



**City of Coral Gables
CITY COMMISSION MEETING
October 26, 2010**

E-3

ITEM TITLE:

Ordinance on First 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 proposed change of land use map designation from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity." No change in zoning is proposed from the current "C – Commercial" zoning designation. Site plan review and recommendation is not being requested with this application. Site plan review shall be secured at a future date pursuant to applicable required City reviews.

This request is consistent with other land use amendment applications which were recently approved. The Mercedes Benz parking lot located at 272 Valencia Avenue was approved on 1st Reading and City parking garage sites, City Parking Garage No. 1 (200 block of Andalusia Avenue) and Parking Garage No. 4 (300 block of Andalusia Avenue) were approved on 2nd Reading. If approved, the proposed Commercial, High-Rise Intensity designation for this site is consistent with the properties to the north and south of this site, and with the Publix supermarket property to the west which presently are designated Commercial, High-Rise Intensity land use. A detailed description and zoning analysis of the proposed Change in Land Use is provided within the Planning Department's Staff report attached as Exhibit B.

The 10.13.10 Planning and Zoning Board meeting minutes and summary of public comments are provided as Exhibits C and D.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

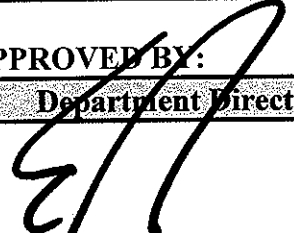
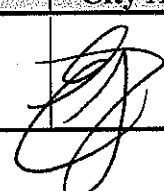
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

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.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
		

EXHIBIT(S):

- A. Ordinance - Change of Land Use.
- B. 10.13.10 Staff report and application package.
- C. 10.13.10 Planning and Zoning Board meeting minutes.
- D. Public comments.

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