change will allow the church to locate in an historically designated building

**SECTION 2** That the request for a change of land use on Lots 5 and 6, Block 1A, MacFarlane Homestead Section from "Commercial use, Low-Rise Intensity" to "Religious/institutional use," shall be approved subject to the following conditions

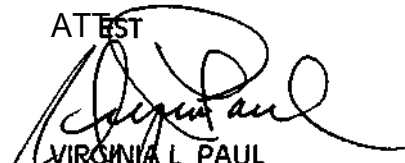
- 1 Permanent designated parking spaces shall be provided for the tenants of the apartment units
- 2 Grass shall be replaced with turf-block as the surface material in the parking area.


**SECTION 3.** That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency

**SECTION a.** That this ordinance shall become effective as provided by Florida statutes section 163 3189(2)(a)

PASSED AND ADOPTED THIS EIGHTEENTH DAY OF MAY, A D , 1999

(Barker/Kerdyk(5)  
(Clerk's Item No 17)

ATTEST  
  
VIRGINIA L PAUL  
CITY CLERK

  
RAÚL J VALDÉS-FAULI  
MAYOR

APPROVED AS TO FORM  
ELIZABETH M HERNANDEZ  
CITY ATTORNEY